

TAX CERTIFICATE FOR ACCOUNT: W017/0000/00830008

LEANDER TAX OFFICE
DOUGLAS S PRUETT
P O BOX 276

02/07/91
FEE \$ 4.00

LEGAL

CAROLVILLE LTD-P B & B II IN
BANK OF THE HILLS
13809 RESEARCH BLVD #1000
AUSTIN TX 787501240

AW0170 DAMON,
S. SUR.,
ACRES 329.00

329.0000 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE
LEANDER TAX OFFICE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 1990
WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

OWNER

CAROLVILLE LTD-P B & B II IN
BANK OF THE HILLS
13809 RESEARCH BLVD #1000
AUSTIN TX 787501240

CURRENT YEAR TAXES 148.74
APPLIED TAX UNIT: 01
CERTIFICATE NO 41

ISSUED TO: CAROLVILLE LTD-P B & B II IN

GF # N / A

BY

Doris Randolph
Deputy Clerk

LEANDER TAX OFFICE

01 LEANDER ISD TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT: W017/9000/00210007

LEANDER TAX OFFICE
DOUGLAS S PRUETT
P O BOX 276

02/07/91
FEE \$ 4.00

LEGAL

CAROLVILLE LTD-P B & B II IN
BANK OF THE HILLS
13809 RESEARCH BLVD #1000
AUSTIN TX 787501240

AW0179 DILLARD,
J.H. SUR.,
ACRES 1.5

1.5000 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE
LEANDER TAX OFFICE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 1990
WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

OWNER

CAROLVILLE LTD-P B & B II IN
BANK OF THE HILLS
13809 RESEARCH BLVD #1000
AUSTIN TX 787501240

CURRENT YEAR TAXES 133.58
APPLIED TAX UNIT: 01
CERTIFICATE NO 44

ISSUED TO: CAROLVILLE LTD-P B & B II IN

GF # N / A

BY

Doris Randolph
Deputy Clerk

, LEANDER TAX OFFICE

01 LEANDER ISD TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT: W017/9000/0006CB07

LEANDER TAX OFFICE
DOUGLAS S PRUETT
P O BOX 276

02/07/91
FEE \$ 4.00

LEGAL

CAROLVILLE LTD-P B & B II IN
BANK OF THE HILLS
13809 RESEARCH BLVD #1000
AUSTIN TX 787501240

AW0179 DILLARD,
J.H. SUR.,
ACRES 480.732

480.7320 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE
LEANDER TAX OFFICE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 1990
WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

OWNER

CAROLVILLE LTD-P B & B II IN
BANK OF THE HILLS
13809 RESEARCH BLVD #1000
AUSTIN TX 787501240

CURRENT YEAR TAXES 217.34
APPLIED TAX UNIT: 01
CERTIFICATE NO 43

ISSUED TO: CAROLVILLE LTD-P B & B II IN

GF # N / A

BY

Doris R. L. Laff
Deputy Clerk

, LEANDER TAX OFFICE

01 LEANDER ISD TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT: W017/9000/0019A007

LEANDER TAX OFFICE
DOUGLAS S PRUETT
P O BOX 276

02/07/91
FEE \$ 4.00

LEGAL

CAROLVILLE LTD-P B & B II IN
BANK OF THE HILLS
13809 RESEARCH BLVD #1000
AUSTIN TX 787501240

AW0179 DILLARD,
J.H. SUR.,
ACRES 176.559

176.5590 ACRES

THIS IS TO CERTIFY THAT ALL TAXES DUE THE
LEANDER TAX OFFICE
ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 1990
WITH THE FOLLOWING EXCEPTIONS:

EXCEPTIONS				
YEAR	YEAR	YEAR	YEAR	YEAR
NONE				

OWNER

CAROLVILLE LTD-P B & B II IN
BANK OF THE HILLS
13809 RESEARCH BLVD #1000
AUSTIN TX 787501240

CURRENT YEAR TAXES 79.82
APPLIED TAX UNIT: 01
CERTIFICATE NO 42

ISSUED TO: CAROLVILLE LTD-P B & B II IN

GF # N / A

BY

Doris Landolf
Deputy Clerk

, LEANDER TAX OFFICE

01 LEANDER ISD TAX OFFICE

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
WILLIAMSON COUNTY
P O BOX 449
GEORGETOWN, TX 78627-0449

CERTIFICATE NUMBER: 150
DATE: FEBRUARY 11, 1991
G.F. NO.: 9999

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	17-W017-0000-008300 NUMBER OF ACRES
CAROLVILLE LTD-P B & B II IN AWD170 DAMON, S. SUR.	ACRES 3	329.000
	29.00	

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WILLIAMSON COUNTY					
			WILLIAMSON COUNTY	TOTAL DUE	\$.00
	WILLIAMSON COUNTY F M		WILLIAMSON COUNTY F M	TOTAL DUE	\$.00
			GRAND TOTAL DUE		\$.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND". UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED, THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM POHL BROWN \$4.00. AS PAYMENT FOR ISSUANCE OF THE ABOVE TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 11 DAY OF FEBRUARY . 1991.

TAX ASSESSOR COLLECTOR
TAX ASSESSOR/COLLECTOR
WILLIAMSON COUNTY

BY *Evangelie Jeneill-Deputy*

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
WILLIAMSON COUNTY
P O BOX 449
GEORGETOWN, TX 78627-0449

CERTIFICATE NUMBER: 151
DATE: FEBRUARY 11, 1991
G.F. NO.: 9999

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	17-W017-9000-0019A0 NUMBER OF ACRES
CAROLVILLE LTD-P B & B II IN AWO179 DILLARD, J.H. SUR., ACR	ES 176.559	176.559

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WILLIAMSON COUNTY					
		WILLIAMSON COUNTY		TOTAL DUE	\$.00
WILLIAMSON COUNTY F M					
		WILLIAMSON COUNTY F M		TOTAL DUE	\$.00
				GRAND TOTAL DUE	\$.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND". UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

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SIGNED AND EXECUTED, THIS THE 11 DAY OF FEBRUARY . 1991.

TAX ASSESSOR COLLECTOR
TAX ASSESSOR/COLLECTOR
WILLIAMSON COUNTY

BY *Evangelina Danville Deputy*

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
WILLIAMSON COUNTY
P O BOX 449
GEORGETOWN, TX 78627-0449

CERTIFICATE NUMBER: 152
DATE: FEBRUARY 11, 1991
G.F. NO.: 9999

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	17-W017-9000-0006CB NUMBER OF ACRES
CAROLVILLE LTD-P B & B II IN AW0179 DILLARD, J.H. SUR..	ES 480.732	480.732

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WILLIAMSON COUNTY					
		WILLIAMSON COUNTY	TOTAL DUE		\$.00
	WILLIAMSON COUNTY F M	WILLIAMSON COUNTY F M	TOTAL DUE		\$.00
		GRAND TOTAL DUE			\$.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND". UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM POHL BROWN \$4.00. AS PAYMENT FOR ISSUANCE OF THE ABOVE TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 11 DAY OF FEBRUARY . 1991.

TAX ASSESSOR COLLECTOR
TAX ASSESSOR/COLLECTOR
WILLIAMSON COUNTY

BY *Evangelina Danell - Deputy*

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
WILLIAMSON COUNTY
P O BOX 449
GEORGETOWN. TX 78627-0449

CERTIFICATE NUMBER: 153
DATE: FEBRUARY 11, 1991
G.F. NO.: 9999

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	17-W017-9000-002100 NUMBER OF ACRES
CAROLVILLE LTD-P B & B II IN AW0179 DILLARD, J.H. SUR.. ACR	ES 1.5	1.500

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WILLIAMSON COUNTY					
			WILLIAMSON COUNTY	TOTAL DUE	\$.00
	WILLIAMSON COUNTY F M		WILLIAMSON COUNTY F M	TOTAL DUE	\$.00
GRAND TOTAL DUE					\$.00

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND". UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM POHL BROWN \$4.00. AS PAYMENT FOR ISSUANCE OF THE ABOVE TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 11 DAY OF FEBRUARY . 1991.

TAX ASSESSOR COLLECTOR
TAX ASSESSOR/COLLECTOR
WILLIAMSON COUNTY

BY *Evangelina Danuelli, Deputy.*

TAX CERTIFICATE

TRAVIS COUNTY TAX OFFICE

P.O. BOX 1748

AUSTIN, TX. 78767

PARCEL NUMBER: 70-1700-0000-8300

PROPERTY OWNER: CAROLVILLE LTD -P B & B II INC.
BANK OF THE HILLS
13809 RESEARACH BLVD#1000
AUSTIN TX 787501240

PROPERTY DESCRIPTION: AW0179 DAMON, S. SUR.,
ACRES 329.00

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY FOR THE FOLLOWING TAX UNIT(S) :

TAXING UNIT	YEAR DELINQUENT	AMOUNT DUE
98 ACC (WILLMSN CO)	NONE	\$0.00

TOTAL: \$ 0.00

1990 TAXES WERE PAID IN THE AMOUNT OF \$5.43

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.

-----DATED: FEBRUARY 8, 1991
FOR CECELIA BURKE, TAX ASSESSOR COLLECTOR

PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE OF TEN DOLLARS(\$10.00) FOR ALL TAX CERTIFICATES.

TAX CERTIFICATE

TRAVIS COUNTY TAX OFFICE

P.O. BOX 1748
AUSTIN, TX. 78767

PARCEL NUMBER: 70-1790-0000-1910

PROPERTY OWNER: CAROLVILLE LTD -P B & B II INC.
BANK OF THE HILLS
13809 RESEARACH BLVD#1000
AUSTIN TX 787501240

PROPERTY DESCRIPTION: AW0179 DILLARD, J H SUR
ACRES 176.559

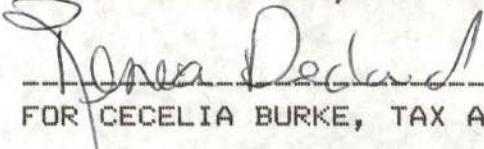
THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY FOR THE FOLLOWING TAX UNIT(S) :

TAXING UNIT	YEAR DELINQUENT	AMOUNT DUE
98 ACC (WILLMSN CO)	NONE	\$0.00

TOTAL: \$ 0.00

1990 TAXES WERE PAID IN THE AMOUNT OF \$2.91

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.

-----DATED: FEBRUARY 8, 1991
FOR CECELIA BURKE, TAX ASSESSOR COLLECTOR

PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE OF TEN DOLLARS(\$10.00) FOR ALL TAX CERTIFICATES.

T A X C E R T I F I C A T E

TRAVIS COUNTY TAX OFFICE

P.O. BOX 1748

AUSTIN, TX. 78767

PARCEL NUMBER: 70-1790-0000-2100

PROPERTY OWNER: CAROLVILLE LTD -P B & B II INC.
BANK OF THE HILLS
13809 RESEARACH BLVD#1000
AUSTIN TX 787501240

PROPERTY DESCRIPTION: AW0179 DILLARD, J.H. SUR., ACR
ES 1.5

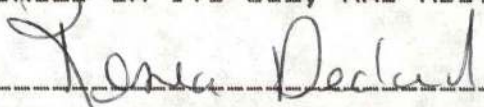
THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY FOR THE FOLLOWING TAX UNIT(S) :

TAXING UNIT	YEAR DELINQUENT	AMOUNT DUE
98 ACC (WILLMSN CO)	NONE	\$0.00

TOTAL: \$ 0.00

1990 TAXES WERE PAID IN THE AMOUNT OF \$4.88

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.

-----DATED: FEBRUARY 8, 1991
FOR CECELIA BURKE, TAX ASSESSOR COLLECTOR

PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE OF TEN DOLLARS(\$10.00) FOR ALL TAX CERTIFICATES.

TAX CERTIFICATE

TRAVIS COUNTY TAX OFFICE
P.O. BOX 1748
AUSTIN, TX. 78767

PARCEL NUMBER: 70-1790-0000-0632

PROPERTY OWNER: CAROLVILLE LTD -P B & B II INC.
BANK OF THE HILLS
13809 RESEARACH BLVD#1000
AUSTIN TX 787501240

PROPERTY DESCRIPTION: AW0179 DILLARD, J.H. SUR., ACR
ES 480.732

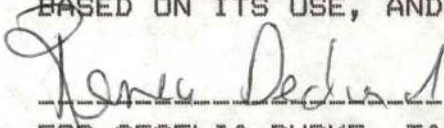
THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY FOR THE FOLLOWING TAX UNIT(S) :

TAXING UNIT	YEAR DELINQUENT	AMOUNT DUE
98 ACC (WILLMSN CO)	NONE	\$0.00

TOTAL: \$ 0.00

1990 TAXES WERE PAID IN THE AMOUNT OF \$7.93

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.

-----DATED: FEBRUARY 8, 1991
FOR CECELIA BURKE, TAX ASSESSOR COLLECTOR

PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE OF TEN DOLLARS(\$10.00) FOR ALL TAX CERTIFICATES.

LINE	FILE NUMBER LOCATION	SUBDIVISION NAME	JURISDICTION/ GRID LOCATION STATUS	LAND USE/ ZONING RECOMMENDATIONS	ACREAGE/ LOTS	ACTION
***** *** TYPE: LONGFORM FINALS *** *****						
5 .	C8-89-0119.1A (U1) 2000 S OF BRODIE LA AND SLAUGHTER LA W OWNER(S) : FINDLEY, WILLIAM	OAK CREEK PARKE, SECTION ONE	LIMITED PURPOSE C14 C15	SF-2	28.110 68	
	PARTIAL VACATION		APPROVAL			
6 .	C8-89-0119.2A 2000' S OF BRODIE LA AND SLAUGHTER LA W OWNER(S) : BENCHMARK GROUP, INC.	OAK CREEK PARK, SECTION TWO	LIMITED PURPOSE C14 C15	SF-2	19.227 45	
			COMPLETE	APPROVAL		
* 7 .	C8-90-0040.1A ONE MILE N OF AND BREAKAWAY RD OWNER(S) : CAROLVILLE, LTD.	BREAKAWAY PARK SECTION 3	5-MILE ETJ	SF	39.234 25	
			COMPLETE	APPROVAL		

Agenda Coordinator: Kenneth T. Bsh

LAURETTA:

Here are two copies of
turn-around easement for
your review. Please let
me know of any revisions
that are needed.

Copy to

Carl Mc

for review

THANKS,

STUART WATSON

TEMPORARY TURN-AROUND EASEMENT

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

KNOW ALL BY THESE PRESENTS:

That Carolville, Ltd., acting herein by and through Philip Annis, its duly authorized General Partner, of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, or encumbrance expressed or implied, is retained, have this day GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL, and CONVEY unto the City of Austin, a municipal corporation situated in the Counties of Travis, Williamson, and Hays, and whose address is P.O. Box 1088, Austin, Texas 78767-1088, ATTN: Real Estate Division, the following described easement for street purposes, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Williamson, State of Texas described in EXHIBIT "A" attached hereto and made a part hereof for all purposes, to which reference is hereby made for a more particular description of said property.

The portions of this easement which are located outside the 70-foot right-of-way of Post River Road shall automatically be vacated at such time that Post River Road is extended to the west at least 300 feet and has been constructed and approved and accepted by Williamson County or the City of Austin.

IN WITNESS THEREOF, Grantors have caused this instrument to be executed on this the _____ day of _____, 1991 A.D.

Carolville, Ltd.

By: _____
Philip Annis
General Partner

STATE OF TEXAS:

COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Philip Annis, General Partner of Carolville, Ltd., 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1991 A.D.

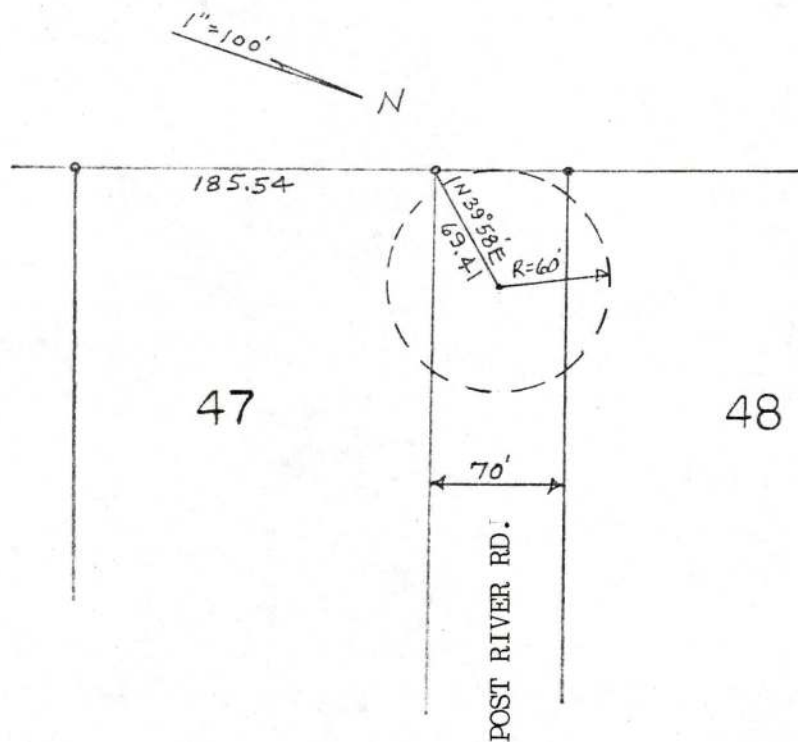
Notary Public, State of Texas

Printed name of Notary: _____

My commission expires: _____

EXHIBIT "A"

This easement is a full circle with a radius of 60 feet.
The radius point is located N39°58'E 69.41 feet from the northwest corner
of Lot 47, Breakaway Park Section 3, Williamson County, Texas.



PREPARED Jan. 8, 1991 by: _____

Stuart Watson, RPLS 4550

**WATER & WASTEWATER SUBDIVISION
ENGINEERING REVIEW FEES**

Breakaway Park Sec 3
SUBDIVISION NAME

C8-90-0040.1A Lauretta D
FILE/CASE NUMBER CASE MANAGER(S)

\$50.00 8316898 1-29-91
AMOUNT PAID RECEIPT NUMBER DATE RECEIVED

Carol Kamel
RECEIVED BY

COMMENTS:

CITY OF AUSTIN, TEXAS
RECEIPT FOR PAYMENT OF FUNDS

NO. 836898

DATE RECEIVED: 1-29-91

RECEIVED FROM: Carolville Ltd

IN PAYMENT FOR: WWWW fee for Breakaway Pk Se 35 \$ 50.00
CB-90-0040.1A

*AMOUNT VERIFIED BY:

HOW PAID:

CASH ☐ *
CHECK ☒
MONEY ORDER ☐

FUND	AGENCY	ORG	SUB ORG	ACTV	REV/ OBJT	WORKORDER	REPT CATG	B/S ACCT
xxx	xxx	xxxx	xx	xxxx	xxxx	xxxxxxxx	xxxx	xxxx
294	227	9900			4104			
451	237	9900			4104			

CITY OF AUSTIN, TEXAS

FIN 7026 Rev. 1/90

DEPARTMENT

WHITE - Finance

YELLOW - Dept.

PINK - Customer

GOLD - Dept. File

AUTHORIZED SIGNATURE

[Signature]

Planning & Development

**WATER & WASTEWATER SUBDIVISION
ENGINEERING REVIEW FEES**

Breakaway Park Sec 3

SUBDIVISION NAME

C8-90-0040.1A

FILE/CASE NUMBER

Lauretta D

CASE MANAGER(S)

\$50.00

AMOUNT PAID

8316898

RECEIPT NUMBER

1-29-91

DATE RECEIVED

Carol Kamel

RECEIVED BY

COMMENTS:

CITY OF AUSTIN, TEXAS
RECEIPT FOR PAYMENT OF FUNDS

NO. 836898

DATE RECEIVED: 1-29-91
RECEIVED FROM: Carolville Ltd
IN PAYMENT FOR: WWW fee for Breakaway Pk Sec 3
*AMOUNT VERIFIED BY: C8-90-0040.1A

\$ 50.00

CITY OF AUSTIN, TEXAS

HOW PAID:

CASH ☐ *

CHECK ☒

MONEY ☐

ORDER ☐

1085

FUND	AGENCY	ORG	SUB ORG	ACTV	REV/ OBJT	WORKORDER	REPT CATG	B/S ACCT
xxx	xxx	xxxx	xx	xxxx	xxxx	xxxxxxxxxx	xxxx	xxxx
394	227	9900			4104			
451	237	9900			4104			

Planning & Development

C. Kame

FIN 7026 Rev. 1/90

DEPARTMENT

AUTHORIZED SIGNATURE

WHITE - Finance

YELLOW - Dept.

PINK - Customer

GOLD - Dept. File

LDRS: SUBDIVISION REVIEW CASE MANAGEMENT REPORT

26-SEP-1990

FILE NO.: C8-90-0040.1A

CASE MANAGER: Dowd, Lauretta
SECONDARY:

BREAKAWAY PARK SECTION 3

DATE FILED: 26-SEP-1990

DATE DIST: 2-OCT-1990

COMMENT DUE DATE: 22-OCT-1990

DEPARTMENT	RETURN DATE	CLEARANCE DATE	COMMENTS
✓ Planning - Address	[]	1-16-91	Dowd
✓ DEP - Arborist	[]	1-16-91	Dowd
✓ County (WM)	[]	1-28-91	Dowd
✓ Planning - Drafting	[]	1-16-91	Dowd
✓ Planning - Engineering	[]	1-28-91	Dowd
✓ Electric Department (PEC)	[]	(verbal)	Dowd
✓ DEP - Environmental	[]	1-28-91	Dowd
✓ Gas Company	[]	—	—
✓ Planning - Hector	[]	—	—
✓ Health Department (WM)	[]	1-28-91	Dowd
✓ Planning - MUD Review	[]	1-16-91	Dowd
✓ Telephone Co. (NS)	[]	—	—
✓ PARD	[]	1-28-91	Dowd
✓ T.P.S.D. - R.O.W.	[]	1-16-91	Dowd
✓ School Dist. (LE)	[]	—	—
✓ Planning - Subdivision	[]	1-28-91	Dowd
✓ Planning - Transportation	[]	1-28-91	Dowd
✓ Water & Wastewater	[]	1-28-91	Dowd

✓ Comp. Plng

Tax Certificates



ENGINEERING RELEASE
DEPARTMENT OF PLANNING AND DEVELOPMENT
City of Austin, Texas

Subdivision Name: BREAKAWAY PARK, SECTION 3
Subdivision File Number: CB-90-0040.1A
Owner of Property: CAROLVILLE, LTD.
Contact person: STUART WATSON
(Engineer/ Surveyor / Agent)
Telephone number: 346-8566

CONDITIONS OF RELEASE

- 1) This form is for platting purposes only; construction is not authorized.
- 2) Release is based on plans and information submitted by the applicant in support of the application showing feasibility of compliance with City standards.
- 3) Prior to any construction additional requirements must be satisfied and a Development Permit secured.
- 4) This release expires upon expiration of the subdivision application.

SPECIAL CONDITIONS: none

This proposed subdivision satisfies the requirements of section 13-6 of the Interim Land Development Code.

Approved By: Jose R. Ramos Jr.
orig. - applicant
copies - case manager, engineering file

date: 01/17/91

LINE	FILE NUMBER/ LOCATION	SUBDIVISION NAME	STATUS	RECOMMENDATIONS	ACTION
***** *** 30 DAY STATUTORY - PRELIMINARIES *** *****					
C8-90-0112	OAK CREEK PARKE 2	2000 S OF BRODIE LA AND SLAUGHTER LA W OWNER(S) : BENCHMARK GROUP, INC. VARIANCES: TO FILTER SOME OF THE WATER FROM THE UPLANDS ZONE THROUGH A FILTER POND IN THE WATER QUALITY BUFFER ZONE - POSTPONED INDEFINITELY TO ALLOW DEVELOPMENT WITH THE WATER QUALITY BUFFER ZONE - POSTPONED INDEFINITELY TO ALLOW RUN-OFF FROM RESIDENTIAL LOTS WITHOUT SEDIMENTATION AND FILTRATION OF THE FIRST ONE-HALF INCH - POSTPONED INDEFINITELY TO ALLOW BLOCKS C,G AND L TO EXCEED 1200 FEET IN LENGTH - POSTPONED INDEFINITELY TO DELETE THE REQUIREMENT OF A TEMPORARY CUL-DE-SAC AT THE END OF SALMON DRIVE - POSTPONED INDEFINITELY TO DELETE THE BALANCE OF THE TRACT - POSTPONED INDEFINITELY	INCOMPLETE	DISAPPROVAL	
***** *** 30 DAY STATUTORY - FINALS *** *****					
C8-90-0040.1A	BREAKAWAY PARK SECTION 3	ONE MILE N OF AND BREAKAWAY RD OWNER(S) : CAROLVILLE, LTD.	INCOMPLETE	DISAPPROVAL	

AGENDA CO-ORDINATOR:
LAURETTA DOWD

M E M O R A N D U M

TO: COMMENT DUE DATE: 22-OCT-1990
FROM: SUBDIVISION REVIEW AND DESIGN
OFFICE OF LAND DEVELOPMENT SERVICES
SUBJECT: FINAL SUBD. REQUIRING PRELIM. REVIEW C8-90-0040.1A
RE: BREAKAWAY PARK SECTION 3

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (22-OCT-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN City/ETJ: 5-MILE ETJ
Proposed Use: SF
Acreage: 39.234 Lots: 25
Grids: Zoning: N/A

Watershed: BRUSHY
Watershed Class: III County: WILLIAMSON
Water: OTHER PRIVATE UTIL CO.
Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

Case Manager: Dowd, Laretta
Phone Number: 499-2708
Secondary:
Phone Number: -

Reviewed By: _____
Date: _____

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

SUBDIVISION REVIEW COMMENTS

SUBDIVISION NAME: BREAKAWAY PARK SECTION 3

FILE NUM: C8-90-0040.1A

DUE DATE: 10-29-90

IF YOU HAVE ANY FURTHER QUESTIONS CONCERNING THE COMMENTS LISTED BELOW PLEASE CONTACT YOUR CASE MANAGER.

CASE MANAGER: Dowd, Laretta

PHONE: 499-2708

THE FOLLOWING COMMENTS MUST BE ADDRESSED PRIOR TO RECEIVING PLAN APPROVAL FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE APPLICANT OR HIS/HER AGENT TO MODIFY THE SUBDIVISION PLAN SO THAT IT COMPLIES WITH THESE REQUIREMENTS.

INCORPORATED IN THE NUMBERING OF EACH COMMENT IS THE RELEVANT REVIEW SECTION. FOR THESE REFERENCES, THE FOLLOWING ABBREVIATIONS APPLY:

SP - SITE PLAN	CM - CAPITAL METRO
SR - SUBDIVISION	CO - COUNTY
TR - TRANSPORTATION	MD - MUD REVIEW
CN - CONSTRUCTION	AD - PLANNING - ADDRESS
DR - DRAINAGE	PK - PARD
EG - ENGINEERING	PO - POST OFFICE
LR - LANDSCAPE REVIEW	PW - PUBLIC WORKS
AR - ARBORIST	SD - SCHOOL DISTRICT
EV - ENVIRONMENTAL	HE - HEALTH DEPARTMENT
WW - WATER AND WASTEWATER	EL - ELECTRIC
FI - FIRE DEPARTMENT	PH - PHONE COMPANY
HD - HIGHWAY DEPARTMENT	DG - DRAFTING

REQUIREMENTS: Based on ordinances and written rules adopted by the City of Austin, Texas.

WW 1. Based upon the engineering report, each lot will be served by a well and septic tank. In such case, plat approval will be conditional upon the Williamson County Health Department approving each lot for well and septic tank use.

WW 2. Fiscal will not be required but final plat approval will be conditional upon the subdivider paying a \$50 Subdivision Engineering Review Fee.

WW 3. (No. 4308) For Water and Wastewater Utility use.

DG 1. The closure check on subdivision boundary for the above named plat is in compliance with the City adopted requirements.

PK 1. Plat complies with City adopted requirements.

PK 2. The following comments are for the applicant's information. These comments are intended to assist the applicant in the dedication process/procedure of dedicating the approved park site that is not a part of the final plat to Williamson County, Texas:

PK 3. Parkland requirements for this development are .350 acres. These parkland requirements are based on 25 Single-Family Units x 5 acres of required parkland per 1000 residents x 2.8 residents per Single-Family Unit.

PK 4. The parkland requirements for this development will be satisfied at final plat with the dedication of the approved 7.38 acre tract that is immediately adjacent to and west of Lots 58, 59 and 60 of this development.

PK 5. Applicant has stated that the proposed and approved 7.38 parkland tract will be deeded to Williamson County, Texas, at final plat. This parkland tract will be deeded by separate instrument and will not be a part of the final plat. Although this separate instrument will not be a part of the final plat, the applicant shall provide all required field notes and exhibits to this reviewer in order that the Engineering Support Section, Department of Public Works and Transportation, City of Austin, will be able to review and approve these documents as to field note standards, exhibits, form, content, quality, legibility and closure (see attached "Procedures of Parkland Dedication Prior to, and Not a Part of Final Plat"). As noted, these procedures are written for the City of Austin. Each reference to the City of Austin shall be interpreted to be Williamson County, in this dedication of parkland.

PK 6. Attached is a copy of the "Process to Ensure Clear Title to Land for Park Purposes for Williamson County, Texas". This document has been copied from that used by the City of Austin. Any reference to the City of Austin has been eliminated on the attached document and changed to read as for Williamson County, Texas. Applicant shall provide proof of the fee simple conveyance of the approved parkland tract to Williamson County, Texas. He shall submit a copy of the Title Commitment, Owner's Title Policy and Tax Certificate, to this reviewer, as proof of this conveyance.

PK 7. The final plat for this development will not be recorded until the separate instruments for the parkland tract (General Warranty Deed, Field Notes and Exhibits) have been approved, executed and recorded. As per the "Procedures to Ensure Clear Title to Land for Park Purposes", the Title Company, approved by the City of Austin, will record all of the required documents that will convey the parkland tract to Williamson County, Texas. The final plat for this development can not be recorded until the recorded volume and page number(s) of the required separate instruments are known. This information shall be submitted to this reviewer prior to the recordation of the final plat. The applicant shall be responsible for providing this above information to this reviewer as expeditiously as possible.

PK 8. The Case Manager of this development will be notified by this reviewer as to when the final plat can be recorded. This recordation is totally dependent upon the applicant's submittal of information and documentation of the conveyance of the parkland tract to Williamson County, Texas.

PK 9. Applicant shall provide a certified copy of all recordings (General Warranty Deed, required attachments and exhibits) to this reviewer. This certified copy shall be sent to this reviewer and addressed to Bill Schoenemann, L.A., Department of Planning and Development, City of Austin, P.O. Box 1088, Austin, Texas 78767.

PK 10. Applicant shall contact this reviewer at 499-2251 if he has any questions, problems, etc. regarding any of the above comments.

RW 1. The scope of this review is limited to right-of-way needs pertaining to approved C.I.P. and T.S.M. projects to be constructed by the City of Austin. All right-of-way needs for A.M.A.R.P., T.C.M., S.D.H.P.T., and County projects will be reviewed by the Transportation Section of the Planning Department.

RW 2. We have reviewed the proposed subdivision and anticipate no additional requirement for right-of-way dedication or reservation for approved C.I.P. projects or T.S.M. improvements in this area.

TR 1. Dedicate 50 feet of right-of-way along the portion of the property that abuts Taku Road in accordance with the approved preliminary plan, C8-90-0040. *Recorded deed submitted JD*

TR 2. The cul-de-sac for Chitina Court must be designed in accordance with the approved preliminary plan and the standards in the City of Austin Transportation Criteria Manual. Show a 60 foot right-of-way radius for the Chitina Court cul-de-sac in accordance with the preliminary plan. (C8-90-0040)

TR 3. Note 6 of the approved preliminary plan states:

"All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, (and all roads shall be dedicated to the public.)" *- in preamble -*

Please add the last phrase of that note to the final plat restriction as designated on the approved preliminary plan.

TR 4. Show survey tie across Taku Road to verify right-of-way width (or provide a copy of the street deed). ILDC, 13-2-425.

TR 5. A cul-de-sac is required for the termination of Post River Road. A variance will be required if a cul-de-sac is not provided. The Transportation will support the variance for the following reasons:

-- A cul-de-sac is not required for the termination of roadways with a throat length of less than 150 feet. The throat length for Post River Road is approximately 306 feet in length and represents a marginal departure from the design standards. *George Z. -*

-- The segment of Post River Road which is required to have a cul-de-sac is only one lot deep. Two large single family lots will front along this segment of Post River Road and the impact on traffic circulation, safety, and convenience will be minimal.

-- A preliminary subdivision plan, Brushy Creek Ranch, (C8-86-020), is on file which shows the extension of Post River Road through the adjacent tract to the west.

EV 1. Some of the items listed on WATERSHEDS SUBMITTAL REQUIREMENTS, Exh. 7, page 39 of the FINAL PLAT application packet were not submitted for review with this project. The following information is needed to certify compliance with the Land Development Code:

- a) a topographic map of the site,
- b) a slope map showing impervious cover table.

EV 2. In order to document the status of this project relative to the water quality provisions of the code, add the following notes to the plat:

* WATERSHED STATUS-

This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to the impervious cover limits of Sections 13-2-543 and 13-2-544.

- * Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
- * Detention/Sedimentation Basins are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 13-7-19.
- * Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and other ordinances and regulations of the City.

EV 3. In order to determine compliance with the impervious cover limits of Chapter 13-2 of the Code, add an impervious coverage tabulation chart which breaks down proposed impervious cover by buildings/structures, roadways/parking, and walkways/miscellaneous paving. Show calculations for net site area and indicate an impervious percentage for the subdivision.

EV 4. This site is located within an area that contains potential endangered species habitat. The applicant should contact the U.S. Fish and Wildlife Service at (512)389-4638 in Austin or at (817)334-2961 in Fort Worth prior to initiating any activity on this site to avoid possible violation of the Endangered Species Act. No permit or approval issued by or through the City of Austin shall constitute authorization to proceed in violation of this Act.

EV 5. Submit an Endangered Species Survey for the Golden-cheeked Warbler pursuant to Section 13-7, Article IV of the Land Development Code and in compliance with Section 6.0.0 of the Environmental Criteria Manual.

EV 6. Submit a Karst Survey pursuant to Section 6.2.0 of the Environmental Criteria Manual.

EV 7. An Erosion/Sedimentation Control Plan needs to be submitted with this final plat.

AR 1. Plan complies with the City adopted requirements. No Comments.

EG 1. Add the following Floodplain Note: "The 100 year floodplain is contained within the drainage easement(s) shown hereon. No portion of this tract is within the boundaries of the 100 year flood plain of any

waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)." This must be certified by registered professional engineer. [Section 13-6-7(b) ILDC].

EG 2. A percentage of construction inspection fees are required to be paid prior to final plat release, please provide an engineer's estimate so that the construction inspections fees may be calculated and collected.

? with
Joe Ramos

AD 1. Street names are approved on this plat.

SR 1. INFORMATION: All streets, drainage, sidewalks, erosion control, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.

SR 2. INFORMATION: Fiscal (if required) for the items mentioned in comment #1 are required in a City of Austin (or Travis County) Letter of Credit.

SR 3. The "Construction Agreement" with required fiscal agreement is required to be submitted within 90 days of Planning Commission approval. Contact this reviewer for further information on this matter. A boundary survey, titled "Exhibit A", sealed by a registered surveyor is also required.

SR 4. The following notes are required when fiscal is being posted in conjunction with this plat.

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 19____, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement.

- fiscal with
Wmson. Co.
still need? no!
as per C. Kanitzky

For the Construction Agreement pertaining to this subdivision, see separate instrument recorded in Vol. _____, Pg. _____, in the Deed Records of Travis County, Texas. "

SR 5. The following note is required if construction plans are not submitted concurrently with this final plat. "The owner of this subdivision and his or her successors and assigns, assumes responsibilities for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements."

SR 6. The following notes are required when no fiscal is required to be posted with the plat but there are improvements required in conjunction with the subdivision.

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Improvements Agreement between the

subdivider and the City of Austin, Dated _____, 19____, 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 in Vol. _____, Pg. _____, in the Deed Records of Travis County, Texas."

SR 7. Add names to Planning Commission approval block as indicated on the review print.

SR 8. Reword the owners dedication statement as shown on the land use review print.

SR 9. Concrete monuments are required to be placed at or near all major property corners and not greater than 1300' apart, see the review print for locations.

SR10. Chapter 13-1 imposes deadlines for the submittal of updates for preliminary plans and final plats. An update is defined as "additional information, a plan, or a final plat submitted by an applicant in response to comments by the review entity." It is the applicant's responsibility to inform the case manager of all updates submitted to reviewers in response to review comments. Preliminary plans expire 180 days after statutory disapproval, and final plats expire 180 days after submittal.

SR11. Ink in the Case # in the bottom right hand corner of each sheet on original mylar.

SR12. Provide the standard no occupancy note on this plat: No lot in this subdivision shall be occupied until connected to the City of Austin water and wastewater systems. Modifications to this note depending on your particular situation may be found in the Standard Final Plat Notes packet.

SR13. Show signatures of owner(s), notary public(s), engineer and surveyor with appropriate seals and dates. Print names under signatures with addresses.

SR14. Tax certificates current to the date of agenda clearance must be provided at the time the plan/plat is cleared for a Planning Commission Agenda. Tax receipts or other information in-lieu of certificates will not be accepted.

SR15. Recording fees must be paid at the time this plat is approved by Planning Commission. Plat recording fees are \$25.00 per page. Other instruments are \$3.00 for the first page and \$2.00 for all other pages. The last page must have a bottom margin of 4 inches, or an additional \$2.00 will be charged. Fees for plats must be paid by separate check. All checks must be payable to "Travis County".

SR16. All subdivision (SR) comments must be cleared by this reviewer prior to your chosen Planning Commission agenda deadline. Call for an appointment and bring the corrected mylar for clearance.

SR17. For all comments see the land use review print for clarity.

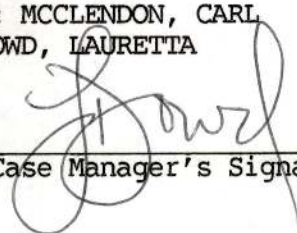
SR18. It is advisable to clear comments as soon as possible to ensure

that last minute delays do not cause you to miss your chosen Planning Commission deadline. The deadline for any Planning Commission agenda is Wednesday at noon thirteen (13) days prior to the meeting.

RECOMMENDATIONS: Staff Recommendations for improvements based on accepted planning, engineering, and design principles.

REVIEWERS:

T.P.S.D. - R.O.W.: GIUSTI, KEN
PLANNING - DRAFTING: SCHAEFER MICHAEL
PLANNING - MUD REVIEW: DOWD, LAURETTA
HEALTH DEPARTMENT: MOORE, JAY
COUNTY: HEILINGENSTEIN, COMMISSIONER
PLANNING - ADDRESS: PADGETT, BILL
PARD: SCHOENEMANN, BILL
TELEPHONE CO.:
ELECTRIC DEPARTMENT:
WATER & WASTEWATER: URBANEK, PAUL
DEP - ARBORIST: RHOADES, JIM
DEP - ENVIRONMENTAL: GROSS, GLENDA
PLANNING - ENGINEERING: RAMOS, JOE
PLANNING - TRANSPORTATION: MCCLENDON, CARL
PLANNING - SUBDIVISION: DOWD, LAURETTA



Case Manager's Signature - Initial Comments

Case Manager's Signature - Signoff

COMMENT RECEIPT

Breakaway Park Section 3

File No. CB-90-0040.1A

Date: 10-28-90

The comments for the referenced file were picked up as indicated below.

Received by: Stuart Watson
(signature)

Name: STUART WATSON
(please print)

Telephone Number: 346-8566

Received on: OCT 30, 1990
(date)

RETURN RECEIPT TO Shaw
(Case Manager)

December, 1989

Letter of Transmittal for Parkland Dedication

Attached is a packet of information designed to assist you in fulfilling your obligation of conveying parkland to the City of Austin as a part of Title XIII (Land Development Code), Section 13-2-450 (Dedication of Parkland Required). All Parkland Dedication Ordinance requirements have been codified into Title XIII as an amendment to the Austin City Code of 1981. Included in this packet are "Procedures for Transferring Ownership of Parkland to the City as a Part of the Platting Process", "Procedures for Parkland Dedication Prior To, and Not a Part of Final Plat", and a "Requisition for Deed" form. These documents are provided to you in order that a General Warranty Deed can be prepared by the Department of Planning and Development for the approved parkland tract, and to ensure a clear title to the land proposed to be deeded to the City for park purposes. This General Warranty Deed will be prepared free of charge after you have completed and returned the "Requisition for Deed" form to this reviewer simultaneously with the Final Plat submittal of the subdivision (if applicable), or with the submittal of the required Field Notes and Exhibits of the proposed parkland tract to be deeded prior to, and not a part of Final Plat (if applicable).

"Parkland Dedication Policies", as per Section 4 (Land Use), Subsection 4.1.1.D of the "Administrative Criteria Manual (Adopted April 7, 1989), requires the subdivider to provide an "Owner's Title Policy" to the City of Austin for ensuring the City's clear title to the land to be dedicated for park purposes ("Parkland"). Land may be dedicated by Final Plat or by a separate instrument (required "Field Notes" and Exhibits"). In either method of dedication, this dedication of land will require a clear title to the land proposed for park purposes. This dedication shall be accomplished by the Subdivider or Grantor by way of the following procedures and forms.

The Subdivider's or Grantor's responsibility to follow the attached procedures and forms is very essential in order that the recordation of the Final Plat and General Warranty Deed, or the required Field Notes (Metes and Bounds Description), Exhibits and executed General Warranty Deed might be accomplished expeditiously. The method of dedicating this land to the City of Austin as "Parkland" will dictate the procedures the Subdivider will use ("Procedures for Transferring Ownership of Parkland to the City as a Part of the Platting Process", or the Grantor will use "Procedures for Parkland Dedication Prior to, and Not a Park of Final Plat". The attached "Procedures to Ensure Clear Title to Land for Park Purposes" and the "Requisition for Deed" form shall be applicable with either method of parkland dedication.

Thank you very much for your time and patience in following the applicable procedures and forms. Your expediency in completing and returning the "Requisition for Deed" form is certainly appreciated. Your cooperation and coordination with your Title Company (approved by the City), is also appreciated.

If I might be of further assistance to you, please do not hesitate to contact me at 499-2251.

- Bill Schoenemann

Bill Schoenemann, Sr. Landscape Architect/Park Planner
Department of Planning and Development

PROCEDURES FOR PARKLAND DEDICATION
PRIOR TO, AND NOT A PART OF FINAL PLAT

1. When a transfer of a title to land for park purposes is proposed by a Grantor to the City of Austin, and is to take place prior to, and is not a part of a Final Plat, Grantor is to provide a complete set of Field Notes with required Exhibits to this reviewer for review and approval. These required Field Notes and Exhibits must be approved as to the "Field Note Guidelines and Standards" from the Engineering Support Section, Department of Public Works and Transportation. These guidelines and standards are very implicit as to field note standards, exhibits, form, content, quality, legibility and closure. Grantor shall contact the Engineering Support Section, Department of Public Words and Transportation for a copy of the "Field Note Guidelines and Standards".
2. The Field Notes and Exhibits, as provided to reviewer by the Grantor, are forwarded to the Engineering Support Section, Department of Public Works and Transportation for review and approval, as per the "Field Note Guidelines and Standards".
3. When Field Notes have been submitted for review and approval, the Grantor will be given a packet of information entitled "Letter of Transmittal for Parkland Purposes". This "Letter of Transmittal for Parkland Purposes" is designed to assist the Grantor with his/her obligation to dedicate approved parkland to the City of Austin. This "Letter of Transmittal for Parkland Purposes" includes "Procedures for Transferring Ownership of Parkland to the City as a Part of the Platting Process", "Parkland Dedication Prior to, and Not a Part of the Platting Process", "Procedures to Ensure Clear Title to Land for Parkland Purposes", and a "Requisition for Deed" form. The Grantor shall, simultaneously, with the completion and return of the "Requisition for Deed" form, follow the "Procedures to Ensure Clear Title to Land for Park Purposes". The documents are required in order to ensure that a clear title be completed by the Title Company and readied for the closing proceedings. The closing proceedings will be coordinated by this reviewer and the (Parkland) Property Agent with the Real Estate Services Division, Department of Public Works and Transportation with the Grantor's Title Company.
4. Grantor shall complete and return the "Requisition for Deed" form to this reviewer with the submittal of the Metes and Bounds Description (Field Notes and required Exhibits). The "Requisition for Deed" form shall be used by reviewer for the preparation of the General Warranty Deed for the transfer of title to the land proposed for parkland purposes.
5. The Engineering Support Section, Department of Public Works and Transportation reviews the required Field Notes and Exhibits, as submitted by Grantor. If any problems exist with these Field Notes and/or Exhibits, the Engineering Support Section will notify Grantor in order to rectify such problem(s). Any and all problems relating to these Field Notes and/or Exhibits must be rectified prior to the approval of the Engineering Support Section, Department of Public Works and Transportation.
6. The Engineering Support Section, Department of Public Works and Transportation approves the Field Notes and Exhibits, when all

problems have been resolved. This Engineering Support Section forwards the approved Field Notes and Exhibits to this reviewer.

7. A General Warranty Deed (Draft) is prepared by reviewer, and is forwarded to the Legal Department with a copy of the approved Field Notes and Exhibits. The Legal Department must approve the General Warranty Deed as to form and content. If any problem(s) exist, the Legal Department will notify this reviewer, and the existing problem(s) will be rectified. The Legal Department will forward the approved General Warranty Deed to this reviewer for further action.
8. The approved General Warranty Deed and a copy of the approved Field Notes and Exhibits are forwarded by this reviewer to the Grantor for the execution of the General Warranty Deed.
9. The Grantor executes the approved General Warranty Deed, making sure that all required signatures have been executed and notarized. The General Warranty Deed is then forwarded to this reviewer for recordation.
10. A Parkland Acceptance form is attached to the executed General Warranty Deed, and is forwarded by this reviewer to the Director of the Parks and Recreation Department for his/her acceptance of the approved parkland tract. The Director's signature must be acknowledged on the last page of the General Warranty Deed by a Notary Public.
11. A Title Company, selected by the Grantor and approved by the City, shall provide a "Title Commitment" to the City of Austin. This "Title Commitment" will ensure a clear title to land proposed to be deeded to the City (see attached "Procedures to Ensure Clear Title to Land for Park Purposes"). The Title Company selected by the Grantor and approved by the City, shall also provide an "Owner's Title Policy" to the City. This "Owner's Title Policy" assures that the transfer of land to the City will have a clear title. This land shall not be subject to any reservations of record, liens, encumbrances of any kind, or easements, which, in the opinion of the City, will interfere with the use of the land for park and recreational purposes. The Title Company will also provide a "Tax Certificate" to the City. This "Tax Certificate" will ensure that the taxes for this land for the proposed parkland tract have been paid by the Grantor for previous years, and for the current year up to the date of the recordation of the General Warranty Deed of said parkland tract.
12. All fees required for the "Title Commitment", the "Owner's Title Policy", the "Tax Certificate", the closing procedure costs, and for the recordation of the General Warranty Deed and required attachments and exhibits, will be collected by the Title Company prior to the closing proceedings for the transfer of title of land proposed as "Parkland". The Grantor shall be responsible for the payment of all fees required from the Title Company. These fees are payable to the Title Company by the Grantor prior to the closing procedures. The closing procedures will be coordinated by this reviewer and the (Parkland) Property Agent, Real Estate Services Division, Department of Planning and Development, with the Grantor's Title Company.
13. The Grantor's Title Company shall provide the "Title Commitment",

"Owner's Title Policy", and "Tax Certificate" to the (Parkland) Property Agent at the closing procedures for the parkland tract. The Department of Planning and Development, City of Austin shall record the executed General Warranty Deed and all required Field Notes and Exhibits. All recording fees will be paid by the Title Company to the City of Austin prior to the recordation of the approved and executed documents.

14. The executed General Warranty Deed with required "Field Notes" and Exhibits is recorded by this reviewer, or another staff member of the Subdivision Review Section, Department of Planning and Development.

REQUISITION FOR DEED

Prior to, and not a part of Final Plat, or simultaneously with Final Plat, at the Subdivider's/Grantor's sole cost and expense, a title company shall issue a Title Commitment, an Owner's Title Policy, and a Tax Certificate for the land to be dedicated to the City of Austin for park purpose. The title company will be selected by the Subdivider/Grantor, and shall be acceptable to the City of Austin ((Parkland) Property Agent), Real Estate Services Division, Department of Public Works and Transportation). The Owner's Title Policy shall be accompanied by copies of all recorded documents relating to easements, right-of-way, etc., affecting the property. This "REQUISITION FOR DEED" form shall be completed by the Subdivider/Grantor and returned to the Department of Planning and Development, at the Subdivision's first Final Plat submittal, or when the parkland tract is proposed to be dedicated, and is not a part of a Final Plat. The Subdivider/Grantor shall return this form to reviewer with the required Field Notes and Exhibits if the parkland is proposed to be dedicated prior to and not a part of Final Plat. The information provided by the subdivider/grantor will be used in the preparation of the General Warranty Deed for the subdivision at Final Plat, or the proposed transfer of title, if the proposed parkland tract is proposed to be dedicated prior to, and not a part of a Final Plat.

GRANTOR: (Name of Corporation, Joint Venture, Etc.)

AUTHORIZED OFFICER TO SIGN FOR GRANTOR:

(Name) _____

TITLE OF AUTHORIZED OFFICER: _____

(Address, including county) _____

(Phone Number) _____

GRANTOR IS:

CORPORATION _____ **

SINGLE WOMAN _____

JOINT VENTURE _____ **

HUSBAND AND WIFE _____

SINGLE MAN _____

OTHER (Specify) _____

**** Include documentation giving authority to sign for ownership entity. Name of person or persons legally empowered to sign for ownership entity and legal authority for the signature, i.e. trustee, president, general partner, etc. Power of Attorney, if needed, must be specific instead of general.**

NAME OF SUBDIVISION _____

FILE NO. OF SUBDIVISION _____

LOT NUMBER _____, **BLOCK NUMBER** _____ **OR METES AND BOUNDS (ATTACHED)**

USAGE OF PROPERTY TO BE CONVEYED TO THE CITY OF AUSTIN:

PARKS _____ **DRAINAGE** _____ **P.U.E.** _____ **OTHER** _____

(SPECIFY OTHER USES) _____

COUNTY IN WHICH DEED WILL BE EXECUTED _____

STATE IN WHICH DEED WILL BE EXECUTED _____

Please complete the above information and return it at Final Plat submittal of the subdivision. A copy of the plat in its final form for recordation should accompany this completed form. If parkland is to be deeded to the City prior to, and is not a part of the Final Plat, the Grantor shall attach a complete set of Field Notes with required Exhibits with the submittal of this form.

Please return this information to:

**BILL SCHOENEMANN, SR. LANDSCAPE ARCHITECT/PARK PLANNER
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF AUSTIN
P.O. BOX 1088
AUSTIN, TEXAS 78767
(512) 499-2251**

PROCEDURES TO ENSURE CLEAR TITLE TO LAND FOR PARK PURPOSES
WILLIAMSON COUNTY, TEXAS

1. In order to ensure a clear title to land proposed to be dedicated to Williamson County, Texas, for park purposes, Grantor shall provide a Title Commitment from a Title Company to the county. Any change in the ownership of land, to be legal, requires a formal exchange of title (Deed).
2. The Title Company (Title insurer) carefully researches every known recorded document regarding current and prior ownership of the property to be transferred to the County in order to determine the current status of the title. This research shall include close scrutiny of all public and court records, property tax records, survey and legal descriptions, liens and claims. This search may cover such documents as deeds, mortgages, wills, judgments, divorce decrees, liens and assessments relative to the property.
3. The above process of risk-elimination is followed by the Title Company in order to determine the insurable interest and what visible title defects will have cleared prior to the transfer of title. No matter how extensive and exacting the title search may be, the possibility of "hidden risks" may remain. Records may not reflect claims of missing heirs, false assumptions of identity with the intent to deceive, forgeries, improperly probated wills and clerical errors in recording legal documents, confusion due to similar or identical names, deeds executed under expired or false powers of attorney, unsatisfied claims not shown on record, and mistaken interpretation of wills and trusts.
4. For all of the above reasons, "hidden risks" make the purchase of Title Insurance Protection essential to a Grantor for the transfer of title of land. The recipient of this transfer of title (Williamson County, Texas) must require additional protection by the Grantor's securance of an Owner's Title Policy. This Owner's Title Policy provides maximum assurance of protection from "hidden risks". It provides secure ownership, free from financial loss due to troublesome claims that may be asserted against the title of the property. It also provides quicker transfer of property and full payment of all legal costs to defend a title and payment of all successful claims against the title up to the face amount of the Owner's Title Policy.
5. The Title Company, as selected by Grantor and approved by the County, shall provide the Owner's Title Policy to Williamson County, Texas, at the time of closing. This Owner's Title Policy (Title Insurance) is the only guaranteed protection that the County has against the real estate title loss.
6. The Grantor provides the executed and approved General Warranty Deed and required attachments and/or exhibits to the Title Company for recordation, prior to the closing procedures for the transfer of title of the land proposed to be deeded to Williamson County, Texas for parkland purposes.
7. The Owner's Title Policy will be forwarded by the Title Company to Williamson County, Texas, at the closing of the title transfer of the

approved parkland tract. The Title Company will record the General Warranty Deed with all required attachments and/or exhibits.

APPLICANT
MEETING ☐
TELEPHONE
CONVERSATION ☐

STAFF
MEETING ☒
SITE CHECK ☐

DATE

PAGE OF PAGES

SUBJECT

Breakaway Park Sec. 3

PARTICIPANTS

DISCUSSION

Eng. - no fiscal req. for gravel roads - cert. req. ← (delete pg. 2)
WW - Wmson Co. Health dept. req. \$50. review fee - wells & septic
will not need to sign off on plat
Trans. - - revision to Chitina Dr. - cul-de-sac should be 60'
Gr. - comments pending - slopes not req. ex. / sed plan is required
Warbler survey requested not req. CARST req.
Park - Rkland needs to be decided prior to release of final
for recording - deed being revised to state that if plat not
- approved land will not transfer - Hold plat til conveyance
is complete
Streets O.K. -

FOLLOW UP ACTION

COPY TO

PREPARED BY



LDRS: SUBDIVISION

W CASE MANAGEMENT REPORT

26-SEP-1990

FILE NO.: C8-90-0040.1A

CASE MANAGER: Dowd, Laretta
SECONDARY:

BREAKAWAY PARK SECTION 3

DATE FILED: 26-SEP-1990

DATE DIST: 2-OCT-1990

COMMENT DUE DATE: 22-OCT-1990

DEPARTMENT	RETURN DATE	CLEARANCE DATE	COMMENTS
✓ Planning - Address	[]		
✓ DEP - Arborist	[]		
✓ County (WM)	[]		
✓ Planning - Drafting	[]		
✓ Planning - Engineering	[]		
✓ Electric Department (PEC)	[]		
✓ DEP - Environmental	[]		
✓ Gas Company	[]		
✓ Planning - Hector	[]		
✓ Health Department (WM)	[]		
✓ Planning - MUD Review	[]		
✓ Telephone Co. (NS)	[]		
✓ PARD	[]		
✓ T.P.S.D. - R.O.W.	[]		
✓ School Dist. (LE)	[]		
✓ Planning - Subdivision	[]		
✓ Planning - Transportation	[]		
✓ Water & Wastewater	[]		

✓ Comp. Plng

MEMORANDUM

TO: COMMENT DUE DATE: 22-OCT-1990
FROM: SUBDIVISION REVIEW AND DESIGN
OFFICE OF LAND DEVELOPMENT SERVICES
SUBJECT: FINAL SUBD. REQUIRING PRELIM. REVIEW C8-90-0040.1A
RE: BREAKAWAY PARK SECTION 3

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (22-OCT-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN City/ETJ: 5-MILE ETJ
Proposed Use: SF
Acreage: 39.234 Lots: 25
Grids: Zoning: N/A

Watershed: BRUSHY
Watershed Class: III County: WILLIAMSON
Water: OTHER PRIVATE UTIL CO.
Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

Case Manager: Dowd, Laoretta
Phone Number: 499-2708
Secondary:
Phone Number: -

Reviewed By: _____
Date: _____

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

ENGINEERING and ENVIRONMENTAL REPORT
for
BREAKAWAY PARK SECTION 3

The subject tract consists of 39.2112 acres divided into 25 large lots giving a density of 0.6375 lot per acre or 1.5645 acres per lot.

Each lot is proposed to have constructed on it, one single family home. For estimating purposes (according to sec. 13-2-590) the impervious cover for each lot will be 5000 square feet. No storm water ponding is being provided because with such large lots, after the yards around the home have grown into heavy turf, this coefficient of runoff will equal the coefficient of existing pastureland before construction.

Example:

impervious cover	0.1147 ac.	X .96 = 0.1101
lawn	1.000 ac.	X .36 = 0.3600
remains as is	0.4498 ac	X .44 = 0.1979
		0.6680 / 1.5645 = 0.42 C dev.
rocky pastureland undevel.	C = 0.44	

There are no flood plains on this subject tract.

The roads will be rural type roads constructed to Williamson County specifications. Pipe culverts will be used where needed to move storm water from one side of the road to the other and adequate sized grass lined drainage swales to lead the water away from the roadway.

Due to the large lots with a small amount of impervious cover with good turfed lawns, there will be no impact on downstream property. There are no drainage facilities on the downstream property.

A variance is being requested for the deletion of the balance of the tract. The slope of the subject tract is below 15%.

There are no critical water quality zones or water quality buffer zones.

There are no canyon rimrocks, bluffs, wetlands, springs, sinkholes, or caves on the subject tract.

There will be no cuts or fills in excess of 4 feet. There are no plans to remove any large trees. Aerial photographs will be furnished of the subject tract.

The subject tract has a gentle slope with a rocky type soil and with tree and brush cover being medium to heavy.

Each lot will be serviced by an individual water well and individual

septic tank. The wells and septic tank permits will be obtained from the Williamson County Health Dept. There are many existing homes in Breakaway Park Sections 1 and 2 that are functioning satisfactorily on well and septic tanks.

Any areas that are disturbed will be reseeded and watered until revegetation has occurred.

The character of the land will not be changed except of the construction of 25 single family homes on 39.2112 acres with the necessary roadways to access these homes.

Erosion/sedimentation control will be implemented by placing rock berms at all low points located on the drainage plan.

In summary it is felt that this low density type of development over the recharge zone is the most desirable of all other types.

Prepared Sept. 10, 1990 by: James T. Watson
James T. Watson, PE 14298

LDRS: SUBDIVISION REVIEW CASE MANAGEMENT REPORT

SEP-1990

FILE NO.: C8-90-0040.1A

CASE MANAGER: Dowd, Lauretta
SECONDARY:

BREAKAWAY PARK SECTION 3

DATE FILED: 26-SEP-1990

DATE DIST: 2-OCT-1990

COMMENT DUE DATE: 22-OCT-1990

DEPARTMENT	RETURN DATE	CLEARANCE DATE	COMMENTS
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✓ County (WM)	[]	_____	_____
✓ Planning - Drafting	[]	_____	_____
✓ Planning - Engineering	[]	_____	_____
✓ Electric Department (PEC)	[]	_____	_____
✓ DEP - Environmental	[]	_____	_____
✓ Gas Company	[]	_____	_____
✓ Planning - Hector	[]	_____	_____
✓ Health Department (WM)	[]	_____	_____
✓ Planning - MUD Review	[]	_____	_____
✓ Telephone Co. (NS)	[]	_____	_____
✓ PARD	[]	_____	_____
✓ T.P.S.D. - R.O.W.	[]	_____	_____
✓ School Dist. (LE)	[]	_____	_____
✓ Planning - Subdivision	[]	_____	_____
✓ Planning - Transportation	[]	_____	_____
✓ Water & Wastewater	[]	_____	_____

✓ Comp. Plng

MEMORANDUM

TO: COMMENT DUE DATE: 22-OCT-1990
FROM: SUBDIVISION REVIEW AND DESIGN
OFFICE OF LAND DEVELOPMENT SERVICES
SUBJECT: FINAL SUBD. REQUIRING PRELIM. REVIEW C8-90-0040.1A
RE: BREAKAWAY PARK SECTION 3

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Watershed Class: III County: WILLIAMSON
Water: OTHER PRIVATE UTIL CO.
Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

N/A - on site private systems

Case Manager: Dowd, Lauretta
Phone Number: 499-2708
Secondary:
Phone Number: -

Reviewed By: _____
Date: _____

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

ENGINEERING and ENVIRONMENTAL REPORT
for
BREAKAWAY PARK SECTION 3

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In summary it is felt that this low density type of development over the recharge zone is the most desirable of all other types.

Prepared Sept. 10, 1990 by: James T. Watson
James T. Watson, PE 14298

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Lauretta
FROM: PARKLAND REVIEW FILE NUM: C8-90-0040.1A
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: ONE MILE N OF & BREAKAWAY R
DUE DATE: 22-OCT-1990
REVIEWER: SCHOENEMANN, BILL

DATE: 3-OCT-1990

PK 1. Plat complies with City adopted requirements.

PK 2. The following comments are for the applicant's information. These comments are intended to assist the applicant in the dedication process/procedure of dedicating the approved park site that is not a part of the final plat to Williamson County, Texas:

PK 3. Parkland requirements for this development are .350 acres. These parkland requirements are based on 25 Single-Family Units x 5 acres of required parkland per 1000 residents x 2.8 residents per Single-Family Unit.

PK 4. The parkland requirements for this development will be satisfied at final plat with the dedication of the approved 7.38 acre tract that is immediately adjacent to and west of Lots 58, 59 and 60 of this development.

PK 5. Applicant has stated that the proposed and approved 7.38 parkland tract will be deeded to Williamson County, Texas, at final plat. This parkland tract will be deeded by separate instrument and will not be a part of the final plat. Although this separate instrument will not be a part of the final plat, the applicant shall provide all required field notes and exhibits to this reviewer in order that the Engineering Support Section, Department of Public Works and Transportation, City of Austin, will be able to review and approve these documents as to field note standards, exhibits, form, content, quality, legibility and closure (see attached "Procedures of Parkland Dedication Prior to, and Not a Part of Final Plat"). As noted, these procedures are written for the City of Austin. Each reference to the City of Austin shall be interpreted to be Williamson County, in this dedication of parkland.

PK 6. Attached is a copy of the "Process to Ensure Clear Title to Land

DATE: 3-OCT-1990
FILE: C8-90-0040-1A

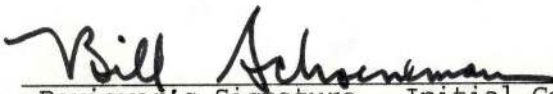
for Park Purposes for Williamson County, Texas". This document has been copied from that used by the City of Austin. Any reference to the City of Austin has been eliminated on the attached document and changed to read as for Williamson County, Texas. Applicant shall provide proof of the fee simple conveyance of the approved parkland tract to Williamson County, Texas. He shall submit a copy of the Title Commitment, Owner's Title Policy and Tax Certificate, to this reviewer, as proof of this conveyance.

PK 7. The final plat for this development will not be recorded until the separate instruments for the parkland tract (General Warranty Deed, Field Notes and Exhibits) have been approved, executed and recorded. As per the "Procedures to Ensure Clear Title to Land for Park Purposes", the Title Company, approved by the City of Austin, will record all of the required documents that will convey the parkland tract to Williamson County, Texas. The final plat for this development can not be recorded until the recorded volume and page number(s) of the required separate instruments are known. This information shall be submitted to this reviewer prior to the recordation of the final plat. The applicant shall be responsible for providing this above information to this reviewer as expeditiously as possible.

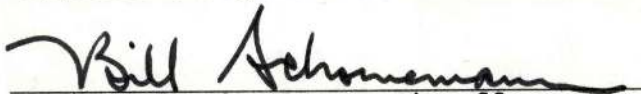
PK 8. The Case Manager of this development will be notified by this reviewer as to when the final plat can be recorded. This recordation is totally dependent upon the applicant's submittal of information and documentation of the conveyance of the parkland tract to Williamson County, Texas.

PK 9. Applicant shall provide a certified copy of all recordings (General Warranty Deed, required attachments and exhibits) to this reviewer. This certified copy shall be sent to this reviewer and addressed to Bill Schoenemann, L.A., Department of Planning and Development, City of Austin, P.O. Box 1088, Austin, Texas 78767.

PK 10. Applicant shall contact this reviewer at 499-2251 if he has any questions, problems, etc. regarding any of the above comments.



Reviewer's Signature - Initial Comments



Reviewer's Signature - Signoff

lp

2w

REVIEW COMMENTS

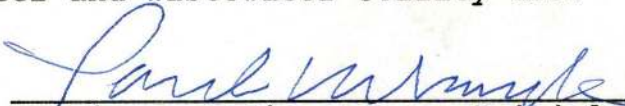
TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Lauretta
FROM: WATER & WASTEWATER FILE NUM: C8-90-0040.1A
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: ONE MILE N OF & BREAKAWAY R
DUE DATE: 22-OCT-1990
REVIEWER: URBANEK, PAUL

DATE: 28-SEP-1990

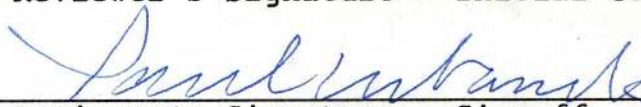
WW 1. Based upon the engineering report, each lot will be served by a well and septic tank. In such case, plat approval will be conditional upon the Williamson County Health Department approving each lot for well and septic tank use.

WW 2. Fiscal will not be required but final plat approval will be conditional upon the subdivider paying a \$50 Subdivision Engineering Review Fee.

WW 3. (No. 4308) For Water and Wastewater Utility use.



Reviewer's Signature - Initial Comments



Reviewer's Signature - Signoff

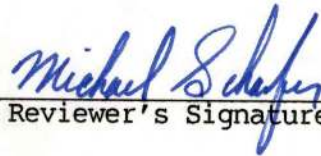
0w

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Lauretta
FROM: DRAFTING FILE NUM: C8-90-0040.1A
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: ONE MILE N OF & BREAKAWAY R
DUE DATE: 22-OCT-1990
REVIEWER: SCHAEFER MICHAEL

DATE: 2-OCT-1990

DG 1. The closure check on subdivision boundary for the above named plat is in compliance with the City adopted requirements.



Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

M E M O R A N D U M

TO: COMMENT DUE DATE: 22-OCT-1990
FROM: SUBDIVISION REVIEW
OFFICE OF LAND DEVELOPMENT SERVICES
SUBJECT: FINAL SUBD. REQUIRING REVIEW C8-90-0040.1A
RE: BREAKAWAY PARK SECTION 3

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (22-OCT-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN City/ETJ: 5-MILE ETJ
Proposed Use: SF
Acreage: 39.234 Lots: 25
Grids: Zoning: N/A

Watershed: BRUSHY
Watershed Class: III County: WILLIAMSON
Water: OTHER PRIVATE UTIL CO.
Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes ☒. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

Case Manager: Dowd, Laurretta
Phone Number: 499-2708
Secondary:
Phone Number: -

Reviewed By: *Michael Schaffy*
Date: 10/2/90

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENT TRACKING SYSTEM

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Lauretta
FROM: ENVIRONMENTAL REVIEW FILE NUM: C8-90-0040.1A
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: ONE MILE N OF & BREAKAWAY R
DUE DATE: 22-OCT-1990
REVIEWER: GROSS, GLENDA

DATE: 24-OCT-1990

EV 1. Some of the items listed on WATERSHEDS SUBMITTAL REQUIREMENTS, Exh. 7, page 39 of the FINAL PLAT application packet were not submitted for review with this project. The following information is needed to certify compliance with the Land Development Code:

- a) a topographic map of the site,
- b) a slope map showing impervious cover table.

EV 2. In order to document the status of this project relative to the water quality provisions of the code, add the following notes to the plat:

- * WATERSHED STATUS-
This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to the impervious cover limits of Sections 13-2-543 and 13-2-544.
- * Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
- * Detention/Sedimentation Basins are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 13-7-19.
- * Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and other ordinances and regulations of the City.

EV 3. In order to determine compliance with the impervious cover limit

DATE: 24-OCT-1990
FILE: C8-90-0040.1A

of Chapter 13-2 of the Code, add an impervious coverage tabulation chart which breaks down proposed impervious cover by buildings/structures, roadways/parking, and walkways/miscellaneous paving. Show calculations for net site area and indicate an impervious percentage for the subdivision.

EV 4. This site is located within an area that contains potential endangered species habitat. The applicant should contact the U.S. Fish and Wildlife Service at (512)389-4638 in Austin or at (817)334-2961 in Fort Worth prior to initiating any activity on this site to avoid possible violation of the Endangered Species Act. No permit or approval issued by or through the City of Austin shall constitute authorization to proceed in violation of this Act.

EV 5. Submit an Endangered Species Survey for the Golden-cheeked Warbler pursuant to Section 13-7, Article IV of the Land Development Code and in compliance with Section 6.0.0 of the Environmental Criteria Manual.

EV 6. Submit a Karst Survey pursuant to Section 6.2.0 of the Environmental Criteria Manual.

EV 7. An Erosion/Sedimentation Control Plan needs to be submitted with this final plat.



Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

!p

2w

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Laretta

FROM: ENGINEERING REVIEW

FILE NUM: C8-90-0040.1A

PROJECT NAME: BREAKAWAY PARK SECTION 3

LOCATION: ONE MILE N OF

& BREAKAWAY R

DUE DATE: 22-OCT-1990

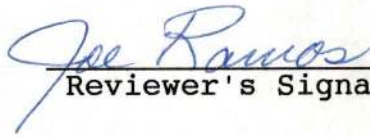
REVIEWER: RAMOS, JOE

DATE: 22-OCT-1990

EG 1. Add the following Floodplain Note: "The 100 year floodplain is contained within the drainage easement(s) shown hereon. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood

Insurance Administration FIRM panel # _____, dated
_____ for _____ (name of city of county)." This
must be certified by registered professional engineer. [Section
13-6-7(b) ILDC].

EG 2. A percentage of construction inspection fees are required to be
paid prior to final plat release, please provide an engineer's estimate
so that the construction inspection fees may be calculated and
collected.



Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Lauretta
FROM: TRANSPORTATION REVIEW FILE NUM: C8-90-0040.1A
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: ONE MILE N OF & BREAKAWAY R
DUE DATE: 22-OCT-1990
REVIEWER: MCCLENDON, CARL

DATE: 19-OCT-1990

TR 1. Dedicate 50 feet of right-of-way along the portion of the property that abuts Taku Road in accordance with the approved preliminary plan, C8-90-0040.

TR 2. The cul-de-sac for Chitina Court must be designed in accordance with the approved preliminary plan and the standards in the City of Austin Transportation Criteria Manual. Show a 60 foot right-of-way radius for the Chitina Court cul-de-sac in accordance with the preliminary plan. (C8-90-0040)

TR 3. Note 6 of the approved preliminary plan states:

"All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public."

Please add the last phrase of that note to the final plat restriction as designated on the approved preliminary plan.

TR 4. Show survey tie across Taku Road to verify right-of-way width (or provide a copy of the street deed). ILDC, 13-2-425.

TR 5. A cul-de-sac is required for the termination of Post River Road. A variance will be required if a cul-de-sac is not provided. The Transportation will support the variance for the following reasons:

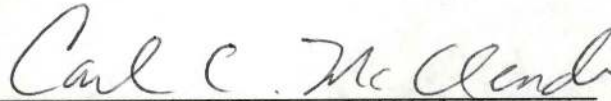
-- A cul-de-sac is not required for the termination of roadways with a throat length of less than 150 feet. The throat length for Post River Road is approximately 306 feet in length and represents a marginal departure from the design standards.

-- The segment of Post River Road which is required to have a cul-de-sac is only one lot deep. Two large single family lots will front along this segment of Post River Road and the impact on traffic circulation,

DATE: 19-OCT-1990
FILE: C8-90-0040.1A

safety, and convenience will be minimal.

— A preliminary subdivision plan, Brushy Creek Ranch, (C8-86-020), is on file which shows the extension of Post River Road through the adjacent tract to the west.

A handwritten signature in cursive script, reading "Carl C. McAlender". The signature is written in dark ink and extends across the line.

Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

17817

STATE OF TEXAS

*

SPECIAL WARRANTY DEED

COUNTY OF WILLIAMSON

*

*

F.F.U. LIMITED ("Grantor"), a Jersey (Channel Islands) limited liability company, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to CAROLVILLE, LTD., ("Grantee"), a Texas limited partnership, all of the following-described real property in Williamson County, Texas:

Tract I:

290.0 acres of land, more or less, in the Samuel Daymon Survey, Abstract N^o170, and the John H. Dillard Survey, Abstract N^o179, in Williamson County, Texas, being more particularly described by metes and bounds attached hereto as **Exhibit A** and incorporated herein for all purposes;

Tract II:

55.05 acres of land, more or less, in the John H. Dillard Survey, Abstract N^o179, in Williamson County, Texas, being more particularly described by metes and bounds attached hereto as **Exhibit B** and incorporated herein for all purposes;

Tract III:

12.96 acres of land, more or less, in the Samuel Daymon Survey, Abstract N^o170, in Williamson County, Texas, being more particularly described by metes and bounds attached hereto as **Exhibit C** and incorporated herein for all purposes;

TO HAVE AND TO HOLD the above-described premises (the "Property"), together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors or assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

This conveyance is made subject to, and Grantee accepts, all restrictions, covenants, reservations, conditions, and easements of record relating to the Property and to all zoning laws, regulations, and ordinances of all governmental authorities that may affect the Property.

Ad valorem taxes on the Property for the year 1990 having been prorated, the payment thereof is assumed by Grantee. In addition, Grantee expressly assumes payment of any additional ad valorem taxes which may hereafter become due for the calendar year in which this document is executed or for any prior years due to change in land usage or ownership.

EXECUTED this 1st day of June 1990.

F.F.U. LIMITED

By: Christian J. Wanner - Director

STATE OF TEXAS
COUNTY OF TRAVIS

*
*
*

ACKNOWLEDGED BEFORE ME by the said Christian J. Wanner, as Director of F.F.U. LIMITED, on this _____ day of _____ 1990, on behalf of said company.

NOTARY PUBLIC - State of T E X A S

Grantee's Address:

CAROLVILLE, LTD.
% Pohl Brown & Associates
1000 Bank of the Hills Tower
13809 Research Blvd.
Austin, TX 78750

Grantor's Address:

F.F.U. LIMITED
% J. Winston Chapman, Jr.
RASH LANEY CHAPMAN & SCHREIBER
2112 Rio Grande
Austin, TX 78705

UPON RECORDING, RETURN TO:

J. Winston Chapman, Jr.
RASH LANEY CHAPMAN & SCHREIBER
2112 Rio Grande
Austin, TX 78705

JWC/gsl
jwc/2161-5e0.h9b

INSTRUCTIONS FOR NOTARIAL RECORDING:

Etude de Maîtres
KELLER & HUMBERT
 NOTAIRES
 Succ. de Mes Desort et Poncet
 4, Cours de Rive - 1204 GENEVE
 Fr 450

COUNTRY OF ORIGIN:

SWITZERLAND

STATE OF GENEVA *

PROVINCE OF GENEVA *

COUNTY OF _____ *

BEFORE ME, the undersigned authority, on this day personally appeared **CHRISTIAN J. WANNER**, Director of **F.F.U. LIMITED**, a Jersey (Channel Islands) limited liability company, known/proven 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 consideration therein expressed, as the act and deed of said company.

GIVEN under my hand and seal of office on this 7th day of
JUNE 1990.

AFFIX

SEAL

HERE



NOTARY PUBLIC

[Signature]

NAME/Title: KELLER Denis

[Printed]

Jurisdiction: _____

Commission Expiration: _____



APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Pays : Suisse

Le présent acte public

2. a été signé par Re Denis KELLER

3. agissant en qualité de notaire

4. est revêtu du sceau / timbre de CH

Attesté

5. à Genève 6. le 7 JUIN 1990

7. par la Chancellerie d'Etat de la
République et Canton de Genève

8. sous N° 8555

9. Sceau / timbre :

10. Signature :



Pierre-Yves JOERIN
preposé

FIELD NOTES FOR CAROLVILLE, LTD.:

Tract I

BEING 170.00 acres of land, situated in the Samuel Daymon Survey, Abstract No. 170 and the John H. Dillard Survey, Abstract No. 179, in Williamson county, Texas, said land being a portion of that certain tract of land, called 333.35 acres, as conveyed to Will Wilson by deed as recorded in Volume 462, Page 592, of the Deed Records of Williamson County, Texas, a portion of that certain tract of land, called 4.62 acres as conveyed to Will R. Wilson by deed as recorded in Volume 475, Page 146, of the Deed Records of Williamson County, Texas, a portion of that certain tract of land, called 351.45 acres as conveyed to Will Wilson by deed as recorded in Volume 541, Page 301, of the Deed Records of Williamson County, Texas, that certain tract of land, called 40.50 acres, as conveyed to Wilson Land and Cattle Company by deed as recorded in Volume 1128, Page 902, of the Official Records of Williamson County, Texas, a portion of that certain tract of land, called 64.33 acres, as conveyed to Will R. Wilson, Sr., by deed as recorded in Volume 626, Page 273, of the Deed Records of Williamson County, Texas, and a portion of that certain tract of land, called 48.87 acres, as conveyed to Wilson Land and Cattle Company by deed as recorded in Volume 911, Page 41, of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of April, 1990, under the supervision of Don H. Bizzell, Registered Public Surveyor, and being more particularly described in Three tracts as follows;

TRACT IA (45.33 acres)

BEGINNING at a post beside which is found an iron pin marking the Northeast corner of the above-referenced 48.87 acre Wilson Land and Cattle Company tract, for the most easterly Northeast corner hereof;

THENCE, with a fence along the East line of the said 48.87 acre Wilson Land and Cattle Company tract, S 17° 42' 30" E, 111.59 feet to a 40d nail set at a fence post; S 18° 15' E, 273.37 feet to a 40d nail set at a fence post; S 18° 08' 30" E, 351.09 feet to a 40d nail set at a fence post; S 18° 05' E, 242.48 feet to a 40d nail set at a fence post; S 18° 22' 30" E, 483.99 feet to a 40d nail set at a fence post; and S 18° 20' 30" E, 69.02 feet to an iron pin found marking the Northeast corner at that certain tract of land, called 525 acres, as conveyed to Carolville, Ltd., by deed as recorded in Volume 1792, Page 563, of the Official Records of Williamson County, Texas, for the Southeast corner hereof;

THENCE, along the North line of the said 525 acre Carolville, Ltd. tract, S 74° 30' W, passing the common line between the said 48.87 acre Wilson Land and Cattle Company tract, and the above-referenced 64.33 acre Wilson tract, for a total distance of 1,774.25 feet, in all, to an iron pin found on the West line of the said 64.33 acre Wilson tract, for the Southwest corner hereof;

THENCE, N 16° 20' 30" W, 936.06 feet to an iron pin found marking the Northwest corner of the said 64.33 acre Wilson tract, for the most westerly Northwest corner hereof;

THENCE, N 71° 29' E, 1,165.55 feet to a 1/2" pipe found on the West line of the said 48.87 acre Wilson Land and Cattle Company tract, being the Northeast corner of the said 64.33 acre Wilson tract, for an interior corner hereof;

THENCE, with a fence along the West line of the said 48.87 acre Wilson Land and Cattle Company tract, N 18° 42' W, 246.08 feet to a post beside which is found an iron pin marking the Northwest corner of the said 48.87 acre Wilson Land and Cattle Company tract, for the most northerly Northwest corner hereof;

FIELD NOTES FOR CAROLVILLE, LTD., Continued:

THENCE, with a fence along the Northwest line of the said 48.87 acre Wilson Land and Cattle Company tract, as follows;

N 58° 11' 30" E, 49.74 feet to an 8" Forked Live Oak beside which is found an iron pin;
N 36° 43' 30" E, 188.07 feet to an iron pin found and N 26° 58' E, 316.95 feet to an iron pin found marking the most northerly corner of the said 48.87 acre Wilson Land and Cattle Company tract, for a northerly corner hereof;

THENCE, S 79° 21' 30" E, 172.96 feet to the Place of BEGINNING and containing 45.33 acres of land.

TRACT IB (1.65 acres)

BEGINNING at a 1" pipe found at a fence corner marking the most southerly Northeast corner of the above-referenced 351.45 acre Wilson tract, for the Northeast corner hereof;

THENCE, with a fence along an easterly line of the said 351.45 acre Wilson tract, S 15° 26' E, 493.02 feet to an iron pin found marking the Southeast corner of that certain tract of land, called 3.667 acres, as conveyed to the State of Texas by Donation Deed of record in Volume 1796, Page 541, of the Official Records of Williamson County, Texas, for the most southerly corner hereof;

THENCE, along the East line of the said 3.667 acre State of Texas tract, along a curve to the left, (Radius = 2,391.83 feet, Long Chord bears N 46° 43' W, 28.60 feet), an arc distance of 28.60 feet to an iron pin found;
thence, N 47° 00' 30" W, 441.84 feet to an iron pin found at the beginning of a curve to the right, (Radius = 2,191.83 feet, Long Chord bears N 46° 14' 30" W, 87.54 feet);
thence, along the said curve for an arc distance of 87.55 feet to an iron pin found in the fence on a northerly line of the said 351.45 acre Wilson tract, for the Northwest corner hereof;

THENCE, with a fence along the said northerly line of the said 351.45 acre Wilson tract, N 71° 14' E, 291.57 feet to the Place of BEGINNING and containing 1.65 acres of land.

TRACT IC (123.02 acres)

BEGINNING at an iron pin found at a fence corner on the South line of the above-referenced 333.35 acre Wilson tract, said point being in the West line of Breakaway Road, for the most westerly Southeast corner hereof;

THENCE, S 71° 24' W, 480.36 feet to a point for the most westerly Southwest corner hereof;

THENCE, N 18° 40' 30" W, 3,655.39 feet to a point for the Northwest corner hereof;

THENCE, N 71° 19' 30" E, passing the common line between the said 333.35 acre Wilson tract and the above-referenced 4.62 acre Wilson tract, passing the common line between the said 4.62 acre Wilson tract and the above-referenced 351.45 acre Wilson tract, being the common line between the said Samuel Daymon Survey, Abstract No. 170 and the said John H. Dillard Survey, Abstract No. 179, for a total distance of 2,577.17 feet to an iron pin found, marking an interior corner of the said 351.45 acre Wilson tract, and continuing along a northerly line of the said 351.45 acre Wilson tract, N 71° 14' 30" E, 31.38 feet to an iron pin found marking the Northwest corner of that certain tract of land, called 3.667 acres, as conveyed to the State of Texas by Donation Deed of record in Volume 1796, Page 541, of the Official Records of Williamson County, Texas, for the Northeast corner hereof;

FIELD NOTES FOR CAROLVILLE, LTD., Continued:

THENCE, along the West line of the said 3.667 acre State of Texas tract, along a curve to the left, (Radius = 2,391.83 feet, Long Chord bears S 44° 53' 30" E, 191.88 feet) an arc distance of 191.94 feet to an iron pin found;
 thence, S 47° 00' 30" E, 441.84 feet to an iron pin found at the beginning of a curve to the right (Radius = 2,191.83 feet, Long Chord bears S 41° 17' E, 437.71 feet);
 thence, along the said curve, an arc distance of 438.44 feet to an iron pin found on an easterly line of the said 351.45 acre Wilson tract, for a corner hereof;

THENCE, along the easterly line of the said 351.45 acre Wilson tract, S 23° 48' E, 541.73 feet to an iron pin found on the North line of that certain tract of land, called 525 acres, as conveyed to Carolville, Ltd., by deed as recorded in Volume 1792, Page 563, of the Official Records of Williamson County, Texas, for the most easterly Southeast corner hereof;

THENCE, S 71° 10' 30" W, 338.58 feet to an iron pin found on the East line of Lot 42 of Breakaway Park, Section 2, a subdivision of record in Cabinet D, Slides 82-83, of the Plat Records of Williamson County, Texas, marking the Northwest corner of the said 525 acre Carolville, Ltd. tract for the most easterly Southwest corner hereof;

THENCE, N 20° 19' 30" W, 282.59 feet to an iron pin found, and N 20° 30' W, 40.46 feet to an iron pin found marking the Northeast corner at the said Breakaway Park, Section 2, being the Southeast corner of the above-referenced 40.50 acre Wilson Land and Cattle Company tract for an interior corner hereof;

THENCE, along the common line between the said Breakaway Park, Section 2, and the said 40.50 acre Wilson Land and Cattle Company tract, S 69° 13' W, 859.45 feet to an iron pin found and S 68° 47' W, 820.09 feet to an iron pin found marking the most northerly Northwest corner of the said Breakaway Park, Section 2, being an interior corner of the said 40.50 acre Wilson Land and Cattle Company tract, for an interior corner hereof;

THENCE, along the West line of the said Breakaway Park, Section 2, as follows;
 S 14° 50' 30" E, 134.05 feet to an iron pin found; S 12° 53' 30" E, 86.74 feet to an iron pin found; S 6° 24' 30" E, 399.17 feet to an iron pin found; S 30° 50' 30" W, 113.78 feet to an iron pin found; S 63° 36' W, 124.57 feet to an iron pin found; S 36° 18' W, at 3.52 feet pass an iron pin found, on or near the common line between the said John H. Dillard Survey, A-179 and the said Samuel Daymon Survey, A-170, being the East line of the said 4.62 acre Wilson tract, marking the Southwest corner of the said 40.50 acre Wilson Land and Cattle Company tract, passing the common line between the said 4.62 acre Wilson tract and the said 333.35 acre Wilson tract, for a total distance of 50.22 feet to an iron pin found; S 4° 31' 30" W, 116.06 feet to an iron pin found; S 6° 30' E, 45.46 feet to an iron pin found; S 20° 08' 30" E, 228.49 feet to an iron pin found; S 37° 47' 30" E, 287.28 feet to an iron pin set; S 22° 46' 30" E, 8.72 feet to an iron pin set and S 35° 57' 30" E, 2.77 feet to an iron pin found on the North line of Post River Road marking the Northeast corner of Breakaway Park, Section I, a subdivision of record in Cabinet D, Slides 46-48, of the Plat Records of Williamson County, Texas, for a southeasterly corner hereof;

THENCE, along the said North line of Post River road, S 70° 46' W, 323.65 feet to an iron pin set for the Northwest corner of the said Breakaway Park, Section I, for an interior corner hereof;

FIELD NOTES FOR CAROLVILLE, LTD., Continued:

THENCE, with a fence along the West line of Breakaway Road, being the West line of the said Breakaway Park, Section I, S 19° 42' E, 1,010.60 feet to the Place of BEGINNING and containing 123.02 acres of land.

STATE OF TEXAS

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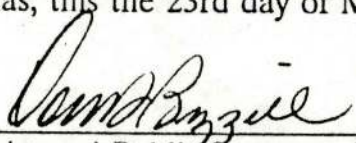
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

{

I, Don H. Bizzell, Registered Public Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 23rd day of May, 1990, A. D.



Don H. Bizzell

Registered Public Surveyor, No. 2218

State of Texas



S-13971

S-13971C

Page 4 of 4



Steger & Bizzell, Inc.

CONSULTING ENGINEERS — SURVEYORS
P. O. BOX 866 • GEORGETOWN, TX 76031

FIELD NOTES FOR CAROLVILLE, LTD.:

Tract II

BEING 120.00 acres of land, situated in the Samuel Daymon Survey, Abstract No. 170 in Williamson County, Texas, said land being a portion of that certain tract of land, called 20 acres, as conveyed to Will Wilson by deed as recorded in Volume 578, Page 289, of the Deed Records of Williamson County, Texas, that certain tract of land, called 10 acres, as conveyed to Will Wilson by deed as recorded in Volume 605, Page 499, of the Deed Records of Williamson County, Texas, and a portion of that certain tract of land, called 333.35 acres, as conveyed to Will Wilson by deed as recorded in Volume 462, Page 592, of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of April, 1990, under the supervision of Don H. Bizzell, Registered Public Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found at the Southwest corner of the above-referenced 10 acre Wilson tract for the most westerly Southwest corner hereof;

THENCE, N 18° 56' 30" W, 659.77 feet to an iron pin found marking the Northwest corner of the said 10 acre Wilson tract, being the Southwest corner of the above-referenced 20 acre Wilson tract and N 18° 57' 30 W, 746.15 feet to a point for the Northwest corner hereof;

THENCE, N 71° 19' 30" E, passing the common line between the said 20 acre Wilson tract and the said 333.35 acre Wilson tract for a total distance of 2,588.15 feet to a point for the Northeast corner hereof;

THENCE, S 18° 40' 30 E, 2,237.66 feet to a point in the South line of the above-referenced 333.35 acre Wilson tract for the Southeast corner hereof;

THENCE, S 71° 24' W, 1,916.98 feet to an iron pin found at a fence corner marking the Southwest corner of the said 333.35 acre Wilson tract, for the most southerly Southwest corner hereof;

THENCE, along the said West line of the 333.35 acre Wilson tract, N 19° 29' W, 116.13 feet to an iron pin found; N 18° 59' 30" W, 56.13 feet to an iron pin found and N 18° 53' 30 W, 659.80 feet to an iron pin found marking the Southeast corner of the above-referenced 10 acre Wilson tract, for an interior corner hereof;

THENCE, along the South line of the said 10 acre Wilson tract, S 71° 04' 30 W, 660.14 feet to the Place of BEGINNING, and containing 120.00 acres of land.

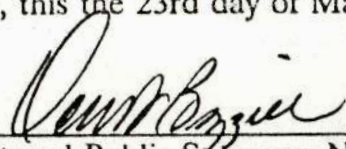
STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON {

I, Don H. Bizzell, Registered Public Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 23rd day of May, 1990, A. D.


Don H. Bizzell
Registered Public Surveyor, No. 2218
State of Texas



S-13971

S-13971D
Page 1 of 1



FIELD NOTES FOR CAROLVILLE, LTD.:

Partnership Tracts

BEING 55.05 acres of land, situated in the John H. Dillard Survey, Abstract No. 179, in Williamson County, Texas, said land being that certain 1st Tract, called 15 acres, and a portion of that certain 2nd Tract, called 40 acres, as conveyed to Stella Smith, Mary Beth Scull, Will Wilson and William B. Carssow by deed as recorded in Volume 1463, Page 748, of the Official Records of Williamson County, Texas. Surveyed on the ground in the month of April, 1990, under the supervision of Don H. Bizzell, Registered Public Surveyor, and being more particularly described in Two tracts as follows;

TRACT A (54.60 acres)

BEGINNING at a 1/2" iron pipe found at a fence corner marking the Northeast corner of the above-referenced 15 acre 1st Tract, for the Northeast corner hereof;

THENCE, with a fence along the East line of the said 15 acre 1st Tract, S 19° 22' 30 E, 169.83 feet to an iron pin set; S 19° 03' E, 160.59 feet to a post beside which is found an iron pin and S 18° 42' E, 246.08 feet to a 1/2" pipe found marking the Southeast corner of the said 15 acre 1st Tract, for the most easterly Southeast corner hereof;

THENCE, S 71° 29' W, 1,165.55 feet to an iron pin found on the East line of the above-referenced 40 acre 2nd Tract, marking the Southwest corner of the said 15 acre 1st Tract, for an interior corner hereof;

THENCE, S 16° 20' 30" E, 936.06 feet to an iron pin found on the North line of that certain tract of land, called 525 acres, as conveyed to Carolville, Ltd., by deed as recorded in Volume 1792, Page 563, of the Official Records of Williamson County, Texas, marking the Southeast corner of the said 40 acre 2nd Tract, for the most southerly Southeast corner hereof;

THENCE, along the common line between the said 40 acre 2nd Tract and the said 525 acre Carolville, Ltd. tract S 71° 10' 30 W, 946.72 feet to an iron pin set on the East line of that certain tract of land, called 7.244 acres, as conveyed to the State of Texas by Donation Deed of record in Volume 1796, Page 531, of the Official Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, N 28° 02' 30 W, at 4.22 feet pass an iron pin found marking the Northeast corner of the said 7.244 acre State of Texas tract, being the Southeast corner of that certain tract of land, called 3.754 acres, as conveyed to the State of Texas by Donation Deed of record in Volume 1796, Page 490, of the Official Records of Williamson County, Texas, and continuing along the East line of the said 3.754 acre State of Texas tract, for a total distance of 296.25 feet to an iron pin found at the beginning of a curve to the left, (Radius = 2,391.83 feet, Long Chord bears N 37° 11' W, 759.60 feet), and along the said curve for an arc distance of 762.83 feet to an iron pin found in a fence on the West line of the said 40 acre 2nd Tract, for the most northerly corner of the said 3.754 acre State of Texas tract, for a corner hereof;

THENCE, N 15° 26' W, 493.02 feet to a 1" pipe found at a fence corner marking the Northwest corner of the said 40 acre 2nd Tract, for the Northwest corner hereof;

THENCE, with a fence, N 71° 15' E, 715.62 feet to an iron pin set; N 71° 16' E, passing the Northeast corner of the said 40 acre 2nd Tract and the Northwest corner of the said 15 acre 1st Tract, for a total distance of 780.85 feet, in all, to an iron pin set; N 71° 15' 30 E, 381.96 feet to an iron pin set, and N 70° 53' 30" E, 530.11 feet to the Place of BEGINNING and containing 54.60 acres of land.

FIELD NOTES FOR CAROLVILLE, LTD., Continued:

TRACT B (0.45 of an acre)

BEGINNING at an iron pin found, in a fence, marking the Southwest corner of the above-referenced 40 acre 2nd Tract, being on the North line of that certain tract of land, called 525 acres, as conveyed to Carolville, Ltd., by deed as recorded in Volume 1792, Page 563, of the Official Records of the Williamson County, Texas, for the Southwest corner hereof;

THENCE, with a fence along the West line of the said 40 acre 2nd Tract, N 23° 48' W, 541.73 feet to an iron pin found marking a westerly corner of that certain tract of land, called 3.754 acres, as conveyed to the State of Texas by Donation Deed of record in Volume 1796, Page 490, of the Official Records of Williamson County, Texas, for the most northerly corner hereof;

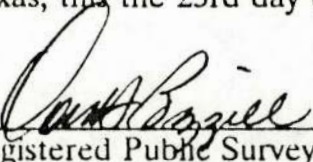
THENCE, along the West line of the said 3.754 acre State of Texas tract, along a curve to the right, (Radius = 2,191.83 feet, Long Chord bears S 31° 46' 30" E, 286.66 feet), an arc distance of 286.86 feet to an iron pin found and S 28° 03' 30" E, at 258.46 feet pass the Southwest corner of the said 3.754 acre State of Texas tract, being the Northwest corner of that certain tract of land, called 7.244 acres, as conveyed to the State of Texas by Donation Deed of record in Volume 1796, Page 531, of the Official Records of Williamson County, Texas, and continuing along the West line of the said 7.244 acre State of Texas tract, for a total distance of 263.75 feet, in all, to an iron pin set on the common line between the said 40 acre 2nd Tract and the said 525 acre Carolville, Ltd. tract for the Southeast corner hereof;

THENCE, S 71° 10' 30" W, 59.55 feet to the Place of BEGINNING and containing 0.45 of an acre of land.

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS:

I, Don H. Bizzell, Registered Public Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 23rd day of May, 1990, A. D.


Don H. Bizzell
Registered Public Surveyor, No. 2218
State of Texas



S-13971

S-13971b

Page 2 of 2

FIELD NOTES FOR CAROLVILLE LTD.:

BEING 12.96 acres of land, situated in the Samuel Daymon Survey, Abstract No. 170, in Williamson County, Texas, said land being a portion of that certain tract of land, called 13.00 acres, as conveyed to Will R. Wilson, Jr. by deed as recorded in Volume 605, Page 496 of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of April, 1990, under the supervision of Don H. Bizzell, Registered Public Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found marking the Northwest corner of the above-referenced 13.00 acre Wilson tract, for the Northwest corner hereof;

THENCE, along the North line of the said 13.00 acre Wilson tract, N 70° 59' E, 197.74 feet to an iron pin found and N 71° 04' 30 E, 660.14 feet to an iron pin found marking the Northeast corner of the said 13.00 acre Wilson tract, for the Northeast corner hereof;

THENCE, S 18° 53' 30 E, 659.80 feet to an iron pin found marking the Southeast corner of the said 13.00 acre Wilson tract, for the Southeast corner hereof;

THENCE, S 71° 03' W, 853.07 feet to an iron pin found marking the Southwest corner of the said 13.00 acre Wilson tract, for the Southwest corner hereof;

THENCE, N 19° 18' 30 W, 659.82 feet to the Place of BEGINNING and containing 12.96 acres of land.

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON {

I, Don H. Bizzell, Registered Public Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 16th day of April, 1990, A. D.


Don H. Bizzell
Registered Public Surveyor, No. 2218
State of Texas



S-13971

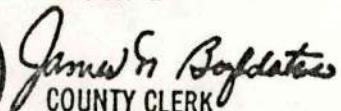
S-13971a

Page 1 of 1

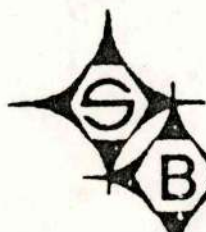
STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on

JUN 18 1990




COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
WILLIAMSON COUNTY, TX
1990 JUN 15 PM 4:31
COUNTY CLERK



Steger & Bizzell, Inc.

CONSULTING ENGINEERS - SURVEYORS
P. O. BOX 244 • GEORGETOWN, TX 75226

SUBDIVISION APPLICATION

PROJECT INFORMATION:		DEPARTMENTAL USE ONLY	
FILING DATE	<u>9-26-90</u>	CONSTRUCTION PLAN CODE	
APPLICATION TYPE	<u>5</u>	FILE NUMBER	<u>CS-90-0040.1A</u>
2 = Prelim.		CASE MANAGER	<u>Dowd</u>
3 = Rev. Prelim.		PROJECT TYPE	<u>1</u>
4 = Final not req. Prelim.		1 = Conventional	
5 = Final req. Prelim.		2 = PUD	
6 = Concurrent final (req. Prelim.) & Const.		3 = Small Lot	
7 = Concurrent final (not req. Prelim.) & Const.		4 = Townhouse	
8 = Construction Plans Only		5 = Single Fam. Attached	
PROCESS TYPE	<u>1</u>		
1 = Prev. Unplatted 2 = Amendment 3 = Vacation/Replat 4 = Resubdivision			
APPLICATION ACCEPTED BY <u>Perry</u>			

PROCESS ASSESSMENT:	YES/WAIVER	FILE NUMBER	
PROJECT ASSESSMENT:	<u>YES</u> /NO	FILE NUMBER	<u>CMS-89-0017</u>

NAME AND LOCATION			
SUBDIVISION NAME <u>BREAKAWAY PARK SECTION 3</u>			
STREET LOCATION:			
NO. (if Known)	FIRST STREET	AT	CROSS STREET
OR	<u>ONE MILE</u>	DISTANCE IN	<u>NORTH</u> DIRECTION FROM INTERSECTION
OF	<u>WILLIAMSON COUNTY ROAD 174</u>	AND	<u>BREAKAWAY ROAD</u>

PLAT ATTRIBUTES	
SUBDIVISION CLASSIFICATION	JURISDICTION <u>5</u>
BASED ON LOCATION AND DENSITY <u>S</u>	(F = Full Purpose 2 = 2 mile ETJ
(U = Urban S - Suburban)	L = Limited Purpose 5 = 5 mile ETJ
COUNTY <u>WM</u>	
(TR = Travis WM = Williamson BL = Blanco HY Hayes BU = Burnet)	
IF WITHIN A M.U.D. GIVE NAME _____	
WATERSHED(S) <u>BRUSHY CREEK</u>	IN RECHARGE ZONE? _____
WATERSHED CLASS <u>III</u>	(U)rban, (S)uburban, (R)ural Water Supply
	Suburban Water Supply (I), (II), <u>(III)</u>
CITY GRID MAP NO(S) _____	
TRAFFIC SERIAL ZONE(S) _____	
TAX MAP NUMBER(S) _____	

OTHER ATTRIBUTES

ELECTRIC

Pec

*WATER SOURCE

Puc

*WASTEWATER/SEWAGE DISPOSAL

Puc

* If service is provided by a MUD, please fill in the MUD name.

PHONE DISTRICT

NS

SCHOOL DISTRICT(S)

Leander

NEIGHBORHOOD GROUP(S)

OWNER INFORMATION

NAME

~~CAL~~BREAKA CAROLVILLE, LTD.

CONTACT

PHILIP H. ANNIS

STREET ADDRESS

% POHLBROWN & ASSOCIATES, 1000 BANK OF THE HILLS TOWER

CITY AND STATE

13809 RESEARCH BLVD., AUSTIN, TX 78750

ZIP CODE

TELEPHONE NUMBER (512) 335-5575

[Circle one or more] OWNER/ENG/SURV/CONTACT/OTHER*

FIRM NAME

JAMES T. WATSON, ENGINEER

CONTACT

JAMES OR STUART WATSON

STREET ADDRESS

9501 CAP OF TEX HWY, # 303

CITY/STATE/ZIP

AUSTIN, TX 78759

PHONE (512) 346-8566

[Circle one or more] OWNER/ENG/SURV/CONTACT/OTHER*

FIRM NAME

CONTACT

STREET ADDRESS

CITY/STATE/ZIP

PHONE () -

[Circle one or more] OWNER/ENG/SURV/CONTACT/OTHER*

FIRM NAME

CONTACT

STREET ADDRESS

CITY/STATE/ZIP

PHONE () -

[Circle one or more] OWNER/ENG/SURV/CONTACT/OTHER*

FIRM NAME

CONTACT

STREET ADDRESS

CITY/STATE/ZIP

PHONE () -

* OWNER/ENGINEER/SURVEYOR/PRIMARY CONTACT/OTHER

RELATED CASES

EXISTING ZONING	<u>NONE</u>	PROPOSED ZONING	<u>NONE</u>
ZONING CASE NO(S)			
ZONING ORDINANCE NO(S)			
PRA/SITE PLAN CASE NO(S)			

LAND USE CATEGORIES

Single Family	SF	Industrial	IND
Multi-Family	MF	Public/Quasi-Public	PUB
Duplex	DUP	Right-of-Way	ROW
Commercial - Office	OFC	Greenbelt	GRBLT
Commercial - Retail	RET	Planned Unit Development	PUD
Commercial - Other			

PROPOSED LAND USE SUMMARY (by category)

LAND USE (SEE TABLE)	NO. OF LOTS	NO. OF UNITS	ACREAGE
<u>SF</u>	<u>25</u>	<u>25</u>	<u>39 39.234</u>
TOTALS:	LOTS <u>25</u>	UNITS <u>25</u>	ACRES <u>39.234</u>

ENGINEER'S/SURVEYOR'S CERTIFICATION

This is to certify that I am authorized to practice the profession of Engineering/Surveying in the State of Texas; that I prepared/reviewed the plan/plat submitted herewith, and that all information shown thereon is accurate and correct to the best of my knowledge as related to the engineering/surveying portions thereof, and that said plan/plat complies with Title 13 of the Austin City Code of 1981, as amended, and all other applicable codes and ordinances.

Witness my hand this 10 day of SEPT., A.D., 19 90.

(Seal)

James J. Watson
(Signature)

PLEASE NOTE:

The applicant's signature below, or his designate, authorizes City of Austin staff to visit and inspect the property for which this application is being submitted.

James J. Watson
Applicant's Signature

SEPT 10, 1990
Date

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

That PHILIP H. ANNIS ; _____
(Individual) (Corp., acting by & through)

_____ ; CAROLVILLE, LTD.
(Partnership, acting by & through)

_____ ; _____
(Other)

owner's of the tract (s) of land described in warranty deed(s) recorded in Vol(s) 1910, Page(s) 929, Williamson, County Deed Records, copy(s) of which is/are attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or hereby authorize James or Stuart Watson to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to dedicate to the public use all streets and easements shown hereon, or as may otherwise be required by applicable ordinances, pursuant to Chapter 13-3 of the Austin City Code and Chapter 212, Texas Local Government Code.

Witness my/our hand(s) this 20 day of September 19 90.

[Signature]
(Owner's signature)

(" ")

(" ")

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 20 day of September, 19 90, by Philip H. Annis, General Partner acting for Carolville, Ltd.

(seal)

Gloria Cargill Price
(Signature)
Notary Public
My Commission expires 12-9-98

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19 __, by _____

(seal)

(Signature)
Notary Public
My Commission expires _____

ENGINEERING and ENVIRONMENTAL REPORT
for
BREAKAWAY PARK SECTION 3

The subject tract consists of 39.2112 acres divided into 25 large lots giving a density of 0.6375 lot per acre or 1.5645 acres per lot.

Each lot is proposed to have constructed on it, one single family home. For estimating purposes (according to sec. 13-2-590) the impervious cover for each lot will be 5000 square feet. No storm water ponding is being provided because with such large lots, after the yards around the home have grown into heavy turf, this coefficient of runoff will equal the coefficient of existing pastureland before construction.

Example: impervious cover 0.1147 ac. X .96 = 0.1101

lawn 1.000 ac. X .36 = 0.3600

remains as is 0.4498 ac X .44 = 0.1979

0.6680 / 1.5645 = 0.42 C dev.

rocky pastureland undevel. C = 0.44

There are no flood plains on this subject tract.

The roads will be rural type roads constructed to Williamson County specifications. Pipe culverts will be used where needed to move storm water from one side of the road to the other and adequate sized grass lined drainage swales to lead the water away from the roadway.

Due to the large lots with a small amount of impervious cover with good turfed lawns, there will be no impact on downstream property.

There are no drainage facilities on the downstream property.

A variance is being requested for the deletion of the balance of the tract. The slope of the subject tract is below 15%.

There are no critical water quality zones or water quality buffer zones.

There are no canyon rimrocks, bluffs, wetlands, springs, sinkholes, or caves on the subject tract.

There will be no cuts or fills in excess of 4 feet. There are no plans to remove any large trees. Aerial photographs will be furnished of the subject tract.

The subject tract has a gentle slope with a rocky type soil and with tree and brush cover being medium to heavy.

Each lot will be serviced by an individual water well and individual

septic tank. The wells and septic tank permits will be obtained from the Williamson County Health Dept. There are many existing homes in Breakaway Park Sections 1 and 2 that are functioning satisfactorily on well and septic tanks.

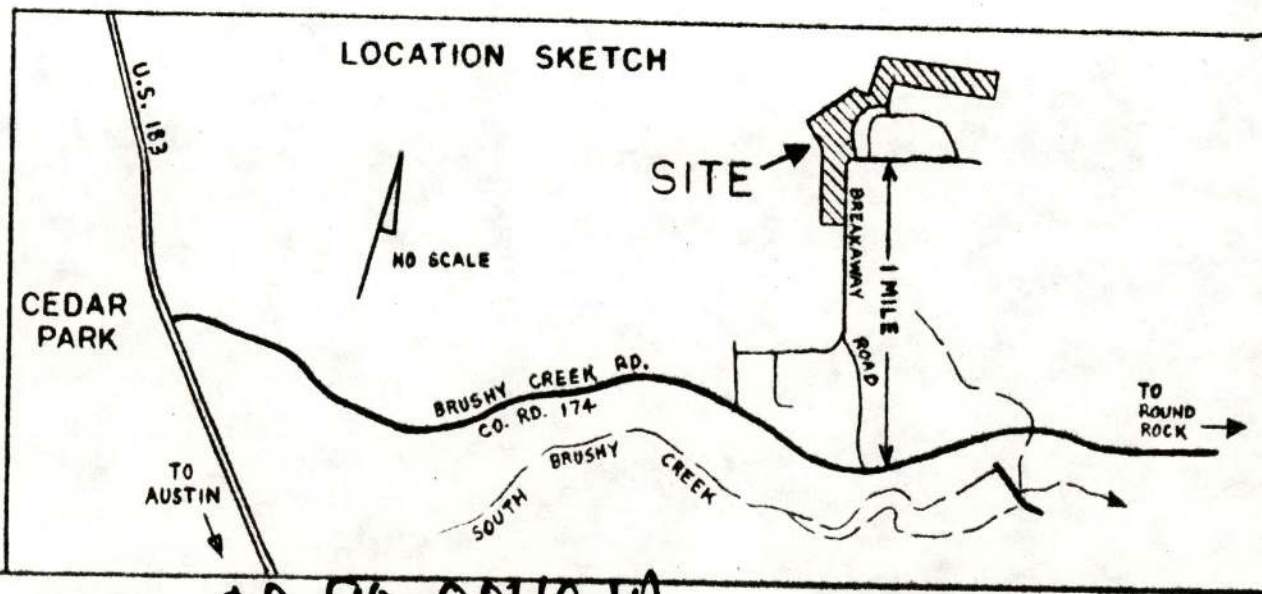
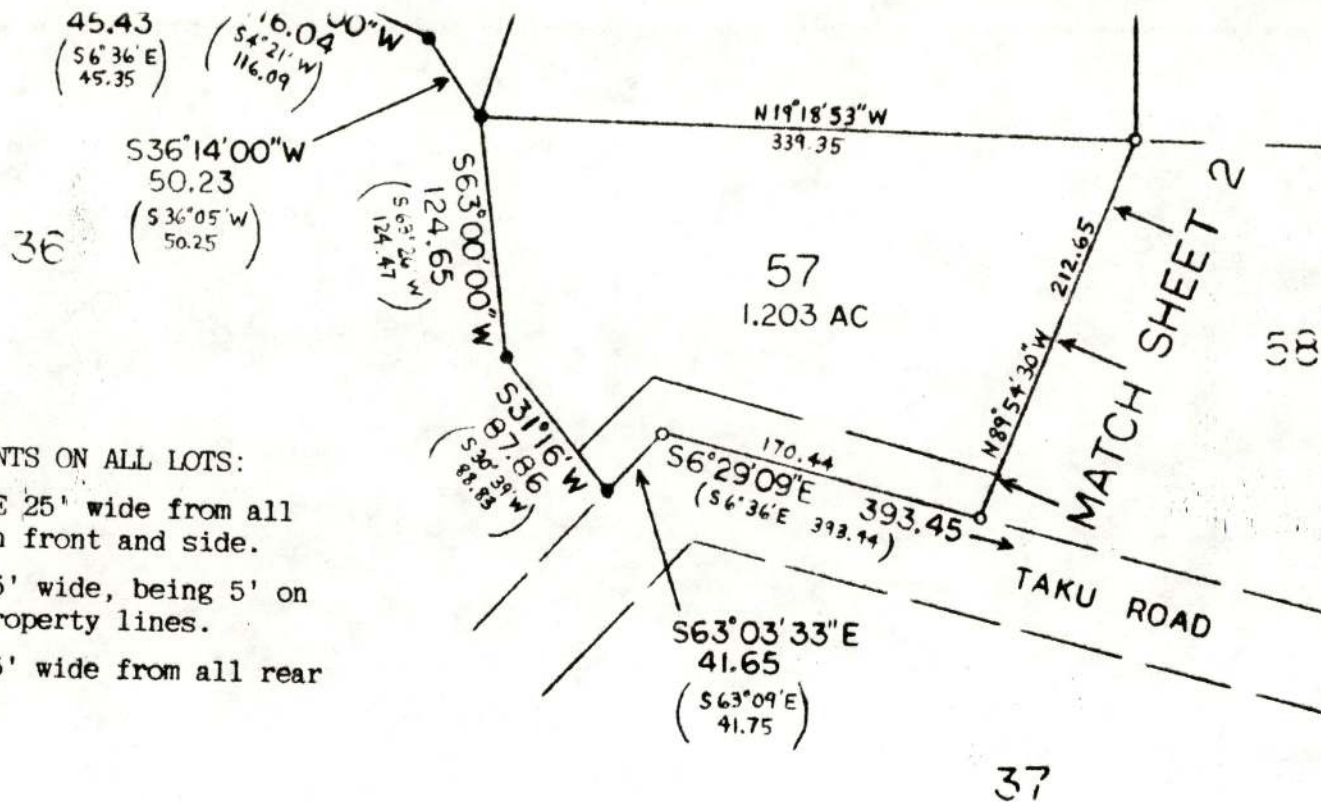
Any areas that are disturbed will be reseeded and watered until revegetation has occurred.

The character of the land will not be changed except of the construction of 25 single family homes on 39.2112 acres with the necessary roadways to access these homes.

Erosion/sedimentation control will be implemented by placing rock berms at all low points located on the drainage plan.

In summary it is felt that this low density type of development over the recharge zone is the most desirable of all other types.

Prepared Sept. 10, 1990 by: James T. Watson
James T. Watson, PE 14298



C8-90-0040.1A

SHEET 1 OF 3

CITY OF AUSTIN, TEXAS
RECEIPT FOR PAYMENT OF FUNDS

NO. 896674

DATE RECEIVED: 9-26-90

RECEIVED FROM: Paradise LTD \$ 4150.00

IN PAYMENT FOR: CS-70-0040-117 Breakaway Parking 3

*AMOUNT VERIFIED BY: _____ CITY OF AUSTIN, TEXAS

HOW PAID:

CASH ☐ *
CHECK ☒
MONEY ORDER ☐
1068

FUND	AGENCY	ORG	SUB ORG	ACTV	REV/ OBJT	WORKORDER	REPT CATG	B/S ACCT
xxx	xxx	xxxx	xx	xxxx	xxxx	xxxxxxxxxx	xxxx	xxxx
100	530	9100	4196	769.00	100	490 9100	4196	102.00
100	530	9100	4194	214.00	100	490 9100	4194	63.00
Base		4150.00						

Planmuy

T Saucedo

FIN 7026 Rev. 1/90

DEPARTMENT

AUTHORIZED SIGNATURE

WHITE - Finance

YELLOW - Dept.

PINK - Customer

GOLD - Dept. File

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
LEANDER ISD
P.O. BOX 276
LEANDER, TEXAS 78641

CERTIFICATE NUMBER: 74
DATE: MARCH 21, 1990
G.F. NO.:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
LEANDER ISD

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
LEANDER ISD TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS
AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	W0170-0000-0850-008 NUMBER OF ACRES
WILSON WILL	AW0170 DAMON, S. SUR., TRACT 3 & 5, ACRES 315.680	315.680

SAVE AND EXCEPT TAXES DUE FOR THE YEARS SHOWN BELOW:

TAX YEAR	LAND VALUE	IMPROV. VALUE	PERSONAL VALUE	TAX DUE	APRIL	TOTAL DUE IF PAID MAY	JUNE
1989	1704220			0.00		0.00	0.00
TOTAL DUE				0.00		0.00	0.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT
TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE
VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL
USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHER-
WISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY
TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM
YATES \$4.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE
TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 21 DAY OF MARCH , 1990.

DOUGLAS S PRUETT
TAX ASSESSOR/COLLECTOR
LEANDER ISD

BY

Tommy J. Jones, Deputy

BASE TAX	CURRENT YEARS INFORMATION EXEMPTION(S) AND AMOUNT(S)	DELINQUENT YEARS INFORMATION (* RELEASED TO ATTORNEY) (** JUDGEMENT FILED) JUDGEMENT DATE-CAUSE NUMBER(S)
89	142.75 NONE GRANTED - AG REDUC AMT -B 1,692,224	

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
LEANDER ISD
P.O. BOX 276
LEANDER, TEXAS 78641

CERTIFICATE NUMBER: 75
DATE: MARCH 21, 1990
G.F. NO.:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
LEANDER ISD

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
LEANDER ISD TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS
AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	W0179-0000-0190-007 NUMBER OF ACRES
WILSON WILL	AW0179 DILLARD, J.H. SUR., ACR ES 155.946	155.946

SAVE AND EXCEPT TAXES DUE FOR THE YEARS SHOWN BELOW:

TAX YEAR	LAND VALUE	IMPROV. VALUE	PERSONAL VALUE	TAX DUE	APRIL	TOTAL DUE IF PAID MAY	JUNE
1989	764406			0.00		0.00	0.00
TOTAL DUE				0.00		0.00	0.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT
TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE
VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL
USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHER-
WISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY
TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM
YATES \$4.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE
TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 21 DAY OF MARCH , 1990.

DOUGLAS S PRUETT
TAX ASSESSOR/COLLECTOR
LEANDER ISD

BY  Deputy

BASE TAX	CURRENT YEARS INFORMATION EXEMPTION(S) AND AMOUNT(S)	DELINQUENT YEARS INFORMATION (* RELEASED TO ATTORNEY) (** JUDGEMENT FILED) JUDGEMENT DATE-CAUSE NUMBER(S)
89	70.52 NONE GRANTED - AG REDUC AMT -B 758,480	

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
WILLIAMSON COUNTY
P O BOX 449
GEORGETOWN, TX 78627-0449

CERTIFICATE NUMBER: 131
DATE: MARCH 20, 1990
G.F. NO.: 9

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	17-W017-9000-001900 NUMBER OF ACRES
WILSON WILL	AW0179 DILLARD, J.H. SUR., ACR ES 155.946	155.946

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WILLIAMSON COUNTY					
		WILLIAMSON COUNTY		TOTAL DUE	\$.00
	WILLIAMSON COUNTY F M		WILLIAMSON COUNTY F M	TOTAL DUE	\$.00
				GRAND TOTAL DUE	\$.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM
W \$4.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE
TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 20 DAY OF MARCH , 1990.

DOROTHY E JONES
TAX ASSESSOR/COLLECTOR
WILLIAMSON COUNTY

BY Quanta C. Mason

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
WILLIAMSON COUNTY
P O BOX 449
GEORGETOWN, TX 78627-0449

CERTIFICATE NUMBER: 130
DATE: MARCH 20, 1990
G.F. NO.: 9

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	17-W017-0000-008500 NUMBER OF ACRES
WILSON WILL	AW0170 DAMON, S. SUR., TRACT 3 & S, ACRES 315.680	315.680

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WILLIAMSON COUNTY					
		WILLIAMSON COUNTY	TOTAL DUE		\$.00
	WILLIAMSON COUNTY F M	WILLIAMSON COUNTY F M	TOTAL DUE		\$.00
		GRAND TOTAL DUE			\$.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM
W \$4.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE
TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 20 DAY OF MARCH, 1990.

DOROTHY E JONES
TAX ASSESSOR/COLLECTOR
WILLIAMSON COUNTY

BY

Juanita C. Mason

STREET DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That ~~ERNEST~~ ^{ERNEST} R. LORD and COLLEEN A. LORD of P. O. Box 11, West Glover, Vermont 05875; STANLEY W. WRIGHT, Trustee in Bankruptcy, of 1200 Copeland Road, Suite 503, Arlington, Texas 76011; and PHILIP H. ANNIS, General Partner, Carolville, Limited of 1000 Bank of the Hills Tower, 13809 Research Blvd., Austin, Texas 78750, hereinafter referred to as Grantors, whether on or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, or encumbrance expressed or implied, is retained, have this day GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto Williamson County, c/o Mike Heiligenstein, County Commissioner, 309 East Main Street, Round Rock, Texas, the following described property for street purposes, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Williamson, State of Texas described in EXHIBIT "A" attached hereto and made a part hereof for all purposes, to which reference is hereby made for a more particular description of said property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the right and appurtenances thereto in anywise belonging, unto Williamson County and its successors and assigns forever; and Grantors, whether one or more, do hereby bind its successors and assigns to warrant and forever defend all and singular the said premises unto the said Williamson County, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS THEREOF, Grantors have caused this instrument to be executed on the 18th day of OCTOBER 1990.

Ernest R. Lord
ERNEST R. LORD

Colleen A. Lord
COLLEEN A. LORD

Philip H. Annis
PHILIP H. ANNIS,
General Partner,
Carolville, Limited LTD.
A TEXAS LIMITED PARTNERSHIP

Stanley W. Wright
STANLEY W. WRIGHT,
Trustee in Bankruptcy

THE STATE OF VERMONT

COUNTY OF ORLEANS

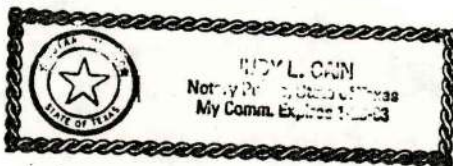
This instrument was acknowledged before me on the 18 day of OCTOBER, 1990, by EARNEST R. LORD and COLLEEN A. LORD *et al*

Amy M. Mosley
NOTARY PUBLIC
STATE OF VERMONT

THE STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 5th day of November, 1990, by STANLEY W. WRIGHT, TRUSTEE IN BANKRUPTCY.

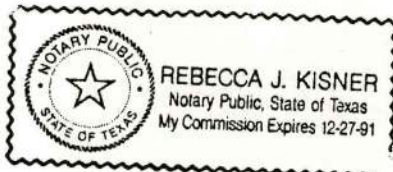


Judy L. Cain
NOTARY PUBLIC
STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30th day of October, 1990, by PHILIP H. ANNIS, GENERAL PARTNER,
CAROLVILLE LIMITED.



Rebecca J. Kisner
NOTARY PUBLIC
STATE OF TEXAS

JAMES T. WATSON

CONSULTING ENGINEER

9501 CAPITAL OF TX. HWY. N. SUITE 303
AUSTIN, TEXAS 78759

Phone 346-8566



May 17, 1990

Page 1

FIELD NOTES for 2.6 acres of land out of the John H. Dillard Survey in Williamson County, Texas, said 2.6 acres being located partly in Breakaway Park Section 2 as recorded in Cabinet D, Slides 82-83 of the Williamson County Plat Records, and partly in the remainder of a 40.50-acre tract as conveyed to Wilson Land and Cattle Company by deed recorded in Volume 1128, Page 902 of the Williamson County Deed Records, said 2.6 acres of land being a 50-foot wide right-of-way (ROW) for existing Taku Road, being more particularly described by metes and bounds as follows:

BEGINNING at the most southern corner of Lot 37, Breakaway Park Section 2, being also a point in the northwest ROW line of Yukon Circle, being also in the center of the herein-described 50-foot ROW;

THENCE with the northwest ROW line of Yukon Circle along a curve to the right, a chord which bears N30°30'E 25.05 feet for corner, said curve having a radius of 195.16 feet and an internal angle of 7°21'30";

THENCE N63°09'W 188.87 feet to an angle point;

THENCE N06°36'W 369.33 feet to an angle point;

THENCE N12°58'W 86.76 feet to an angle point;

THENCE N14°59'W 134.10 feet to a point for corner;

THENCE N68°36'E 820.05 feet to an angle point;

THENCE N69°02'E 579.00 feet to the most eastern corner of this 2.6-acre tract;

THENCE N20°58'W 100.00 feet to a point for corner, being the beginning of a non-tangent curve;

THENCE along a curve to the left a chord which bears S54°37'15"W 112.00 feet, said curve having a radius of 60.00 feet and an internal angle of 137°55'16", to a point of reverse curve;

THENCE along a curve to the right a chord which bears S27°20'48"W 33.25 feet, said curve having a radius of 25.00 feet and an internal angle of 83°22'23", to a point of tangency;

THENCE S69°02'W 445.87 feet to an angle point;

THENCE S68°36'W 864.93 feet to the northwest corner of this 2.6-acre tract;

THENCE S14°59'E 177.91 feet to an angle point;

THENCE S12°58'E 83.10 feet to an angle point;



THENCE S06°36'E 393.44 feet to the most western corner of this 2.6-acre tract;

THENCE S63°09'E 215.80 feet to a point in the northwest ROW line of Yukon Circle, being also the east line of Lot 36, Breakaway Park Section 2;

THENCE with the northwest ROW line of Yukon Circle along a curve to the right, a chord which bears N23°08'E 25.05 feet, said curve having a radius of 195.16 feet and an internal angle of 7°21'30", to the point of BEGINNING, containing 113,464 square feet or 2.6 acres of land.

These field notes were prepared from available documents and maps only; an on-the-ground survey was not conducted.

Prepared by:

Stuart W. Watson
Stuart W. Watson, RPLS 4550



Bla

123.02 AC
CAROLVILLE, LTD.
1910/929 TRACT 1C

BREAKAWAY PARK
SECTION 3
(PROPOSED)

60

61

62

63

64

65

66

67

S68°36'W

864.93

S69°02'W

445.87

S27°20'48"W
C=33.25

S54°37'15"W
C=112.00

100.00
N20°58'W

TAKU

ROAD

59

S14°59'E
177.91

S12°58'E
83.10

N12°58'W
134.10
N14°59'W
86.76

37

N68°36'E

820.05

N69°02'E

579.00

58

S6°36'E
393.44

50'

369.33
N6°36'W

57

N23°08'E
C=25.05

36

N30°30'E
C=25.05

YUKON CIRCLE

P.O.B.

BREAKAWAY PARK
SECTION 2
D/82

39

40

41

SCALE
1"=200'



• STEEL PIN FOUND

PREPARED BY

Stuart Watson
STUART WATSON

FILED FOR RECORD
WILLIAMSON COUNTY, TX.

1990 NOV 14 PM 2:41

James H. Boyington
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on



U661 51 ADN NOV 15 1990

James H. Boyington
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

33335

INDEXED

*11.00 paid
My Water Meter
2900 Post River Rd.
Cedar Park, TX 78613*

STREET DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That EARNEST R. LORD and COLLEEN A. LORD of P. O. Box 11, West Glover, Vermont 05875; STANLEY W. WRIGHT, Trustee in Bankruptcy, of 1200 Copeland Road, Suite 503, Arlington, Texas 76011; and PHILIP H. ANNIS, General Partner, Carolville, Limited of 1000 Bank of the Hills Tower, 13809 Research Blvd., Austin, Texas 78750, hereinafter referred to as Grantors, whether on or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, or encumbrance expressed or implied, is retained, have this day GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto Williamson County, c/o Mike Heiligenstein, County Commissioner, 309 East Main Street, Round Rock, Texas, the following described property for street purposes, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Williamson, State of Texas described in EXHIBIT "A" attached hereto and made a part hereof for all purposes, to which reference is hereby made for a more particular description of said property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the right and appurtenances thereto in anywise belonging, unto Williamson County and its successors and assigns forever; and Grantors, whether one or more, do hereby bind its successors and assigns to warrant and forever defend all and singular the said premises unto the said Williamson County, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS THEREOF, Grantors have caused this instrument to be executed on the 18th day of OCTOBER 1990.

Ernest R. Lord
EARNEST R. LORD

Colleen A. Lord
COLLEEN A. LORD

Philip H. Annis
PHILIP H. ANNIS,
General Partner,
Carolville, Limited LTD.
A TEXAS LIMITED PARTNERSHIP *PHa*

Stanley W. Wright
STANLEY W. WRIGHT,
Trustee in Bankruptcy

THE STATE OF VERMONT

COUNTY OF ORLEANS

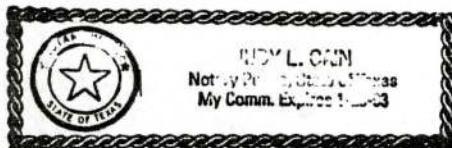
This instrument was acknowledged before me on the 18th day
of OCTOBER, 1990, by EARNEST R. LORD and COLLEEN A. LORD
ELC

Amy M. Morley
NOTARY PUBLIC
STATE OF VERMONT

THE STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 5th day
of November, 1990, by STANLEY W. WRIGHT, TRUSTEE IN BANKRUPTCY.

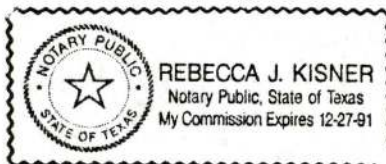


Judy L. Cain
NOTARY PUBLIC
STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30th day
of October, 1990, by PHILIP H. ANNIS, GENERAL PARTNER,
CAROLVILLE LIMITED.



Rebecca J. Kisner
NOTARY PUBLIC
STATE OF TEXAS

JAMES T. WATSON

CONSULTING ENGINEER

9501 CAPITAL OF TX. HWY. N. SUITE 303
AUSTIN, TEXAS 78759

Phone 346-8566



May 17, 1990

Page 1

FIELD NOTES for 2.6 acres of land out of the John H. Dillard Survey in Williamson County, Texas, said 2.6 acres being located partly in Breakaway Park Section 2 as recorded in Cabinet D, Slides 82-83 of the Williamson County Plat Records, and partly in the remainder of a 40.50-acre tract as conveyed to Wilson Land and Cattle Company by deed recorded in Volume 1128, Page 902 of the Williamson County Deed Records, said 2.6 acres of land being a 50-foot wide right-of-way (ROW) for existing Taku Road, being more particularly described by metes and bounds as follows:

BEGINNING at the most southern corner of Lot 37, Breakaway Park Section 2, being also a point in the northwest ROW line of Yukon Circle, being also in the center of the herein-described 50-foot ROW;

THENCE with the northwest ROW line of Yukon Circle along a curve to the right, a chord which bears N30°30'E 25.05 feet for corner, said curve having a radius of 195.16 feet and an internal angle of 7°21'30";

THENCE N63°09'W 188.87 feet to an angle point;

THENCE N06°36'W 369.33 feet to an angle point;

THENCE N12°58'W 86.76 feet to an angle point;

THENCE N14°59'W 134.10 feet to a point for corner;

THENCE N68°36'E 820.05 feet to an angle point;

THENCE N69°02'E 579.00 feet to the most eastern corner of this 2.6-acre tract;

THENCE N20°58'W 100.00 feet to a point for corner, being the beginning of a non-tangent curve;

THENCE along a curve to the left a chord which bears S54°37'15"W 112.00 feet, said curve having a radius of 60.00 feet and an internal angle of 137°55'16", to a point of reverse curve;

THENCE along a curve to the right a chord which bears S27°20'48"W 33.25 feet, said curve having a radius of 25.00 feet and an internal angle of 83°22'23", to a point of tangency;

THENCE S69°02'W 445.87 feet to an angle point;

THENCE S68°36'W 864.93 feet to the northwest corner of this 2.6-acre tract;

THENCE S14°59'E 177.91 feet to an angle point;

THENCE S12°58'E 83.10 feet to an angle point;



THENCE S06°36'E 393.44 feet to the most western corner of this 2.6-acre tract;
THENCE S63°09'E 215.80 feet to a point in the northwest ROW line of Yukon Circle,
being also the east line of Lot 36, Breakaway Park Section 2;
THENCE with the northwest ROW line of Yukon Circle along a curve to the right, a
chord which bears N23°08'E 25.05 feet, said curve having a radius of 195.16 feet
and an internal angle of 7°21'30", to the point of BEGINNING, containing 113,464
square feet or 2.6 acres of land.

These field notes were prepared from available documents
and maps only; an on-the-ground survey was not conducted.

Prepared by:

Stuart Watson
Stuart W. Watson, RPLS 4550



JSK

123.02 AC
CAROLVILLE, LTD.
1910/929 TRACT IC

BREAKAWAY PARK
SECTION 3
(PROPOSED)

60

61

62

63

64

65

66

67

S68°36'W

864.93

S61°02'W

445.87

S27°20'48"W
C=33.25

S54°37'15"W
C=112.00

100.00
N20°58'W

TAKU

ROAD

N68°36'E

820.05

N69°02'E

579.00

59

S14°59'E
177.91

S12°58'E
83.10

N14°59'W
134.10

N12°58'W
86.76

37

58

S6°34'E
393.44

N6°36'W
369.33

57

N23°08'E
C=25.05

N63°09'W
138.57

N30°30'E
C=25.05

YUKON CIRCLE

P.O.B.

BREAKAWAY PARK
SECTION 2
D/82

39

40

41

SCALE
1"=200'

• STEEL PIN FOUND

PREPARED BY

Stuart Watson
STUART WATSON

Old

FILED FOR RECORD
WILLIAMSON COUNTY, TEXAS

1990 NOV 14 PM 2:41

James H. Boyington
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on



U661 51 15 NOV 15 1990

James H. Boyington
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

33335

INDEXED

*Q 11:00 p.m.
My Walter Yates
2900 Post River Rd.
Cedar Park, TX 78613*

WARRANTY DEED

STATE OF TEXAS

*

COUNTY OF WILLIAMSON

*

Date: OCT. 30, 1990

Grantor: CAROLVILLE, LTD., a Texas Limited Partnership
1000 Bank of the Hills Tower
13809 Research Blvd.
Austin, Tx. 78750

Grantee: WILLIAMSON COUNTY, c/o MIKE HEILIGENSTEIN COUNTY COMMISSIONER

Address: 309 East Main Street
Round Rock, Tx. 78664

Consideration: TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for which no lien either express or implied, is herein retained.

Property (including any improvements):

7.38 acres of land out of the Samuel Daymon Survey A-170 and the John Dillard Survey A-179, in Williamson County, Texas, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

Conveyance:

Grantor, for the consideration hereinbefore stated and subject to the reservations from and exceptions to conveyance and warranty stated herein, **GRANTS, SELLS AND CONVEYS** to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever; provided, however, that the herein described property is conveyed exclusively for parks and recreational purposes for public use by the citizens of Williamson County.

Reversion:

In the event that Breakaway Park, Section III, is not approved by the City of Austin and Williamson County as a final plat within one year from the date hereof, the property described herein shall absolutely revert, without necessity for suit or reentry, to Grantor and Grantor's successors and assigns.

Clear Title:

Grantor does not retain any liens or encumbrances, express or implied against the property other than as expressly set forth under the provisions hereof. Grantor shall ensure a clear title for the herein described property that is to be conveyed to Williamson County for parks and recreational purposes.

Conditions:

As a condition and by acceptance of this conveyance, Williamson County hereby dedicates the herein described property for park and recreational purposes for public use by the citizens of Williamson County, Texas, subject to the reservations, exceptions and restrictions set forth below, which reservations, exceptions and restrictions shall be construed as prior and superior to the dedication for park purposes described in this paragraph.

Reservations from and Exceptions to Conveyance and Warranty:

Grantors expressly reserve for a period of ten (10) years following the date of execution, unto themselves, their heirs, executors and assigns, the right to construct, reconstruct, repair, remove, replace, relocate and maintain utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, and telecommunications, over, under and across the herein described property, and connections with any of the foregoing to similar utilities on, under and across contiguous and adjacent property, provided that said lines and structures, and connections are first approved by Williamson County, as to: (a) whether such line, structure or connection constitutes an environmental or safety hazard in relation to the use of the herein described property for park and recreational purposes; and (b) if approved under (a), the location of said line, structure or connection. The reservation contained in this Paragraph is expressly subject to all powers given Williamson County, or other applicable laws, to restrain, restrict and control the placement of utilities in park and recreational areas.

The use of the herein described property for park and recreational purposes is expressly restricted and limited by the right of Williamson County, which right is herein conveyed by Grantors, to construct, reconstruct, repair, remove, replace, relocate, and maintain roads and streets and utility lines of all kinds and descriptions, including, but not limited to, water sewer, drainage, electric, telegraph, telephone, and telecommunications with any of the foregoing to similar utilities on, under, or across contiguous and adjacent property, provided that the location of said lines and structures, and connections, are first approved by Williamson County, as to: (a) whether such road, street, line, structure, or connection contributes to an environmental or safety hazard in relation to the use of the herein described property used for park and recreational purposes; and (b) if approved under (a), the location of said road, street, line, structure or connection.

Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part hereof.

When the context requires, singular nouns and pronouns include the plural.

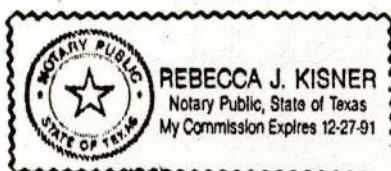
CAROLVILLE, LTD., a Texas
Limited Partnership

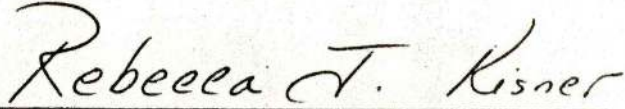

PHILIP H. ANNIS
GENERAL PARTNER

STATE OF TEXAS *

COUNTY OF Williamson *

This instrument was acknowledged before me on Oct. 30, 1990 by PHILIP H. ANNIS, General Partner of CAROLVILLE, LTD., a Texas Limited Partnership.




Rebecca J. Kisner
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICES OF DALE ILLIG, PC
P. O. BOX 965
GEORGETOWN, TX. 78627-0965

c:\10\park.d
10.19.90



October 3, 1990

Exhibit 'A' Page 1 of 2

Carolville, Ltd.
to
Williamson County
Parkland for Breakaway
Park Section 3 (Proposed)

FIELD NOTES for 7.38 acres of land out of the Samuel Daymon Survey A-170 and the John Dillard Survey A-179 in Williamson County, Texas, said land being out of that certain 123.02 acre tract as conveyed to Carolville, Ltd by deed recorded in Volume 1910, Page 929-940, Williamson County Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ -inch steel pin found at the northwest corner of the proposed Lot 60, Breakaway Park Section 3, a proposed subdivision, for the northeast corner of this described tract; said steel pin bearing for reference N47°10'50"W 426.69 feet from a $\frac{1}{2}$ -inch steel pin found at the northwest corner of Lot 37, Breakaway Park Section 2, a subdivision recorded in Book D, Page 82 of the Williamson County Plat Records;

THENCE with the boundary of proposed Breakaway Park Section 3 the following 6 courses:

- 1) S5°58'30"E 520.24 feet to a $\frac{1}{2}$ -inch steel pin found for angle point;
- 2) S19°13'00"E 233.00 feet to a $\frac{1}{2}$ -inch steel pin found for the southeast corner of this described tract;
- 3) S68°53'00"W 249.00 feet to a $\frac{1}{2}$ -inch steel pin found at the beginning of a curve which is part of the cul-de-sac right-of-way line of proposed Chitina Court;
- 4) around said curve to the left a chord which bears S68°53'00"W 100.00 feet, said curve having an arc length of 118.21 feet, a radius of 60 feet and an internal angle of 112°53'07", to a $\frac{1}{2}$ -inch steel pin found at end of curve;
- 5) S68°53'00"W 75.00 feet to a $\frac{1}{2}$ -inch steel pin found for angle point;
- 6) S24°00'00"W 59.00 feet to a $\frac{1}{2}$ -inch steel pin set for the most southern corner of this described tract;

THENCE N66°00'00"W 252.61 feet to a $\frac{1}{2}$ -inch steel pin set for the most western corner of this described tract;

THENCE N24°19'11"E 852.91 feet to a $\frac{1}{2}$ -inch steel pin set for the northwest corner of this described tract;

THENCE N69°08'00"E 180.00 feet to the point of BEGINNING, containing 7.38 acres.

Surveyed by: Stuart Watson
Stuart Watson, RPLS 4550

City of Austin Grid-- G44

Basis of Bearings-- Breakaway Park Section 2 Subdivision Plat

Date of Survey-- October 3, 1990

FIELD NOTES REVIEWED
By Miles Fitts Date 10/22/90
Engineering Support Section
Department of Public Works
and Transportation

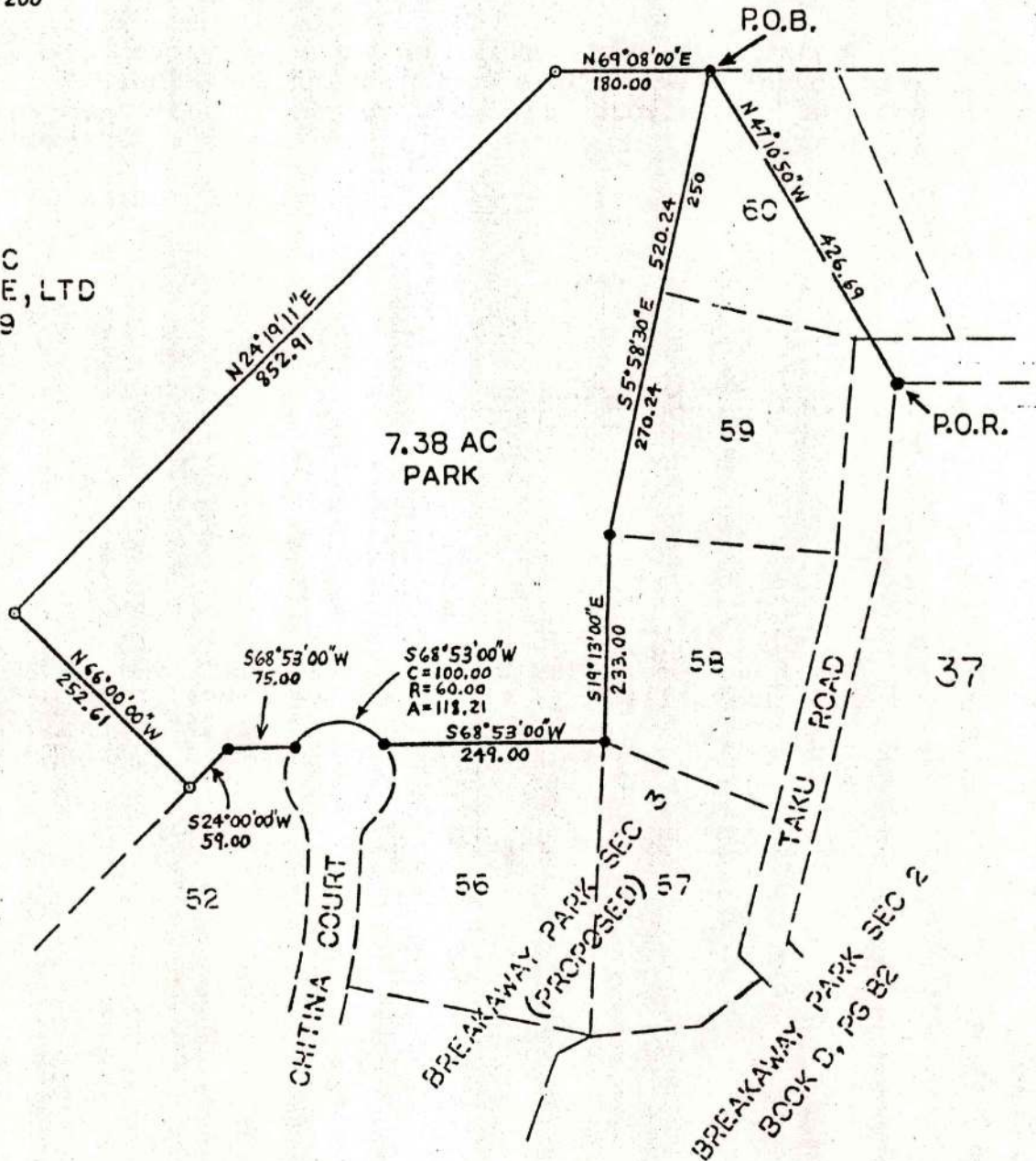


SCALE 1"=200'

LEGEND

- Steel pin set
- Steel pin found

123.02 AC
CAROLVILLE, LTD
1910/929



October 3, 1990

MAP OF 7.38 ACRE PARK TO BE DEEDED TO WILLIAMSON COUNTY
IN CONJUNCTION WITH BREAKAWAY PARK SECTION 3 SUBDIVISION (PROPOSED)

SURVEYED BY: Stuart Watson
Stuart Watson, RPLS 4550



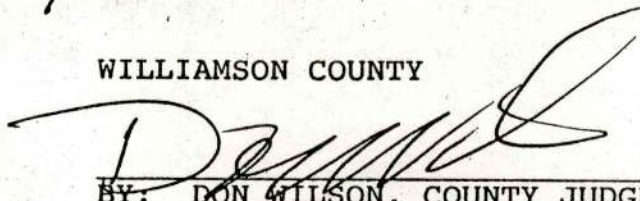
PARK LAND ACCEPTANCE
BY
WILLIAMSON COUNTY
GEORGETOWN, TEXAS

17

Williamson County - Georgetown, Texas, by its signature of its duly authorized representative hereto, does accept the grant of park land as hereinabove described, subject to all provisions and conditions contained herein.

EXECUTED this 19th day of November 1990.

WILLIAMSON COUNTY



BY: DON WILSON, COUNTY JUDGE
GEORGETOWN, TEXAS 78626

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§

This instrument was acknowledged before me on the ____ day of _____, 1990, by Don Wilson, Williamson County Judge, Georgetown, Texas 78626.

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
LAW OFFICES OF DALE ILLIG, PC
P. O. BOX 965
GEORGETOWN, TX. 78627-0965

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on

NOV 20 1990



Jama S. Boydston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
WILLIAMSON COUNTY, TX
1990 NOV 19 PM 3:19
Jama S. Boydston
COUNTY CLERK

MIKE HEILIGENSTEIN
County Commissioner
Precinct 1, Williamson County



211 COMMERCE BLVD. #7
ROUND ROCK, TEXAS 78664

(512) 244-2359
244-2433

January 11, 1991

Mr. Bill Schoenemann
Planning Department
City of Austin
P.O. Box 1088
Austin, Tx. 78767

RE: WARRANTY DEED
Carolville, Ltd.

Dear Mr. Schoenemann:

This to acknowledge that Williamson County has received and accepted a deed from Carolville, Ltd. for 7.38 acres of land out of the Samuel Daymon survey A-170 and the John Dillard Survey A-179 to be used as park land. This document is of record in the Williamson County Commissioners court minutes Volume 46, page 835 which were recorded on November 19, 1990.

It is understood the deed contains a reverter clause that in the event Breakaway Park, Section Three is not approved as a final plat within one year from date of the deed, the land will revert back to the grantor. The deed was accepted without a title policy.

If you should have any further questions, please feel free to contact my office.

Sincerely,

A handwritten signature in blue ink that reads "Mike Heiligenstein". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mike Heiligenstein
Precinct One



MIKE HEILIGENSTEIN

County Commissioner

Precinct 1, Williamson County

211 COMMERCE BLVD., #7
ROUND ROCK, TEXAS 78664

Mr. Bill Schoenemann
Planning Department
City of Austin
P.O. Box 1088
Austin, Tx. 78767

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Lauretta
FROM: PARKLAND REVIEW FILE NUM: C8-90-0040.1A
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: ONE MILE N OF & BREAKAWAY R
DUE DATE: 22-OCT-1990
REVIEWER: SCHOENEMANN, BILL

DATE: 3-OCT-1990

PK 1. Plat complies with City adopted requirements.

PK 2. The following comments are for the applicant's information. These comments are intended to assist the applicant in the dedication process/procedure of dedicating the approved park site that is not a part of the final plat to Williamson County, Texas:

PK 3. Parkland requirements for this development are .350 acres. These parkland requirements are based on 25 Single-Family Units x 5 acres of required parkland per 1000 residents x 2.8 residents per Single-Family Unit.

PK 4. The parkland requirements for this development will be satisfied at final plat with the dedication of the approved 7.38 acre tract that is immediately adjacent to and west of Lots 58, 59 and 60 of this development.

PK 5. Applicant has stated that the proposed and approved 7.38 parkland tract will be deeded to Williamson County, Texas, at final plat. This parkland tract will be deeded by separate instrument and will not be a part of the final plat. Although this separate instrument will not be a part of the final plat, the applicant shall provide all required field notes and exhibits to this reviewer in order that the Engineering Support Section, Department of Public Works and Transportation, City of Austin, will be able to review and approve these documents as to field note standards, exhibits, form, content, quality, legibility and closure (see attached "Procedures of Parkland Dedication Prior to, and Not a Part of Final Plat"). As noted, these procedures are written for the City of Austin. Each reference to the City of Austin shall be interpreted to be Williamson County, in this dedication of parkland.

PK 6. Attached is a copy of the "Process to Ensure Clear Title to Land

DATE: 3-OCT-1990
FILE: C8-90-0040-1A

for Park Purposes for Williamson County, Texas". This document has been copied from that used by the City of Austin. Any reference to the City of Austin has been eliminated on the attached document and changed to read as for Williamson County, Texas. Applicant shall provide proof of the fee simple conveyance of the approved parkland tract to Williamson County, Texas. He shall submit a copy of the Title Commitment, Owner's Title Policy and Tax Certificate, to this reviewer, as proof of this conveyance.

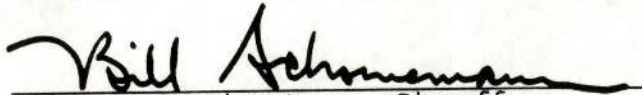
PK 7. The final plat for this development will not be recorded until the separate instruments for the parkland tract (General Warranty Deed, Field Notes and Exhibits) have been approved, executed and recorded. As per the "Procedures to Ensure Clear Title to Land for Park Purposes", the Title Company, approved by the City of Austin, will record all of the required documents that will convey the parkland tract to Williamson County, Texas. The final plat for this development can not be recorded until the recorded volume and page number(s) of the required separate instruments are known. This information shall be submitted to this reviewer prior to the recordation of the final plat. The applicant shall be responsible for providing this above information to this reviewer as expeditiously as possible.

PK 8. The Case Manager of this development will be notified by this reviewer as to when the final plat can be recorded. This recordation is totally dependent upon the applicant's submittal of information and documentation of the conveyance of the parkland tract to Williamson County, Texas.

PK 9. Applicant shall provide a certified copy of all recordings (General Warranty Deed, required attachments and exhibits) to this reviewer. This certified copy shall be sent to this reviewer and addressed to Bill Schoenemann, L.A., Department of Planning and Development, City of Austin, P.O. Box 1088, Austin, Texas 78767.

PK 10. Applicant shall contact this reviewer at 499-2251 if he has any questions, problems, etc. regarding any of the above comments.


Reviewer's Signature - Initial Comments


Reviewer's Signature - Signoff

1/17/91

WARRANTY DEED

STATE OF TEXAS

*

COUNTY OF WILLIAMSON

*

Date: OCT. 30, 1990

Grantor: CAROLVILLE, LTD., a Texas Limited Partnership
1000 Bank of the Hills Tower
13809 Research Blvd.
Austin, Tx. 78750

Grantee: WILLIAMSON COUNTY, c/o MIKE HEILIGENSTEIN COUNTY COMMISSIONER

Address: 309 East Main Street
Round Rock, Tx. 78664

Consideration: TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for which no lien either express or implied, is herein retained.

Property (including any improvements):

7.38 acres of land out of the Samuel Daymon Survey A-170 and the John Dillard Survey A-179, in Williamson County, Texas, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

Conveyance:

Grantor, for the consideration hereinbefore stated and subject to the reservations from and exceptions to conveyance and warranty stated herein, **GRANTS, SELLS AND CONVEYS** to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever; provided, however, that the herein described property is conveyed exclusively for parks and recreational purposes for public use by the citizens of Williamson County.

Reversion:

In the event that Breakaway Park, Section III, is not approved by the City of Austin and Williamson County as a final plat within one year from the date hereof, the property described herein shall absolutely revert, without necessity for suit or reentry, to Grantor and Grantor's successors and assigns.

Clear Title:

Grantor does not retain any liens or encumbrances, express or implied against the property other than as expressly set forth under the provisions hereof. Grantor shall ensure a clear title for the herein described property that is to be conveyed to Williamson County for parks and recreational purposes.

Conditions:

As a condition and by acceptance of this conveyance, Williamson County hereby dedicates the herein described property for park and recreational purposes for public use by the citizens of Williamson County, Texas, subject to the reservations, exceptions and restrictions set forth below, which reservations, exceptions and restrictions shall be construed as prior and superior to the dedication for park purposes described in this paragraph.

Reservations from and Exceptions to Conveyance and Warranty:

Grantors expressly reserve for a period of ten (10) years following the date of execution, unto themselves, their heirs, executors and assigns, the right to construct, reconstruct, repair, remove, replace, relocate and maintain utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, and telecommunications, over, under and across the herein described property, and connections with any of the foregoing to similar utilities on, under and across contiguous and adjacent property, provided that said lines and structures, and connections are first approved by Williamson County, as to: (a) whether such line, structure or connection constitutes an environmental or safety hazard in relation to the use of the herein described property for park and recreational purposes; and (b) if approved under (a), the location of said line, structure or connection. The reservation contained in this Paragraph is expressly subject to all powers given Williamson County, or other applicable laws, to restrain, restrict and control the placement of utilities in park and recreational areas.

The use of the herein described property for park and recreational purposes is expressly restricted and limited by the right of Williamson County, which right is herein conveyed by Grantors, to construct, reconstruct, repair, remove, replace, relocate, and maintain roads and streets and utility lines of all kinds and descriptions, including, but not limited to, water sewer, drainage, electric, telegraph, telephone, and telecommunications with any of the foregoing to similar utilities on, under, or across contiguous and adjacent property, provided that the location of said lines and structures, and connections, are first approved by Williamson County, as to: (a) whether such road, street, line, structure, or connection contributes to an environmental or safety hazard in relation to the use of the herein described property used for park and recreational purposes; and (b) is approved under (a), the location of said road, street, line, structure or connection.

Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part hereof.

When the context requires, singular nouns and pronouns include the plural.

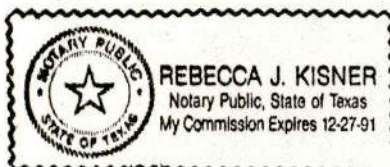
CAROLVILLE, LTD., a Texas
Limited Partnership

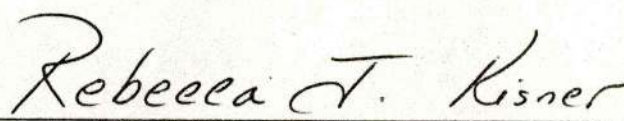

PHILIP H. ANNIS
GENERAL PARTNER

STATE OF TEXAS *

COUNTY OF Williamson *

This instrument was acknowledged before me on Oct. 30, 1990 by PHILIP H. ANNIS, General Partner of CAROLVILLE, LTD., a Texas Limited Partnership.




Rebecca J. Kisner
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICES OF DALE ILLIG, PC
P. O. BOX 965
GEORGETOWN, TX. 78627-0965

c:\10\park.d
10.19.90



October 3, 1990

Exhibit 'A' Page 1 of 2

17

Carolville, Ltd.
to
Williamson County
Parkland for Breakaway
Park Section 3 (Proposed)

FIELD NOTES for 7.38 acres of land out of the Samuel Daymon Survey A-170 and the John Dillard Survey A-179 in Williamson County, Texas, said land being out of that certain 123.02 acre tract as conveyed to Carolville, Ltd by deed recorded in Volume 1910, Page 929-940, Williamson County Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ -inch steel pin found at the northwest corner of the proposed Lot 60, Breakaway Park Section 3, a proposed subdivision, for the northeast corner of this described tract; said steel pin bearing for reference N47°10'50"W 426.69 feet from a $\frac{1}{2}$ -inch steel pin found at the northwest corner of Lot 37, Breakaway Park Section 2, a subdivision recorded in Book D, Page 82 of the Williamson County Plat Records;

THENCE with the boundary of proposed Breakaway Park Section 3 the following 6 courses:

- 1) S5°58'30"E 520.24 feet to a $\frac{1}{2}$ -inch steel pin found for angle point;
- 2) S19°13'00"E 233.00 feet to a $\frac{1}{2}$ -inch steel pin found for the southeast corner of this described tract;
- 3) S68°53'00"W 249.00 feet to a $\frac{1}{2}$ -inch steel pin found at the beginning of a curve which is part of the cul-de-sac right-of-way line of proposed Chitina Court;
- 4) around said curve to the left a chord which bears S68°53'00"W 100.00 feet, said curve having an arc length of 118.21 feet, a radius of 60 feet and an internal angle of 112°53'07", to a $\frac{1}{2}$ -inch steel pin found at end of curve;
- 5) S68°53'00"W 75.00 feet to a $\frac{1}{2}$ -inch steel pin found for angle point;
- 6) S24°00'00"W 59.00 feet to a $\frac{1}{2}$ -inch steel pin set for the most southern corner of this described tract;

THENCE N66°00'00"W 252.61 feet to a $\frac{1}{2}$ -inch steel pin set for the most western corner of this described tract;

THENCE N24°19'11"E 852.91 feet to a $\frac{1}{2}$ -inch steel pin set for the northwest corner of this described tract;

THENCE N69°08'00"E 180.00 feet to the point of BEGINNING, containing 7.38 acres.

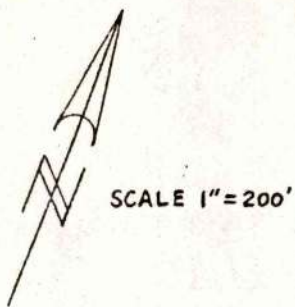
Surveyed by: Stuart Watson
Stuart Watson, RPLS 4550

City of Austin Grid-- G44

Basis of Bearings-- Breakaway Park Section 2 Subdivision Plat

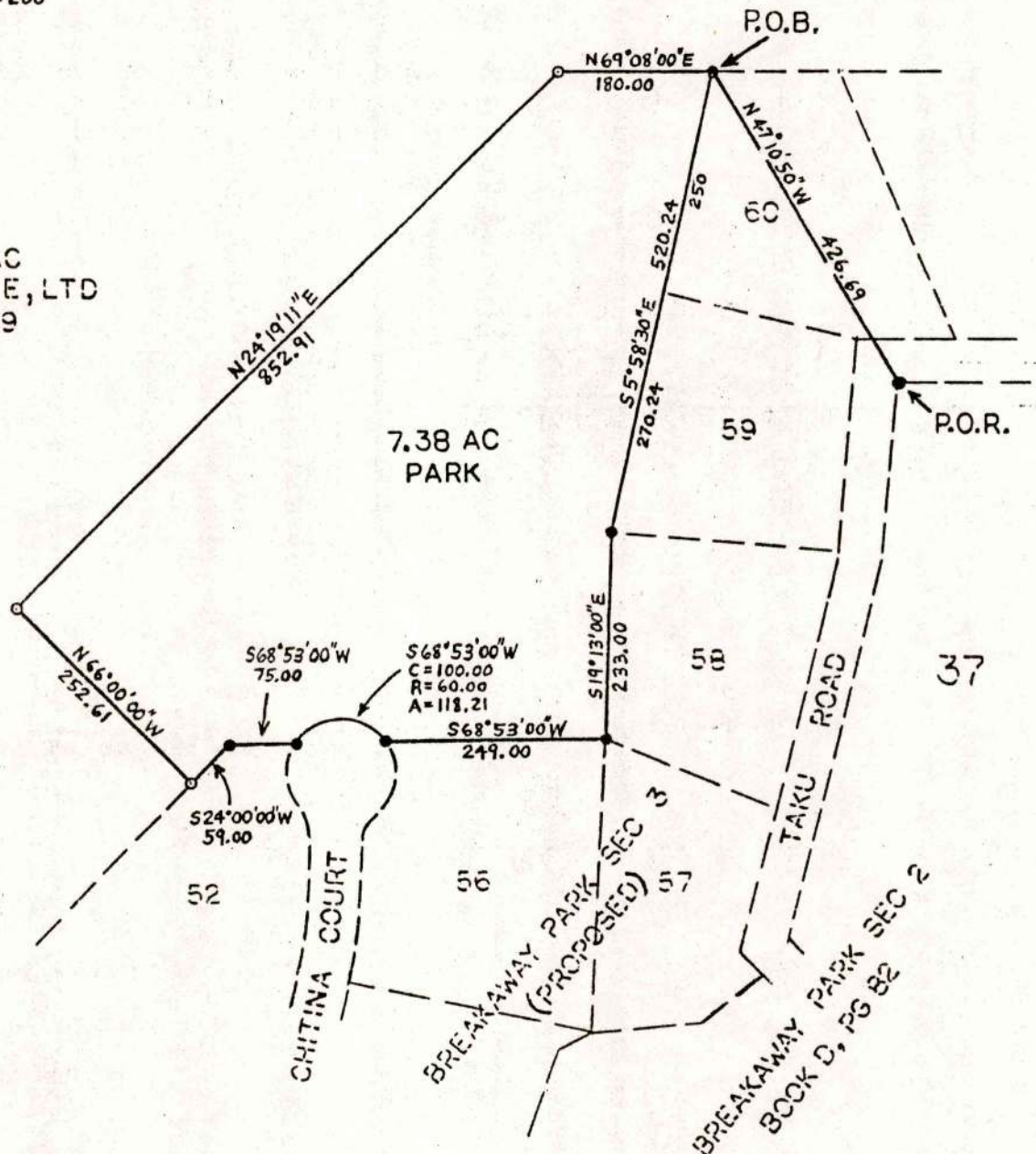
Date of Survey-- October 3, 1990

FIELD NOTES REVIEWED
By Mike Fitts Date 10/22/90
Engineering Support Section/
Department of Public Works
and Transportation

LEGEND

- Steel pin set
- Steel pin found

123.02 AC
CAROLVILLE, LTD
1910/929



October 3, 1990

MAP OF 7.38 ACRE PARK TO BE DEEDED TO WILLIAMSON COUNTY
IN CONJUNCTION WITH BREAKAWAY PARK SECTION 3 SUBDIVISION (PROPOSED)

SURVEYED BY:

Stuart Watson
Stuart Watson, RPLS 4550



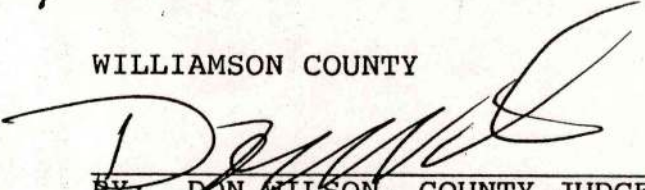
17

PARK LAND ACCEPTANCE
BY
WILLIAMSON COUNTY
GEORGETOWN, TEXAS

Williamson County - Georgetown, Texas, by its signature of its duly authorized representative hereto, does accept the grant of park land as hereinabove described, subject to all provisions and conditions contained herein.

EXECUTED this 19th day of November, 1990.

WILLIAMSON COUNTY


BY: DON WILSON, COUNTY JUDGE
GEORGETOWN, TEXAS 78626

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on the ____ day of _____, 1990, by Don Wilson, Williamson County Judge, Georgetown, Texas 78626.

NOTARY PUBLIC, STATE OF TEXAS

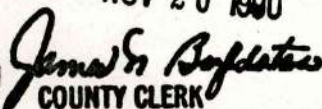
PREPARED IN THE OFFICE OF:

LAW OFFICES OF DALE ILLIG, PC
P. O. BOX 965
GEORGETOWN, TX. 78627-0965

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on



NOV 20 1990


COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK

1990 NOV 19 PM 3:19

FILED FOR RECORD
WILLIAMSON COUNTY, TX.

BREAKAWAY PARK SECTION 3

- LEGEND**
- 1" steel pin found
 - 1" steel pin set
 - Concrete monument set
 - D.E. Drainage easement
 - B.L. Building setback line
 - () Bearings & distances from previous plat
 - Water well site
 - 150' septic setback from water well site
 - 700.0 Minimum finished floor elevation

SCALE
1" = 100'

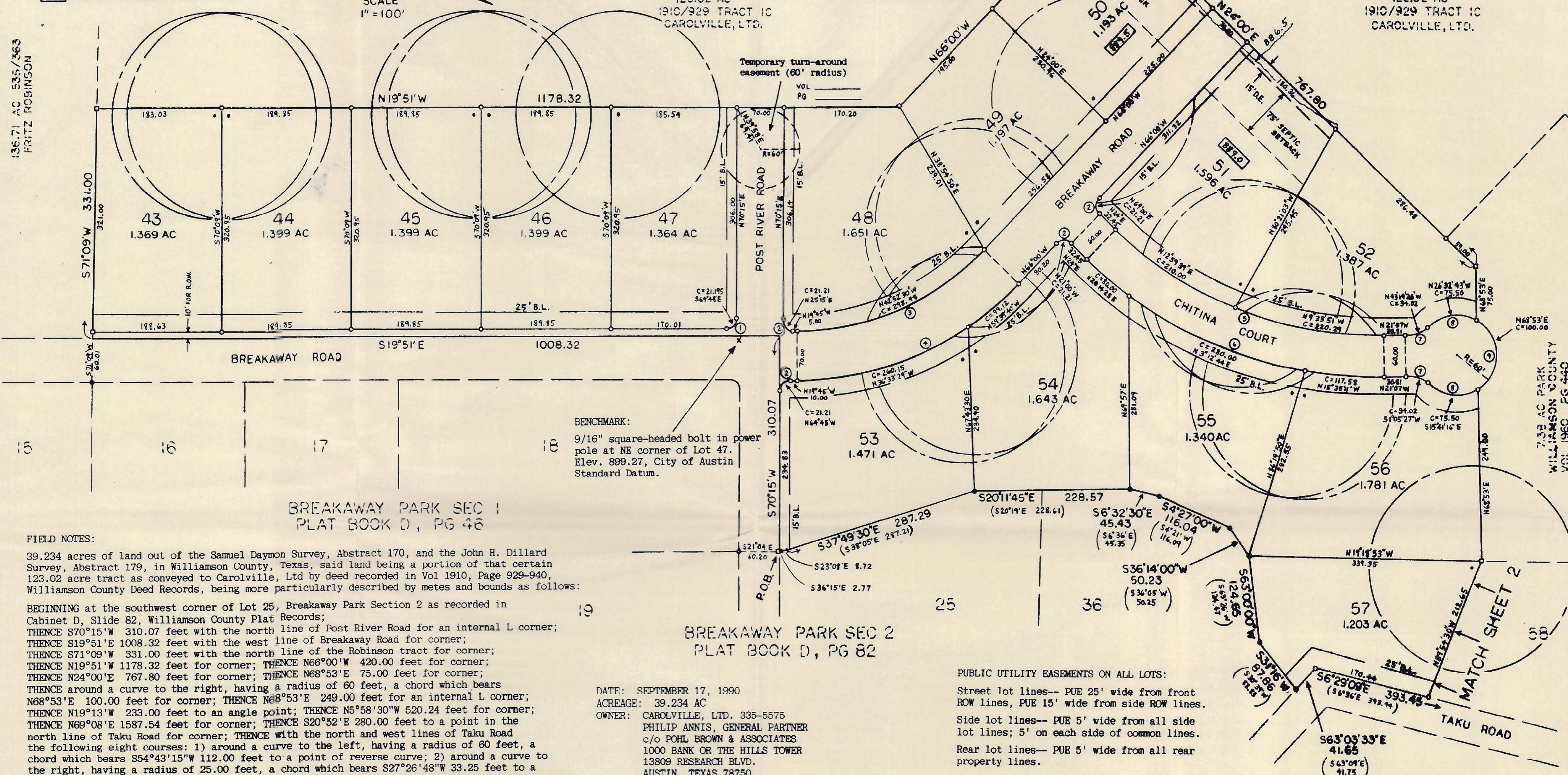
LOCATION OF WATER WELL SITES
ON LOTS 43, 44, 45, 46, 47, & 57
IS 10 FT. FROM SIDE AND REAR
PROPERTY LINES.

LOCATION OF WATER WELL SITES
ON LOTS 48 THRU 56 IS 10 FT.
FROM SIDE PROPERTY LINE AND
10 FT. FROM BLDG. SETBACK LINE.

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

136.71 AC 535/563
FRITZ ROBINSON



BENCHMARK:
9/16" square-headed bolt in power
pole at NE corner of Lot 47.
Elev. 899.27, City of Austin
Standard Datum.

BREAKAWAY PARK SEC 1
PLAT BOOK D, PG 46

BREAKAWAY PARK SEC 2
PLAT BOOK D, PG 82

FIELD NOTES:

39.234 acres of land out of the Samuel Daymon Survey, Abstract 170, and the John H. Dillard Survey, Abstract 179, in Williamson County, Texas, said land being a portion of that certain 123.02 acre tract as conveyed to Carolville, Ltd by deed recorded in Vol 1910, Page 929-940, Williamson County Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 25, Breakaway Park Section 2 as recorded in Cabinet D, Slide 82, Williamson County Plat Records;
THENCE S70°15'W 310.07 feet with the north line of Post River Road for an internal L corner;
THENCE S19°51'E 1008.32 feet with the west line of Breakaway Road for corner;
THENCE S71°09'W 331.00 feet with the north line of the Robinson tract for corner;
THENCE N19°51'W 1178.32 feet for corner; THENCE N66°00'W 420.00 feet for corner;
THENCE N24°00'E 767.80 feet for corner; THENCE N68°53'E 249.00 feet for corner;
THENCE N19°13'W 233.00 feet to an angle point; THENCE N5°58'30"W 520.24 feet for corner;
THENCE N69°08'E 1587.54 feet for corner; THENCE S20°52'E 280.00 feet to a point in the north line of Taku Road for corner; THENCE with the north and west lines of Taku Road the following eight courses: 1) around a curve to the left, having a radius of 60 feet, a chord which bears S54°43'15"W 112.00 feet to a point of reverse curve; 2) around a curve to the right, having a radius of 25.00 feet, a chord which bears S27°26'48"W 33.25 feet to a point of tangency; 3) S69°08'W 445.87 feet to an angle point; 4) S68°42'W 864.93 feet for corner; 5) S14°50'53"E 177.95 feet to an angle point; 6) S12°57'E 82.90 feet to an angle point; 7) S6°29'09"E 393.45 feet for corner; 8) S63°03'33"E 41.65 feet for corner;
THENCE S31°16'W 87.86 feet to an angle point; THENCE S63°00'W 124.65 feet to an angle point;
THENCE S36°14'W 50.23 feet to an angle point; THENCE S4°27'W 116.04 feet to an angle point;
THENCE S6°32'30"E 45.43 feet to an angle point; THENCE S20°11'45"E 228.57 feet to an angle point;
THENCE 37°49'30"E 287.29 feet to an angle point; THENCE S23°08'E 8.72 feet to an angle point; THENCE S36°15'E 2.77 feet to the point of BEGINNING, containing 39.234 acres.

I, Stuart W. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

DATE: SEPTEMBER 17, 1990
ACREAGE: 39.234 AC
OWNER: CAROLVILLE, LTD. 335-5575
PHILIP ANNIS, GENERAL PARTNER
c/o POHL BROWN & ASSOCIATES
1000 BANK OR THE HILLS TOWER
13809 RESEARCH BLVD.
AUSTIN, TEXAS 78750
ENGINEER: JAMES T. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
SURVEYOR: STUART W. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
TOTAL LOTS: 25 RESIDENTIAL
TOTAL LENGTH OF NEW STREETS: 2150 ft

I, James T. Watson, 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 portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

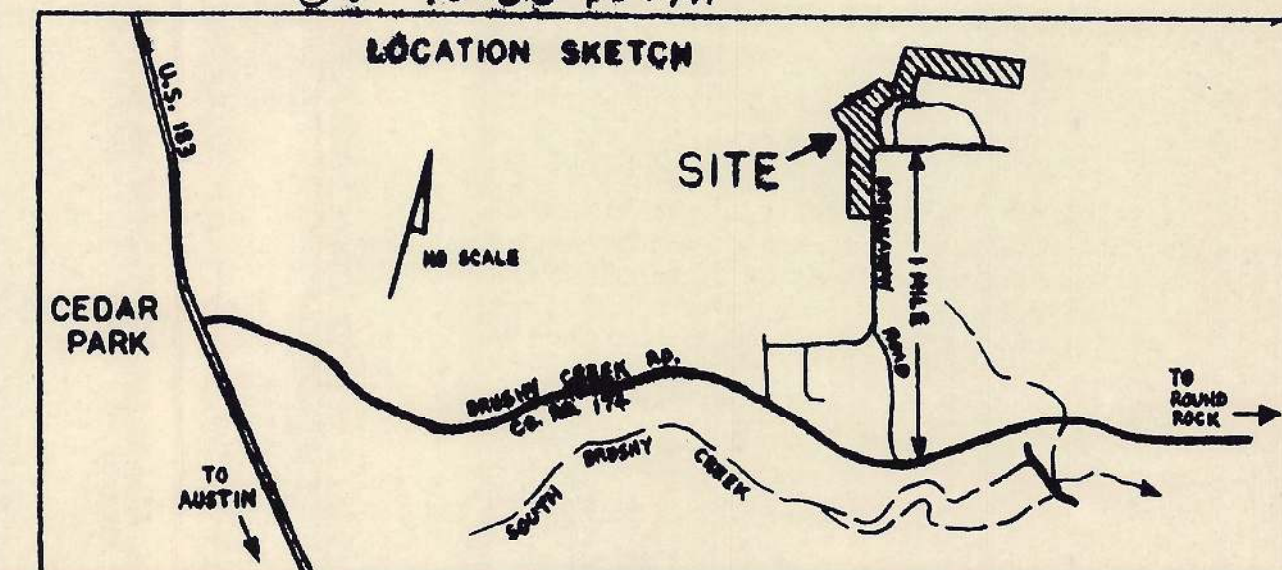
SEPT. 17, 1990

James T. Watson

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from front ROW lines, PUE 15' wide from side ROW lines.
Side lot lines-- PUE 5' wide from all side lot lines; 5' on each side of common lines.
Rear lot lines-- PUE 5' wide from all rear property lines.



123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.

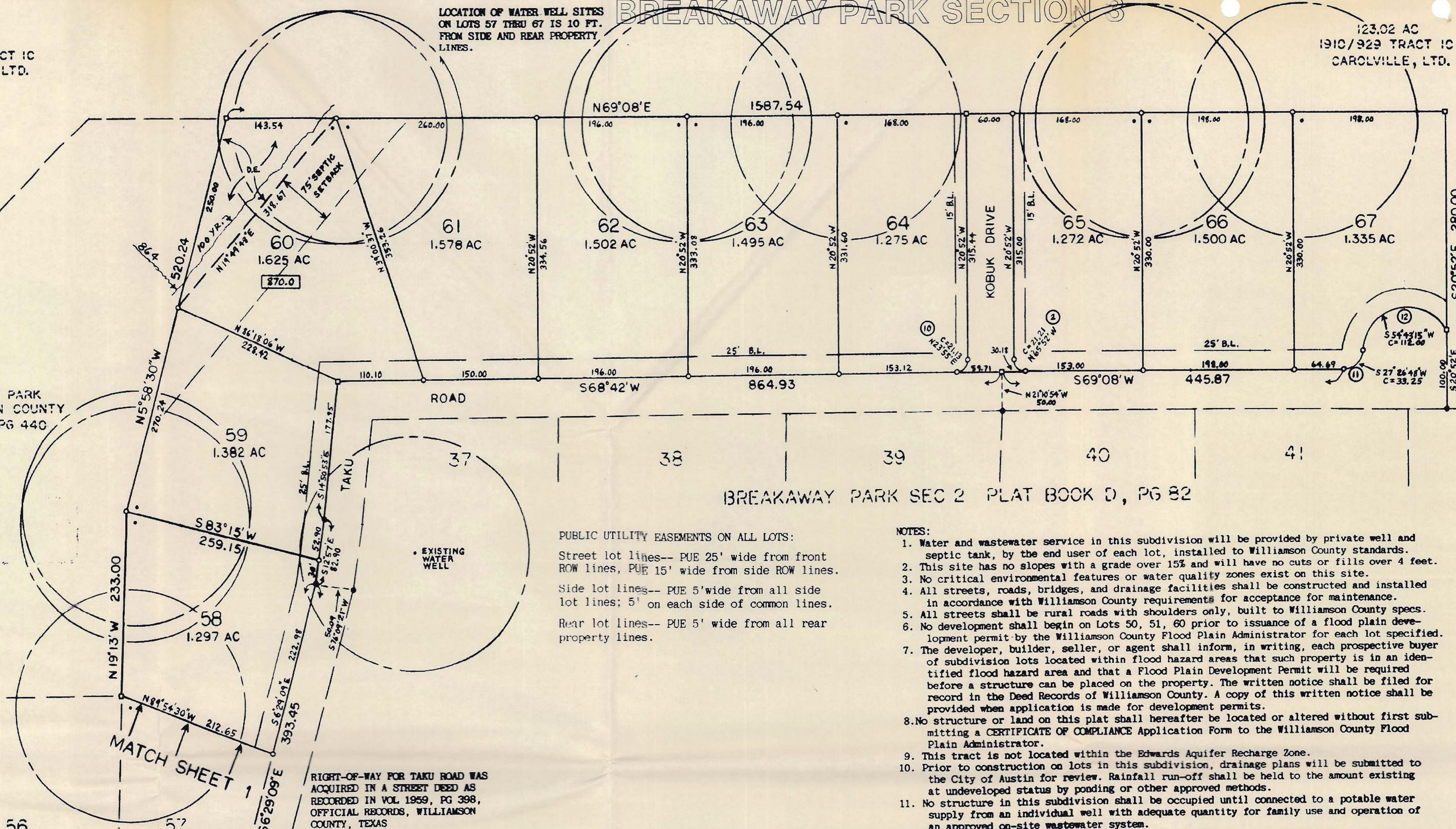
SCALE
1"=100'

7.38 AC PARK
WILLIAMSON COUNTY
VOL 1960 PG 440

LOCATION OF WATER WELL SITES
ON LOTS 57 THRU 67 IS 10 FT.
FROM SIDE AND REAR PROPERTY
LINES.

BREAKAWAY PARK SECTION 3

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.



PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from front ROW lines, PUE 15' wide from side ROW lines.

Side lot lines-- PUE 5' wide from all side lot lines; 5' on each side of common lines.

Rear lot lines-- PUE 5' wide from all rear property lines.

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
3. No critical environmental features or water quality zones exist on this site.
4. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance.
5. All streets shall be rural roads with shoulders only, built to Williamson County specs.
6. No development shall begin on Lots 50, 51, 60 prior to issuance of a flood plain development permit by the Williamson County Flood Plain Administrator for each lot specified.
7. The developer, builder, seller, or agent shall inform, in writing, each prospective buyer of subdivision lots located within flood hazard areas that such property is in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the Deed Records of Williamson County. A copy of this written notice shall be provided when application is made for development permits.
8. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.
9. This tract is not located within the Edwards Aquifer Recharge Zone.
10. 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.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
13. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
14. The 100-year floodplain is contained within the drainage easements shown herein. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

WILLIAMSON COUNTY HEALTH DISTRICT NOTE:

In approving of this subdivision plat of Breakaway Park Section 3, the owners (Carolville, Ltd.), the Williamson County Health District and the Williamson County Commissioners Court acknowledge that soil borings and percolation tests have not been conducted on each lot and will be required prior to issuance of a septic system construction permit. This subdivision has been approved by the Williamson County Health District for 25 lots which will be served by septic tanks.

Date: 1/24/91

for: Health District
Williamson County

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY EDWARDS AQUIFER REGULATIONS, FLOOD PLAIN REGULATIONS, AND PRIVATE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

D.M. "JACK" PURCELL
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

15. The parkland requirements for this development were satisfied prior to, and not a part of, this Final Plat. These parkland requirements were satisfied with the dedication of the approved and adjacent parkland tract as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas, Real Property Records.
16. The maintenance responsibility for the parkland tract, as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas Real Property Records, shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas is the owner of this approved parkland tract, and is not responsible for any maintenance, financially, materially, or physically, in regard to this parkland tract.
17. WATERSHED STATUS- This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to impervious cover limits of Sections 13-2-543 and 13-2-544.
18. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
19. Detention/Sedimentation Basins are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 13-7-19.
20. Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and regulations of the City.
21. The owner of this subdivision and his or her successors and assigns, assumes responsibilities for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
1	89°54'	15.00	14.97	23.54	21.195	S64°48'E
2	90°00'	15.00	15.00	23.56	21.21	---
3	46°15'	380.00	162.28	306.74	298.48	N42°52'30"W
4	46°15'	450.00	192.17	363.25	353.46	N42°52'30"W
5	45°07'	550.00	228.47	433.09	421.99	N 1°26'30"E
6	45°07'	610.00	253.40	480.335	468.02	N 1°26'30"E
7	44°24'53"	45.00	18.37	34.88	34.02	---
8	77°58'20"	60.00	48.56	81.65	75.50	---
9	112°53'07"	60.00	90.45	118.21	100.00	N68°53'E
10	89°34'	15.00	14.89	23.45	21.13	N23°55'E
11	83°22'23"	25.00	22.26	36.38	33.25	S27°26'48"W
12	137°55'16"	60.00	155.98	144.43	112.00	S54°43'15"W

Dept. of Planning & Development

ORIGINAL CITY OF

08-90-0040.1A

BREAKAWAY PARK SECTION 3

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Know All These Presents:

That Carolville Limited, a Limited Partnership, acting herein and through Philip H. Annis, General Partner, owner of 39.234 acres as described on this plat, conveyed to it by deed recorded in Volume 1910, Page 929, Williamson County Deed Records, does hereby subdivide said 39.234 acres in accordance with this plat, to be known as "BREAKAWAY PARK SECTION 3", and do hereby dedicate to the public use the streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND, this 4th day of FEB. A.D. 1991

Philip H. Annis
Philip H. Annis, General Partner, Carolville Limited
c/o Pohl Brown & Associates, 1000 Bank of the Hills Tower
13809 Research Blvd., Austin, Texas 78750

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Before me, the undersigned authority, on this day personally appeared Philip H. Annis, General Partner of Carolville Limited, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of February A.D. 1991

Rebecca J. Kiser
Notary Public, State of Texas

Printed name of Notary: Rebecca J. Kiser

My commission expires: 12-27-91

APPROVED FOR ACCEPTANCE:

Jim Smith, Director Department of Planning and Development 2/15/91
Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 12 day of FEBRUARY, A.D. 1991

Scott Roberts
Scott Roberts, Chairperson

Carolyn Parker
Carolyn Parker, Secretary

Williamson County Commissioners Court Resolution

Prior to grading, any type of earth moving, construction of, 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 modification thereof to the City of Austin and the Commissioner's 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 and Commissioner's Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal procedure to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been achieved.

Owner: Philip H. Annis
Philip H. Annis, General Partner
c/o Pohl Brown & Associates, 1000 Bank of the Hills Tower
13809 Research Blvd., Austin, Texas 78750

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveways and drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, John Doerfler, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 3, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: 2-25-91

John Doerfler
John Doerfler, County Judge
Williamson County, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James Boydston, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the 26th day of February, A.D. 1991, at 3:00 o'clock P M., and was duly recorded on the 26th day of February, A.D. 1991, at 3:00 o'clock P M., in the Plat Records of said County, in Cabinet J at Slide(s) 327-329.

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

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

BY: Bethinda Wallace



ORIGINAL-CITY OF AUSTIN

Dept. of Planning & Development

08-90-0040.1A

SHEET 3 OF 3

- 1/2" steel pin found
- 1/2" steel pin set
- Concrete monument set
- D.E. Drainage easement
- B.L. Building setback line
- () Bearings & distances from previous plat
- Water well site
- 150' septic setback from water well site
- Minimum finished floor elevation

LOCATION OF WATER WELL SITES
ON LOTS 43, 44, 45, 46, 47, & 57
IS 10 FT. FROM SIDE AND REAR
PROPERTY LINES.

LOCATION OF WATER WELL SITES
ON LOTS 48 THRU 56 IS 10 FT.
FROM SIDE PROPERTY LINE AND
10 FT. FROM BLDG. SETBACK LINE.

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.

36.71 AC 535/363
FRITZ ROBINSON

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

Temporary turn-around
easement (60' radius)

LOCATION OF WATER WELL SITES
ON LOTS 48 THRU 56 IS 10 FT.
FROM SIDE PROPERTY LINE AND
10 FT. FROM BLDG. SETBACK LINE.

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.

7.38 AC PARK
WILLIAMSON COUNTY
VOL 1960 PG 440

BREAKAWAY PARK SEC 1
PLAT BOOK D, PG 46

39.234 acres of land out of the Samuel Daymon Survey, Abstract 170, and the John H. Dillard Survey, Abstract 179, in Williamson County, Texas, said land being a portion of that certain 123.02 acre tract as conveyed to Carolville, Ltd by deed recorded in Vol 1910, Page 929-940, Williamson County Deed Records, being more particularly described by metes and bounds as follows:

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THENCE S19°51'E 1008.32 feet with the west line of Breakaway Road for corner;

THENCE S71°09'W 331.00 feet with the north line of the Robinson tract for corner;

THENCE N19°51'W 1178.32 feet for corner; THENCE N66°00'W 420.00 feet for corner;

THENCE N24°00'E 767.80 feet for corner; THENCE N68°53'E 75.00 feet for corner;

THENCE around a curve to the right, having a radius of 60 feet, a chord which bears N68°53'E 100.00 feet for corner; THENCE N68°53'E 249.00 feet for an internal L corner;

THENCE N19°13'W 233.00 feet to an angle point; THENCE N5°58'30"W 520.24 feet for corner;

THENCE N69°08'E 1587.54 feet for corner; THENCE S20°52'E 280.00 feet to a point in the north line of Taku Road for corner; THENCE with the north and west lines of Taku Road the following eight courses: 1) around a curve to the left, having a radius of 60 feet, a chord which bears S54°43'15"W 112.00 feet to a point of reverse curve; 2) around a curve to the right, having a radius of 25.00 feet, a chord which bears S27°26'48"W 33.25 feet to a point of tangency; 3) S63°08'W 445.87 feet to an angle point; 4) S68°42'W 864.93 feet for corner; 5) S14°50'53"E 177.95 feet to an angle point; 6) S12°57'E 82.90 feet to an angle point; 7) S6°29'09"E 393.45 feet for corner; 8) S63°03'33"E 41.65 feet for corner;

THENCE S31°16'W 87.86 feet to an angle point; THENCE S63°00'W 124.65 feet to an angle point;

THENCE S36°14'W 50.23 feet to an angle point; THENCE S4°27'W 116.04 feet to an angle point;

THENCE S6°32'30"E 45.43 feet to an angle point; THENCE S20°11'45"E 228.57 feet to an angle point; THENCE S7°49'30"W 287.29 feet to an angle point; THENCE S23°08'E 8.72 feet to an angle point; THENCE S36°15'E 2.77 feet to the point of BEGINNING, containing 39.234 acres.

I, Stuart W. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

BREAKAWAY PARK SEC 2
PLAT BOOK D, PG 82

DATE: SEPTEMBER 17, 1990
ACREAGE: 39.234 AC
OWNER: CAROLVILLE, LTD. 335-5575
PHILIP ANNIS, GENERAL PARTNER
c/o POHL BROWN & ASSOCIATES
1000 BANK OR THE HILLS TOWER
13809 RESEARCH BLVD.
AUSTIN, TEXAS 78750
ENGINEER: JAMES T. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
SURVEYOR: STUART W. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
TOTAL LOTS: 25 RESIDENTIAL
TOTAL LENGTH OF NEW STREETS: 2150 ft

I, James T. Watson, 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 portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

SEPT. 17, 1990

James F. Watson

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from front ROW lines, PUE 15' wide from side ROW lines.

Side lot lines-- PUE 5' wide from all side lot lines; 5' on each side of common lines.

Rear lot lines-- PUE 5' wide from all rear property lines.

C8-90-00 40.1A

LOCATION SKETCH

SITE

MILITARY

SHEET 1 OF 3



123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

LOCATION OF WATER WELL SITES
ON LOTS 57 THRU 67 IS 10 FT.
FROM SIDE AND REAR PROPERTY
LINES.

SCALE
1" = 100'

7.39 AC PARK
WILLIAMSON COUNTY
VOL 1960 PG 440

ROAD

BREAKAWAY PARK SEC 2 PLAT BOOK D, PG 82

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from front ROW lines, PUE 15' wide from side ROW lines.

Side lot lines-- PUE 5' wide from all side lot lines; 5' on each side of common lines.

Rear lot lines-- PUE 5' wide from all rear property lines.

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
3. No critical environmental features or water quality zones exist on this site.
4. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance.
5. All streets shall be rural roads with shoulders only, built to Williamson County specs.
6. No development shall begin on Lots 50, 51, 60 prior to issuance of a flood plain development permit by the Williamson County Flood Plain Administrator for each lot specified.
7. The developer, builder, seller, or agent shall inform, in writing, each prospective buyer of subdivision lots located within flood hazard areas that such property is in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the Deed Records of Williamson County. A copy of this written notice shall be provided when application is made for development permits.
8. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.
9. This tract is not located within the Edwards Aquifer Recharge Zone.
10. 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.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
13. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
14. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

WILLIAMSON COUNTY HEALTH DISTRICT NOTE:

In approving of this subdivision plat of Breakaway Park Section 3, the owners (Carolville, Ltd.), the Williamson County Health District and the Williamson County Commissioners Court acknowledge that soil borings and percolation tests have not been conducted on each lot and will be required prior to issuance of a septic system construction permit. This subdivision has been approved by the Williamson County Health District for 25 lots which will be served by septic tanks.

Date: 1/24/91

for: Health District
Williamson County

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY EDWARDS AQUIFER REGULATIONS, FLOOD PLAIN REGULATIONS, AND PRIVATE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

D.M. "JACK" PURCELL
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

1/24/91

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
1	89°54'	15.00	14.97	23.54	21.195	S64°48'E
2	90°00'	15.00	15.00	23.56	21.21	---
3	46°15'	380.00	162.28	306.74	298.48	N42°52'30"W
4	46°15'	450.00	192.17	363.25	353.46	N42°52'30"W
5	45°07'	550.00	228.47	433.09	421.99	N 1°26'30"E
6	45°07'	610.00	253.40	480.335	468.02	N 1°26'30"E
7	44°24'53"	45.00	18.37	34.88	34.02	---
8	77°58'20"	60.00	48.56	81.65	75.50	---
9	112°53'07"	60.00	90.45	118.21	100.00	N68°53'E
10	89°34'	15.00	14.89	23.45	21.13	N23°55'E
11	83°22'23"	25.00	22.26	36.38	33.25	S27°26'48"W
12	137°55'16"	60.00	155.98	144.43	112.00	S54°43'15"W

SEPT. 17, 1990 James J. Watson
James T. Watson, RPE 14298



15. The parkland requirements for this development were satisfied prior to, and not a part of, this Final Plat. These parkland requirements were satisfied with the dedication of the approved and adjacent parkland tract as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas, Real Property Records.
16. The maintenance responsibility for the parkland tract, as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas Real Property Records, shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas is the owner of this approved parkland tract, and is not responsible for any maintenance, financially, materially, or physically, in regard to this parkland tract.
17. WATERSHED STATUS- This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to impervious cover limits of Sections 13-2-543 and 13-2-544.
18. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
19. Detention/Sedimentation Basins are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 13-7-19.
20. Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and regulations of the City.
21. The owner of this subdivision and his or her successors and assigns, assumes responsibilities for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.

08-90-0040.1A

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Know All These Presents:

That Carolville Limited, a Limited Partnership, acting herein and through Philip H. Annis, General Partner, owner of 39.234 acres as described on this plat, conveyed to it by deed recorded in Volume 1910, Page 929, Williamson County Deed Records, does hereby subdivide said 39.234 acres in accordance with this plat, to be known as "BREAKAWAY PARK SECTION 3", and do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND, this ____ day of _____ A.D. 1991

Philip H. Annis, General Partner, Carolville Limited
c/o Pohl Brown & Associates, 1000 Bank of The Hills Tower
13809 Research Blvd., Austin, Texas 78750

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Before me, the undersigned authority, on this day personally appeared Philip H. Annis, General Partner of Carolville Limited, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ A.D. 1991

Notary Public, State of Texas

Printed name of Notary: _____

My commission expires: _____

APPROVED FOR ACCEPTANCE:

Jim Smith, Director, Department of Planning and Development Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin
on the ____ day of _____, A.D. 1991

Scott Roberts, Chairperson Carolyn Parker, Secretary

Williamson County Commissioners Court Resolution

Prior to grading, any type of earth moving, construction of, 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 modification thereof to the City of Austin and the Commissioner's 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 and Commissioner's Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal procedure to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been achieved.

Owner:

Philip H. Annis, General Partner
c/o Pohl Brown & Associates, 1000 Bank of the Hills Tower
13809 Research Blvd., Austin, Texas 78750

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveways and drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, _____, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 3, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: _____

John Doerfler, County Judge
Williamson County, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James Boydston, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the ____ day of _____ A.D. 1991, at ____ o'clock ____ M., and was duly recorded on the ____ day of _____ A.D. 1991, at ____ o'clock ____ M., in the Plat Records of said County, in Cabinet _____ at Slide(s) _____.

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

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

BY: _____

08-90-0040.1A

BREAKAWAY PARK SECTION 3

Walter Yates

LEGEND

- 1/4" steel pin found
- 1/4" steel pin set
- Concrete monument set
- D.E. Drainage easement
- B.L. Building setback line
- () Bearings & distances from previous plat

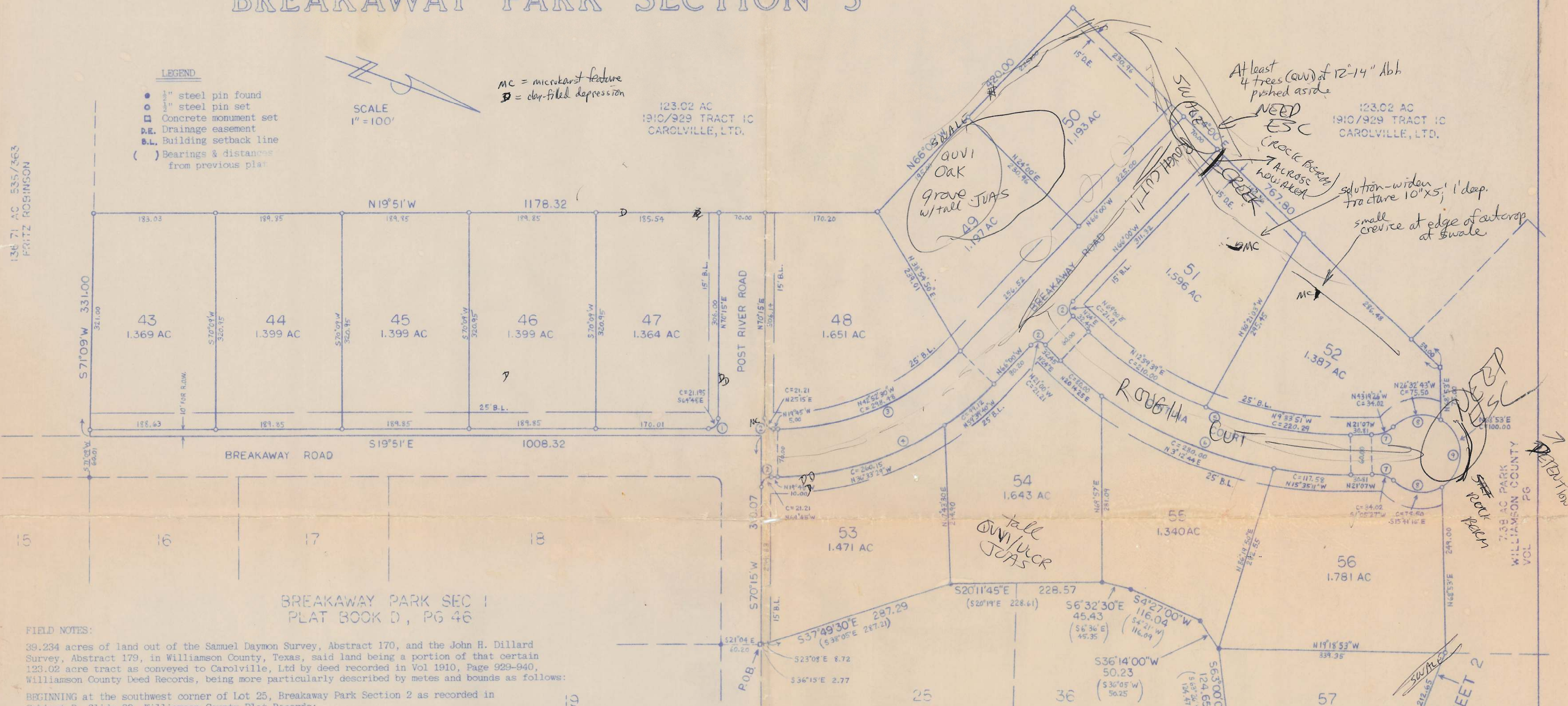
SCALE
1" = 100'

MC = microkarst feature
D = clay-filled depression

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

136.71 AC 535/363
FRTZ ROBINSON



BREAKAWAY PARK SEC 1
PLAT BOOK D, PG 46

BREAKAWAY PARK SEC 2
PLAT BOOK D, PG 82

FIELD NOTES:

39.234 acres of land out of the Samuel Daymon Survey, Abstract 170, and the John H. Dillard Survey, Abstract 179, in Williamson County, Texas, said land being a portion of that certain 123.02 acre tract as conveyed to Carolville, Ltd by deed recorded in Vol 1910, Page 929-940, Williamson County Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 25, Breakaway Park Section 2 as recorded in Cabinet D, Slide 82, Williamson County Plat Records;
THENCE S70°15'W 310.07 feet with the north line of Post River Road for an internal L corner;
THENCE S19°51'E 1008.32 feet with the west line of Breakaway Road for corner;
THENCE S71°09'W 331.00 feet with the north line of the Robinson tract for corner;
THENCE N19°51'W 1178.32 feet for corner; THENCE N66°00'W 420.00 feet for corner;
THENCE N24°00'E 767.80 feet for corner; THENCE N68°53'E 75.00 feet for corner;
THENCE around a curve to the right, having a radius of 60 feet, a chord which bears N68°53'E 100.00 feet for corner; THENCE N68°53'E 249.00 feet for an internal L corner;
THENCE N19°13'W 233.00 feet to an angle point; THENCE N5°58'30"W 520.24 feet for corner;
THENCE N69°08'E 1587.54 feet for corner; THENCE S20°52'E 280.00 feet to a point in the north line of Taku Road for corner; THENCE with the north and west lines of Taku Road the following eight courses: 1) around a curve to the left, having a radius of 60 feet, a chord which bears S54°43'15"W 112.00 feet to a point of reverse curve; 2) around a curve to the right, having a radius of 25.00 feet, a chord which bears S27°26'48"W 33.25 feet to a point of tangency; 3) S69°08'W 445.87 feet to an angle point; 4) S68°42'W 864.93 feet for corner; 5) S14°50'53"E 177.95 feet to an angle point; 6) S12°57'E 82.90 feet to an angle point; 7) S6°29'09"E 393.45 feet for corner; 8) S63°03'33"E 41.65 feet for corner; THENCE S31°16'W 87.86 feet to an angle point; THENCE S63°00'W 124.65 feet to an angle point; THENCE S36°14'W 50.23 feet to an angle point; THENCE S4°27'W 116.04 feet to an angle point; THENCE S6°32'30"E 45.43 feet to an angle point; THENCE S20°11'45"E 228.57 feet to an angle point; THENCE S7°49'30"E 287.29 feet to an angle point; THENCE S23°08'E 8.72 feet to an angle point; THENCE S36°15'E 2.77 feet to the point of BEGINNING, containing 39.234 acres.

I, Stuart W. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.



Stuart M. Watson SEP 17, 1990
Stuart W. Watson, Reg. Prof. Land Surveyor
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

DATE: SEPTEMBER 17, 1990
ACREAGE: 39.234 AC
OWNER: CAROLVILLE, LTD. 335-5575
PHILIP ANNIS, GENERAL PARTNER
c/o POHL BROWN & ASSOCIATES
1000 BANK OR THE HILLS TOWER
13809 RESEARCH BLVD.
AUSTIN, TEXAS 78750
ENGINEER: JAMES T. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
SURVEYOR: STUART W. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
TOTAL LOTS: 25 RESIDENTIAL
TOTAL LENGTH OF NEW STREETS: 2150 ft

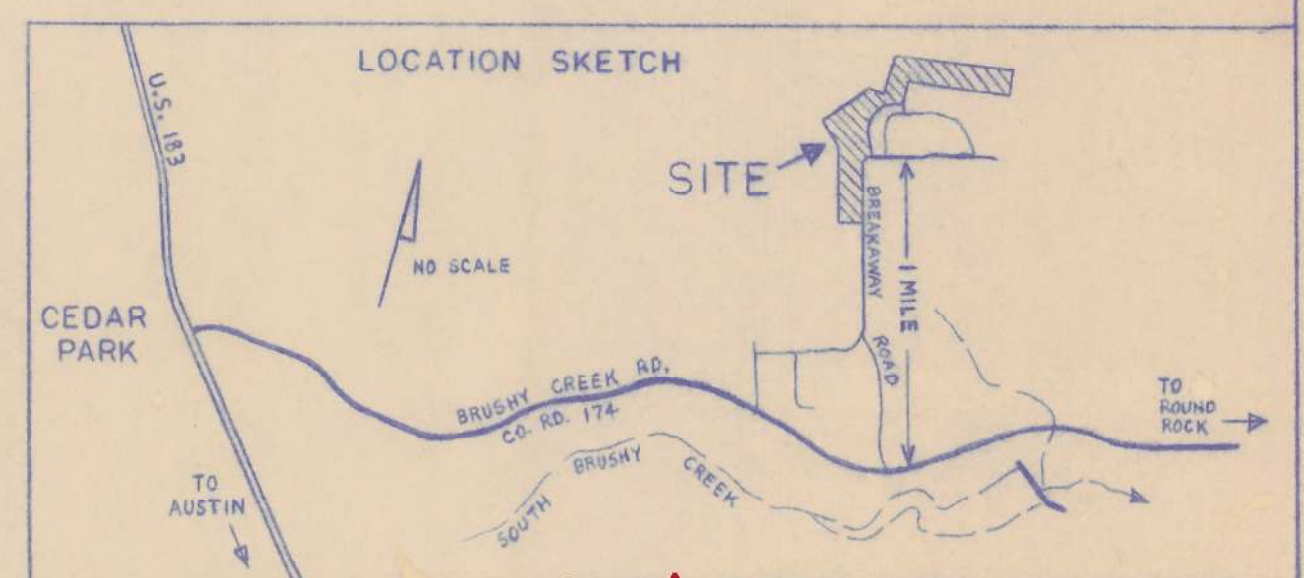
I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from all street ROW lines, both front and side.
Side lot lines-- PUE 5' wide, being 5' on each side of common property lines.
Rear lot lines-- PUE 5' wide from all rear property lines.

LOCATION SKETCH



C8-90-0040.1A

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

7.38 AC PARK
WILLIAMSON COUNTY
VOL PG

BREAKAWAY PARK SEC 2 PLAT BOOK D, PG 82

Rear lot lines-- PUE 5' wide from all rear property lines.

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
3. No critical environmental features or water quality zones exist on this site.
4. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance.
5. All streets shall be rural roads with shoulders only, built to Williamson County specs.
6. 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.
7. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
8. In this subdivision, regardless of lot lines, all septic tank systems shall be located a minimum of 150 feet from any water well.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, Texas 78759 PH 346-8566

12. The parkland requirements for this development were satisfied prior to, and not a part of, this Final Plat. These parkland requirements were satisfied with the dedication of the approved and adjacent parkland tract as recorded in Vol _____, Page _____, of the Williamson County, Texas, Real Property Records.
13. The maintenance responsibility for the parkland tract, as recorded in Vol _____, Page _____, of the Williamson County, Texas, Real Property Records, shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas is the owner of this approved parkland tract, and is not responsible for any maintenance, either financially, materially, or physically, in regards to this parkland tract.
14. An erosion/sedimentation control plan, in compliance with City of Austin specifications and adopted criteria, will be submitted with construction plans.

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
1	89°54'	15.00	14.97	23.54	21.195	S64°48'E
2	90°00'	15.00	15.00	23.56	21.21	---
3	46°15'	380.00	162.28	306.74	298.48	N42°52'30"W
4	46°15'	450.00	192.17	363.25	353.46	N42°52'30"W
5	45°07'	550.00	228.47	433.09	421.99	N 1°26'30"E
6	45°07'	610.00	253.40	480.335	468.02	N 1°26'30"E
7	44°24'53"	45.00	18.37	34.88	34.02	---
8	77°58'20"	60.00	48.56	81.65	75.50	---
9	112°53'07"	60.00	90.45	118.21	100.00	N68°53'E
10	89°34'	15.00	14.89	23.45	21.13	N23°55'E
11	83°22'23"	25.00	22.26	36.38	33.25	S27°26'48"W
12	137°55'16"	60.00	155.98	144.43	112.00	S54°43'15"W

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Know All These Presents:

That Carolville Limited, a Limited Partnership, acting herein and through Philip H. Annis, General Partner, owner of 39.234 acres as described on this plat, conveyed to it by deed recorded in Volume 1910, Page 929, Williamson County Deed Records, does hereby subdivide said 39.234 acres in accordance with this plat, to be known as "BREAKAWAY PARK SECTION 3", and do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND, this ____ day of _____ A.D. 1990

Philip H. Annis, General Partner, Carolville Limited

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Before me, the undersigned authority, on this day personally appeared Philip H. Annis, General Partner of Carolville Limited, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ A.D. 1990

Notary Public, State of Texas

Printed name of Notary: _____

My commission expires: _____

APPROVED FOR ACCEPTANCE:

Jim Smith, Director, Department of Planning and Development Date _____

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin
on the ____ day of _____, A.D. 1990

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City
of Austin on the ____ day of _____, A.D. 1990

Scott Roberts, Chairperson _____, Secretary

Williamson County Commissioners Court Resolution

Prior to grading, any type of earth moving, construction of, 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 modification thereof to the City of Austin and the Commissioner's 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 and Commissioner's Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal procedure to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been achieved.

Owner: _____
Philip H. Annis, General Partner

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveways and drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, _____, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 3, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: _____
Don Wilson, County Judge
Williamson County, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James Boydston, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the ____ day of _____ A.D. 1990, at ____ o'clock ____ M., and was duly recorded on the ____ day of _____ A.D. 1990, at ____ o'clock ____ M., in the Plat Records of said County, in Cabinet _____ at Slide(s) _____.

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

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

BY: _____



ENGINEERING RELEASE
DEPARTMENT OF PLANNING AND DEVELOPMENT
City of Austin, Texas

Subdivision Name: BREAKAWAY PARK, SECTION 3

Subdivision File Number: CG-90-0040.1A

Owner of Property: CAROLVILLE, LTD.

Contact person: STUART WATSON
(Engineer/(Surveyor/Agent))

Telephone number: 346-8566

CONDITIONS OF RELEASE

- 1) This form is for platting purposes only; construction is not authorized.
- 2) Release is based on plans and information submitted by the applicant in support of the application showing feasibility of compliance with City standards.
- 3) Prior to any construction additional requirements must be satisfied and a Development Permit secured.
- 4) This release expires upon expiration of the subdivision application.

SPECIAL CONDITIONS: none

This proposed subdivision satisfies the requirements of section 13-6 of the Interim Land Development Code.

Approved By: Jose R. Ramos Jr.
orig. - applicant
copies - case manager, engineering file

date: 01/17/91

!p

2w

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Lauretta

FROM: ENGINEERING REVIEW

FILE NUM: C8-90-0040.1A

PROJECT NAME: BREAKAWAY PARK SECTION 3

LOCATION: ONE MILE N OF

& BREAKAWAY R

DUE DATE: 22-OCT-1990

REVIEWER: RAMOS, JOE

DATE: 22-OCT-1990

EG 1. Add the following Floodplain Note: "The 100 year floodplain is contained within the drainage easement(s) shown hereon. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood

Insurance Administration FIRM panel # _____, dated
_____ for _____ (name of city of county)." This
must be certified by registered professional engineer. [Section
13-6-7(b) ILDC].

EG 2. A percentage of construction inspection fees are required to be
paid prior to final plat release, please provide an engineer's estimate
so that the construction inspections fees may be calculated and
collected.

Joe Ramos

Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

~~Not to be inspected by COA, unless
requested by Wm. Co. or developer.~~

Not required - Suburban Subdivision
13-2-406(2).

LURS: SUBDIVISION REVIEW CASE MANAGEMENT

26-SEP-1990

FILE NO.: C8-90-0040.1A

CASE MANAGER: Dowd, Lauretta
SECONDARY:

BREAKAWAY PARK SECTION 3

DATE FILED: 26-SEP-1990

DATE DIST: 2-OCT-1990

COMMENT DUE DATE: 22-OCT-1990

DEPARTMENT	RETURN DATE	CLEARANCE DATE	COMMENTS
✓ Planning - Address	[]		
✓ DEP - Arborist	[]		
✓ County (WM)	[]		
✓ Planning - Drafting	[]		
✓ Planning - Engineering	[]		
✓ Electric Department (PEC)	[]		
✓ DEP - Environmental	[]		
✓ Gas Company	[]		
✓ Planning - Hector	[]		
✓ Health Department (WM)	[]		
✓ Planning - MUD Review	[]		
✓ Telephone Co. (NS)	[]		
✓ PARD	[]		
✓ T.P.S.D. - R.O.W.	[]		
✓ School Dist. (LE)	[]		
✓ Planning - Subdivision	[]		
✓ Planning - Transportation	[]		
✓ Water & Wastewater	[]		

✓ Comp. Plng

M E M O R A N D U M

TO: COMMENT DUE DATE: 22-OCT-1990
FROM: SUBDIVISION REVIEW AND DESIGN
OFFICE OF LAND DEVELOPMENT SERVICES
SUBJECT: FINAL SUBD. REQUIRING PRELIM. REVIEW C8-90-0040.1A
RE: BREAKAWAY PARK SECTION 3

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (22-OCT-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN City/ETJ: 5-MILE ETJ
Proposed Use: SF
Acreage: 39.234 Lots: 25
Grids: Zoning: N/A

Watershed: BRUSHY
Watershed Class: III County: WILLIAMSON
Water: OTHER PRIVATE UTIL CO.
Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

① F.P. note ②

Case Manager: Dowd, Laoretta
Phone Number: 499-2708
Secondary:
Phone Number: -

Reviewed By: _____
Date: _____

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

ENGINEERING and ENVIRONMENTAL REPORT
for
BREAKAWAY PARK SECTION 3

The subject tract consists of 39.2112 acres divided into 25 large lots giving a density of 0.6375 lot per acre or 1.5645 acres per lot.

Each lot is proposed to have constructed on it, one single family home. For estimating purposes (according to sec. 13-2-590) the impervious cover for each lot will be 5000 square feet. No storm water ponding is being provided because with such large lots, after the yards around the home have grown into heavy turf, this coefficient of runoff will equal the coefficient of existing pastureland before construction.

Example: impervious cover 0.1147 ac. X .96 = 0.1101

lawn 1.000 ac. X .36 = 0.3600

remains as is 0.4498 ac X .44 = 0.1979

0.6680 / 1.5645 = 0.42 C dev.

rocky pastureland undev. C = 0.44

There are no flood plains on this subject tract.

The roads will be rural type roads constructed to Williamson County specifications. Pipe culverts will be used where needed to move storm water from one side of the road to the other and adequate sized grass lined drainage swales to lead the water away from the roadway.

Due to the large lots with a small amount of impervious cover with good turfed lawns, there will be no impact on downstream property. There are no drainage facilities on the downstream property.

A variance is being requested for the deletion of the balance of the tract. The slope of the subject tract is below 15%.

There are no critical water quality zones or water quality buffer zones.

There are no canyon rimrocks, bluffs, wetlands, springs, sinkholes, or caves on the subject tract.

There will be no cuts or fills in excess of 4 feet. There are no plans to remove any large trees. Aerial photographs will be furnished of the subject tract.

The subject tract has a gentle slope with a rocky type soil and with tree and brush cover being medium to heavy.

Each lot will be serviced by an individual water well and individual

septic tank. The wells and septic tank permits will be obtained from the Williamson County Health Dept. There are many existing homes in Breakaway Park Sections 1 and 2 that are functioning satisfactorily on well and septic tanks.

Any areas that are disturbed will be reseeded and watered until revegetation has occurred.

The character of the land will not be changed except of the construction of 25 single family homes on 39.2112 acres with the necessary roadways to access these homes.

Erosion/sedimentation control will be implemented by placing rock berms at all low points located on the drainage plan.

In summary it is felt that this low density type of development over the recharge zone is the most desirable of all other types.

Prepared Sept. 10, 1990 by: James T. Watson
James T. Watson, PE 14298

BREAKAWAY PARK SECTION 3

LEGEND

- 1" steel pin found
- 1" steel pin set
- Concrete monument set
- D.E. Drainage easement
- B.L. Building setback line
- () Bearings & distances from previous plat
- Water well site
- 150' septic setback from water well site
- 700.0 Minimum finished floor elevation

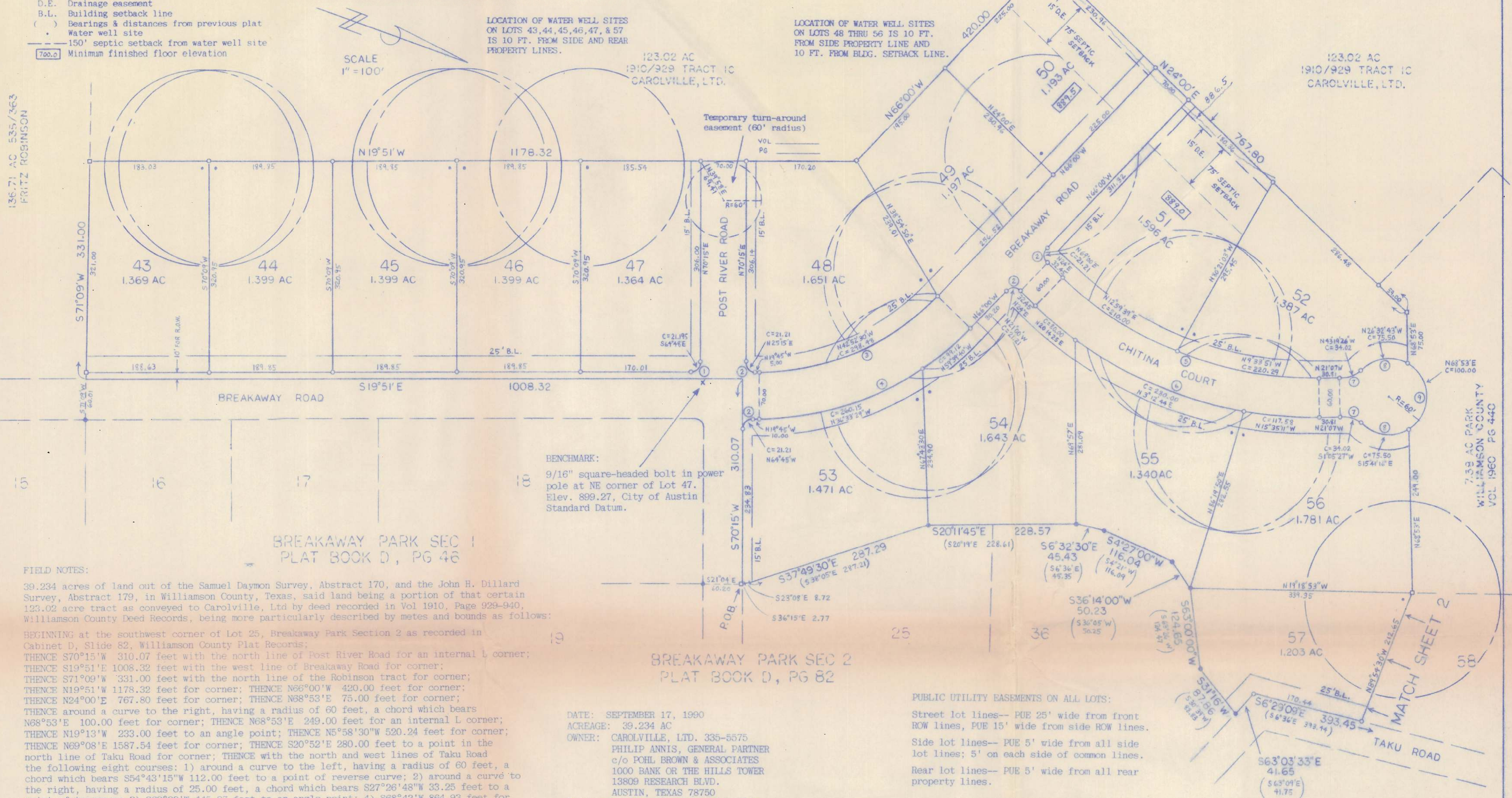
SCALE
1" = 100'

LOCATION OF WATER WELL SITES
ON LOTS 43, 44, 45, 46, 47, & 57
IS 10 FT. FROM SIDE AND REAR
PROPERTY LINES.

LOCATION OF WATER WELL SITES
ON LOTS 48 THRU 56 IS 10 FT.
FROM SIDE PROPERTY LINE AND
10 FT. FROM BLDG. SETBACK LINE.

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.

136.71 AC 535/363
FRITZ ROBINSON



BENCHMARK:
9/16" square-headed bolt in power
pole at NE corner of Lot 47.
Elev. 899.27, City of Austin
Standard Datum.

BREAKAWAY PARK SEC 1
PLAT BOOK D, PG 46

BREAKAWAY PARK SEC 2
PLAT BOOK D, PG 82

FIELD NOTES:

39.234 acres of land out of the Samuel Daymon Survey, Abstract 170, and the John H. Dillard Survey, Abstract 179, in Williamson County, Texas, said land being a portion of that certain 123.02 acre tract as conveyed to Carolville, Ltd by deed recorded in Vol 1910, Page 929-940, Williamson County Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 25, Breakaway Park Section 2 as recorded in Cabinet D, Slide 82, Williamson County Plat Records;
THENCE S70°15'W 310.07 feet with the north line of Post River Road for an internal L corner;
THENCE S19°51'E 1008.32 feet with the west line of Breakaway Road for corner;
THENCE S71°09'W 331.00 feet with the north line of the Robinson tract for corner;
THENCE N19°51'W 1178.32 feet for corner; THENCE N66°00'W 420.00 feet for corner;
THENCE N24°00'E 767.80 feet for corner; THENCE N68°53'E 75.00 feet for corner;
THENCE around a curve to the right, having a radius of 60 feet, a chord which bears N68°53'E 100.00 feet for corner; THENCE N68°53'E 249.00 feet for an internal L corner;
THENCE N19°13'W 233.00 feet to an angle point; THENCE N5°58'30"W 520.24 feet for corner;
THENCE N69°08'E 1587.54 feet for corner; THENCE S20°52'E 280.00 feet to a point in the north line of Taku Road for corner; THENCE with the north and west lines of Taku Road the following eight courses: 1) around a curve to the left, having a radius of 60 feet, a chord which bears S54°43'15"W 112.00 feet to a point of reverse curve; 2) around a curve to the right, having a radius of 25.00 feet, a chord which bears S27°26'48"W 33.25 feet to a point of tangency; 3) S69°08'W 445.87 feet to an angle point; 4) S68°42'W 864.93 feet for corner; 5) S14°50'53"E 177.95 feet to an angle point; 6) S12°57'E 82.90 feet to an angle point; 7) S6°29'09"E 393.45 feet for corner; 8) S63°03'33"E 41.65 feet for corner; THENCE S31°16'W 87.86 feet to an angle point; THENCE S63°00'W 124.65 feet to an angle point; THENCE S36°14'W 50.23 feet to an angle point; THENCE S4°27'W 116.04 feet to an angle point; THENCE S6°32'30"E 45.43 feet to an angle point; THENCE S20°11'45"E 228.57 feet to an angle point; THENCE S7°49'30"E 287.29 feet to an angle point; THENCE S23°08'E 8.72 feet to an angle point; THENCE S36°15'E 2.77 feet to the point of BEGINNING, containing 39.234 acres.

I, Stuart W. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.



Stuart W. Watson SEP 17, 1990
Stuart W. Watson, Reg. Prof. Land Surveyor
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

DATE: SEPTEMBER 17, 1990
ACREAGE: 39.234 AC
OWNER: CAROLVILLE, LTD. 335-5575
PHILIP ANNIS, GENERAL PARTNER
c/o POHL BROWN & ASSOCIATES
1000 BANK OR THE HILLS TOWER
13809 RESEARCH BLVD.
AUSTIN, TEXAS 78750
ENGINEER: JAMES T. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
SURVEYOR: STUART W. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
TOTAL LOTS: 25 RESIDENTIAL
TOTAL LENGTH OF NEW STREETS: 2150 ft

I, James T. Watson, 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 portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

SEPT. 17, 1990

James T. Watson

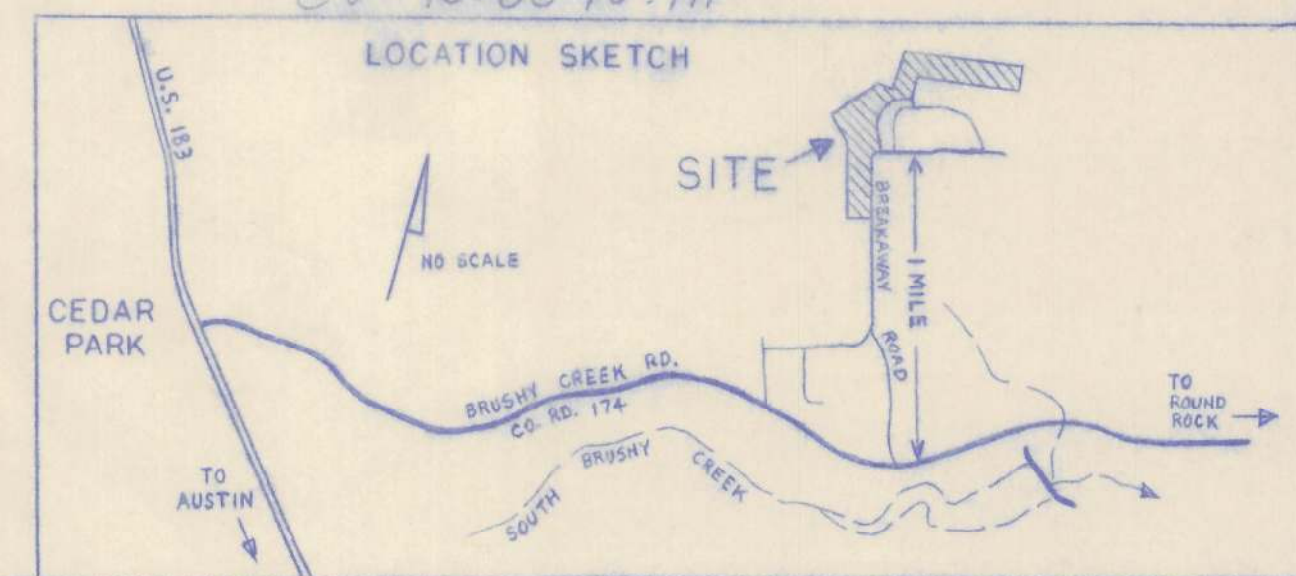
James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566



PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines— PUE 25' wide from front ROW lines, PUE 15' wide from side ROW lines.
Side lot lines— PUE 5' wide from all side lot lines; 5' on each side of common lines.
Rear lot lines— PUE 5' wide from all rear property lines.

LOCATION SKETCH



123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

LOCATION OF WATER WELL SITES
ON LOTS 57 THRU 67 IS 10 FT.
FROM SIDE AND REAR PROPERTY
LINES.

SCALE
1"=100'

7.39 AC PARK
WILLIAMSON COUNTY
VOL 1960 PG 440

BREAKAWAY PARK SEC 2 PLAT BOOK D, PG 82

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from front
ROW lines, PUE 15' wide from side ROW lines.
Side lot lines-- PUE 5' wide from all side
lot lines; 5' on each side of common lines.
Rear lot lines-- PUE 5' wide from all rear
property lines.

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
3. No critical environmental features or water quality zones exist on this site.
4. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance.
5. All streets shall be rural roads with shoulders only, built to Williamson County specs.
6. No development shall begin on Lots 50, 51, 60 prior to issuance of a flood plain development permit by the Williamson County Flood Plain Administrator for each lot specified.
7. The developer, builder, seller, or agent shall inform, in writing, each prospective buyer of subdivision lots located within flood hazard areas that such property is in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the Deed Records of Williamson County. A copy of this written notice shall be provided when application is made for development permits.
8. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.
9. This tract is not located within the Edwards Aquifer Recharge Zone.
10. 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.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
13. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
14. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

WILLIAMSON COUNTY HEALTH DISTRICT NOTE:

In approving of this subdivision plat of Breakaway Park Section 3, the owners (Carolville, Ltd.), the Williamson County Health District and the Williamson County Commissioners Court acknowledge that soil borings and percolation tests have not been conducted on each lot and will be required prior to issuance of a septic system construction permit. This subdivision has been approved by the Williamson County Health District for 25 lots which will be served by septic tanks.

Date: 1/24/91

for: Health District
Williamson County

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY EDWARDS AQUIFER REGULATIONS, FLOOD PLAIN REGULATIONS, AND PRIVATE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLGEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

D.M. "JACK" PURCELL
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
1	89°54'	15.00	14.97	23.54	21.195	S64°48'E
2	90°00'	15.00	15.00	23.56	21.21	---
3	46°15'	380.00	162.28	306.74	298.48	N42°52'30"W
4	46°15'	450.00	192.17	363.25	353.46	N42°52'30"W
5	45°07'	550.00	228.47	433.09	421.99	N 1°26'30"E
6	45°07'	610.00	253.40	480.335	468.02	N 1°26'30"E
7	44°24'53"	45.00	18.37	34.88	34.02	---
8	77°58'20"	60.00	48.56	81.65	75.50	---
9	112°53'07"	60.00	90.45	118.21	100.00	N68°53'E
10	89°34'	15.00	14.89	23.45	21.13	N23°55'E
11	83°22'23"	25.00	22.26	36.38	33.25	S27°26'48"W
12	137°55'16"	60.00	155.98	144.43	112.00	S54°43'15"W

SEPT. 17, 1990 James J. Watson
James T. Watson, RPE 14298



15. The parkland requirements for this development were satisfied prior to, and not a part of, this Final Plat. These parkland requirements were satisfied with the dedication of the approved and adjacent parkland tract as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas, Real Property Records.
16. The maintenance responsibility for the parkland tract, as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas Real Property Records, shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas is the owner of this approved parkland tract, and is not responsible for any maintenance, financially, materially, or physically, in regard to this parkland tract.
17. WATERSHED STATUS- This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to impervious cover limits of Sections 13-2-543 and 13-2-544.
18. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
19. Detention/Sedimentation Basins are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 13-7-19.
20. Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and regulations of the City.
21. The owner of this subdivision and his or her successors and assigns, assumes responsibilities for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.

CB-90-0040.1A

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Know All These Presents:

That Carolville Limited, a Limited Partnership, acting herein and through Philip H. Annis, General Partner, owner of 39.234 acres as described on this plat, conveyed to it by deed recorded in Volume 1910, Page 929, Williamson County Deed Records, does hereby subdivide said 39.234 acres in accordance with this plat, to be known as "BREAKAWAY PARK SECTION 3", and do hereby dedicate to the public use the streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND, this 4th day of FEB. A.D. 1991

Philip H. Annis
Philip H. Annis, General Partner, Carolville Limited
c/o Pohl Brown & Associates, 1000 Bank of the Hills Tower
13809 Research Blvd., Austin, Texas 78750

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Before me, the undersigned authority, on this day personally appeared Philip H. Annis, General Partner of Carolville Limited, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of February A.D. 1991

Rebecca J. Kiser
Notary Public, State of Texas

Printed name of Notary: Rebecca J. Kiser

My commission expires: 12-27-91

APPROVED FOR ACCEPTANCE:

Jim Smith, Director, Department of Planning and Development Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin
on the _____ day of _____, A.D. 1991

Scott Roberts, Chairperson

Carolyn Parker, Secretary

Williamson County Commissioners Court Resolution

Prior to grading, any type of earth moving, construction of, 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 modification thereof to the City of Austin and the Commissioner's 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 and Commissioner's Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal procedure to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been achieved.

Owner: Philip H. Annis
Philip H. Annis, General Partner

c/o Pohl Brown & Associates, 1000 Bank of the Hills Tower
13809 Research Blvd., Austin, Texas 78750

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveways and drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, _____, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 3, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: _____

John Doerfler, County Judge
Williamson County, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James Boydston, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the _____ day of _____ A.D. 1991, at _____ o'clock _____ M., and was duly recorded on the _____ day of _____ A.D. 1991, at _____ o'clock _____ M., in the Plat Records of said County, in Cabinet _____ at Slide(s) _____.

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

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

BY: _____

CB-90-0040.1A

SHEET 3 OF 3

BREAKAWAY PARK SECTION 3

136.71 AC 535/363
FRITZ ROBINSON

LEGEND

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- 1" steel pin set
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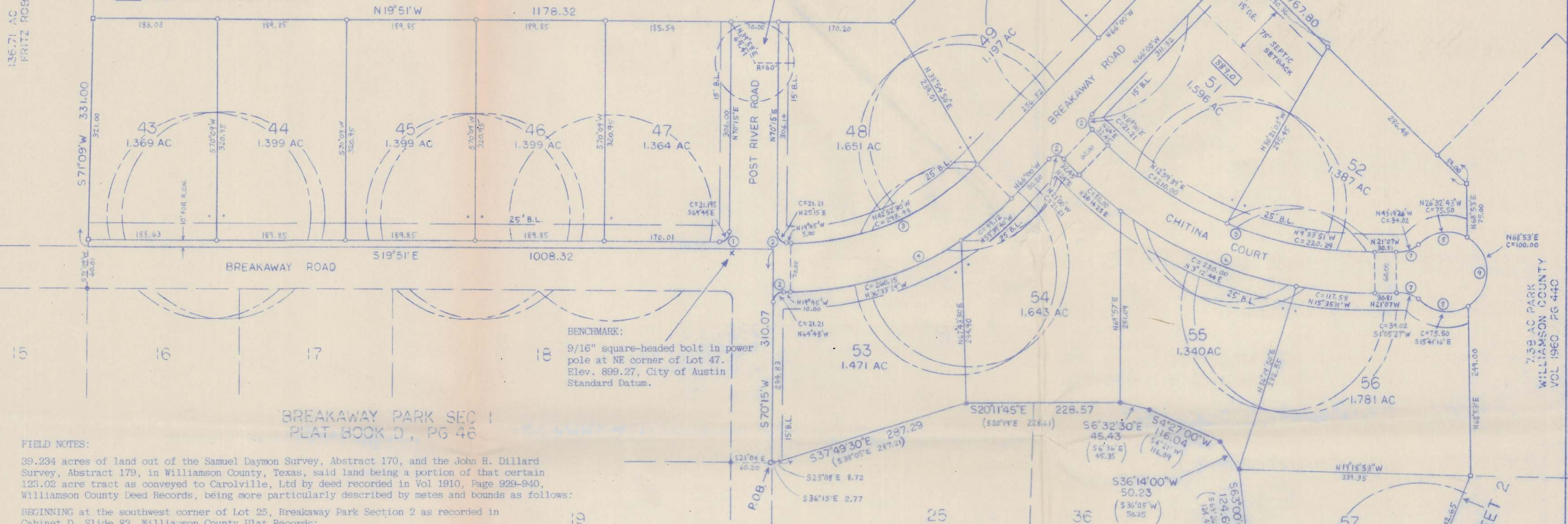
SCALE
1" = 100'

LOCATION OF ALL WATER WELL SITES
IS 10 FT. FROM PROPERTY LINE AND
10 FT. FROM BUILDING SETBACK LINE

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.

Temporary turn-around
easement (60' radius)

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.



BREAKAWAY PARK SEC 1
PLAT BOOK D, PG 46

BREAKAWAY PARK SEC 2
PLAT BOOK D, PG 82

FIELD NOTES:

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THENCE S31°16'W 87.86 feet to an angle point; THENCE S63°00'W 124.65 feet to an angle point;
THENCE S36°14'W 50.23 feet to an angle point; THENCE S4°27'W 116.04 feet to an angle point;
THENCE S6°32'30"E 45.43 feet to an angle point; THENCE S20°11'45"E 228.57 feet to an angle point; THENCE 37°49'30"E 287.29 feet to an angle point; THENCE S23°08'E 8.72 feet to an angle point; THENCE S36°15'E 2.77 feet to the point of BEGINNING, containing 39.234 acres.

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OWNER: CAROLVILLE, LTD. 335-5575
PHILIP ANNIS, GENERAL PARTNER
c/o POHL BROWN & ASSOCIATES
1000 BANK OR THE HILLS TOWER
13809 RESEARCH BLVD.
AUSTIN, TEXAS 78750
ENGINEER: JAMES T. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
SURVEYOR: STUART W. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
TOTAL LOTS: 25 RESIDENTIAL
TOTAL LENGTH OF NEW STREETS: 2150 ft

I, James T. Watson, 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 portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

SEPT. 17, 1990

James T. Watson

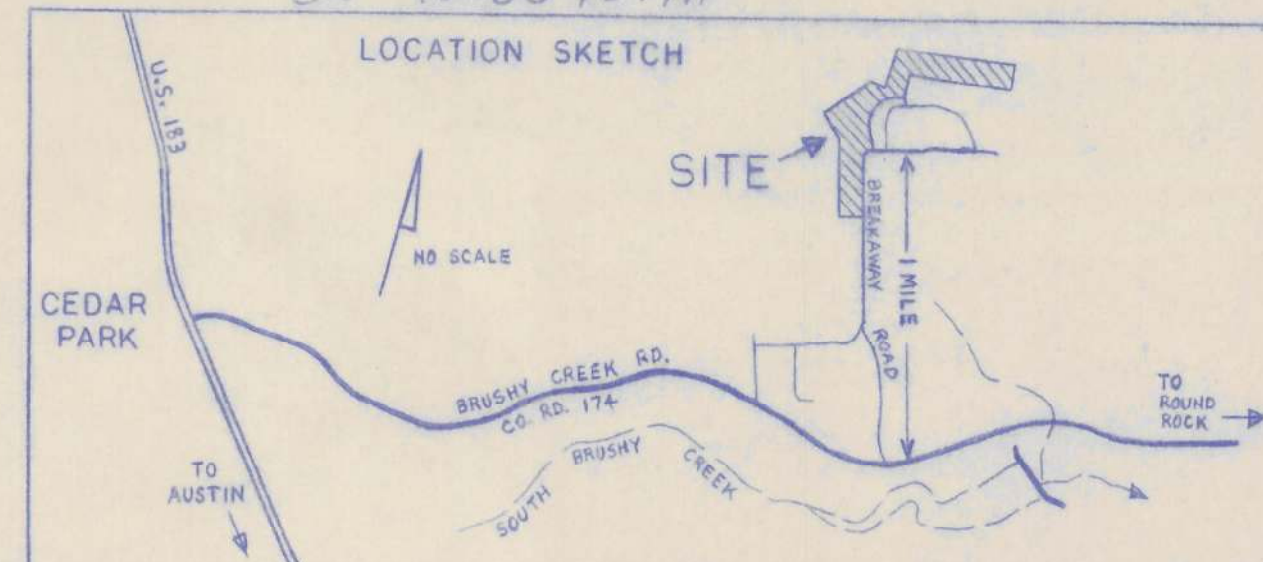
James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from all street ROW lines, both front and side.
Side lot lines-- PUE 5' wide, being 5' on each side of common property lines.
Rear lot lines-- PUE 5' wide from all rear property lines.

28-90-00 40.1A

LOCATION SKETCH



123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

LOCATION OF ALL WATER WELL SITES
IS 10 FT. FROM PROPERTY LINE AND
10 FT. FROM BUILDING SETBACK LINE

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

SCALE
1" = 100'

7.38 AC PARK
WILLIAMSON COUNTY
VOL 1960 PG 440

BREAKAWAY PARK SEC 2 PLAT BOOK D, PG 82

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from all street ROW lines, both front and side.
Side lot lines-- PUE 5' wide, being 5' on each side of common property lines.
Rear lot lines-- PUE 5' wide from all rear property lines.

RIGHT-OF-WAY FOR TAKU ROAD WAS
ACQUIRED IN A STREET DEED AS
RECORDED IN VOL 1959, PG 398,
OFFICIAL RECORDS, WILLIAMSON
COUNTY, TEXAS

WILLIAMSON COUNTY HEALTH DISTRICT NOTE:

In approving of this subdivision plat of Breakaway Park Section 3, the owners (Carolville, Ltd.), the Williamson County Health District and the Williamson County Commissioners Court acknowledge that soil borings and percolation tests have not been conducted on each lot and will be required prior to issuance of a septic system construction permit. This subdivision has been approved by the Williamson County Health District for 25 lots which will be served by septic tanks.

Date: _____

for: Health District
Williamson County

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
1	89°54'	15.00	14.97	23.54	21.195	S64°48'E
2	90°00'	15.00	15.00	23.56	21.21	---
3	46°15'	380.00	162.28	306.74	298.48	N42°52'30"W
4	46°15'	450.00	192.17	363.25	353.46	N42°52'30"W
5	45°07'	550.00	228.47	433.09	421.99	N 1°26'30"E
6	45°07'	610.00	253.40	480.335	468.02	N 1°26'30"E
7	44°24'53"	45.00	18.37	34.88	34.02	---
8	77°58'20"	60.00	48.56	81.65	75.50	---
9	112°53'07"	60.00	90.45	118.21	100.00	N68°53'E
10	89°34'	15.00	14.89	23.45	21.13	N23°55'E
11	83°22'23"	25.00	22.26	36.38	33.25	S27°26'48"W
12	137°55'16"	60.00	155.98	144.43	112.00	S54°43'15"W

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY EDWARDS AQUIFER REGULATIONS, FLOOD PLAIN REGULATIONS, AND PRIVATE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

D. M. "JACK" PURCELL
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
3. No critical environmental features or water quality zones exist on this site.
4. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance.
5. All streets shall be rural roads with shoulders only, built to Williamson County specs.
6. No development shall begin on Lots 50, 51, 60 prior to issuance of a flood plain development permit by the Williamson County Flood Plain Administrator for each lot specified.
7. The developer, builder, seller, or agent shall inform, in writing, each prospective buyer of subdivision lots located within flood hazard areas that such property is in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the Deed Records of Williamson County. A copy of this written notice shall be provided when application is made for development permits.
8. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.
9. This tract is not located within the Edwards Aquifer Recharge Zone.
10. 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.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
13. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
14. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.
15. The parkland requirements for this development were satisfied prior to, and not a part of, this Final Plat. These parkland requirements were satisfied with the dedication of the approved and adjacent parkland tract as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas, Real Property Records.
16. The maintenance responsibility for the parkland tract, as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas Real Property Records, shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas is the owner of this approved parkland tract, and is not responsible for any maintenance, financially, materially, or physically, in regard to this parkland tract.
17. WATERSHED STATUS- This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to impervious cover limits of Sections 13-2-543 and 13-2-544.
18. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
19. Detention/Sedimentation Basins are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 13-7-19.
20. Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and regulations of the City.
21. The owner of this subdivision and his or her successors and assigns, assumes responsibilities for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.

SEPT. 17, 1990

James J. Watson
James T. Watson, RPE 14298



08-90-0040.1A

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Know All These Presents:

That Carolville Limited, a Limited Partnership, acting herein and through Philip H. Annis, General Partner, owner of 39.234 acres as described on this plat, conveyed to it by deed recorded in Volume 1910, Page 929, Williamson County Deed Records, does hereby subdivide said 39.234 acres in accordance with this plat, to be known as "BREAKAWAY PARK SECTION 3", and do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND, this ____ day of _____ A.D. 1991

Philip H. Annis, General Partner, Carolville Limited

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Before me, the undersigned authority, on this day personally appeared Philip H. Annis, General Partner of Carolville Limited, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ A.D. 1991

Notary Public, State of Texas

Printed name of Notary: _____

My commission expires: _____

APPROVED FOR ACCEPTANCE:

Jim Smith, Director, Department of Planning and Development Date _____

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin
on the ____ day of _____, A.D. 1991

Scott Roberts, Chairperson

Carolyn Parker, Secretary

Williamson County Commissioners Court Resolution

Prior to grading, any type of earth moving, construction of, 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 modification thereof to the City of Austin and the Commissioner's 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 and Commissioner's Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal procedure to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been achieved.

Owner: _____

Philip H. Annis, General Partner

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveways and drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, _____, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 3, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: _____

Don Wilson, County Judge
Williamson County, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James Boydston, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the ____ day of _____ A.D. 1991, at ____ o'clock ____ M., and was duly recorded on the ____ day of _____ A.D. 1991, at ____ o'clock ____ M., in the Plat Records of said County, in Cabinet _____ at Slide(s) _____.

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

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

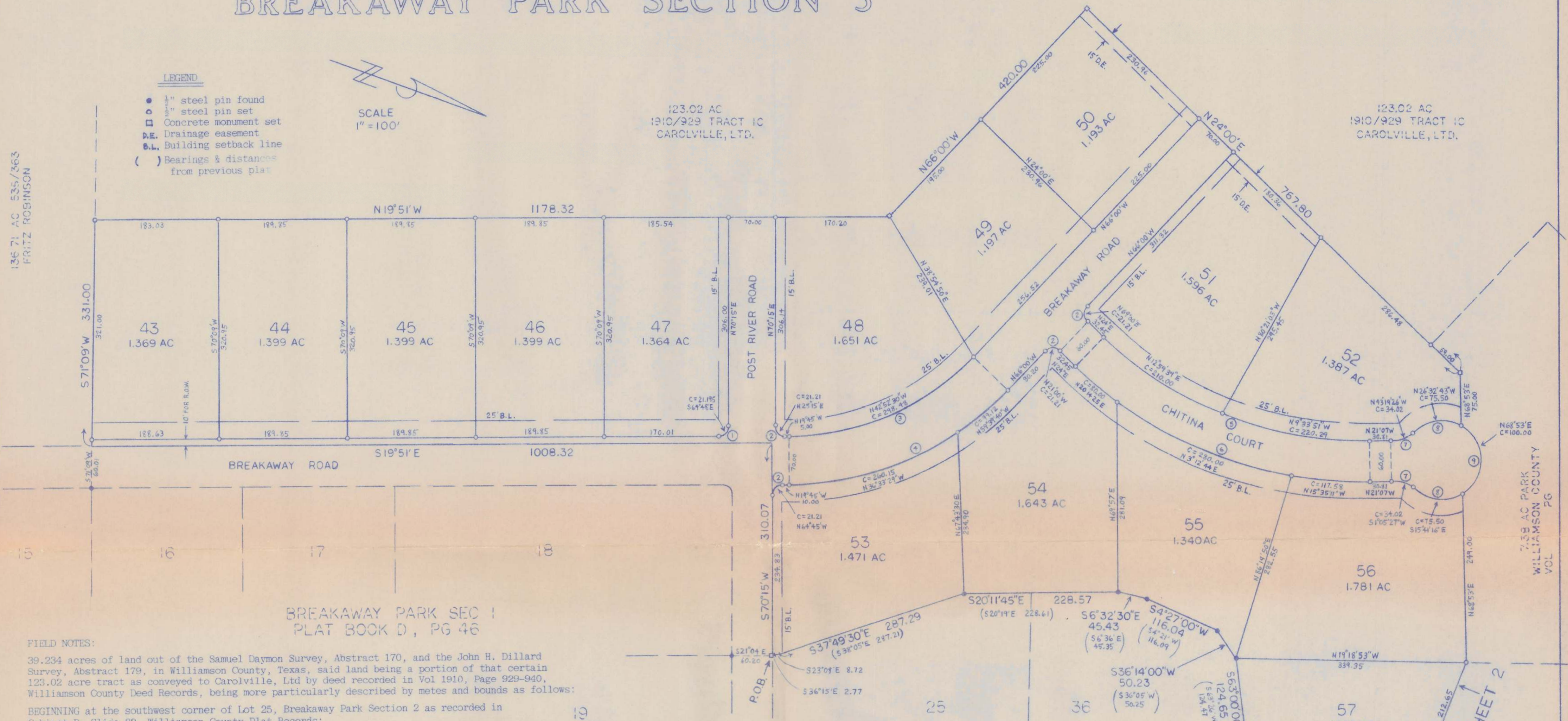
BY: _____

BREAKAWAY PARK SECTION 3

- LEGEND**
- 1" steel pin found
 - 1" steel pin set
 - Concrete monument set
 - D.E. Drainage easement
 - B.L. Building setback line
 - () Bearings & distances from previous plat

SCALE
1" = 100'

136.71 AC 535/363
FRITZ ROBINSON



BREAKAWAY PARK SEC 1
PLAT BOOK D, PG 46

BREAKAWAY PARK SEC 2
PLAT BOOK D, PG 82

FIELD NOTES:

39.234 acres of land out of the Samuel Daymon Survey, Abstract 170, and the John H. Dillard Survey, Abstract 179, in Williamson County, Texas, said land being a portion of that certain 123.02 acre tract as conveyed to Carolville, Ltd by deed recorded in Vol 1910, Page 929-940, Williamson County Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 25, Breakaway Park Section 2 as recorded in Cabinet D, Slide 82, Williamson County Plat Records;
THENCE S70°15'W 310.07 feet with the north line of Post River Road for an internal L corner;
THENCE S19°51'E 1008.32 feet with the west line of Breakaway Road for corner;
THENCE S71°09'W 331.00 feet with the north line of the Robinson tract for corner;
THENCE N19°51'W 1178.32 feet for corner; THENCE N66°00'W 420.00 feet for corner;
THENCE N24°00'E 767.80 feet for corner; THENCE N68°53'E 75.00 feet for corner;
THENCE around a curve to the right, having a radius of 60 feet, a chord which bears N68°53'E 100.00 feet for corner; THENCE N68°53'E 249.00 feet for an internal L corner;
THENCE N19°13'W 233.00 feet to an angle point; THENCE N5°58'30"W 520.24 feet for corner;
THENCE N69°08'E 1587.54 feet for corner; THENCE S20°52'E 280.00 feet to a point in the north line of Taku Road for corner; THENCE with the north and west lines of Taku Road the following eight courses: 1) around a curve to the left, having a radius of 60 feet, a chord which bears S54°43'15"W 112.00 feet to a point of reverse curve; 2) around a curve to the right, having a radius of 25.00 feet, a chord which bears S27°26'48"W 33.25 feet to a point of tangency; 3) S69°08'W 445.87 feet to an angle point; 4) S68°42'W 864.93 feet for corner; 5) S14°50'53"E 177.95 feet to an angle point; 6) S12°57'E 82.90 feet to an angle point; 7) S6°29'09"E 393.45 feet for corner; 8) S63°03'33"E 41.65 feet for corner;
THENCE S31°16'W 87.86 feet to an angle point; THENCE S63°00'W 124.65 feet to an angle point;
THENCE S36°14'W 50.23 feet to an angle point; THENCE S4°27'W 116.04 feet to an angle point;
THENCE S6°32'30"E 45.43 feet to an angle point; THENCE S20°11'45"E 228.57 feet to an angle point; THENCE S37°49'30"E 287.29 feet to an angle point; THENCE S23°08'E 8.72 feet to an angle point; THENCE S36°15'E 2.77 feet to the point of BEGINNING, containing 39.234 acres.

I, Stuart W. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.



Stuart W. Watson, Reg. Prof. Land Surveyor
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

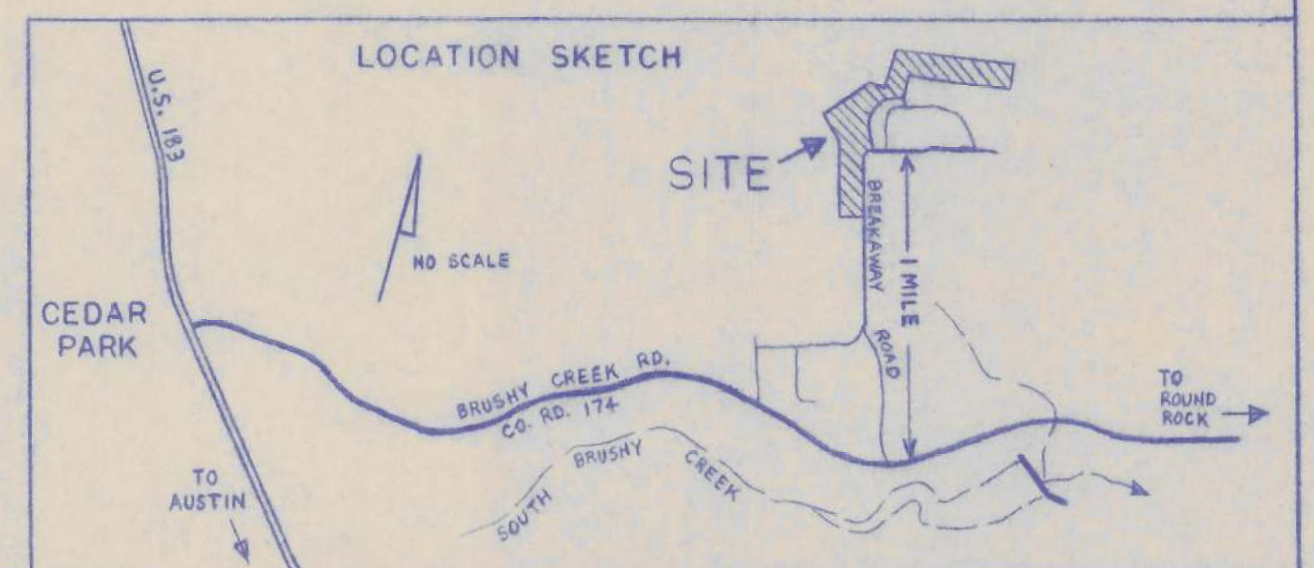
DATE: SEPTEMBER 17, 1990
ACREAGE: 39.234 AC
OWNER: CAROLVILLE, LTD. 335-5575
PHILIP ANNIS, GENERAL PARTNER
c/o POHL BROWN & ASSOCIATES
1000 BANK OR THE HILLS TOWER
13809 RESEARCH BLVD.
AUSTIN, TEXAS 78750
ENGINEER: JAMES T. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
SURVEYOR: STUART W. WATSON 346-8566
9501 CAP OF TEX HWY, #303, AUSTIN 78759
TOTAL LOTS: 25 RESIDENTIAL
TOTAL LENGTH OF NEW STREETS: 2150 ft

I, James T. Watson, 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 portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from all street ROW lines, both front and side.
Side lot lines-- PUE 5' wide, being 5' on each side of common property lines.
Rear lot lines-- PUE 5' wide from all rear property lines.

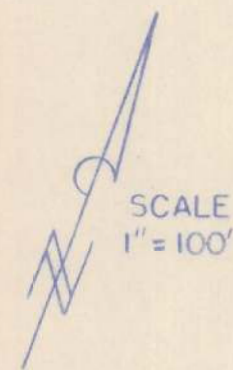


C8-90-0040.1A

SHEET 1 OF 3

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.



SCALE
1"=100'

7.39 AC PARK
WILLIAMSON COUNTY
VOL PG

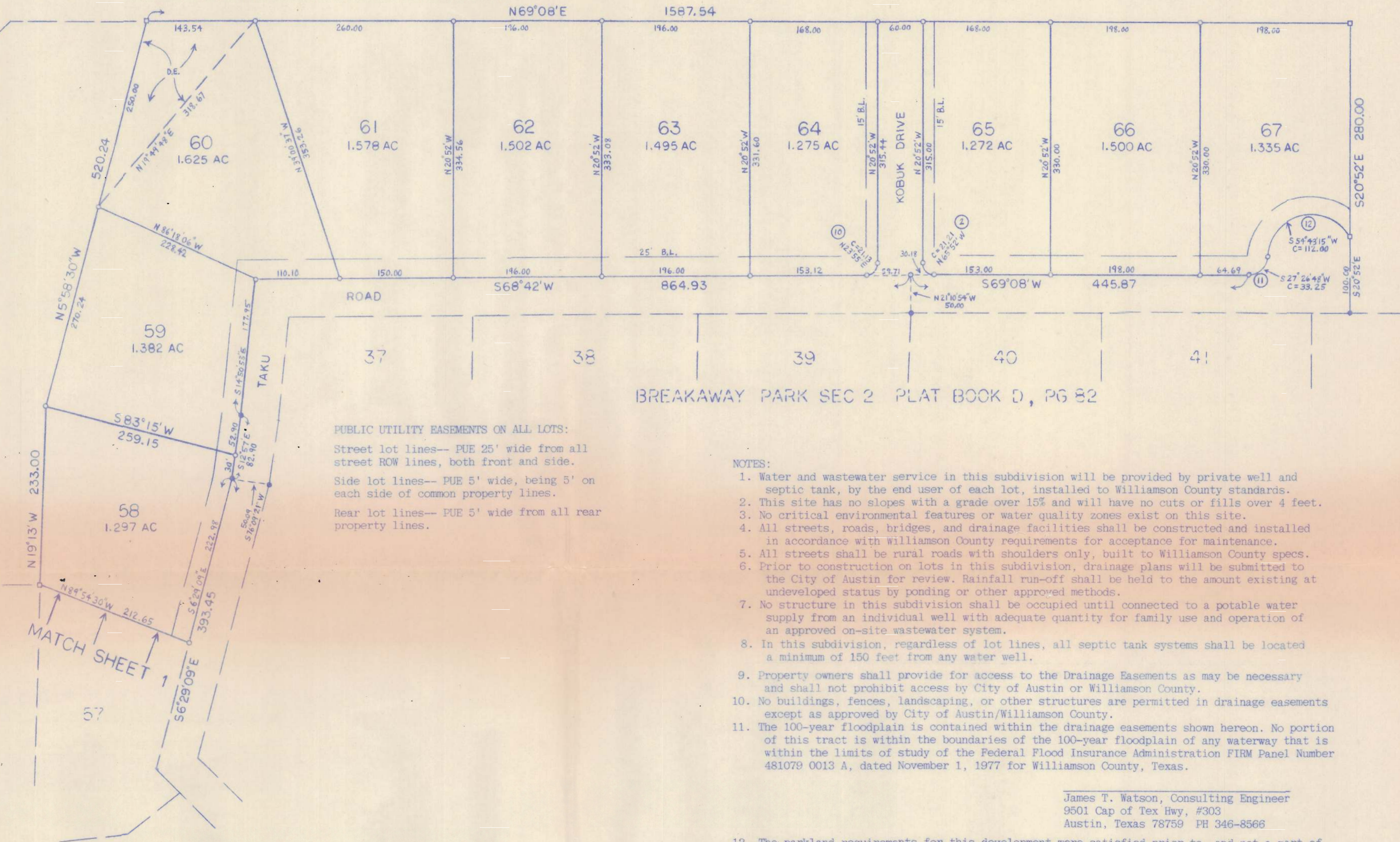
56

57

MATCH SHEET 1

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
1	89°54'	15.00	14.97	23.54	21.195	S64°48'E
2	90°00'	15.00	23.56	21.21	---	---
3	46°15'	380.00	162.28	306.74	298.48	N42°52'30"W
4	46°15'	450.00	192.17	363.25	353.46	N42°52'30"W
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6	45°07'	610.00	253.40	480.335	468.02	N 1°26'30"E
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8	77°58'20"	60.00	48.56	81.65	75.50	---
9	112°53'07"	80.00	90.45	118.21	100.00	N68°53'E
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12	137°55'16"	60.00	155.98	144.43	112.00	S54°43'15"W



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Know All These Presents:

That Carolville Limited, a Limited Partnership, acting herein and through Philip H. Annis, General Partner, owner of 39.234 acres as described on this plat, conveyed to it by deed recorded in Volume 1910, Page 929, Williamson County Deed Records, does hereby subdivide said 39.234 acres in accordance with this plat, to be known as "BREAKAWAY PARK SECTION 3", and do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND, this _____ day of _____ A.D. 1990

Philip H. Annis, General Partner, Carolville Limited

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Before me, the undersigned authority, on this day personally appeared Philip H. Annis, General Partner of Carolville Limited, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ A.D. 1990

Notary Public, State of Texas

Printed name of Notary: _____

My commission expires: _____

APPROVED FOR ACCEPTANCE:

Jim Smith, Director, Department of Planning and Development Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin
on the _____ day of _____, A.D. 1990

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City
of Austin on the _____ day of _____, A.D. 1990

Scott Roberts, Chairperson _____, Secretary

Williamson County Commissioners Court Resolution

Prior to grading, any type of earth moving, construction of, 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 modification thereof to the City of Austin and the Commissioner's 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 and Commissioner's Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal procedure to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been achieved.

Owner: _____
Philip H. Annis, General Partner

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveways and drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, _____, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 3, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: _____

Don Wilson, County Judge
Williamson County, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James Boydston, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the _____ day of _____ A.D. 1990, at _____ o'clock _____ M., and was duly recorded on the _____ day of _____ A.D. 1990, at _____ o'clock _____ M., in the Plat Records of said County, in Cabinet _____ at Slide(s) _____.

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

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

BY: _____