Cab. H Slide 283

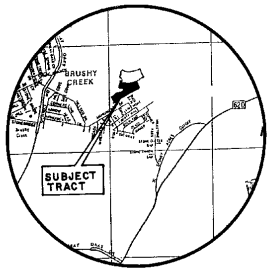
32389

FERN BLUFF SECTION TWO

FILED FOR RECORD
at 4:15 o'clock P M.
AUG 11 1986
JAMES N. BOYDSTON
Clerk County Court, Williamson Co., Tex
By Evelyn Boydston Deputy

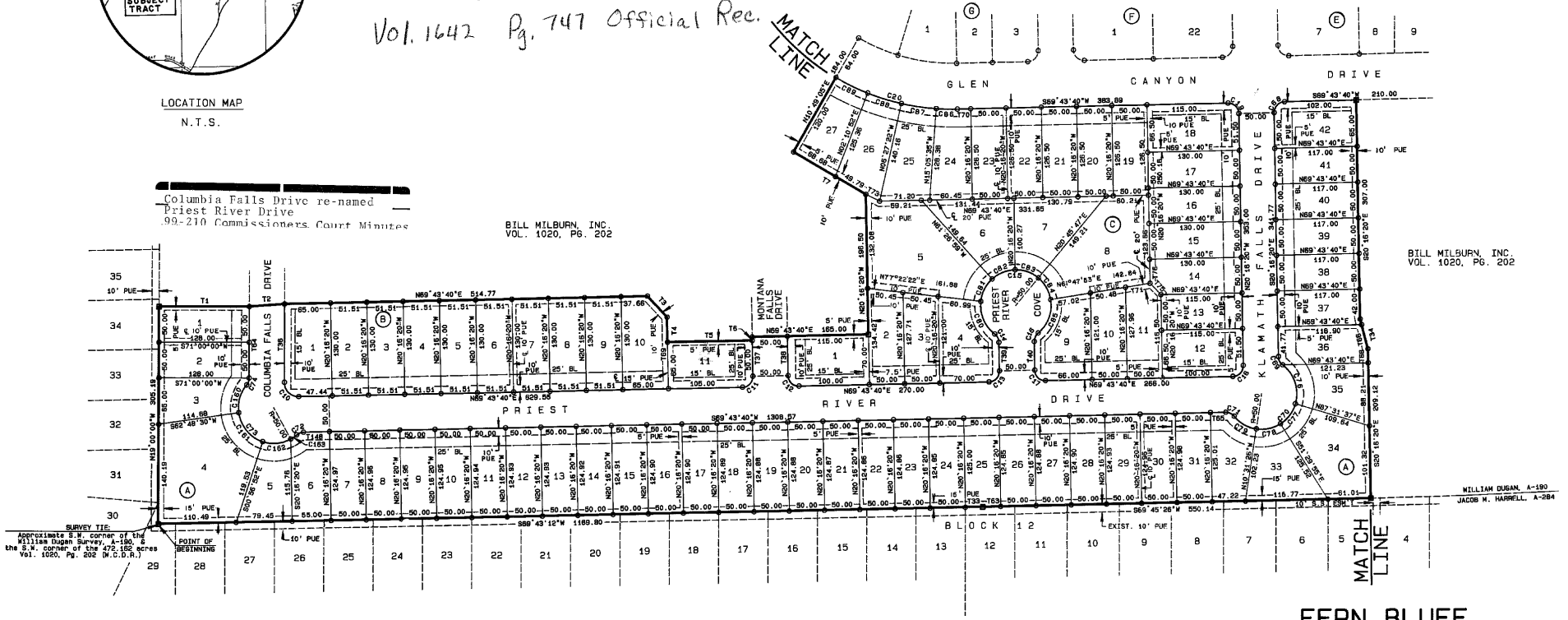
SCALE:
1"=100'

See Partial Vacation
3-21-88
Vol. 1642 Pg. 747 Official Rec.



LOCATION MAP
N.T.S.

Columbia Falls Drive re-named
Priest River Drive
99-210 Commissioners Court Minutes



BRUSHY CREEK SECTION TWO
CAB. C, SL. 324-331

AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30
CAB. E, SLIDES 294-297

FERN BLUFF SECTION TWO

OWNERS : BILL MILBURN, INC.
BILL MILBURN, PRESIDENT
ACREAGE : 50.288
SURVEY : WILLIAM DUGAN, A-190

NUMBER OF BLOCKS : 9
NUMBER OF LOTS : 235
LINEAR FEET OF NEW STREET : 8448
DATE : DECEMBER, 1985
SURVEYOR : HAYNIE KALLMAN & GRAY, INC.
ENGINEER : HAYNIE KALLMAN & GRAY, INC.

LEGEND

- ■ CONCRETE MONUMENT FOUND
- □ CONCRETE MONUMENT SET
- ◉ GALV. PIPE FOUND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- BL BUILDING LINE
- ——— SURVEY LINE
- ----- COUNTY LINE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT

SHEET 1 OF 5

PROJECT NO: 777-742	DESIGNED BY: GH
FILE NO: 777-742 DBP2	DRAWN BY: KSE
DATE: DECEMBER, 1985	CHECKED BY:
SCALE: 1"=100'	REVISED BY:

HKG
Haynie Kallman & Gray, Inc.
Consulting Engineers
Austin, Texas

CB-84-196.2(B5)

Cab. H Slide 284

FERN BLUFF SECTION TWO

LOCATION MAP
N.T.S.

LEGEND

- ■ CONCRETE MONUMENT FOUND
- □ CONCRETE MONUMENT SET
- ● GALV. PIPE FOUND
- ● IRON PIN FOUND
- o IRON PIN SET
- BL BUILDING LINE
- ——— SURVEY LINE
- ——— COUNTY LINE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT

SHEET 2 OF 5

PROJECT NO: 777-742	DESIGNED BY: GH
FILE NO: 777-742 02P1	DRAWN BY: KSB
DATE: DECEMBER, 1985	CHECKED BY:
SCALE: 1"=100'	REVISED BY:

Haynie Kallman & Gray, Inc.
Consulting Engineers
Austin, Texas

C8-84-196.2(85)

Cab. H Slide 285

FERN BLUFF
SECTION TWO

CURVE TABLE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C1	S85°41'31"E	60.77	13°01'12"	268.00	60.90	30.58
C2	S82°08'12"E	47.26	12°03'26"	225.00	47.39	23.78
C3	N30°09'06"W	44.10	11°14'52"	225.00	44.17	22.16
C4	N78°51'17"W	20.43	66°09'30"	15.00	26.06	14.83
C5	S83°19'49"W	118.25	11°30'42"	590.00	118.06	59.43
C6	S24°49'40"W	21.21	90°00'00"	15.00	23.56	15.00
C7	N65°10'20"W	21.21	90°00'00"	15.00	23.56	15.00
C8	S24°49'40"W	21.21	90°00'00"	15.00	23.56	15.00
C9	N65°10'20"W	21.21	90°00'00"	15.00	23.56	15.00
C10	S64°39'10"E	28.60	81°16'20"	20.00	31.66	20.45
C11	N24°49'40"E	21.21	90°00'00"	15.00	23.56	15.00
C12	S65°10'20"E	21.21	90°00'00"	15.00	23.56	15.00
C13	N24°49'40"E	21.21	90°00'00"	15.00	23.56	15.00
C14	N46°18'56"W	13.16	52°01'12"	15.00	13.62	7.32
C15	N65°43'40"E	61.54	284°02'25"	60.00	247.87	39.04
C16	S65°44'16"E	13.16	52°01'12"	15.00	13.62	7.32
C17	S65°16'20"E	21.21	90°00'00"	15.00	23.56	15.00
C18	N24°49'40"E	21.21	90°00'00"	15.00	23.56	15.00
C19	N65°16'20"W	21.21	90°00'00"	15.00	23.56	15.00
C20	S85°16'20"E	177.68	31°05'23"	325.00	176.36	90.96
C21	N85°16'20"W	143.65	31°05'23"	268.00	145.42	74.55
C22	N24°49'40"E	21.21	90°00'00"	15.00	23.56	15.00
C23	N65°16'20"W	21.21	90°00'00"	15.00	23.56	15.00
C24	S43°49'04"W	13.16	52°01'12"	15.00	13.62	7.32
C25	N65°16'20"W	61.54	284°02'25"	60.00	247.87	39.04
C26	S84°15'44"E	13.16	52°01'12"	15.00	13.62	7.32
C27	N24°49'40"E	21.21	90°00'00"	15.00	23.56	15.00
C28	N65°16'20"W	21.21	90°00'00"	15.00	23.56	15.00
C29	S65°16'20"E	54.00	17°46'08"	175.00	54.27	27.33
C30	S87°39'18"W	74.36	19°01'54"	225.00	74.70	37.70
C31	N61°09'18"E	57.84	19°01'54"	175.00	58.10	29.32
C32	N65°16'20"W	69.43	17°45'06"	225.00	69.71	35.14
C33	N24°49'40"E	21.21	90°00'00"	15.00	23.56	15.00
C34	N24°32'22"W	46.26	28°32'04"	175.00	87.15	44.50
C35	S87°20'59"W	29.78	87°41'55"	15.00	22.96	14.41
C36	S51°19'49"E	7.85	30°29'38"	15.00	7.94	4.07
C37	S44°27'13"E	184.33	46°21'48"	225.00	189.82	101.03
C38	S69°38'31"E	19.36	90°24'21"	15.00	21.05	12.68
C39	S63°39'10"E	131.77	34°23'18"	225.00	132.73	68.91
C40	N12°34'18"W	82.97	247°52'12"	60.00	216.31	74.31
C41	N66°26'51"W	130.12	43°38'57"	175.00	133.32	70.08
C42	S24°49'40"W	21.21	90°00'00"	15.00	23.56	15.00
C43	N65°16'20"W	21.21	90°00'00"	15.00	23.56	15.00
C44	N24°49'40"E	21.21	90°00'00"	15.00	23.56	15.00
C45	N01°33'09"E	209.76	43°38'57"	332.00	226.60	123.74
C46	N21°37'29"W	21.21	90°00'00"	15.00	23.56	15.00
C47	N68°22'31"E	21.21	90°00'00"	15.00	23.56	15.00
C48	S66°37'57"E	154.89	43°38'57"	175.00	159.99	83.82
C49	S07°36'17"W	207.67	31°32'41"	382.00	210.31	107.90
C50	S21°37'29"E	21.21	90°00'00"	15.00	23.56	15.00
C51	S66°26'51"E	130.12	43°38'57"	175.00	133.32	70.08
C52	N46°03'56"E	123.53	41°20'08"	175.00	126.25	66.01
C53	N30°09'10"E	26.64	4°31'15"	325.00	26.64	13.33
C54	N12°34'18"W	26.64	4°31'15"	325.00	26.64	13.33
C55	S86°01'47"W	205.97	72°06'02"	175.00	220.22	127.36
C56	S15°30'09"W	18.61	76°39'27"	15.00	20.07	11.96
C57	N77°30'09"W	78.46	286°39'27"	50.00	250.19	59.25
C58	N86°51'47"E	264.82	72°06'02"	225.00	283.14	163.77
C59	N77°54'48"E	21.21	90°00'00"	15.00	23.56	15.00
C60	S30°39'10"W	21.68	4°31'15"	275.00	21.70	10.85
C61	S21°03'36"W	158.83	41°20'08"	225.00	162.33	84.98
C62	N86°26'51"E	167.29	43°38'57"	225.00	171.41	90.11
C63	S01°33'09"E	21.17	90°00'00"	15.00	23.56	15.00
C64	S01°33'09"E	182.17	43°38'57"	245.00	186.65	98.11
C65	S65°16'20"E	21.21	90°00'00"	15.00	23.56	15.00
C66	N24°49'40"E	368.66	68°03'32"	325.00	373.71	211.57
C67	S39°23'15"W	222.01	21°59'25"	585.00	223.37	113.08
C68	S24°49'40"W	21.21	90°00'00"	15.00	23.56	15.00
C69	S46°18'56"E	13.16	52°01'12"	15.00	13.62	7.32
C70	S65°43'40"E	354.33	192°25'24"	60.00	201.52	406.04
C71	N84°15'44"W	13.16	52°01'12"	15.00	13.62	7.32
C72	N24°49'40"E	21.21	90°00'00"	15.00	23.56	15.00
C73	S65°10'20"E	99.67	170°42'30"	60.00	148.97	645.35
C74	N00°51'33"E	10.19	39°43'07"	15.00	10.40	5.42
C75	S07°18'19"W	20.48	86°06'30"	15.00	22.54	14.03
C76	S37°20'56"E	97.23	69°48'09"	80.00	90.93	54.89
C77	S18°59'51"W	99.76	38°58'39"	150.00	100.76	52.68
C78	S58°59'29"W	95.00	40°58'39"	150.00	96.76	49.68
C79	N78°23'17"W	96.05	42°16'18"	150.00	98.89	50.33
C80	N42°37'35"W	49.75	59°36'54"	50.00	52.07	28.87
C81	N37°57'42"E	95.17	41°10'39"	150.00	96.93	49.78
C82	N48°08'21"E	95.17	41°10'39"	150.00	96.93	49.78
C83	S89°45'16"E	95.05	41°02'07"	150.00	95.81	49.71
C84	S48°43'04"W	95.05	41°02'07"	150.00	95.81	49.71
C85	S01°45'23"W	49.96	59°57'00"	50.00	52.32	28.64
C86	S72°19'03"W	30.00	5°10'45"	332.00	30.01	15.02
C87	S73°13'35"W	50.00	8°38'13"	332.00	50.05	25.07
C88	S81°51'48"W	50.00	8°38'13"	332.00	50.05	25.07
C89	N89°30'02"W	50.00	8°38'13"	332.00	50.05	25.07
C90	N51°41'35"W	23.10	17°49'31"	245.00	73.37	36.98
C91	N07°09'42"W	94.27	22°11'04"	245.00	94.86	47.97
C92	N21°13'26"E	18.41	4°18'23"	245.00	18.41	9.21

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C93	S73°08'30"E	51.09	13°02'19"	225.00	51.20	25.71
C94	S86°32'29"E	50.00	12°45'31"	225.00	50.10	25.16
C95	N81°12'07"E	50.00	12°45'31"	225.00	50.10	25.16
C96	N72°16'31"E	20.01	5°05'47"	225.00	20.01	10.01
C97	N66°16'47"E	27.07	6°53'44"	225.00	27.08	13.56
C98	N58°27'06"E	50.00	12°45'31"	225.00	50.10	25.16
C99	N43°41'38"E	50.00	12°45'31"	225.00	50.10	25.16
C100	N36°51'16"E	35.00	8°55'18"	225.00	35.04	17.55
C101	S29°01'49"W	11.53	1°16'33"	518.00	11.53	5.77
C102	S33°09'09"W	82.93	6°57'52"	518.00	82.96	41.52
C103	S40°30'25"W	70.00	7°44'55"	518.00	70.05	35.08
C104	S48°15'20"W	70.00	7°44'55"	518.00	70.05	35.08
C105	S56°00'15"W	70.00	7°44'55"	518.00	70.05	35.08
C106	S63°54'51"W	53.93	5°58'04"	518.00	53.93	26.98
C107	S68°20'20"W	25.11	2°46'40"	518.00	25.11	12.56
C108	N21°28'41"E	25.32	2°47'53"	382.00	25.32	12.67
C109	N15°56'36"E	48.00	7°12'15"	382.00	48.03	24.05
C110	N08°46'21"E	48.00	7°12'15"	382.00	48.03	24.05
C111	N01°34'06"E	48.00	7°12'15"	382.00	48.03	24.05
C112	N05°08'09"W	40.88	6°08'09"	382.00	40.90	20.47
C113	N09°10'33"W	8.55	2°10'41"	225.00	8.55	4.28
C114	N65°00'14"W	45.00	11°28'42"	225.00	45.08	22.61
C115	N76°29'56"W	45.00	11°28'42"	225.00	45.08	22.61
C116	N87°57'38"W	45.00	11°28'42"	225.00	45.08	22.61
C117	S80°33'40"W	45.00	11°28'42"	225.00	45.08	22.61
C118	S67°08'35"W	80.00	15°19'28"	225.00	60.18	30.27
C119	S55°09'19"W	34.07	8°41'04"	225.00	34.10	17.08
C120	S38°54'25"W	29.83	23°46'43"	50.00	20.78	10.54
C121	S07°07'27"W	34.00	39°45'19"	50.00	34.69	18.08
C122	S32°37'47"E	34.00	39°45'19"	50.00	34.69	18.08
C123	S72°23'06"E	34.00	39°45'19"	50.00	34.69	18.08
C124	N67°51'46"E	34.00	39°45'19"	50.00	34.69	18.08
C125	N11°04'14"E	50.06	73°49'51"	56.00	64.43	37.56
C126	N75°54'38"E	149.46	50°11'44"	175.00	153.31	81.97
C127	S70°40'26"E	56.69	15°39'09"	175.00	50.81	25.59
C128	S55°31'17"E	16.09	5°16'09"	175.00	16.09	8.05
C129	S36°31'08"E	48.48	15°15'10"	175.00	49.84	24.99
C130	S21°11'12"E	76.00	24°51'51"	175.00	76.91	38.63
C131	S76°07'32"E	39.07	12°47'42"	175.00	39.08	19.62
C132	N82°03'00"E	93.10	35°51'14"	175.00	94.24	48.29
C133	S70°27'09"E	4.43	1°27'02"	175.00	4.43	2.21
C134	N89°11'26"E	109.24	36°01'41"	175.00	110.04	56.91
C135	S89°42'33"E	19.84	6°10'20"	175.00	18.85	9.44
C136	S17°19'29"W	65.16	12°06'16"	309.00	65.26	32.76
C137	S26°51'02"W	47.65	8°50'39"	309.00	47.70	23.90
C138	S01°52'04"E	46.30	8°35'35"	309.00	46.34	23.21
C139	S10°48'09"E	48.48	9°00'05"	309.00	49.49	24.80
C140	S19°44'22"E	50.09	9°17'59"	309.00	50.14	25.11
C141	N78°45'46"E	84.17	18°04'15"	268.00	84.52	42.62
C142	S83°04'45"W	9.60	33°17'50"	15.00	8.72	4.49
C143	S27°04'09"W	4.88	18°43'29"	15.00	4.90	2.47
C144	S46°57'50"W	51.69	62°30'48"	50.00	54.55	30.35
C145	N79°54'10"W	34.00	39°45'19"	50.00	34.69	18.08
C146	N39°08'51"W	34.00	39°45'19"	50.00	34.69	18.08
C147	N09°17'00"W	34.18	39°56'40"	50.00	34.88	18.19
C148	N30°34'57"E	34.00	39°45'19"	50.00	34.69	18.08
C149	N60°23'47"E	4.88	18°43'29"	15.00	4.90	2.47
C150	S87°36'48"E	4.88	18°43'29"	15.00	4.90	2.47
C151	S46°57'50"W	51.69	62°30'48"	50.00	54.55	30.35
C152	S83°27'02"W	36.37	12°39'16"	175.00	38.35	19.25
C153	S64°34'30"W	15.67	5°07'59"	175.00	15.67	7.84
C154	S56°27'36"W	52.34	6°52'09"	265.00	27.36	13.70
C155	S53°01'31"W	8.00	1°44'00"	265.00	8.00	4.00
C156	S31°50'20"W	54.00	5°19'05"	582.00	54.02	27.03
C157	S33°09'30"W	52.00	5°07'15"	582.00	52.02	26.03
C158	S35°27'48"W	51.00	5°01'37"	582.00	51.02	25.52
C159	S47°30'43"W	58.90	5°47'39"	582.00	58.92	29.48
C160	S69°14'12"E	40.00	47°54'59"	50.00	41.81	22.21
C161	S89°04'11"E	52.81	63°45'23"	50.00	55.54	31.10
C162	N63°28'27"E	40.00	47°54'59"	50.00	41.81	22.21
C163	N35°57'09"E	10.95	11°59'19"	50.00	10.97	5.51
C164	N16°01'54"E	29.47	36°43'07"	50.00	30.90	15.97
C165	N64°36'28"E	40.16	10°14'28"	225.00	40.21	20.16
C166	N82°43'51"E	15.01	3°49'02"	225.00	15.02	7.51
C167	N86°59'52"E	71.61	18°14'23"	225.00	72.13	36.29
C168	S85°14'24"W	86.58	83°29'39"	50.00	75.96	46.82
C169	N35°40'54"W	29.78	34°39'39"	50.00	30.25	15.50
C170	N01°09'04"W	29.57	33°53'44"	50.00	30.02	15.48
C171	N32°44'41"E	34.16	39°56'40"	50.00	34.88	18.19
C172	N76°15'12"E	34.59	40°22'26"	50.00	35.32	18.43
C173	S56°39'41"E	12.94	14°52'38"	50.00	12.98	6.53
C174	S83°29'41"E	40.00	47°54'59"	50.00	41.81	22.21
C175	S51°28'39"E	53.91	13°45'38"	225.00	54.04	27.15
C176	S39°14'31"E	42.00	10°42'39"	225.00	42.06	21.09
C177	S28°43'30"E	40.48	10°19'03"	225.00	40.54	20.32
C178	S21°55'05"E	12.92	3°17'39"	225.00	12.93	6.46
C179	S86°33'57"E	77.65	19°50'24"	225.00	78.04	39.42
C180	S70°02'34"E	50.32	12°50'23"	225.00	50.42	25.30
C181	N21°05'42"E	25.52	4°33'50"	318.00	25.53	12.77
C182	N10°55'36"E	87.20	15°43'41"	318.00	87.46	44.02
C183	N02°33'29"W	62.17	11°13'10"	318.00	62.27	31.23

LINE TABLE

NO.	BEARING	DISTANCE
T1	N71°00'09"E	128.00
T2	N66°36'53"E	30.15
T3	S62°37'10"E	40.69
T4	S20°16'20"E	35.00
T5	N69°43'40"E	120.00
T6	N20°16'20"W	5.00
T7	N75°02'24"W	119.47
T8	N03°12'07"W	115.00
T9	N74°19'45"W	93.91
T10	N47°31'16"W	47.83
T11	N30°39'23"W	44.18
T12	N22°28'01"W	50.09
T13	N18°00'00"W	115.00
T14	N71°00'00"E	13.05
T15	N63°36'31"E	40.00
T16	N60°42'01"E	71.87
T17	S87°06'16"E	71.97
T18	N88°06'16"E	80.18
T19	N81°48'56"E	64.00
T20	N08°10'04"W	9.67
T21	N81°48'56"E	117.86
T22	N87°08'19"E	80.00
T23	S83°19'08"E	64.03
T24	S49°52'53"E	110.48
T25	S41°24'19"W	123.65
T26	S54°23'48"W	40.66
T27	S65°08'20"W	25.77
T28	N35°46'39"W	36.73
T29	S54°13'28"W	67.66
T30	S66°43'40"W	17.69
T31	S69°43'40"W	60.00
T32	S69°43'40"W	50.00
T33	S69°43'40"W	24.86
T34	S32°36'53"E	43.17
T35	N46°50'12"E	103.16
T36	S19°00'00"E	109.58
T37	N20°16'20"W	55.00
T38	S20°16'20"E	55.00
T39	N20°16'20"W	40.00
T40	S69°43'40"W	113.04
T41	N10°48'05"E	40.00
T42	N10°48'05"E	64.00
T43	N69°43'40"E	100.86
T44	N69°43'40"E	36.77
T45	S69°43'40"W	36.77
T46	S69°43'40"W	62.00
T47	S51°58'36"W	113.60
T48	N20°16'20"W	38.00
T49	S69°43'40"W	38.36
T50	S69°43'40"W	59.81
T51	N66°37'23"W	59.81
T52	N21°09'37"E	3.00
T53	N23°22'37"W	35.91
T54	N23°22'37"W	74.70
T55	S23°22'37"E	74.70
T56	N23°22'37"W	74.70
T57	N67°05'12"E	36.91
T58	S50°48'46"E	69.75
T59	N52°54'48"E	132.09
T60	S57°05'12"E	36.91
T61	N32°54'48"E	113.00
T62	S23°22'37"E	35.21
T63	N69°26'23"E	39.14
T64	N19°00'00"W	100.00
T65	S69°43'40"W	21.77
T66	S33°39'53"E	34.95
T67	S33°39'53"E	9.52
T68	S20°16'20"E	19.99
T69	N20°16'20"W	100.00
T70	S69°43'40"W	19.99
T71	N81°47'53"E	35.34
T72	S20°16'20"E	14.77
T73	N82°56'39"W	21.79
T74	N69°43'40"E	10.21
T75	N82°48'27"W	22.18
T76	N20°16'20"W	33.86
T77	N69°43'40"E	116.50
T78	N20°16'20"W	126.50
T79	N69°43'40"E	30.49
T80	N69°43'40"E	20.00
T81	N28°23'33"E	20.35
T82	N82°54'48"E	37.28
T83	S82°54'48"W	36.68
T84	N09°47'48"W	11.42
T85	N66°37'23"W	28.69
T86	S75°59'11"E	7.26
T87	N69°43'40"E	16.33
T88	N69°43'40"E	20.64
T89	N46°37'55"E	15.06
T90	N46°57'55"E	37.14
T91	N15°54'48"E	28.04
T92	N15°54'48"E	112.73

NO.	BEARING	DISTANCE
T93	N49°58'05"E	12.89
T94	N20°16'20"W	16.85
T95	N69°43'40"E	136.93
T96	S02°58'39"E	19.22
T97	S50°48'46"W	33.50
T98	S50°48'46"W	32.00
T99	S50°48'46"W	57.50
T100	S29°23'33"W	36.00
T101	S69°43'40"W	17.00
T102	S69°43'40"W	28.49
T103	S66°37'23"E	18.14
T104	N82°57'32"E	23.64
T105	S72°57'54"E	36.08
T106	N29°23'33"E	5.14
T107	S72°57'54"E	36.36
T108	N86°57'32"E	104.08
T109	N69°43'40"E	111.33
T110	N29°23'33"E	5.14
T111	N28°23'33"E	5.00
T112	N69°46'21"E	119.45
T113	N69°46'21"E	16.45
T114	N69°58'39"W	106.78
T115	N81°36'27"W	115.00
T116	S72°57'54"E	90.53
T117	N69°43'40"E	16.59
T118	N69°43'40"E	16.13
T119	N69°43'40"E	33.45
T120	S86°58'19"E	78.53
T121	N21°47'48"W	67.66
T122	N83°40'44"W	106.75
T123	N69°46'21"E	133.44
T124	S20°16'20"E	15.79
T125	S01°40'44"E	22.31
T126	S08°47'48"E	39.24
T127	S20°16'20"E	11.42
T128	S09°47'48"E	28.36
T129	S69°43'40"W	115.88
T130	S78°46'46"W	46.05
T131	S69°43'40"W	113.04
T132	S69°43'40"W	40.00
T133	S65°54'04"W	105.61
T134	S69°43'40"W	11.96
T135	S51°58'36"W	36.42
T136	S51°58'36"W	24.58
T137	S63°31'25"W	19.94
T138	S65°54'04"W	4.38
T139	S19°00'00"E	18.61
T140	S74°19'45"E	7.53
T141	N78°45'46"E	17.74
T142	S72°57'54"E	30.31
T143	S83°31'29"W	30.36
T144	S36°59'07"W	71.18
T145	S89°16'30"E	11.35
T146	N18°54'38"E	7.38
T147	N15°54'38"E	109.17
T148	N69°43'40"E	18.72
T149	N71°00'00"E	36.91
T150	N71°00'00"E	3.00
T151	N71°00'00"E	36.91
T152	N69°43'40"E	36.91
T153	N19°54'48"E	113.00
T154	N69°38'06"W	23.15
T155	N69°38'06"W	15.57
T156	S38°15'17"W	27.20
T157	S69°43'40"W	21.77
T158	N15°54'38"E	7.39
T159	N15°54'38"E	109.17
T160	S20°16'20"E	25.83

SHEET 3 OF 5

PROJECT NO: 777-742	DESIGNED BY: SH
FILE NO: 777-742 02P3	DRAWN BY: KSB
DATE: DECEMBER, 1985	CHECKED BY:
SCALE: 1"=100'	REVISED BY:

HKG
Haynie Kallmen & Gray, Inc.
Consulting Engineers
Austin, Texas

CB-84-196.2(B5)

Cab. H Slide 286

FERN BLUFF SECTION TWO

FIELD NOTES FOR FERN BLUFF SECTION TWO

Field notes describing a 50.288 acre tract of land out of the William Dugan Survey, Abstract No. 190, in Williamson County, Texas, and being a part of a 472.162 acre tract conveyed to Bill Milburn, Inc. by deed recorded in Vol. 1020, Pg. 202 of the Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument set in the Southwest corner of said 472.162 acre tract, being the approximate Southwest corner of the William Dugan Survey, Abstract No. 190, and POINT OF BEGINNING of the hereinafter described 50.288 acres.

THENCE N 19°00'00" W along the West property line of said 472.162 acre tract being the East line of Brushy Creek Section Two as recorded in Cab. C, Slides 324-331 of the Plat Records of Williamson County, Texas, 305.19 feet to a concrete monument set for an ell corner.

THENCE N 71°00'00" E 128.00 feet to an iron pin set for an angle point.

THENCE N 66°36'49" E 50.15 feet to an iron pin set for an angle point.

THENCE N 69°43'40" E 514.77 feet to an iron pin set for an angle point.

THENCE S 62°37'10" E 40.59 feet to an iron pin set for an angle point.

THENCE S 20°16'20" E 35.00 feet to an iron pin set for an ell corner.

THENCE N 69°43'40" E 120.00 feet to an iron pin set for an ell corner.

THENCE N 20°16'20" W 5.00 feet to an iron pin set for an ell corner.

THENCE N 69°43'40" E 165.00 feet to a concrete monument set for an ell corner.

THENCE N 20°16'20" W 196.50 feet to an iron pin set for an angle point.

THENCE N 79°02'24" W 118.47 feet to an iron pin set for an angle point.

THENCE N 10°49'05" E 184.00 feet to an iron pin set in the PC of a curve to the left having a radius of 268.00 feet and a central angle of 13°01'12".

THENCE with the arc of the said curve 60.90 feet, the long chord of which bears S 85°41'31" E 60.77 feet to an iron pin set for the PT of the said curve.

THENCE N 02°12'07" W 115.00 feet to an iron pin set for an angle point.

THENCE N 74°19'45" W 93.91 feet to an iron pin set for an angle point.

THENCE N 47°31'12" W 47.53 feet to an iron pin set for an angle point.

THENCE N 30°33'23" W 44.18 feet to an iron pin set for an angle point.

THENCE N 19°00'00" W 269.96 feet to an iron pin set in the PC of a curve to the right said curve having a radius of 225.00 feet and a central angle of 12°03'26".

THENCE with the arc of the said curve 47.35 feet, the sub-chord of which bears S 64°58'17" W 47.26 feet to an iron pin set for the PT of the said curve.

THENCE N 22°26'01" W 50.09 feet to an iron pin set for an angle point.

THENCE N 19°00'00" W 115.00 feet to a concrete monument set for an angle point.

THENCE N 71°00'00" E 13.05 feet to an iron pin set for an angle point.

THENCE N 51°58'36" E 190.49 feet to an iron pin set for an angle point.

THENCE N 03°49'57" W 161.24 feet to an iron pin set for an angle point.

THENCE N 63°36'31" E 40.00 feet to an iron pin set for an angle point.

THENCE N 38°15'17" E 212.77 feet to a concrete monument set for the North corner of this tract.

THENCE S 60°42'07" E 71.97 feet to an iron pin set for an angle point.

THENCE S 68°38'06" E 143.80 feet to an iron pin set for an angle point.

THENCE S 79°12'46" E 143.80 feet to an iron pin set for an angle point.

THENCE S 87°08'46" E 71.97 feet to a concrete monument found for an angle point.

THENCE N 88°06'16" E 82.13 feet to an iron pin found for an angle point.

THENCE N 81°49'56" E 64.00 feet to an iron pin found for an ell corner.

THENCE N 08°10'04" W 9.67 feet to an iron pin found for an ell corner.

THENCE N 81°49'56" E 117.86 feet to a concrete monument found for an angle point.

THENCE N 61°43'45" E 205.34 feet to an iron pin found for an angle point.

THENCE N 49°58'05" E 153.32 feet to an iron pin found for an angle point.

THENCE N 40°50'12" E 103.16 feet to a concrete monument found for an angle point.

THENCE S 57°05'12" E 563.61 feet to an iron pin found for an angle point.

THENCE S 63°19'08" E 64.03 feet to a concrete monument found for an angle point.

THENCE S 61°36'27" E 155.47 feet to a concrete monument found for the East corner of this tract.

THENCE S 49°52'53" W 110.48 feet to an iron pin set for an angle point.

THENCE S 28°23'33" W 374.61 feet to an iron pin set for an angle point.

THENCE S 41°24'19" W 123.65 feet to an iron pin set for an angle point.

THENCE S 54°23'48" W 40.66 feet to an iron pin set for an angle point.

THENCE S 65°28'20" W 55.77 feet to an iron pin set in the PC of a curve to the left having a radius of 225.00 feet and a central angle of 11°14'52".

THENCE along the arc of said curve 44.17 feet, the sub-chord of which bears N 30°09'06" W 44.10 feet to an iron pin set for the PT of the said curve.

THENCE N 35°46'32" W 36.73 feet to an iron pin set for an ell corner.

THENCE S 54°13'28" W 50.00 feet to an iron pin set in the PC of a curve to the left having a radius of 15.00 feet and a central angle of 86°09'30".

THENCE along the arc of said curve 22.56 feet, the long chord of which bears N 78°51'17" W 20.49 feet to an iron pin set for the PT of the said curve and the PC of a curve to the right having a radius of 582.00 feet and a central angle of 11°39'42".

THENCE along the arc of said curve 118.46 feet, the long chord of which bears S 63°53'49" W 118.25 feet to an iron pin set for the PT of the said curve.

THENCE S 69°43'40" W 17.69 feet to an iron pin set in the PC of a curve to the left having a radius of 15.00 feet and a central angle of 90°00'00".

THENCE along the arc of said curve 23.56 feet, the long chord of which bears S 24°43'40" W 21.21 feet to an iron pin set for the PT of said curve.

THENCE S 69°43'40" W 50.00 feet to an iron pin set in the PC of a curve to the left having a radius of 15.00 feet and a central angle of 90°00'00".

THENCE along the arc of said curve 23.56 feet, the long chord of which bears N 65°16'20" W 21.21 feet to an iron pin set for the PT of the said curve.

THENCE S 69°43'40" W 150.00 feet to an iron pin set in the PC of a curve to the left having a radius of 15.00 feet and a central angle of 90°00'00".

THENCE along the arc of said curve 23.56 feet, the long chord of which bears S 24°43'40" W 21.21 feet to a concrete monument set for the PT of the said curve.

THENCE S 69°43'40" W 50.00 feet to an iron pin set in the PC of a curve to the left having a radius of 15.00 feet and a central angle of 90°00'00".

THENCE along the arc of said curve 23.56 feet, the long chord of which bears N 65°16'20" W 21.21 feet to an iron pin set for the PT of the said curve.

THENCE S 69°43'40" W 108.00 feet to a concrete monument set for an ell corner.

THENCE S 20°16'20" E 307.00 feet to an iron pin set for an angle point.

THENCE S 33°39'53" E 43.17 feet to an iron pin set for an angle point.

THENCE S 20°16'20" E 209.12 feet to a concrete monument set in the South line of the said 472.162 acre tract and also being in the North line of Lot 5, Block 12 of the AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 AND ALL OF BLOCK 30 as recorded in Cab. E, Slides 294-297 of the Plat Records of Williamson County, Texas, being also the Southeast corner of this tract.

THENCE S 69°45'26" W with the North line of said amended subdivision 550.14 feet to a concrete monument set, said monument being the Northwest corner of said amended subdivision and the Northeast corner of Brushy Creek Section Two as recorded in Cab. C, Slides 324-331 of the said plat records.

THENCE S 69°43'12" W with said subdivision 1169.80 feet to the POINT OF BEGINNING containing 50.288 acres of land more or less, to be known as FERN BLUFF SECTION TWO.

C8-84-196.2 (8S)

SHEET 4 OF 5

PROJECT NO: 777-742	DESIGNED BY: GH
FILE NO: 777-742 DSP4	DRAWN BY: KSB
DATE: OCTOBER, 1985	CHECKED BY:
SCALE:	REVISED BY:

HK&G
Haynie Kallman & Gray, Inc.
Consulting Engineers
Austin, Texas

Cab. H Slide 287

FERN BLUFF SECTION TWO

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

That Bill Milburn, Inc., a Texas corporation, acting herein by and through Bill Milburn, President, owner of 472.182 acres of land in the William Dugan Survey, A-190, Williamson County, Texas, conveyed to Bill Milburn, Inc. by deed recorded in Vol. 1020, Pg. 202, Williamson County, Texas, does hereby subdivide 50.288 acres of land to be known as FERN BLUFF SECTION TWO, and does hereby dedicate to the public use all streets and easements shown hereon, and does further impose upon all lots shown hereon the following restrictions listed below which shall be enforceable by the City of Austin and/or the owners of such lots:

1. No lot in this subdivision shall be occupied until connection is made to the Fern Bluff M.U.D. Water and Wastewater Collection System.
2. Sidewalks are required on both sides of Glen Canyon Drive (64' ROW), on the North side of Columbia Falls Drive, Columbia Falls Cove and Mt. Shasta Cove, on the South side of Priest River Drive, on the East side of Gunnison Springs Drive, Klamath Falls Drive (50' ROW), and Montana Falls Drive, and on the West side of Columbia Falls Drive. Both sides of Klamath Falls Drive (64' ROW).
3. The land use, development and maintenance of this property shall conform with the requirements of the agreement concerning creation and operation of the Fern Bluff M.U.D. and the Fern Bluff M.U.D. Land Use Plan.
4. This subdivision is located within the Edwards Aquifer Recharge Zone.
5. The Property owner shall provide for access to the drainage easements as may be necessary and shall not prohibit access by City of Austin/Williamson County for inspection or maintenance of the said easements.
6. This subdivision is classified as urban and all streets shall be built to City of Austin standards.
7. 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.
8. Water plans will be submitted to the City of Austin and the Austin Fire Marshall for approval prior to any development.
9. RESTRICTIVE COVENANT FILED VOL. 1402 PG. 836 WILLIAMSON CO DEED RECORDS, 10TH

Witness my hand this the 10th day of December, A.D., 1985.

Bill Milburn, Inc.
11911 Burnet Road
Austin, Tx. 78721

By: Bill Milburn, Inc.

Bill Milburn, President

Prior to grading, any type of earth moving, construction on, or under the land in this subdivision, a drainage plan designed by a registered professional engineer shall be submitted for the proposed development, and modifications thereof to the Engineering Department of the City of Austin and the Commissioners Court of Williamson County for review and approval. It is further understood that the enforcement of the plat restrictions is the responsibility of the developer-owner; however, the City of Austin and the Commissioners Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal proceedures to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been fulfilled.

Bill Milburn, President

STATE OF TEXAS

Before me, the undersigned authority, personally appeared, on this day, Bill Milburn, 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 purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal this 19th day of December A.D., 1985.

Valerie H. Fix
Notary Public in and for the State of Texas

My Commission expires 6-27-89 (date)

Valerie G. Fix
(Printed Name of Notary)

FLOOD PLAIN NOTE:
No portion of this subdivision is located within the 100 year flood plain.

HAYNIE KALLMAN & GRAY, INC.

Timothy E. Haynie, Registered Professional Engineer
No. 36982

I, Timothy E. Haynie, a REGISTERD PUBLIC SURVEYOR, authorized under the laws of the State of Texas to practice the profession of surveying, hereby certify that this plat complies with Chapter 13-3 of the Austin City Code and was prepared from an actual survey on the ground under my direction and supervision and is true and correct to the best of my professional knowledge and belief.

HAYNIE KALLMAN & GRAY, INC.

Timothy E. Haynie
Registered Public Surveyor
No. 2380

THE CITY OF AUSTIN
Approved for Acceptance
Date May 27TH 1986

James B. Duncan, Director
Office of Land Development Services
MARIE A. GAINES

Accepted and Authorized by the Planning Commission, City of Austin, Texas, this 27TH day of MAY A.D., 1986

Secretary
BEATRIZ DeLaGarza

Chairman FRANCES SCHENKKAN

POSTMASTER'S STATEMENT

I hereby certify that the street names assigned to streets in FERN BLUFF SECTION THREE as platted hereon are previously unassigned within my postal service area.

Round Rock Post Office
Round Rock, Texas

WILLIAMSON COUNTY HEALTH DEPARTMENT

This subdivision complies with Williamson County Edwards Aquifer Regulations and Williamson County Flood Plain Regulations.

Jack Purcell
Williamson County Health Department
Williamson County, Texas

In approving this plat by the Commissioners' 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 in such streets, roads and other public thoroughfares as shown in this plat, or in connection therewith, shall be the responsibility of the owner or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas and said Commissioners' Court assumes no responsibility or obligation to build or maintain any streets, roads, or other public thoroughfares shown on this plat, or of constructing or maintaining any culverts, bridges, etc., 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 this subdivision have been achieved, and all driveway drain pipes have been installed on written permission from the County Commissioners, the Commissioners' Court assumes full responsibility for maintenance of said streets and roads.

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 written Field Notes and the Surveyors Certification appearing hereon, known as FERN BLUFF SECTION TWO, having been duly presented to the Commissioners' Court of Williamson County, Texas and by the said Court was this day approved, and the said plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

7-7-86
Date

Don Wilson, County Judge
Williamson County, Texas

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument, in writing, with its certificate of authentication, was filed for record in my office on the 11th day of August A.D. 1986 at 4:45 O'Clock P.M., and duly recorded the 11th day of August A.D., 1986 at 4:25 O'Clock P.M., in the Plat Records of said County in Cabinet H Slides 283 to 287.

WITNESS MY HAND AND SEAL of the County Court of said County, at my office in Georgetown, Texas, on the last date entered above.

Carolyn Gardner
CAROLYN GARDNER DEPUTY

James N. Boydston
Clerk, County Court
Williamson County, Texas

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

CB-84-196.2 (B5)

SHEET 5 OF 5

PROJECT NO: 777-741	DESIGNED BY: GH
FILE NO: 777-742 PSA	DRAWN BY: KSB
DATE: NOVEMBER, 1985	CHECKED BY:
SCALE:	REVISED BY:

HKG
Haynie Kallman & Gray, Inc.
Consulting Engineers
Austin, Texas