PLAT 2004030598
4 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: Morrison Homes of Texas, Inc. by Steven Pate, Division President

SUBDIVISION NAME: **AVERY SOUTH , SECTION TWO, PHASE ONE**

PLAT RECORDED IN: Cabinet Y, Slides 306, 307, 308 and 309.

PROPERTY IS DESCRIBED AS: 27.257 acres Rachel Saul Survey, Abstract No. 551

HAND TO: City of Austin, David Wahlgren (974-6455)

INSTRUMENT DATE: March 2, 2004

FILE DATE: April 22, 2004

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2004030598
Nancy E. Rister
04/22/2004 09:17 AM
CARRILLO $211.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Cabinet 4 Slide 306 Doc. # 2004030598

FINAL SUBDIVISION PLAT OF AVERY SOUTH SECTION TWO, PHASE ONE

SUBDIVISION OF 27.257 ACRES OUT OF THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551 SITUATED IN WILLIAMSON COUNTY, TEXAS

AVERY SOUTH SECTION ONE, PHASE TWO
DOC. NO. 2002031660
W.C.O.R.

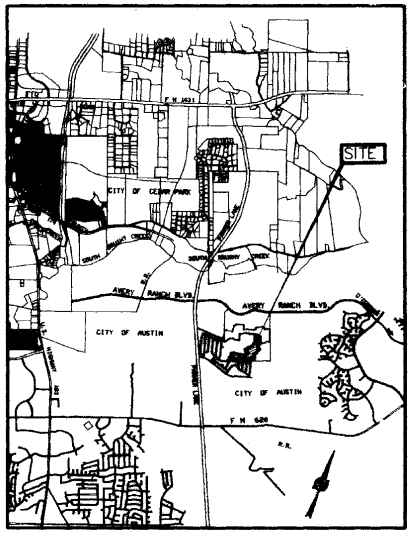
AVERY SOUTH SECTION TWO
BLOCK H, LOTS 1 AND 2,
BLOCK M, LOTS 28, 29, 30 AND 31

AVERY SOUTH SECTION ONE, PHASE TWO
DOC. NO. 2002031660
W.C.O.R.

AVERY SOUTH SECTION TWO
BLOCK H, LOTS 1 AND 2,
BLOCK M, LOTS 28, 29, 30 AND 31
DOC. NO. 2003115174
W.C.O.R.

PEBBLE CREEK
JOINT VENTURE
"PARCEL ONE, TRACT I"
REMAINDER OF 1304.520 AC.
DOC. NO. 9843836
W.C.O.R.

PEBBLE CREEK
JOINT VENTURE
"PARCEL ONE, TRACT I"
REMAINDER OF 1304.520 AC.
DOC. NO. 9843836
W.C.O.R.



LOCATION MAP
(N.T.S.)

0 50 100 150 200
1"=100'

NOTE: IRON RODS WITH A PLASTIC CAP AS SHOWN HEREON, HAVE AN ORANGE CAP THAT LOOKS AS FOLLOWS:

LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ PLASTIC SURVEYOR'S CAP
⊙	1/2" IRON ROD W/CAP FOUND
▲	60D NAIL FOUND
⊗	COTTON SPINDLE SET
■	HWY MONUMENT FOUND
△	MAG NAIL SET
	(UNLESS OTHERWISE NOTED)
P.O.B.	POINT OF BEGINNING
W.C.O.R.	WILLIAMSON COUNTY OFFICIAL RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
WWE	WASTE WATER EASEMENT
LSE	LINE OF SIGHT EASEMENT
B.L.	BUILDING SETBACK LINE
W.W.	WASTE WATER
(XXX)	RECORD INFORMATION DOC. NO. #9843836
((XXX))	RECORD INFORMATION
<<XXX>>	RECORD INFORMATION DEED VOL. 1844, PG. 392
.....	SIDEWALK LOCATION

SUBDIVISION LOT SUMMARY

SINGLE FAMILY LOTS =	62
DRAINAGE & WATER QUALITY LOT =	1
TOTAL LOTS =	63

LOT ACREAGE =	23.633 AC.
ROW ACREAGE =	3.624 AC.
TOTAL ACREAGE =	27.257 AC.

DRAINAGE AND WATER QUALITY LOT/EASEMENT

CSA COOK-STRINGMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-8999

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5956

Revision Date: 01/15/04
Scale: 1"=100' Date: 01/09/03
Disk: P123\21307 Book: 0220, 0224
Drawn by: BJM
File: 21307PL2OR.DWG
Approved by: BJM
Project No.: 213-07.03

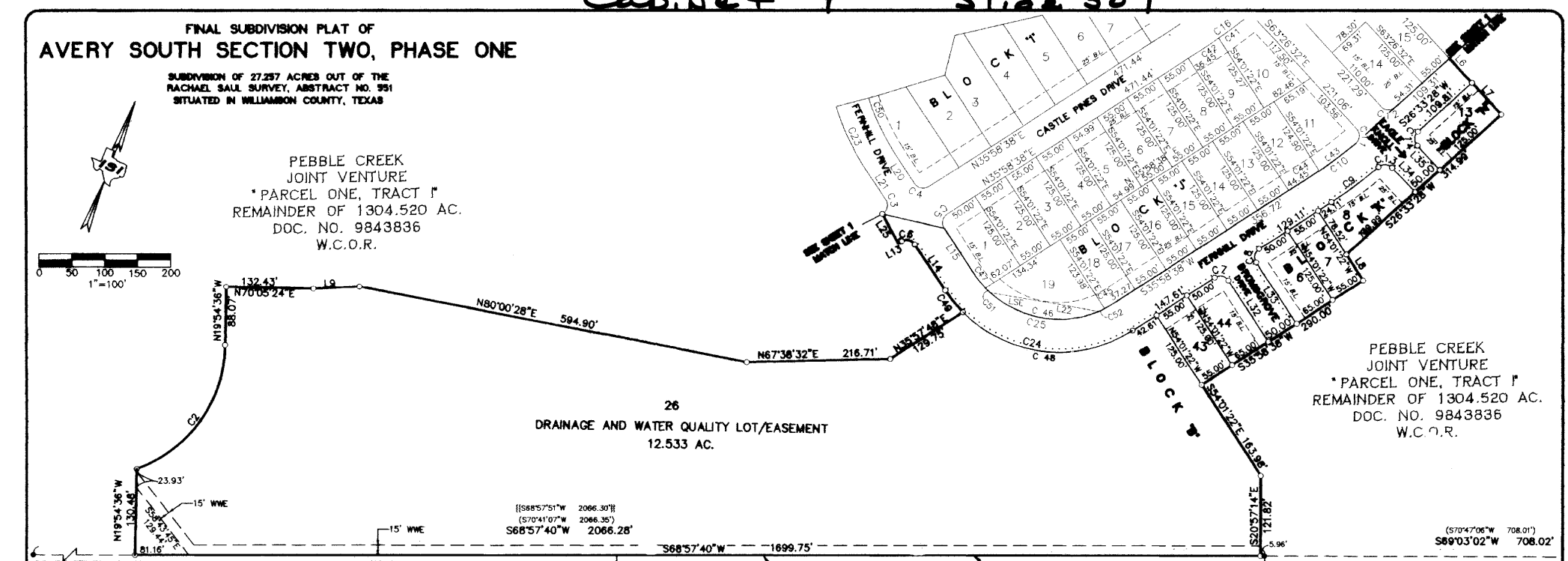
SHEET 1 OF 4

PHOTOGRAPHIC MYLAR

Cabinet 4 Slide 307

FINAL SUBDIVISION PLAT OF
AVERY SOUTH SECTION TWO, PHASE ONE

SUBDIVISION OF 27.257 ACRES OUT OF THE
RACHAEL SAUL SURVEY, ABSTRACT NO. 551
SITUATED IN WILLIAMSON COUNTY, TEXAS



DAVIS SPRING
SECTION 5-C
CAB. "O", SLD. 18
W.C.P.R.

10' WIDE ELECTRIC & TELEPHONE
VOL. 1230, PG. 200 O.R.W.C.Tx

25' DRAIN EASEMENT

NORTH CENTRAL CATHOLIC
SCHOOL CORP.
DOC. NO. #199945377
19.33 ACRES

DAVIS SPRING
SECTION 5-D

10' WIDE ELECTRIC & TELEPHONE
VOL. 1230, PG. 200 O.R.W.C.Tx

IVALENE PEARSON BANKS,
TRUSTEE
45.14 ACRES
VOL. 2100, PG. 501
W.C.O.R.

LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ PLASTIC SURVEYOR'S CAP
◉	1/2" IRON ROD W/CAP FOUND
▲	60D NAIL FOUND
●	COTTON SPINDLE SET
■	HWY MONUMENT FOUND
△	MAG NAIL SET
(UNLESS OTHERWISE NOTED)	
P.O.B.	POINT OF BEGINNING
W.C.O.R.	WILLIAMSON COUNTY OFFICIAL RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
WWE	WASTE WATER EASEMENT
LSE	LINE OF SIGHT EASEMENT
B.L.	BUILDING SETBACK LINE
W.W.	WASTE WATER
(XXX)	RECORD INFORMATION DOC. NO. #9843836
((XXX))	RECORD INFORMATION
<<XXX>>	RECORD INFORMATION DEED VOL. 1844, PG. 392
.....	SIDEWALK LOCATION

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°49'59"	67.12'	325.00'	S10°46'25"E	67.00'
C2	68°32'24"	245.23'	205.00'	N14°21'35"E	230.87'
C3	94°27'13"	24.73'	15.00'	N6°47'46"W	22.02'
C4	90°00'00"	23.56'	15.00'	N80°58'38"E	21.21'
C5	90°00'00"	23.56'	15.00'	S9°01'22"E	21.21'
C6	85°32'46"	22.40'	15.00'	S83°12'14"W	20.37'
C7	90°00'00"	23.56'	15.00'	S80°58'38"W	21.21'
C8	90°00'00"	23.56'	15.00'	S9°01'22"E	21.21'
C9	7°54'08"	80.20'	581.50'	N32°01'33"E	80.14'
C10	8°05'24"	89.17'	631.50'	N31°55'55"E	89.09'
C11	91°31'00"	23.96'	15.00'	N17°41'02"W	21.49'
C12	90°00'00"	23.56'	15.00'	N71°33'28"E	21.21'
C13	88°40'15"	23.21'	15.00'	S72°13'20"W	20.97'
C14	90°00'00"	23.56'	15.00'	S18°26'32"E	21.21'
C15	5°25'20"	55.36'	585.00'	N33°15'57"E	55.34'
C16	5°54'54"	65.56'	635.00'	N33°01'11"E	65.53'
C17	93°59'48"	24.61'	15.00'	N16°26'38"W	21.94'
C18	94°03'04"	24.62'	15.00'	N69°31'56"E	21.95'
C19	86°29'44"	22.64'	15.00'	S73°18'36"W	20.55'
C20	86°26'53"	22.63'	15.00'	S20°13'05"E	20.55'
C21	39°11'48"	400.21'	585.00'	N2°54'30"E	392.45'
C22	39°41'45"	439.94'	635.00'	N3°09'28"E	431.20'
C23	16°20'59"	107.01'	375.00'	N45°50'53"W	106.65'
C24	90°00'00"	322.01'	205.00'	N80°58'38"E	289.91'
C25	90°00'00"	243.47'	155.00'	N80°58'38"E	219.20'
C26	0°54'29"	9.27'	585.00'	N16°14'10"W	9.27'
C27	6°32'04"	66.72'	585.00'	N12°30'53"W	66.68'
C28	6°22'10"	65.03'	585.00'	N6°03'46"W	65.00'
C29	6°22'10"	65.03'	585.00'	N0°18'24"E	65.00'
C30	6°22'10"	65.03'	585.00'	N6°40'34"E	65.00'
C31	6°22'10"	65.03'	585.00'	N13°02'44"E	65.00'
C32	6°16'34"	64.08'	585.00'	N19°22'07"E	64.05'
C33	4°15'48"	47.25'	635.00'	N14°33'30"W	47.24'
C34	5°36'15"	62.11'	635.00'	N9°37'28"W	62.09'
C35	4°57'46"	55.00'	635.00'	N4°20'27"W	54.98'
C36	4°57'46"	55.00'	635.00'	N0°37'19"E	54.99'
C37	4°57'47"	55.01'	635.00'	N5°35'06"E	54.99'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C38	4°57'47"	55.01'	635.00'	N10°32'53"E	54.99'
C39	4°57'46"	55.00'	635.00'	N15°30'40"E	54.98'
C40	5°00'47"	55.56'	635.00'	N20°29'57"E	55.54'
C41	4°14'27"	47.00'	635.00'	N32°10'57"E	46.99'
C42	1°40'27"	18.55'	635.00'	N35°08'24"E	18.55'
C43	6°51'46"	69.65'	581.50'	N31°30'22"E	69.61'
C44	1°02'22"	10.55'	581.50'	N35°27'27"E	10.55'
C45	6°34'10"	17.77'	155.00'	N38°15'43"E	17.76'
C46	72°16'13"	195.51'	155.00'	N78°40'55"E	182.80'
C47	11°09'35"	30.19'	155.00'	S58°36'10"E	30.14'
C48	78°15'43"	280.02'	205.00'	N75°06'29"E	258.75'
C49	11°44'16"	42.00'	205.00'	S59°33'31"E	41.92'
C50	19°54'38"	112.94'	325.00'	S42°35'43"E	112.37'
C51	3°47'43"	10.27'	155.00'	S67°04'50"E	10.27'
C52	3°44'15"	10.11'	155.00'	N44°24'56"E	10.11'
C53	2°47'53"	15.79'	325.00'	N15°17'53"W	15.79'
C54	8°52'54"	50.38'	325.00'	N9°27'55"W	50.33'

NUM	DISTANCE	BEARING
L1	12.18'	S16°41'23"E
L2	14.63'	S73°18'36"W
L3	111.41'	S16°41'24"E
L4	74.39'	S27°36'34"W
L5	46.88'	S64°20'18"E
L6	50.00'	S64°01'09"E
L7	85.00'	S63°36'25"E
L8	46.48'	S54°01'22"E
L9	69.87'	N66°30'27"E
L10	61.71'	N07°17'22"W
L11	58.32'	N40°07'17"E
L12	50.07'	N22°07'40"E
L13	6.23'	S40°25'51"W
L14	82.99'	N54°01'22"W
L15	80.00'	N54°01'22"W
L16	110.00'	N54°01'22"W
L17	110.00'	N54°01'22"W
L18	50.17'	S63°26'32"E
L19	50.00'	S63°26'32"E
L20	56.85'	N54°01'22"W
L21	53.41'	N54°01'22"W
L22	61.71'	N07°17'22"W
L23	58.32'	N40°07'17"E
L24	50.07'	N22°07'40"E
L25	50.00'	N49°34'09"W

Revision Date: 01/16/04
Revision Date: 03/10/03

CSA COOK-STERNMAN & ASSOCIATES, INC.
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Austin, Texas Tel 512-454-8777 Fax 512-454-2889

INTERSTATE SURVEYING, INC.
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13740 N HWY 183, BLDG L-4 (512) 219-5665
Austin, Texas 78750 FAX 219-5668

Scale: 1"=100' Date: 12/26/02
Disk: P2@\21307 Book: @30, @34
Drawn by: BJH
File: 21307PLAT.DWG
Approved by: BJH
Project No.: 213-07.03

SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

Cabinet Y Slide 308

FINAL SUBDIVISION PLAT OF
AVERY SOUTH SECTION TWO, PHASE ONE

SUBDIVISION OF 27.257 ACRES OUT OF THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551 SITUATED IN WILLIAMSON COUNTY, TEXAS

DESCRIPTION

OF A 27.257 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING 27.257 ACRES AS CONVEYED TO MORRISON HOMES OF TEXAS, INC. BY DEED RECORDED AS DOCUMENT NO. 2004008215 IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SAID 27.257 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found for the southwest corner of Lot 9, Block "G", Avery South Section One, Phase Two, recoded as Document No. 2002031660 of the Official Records of Williamson County, Texas, for the northwest corner hereof;

Thence, along the south line of said Avery South Section One, Phase Two, the following five (5) courses and distances:

1) N84°58'32"E, a distance of 120.00 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner hereof;

2) along a non-tangent curve to the left, having a radius of 325.00 feet, a delta angle of 11°49'59", a chord distance of 67.00 feet (chord bears S10°46'25"E), an arc distance of 67.12 feet, to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for point of tangency hereof;

3) S16°41'23"E, a distance of 12.18 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner hereof;

4) N73°18'36"E, a distance of 192.06 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner hereof; and

5) S21°18'18"E, a distance of 181.84 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner;

Thence, leaving the south line of said Avery South Section One, Phase Two, through said 1304.520 acre tract, the following fourteen courses and distances:

1) S73°18'36"W, a distance of 14.63 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner hereof;

2) S16°41'24"E, a distance of 111.41 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an angle point hereof;

3) S27°36'34"W, a distance of 74.39 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an angle point hereof;

4) S64°20'18"E, a distance of 46.80 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for angle point hereof;

5) S29°34'03"E, a distance of 126.19 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an angle point hereof;

6) S16°17'00"W, a distance of 242.12 feet to a calculated point, for an ell corner hereof;

7) S63°26'32"E, a distance of 125.00 feet to a calculated point, for an angle point hereof;

8) S64°01'09"E, a distance of 50.00 feet to a calculated point, for an angle point hereof;

9) S63°36'25"E, a distance of 65.00 feet to a calculated point, for an ell corner hereof;

10) S26°33'28"W, a distance of 314.99 feet to a calculated point, for an ell corner hereof;

11) S54°01'22"E, a distance of 46.48 feet to a calculated point, for an ell corner hereof;

12) S35°58'38"W, a distance of 290.00 feet to a calculated point, for an ell corner hereof;

13) S54°01'22"E, a distance of 163.98 feet to a calculated point, for an angle point hereof; and

14) S20°57'14"E, a distance of 121.82 feet to a calculated point, on the south line of said 1304.520 acre tract, same being in the north line of a 19.33 acre tract conveyed to North Central Catholic School Corp. by deed recorded in Document No. 199945377 of the Official Records of Williamson County, Texas, for the southeast corner hereof;

Thence along the south line of said 1304.520 acre tract and the north line of said 19.33 acre tract and the north line of Davis Spring Section 5-C, recorded in Cabinet "Q", Slide 18 of the Official Plat Records of Williamson County, Texas, S68°57'40"W, a distance of 1699.75 feet, to a calculated point, for the southwest corner hereof;

Thence leaving the north line of said Davis Spring Section 5-C and through said 1304.520 acre tract, the following thirty (30) courses and distances:

1) N19°54'36"W, a distance of 130.48 feet to a calculated point, for an angle point hereof;

2) along a non-tangent curve to the left, having a radius of 205.00 feet, a delta angle of 68°32'24", a chord distance of 230.87 feet (chord bears N14°21'35"E), an arc distance of 245.23 feet, to a calculated point, for a point of tangency hereof;

3) N19°54'36"W, a distance of 88.07 feet to a calculated point, for an ell corner hereof;

4) N70°05'24"E, a distance of 132.43 feet to a calculated point, for an angle point hereof;

5) N66°30'27"E, a distance of 69.87 feet to a calculated point, for an angle point hereof;

6) N80°00'28"E, a distance of 594.90 feet to a calculated point, for an angle point hereof;

7) N67°38'32"E, a distance of 216.71 feet to a calculated point, for an angle point hereof;

8) N35°57'48"E, a distance of 129.75 feet to a calculated point, for an ell corner hereof;

9) along a curve to the right, having a radius of 205.00 feet, a delta angle of 11°44'16", a chord distance of 41.92 feet (chord bears N59°53'31"W), an arc distance of 42.00 feet to a calculated point, for a point of tangency hereof;

10) N54°01'22"W, a distance of 82.99 feet to a calculated point for a point of curvature hereof;

11) along a curve to the left, having a radius of 15.00 feet, a delta angle of 85°32'46", a chord distance of 20.37 feet (chord bears S83°12'14"W), an arc distance of 22.40 feet to a calculated point, for an ell corner hereof;

12) S40°25'51"W, a distance of 6.23 feet to a calculated point, for an ell corner hereof;

13) N49°34'09"W, a distance of 50.00 feet to a calculated point, for an angle point hereof;

14) along a curve to the left, having a radius of 15.00 feet, a delta angle of 94°27'13", a chord distance of 22.02 feet (chord bears N06°47'46"W), an arc distance of 24.73 feet to a calculated point, for a point of tangency hereof;

15) N54°01'22"W, a distance of 53.41 feet to a calculated point, for a point of curvature hereof;

16) along a curve to the right, having a radius of 375.00 feet, a delta angle of 16°20'59", a chord distance of 106.65 feet (chord bears N45°50'53"W), an arc distance of 107.01 feet to a calculated point for an ell corner hereof;

17) N54°28'38"E, a distance of 50.04 feet to a calculated point, for an angle point hereof;

18) N51°56'37"E, a distance of 119.06 feet to a calculated point, for an angle point hereof;

19) N07°17'22"W, a distance of 61.71 feet to a calculated point, for an angle point hereof;

20) N55°53'17"E, a distance of 136.40 feet to a calculated point, for an angle point hereof;

21) N40°07'17"E, a distance of 58.32 feet to a calculated point, for an angle point hereof;

22) N36°08'52"E, a distance of 180.21 feet to a calculated point, for an angle point hereof;

23) N22°07'40"E, a distance of 50.07 feet to a calculated point, for an angle point hereof;

24) N19°24'23"E, a distance of 87.51 feet to a calculated point, for an angle point hereof;

25) N08°25'57"E, a distance of 69.70 feet to a calculated point, for an angle point hereof;

26) N00°27'32"W, a distance of 69.72 feet to a calculated point, for an angle point hereof;

27) N09°20'39"W, a distance of 69.71 feet to a calculated point, for an angle point hereof;

28) N16°08'12"W, a distance of 59.81 feet to a calculated point, for an angle point hereof;

29) N16°41'24"W, a distance of 330.02 feet to a calculated point, for an angle point hereof; and

30) N01°46'50"W, a distance of 35.72 feet to the POINT OF BEGINNING, containing 27.257 acres, more or less, within these metes and bounds.

PHOTOGRAPHIC MYLAR

Revision Date: 02/24/04
Revision Date: 01/16/04
Revision Date: 03/10/03

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2999

ISI INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5955
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Scale: 1"=100' Date: 01/09/03
Disk: PZ#3\21307 Book: #220, #224
Drawn by: BJM
File: 21307PL22R2.DWG
Approved by: BJM
Project No.: 213-07.63

SHEET 3 OF 4

Cabinet Y Slide 309

FINAL SUBDIVISION PLAT OF
AVERY SOUTH SECTION TWO, PHASE ONE

SUBDIVISION OF 27.257 ACRES OUT OF THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551 SITUATED IN WILLIAMSON COUNTY, TEXAS

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

THAT MORRISON HOMES OF TEXAS, INC., A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH ITS DIVISION PRESIDENT, STEVEN PATE, OWNER OF A 27.257 ACRE PARCEL OF LAND OUT OF AND PART OF THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS; THE SAID 27.257 ACRES HAVING BEEN CONVEYED TO SAID MORRISON HOMES OF TEXAS, INC. BY DEED RECORDED AS DOCUMENT NO. 2004008215 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 27.257 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE HEREAFTER KNOWN AS "AVERY SOUTH SECTION TWO, PHASE ONE" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON. SUBJECT TO ANY RESTRICTIONS OR EASEMENTS HERETOFORE GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, AND CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

THERE ARE NO LIEN HOLDERS FOR THIS TRACT. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WITNESS MY HAND THIS THE 24 DAY OF February, 2004 A.D.

MORRISON HOMES OF TEXAS, INC.
A TEXAS CORPORATION

BY: Steve Pate
Steve Pate, Division President
1101 Capital of Texas Highway South
Building f, Suite 254
Austin, TX 78746

STATE OF TEXAS *
COUNTY OF TRAVIS *

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

GIVEN, UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24 DAY OF February, 2004 A.D.

NOTARY PUBLIC, PRINT NAME: T. Canchola
MY COMMISSION EXPIRES: 11-6-07

T. CANCHOLA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES
NOVEMBER 6, 2007

I, PATRICK A. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

PATRICK A. SMITH, R.P.L.S.
TEXAS REGISTRATION NO. 4280
INTERSTATE SURVEYING, INC.
13740 NORTH HIGHWAY 183, BUILDING L-4
AUSTIN, TEXAS 78750

STATE OF TEXAS REGISTERED PATRICK A. SMITH 4280 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH PUD ORDINANCE NO. 000413-48 OR AS AMENDED. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED BY THIS ORDINANCE, ALL OTHER APPLICABLE RULES, REGULATIONS AND ORDINANCES OF THE CITY OF AUSTIN IN EFFECT ON JULY 22,1999 SHALL APPLY TO THE AVERY RANCH PUD.
2. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, INCLUDING DETACHED SINGLE FAMILY, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-8-181, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
3. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN AND WILLIAMSON COUNTY.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR CONSTRUCTION PLANS OR 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 CODE LIMITATIONS OF ARTICLE II.
8. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
9. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
11. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING 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.
12. THE MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN LDC CHAPTER 25-8, AND OTHER REGULATIONS OF THE CITY OF AUSTIN.
13. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE BRUSHY CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE L.D.C. AS AMENDED BY P.U.D. ORDINANCE 000413-48.
14. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION SHALL COMMENCE UNTIL THE T.C.E.Q. HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN AND SEWAGE COLLECTION SYSTEM.
15. 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.
16. A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE STREET FRONTAGE OF ALL LOTS WITHIN THIS SUBDIVISION.
17. PRIOR TO THE RECORDING OF ANY FINAL PLAT, FISCAL SECURITY MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25-1-112 OF THE AUSTIN CITY CODE OF 1981 FOR THE FOLLOWING IMPROVEMENTS:

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE STREETS BELOW:
FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBDIVISION.

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS:

FERNHILL DRIVE — EAGLE KNOLL DRIVE
CASTLE PINES DRIVE — BROMSGROVE DRIVE

18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS IN THIS SUBDIVISION WITH IMPERVIOUS COVER IN EXCESS OF TWENTY PERCENT OF THE NET SITE AREA OF THIS PLAT, PURSUANT TO SECTION 25-8-211 OF THE CITY OF AUSTINLAND DEVELOPMENT CODE.
19. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
20. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
21. LOT 26, BLOCK "B", WILL BE OWNED AND MAINTAINED BY THE AVERY RANCH HOMEOWNERS ASSOCIATION. THIS LOT IS RESTRICTED TO DRAINAGE AND WATER QUALITY IMPROVEMENTS.
22. FOR RESTRICTIONS APPLICABLE TO THIS SUBDIVISION, SEE INSTRUMENT RECORDED AS DOCUMENT NO. 199960792 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

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 THE ENGINEERING RELATED PORTION OF TITLE 13 OF THE CITY OF AUSTIN CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0325-C, EFFECTIVE DATE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS.

2-24-04
JAMES M. COOK, P.E.
TEXAS REGISTRATION NO. 58640
COOK-STEINMAN & ASSOCIATES, INC.
3018 NORTH LAMAR BLVD., SUITE 200
AUSTIN, TEXAS 78705

STATE OF TEXAS JAMES M. COOK 58640 LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES CONTINUED:

23. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF THE REQUIRED SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED APRIL 22, 2004. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED AS DOCUMENT NO. 2004030590 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

24. ALL FINISH FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	F.F. ELEV. (MINIMUM)
ALL	ALL	885.50

25. WITHIN A LINE OF SIGHT DISTANCE EASEMENT (LSE) ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY WILLIAMSON COUNTY OR THE CITY OF AUSTIN AT THE OWNERS' EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
26. IMPERVIOUS COVER FOR RESIDENTIAL LOTS SHALL BE LIMITED TO THE FOLLOWING MAXIMUM AMOUNTS:

3780 SF (MAX. PER LOT)
BLOCKS I, J, K, L, M, AND N.

27. DRIVEWAY SIGHT EASEMENTS ARE REQUIRED FOR BLOCK "J", LOT 19 AS SHOWN ON THE PLAT.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN ON THE 2nd DAY OF March, 2004 A.D.

BETTY BAKER, CHAIRPERSON — CLARKE HAMMOND, SECRETARY
CITY OF AUSTIN ZONING & PLATTING COMMISSION

THIS SUBDIVISION IS LOCATED WITHIN THE LIMITED PURPOSE ANNEXATION AREA OF THE CITY OF AUSTIN ON THIS THE 18th DAY OF March, 2004, A.D.

APPROVED FOR ACCEPTANCE, THIS THE 18 DAY OF March, 2004, A.D.

JOE PANTALION, ACTING DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPT.
FOR THE CITY OF AUSTIN

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, 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 AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22 DAY OF APRIL 2004 A.D., AT 8:33 O'CLOCK A M., AND DULY RECORDED ON THE 22 DAY OF APRIL 2004 A.D., AT 9:17 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET Y, AT SLIDE(S) 306-309

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

NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS.

BY: _____ DEPUTY

DOCUMENT NO. 2004030598

WILLIAMSON COUNTY, TEXAS

Revision Date: 02/24/04
Revision Date: 01/16/04
Revision Date: 03/10/03

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-6771 Fax 512-454-2999

ISI INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5966

Scale: 1"=100' Date: 01/09/03
Disk: PZ#3\21307 Book: #220, #224
Drawn by: BJM
File: 21307PL23R2.DWG
Approved by: BJM
Project No.: 213-07.63

SHEET 4 OF 4

PHOTOGRAPHIC MYLAR

Cabinet 4 Slide 306 Doc. # 2004030598

FINAL SUBDIVISION PLAT OF AVERY SOUTH SECTION TWO, PHASE ONE

SUBDIVISION OF 27.257 ACRES OUT OF THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551 SITUATED IN WILLIAMSON COUNTY, TEXAS

AVERY SOUTH SECTION ONE, PHASE TWO
DOC. NO. 2002031660
W.C.O.R.

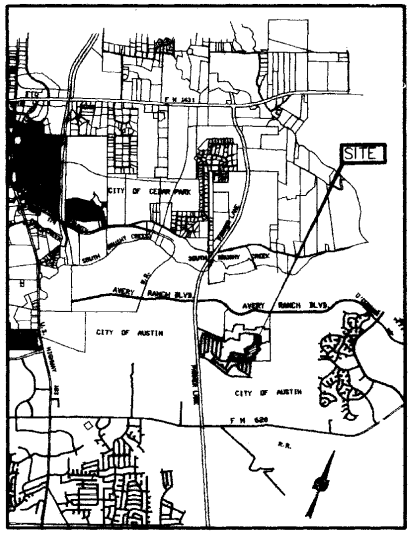
AVERY SOUTH SECTION TWO
BLOCK H, LOTS 1 AND 2,
BLOCK M, LOTS 28, 29, 30 AND 31

AVERY SOUTH SECTION ONE, PHASE TWO
DOC. NO. 2002031660
W.C.O.R.

AVERY SOUTH SECTION TWO
BLOCK H, LOTS 1 AND 2,
BLOCK M, LOTS 28, 29, 30 AND 31
DOC. NO. 2003115174
W.C.O.R.

PEBBLE CREEK
JOINT VENTURE
"PARCEL ONE, TRACT I"
REMAINDER OF 1304.520 AC.
DOC. NO. 9843836
W.C.O.R.

PEBBLE CREEK
JOINT VENTURE
"PARCEL ONE, TRACT I"
REMAINDER OF 1304.520 AC.
DOC. NO. 9843836
W.C.O.R.



LOCATION MAP
(N.T.S.)

0 50 100 150 200
1"=100'

NOTE: IRON RODS WITH A PLASTIC CAP AS SHOWN HEREON, HAVE AN ORANGE CAP THAT LOOKS AS FOLLOWS:

LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ PLASTIC SURVEYOR'S CAP
⊙	1/2" IRON ROD W/CAP FOUND
▲	60D NAIL FOUND
⊗	COTTON SPINDLE SET
■	HWY MONUMENT FOUND
△	MAG NAIL SET
	(UNLESS OTHERWISE NOTED)
P.O.B.	POINT OF BEGINNING
W.C.O.R.	WILLIAMSON COUNTY OFFICIAL RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
WWE	WASTE WATER EASEMENT
LSE	LINE OF SIGHT EASEMENT
B.L.	BUILDING SETBACK LINE
W.W.	WASTE WATER
(XXX)	RECORD INFORMATION DOC. NO. #9843836
((XXX))	RECORD INFORMATION
<<XXX>>	RECORD INFORMATION DEED VOL. 1844, PG. 392
.....	SIDEWALK LOCATION

SUBDIVISION LOT SUMMARY

SINGLE FAMILY LOTS =	62
DRAINAGE & WATER QUALITY LOT =	1
TOTAL LOTS =	63

LOT ACREAGE =	23.633 AC.
ROW ACREAGE =	3.624 AC.
TOTAL ACREAGE =	27.257 AC.

DRAINAGE AND WATER QUALITY LOT/EASEMENT

CSA COOK-STRINGMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-8999

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Austin, Texas 78750 FAX 219-5956

Revision Date: 01/15/04
Scale: 1"=100' Date: 01/09/03
Disk: P123\21307 Book: 0220, 0224
Drawn by: BJM
File: 21307PL2OR.DWG
Approved by: BJM
Project No.: 213-07.03

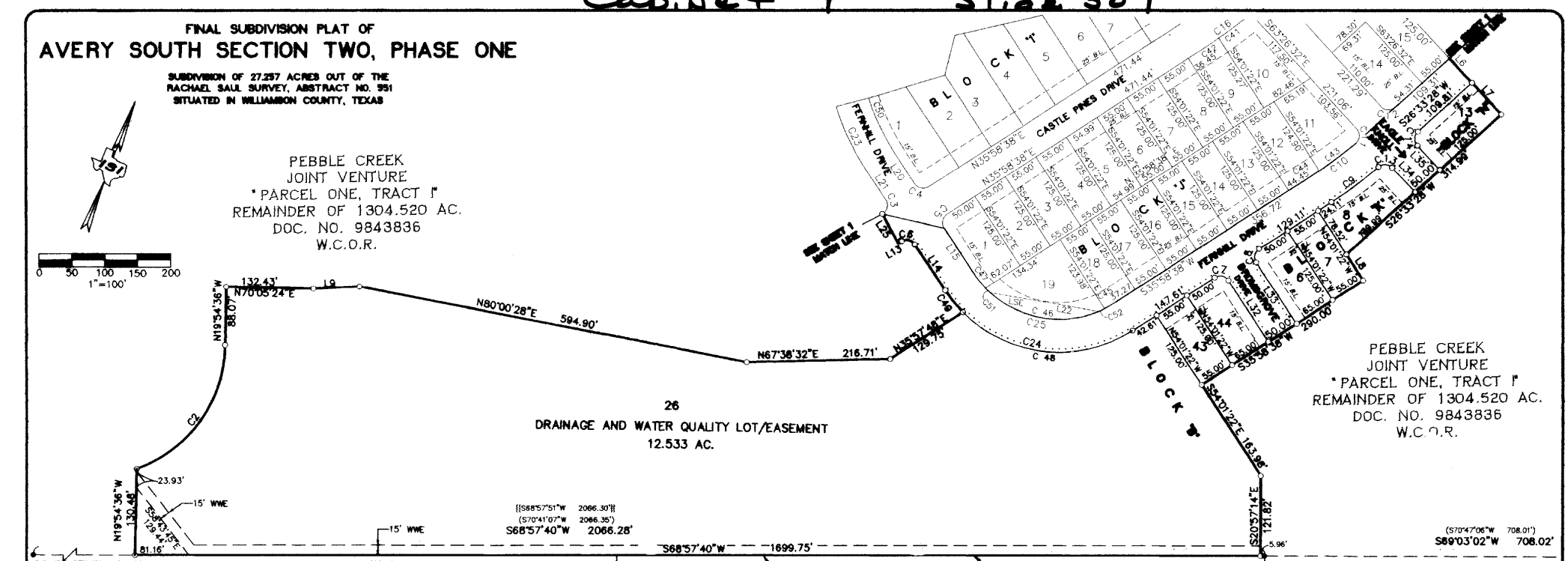
SHEET 1 OF 4

PHOTOGRAPHIC MYLAR

Cabinet 4 Slide 307

FINAL SUBDIVISION PLAT OF
AVERY SOUTH SECTION TWO, PHASE ONE

SUBDIVISION OF 27.257 ACRES OUT OF THE
RACHAEL SAUL SURVEY, ABSTRACT NO. 551
SITUATED IN WILLIAMSON COUNTY, TEXAS



DAVIS SPRING
SECTION 5-C
CAB. "O", SLD. 18
W.C.P.R.

10' WIDE ELECTRIC & TELEPHONE
VOL. 1230, PG. 200 O.R.W.C.Tx

25' DRAIN EASEMENT

NORTH CENTRAL CATHOLIC
SCHOOL CORP.
DOC. NO. #199945377
19.33 ACRES

DAVIS SPRING
SECTION 5-D

10' WIDE ELECTRIC & TELEPHONE
VOL. 1230, PG. 200 O.R.W.C.Tx

IVALENE PEARSON BANKS,
TRUSTEE
45.14 ACRES
VOL. 2100, PG. 501
W.C.O.R.

LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ PLASTIC SURVEYOR'S CAP
◉	1/2" IRON ROD W/CAP FOUND
▲	60D NAIL FOUND
●	COTTON SPINDLE SET
■	HWY MONUMENT FOUND
△	MAG NAIL SET
(UNLESS OTHERWISE NOTED)	
P.O.B.	POINT OF BEGINNING
W.C.O.R.	WILLIAMSON COUNTY OFFICIAL RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
WWE	WASTE WATER EASEMENT
LSE	LINE OF SIGHT EASEMENT
B.L.	BUILDING SETBACK LINE
W.W.	WASTE WATER
(XXX)	RECORD INFORMATION DOC. NO. #9843836
((XXX))	RECORD INFORMATION
<<XXX>>	RECORD INFORMATION DEED VOL. 1844, PG. 392
.....	SIDEWALK LOCATION

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°49'59"	67.12'	325.00'	S10°46'25"E	67.00'
C2	68°32'24"	245.23'	205.00'	N14°21'35"E	230.87'
C3	94°27'13"	24.73'	15.00'	N6°47'46"W	22.02'
C4	90°00'00"	23.56'	15.00'	N80°58'38"E	21.21'
C5	90°00'00"	23.56'	15.00'	S9°01'22"E	21.21'
C6	85°32'46"	22.40'	15.00'	S83°12'14"W	20.37'
C7	90°00'00"	23.56'	15.00'	S80°58'38"W	21.21'
C8	90°00'00"	23.56'	15.00'	S9°01'22"E	21.21'
C9	7°54'08"	80.20'	581.50'	N32°01'33"E	80.14'
C10	8°05'24"	89.17'	631.50'	N31°55'55"E	89.09'
C11	91°31'00"	23.96'	15.00'	N17°41'02"W	21.49'
C12	90°00'00"	23.56'	15.00'	N71°33'28"E	21.21'
C13	88°40'15"	23.21'	15.00'	S72°13'20"W	20.97'
C14	90°00'00"	23.56'	15.00'	S18°26'32"E	21.21'
C15	5°25'20"	55.36'	585.00'	N33°15'57"E	55.34'
C16	5°54'54"	65.56'	635.00'	N33°01'11"E	65.53'
C17	93°59'48"	24.61'	15.00'	N16°26'38"W	21.94'
C18	94°03'04"	24.62'	15.00'	N69°31'56"E	21.95'
C19	86°29'44"	22.64'	15.00'	S73°18'36"W	20.55'
C20	86°26'53"	22.63'	15.00'	S20°13'05"E	20.55'
C21	39°11'48"	400.21'	585.00'	N2°54'30"E	392.45'
C22	39°41'45"	439.94'	635.00'	N3°09'28"E	431.20'
C23	16°20'59"	107.01'	375.00'	N45°50'53"W	106.65'
C24	90°00'00"	322.01'	205.00'	N80°58'38"E	289.91'
C25	90°00'00"	243.47'	155.00'	N80°58'38"E	219.20'
C26	0°54'29"	9.27'	585.00'	N16°14'10"W	9.27'
C27	6°32'04"	66.72'	585.00'	N12°30'53"W	66.68'
C28	6°22'10"	65.03'	585.00'	N6°03'46"W	65.00'
C29	6°22'10"	65.03'	585.00'	N0°18'24"E	65.00'
C30	6°22'10"	65.03'	585.00'	N6°40'34"E	65.00'
C31	6°22'10"	65.03'	585.00'	N13°02'44"E	65.00'
C32	6°16'34"	64.08'	585.00'	N19°22'07"E	64.05'
C33	4°15'48"	47.25'	635.00'	N14°33'30"W	47.24'
C34	5°36'15"	62.11'	635.00'	N9°37'28"W	62.09'
C35	4°57'46"	55.00'	635.00'	N4°20'27"W	54.98'
C36	4°57'46"	55.00'	635.00'	N0°37'19"E	54.99'
C37	4°57'47"	55.01'	635.00'	N5°35'06"E	54.99'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C38	4°57'47"	55.01'	635.00'	N10°32'53"E	54.99'
C39	4°57'46"	55.00'	635.00'	N15°30'40"E	54.98'
C40	5°00'47"	55.56'	635.00'	N20°29'57"E	55.54'
C41	4°14'27"	47.00'	635.00'	N32°10'57"E	46.99'
C42	1°40'27"	18.55'	635.00'	N35°08'24"E	18.55'
C43	6°51'46"	69.65'	581.50'	N31°30'22"E	69.61'
C44	1°02'22"	10.55'	581.50'	N35°27'27"E	10.55'
C45	6°34'10"	17.77'	155.00'	N38°15'43"E	17.76'
C46	72°16'13"	195.51'	155.00'	N78°40'55"E	182.80'
C47	11°09'35"	30.19'	155.00'	S58°36'10"E	30.14'
C48	78°15'43"	280.02'	205.00'	N75°06'29"E	258.75'
C49	11°44'16"	42.00'	205.00'	S59°33'31"E	41.92'
C50	19°54'38"	112.94'	325.00'	S42°35'43"E	112.37'
C51	3°47'43"	10.27'	155.00'	S67°04'50"E	10.27'
C52	3°44'15"	10.11'	155.00'	N44°24'56"E	10.11'
C53	2°47'53"	15.79'	325.00'	N15°17'53"W	15.79'
C54	8°52'54"	50.38'	325.00'	N9°27'55"W	50.33'

NUM	DISTANCE	BEARING
L1	12.18'	S16°41'23"E
L2	14.63'	S73°18'36"W
L3	111.41'	S16°41'24"E
L4	74.39'	S27°36'34"W
L5	46.88'	S64°20'18"E
L6	50.00'	S64°01'09"E
L7	85.00'	S63°36'25"E
L8	46.48'	S54°01'22"E
L9	69.87'	N66°30'27"E
L10	61.71'	N07°17'22"W
L11	58.32'	N40°07'17"E
L12	50.07'	N22°07'40"E
L13	6.23'	S40°25'51"W
L14	82.99'	N54°01'22"W
L15	80.00'	N54°01'22"W
L16	110.00'	N54°01'22"W
L17	110.00'	N54°01'22"W
L18	50.17'	S63°26'32"E
L19	50.00'	S63°26'32"E
L20	56.85'	N54°01'22"W
L21	53.41'	N54°01'22"W
L22	61.71'	N07°17'22"W
L23	58.32'	N40°07'17"E
L24	50.07'	N22°07'40"E
L25	50.00'	N49°34'09"W

Revision Date: 01/16/04
Revision Date: 03/10/03

CSA COOK-STERNMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2889

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5665
Austin, Texas 78750 FAX 219-5668

Scale: 1"=100' Date: 12/26/02
Disk: P2@\21307 Book: @30, @34
Drawn by: BJH
File: 21307PLAT.DWG
Approved by: BJH
Project No.: 213-07.03

SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

Cabinet Y Slide 308

FINAL SUBDIVISION PLAT OF
AVERY SOUTH SECTION TWO, PHASE ONE

SUBDIVISION OF 27.257 ACRES OUT OF THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551 SITUATED IN WILLIAMSON COUNTY, TEXAS

DESCRIPTION

OF A 27.257 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING 27.257 ACRES AS CONVEYED TO MORRISON HOMES OF TEXAS, INC. BY DEED RECORDED AS DOCUMENT NO. 2004008215 IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SAID 27.257 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found for the southwest corner of Lot 9, Block "G", Avery South Section One, Phase Two, recoded as Document No. 2002031660 of the Official Records of Williamson County, Texas, for the northwest corner hereof;

Thence, along the south line of said Avery South Section One, Phase Two, the following five (5) courses and distances:

1) N84°58'32"E, a distance of 120.00 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner hereof;

2) along a non-tangent curve to the left, having a radius of 325.00 feet, a delta angle of 11°49'59", a chord distance of 67.00 feet (chord bears S10°46'25"E), an arc distance of 67.12 feet, to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for point of tangency hereof;

3) S16°41'23"E, a distance of 12.18 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner hereof;

4) N73°18'36"E, a distance of 192.06 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner hereof; and

5) S21°18'18"E, a distance of 181.84 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner;

Thence, leaving the south line of said Avery South Section One, Phase Two, through said 1304.520 acre tract, the following fourteen courses and distances:

1) S73°18'36"W, a distance of 14.63 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an ell corner hereof;

2) S16°41'24"E, a distance of 111.41 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an angle point hereof;

3) S27°36'34"W, a distance of 74.39 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an angle point hereof;

4) S64°20'18"E, a distance of 46.80 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for angle point hereof;

5) S29°34'03"E, a distance of 126.19 feet to a 1/2 inch iron rod with plastic surveyor's cap (Interstate Surveying, Inc.) found, for an angle point hereof;

6) S16°17'00"W, a distance of 242.12 feet to a calculated point, for an ell corner hereof;

7) S63°26'32"E, a distance of 125.00 feet to a calculated point, for an angle point hereof;

8) S64°01'09"E, a distance of 50.00 feet to a calculated point, for an angle point hereof;

9) S63°36'25"E, a distance of 65.00 feet to a calculated point, for an ell corner hereof;

10) S26°33'28"W, a distance of 314.99 feet to a calculated point, for an ell corner hereof;

11) S54°01'22"E, a distance of 46.48 feet to a calculated point, for an ell corner hereof;

12) S35°58'38"W, a distance of 290.00 feet to a calculated point, for an ell corner hereof;

13) S54°01'22"E, a distance of 163.98 feet to a calculated point, for an angle point hereof; and

14) S20°57'14"E, a distance of 121.82 feet to a calculated point, on the south line of said 1304.520 acre tract, same being in the north line of a 19.33 acre tract conveyed to North Central Catholic School Corp. by deed recorded in Document No. 199945377 of the Official Records of Williamson County, Texas, for the southeast corner hereof;

Thence along the south line of said 1304.520 acre tract and the north line of said 19.33 acre tract and the north line of Davis Spring Section 5-C, recorded in Cabinet "Q", Slide 18 of the Official Plat Records of Williamson County, Texas, S68°57'40"W, a distance of 1699.75 feet, to a calculated point, for the southwest corner hereof;

Thence leaving the north line of said Davis Spring Section 5-C and through said 1304.520 acre tract, the following thirty (30) courses and distances:

1) N19°54'36"W, a distance of 130.48 feet to a calculated point, for an angle point hereof;

2) along a non-tangent curve to the left, having a radius of 205.00 feet, a delta angle of 68°32'24", a chord distance of 230.87 feet (chord bears N14°21'35"E), an arc distance of 245.23 feet, to a calculated point, for a point of tangency hereof;

3) N19°54'36"W, a distance of 88.07 feet to a calculated point, for an ell corner hereof;

4) N70°05'24"E, a distance of 132.43 feet to a calculated point, for an angle point hereof;

5) N66°30'27"E, a distance of 69.87 feet to a calculated point, for an angle point hereof;

6) N80°00'28"E, a distance of 594.90 feet to a calculated point, for an angle point hereof;

7) N67°38'32"E, a distance of 216.71 feet to a calculated point, for an angle point hereof;

8) N35°57'48"E, a distance of 129.75 feet to a calculated point, for an ell corner hereof;

9) along a curve to the right, having a radius of 205.00 feet, a delta angle of 11°44'16", a chord distance of 41.92 feet (chord bears N59°53'31"W), an arc distance of 42.00 feet to a calculated point, for a point of tangency hereof;

10) N54°01'22"W, a distance of 82.99 feet to a calculated point for a point of curvature hereof;

11) along a curve to the left, having a radius of 15.00 feet, a delta angle of 85°32'46", a chord distance of 20.37 feet (chord bears S83°12'14"W), an arc distance of 22.40 feet to a calculated point, for an ell corner hereof;

12) S40°25'51"W, a distance of 6.23 feet to a calculated point, for an ell corner hereof;

13) N49°34'09"W, a distance of 50.00 feet to a calculated point, for an angle point hereof;

14) along a curve to the left, having a radius of 15.00 feet, a delta angle of 94°27'13", a chord distance of 22.02 feet (chord bears N06°47'46"W), an arc distance of 24.73 feet to a calculated point, for a point of tangency hereof;

15) N54°01'22"W, a distance of 53.41 feet to a calculated point, for a point of curvature hereof;

16) along a curve to the right, having a radius of 375.00 feet, a delta angle of 16°20'59", a chord distance of 106.65 feet (chord bears N45°50'53"W), an arc distance of 107.01 feet to a calculated point for an ell corner hereof;

17) N54°28'38"E, a distance of 50.04 feet to a calculated point, for an angle point hereof;

18) N51°56'37"E, a distance of 119.06 feet to a calculated point, for an angle point hereof;

19) N07°17'22"W, a distance of 61.71 feet to a calculated point, for an angle point hereof;

20) N55°53'17"E, a distance of 136.40 feet to a calculated point, for an angle point hereof;

21) N40°07'17"E, a distance of 58.32 feet to a calculated point, for an angle point hereof;

22) N36°08'52"E, a distance of 180.21 feet to a calculated point, for an angle point hereof;

23) N22°07'40"E, a distance of 50.07 feet to a calculated point, for an angle point hereof;

24) N19°24'23"E, a distance of 87.51 feet to a calculated point, for an angle point hereof;

25) N08°25'57"E, a distance of 69.70 feet to a calculated point, for an angle point hereof;

26) N00°27'32"W, a distance of 69.72 feet to a calculated point, for an angle point hereof;

27) N09°20'39"W, a distance of 69.71 feet to a calculated point, for an angle point hereof;

28) N16°08'12"W, a distance of 59.81 feet to a calculated point, for an angle point hereof;

29) N16°41'24"W, a distance of 330.02 feet to a calculated point, for an angle point hereof; and

30) N01°46'50"W, a distance of 35.72 feet to the POINT OF BEGINNING, containing 27.257 acres, more or less, within these metes and bounds.

PHOTOGRAPHIC MYLAR

Revision Date: 02/24/04
Revision Date: 01/16/04
Revision Date: 03/10/03

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2999

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13740 N HWY 183, BLDG L-4 (512) 219-5955
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SHEET 3 OF 4

Cabinet Y Slide 309

FINAL SUBDIVISION PLAT OF
AVERY SOUTH SECTION TWO, PHASE ONE

SUBDIVISION OF 27.257 ACRES OUT OF THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551 SITUATED IN WILLIAMSON COUNTY, TEXAS

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

THAT MORRISON HOMES OF TEXAS, INC., A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH ITS DIVISION PRESIDENT, STEVEN PATE, OWNER OF A 27.257 ACRE PARCEL OF LAND OUT OF AND PART OF THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS; THE SAID 27.257 ACRES HAVING BEEN CONVEYED TO SAID MORRISON HOMES OF TEXAS, INC. BY DEED RECORDED AS DOCUMENT NO. 2004008215 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 27.257 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE HEREAFTER KNOWN AS "AVERY SOUTH SECTION TWO, PHASE ONE" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON. SUBJECT TO ANY RESTRICTIONS OR EASEMENTS HERETOFORE GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, AND CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

THERE ARE NO LIEN HOLDERS FOR THIS TRACT. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WITNESS MY HAND THIS THE 24 DAY OF February, 2004 A.D.

MORRISON HOMES OF TEXAS, INC.
A TEXAS CORPORATION

BY: Steve Pate
Steve Pate, Division President
1101 Capital of Texas Highway South
Building f, Suite 254
Austin, TX 78746

STATE OF TEXAS *
COUNTY OF TRAVIS *

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

GIVEN, UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24 DAY OF February, 2004 A.D.

NOTARY PUBLIC, PRINT NAME: T. Canchola
MY COMMISSION EXPIRES: 11-6-07

T. CANCHOLA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES
NOVEMBER 6, 2007

I, PATRICK A. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

PATRICK A. SMITH, R.P.L.S.
TEXAS REGISTRATION NO. 4280
INTERSTATE SURVEYING, INC.
13740 NORTH HIGHWAY 183, BUILDING L-4
AUSTIN, TEXAS 78750

STATE OF TEXAS REGISTERED PATRICK A. SMITH 4280 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH PUD ORDINANCE NO. 000413-48 OR AS AMENDED. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED BY THIS ORDINANCE, ALL OTHER APPLICABLE RULES, REGULATIONS AND ORDINANCES OF THE CITY OF AUSTIN IN EFFECT ON JULY 22,1999 SHALL APPLY TO THE AVERY RANCH PUD.
2. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, INCLUDING DETACHED SINGLE FAMILY, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-8-181, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
3. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN AND WILLIAMSON COUNTY.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR CONSTRUCTION PLANS OR 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 CODE LIMITATIONS OF ARTICLE II.
8. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
9. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
11. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING 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.
12. THE MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN LDC CHAPTER 25-8, AND OTHER REGULATIONS OF THE CITY OF AUSTIN.
13. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE BRUSHY CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE L.D.C. AS AMENDED BY P.U.D. ORDINANCE 000413-48.
14. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION SHALL COMMENCE UNTIL THE T.C.E.Q. HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN AND SEWAGE COLLECTION SYSTEM.
15. 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.
16. A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE STREET FRONTAGE OF ALL LOTS WITHIN THIS SUBDIVISION.
17. PRIOR TO THE RECORDING OF ANY FINAL PLAT, FISCAL SECURITY MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25-1-112 OF THE AUSTIN CITY CODE OF 1981 FOR THE FOLLOWING IMPROVEMENTS:

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE STREETS BELOW:
FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBDIVISION.

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS:

FERNHILL DRIVE — EAGLE KNOLL DRIVE
CASTLE PINES DRIVE — BROMSGROVE DRIVE

18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS IN THIS SUBDIVISION WITH IMPERVIOUS COVER IN EXCESS OF TWENTY PERCENT OF THE NET SITE AREA OF THIS PLAT, PURSUANT TO SECTION 25-8-211 OF THE CITY OF AUSTINLAND DEVELOPMENT CODE.
19. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
20. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
21. LOT 26, BLOCK "B", WILL BE OWNED AND MAINTAINED BY THE AVERY RANCH HOMEOWNERS ASSOCIATION. THIS LOT IS RESTRICTED TO DRAINAGE AND WATER QUALITY IMPROVEMENTS.
22. FOR RESTRICTIONS APPLICABLE TO THIS SUBDIVISION, SEE INSTRUMENT RECORDED AS DOCUMENT NO. 199960792 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

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 THE ENGINEERING RELATED PORTION OF TITLE 13 OF THE CITY OF AUSTIN CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0325-C, EFFECTIVE DATE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS.

2-24-04
JAMES M. COOK, P.E.
TEXAS REGISTRATION NO. 58640
COOK-STEINMAN & ASSOCIATES, INC.
3018 NORTH LAMAR BLVD., SUITE 200
AUSTIN, TEXAS 78705

STATE OF TEXAS JAMES M. COOK 58640 LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES CONTINUED:

23. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF THE REQUIRED SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED APRIL 22, 2004. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED AS DOCUMENT NO. 2004030590 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

24. ALL FINISH FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	F.F. ELEV. (MINIMUM)
ALL	ALL	885.50

25. WITHIN A LINE OF SIGHT DISTANCE EASEMENT (LSE) ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY WILLIAMSON COUNTY OR THE CITY OF AUSTIN AT THE OWNERS' EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
26. IMPERVIOUS COVER FOR RESIDENTIAL LOTS SHALL BE LIMITED TO THE FOLLOWING MAXIMUM AMOUNTS:

3780 SF (MAX. PER LOT)
BLOCKS I, J, K, L, M, AND N.

27. DRIVEWAY SIGHT EASEMENTS ARE REQUIRED FOR BLOCK "J", LOT 19 AS SHOWN ON THE PLAT.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN ON THE 2nd DAY OF March, 2004 A.D.

BETTY BAKER, CHAIRPERSON — CLARKE HAMMOND, SECRETARY
CITY OF AUSTIN ZONING & PLATTING COMMISSION

THIS SUBDIVISION IS LOCATED WITHIN THE LIMITED PURPOSE ANNEXATION AREA OF THE CITY OF AUSTIN ON THIS THE 18th DAY OF March, 2004, A.D.

APPROVED FOR ACCEPTANCE, THIS THE 18 DAY OF March, 2004, A.D.

JOE PANTALION, ACTING DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPT.
FOR THE CITY OF AUSTIN

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, 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 AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22 DAY OF APRIL 2004 A.D., AT 8:33 O'CLOCK A M., AND DULY RECORDED ON THE 22 DAY OF APRIL 2004 A.D., AT 9:17 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET Y, AT SLIDE(S) 306-309

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

NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS.

BY: _____ DEPUTY

DOCUMENT NO. 2004030598

WILLIAMSON COUNTY, TEXAS

Revision Date: 02/24/04
Revision Date: 01/16/04
Revision Date: 03/10/03

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
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SHEET 4 OF 4

PHOTOGRAPHIC MYLAR