



# CHERRY CREEK SECTION ELEVEN

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT MILBURN INVESTMENTS INC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, BILL MILBURN, AND BEING OWNER OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THEODORE HISSELL, LEAGUE NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED IN VOLUME 1124, PAGE 618 SAME BEING LOTS 1-7, BLOCK "A", LOTS 1-37, BLOCK "B" AND LOTS 1-44, BLOCK "C", "CHERRY CREEK SECTION TEN-B", A SUBDIVISION OF RECORD IN VOLUME 1124, PAGE 618, PAGE 17A AND 17B, OF THE TRAVIS COUNTY, TEXAS, PLAT RECORDS, SAID LOTS BEING VACATED BY INSTRUMENT OF RECORD IN VOLUME 11820, PAGE 24, OF THE TRAVIS COUNTY, TEXAS, DEED RECORDS, AND LOT 1, BLOCK "B", AND THE RESOLUTION TRUST CORPORATION, AS RECEIVER OF LIQUIDITY FEDERAL SAVINGS ASSOCIATION, BEING OWNER OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE THEODORE HISSELL, LEAGUE NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED IN VOLUME 11820, PAGE 302, SAME BEING LOT 1, BLOCK "B", LOT 1 AND LOTS 24-30, BLOCK "D" AND LOT 25 BLOCK "G", "CHEWY CREEK SECTION TEN-A" A SUBDIVISION OF RECORD IN PLAT BOOK 58, PAGE 16C AND 16D OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS, SAID LOTS BEING VACATED BY INSTRUMENT OF RECORD IN VOLUME 11820, PAGE 2-2, TRAVIS COUNTY, TEXAS DEED RECORDS, DO HEREBY TOGETHER SUBDIVIDE 20.561 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "CHERRY CREEK SECTION 11", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 26<sup>th</sup> DAY OF May, 1992, A.D.

Bill Milburn  
BILL MILBURN, PRESIDENT  
MILBURN INVESTMENTS INCORPORATED  
11911 BURNET ROAD, AUSTIN, TEXAS 78758

WITNESS MY HAND, THIS THE 18<sup>th</sup> DAY OF May, 1992, A.D.

James Miller  
THE RESOLUTION TRUST CORPORATION  
AS RECEIVER OF LIQUIDITY FEDERAL SAVINGS ASSOCIATION

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL MILBURN, PRESIDENT, MILBURN INVESTMENTS, INCORPORATED, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 26<sup>th</sup> DAY OF May, 1992, A.D.

Adriane Daniel  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 4-4-93  
PRINT NAME: Adriane Daniel

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Patrick A. Callahan, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 15<sup>th</sup> DAY OF July, 1992, A.D.

Frank O. Schmidt  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 10-31-92  
PRINT NAME: Frank O. Schmidt

APPROVED FOR ACCEPTANCE:

DATE: 7/28/92

Frank O. Schmidt  
PLANNING AND DEVELOPMENT DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 28<sup>th</sup> DAY OF July, 1992, A.D.

Don Bossé  
DON BOSSE, SECRETARY

Gail Gemberling  
GAIL GEMBERLING, CHAIRPERSON

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 THIS THE 24<sup>th</sup> DAY OF November, 1992, A.D., AT 1:00 O'CLOCK P.M., AND ONLY RECORDED ON THE 24<sup>th</sup> DAY OF November, 1992, A.D., AT 1:00 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 91, PAGES 74, 75, 76.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 24<sup>th</sup> DAY OF November, 1992, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

B. J. Rutherford  
DEPUTY  
B. J. Rutherford



FILED FOR RECORD AT 1:00 O'CLOCK P.M., THIS THE 24<sup>th</sup> DAY OF November, 1992, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

B. J. Rutherford  
DEPUTY  
B. J. Rutherford



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 10<sup>th</sup> DAY OF November, 1992, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, BOOK 3, PAGES 499.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 22<sup>nd</sup> DAY OF November, 1992, A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

Julianne Rompel  
DEPUTY  
Julianne Rompel

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THE PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH ROADS, STREETS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTIONS THEREWITH, 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 THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING 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 ERRECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

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# CHERRY CREEK SECTION ELEVEN

ACCESS NOTE: DRIVEWAY ACCESS IS PROHIBITED FROM LOT 7 BLOCK A, LOT 7 BLOCK B, LOT 8 BLOCK B, LOT 30 BLOCK D, LOT 1 BLOCK D, LOT 25 BLOCK G, AND LOT 1 BLOCK H TO SHELBORE DRIVE. DRIVEWAY SPACING AND LOCATIONS SHALL COMPLY WITH TEXAS CO. STANDARDS.

1. **SIDEWALK NOTE:** SIDEWALKS SHALL BE INSTALLED ON THE WEST SIDE OF TRAY ROSE TRAIL, NORTH SIDE OF FLORIDA TRAIL, AND ON THE EAST SIDE OF TRAY ROSE TRAIL, SOUTH SIDE OF FLORIDA TRAIL, AND ON THE WEST SIDE OF SHELBORE DRIVE.
2. **NOTE:** ALL SIGNS SHALL COMPLY WITH THE TEXAS SIGN REGULATIONS, CHAPTER 194, ARTICLE 11.
3. **NOTE:** PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO THE DRIVEWAY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO THE DRIVEWAY EASEMENTS.
4. **NOTE:** NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRIVEWAY EASEMENTS EXCEPT AS PERMITTED BY THE CITY OF AUSTIN TRAVIS COUNTY.
5. **NOTE:** WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND THE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND THE WASTEWATER DEPARTMENT FOR REVIEW.
6. **NOTE:** ALL DRAINAGE SYSTEMS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
7. **NOTE:** NO SIGN SHALL BE DISPLAYED ON THE EAST SIDE OF THE SOUTHBOUND OVERPASS ROAD.
8. **DEFENTION NOTE:** LITTER SHALL BE PROHIBITED IN ANY LOT IN THIS SUBDIVISION. SEWAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND THE HEALTH DEPARTMENT FOR REVIEW. THE CITY OF AUSTIN AND THE HEALTH DEPARTMENT SHALL BE NOTIFIED OF ANY DEFENTION PLANS APPROVED BY THE CITY OF AUSTIN AND THE HEALTH DEPARTMENT. THE CITY OF AUSTIN AND THE HEALTH DEPARTMENT SHALL BE NOTIFIED OF ANY DEFENTION PLANS APPROVED BY THE CITY OF AUSTIN AND THE HEALTH DEPARTMENT.
9. **MUD, NOTE:** THIS SUBDIVISION SHALL BE MAINTAINED FREE OF MUD AND DEBRIS AT ALL TIMES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION.
10. **NOTE:** THIS SUBDIVISION SHALL BE MAINTAINED FREE OF MUD AND DEBRIS AT ALL TIMES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION.
11. **NOTE:** THE MAINTENANCE OF THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION.
12. **NOTE:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION.
13. **NOTE:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION.
14. **NOTE:** THIS SUBDIVISION SHALL BE MAINTAINED FREE OF MUD AND DEBRIS AT ALL TIMES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION.

November 24, 1992

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SEAL AND SIGNATURE OF THE ENGINEER

*Thomas R. Briggance Jr.* 5/12/92

MISC FILE CODE  
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SEAL AND SIGNATURE OF THE ENGINEER

SEAL AND SIGNATURE OF THE ENGINEER  
DATE 5-12-92

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PLAT RECORD, TRAVIS COUNTY, TEXAS