PHOTOGRAPHIC MYLAR

5-8-07 $106 = C20200114

WOODS OF CENTURY PARK SECTION ONE

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

September 21, 2001

100 0 100 200 300

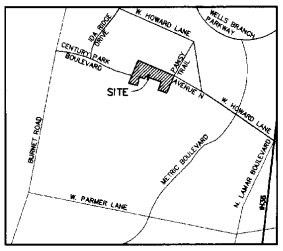
GRAPHIC SCALE – FEET

LEGEND

- 1" IRON PIPE FOUND (EXCEPT AS NOTED)
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- 1/2" IRON ROD FOUND IN CONCRETE
- 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT SET
- CALCULATION POINT
- ( ) RECORD INFORMATION (ADJOINING SUBDIVISIONS)
- ELECTRIC LINE EASEMENT (10901/218)
- SIDEWALKS
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE

LAND USE SUMMARY

Multi-Family	1 Lot	8.117 Ac.
Single Family	70 Lots	12.619 Ac.
Water Quality	2 Lots	5.495 Ac.
Right-of-Way		5.957 Ac.
Total	73 Lots	32.188 Ac.



VICINITY MAP
(NOT TO SCALE)

CENTURY PARK BOULEVARD
CENTURY PARK I BK. 87, PGS. 80D–81B
CENTURY PARK II BK. 100, PGS. 373–374
KING'S VILLAGE SECTION 2, PART 1 BK. 7, PG. 51
PROPOSED (120' R.O.W.) MAGNOLIA BOULEVARD
EVANS COMMERCIAL PARK BK. 94, PGS. 98–100
SCOFIELD FARMS, PHASE B, SECTION 2 BK. 95, PGS. 220–222
SCOFIELD FARMS, PHASE B, SECTION 1 BK. 93, PGS. 275–278
City of Austin Electrical Transmission Easement (0.775 Ac.) Doc. No. 2001040817
City of Austin Wastewater Easement Doc. No.
WATER QUALITY AND DRAINAGE LOT
25' Drainage Easement Doc. No. 2001029882
60' Mutual & Reciprocal Easement BK. 94, PGS. 98–100
15' WASTEWATER EASEMENT
15' DRAINAGE EASEMENT
KENNEDY DRIVE
BRIANA SHAY DRIVE
WILLIAM CENTURY DRIVE
SHAWNA DWAY DRIVE
MATTHEW DRIVE
EVAN CIRCLE
LOU JOHN STREET
STEPHANIE LYNN STREET
AVENUE N
PARK BOULEVARD
MATCH LINE SEE SHEET 2 OF 4
MATCH LINE SEE SHEET 3 OF 4
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK G

.SHEET 1 OF 4

FILE: C:\COGODATA\TR2000\13680101.CRD C:\PROJ2001\13680106_1.DWG	DESIGNED BY:
JOB NO.: 13680106	DRAWN BY: C.W.
SEPTEMBER 21, 2001	CHECKED BY: C.C.
SCALE: 1"=100'	REVISED:

WOODS OF CENTURY PARK SECTION ONE

terra firma LAND SURVEYING AND PLANNING, INC.
3823-B Bee Cave Road · Austin, Texas 78746 · 512/328-8373 · Fax 512/328-8378
Email: host@terrafirmaaus.rrsaying.com

C8-01-0049.1A

PHOTOGRAPHIC MYLAR

2602-0117

WOODS OF CENTURY PARK SECTION ONE

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

September 21, 2001

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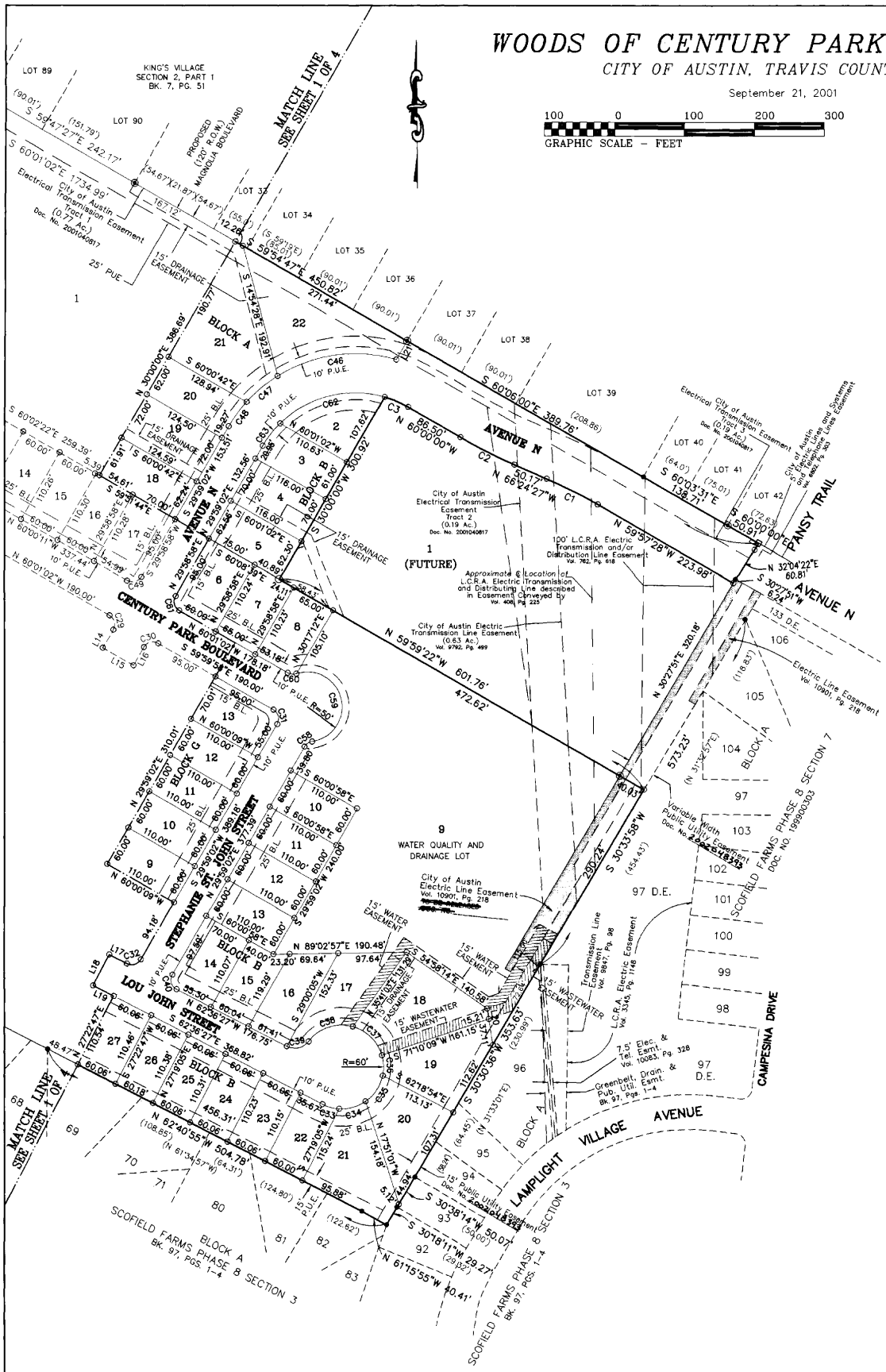
GRAPHIC SCALE – FEET



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	722.00'	81.27'	81.23'	N 63°10'58"W
C2	778.00'	87.01'	86.96'	N 63°12'14"W
C3	152.00'	36.41'	36.32'	N 66°51'44"W
C4	90.00'	38.79'	38.49'	N 80°08'01"E
C5	40.00'	29.26'	28.61'	N 88°44'37"E
C6	15.00'	22.74'	20.63'	S 26°51'53"E
C7	155.00'	36.29'	36.20'	S 23°16'34"W
C8	15.00'	13.60'	13.14'	S 55°57'46"W
C9	50.00'	135.80'	97.74'	S 04°08'11"W
C10	50.00'	34.74'	34.05'	N 86°25'28"E
C11	15.00'	13.72'	13.25'	S 87°16'33"E
C12	15.00'	23.84'	21.41'	N 15°32'38"W
C13	15.00'	23.29'	21.02'	N 74°27'22"E
C14	15.00'	23.84'	21.41'	N 15°32'38"W
C15	205.00'	13.41'	13.41'	N 28°06'29"E
C16	205.00'	34.58'	34.53'	N 21°24'06"E
C17	15.00'	18.69'	17.51'	N 52°16'23"E
C18	214.14'	81.39'	80.90'	S 81°08'08"E
C19	214.14'	24.78'	24.77'	S 66°55'55"E
C20	472.00'	22.96'	22.96'	S 59°30'56"E
C21	472.00'	8.22'	8.22'	S 57°37'24"E
C22	15.00'	24.48'	21.85'	S 06°44'54"E
C23	205.00'	35.88'	35.83'	S 34°59'50"W
C24	155.00'	24.30'	24.28'	S 35°31'08"W
C25	15.00'	23.56'	21.21'	S 85°00'39"W
C26	528.00'	92.41'	92.29'	N 55°00'12"W
C27	15.00'	23.56'	21.21'	N 15°01'07"W
C28	15.00'	23.56'	21.21'	S 74°58'58"W
C29	15.00'	23.56'	21.21'	N 15°01'27"W
C30	15.00'	23.56'	21.21'	N 74°58'14"E
C31	15.00'	23.56'	21.21'	S 15°00'34"E
C32	15.00'	22.88'	20.73'	N 73°41'17"E
C33	60.00'	25.04'	24.86'	S 74°36'32"E
C34	60.00'	40.05'	39.31'	N 74°18'40"E
C35	60.00'	45.37'	44.30'	N 33°31'36"E
C36	60.00'	29.39'	29.10'	N 02°10'09"W
C37	60.00'	61.08'	58.47'	N 45°21'49"W
C38	60.00'	71.12'	67.03'	S 71°30'57"W
C39	25.00'	34.83'	32.08'	S 77°28'29"W
C40	15.00'	24.24'	21.69'	N 16°18'43"W
C41	410.00'	93.23'	93.03'	S 70°08'06"E
C42	410.00'	18.14'	18.14'	S 62°21'11"E
C43	460.00'	57.54'	57.50'	S 53°41'51"E
C44	460.00'	53.24'	53.21'	S 53°57'55"E
C45	460.00'	4.30'	4.30'	S 50°22'55"E
C46	208.00'	176.75'	171.48'	S 82°04'14"W
C47	208.00'	57.68'	57.49'	S 49°46'58"W
C48	208.00'	43.04'	42.96'	S 35°54'41"W
C49	15.00'	23.56'	21.22'	S 74°59'24"W
C50	472.00'	27.57'	27.56'	N 58°19'41"W
C51	472.00'	54.91'	54.88'	N 53°19'19"W
C52	528.00'	56.16'	56.14'	N 53°02'12"W
C53	528.00'	9.59'	9.59'	N 56°36'15"W
C54	528.00'	19.59'	19.59'	N 58°11'15"W
C55	528.00'	15.28'	15.28'	N 60°04'47"W
C56	381.04'	34.48'	34.46'	N 73°49'01"W
C57	40.00'	23.21'	22.88'	N 45°40'22"W
C58	50.00'	13.20'	13.16'	N 55°59'38"E
C59	50.00'	147.70'	99.56'	N 13°20'58"W
C60	50.00'	12.40'	12.37'	N 84°21'36"W
C61	15.00'	23.56'	21.21'	N 15°01'02"W
C62	152.00'	161.86'	154.32'	N 75°46'06"E
C63	152.00'	40.53'	40.41'	N 37°37'21"E
C64	654.28'	44.56'	44.55'	N 63°04'58"W
C65	654.28'	61.51'	61.49'	N 67°49'09"W
C66	654.28'	21.56'	21.56'	N 71°06'07"W
C67	472.00'	29.79'	29.79'	N 55°18'57"W

LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 16°34'11"W	21.56'
L3	S 57°07'29"E	39.11'
L2	N 16°34'11"W	28.09'
L4	S 40°00'39"W	24.36'
L5	S 29°59'02"W	25.28'
L6	N 62°29'22"W	43.41'
L7	N 59°33'59"W	50.00'
L8	S 30°02'08"W	28.49'
L9	S 40°00'38"W	25.22'
L10	N, 49°59'21"W	18.90'
L11	N 29°58'58"E	30.00'
L12	N 60°01'02"W	50.00'
L13	S 29°59'07"W	30.00'
L14	N 29°58'59"E	30.00'
L15	N 60°01'01"W	50.00'
L16	S 29°59'02"W	29.99'
L17	S 62°36'27"W	28.28'
L18	N 27°23'33"E	50.00'
L19	N 62°36'27"W	32.84'
L20	S 09°12'13"E	52.32'
L21	S 29°59'45"W	30.81'

FILE: C:\COGODATA\TR2000\13680101.CRD C:\PROJ2001\13680106_1.DWG	DESIGNED BY:
JOB NO.: 13680106	DRAWN BY: C.W.
SEPTEMBER 21, 2001	CHECKED BY: C.C.
SCALE: 1"=100'	REVISED:

terra firma LAND SURVEYING AND PLANNING, INC.
3823-B Bee Cave Road · Austin, Texas 78746 · 512/328-5373 · Fax 512/328-5378
Email: host@terrafirmasurveying.com

WOODS OF CENTURY PARK SECTION ONE

C8-01-0049.1A

SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

200200114

WOODS OF CENTURY PARK SECTION ONE

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

September 21, 2001

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS)(

That Kennedy Properties of Texas, L.P., a Texas limited partnership, acting herein by and through WWK, Inc., an Illinois corporation, its general partner, Robert D. Schoen, Vice President, owner of 38.045 acres of land out of the Francisco Garcia Survey No. 60, Travis County, Texas, as conveyed to it by general warranty deeds recorded in Document Nos. 2001106451, 2001106453, and 2001106454 of the Official Public Records of Travis County, Texas, and Gavurnik Builders, L.P., a Texas limited partnership, acting herein by and through Gavurnik Group, Inc., a Texas corporation, its general partner, John J. Gavurnik, President, owner of 8.467 acres of land out of the Francisco Garcia Survey No. 60, Travis County, Texas, as conveyed to it by general warranty deed recorded in Document No. 2001216846 of the Official Public Records of Travis County, Texas, do hereby subdivide 32.188 acres of land out of said 46.512 acres in accordance with this plat, to be known as **WOODS OF CENTURY PARK SECTION ONE**, and do hereby dedicate to the public the use of the streets and easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 3RD day of APRIL, 2002, A.D.

VICE PRESIDENT

Kennedy Properties of Texas, L.P., a Texas limited partnership
By: WWK, Inc., an Illinois corporation, its general partner
Robert D. Schoen, Vice President
1051 East Main Street, Suite 10
East Dundee, IL 60118

STATE OF ~~ILLINOIS~~ TEXAS
COUNTY OF ~~KANE~~ WILLIAMSON

Before me, the undersigned authority on this day personally appeared Robert D. Schoen, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Beverly Arlene Henry
Notary Public, State of ~~Illinois~~ TEXAS

BEVERLY ARLENE HENRY
Notary Public, State of Texas
My Commission Expires
February 28, 2006

Beverly Arlene Henry
Print Notary's Name
My Commission Expires: 2-28-06

WITNESS MY HAND, this the 3 day of April, 2002, A.D.

John J. Gavurnik - President

Gavurnik Builders, L.P., a Texas limited partnership
By: Gavurnik Group, Inc., a Texas corporation, its general partner
John J. Gavurnik, President
2004 Williams Drive
Georgetown, TX 78628

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

Before me, the undersigned authority on this day personally appeared John J. Gavurnik, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Beverly Arlene Henry
Notary Public, State of Texas

BEVERLY ARLENE HENRY
Notary Public, State of Texas
My Commission Expires
February 28, 2006

Beverly Arlene Henry
Print Notary's Name
My Commission Expires: 2-28-06

I, Craig C. Cregar, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

TERRA FIRMA
3823-B Bee Cave Road
Austin, Texas 78746

Craig C. Cregar
Registered Professional Land Surveyor No. 3936
Date 3/28/02

STATE OF TEXAS
CRAIG C. CREGAR
3936
REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD PLAIN NOTE:

No portion of this tract is within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on the Federal Flood Insurance Rate Map No. 48453C0155 E, Travis County, Texas, dated June 16, 1993.

I, James M. Cook, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with Chapter 25 of the Austin City Code as amended, and is true and correct to the best of my knowledge.

COOK-STEINMAN & ASSOCIATES, INC.
3018 North Lamar Boulevard, Suite 200
Austin, Texas 78705

James M. Cook
Registered Professional Engineer No. 58640
Date 3/28/02

STATE OF TEXAS
JAMES M. COOK
58640
LICENSED
PROFESSIONAL ENGINEER

ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Watershed Protection and Development Review Department, City of Austin, Travis County, Texas, this the 17th day of April, 2002 A.D.

Mike Heitz, Director
Watershed Protection and Development Review Department

ACCEPTED AND AUTHORIZED FOR RECORD by the Zoning and Platting Commission of the City of Austin, Texas, this the 9th day of April, 2002 A.D.

Betty Baker, Chair

Michael Casias, Secretary

This subdivision is located within the City of Austin on this the 17th day of April, 2002, A.D.

STATE OF TEXAS)(
COUNTY OF TRAVIS)(

I, Dana Debeauvoir, Clerk of Travis County, Texas do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock ____M., and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____M., in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 20____, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

FILED FOR RECORD, this the _____ day of _____, 20____ A.D. at _____ o'clock _____M

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

terra firma LAND SURVEYING AND PLANNING, INC.

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WOODS OF CENTURY PARK SECTION ONE

C8-01-0049.1A

SHEET 3 OF 4

PHOTOGRAPHIC MYLAR

2c020011 4

WOODS OF CENTURY PARK SECTION ONE

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

September 21, 2001

NOTES:

1) No lot may be occupied until connection is made to the City of Austin water and wastewater system.

2) Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with Chapter 25 of the City of Austin Land Development Code.

3) The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building, and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Development Code.

4) The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for Austin Energy work required to provide electric service to this project. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within 10 feet of the centerline of the proposed overhead electrical facilities designs to provide electric service to this project.

5) The Water Quality Easements shown are for the purpose of achieving compliance pursuant to Chapter 25 of the City Land Development Code. The use and maintenance of these easements is restricted by Section 25-7-18, 34 and 35 thereof.

6) Maintenance of the water quality controls required above shall be according to City of Austin standards.

7) Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to Land Development Code Chapter 25, and the Environmental Criteria Manual.

8) Water quality controls are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to Land Development Code Chapter 25.

9) This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated April 2, 2002, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement.

For the Construction Agreement pertaining to this subdivision, see separate instrument recorded in Document No. 2002060176 in the Official Public Records of Travis County, Texas.

10) The Owner of this subdivision and his or her successors and assigns assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The Owner understands and acknowledges that plat vacation or replatting may be required, at the Owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.

11) Watershed Status: This subdivision is located in the Walnut Creek Watershed and is classified as Suburban.

12) Prior to construction, except for Detached Single Family, on any lot in this subdivision a Site Development Permit must be obtained from the City of Austin.

13) The water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and specifications shall be submitted to the City of Austin Water and Wastewater Department for review.

14) No cut or fill shall exceed a maximum depth of four feet except for structural excavation pursuant to the Land Development Code, unless a variance is approved.

15) No buildings, fences, landscaping or other obstacles are permitted in drainage easements except as approved by the City of Austin.

16) Property Owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by Governmental Authorities.

17) All streets, drainage, sidewalks and water and wastewater lines are to be constructed and installed to City of Austin Urban Standards.

18) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.

19) Public sidewalks, built to City of Austin standards, are required as shown by a dotted line on the face of this plat. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of certificates of occupancy, building permits, or utility connections by the governing body or utility company.

20) Lot 1, Block A shall be limited to a maximum of 78 dwelling units.

21) Lot 1, Lot 9, and Lot 49, Block B shall be restricted to uses other than residential.

22) For a minimum travel distance of 25' from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the City of Austin.

23) All drainage easements on private property shall be maintained by the property owner or assigns.

terra firma LAND SURVEYING AND PLANNING, INC.
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WOODS OF CENTURY PARK SECTION ONE

C8-01-0049.1A

TRV 200200114
4 pgs

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME WOODS OF CENTURY PARK SECTION ONE

OWNERS NAME: KENNEDY PROPERTIES OF TEXAS LP ,WWK INC GAVURNIK GROUP INC , GAVURNIK BUILDERS LP

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

RETURN:

CITY OF AUSTIN
505 BARTON SPRINGS
AUSTIN TX 78701

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

05-08-2002 10 23 AM 200200114
BENAVIDESV $106 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS

PHOTOGRAPHIC MYLAR

5-8-07 $106.00 200200114

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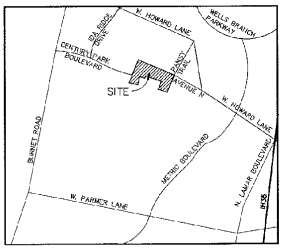

VICINITY MAP
(NOT TO SCALE)

CENTURY PARK BOULEVARD

CENTURY PARK I BK. 87, PGS. 80D-81B

CENTURY PARK II BK. 100, PGS. 372-374

KING'S VILLAGE SECTION 2, PART 1 BK. 7, PG. 51

PROPOSED (120' R.O.W.) MAGNOLIA BOULEVARD

CENTURY DRIVE

KENNEDY DRIVE

BRIANA SHAY DRIVE

SHAWNA DNAY DRIVE

WILLIAM PARK

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WATER QUALITY AND DRAINAGE LOT

SHEET 1 OF 4

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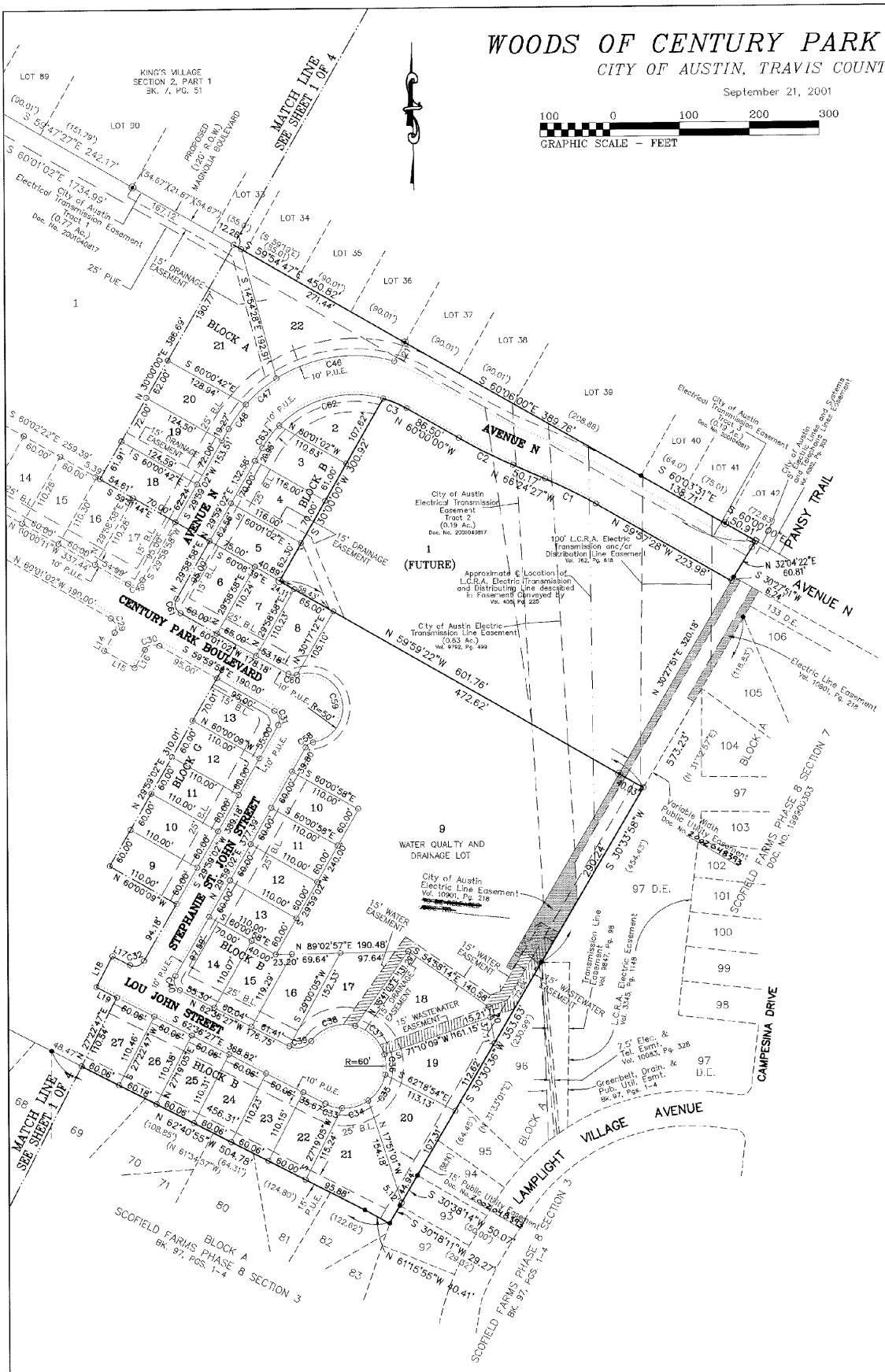
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

September 21, 2001

100 0 100 200 300

GRAPHIC SCALE – FEET



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	722.00'	81.27'	81.23'	N 63°10'58"W
C2	778.00'	87.01'	86.96'	N 63°12'14"W
C3	152.00'	36.41'	36.32'	N 66°51'44"W
C4	90.00'	38.79'	38.49'	N 80°08'01"E
C5	40.00'	29.26'	28.61'	N 88°44'37"E
C6	15.00'	22.74'	20.63'	S 26°51'53"E
C7	155.00'	36.29'	36.20'	S 23°16'34"W
C8	15.00'	13.60'	13.14'	S 55°57'46"W
C9	50.00'	135.80'	97.74'	S 04°08'11"W
C10	50.00'	34.74'	34.05'	N 86°25'28"E
C11	15.00'	13.72'	13.25'	S 87°16'33"E
C12	15.00'	23.84'	21.41'	N 15°32'38"W
C13	15.00'	23.29'	21.02'	N 74°27'22"E
C14	15.00'	23.84'	21.41'	N 15°32'38"W
C15	205.00'	13.41'	13.41'	N 28°06'29"E
C16	205.00'	34.58'	34.53'	N 21°24'06"E
C17	15.00'	18.69'	17.51'	N 52°16'23"E
C18	214.14'	81.39'	80.90'	S 81°08'08"E
C19	214.14'	24.78'	24.77'	S 66°55'55"E
C20	472.00'	22.96'	22.96'	S 59°30'56"E
C21	472.00'	8.22'	8.22'	S 57°37'24"E
C22	15.00'	24.48'	21.85'	S 06°44'54"E
C23	205.00'	35.88'	35.83'	S 34°59'50"W
C24	155.00'	24.30'	24.28'	S 35°31'08"W
C25	15.00'	23.56'	21.21'	S 85°00'39"W
C26	528.00'	92.41'	92.29'	N 55°00'12"W
C27	15.00'	23.56'	21.21'	N 15°01'07"W
C28	15.00'	23.56'	21.21'	S 74°58'58"W
C29	15.00'	23.56'	21.21'	N 15°01'27"W
C30	15.00'	23.56'	21.21'	N 74°58'14"E
C31	15.00'	23.56'	21.21'	S 15°00'34"E
C32	15.00'	22.88'	20.73'	N 73°41'17"E
C33	60.00'	25.04'	24.86'	S 74°36'32"E
C34	60.00'	40.05'	39.31'	N 74°18'40"E
C35	60.00'	45.37'	44.30'	N 33°31'36"E
C36	60.00'	29.39'	29.10'	N 02°10'09"W
C37	60.00'	61.08'	58.47'	N 45°21'49"W
C38	60.00'	71.12'	67.03'	S 71°30'57"W
C39	25.00'	34.83'	32.08'	S 77°28'29"W
C40	15.00'	24.24'	21.69'	N 16°18'43"W
C41	410.00'	93.23'	93.03'	S 70°08'06"E
C42	410.00'	18.14'	18.14'	S 62°21'11"E
C43	460.00'	57.54'	57.50'	S 53°41'51"E
C44	460.00'	53.24'	53.21'	S 53°57'55"E
C45	460.00'	4.30'	4.30'	S 50°22'55"E
C46	208.00'	176.75'	171.48'	S 82°04'14"W
C47	208.00'	57.68'	57.49'	S 49°46'58"W
C48	208.00'	43.04'	42.96'	S 35°54'41"W
C49	15.00'	23.56'	21.22'	S 74°59'24"W
C50	472.00'	27.57'	27.56'	N 58°19'41"W
C51	472.00'	54.91'	54.88'	N 53°19'19"W
C52	528.00'	56.16'	56.14'	N 53°02'12"W
C53	528.00'	9.59'	9.59'	N 56°36'15"W
C54	528.00'	19.59'	19.59'	N 58°11'15"W
C55	528.00'	15.28'	15.28'	N 60°04'47"W
C56	381.04'	34.48'	34.46'	N 73°49'01"W
C57	40.00'	23.21'	22.88'	N 45°40'22"W
C58	50.00'	13.20'	13.16'	N 55°59'38"E
C59	50.00'	147.70'	99.56'	N 13°20'58"W
C60	50.00'	12.40'	12.37'	N 84°21'36"W
C61	15.00'	23.56'	21.21'	N 15°01'02"W
C62	152.00'	161.66'	154.32'	N 75°46'06"E
C63	152.00'	40.53'	40.41'	N 37°37'21"E
C64	654.28'	44.56'	44.55'	N 63°04'58"W
C65	654.28'	61.51'	61.49'	N 67°49'09"W
C66	654.28'	21.56'	21.56'	N 71°06'07"W
C67	472.00'	29.79'	29.79'	N 55°18'57"W

LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 16°34'11"W	21.56'
L3	S 57°07'29"E	39.11'
L2	N 16°34'11"W	28.09'
L4	S 40°00'39"W	24.36'
L5	S 29°59'02"W	25.28'
L6	N 62°29'22"W	43.41'
L7	N 59°33'59"W	50.00'
L8	S 30°02'08"W	28.49'
L9	S 40°00'38"W	25.22'
L10	N 49°59'21"W	18.90'
L11	N 29°58'58"E	30.00'
L12	N 60°01'02"W	50.00'
L13	S 29°59'07"W	30.00'
L14	N 29°58'59"E	30.00'
L15	N 60°01'01"W	50.00'
L16	S 29°59'02"W	29.99'
L17	S 62°36'27"W	28.28'
L18	N 27°23'33"E	50.00'
L19	N 62°36'27"W	32.84'
L20	S 09°12'13"E	52.32'
L21	S 29°59'45"W	30.81'

terra firma LAND SURVEYING AND PLANNING, INC.
3823-B Bee Cave Road - Austin, Texas 78746 - 512/328-8373 - Fax 512/306-8378
Email: brad@terrafirmasurveying.com

FILE: C:\COGODATA\TR2000\13680101.CRD C:\PROJ2001\13680106_1.DWG	DESIGNED BY:
JOB NO.: 13680106	DRAWN BY: C.W.
SEPTEMBER 21, 2001	CHECKED BY: C.C.
SCALE: 1"=100'	REVISED:

WOODS OF CENTURY PARK SECTION ONE

C8-01-0049.1A

SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

200200114

WOODS OF CENTURY PARK SECTION ONE

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

September 21, 2001

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS)(

That Kennedy Properties of Texas, L.P., a Texas limited partnership, acting herein by and through WWK, Inc., an Illinois corporation, its general partner, Robert D. Schoen, Vice President, owner of 38.045 acres of land out of the Francisco Garcia Survey No. 60, Travis County, Texas, as conveyed to it by general warranty deeds recorded in Document Nos. 2001106451, 2001106453, and 2001106454 of the Official Public Records of Travis County, Texas, and Gavurnik Builders, L.P., a Texas limited partnership, acting herein by and through Gavurnik Group, Inc., a Texas corporation, its general partner, John J. Gavurnik, President, owner of 8.467 acres of land out of the Francisco Garcia Survey No. 60, Travis County, Texas, as conveyed to it by general warranty deed recorded in Document No. 2001216846 of the Official Public Records of Travis County, Texas, do hereby subdivide 32.188 acres of land out of said 46.512 acres in accordance with this plat, to be known as WOODS OF CENTURY PARK SECTION ONE, and do hereby dedicate to the public the use of the streets and easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 3RD day of APRIL, 2002, A.D.

Robert D. Schoen VICE PRESIDENT

Kennedy Properties of Texas, L.P., a Texas limited partnership
By: WWK, Inc., an Illinois corporation, its general partner
Robert D. Schoen, Vice President
1051 East Main Street, Suite 10
East Dundee, IL 60118

STATE OF ~~ILLINOIS~~ TEXAS
COUNTY OF ~~KANE~~ WILLIAMSON

Before me, the undersigned authority on this day personally appeared Robert D. Schoen, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Beverly Arlene Henry
Notary Public, State of ~~Illinois~~ TEXAS

BEVERLY ARLENE HENRY
Notary Public, State of Texas
My Commission Expires
February 28, 2006

Beverly Arlene Henry
Print Notary's Name
My Commission Expires: 2-28-06

WITNESS MY HAND, this the 3 day of APRIL, 2002, A.D.

John J. Gavurnik, President

Gavurnik Builders, L.P., a Texas limited partnership
By: Gavurnik Group, Inc., a Texas corporation, its general partner
John J. Gavurnik, President
2004 Williams Drive
Georgetown, TX 78628

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

Before me, the undersigned authority on this day personally appeared John J. Gavurnik, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Beverly Arlene Henry
Notary Public, State of Texas

BEVERLY ARLENE HENRY
Notary Public, State of Texas
My Commission Expires
February 28, 2006

Beverly Arlene Henry
Print Notary's Name
My Commission Expires: 2-28-06

I, Craig C. Cregar, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

TERRA FIRMA
3823-B Bee Cave Road
Austin, Texas 78746

Craig C. Cregar
Registered Professional Land Surveyor No. 3936
Date 3/26/02

STATE OF TEXAS
REGISTERED
CRAIG C. CREGAR
3936
PROFESSIONAL
LAND SURVEYOR

FLOOD PLAIN NOTE:

No portion of this tract is within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on the Federal Flood Insurance Rate Map No. 48453C0155 E, Travis County, Texas, dated June 16, 1993.

I, James M. Cook, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with Chapter 25 of the Austin City Code as amended, and is true and correct to the best of my knowledge.

COOK-STEINMAN & ASSOCIATES, INC.
3018 North Lamar Boulevard, Suite 200
Austin, Texas 78705

James M. Cook
Registered Professional Engineer No. 58640
Date 3/26/02

STATE OF TEXAS
JAMES M. COOK
58640
LICENSED
PROFESSIONAL ENGINEER

ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Watershed Protection and Development Review Department, City of Austin, Travis County, Texas, this the 17th day of April, 2002 A.D.

Mike Heitz, Director
Watershed Protection and Development Review Department

ACCEPTED AND AUTHORIZED FOR RECORD by the Zoning and Platting Commission of the City of Austin, Texas, this the 9th day of April, 2002 A.D.

Betty Baker, Chair

Michael Casias, Secretary

This subdivision is located within the City of Austin on this the 17th day of April, 2002, A.D.

STATE OF TEXAS)(
COUNTY OF TRAVIS)(

I, Dana Debeauvoir, Clerk of Travis County, Texas do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the 8 day of May, 2002, A.D., at 10:25 o'clock A M., and duly recorded on the 8 day of May, 2002 A.D., at 10:25 o'clock A M., in the Official Public Records of said County and State in Document No. 200200114

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the 8 day of May, 2002 A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

V. BENAVIDES

FILED FOR RECORD, this the 8 day of May 2002 A.D. at 10:25 o'clock A M

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

V. BENAVIDES

terra firma LAND SURVEYING AND PLANNING, INC.
3823-B Bee Cave Road - Austin, Texas 78746 - 512/328-8323 - Fax 512/328-8378
Email: host@terrafirmasurveying.com

FILE: C:\COGODATA\TR2000\13680101.CRD C:\PROJ2001\13680106_1.DWG	DESIGNED BY:
JOB NO.: 13680106	DRAWN BY: C.W.
SEPTEMBER 21, 2001	CHECKED BY: C.C.
SCALE: 1"=100'	REVISED:

WOODS OF CENTURY PARK SECTION ONE

C8-01-0049.1A

SHEET 3 OF 4

PHOTOGRAPHIC MYLAR

200200114

WOODS OF CENTURY PARK SECTION ONE

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

September 21, 2001

NOTES:

1) No lot may be occupied until connection is made to the City of Austin water and wastewater system.

2) Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with Chapter 25 of the City of Austin Land Development Code.

3) The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building, and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Development Code.

4) The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for Austin Energy work required to provide electric service to this project. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within 10 feet of the centerline of the proposed overhead electrical facilities designs to provide electric service to this project.

5) The Water Quality Easements shown are for the purpose of achieving compliance pursuant to Chapter 25 of the City Land Development Code. The use and maintenance of these easements is restricted by Section 25-7-18, 34 and 35 thereof.

6) Maintenance of the water quality controls required above shall be according to City of Austin standards.

7) Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to Land Development Code Chapter 25, and the Environmental Criteria Manual.

8) Water quality controls are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to Land Development Code Chapter 25.

9) This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated 4/10, 2002, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement.

For the Construction Agreement pertaining to this subdivision, see separate instrument recorded in Document No. 2002059710 in the Official Public Records of Travis County, Texas.

10) The Owner of this subdivision and his or her successors and assigns assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The Owner understands and acknowledges that plat vacation or replatting may be required, at the Owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.

11) Watershed Status: This subdivision is located in the Walnut Creek Watershed and is classified as Suburban.

12) Prior to construction, except for Detached Single Family, on any lot in this subdivision a Site Development Permit must be obtained from the City of Austin.

13) The water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and specifications shall be submitted to the City of Austin Water and Wastewater Department for review.

14) No cut or fill shall exceed a maximum depth of four feet except for structural excavation pursuant to the Land Development Code, unless a variance is approved.

15) No buildings, fences, landscaping or other obstacles are permitted in drainage easements except as approved by the City of Austin.

16) Property Owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by Governmental Authorities.

17) All streets, drainage, sidewalks and water and wastewater lines are to be constructed and installed to City of Austin Urban Standards.

18) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.

19) Public sidewalks, built to City of Austin standards, are required as shown by a dotted line on the face of this plat. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of certificates of occupancy, building permits, or utility connections by the governing body or utility company.

20) Lot 1, Block A shall be limited to a maximum of 78 dwelling units.

21) Lot 1, Lot 9, and Lot 49, Block B shall be restricted to uses other than residential.

22) For a minimum travel distance of 25' from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the City of Austin.

23) All drainage easements on private property shall be maintained by the property owner or assigns.

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Email: hoak@terrafirmasurveying.com

FILE: C:\COGODATA\TR2000\13680101.CRD C:\PROJ2001\13680106_1.DWG	DESIGNED BY:
JOB NO.: 13680106	DRAWN BY: C.W.
SEPTEMBER 21, 2001	CHECKED BY: C.G.
SCALE: 1"=100'	REVISED:

WOODS OF CENTURY PARK SECTION ONE

C8-01-0049.1A