

13.33 Ac.
Contract of Sale & Purchase
Veterans Land Board of Texas
Michael P. Rosenthal
839/625

127.44 Ac.
Catherine A. Smith
2297/655

17.65 Ac.
Contract of Sale & Purchase
Veterans Land Board of Texas
Donnie Lee Tittel
686/109

15.00 Ac.
Contract of Sale & Purchase
Veterans Land Board of Texas
&
Wayne H. Benedict
750/578

Note: Record and Measured
are identical

DANIEL
A-2701

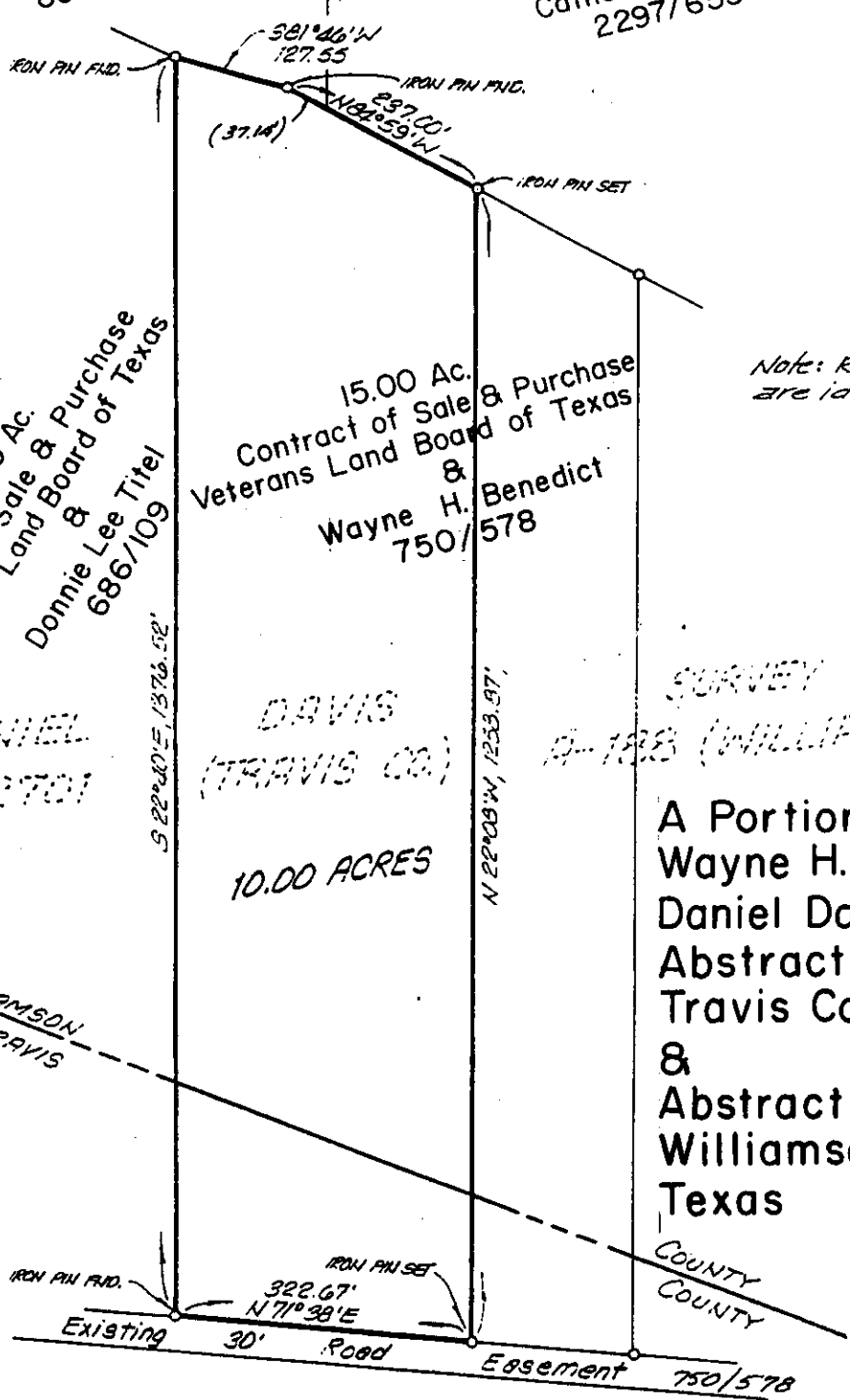
DAVIS
(TRAVIS CO.)

SURVEY
A-188 (WILLIAMSON CO.)

A Portion of the
Wayne H. Benedict Tract
Daniel Davis Survey
Abstract No. 2701
Travis County, Texas
&
Abstract No. 188
Williamson County,
Texas

WILLIAMSON
TRAVIS

COUNTY
COUNTY

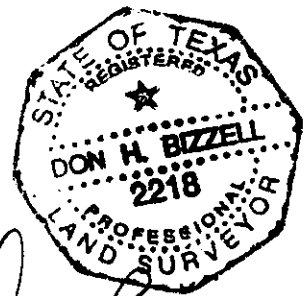


THIS SURVEY WAS PREPARED FOR THE EXPRESS PURPOSE OF BEING USED TO TRANSFER FEE TITLE TO THE LAND. IF IT IS THE INTENT TO USE THIS SURVEY TO ASSIST IN SECURING A SEPTIC TANK PERMIT FROM THE WILLIAMSON COUNTY & CITIES HEALTH DISTRICT, ADDITIONAL INFORMATION IS REQUIRED ON THIS SURVEY.

I, Don H. Bizzell REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT THE ABOVE PLAT CORRECTLY
REPRESENTS THE PROPERTY AS DETERMINED BY AN
ON-THE-GROUND SURVEY PERFORMED UNDER MY
SUPERVISION AND DIRECTION ON THE 12th
DAY OF JANUARY, 1992. THE
PROPERTY PLATTED HEREON IS CORRECT AND
THERE ARE NO APPARENT DISCREPANCIES,
CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF

IMPROVEMENTS,
VISIBLE UTILITY
LINES OR ROADS IN
PLACE, EXCEPT AS
SHOWN HEREON,
AND SAID PROPERTY
HAS ACCESS TO
AND FROM A
DEDICATED
ROADWAY, EXCEPT
AS SHOWN HEREON.

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE
ADMINISTRATION'S FLOOD HAZARD MAP FOR Williamson
COUNTY, TEXAS, COMMUNITY NO. 48491 EFFECTIVE DATE
OF Sept. 27, 1971 AND THAT MAP INDICATES THAT THIS
PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD
AREA) AS SHOWN ON PANEL 002250 OF SAID MAP.
WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD
HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE
PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM
FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER
FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE
INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD
STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
SURVEYOR.



Don H. Bizzell



Steger & Bizzell Engineering, Inc.
Consulting Engineers
1678 South Austin Avenue
Georgetown, Texas 78626
Telephone: (512) 830-9412
Facsimile: (512) 830-9418

BEING 10.00 acres of land, situated in the Daniel Davis Survey, Abstract No. 188, in Williamson County, Texas and Abstract No. 2701 in Travis County, Texas, said land being a portion of that certain tract of land, called 15.00 acres, as described in a Contract of Sale and Purchase between the Veterans' Land Board of Texas and Wayne H. Benedict of record in Volume 750, Page 578 of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of June, 1984, under the supervision of Don H. Bizzell, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found on the north line of an existing 30-foot wide Access Easement, of record in Volume 750, Page 578, of the Deed Records of Williamson County, Texas, marking the Southwest corner of the above-referenced 15.00 acre Benedict tract, being the Southeast corner of that certain tract of land, called 17.65 acres, as described in a Contract of Sale and Purchase between the Veterans' Land Board of Texas and Donnie Lee Titel of record in Volume 686, Page 109, of the Deed Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, N 71° 38' E, 322.67 feet along the said north line of the existing 30-foot-wide Access Easement being the south line of the said 15.00 acre Benedict tract, to an iron pin set for the Southeast corner hereof;

THENCE, N 22° 08' W, 1258.87 feet to an iron pin set on the north line of the said 15.00 acre Benedict tract, being the south line of that certain tract of land, called 127.44 acres, as conveyed to Catherine A. Smith by deed as recorded in Volume 2297, Page 655, of the Official Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, along the north line of the said 15.00 acre Benedict tract, N 84° 59' W, at 199.86 feet pass the Southwest corner of the said 127.44 acre Smith tract, being the Southeast corner of that certain tract of land, called 13.33 acres, as described in a Contract of Sale and Purchase between the Veterans' Land Board of Texas and Michael P. Rosenthal of record in Volume 839, Page 625, of the Deed Records of Williamson County, Texas, and continuing along the south line of the said 13.33 acre, Rosenthal tract for a total distance of 237.00 feet, in all, to an iron pin found and S 81° 46' W, 127.55 feet to an iron pin found marking the Northwest corner of the said 15.00 acre Benedict tract, being the Northeast corner of the said 17.65 acre Titel tract, for the Northwest corner hereof;

THENCE, S 22° 40' E, 1376.52 feet to the Place of BEGINNING and containing 10.00 acres of land.

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

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I, Don H. Bizzell, Registered Professional Land 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

14th day of January, 1999, A.D.

Don H. Bizzell

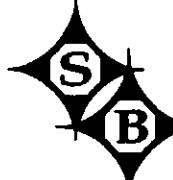
Don H. Bizzell

Registered Professional Land Surveyor, No. 2218

State of Texas

UPDATED: January 11, 1999

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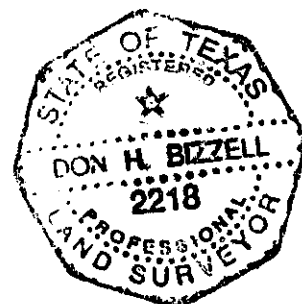


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AGENDA ITEM # 10

December 8, 1998

VOL 0101 PAGE 535

Consider granting preliminary and final plat approval of Heritage Center Northwest Amended Block A, Lots 1A, 1B and 1C (Resubdivision of Lot 1, Block A Heritage Center Northwest).

County Engineer Joe England advised this plat has been approved by and will be annexed by the City of Austin on January 1, 1998.

Commissioner Heiligenstein requested County Engineer Joe England research Pond Woods Road vacated in Volume 1539, page 801 of the Real Property Records in the office of the County Clerk of Williamson County for current ownership.

Moved: Commissioner Heiligenstein

Seconded: Commissioner Hays

Motion: To grant preliminary and final plat approval of Heritage Center Northwest Amended Block A, Lots 1A, 1B and 1C which is a Resubdivision of Lot 1, Block A of Heritage Center Northwest.

Vote: Motion carried 4 - 0

AGENDA ITEM # 11

December 8, 1998

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Consider granting preliminary and final plat approval of Round Rock ISD - Cornerwood.

County Engineer Joe England advised this property is located within the extra territorial jurisdiction of and has been approved by the City of Round Rock. One hundred feet of right-of-way has been dedicated.

Moved: Commissioner Hays

Seconded: Commissioner Heiligenstein

Motion: To grant preliminary and final plat approval of Round Rock ISD - Cornerwood.

Vote: Motion carried 4 - 0

AGENDA ITEM # 12

December 8, 1998

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Consider granting final plat approval to West Ridge, Section Four.

County Engineer Joe England advised the developer has posted a \$340,000.00 bond. The soil report indicates deep clay pockets so the streets are being constructed with a 12' base and all subdivision regulations have been met.

Moved: Commissioner Hays

Seconded: Commissioner Boatright

Motion: To grant final plat approval to West Ridge **Subdivision**, Section Four.

Vote: Motion carried 3 - 1 with Commissioner Mehevec voting against the motion.

AGENDA ITEM # 13

December 8, 1998

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Consider accepting Western Hills Drive in the Western Hills Subdivision for county maintenance.

Commissioner Hays advised this street has been built to county standards and approved by County Inspector Clyde Krause. West Bend Drive, a short culdesac, has **not** been brought to county standards so only Western Hills Drive maintenance is being requested at this time.

Moved: Commissioner Boatright

Seconded: Commissioner Hays

Motion: To accept **only** Western Hills Drive in Western Hills **Estates** Subdivision for county maintenance.

Vote: Motion carried 4 - 0