DOC# 9873731

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Forest Ridge Investment, Ltd.

SUBDIVISION NAME-- FOREST RIDGE PHASE 7A

MAP RECORDED IN CABINET-- CABINET Q SLIDE 229 + 330

PROPERTY FORMERLY KNOWN AS 10.27 ac. Joseph Marshall Sy, A 409

HAND TO: City of Round Rock
(Mona 218-5416)

INSTRUMENT DATE: November 14, 1997

FILE DATE: DECEMBER 14, 1998

Doc# 9873731
Pages: 2
Date : 12-14-1998
Time : 10:59:33 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NANCY E. RISTER
COUNTY CLERK
Rec. $ 86.00

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

OFFICIAL RECORDS
WILLIAMSON COUNTY TEXAS

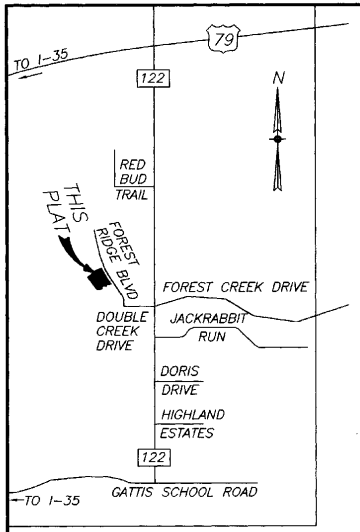
Cabinet Q Slide 229 Doc# 9873731

DOC# 9873731

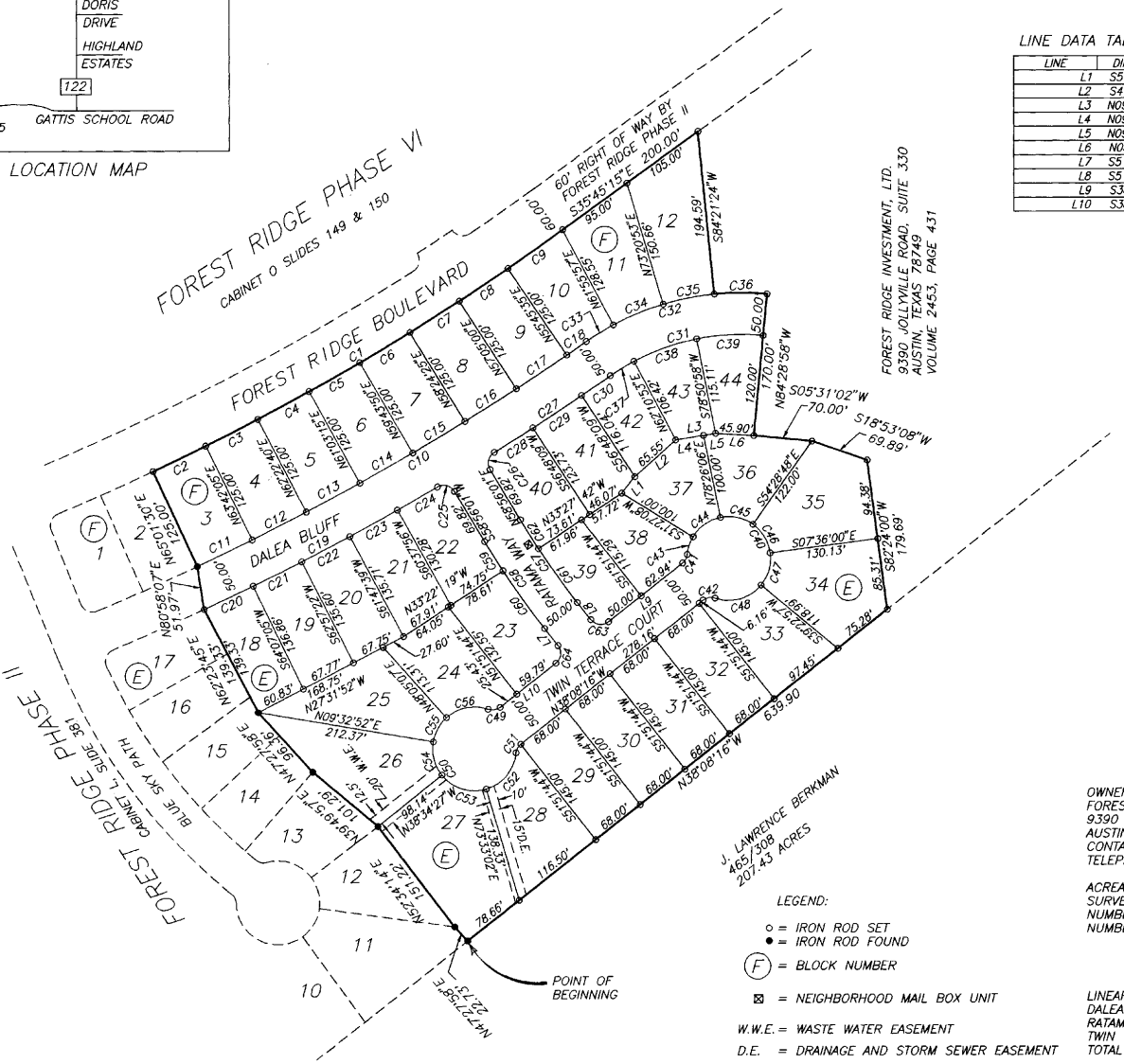
FINAL PLAT

FOREST RIDGE PHASE 7A

SCALE: 1" = 100'



LOCATION MAP



LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	S51°03'24"E	25.14'
L2	S41°49'58"E	65.55'
L3	N09°14'49"W	48.38'
L4	N09°14'49"W	33.68'
L5	N09°14'49"W	14.70'
L6	N03°14'05"E	45.90'
L7	S51°51'44"W	25.86'
L8	S51°51'44"W	25.86'
L9	S38°08'16"E	112.94'
L10	S38°08'16"E	85.23'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	3030.00'	570.04'	569.20'	S30°21'52"E	10°46'45"
C2	3030.00'	70.00'	70.00'	S25°38'12"E	01°19'25"
C3	3030.00'	70.00'	70.00'	S26°57'37"E	01°19'25"
C4	3030.00'	70.00'	70.00'	S28°17'02"E	01°19'25"
C5	3030.00'	70.00'	70.00'	S29°36'27"E	01°19'25"
C6	3030.00'	70.00'	70.00'	S30°55'52"E	01°19'25"
C7	3030.00'	70.00'	70.00'	S32°15'17"E	01°19'25"
C8	3030.00'	70.00'	70.00'	S33°34'42"E	01°19'25"
C9	3030.00'	80.06'	80.06'	S34°59'50"E	01°30'50"
C10	3155.00'	538.56'	537.90'	S29°51'55"E	09°46'49"
C11	3155.00'	72.88'	72.88'	S25°38'12"E	01°19'25"
C12	3155.00'	72.88'	72.88'	S26°57'37"E	01°19'25"
C13	3155.00'	72.88'	72.88'	S28°17'02"E	01°19'25"
C14	3155.00'	72.88'	72.88'	S29°36'27"E	01°19'25"
C15	3155.00'	72.88'	72.88'	S30°55'52"E	01°19'25"
C16	3155.00'	72.88'	72.88'	S32°15'17"E	01°19'25"
C17	3155.00'	72.88'	72.88'	S33°34'42"E	01°19'25"
C18	3155.00'	28.36'	28.36'	S34°29'52"E	00°30'54"
C19	3205.00'	315.20'	315.07'	S27°32'14"E	05°38'05"
C20	3205.00'	65.00'	65.00'	S25°18'03"E	01°09'43"
C21	3205.00'	65.00'	65.00'	S26°27'46"E	01°09'43"
C22	3205.00'	65.00'	65.00'	S27°37'29"E	01°09'43"
C23	3205.00'	65.00'	65.00'	S28°47'13"E	01°09'43"
C24	3205.00'	55.20'	55.20'	S29°51'40"E	00°59'12"
C25	15.00'	23.38'	21.08'	N14°17'22"E	89°17'18"
C26	15.00'	23.38'	21.08'	N76°25'20"W	89°17'18"
C27	3205.00'	166.54'	166.52'	S33°16'00"E	02°58'38"
C28	3205.00'	55.00'	55.00'	S32°16'11"E	00°59'00"
C29	3205.00'	70.00'	70.00'	S33°23'14"E	01°15'05"
C30	3205.00'	41.53'	41.53'	S34°23'03"E	00°44'33"
C31	275.00'	193.29'	189.34'	N14°37'09"W	40°16'21"
C32	325.00'	228.44'	223.77'	N14°37'09"W	40°16'21"
C33	325.00'	37.94'	37.91'	N31°24'41"W	06°41'16"
C34	325.00'	64.75'	64.65'	N22°21'35"W	11°24'57"
C35	325.00'	62.44'	62.35'	N11°08'51"W	11°00'31"
C36	325.00'	63.31'	63.21'	S00°03'47"E	11°09'38"
C37	275.00'	33.29'	33.27'	N31°17'13"W	06°56'13"
C38	275.00'	80.00'	79.72'	N19°29'04"W	16°40'04"
C39	275.00'	80.00'	79.72'	N02°49'00"W	16°40'04"
C40	50.00'	247.49'	61.84'	S57°28'46"W	283°36'29"
C41	15.00'	12.09'	11.77'	S61°13'52"E	46°11'13"
C42	15.00'	15.03'	14.41'	S09°25'38"E	57°25'16"
C43	50.00'	22.49'	22.31'	S71°26'10"E	25°46'37"
C44	50.00'	41.00'	39.86'	S35°03'23"E	46°58'57"
C45	50.00'	41.09'	39.94'	S11°58'39"W	47°05'07"
C46	50.00'	40.91'	39.78'	S58°57'36"W	46°52'48"
C47	50.00'	41.00'	39.86'	S74°06'32"E	46°58'57"
C48	50.00'	61.00'	57.29'	S15°40'01"E	69°54'03"
C49	15.00'	15.03'	14.41'	S09°25'38"E	57°25'16"
C50	50.00'	247.49'	61.84'	S57°28'46"W	283°36'29"
C51	15.00'	12.09'	11.77'	S61°13'52"E	46°11'13"
C52	50.00'	59.23'	55.83'	S50°23'13"E	67°52'31"
C53	50.00'	59.23'	55.83'	S17°29'18"W	67°52'31"
C54	50.00'	41.99'	40.77'	S75°29'12"W	48°07'19"
C55	50.00'	33.63'	33.00'	S61°11'01"E	38°32'15"
C56	50.00'	53.41'	50.90'	S11°18'57"E	61°11'53"
C57	975.00'	120.33'	120.26'	S55°23'53"W	07°04'17"
C58	1025.00'	126.50'	126.42'	S55°23'53"W	07°04'17"
C59	1025.00'	41.24'	41.24'	S57°46'51"W	02°18'20"
C60	1025.00'	85.26'	85.23'	S54°14'43"W	04°45'57"
C61	975.00'	79.57'	79.55'	S54°12'01"W	04°40'33"
C62	975.00'	40.76'	40.76'	S57°44'09"W	02°23'43"
C63	15.00'	23.56'	21.21'	S06°51'44"W	90°00'00"
C64	15.00'	23.56'	21.21'	S83°08'16"E	90°00'00"

LEGEND:

- ○ = IRON ROD SET
- ● = IRON ROD FOUND
- (F) = BLOCK NUMBER
- ⊠ = NEIGHBORHOOD MAIL BOX UNIT
- W.W.E. = WASTE WATER EASEMENT
- D.E. = DRAINAGE AND STORM SEWER EASEMENT

LINEAR FEET OF NEW STREETS:
DALEA BLUFF: 761
RATAMA WAY: 299
TWIN TERRACE COURT: 380
TOTAL LINEAR FEET OF NEW STREETS: 1440

OWNER:
FOREST RIDGE INVESTMENT, LTD
9390 JOLLYVILLE ROAD, SUITE 309
AUSTIN TEXAS 78749
CONTACT PERSON: RUSSELL PARKER
TELEPHONE: (512) 345-3379 FAX: 794-0110

ACREAGE: 10.27 ACRES
SURVEY: JOSEPH MARSHALL SURVEY, ABSTRACT 409
NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 37

Doc# 9873731
Pages: 2
Date : 12-14-1998
Time : 10:59:33 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, Tx.
[illegible]
COUNTY CLERK
$ 86.00

ENGINEER:
RANDALL S. JONES
RANDALL JONES ENGINEERING, INC.
1212 EAST BRAKER LANE
AUSTIN, TEXAS 78753
TELEPHONE: (512) 836-4793 FAX: 836-4817

SURVEYOR
GEORGE E. LUCAS, RPLS 4160
RANDALL JONES ENGINEERING, INC.
1212 EAST BRAKER LANE
AUSTIN TEXAS 78753
TELEPHONE: (512) 836-4793 FAX: 836-4817

BENCH MARK:
COTTON SPINDLE IN TWIN 10" AND 12" ELM TREE
LOCATED 830 FEET NORTH OF DOUBLE CREEK DRIVE
ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 122.
ELEVATION IS 750.97'
A PERMANENT ON SITE BENCH MARK WILL BE ESTABLISHED
WITH THE CONSTRUCTION PHASE OF THIS PROJECT.

DATE: JULY 23, 1997 SHEET 1 OF 2

RANDALL JONES ENGINEERING, INC.
ENGINEERING PLANNING SURVEYING
1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

PHOTOGRAPHIC MYLAR

Cabinet Q Slide 230

FOREST RIDGE PHASE 7A

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT
THE FOREST RIDGE INVESTMENT, LTD., THE OWNER OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 2453, PAGE 431 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 10.27 ACRES OUT OF SAID TRACT AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

FOREST RIDGE INVESTMENT, LTD.
BY: _____

JAMES KERBY, OFFICER
9390 JOLLYVILLE ROAD, SUITE 330
AUSTIN, TEXAS 78749

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, Nancy K. Scott, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JAMES KERBY, KNOWN TO ME (~~OR PROVED TO ME ON THE OATH OF~~ Known to me) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF November, A.D., 1997.

NANCY K. SCOTT
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-24-2000
SEAL

Nancy K. Scott
NOTARY PUBLIC SIGNATURE
Nancy K. Scott
NOTARY PUBLIC PRINTED
OR TYPED NAME

MY COMMISSION EXPIRES: 4-24-2000

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT COMPASS BANK, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND RECORDED IN VOLUME 2453, PAGE 431 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF 10.27 ACRES OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

COMPASS BANK

BY: _____
CHARLES S. NICHOLS, JR., ITS EXECUTIVE VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, nicolas bechara, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CHARLES S. NICHOLS, JR., KNOWN TO ME (OR PROVED TO ME ON THE OATH OF _____) 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF NOVEMBER, A.D., 1997.

NICOLAS BECHARA
Notary Public, State of Texas
My Commission Expires
SEAL NOV. 28, 1998

nicolas bechara
NOTARY PUBLIC SIGNATURE
Nicolas Bechara
NOTARY PUBLIC PRINTED
OR TYPED NAME

MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
Nancy Rister

I, ~~ELAINE BIZZELL~~, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 14 DAY OF December, 1998 AD, AT 10:59 O'CLOCK A. M, IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET Q SLIDES 228 & 229.

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

Nancy Rister
~~ELAINE BIZZELL~~, CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: Lillia Hargrove
DEPUTY

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

1. NO FENCE OR OTHER OBSTRUCTIONS SHALL BE INSTALLED OR PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS OF PLANNED UNIT DEVELOPMENT.
3. THERE SHALL BE A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT PARALLEL TO AND ADJACENT TO ALL STREET RIGHTS-OF-WAY. IN ADDITION THERE SHALL BE A TEN FOOT (10') PUBLIC UTILITY EASEMENT ALONG ALL REAR LOT LINES.
4. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF ROUND ROCK PUBLIC WORKS DEPARTMENT FOR REVIEW. THIS TRACT IS SUBJECT TO THE DRAINAGE POLICY AND DETENTION REQUIREMENTS OF THE CITY OF ROUND ROCK, TEXAS.
5. PRIOR TO GRADING OR ANY TYPE OF EARTH MOVING OR CONSTRUCTION OF ON OR UNDER THE LAND OF THIS SUBDIVISION A DRAINAGE PLAN SIGNED BY A PROFESSIONAL REGISTERED ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT AND MODIFICATIONS THEREOF TO THE ENGINEERING DEPARTMENT OF THE CITY OF ROUND ROCK FOR APPROVAL.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY AND A WASTE WATER COLLECTION SYSTEM CONSTRUCTED BY THE OWNER AND ACCEPTED BY THE CITY OF ROUND ROCK, TEXAS.
7. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE REQUIREMENTS.
8. FLOOD PLAIN NOTE: BASED UPON THE FLOOD INSURANCE RATE MAP PANEL 335 FOR WILLIAMSON COUNTY EFFECTIVE SEPTEMBER 1991, THIS SITE LIES WITHIN ZONE X, DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
9. DRIVEWAYS ONTO FOREST RIDGE BOULEVARD SHALL BE PROHIBITED.
10. THIS PHASE SHALL BE DEVELOPED STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF PLANNED UNIT DEVELOPMENT NO.11 (ORDINANCE NO. 93-5507).

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AS SHOWN ON COMMUNITY PANEL NUMBER 48491C0335 C EFFECTIVE SEPTEMBER 27, 1991.

THAT I, GEORGE E. LUCAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

STATE OF TEXAS
REGISTERED
GEORGE E. LUCAS
4160
PROFESSIONAL LAND SURVEYOR

GEORGE E. LUCAS
R.P.L.S. NO. 4160

11-11-97
DATE

I, RANDALL S. JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

STATE OF TEXAS
RANDALL S. JONES
49872
REGISTERED
PROFESSIONAL ENGINEER

Randall S Jones
RANDALL S. JONES
REGISTERED PROFESSIONAL ENGINEER NO. 49872

11/11/97
DATE

APPROVED THIS 17 DAY OF December 1997 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Al Kowitz
ALKOSIK, CHAIRMAN

Robert R. Belanger
ROBERT R. BELANGER, SECRETARY

PASSED AND APPROVED ON THE 22 DAY OF December 1997.

Charles Culpepper
CHARLES CULPEPPER, MAYOR
CITY OF ROUND ROCK, TEXAS

Joanne Land
JOANNE LAND, CITY SECRETARY
CITY OF ROUND ROCK

LEGAL DESCRIPTION:

THAT PART OF THE JOSEPH MARSHALL SURVEY, ABSTRACT NUMBER 409, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 160.000 ACRES OF LAND AS DESCRIBED IN A DEED TO FOREST RIDGE INVESTMENT, LTD., RECORDED IN VOLUME 2453, PAGE 431 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 11, BLOCK E, FOREST RIDGE PHASE II, A SUBDIVISION RECORDED IN CABINET L, SLIDE 381, FROM WHICH THE NORTHEAST CORNER OF THE JOSEPH MARSHALL SURVEY BEARS N.12°35'00"E., 10729.90 FEET;

THENCE N.47°27'58"E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11, BLOCK E, 22.73 FEET TO AN IRON ROD FOUND;

THENCE N.52°34'14"E., ALONG THE SOUTHEASTERLY LINE OF LOT 12 OF SAID BLOCK E, 151.22 FEET TO AN IRON ROD FOUND;

THENCE N.39°49'57"E., ALONG THE SOUTHEASTERLY LINE OF LOT 13 OF SAID BLOCK E, 101.29 FEET TO AN IRON ROD FOUND;

THENCE N.47°27'58"E., ALONG THE SOUTHEASTERLY LINE OF LOTS 14 AND 15 OF SAID BLOCK E, 96.36 FEET TO AN IRON ROD FOUND;

THENCE N.62°23'45"E., ALONG THE SOUTHEASTERLY LINE OF LOTS 15, 16 AND 17 OF SAID BLOCK E, 139.33 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 17, BLOCK E AND TO AN IRON ROD SET;

THENCE N.80°58'07"E., 51.97 FEET TO AN IRON ROD FOUND FOR THE SOUTHERLY CORNER OF LOT 2, BLOCK F OF SAID PLAT OF FOREST RIDGE PHASE II;

THENCE N.65°01'30"E., ALONG A LINE RADIAL TO THE FIRST HEREIN AFTER DESCRIBED CURVE, 125.00 FEET TO AN IRON ROD SET FOR THE EASTERLY CORNER OF SAID LOT 2, BLOCK F, AND TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FOREST RIDGE BOULEVARD (A 60 FOOT RIGHT OF WAY DEDICATED BY THE SAID PLAT OF FOREST RIDGE PHASE II);

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, 570.04 FEET TO AN IRON ROD SET, SAID CURVE HAVING A RADIUS OF 3030.00 FEET, A CENTRAL ANGLE OF 10°46'45", A CHORD BEARING S.30°21'52"E., AND A CHORD LENGTH OF 569.20 FEET;
2. S.35°45'15"E., TANGENT TO SAID CURVE, 200.00 FEET TO AN IRON ROD SET;

THENCE CROSSING SAID 160.0000 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. S.84°21'24"W., 194.59 FEET TO AN IRON ROD SET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT 63.31 FEET TO AN IRON ROD SET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 11°09'38", A CHORD BEARING S.00°03'47"E., AND A CHORD LENGTH OF 63.21 FEET;
3. N.84°28'58"W., 170.00 FEET TO AN IRON ROD SET;
4. S.05°31'02"W., 70.00 FEET TO AN IRON ROD SET;
5. S.18°53'08"W., 69.89 FEET TO AN IRON ROD SET;
6. S.82°24'00"W., 179.69 FEET TO AN IRON ROD SET ON THE WESTERLY LINE OF THE SAID 160.000 ACRE TRACT;

THENCE N.38°08'16"W., ALONG SAID WESTERLY BOUNDARY, 639.90 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 10.27 ACRES, MORE OR LESS.

RANDALL JONES ENGINEERING, INC.
ENGINEERING PLANNING SURVEYING
1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

PHOTOGRAPHIC MYLAR
VOL0363\1\APLAT TUE OCT 28 14:23:30 1997 U.K.W.