

MILL CREEK RANCH ESTATES

I, Jim Day, owner of record of the property subdivided in the above and foregoing plat of Mill Creek Ranch Estate do hereby make subdivision of said property, according to the lines, lots and easements therein shown and designate said subdivision as Mill Creek Ranch Estate located in the Stephen F. Austin-4 League Survey, A-4, Austin County, Texas.

I, the aforementioned hereby dedicate for public use all utility easements shown hereon. It is our intention that all roads within the subdivision shall remain private and not accessible to the general public. The responsibility for construction of all roads and all subsequent road maintenance will remain with the individual tract owners or a duly organized and chartered Property Owners Association, or other maintenance organization, whose duties will include the collection of road maintenance fees and expenditure of sums collected for the proper maintenance of these roads as shown hereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easements shown hereon.

That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.

All stock animals, horses and fowl shall be fenced in and not allowed to run at large in the subdivision.

Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe). Culverts or bridges must be used for all driveways and/or walks.

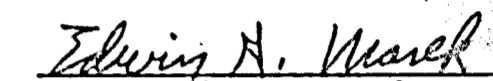

Jim Day

THE STATE OF TEXAS X

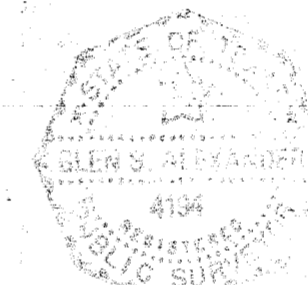
COUNTY OF AUSTIN X


BEFORE ME, the undersigned authority, on this day personally appeared Jim Day, known to me as the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purpose and consideration therein set forth.

Given under my hand and seal of office, this 12TH day of MAY, 1985.



Notary Public, State of Texas
Name Printed:
My Commission Expires: 12-31-88

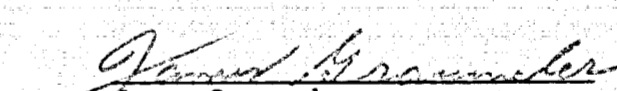
This is to certify that I, Glen S. Alexander, Surveyor, State of Texas, Registration Number 4194, have platted the above subdivision from an actual survey on the ground, under my supervision, and that iron pins, not less than 1/2" X 2' in size, have been set for all tract corners.

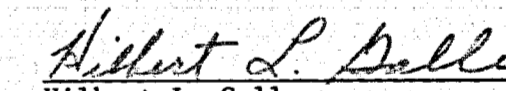


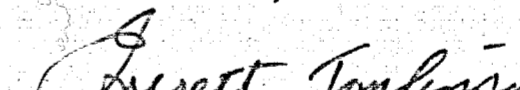

Glen S. Alexander
Registered Public Surveyor No. 4194


Approved by the Commissioners' Court of Austin County, Texas, this _____ day of _____, A.D., 1985.


Leroy Grebe
County Judge


James Crawunder
Commissioner, Precinct No. 1


Hilbert L. Galle
Commissioner, Precinct No. 2


Everett Tomlinson
Commissioner, Precinct No. 3

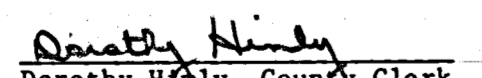
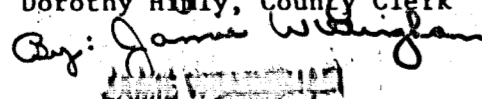

Leonard L. Meinar
Commissioner, Precinct No. 4

THE STATE OF TEXAS X

COUNTY OF AUSTIN X

I, Dorothy Himly, Clerk of the County Court of Austin County, Texas, do hereby certify that the within instrument, with its certificate of authorization, was filed for registration in my office on the 13th day of MAY, 1985, A.D., at 9:50 o'clock A.M., and duly recorded on the 13th day of MAY, 1985, A.D., at 9:50 o'clock A.M., at Page 131-145 of Volume 1, of the Deed Records of Austin County, Texas.

Witness my hand and seal of office, on this the 13th day of MAY, 1985, A.D.


Dorothy Himly, County Clerk
By: 

FILED FOR RECORD
AT 9:50 CLOCK A.M.

MAY 13 1985

DOROTHY HIMLY
CLERK COUNTY COURT, AUSTIN CO. TX
JAMES W. WELLING

MILL CREEK RANCH ESTATES

PLEDGER AND ASSOCIATES, INC.
REUE LAND SURVEYORS

1500 S. Day St. P. O. Box 1736 Brenham, Tex. 77833
22 N. Bell St. P. O. Box 831 Bellville, Tex. 77418

GLEN S. ALEXANDER	COUNTY	AUSTIN	FIELD CREW	R. W.
R.P.S. No. 4194	SURVEY	AS SHOWN	COMPUTATIONS	G. S. A.
DATE	5/1/85	CITY	DRAFTING	J.F.
UPDATE		ADDITION	WORK ORDER	0558