



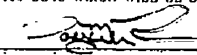
# ANDERSON MILL WEST SECTION THREE

## CURVE DATA

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
I	04°58'07"	04°48'07"	00°00'00"	21°25'00"	21°25'00"	247°58'50"	67°58'30"	273°08'00"	46°34'00"	26°57'15"
R	1670.0	1740.0	15.0	250.0	300.0	50.0	30.0	50.0	30.0	30.0
T	70.02	72.96	15.0	47.28	56.73	—	20.23	—	12.91	7.75
A	139.96	145.63	23.56	93.45	112.14	216.40	35.59	238.35	24.38	15.16
C	139.92	145.79	21.21	92.50	111.19	—	21.54	—	23.72	15.00
	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.
I	170°19'15"	51°19'00"	21°13'00"	91°19'00"	38°11'07"	38°11'07"	11°05'30"	11°05'30"	11°05'30"	11°05'30"
R	56.0	30.0	25.0	75.0	238.25	238.24	223.08	273.08	211.73	261.73
T	—	14.41	25.58	76.74	92.56	90.91	21.66	26.52	20.57	25.43
A	148.59	26.87	19.84	119.53	158.99	192.35	43.18	52.86	41.01	50.70
C	59.64	25.98	35.76	107.28	156.05	188.80	43.12	52.78	40.95	50.62
	21.	22.	23.	24.	25.	26.	27.	28.	29.	30.
I	05°18'00"	05°18'00"	05°18'00"	05°18'00"	09°16'07"	09°16'07"	20°05'00"	20°05'00"	26°55'00"	26°55'00"
R	553.20	503.20	698.17	648.17	1849.97	1779.97	225.89	275.89	275.0	175.0
T	25.60	23.29	32.31	30.0	149.96	144.29	40.0	48.85	53.64	41.88
A	51.17	46.55	64.58	59.96	299.27	287.97	79.18	96.71	105.70	82.21
C	51.15	46.53	64.56	59.94	298.94	287.63	78.77	96.21	104.73	81.56
	31.	32.	33.	34.	35.	36.	37.	38.		
I	90°00'00"	94°14'45"	88°21'13"	91°33'29"	65°58'51"	20°22'00"	92°29'07"	86°30'53"		
R	30.0	15.0	15.0	15.0	15.0	101.64	15.0	15.0		
T	30.0	16.16	14.58	15.41	13.98	18.26	15.94	14.11		
A	47.12	24.67	23.13	23.97	22.51	35.13	24.47	22.65		
C	42.43	21.98	20.91	21.50	20.46	35.24	21.95	20.56		

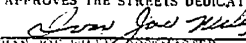
THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICE FOR 166 LOTS WHICH WILL BE SERVED BY THE PROPOSED WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1

DATE: 6/4/84

  
D. M. PURCELL

NOTE: THE UNITED STATES POST OFFICE OF THE CITY OF CEDAR PARK, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT.

DATE: 6/4/84

  
IVAN JOE WILLY, POSTMASTER

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, AND ALL DRIVEWAY DRAINPIES HAVE BEEN INSTALLED ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER'S COURT, ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS.

IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER; HOWEVER, THE CITY AND THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, SHALL HAVE THE RIGHT AND AUTHORITY TO ENFORCE THE PLAT RESTRICTIONS THROUGH APPROPRIATE LEGAL PROCEDURE TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, TIMOTHY MAHESH, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT "ANDERSON MILL WEST SECTION THREE", A SUBDIVISION, HAS BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT FULLY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATE: \_\_\_\_\_

TIMOTHY G. MAHESH, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, JAMES N. BOYDSTON, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1985, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1985, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, IN THE PLAT RECORDS, OF SAID COURT, IN CABINET \_\_\_\_\_, SLIDES \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

DEPUTY \_\_\_\_\_

JAMES N. BOYDSTON, CLERK, COUNTY COURT,  
WILLIAMSON COUNTY, TEXAS

NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN

NOTE: NO VEHICULAR ACCESS PERMITTED FROM BLOCK "F" LOT 36, BLOCK "J" LOTS 1-5, BLOCK "K" LOT 1, BLOCK "O" LOTS 1, 8, 9, 10, 21-23, 24-32, BLOCK "W" LOT 10 AND BLOCK "X" LOT 1, 9-12 & 20 AND EL SALIDO PARKWAY.

SUBPLAT NOTE: SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF EL SALIDO PARKWAY, THE WEST SIDE OF SPIDERLILY VIEW & EBDAY LANE, THE EAST SIDE OF HONEYMEAD STREET, ASTER PASS, COPPERLILY DRIVE AND THE NORTH SIDE OF PERFECT GRASS TRAIL, BLAZING STAR TRAIL, ALSO THE WEST SIDE OF WINDYBUD STREET, & ONE SIDE OF HAWTHORN COVE BIRDS NEST COURT, COPPERLILY COVE & OAK CLAY COVE, ALSO THE WEST SIDE OF PETUNIA STREET.

NOTE: THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE. A WATER POLLUTION ABATEMENT PLAN SHALL BE APPROVED BY THE TEXAS WATER COMMISSION PRIOR TO DEVELOPMENT.

NOTE: NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE TRAVIS COUNTY ENGINEER.



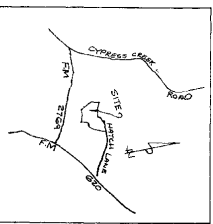
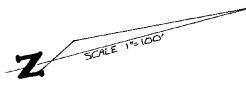
# ANDERSON MILL WEST SECTION THREE

2533

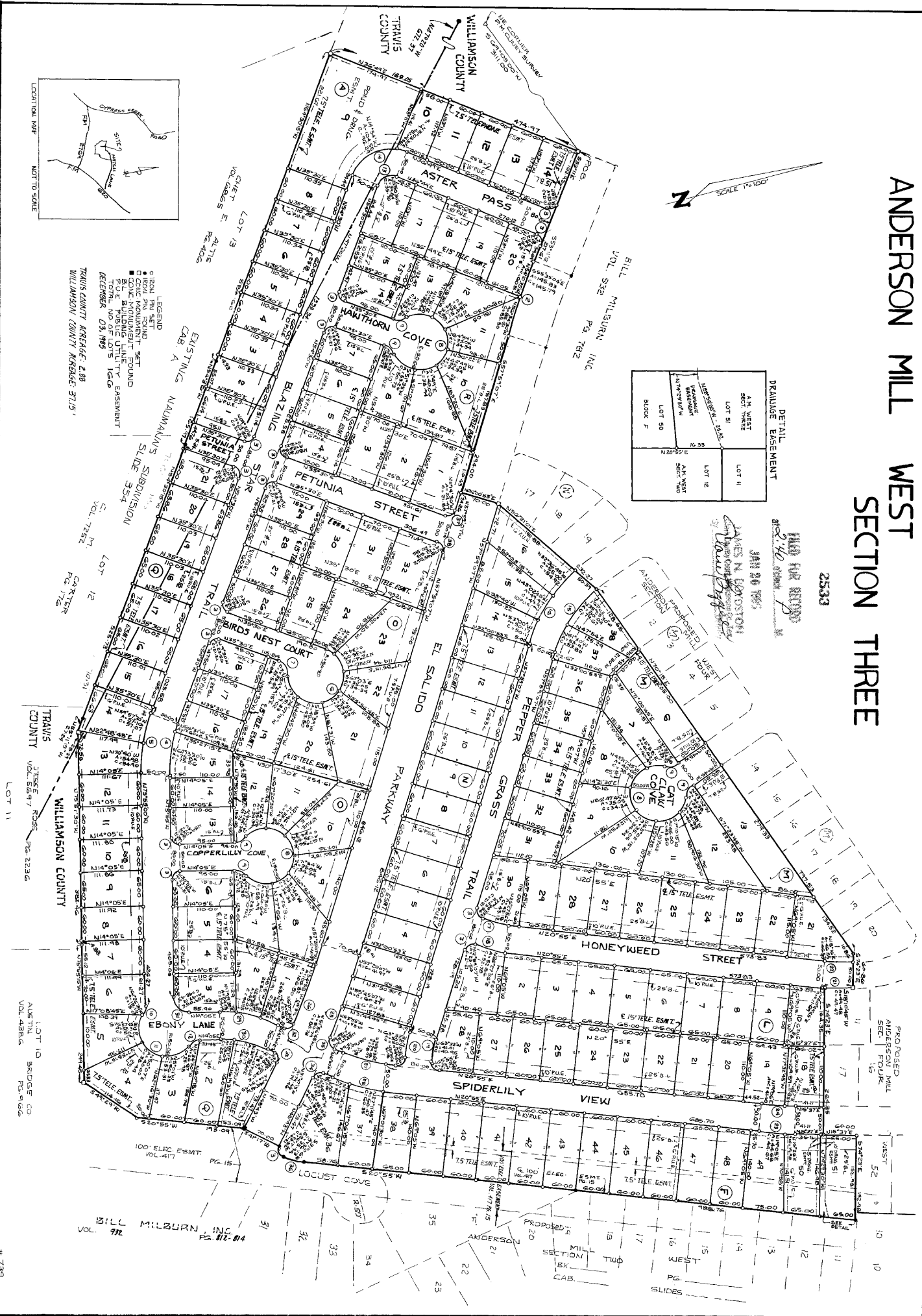
MAP FOR RECORD  
JAN 26 1965  
JAMES N. DORRISON  
PLANNING ENGINEER

DETAIL DRAINAGE EASEMENT

LOT 11 A.M. WEST SECT THREE	LOT 12 A.M. WEST SECT THREE
LOT 50 A.M. WEST SECT THREE	LOT 51 A.M. WEST SECT THREE
LOT 52 A.M. WEST SECT THREE	LOT 53 A.M. WEST SECT THREE



LEGEND  
 O ROLL PIN SET  
 □ COVE REQUIREMENT  
 ■ COVE REQUIREMENT SET  
 ● COVE REQUIREMENT FOUND  
 ○ COVE REQUIREMENT FOUND  
 TOTAL NO. OF LOTS 106  
 DECEMBER 03, 1965  
 TOWN OF ANDERSON, TENN.  
 WILLIAMSON COUNTY, TENN. RESUBDIVISION 371/5



BILL MILBURN, INC.  
 772  
 P.O. #17,004

# ANDERSON MILL WEST SECTION THREE

### CURVE DATA

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
I	04°48'07"	04°48'07"	90°00'00"	21°25'00"	21°25'00"	247°58'30"	87°58'30"	273°08'00"	46°34'00"	28°57'15"
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T	70.02	72.96	15.0	47.28	56.73	---	20.23	---	12.91	7.75
A	139.96	145.83	23.56	93.45	112.14	216.40	35.59	238.35	24.38	15.16
C	139.92	145.79	21.21	92.90	111.89	---	33.54	---	23.72	15.00
	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.
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T	---	14.41	25.58	76.74	82.58	99.91	21.66	26.52	20.57	25.43
A	148.59	26.87	39.84	119.53	158.99	192.35	43.18	52.86	41.01	50.70
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	21.	22.	23.	24.	25.	26.	27.	28.	29.	30.
I	05°18'00"	05°18'00"	05°18'00"	05°18'00"	09°16'07"	09°16'07"	20°05'00"	20°05'00"	26°55'00"	26°55'00"
R	553.20	503.20	698.17	648.17	1849.97	1779.97	225.89	275.89	225.0	175.0
T	25.60	23.29	32.31	30.0	149.96	144.29	40.0	48.85	53.84	41.88
A	51.17	46.55	64.58	59.96	299.27	287.97	79.18	96.71	105.70	82.21
C	51.15	46.53	64.56	59.94	298.94	287.63	78.77	96.21	104.73	81.46
	31.	32.	33.	34.	35.	36.	37.	38.		
I	90°00'00"	94°14'48"	88°21'13"	91°33'29"	85°58'51"	20°22'00"	93°29'07"	86°30'53"		
R	30.0	15.0	15.0	15.0	15.0	101.64	15.0	15.0		
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A	47.12	24.67	23.13	23.97	22.51	38.13	24.47	22.65		
C	42.43	21.98	20.91	21.50	20.46	35.94	21.85	20.56		

THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICE FOR 166 LOTS WHICH WILL BE SERVED BY THE PROPOSED WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1

DATE: 6/4/84

D. M. PURCELL

NOTE: THE UNITED STATES POST OFFICE OF THE CITY OF CEDAR PARK, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT.

DATE: 6/4/84

IVAN JOE WILEY, POSTMASTER

Cabnet H Slide 14

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, AND ALL DRIVEWAY DRAINPIPES HAVE BEEN INSTALLED ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER'S COURT, ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS.

IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER; HOWEVER, THE CITY AND THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, SHALL HAVE THE RIGHT AND AUTHORITY TO ENFORCE THE PLAT RESTRICTIONS THROUGH APPROPRIATE LEGAL PROCEDURE TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

#### STATE OF TEXAS:

COUNTY OF WILLIAMSON:  
KNOW ALL MEN BY THESE PRESENTS: I, Don Wilson, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT "ANDERSON MILL WEST SECTION THREE", A SUBDIVISION, HAS BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATE: January 20, 1986

Don Wilson, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

#### STATE OF TEXAS:

COUNTY OF WILLIAMSON:  
KNOW ALL MEN BY THESE PRESENTS: I, JAMES N. BOYDSTON, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE 20th DAY OF January, 1986 A.D., AT 3:40 O'CLOCK P. M., AND DULY RECORDED THIS Wednesday OF January, 1986 A.D., AT 2:45 O'CLOCK P. M., IN THE PLAT RECORDS, OF SAID COUNTY, IN FRONT OF ME, COUNTY CLERK, AT H SLIDES 13-15.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

DEPUTY Elaine Bizzell



JAMES N. BOYDSTON, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

- NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN.
- NOTE: NO VEHICULAR ACCESS PERMITTED FROM BLOCK "F" LOT 36, BLOCK "N" LOTS 116, BLOCK "Q" LOT 1, BLOCK "O" LOTS 1, 9, 10, 21-23, & 32, BLOCK "A" LOT 10 AND BLOCK "K" LOT 1, 9-12 & 20 INTO EL SALIDO PARKWAY.
- SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF EL SALIDO PARKWAY, THE WEST SIDE OF SPIDERLILY VIEKI & EBOLIN LALIE, THE EAST SIDE OF HOLEYMEED STREET, ASTER PASS, COPPERLILLY DRIVE AND THE NORTH SIDE OF PEPPER GRASS TRAIL & BLAZING STAR TRAIL, ALSO THE WEST SIDE OF HAWTHORN STREET & ONE SIDE OF HAWTHORN COVE BIRDS NEST COURT, COPPERLILLY COVE & CAT CLAW COVE, ALSO THE WEST SIDE OF PETAJUNA STREET.
- NOTE: THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE. A WATER POLLUTION ABATEMENT PLAN SHALL BE APPROVED BY THE TEXAS WATER COMMISSION PRIOR TO DEVELOPMENT.
- NOTE: NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE TRAVIS COUNTY ENGINEER.

# ANDERSON MILL WEST SECTION THREE

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT, BILL MILBURN, INC., A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH BILL MILBURN, PRESIDENT, OWNER OF THAT CERTAIN TRACT OUT OF THE RACHEL SAUL SURVEY NO. 551, THE JESSE GRIMES SURVEY NO. 884, AND THE WILLIAM FRAMPTON SURVEY NO. 730, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUMES 932 PG 782 AND 947 PG 904 OF THE WILLIAMSON COUNTY DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND VOL. 8210 PG 61, VOL. 8210 PG 75 TRAVIS COUNTY DEED RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF LOTS 3, 4, 5, 6, 7 AND 17 OF MAIDMAN'S SUBDIVISION, WAS APPROVED FOR RE-SUBDIVISION BY THE CEDAR PARK PLANNING COMMISSION PERTINENT TO ART. 9/4a, SECTION 5 V.A.S.G., DO HEREBY SUBDIVIDE 40.63 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "ANDERSON MILL WEST SECTION THREE", AND DO HEREBY DEDICATE TO THE PUBLIC, USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 17 DAY OF April, 1984, A.D.

Bill Milburn  
BILL MILBURN, JOINT VENTURER  
BILL MILBURN, INC.  
11211 BURDET DR.  
AUSTIN, TX.

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL MILBURN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND, THIS THE 17 DAY OF April, 1984, A.D.

Donna Fair  
PRINT NAME: DONNA FAIR  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
MY COMMISSION EXPIRES: 11-13-84

APPROVED THIS THE 24 DAY OF May, 1984, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS.

Acting CHAIRMAN Orville J. Lawson Jr.  
Orville J. Lawson Jr.  
ORVILLE J. LAWSON, JR.

SECRETARY Laverne Godfrey  
LAVERNE GODFREY

PASSED AND APPROVED ON THE 16th DAY OF November, 1985 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY WILLIAMSON COUNTY, TEXAS.

ATTEST: Nancy M. Faulkner  
NANCY M. FAULKNER,  
CITY SECRETARY, CITY OF CEDAR PARK, TEXAS

APPROVED: George Bowling  
MAYOR, CITY OF CEDAR PARK, TEXAS

### FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND PART OF THE RACHEL SAUL SURVEY, NO. 551, SITUATED IN WILLIAMSON AND TRAVIS COUNTIES, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO BILL MILBURN, INC. OF RECORD IN VOL. 932 PG. 782 AND VOL. 947 PG. 904 OF RECORD IN WILLIAMSON COUNTY, TEXAS DEED RECORDS, AND TRAVIS COUNTY, TEXAS DEED RECORDS SAID TRACT BEING 40.63 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND MEASURES AS FOLLOWS:

BEGINNING at a concrete monument set in the southerly margin of El Salido Parkway, same being the southwest corner of Anderson Mill West Section Four, for the northwest corner of the herein described tract, FROM WHICH THE NORTHEAST CORNER OF THE PL. CONVEY SURVEY BEING IN THE WEST LINE OF THE RACHEL SAUL SURVEY BEARS S 55° 05' 00" W 511.06 FEET.

- THENCE, with the northerly line of the herein described tract, the following eleven (11) courses and distances, numbered one (1) through eleven (11):
1. S 53°11'00" E, 217.61 feet to an iron stake set at the beginning of a curve,
  2. With said curve to the left, having a radius of 1740.0 feet, an arc distance of 145.83 feet, and whose chord bears S 55°35'04" E, 145.79 feet,
  3. S 57°59'07" E, 294.0 feet to an iron stake set,
  4. N 32°00'53" E, 70.0 feet to an iron stake found,
  5. N 56°21'01" E, 232.27 feet to an iron stake found,
  6. N 70°15'00" E, 797.53 feet to an iron stake set,
  7. S 74°23'00" E, 60.86 feet to a concrete monument set in a curve,
  8. With said curve to the right, having a radius of 553.20 feet, an arc distance of 49.48 feet, and whose chord bears S 18°10'45" W, 49.47 feet to an iron stake found,
  9. S 74°23'00" E, 264.35 feet to an iron stake found,
  10. N 15°37'00" E, 60.0 feet to an iron stake found,
  11. S 74°23'00" E, 152.98 feet to an iron stake found in the West line of Lot 11, Block "F", of Anderson Mill West Section Two, for the northeast corner of the herein described tract,

- THENCE, with the easterly line of the herein described tract, the following six (6) courses and distances, numbered one (1) through six (6):
1. S 20°55'00" W, 988.76 feet to an iron stake set at the beginning of a curve,
  2. With said curve to the right, having a radius of 101.64 feet, an arc distance of 36.13 feet, and whose chord bears S 31°06'00" W, 35.94 feet to an iron stake set for a curve the right,
  3. With said curve to the right, having a radius of 15.0 feet, an arc distance of 23.56 feet, and whose chord bears S 86°17'00" W, 21.21 feet,
  4. S 41°17'00" W, 70.0 feet to a concrete monument found,
  5. S 20°55'00" W, 193.09 feet to an iron stake set,
  6. S 49°29'00" W, 114.16 feet to a concrete monument set for the southeast corner of the herein described tract,

- THENCE, with the southerly line of the herein described tract, the following six (6) courses and distances, numbered one (1) through six (6):
1. N 75°55'15" W, 249.45 feet to an iron stake set,
  2. N 75°51'30" W, 382.46 feet to a concrete monument set,
  3. N 55°11'15" W, 27.24 feet to an iron stake found,
  4. N 54°30'15" W, 525.73 feet to an iron stake found,
  5. N 54°36'00" W, 165.97 feet to an iron stake found,
  6. N 54°30'15" W, 586.60 feet to a concrete monument set for the southwest corner of the herein described tract,

THENCE, with the westerly line of the herein described tract, N 36°49'00" E, 474.97 feet to the PLACE OF BEGINNING containing 40.63 acres of land.

I, THOMAS J. DODD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

SURVEYED BY: Thomas J. Dodd DATE: 5-23-84 ENGINEERING BY: James A. Huffcut Jr. DATE: 5-23-84  
THOMAS J. DODD  
CARLSON & DIPPEL SURVEYING COMPANY  
3401 RIDDLE ROAD  
Austin, Texas 78745  
JAMES A. HUFFCUT, JR.  
CARLSON & DIPPEL, INCORPORATED  
2499 Capital of Texas Highway, Suite #204  
Austin, Texas 78746



STATE OF TEXAS:  
COUNTY OF TRAVIS:  
I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 7 DAY OF Feb, 1984 A.D., AT 9:00 O'CLOCK a.M., AND DULY RECORDED ON THE 7 DAY OF Feb, 1984 A.D., AT 2:05 O'CLOCK a.M., IN THE PLAT RECORDS, OF SAID COUNTY AND STATE IN PLAT BOOK 86, PAGE(S) 974, 975, 976.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.  
DEPUTY K. Terrell  
K. TERRELL  
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 4 DAY OF Feb, 1984 A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COUNTY IN BOOK 3, PAGE 476.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 5 DAY OF Feb, 1984 A.D.  
DEPUTY E. Wall  
E. WALL  
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES, OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS, OR OTHER PUBLIC THROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNERS AND/OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OTHER PUBLIC THROUGHFARES, OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

Cabinet 4 Slide 15