Plat Cabinet D, Slide 315

VILLAGE SEVENTEEN AT ANDERSON MILL PHASE TWO

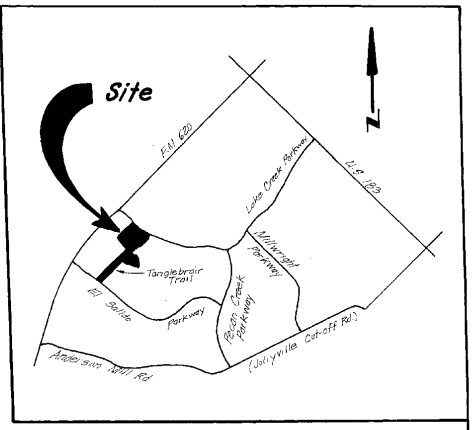
APRIL 1980

SCALE: 1" = 100'

LEGEND
- Steel Pin Found
- Steel Pin Set
- Concrete Monument Found
- Concrete Monument Set

FILED FOR RECORD
#1115 o'clock A M.
JUL 28 1980
JAMES N. BOYDSTON
Clerk County Court, Williamson Co., Tex.
By Gertrude Baker Deputy

8600



Location Map
No Scale

Anderson Mill Joint Venture
Volume 583 Page 25

ELEMENTARY SCHOOL AT ANDERSON MILL PHASE TWO
Cabinet "D" Slide 284 & 285

Lot 1
Block A

VILLAGE EIGHTEEN AT ANDERSON MILL PHASE TWO
Cabinet Slide

VILLAGE SIX AT ANDERSON MILL
Volume 12 Pages 3 & 4

EL SALIDO PARKWAY
TANGLEBRIAR
TRAIL
QUARTER HORSE TRAIL
BOBCAT
MILL POWDER TRAIL
TANGLEBRIAR COVE
LAKE CREEK PARKWAY

CURVE DATA

	1	2	3	4	5
I =	08°38'	08°11'	30°23'	26°16'	26°16'
R =	1987.20'	1457.92'	325.16'	270.00'	330.00'
T =	150.00'	104.29'	88.29'	63.00'	77.70'
C =	299.15'	208.05'	170.42'	122.70'	149.96'
A =	299.43'	208.23'	172.43'	123.78'	151.29'

	6	7	8	9	10
I =	27°30'	27°30'	15°54'	15°54'	31°50'
R =	287.37'	347.37'	270.00'	330.00'	1021.88'
T =	70.32'	85.00'	37.70'	46.08'	291.41'
C =	136.61'	165.13'	74.69'	91.28'	560.48'
A =	137.93'	166.73'	74.93'	91.58'	567.75'

	10	11	12	13	14
I =	31°50'	10°25'56"	10°25'56"	09°20'	09°20'
R =	1021.29'	523.93'	573.93'	375.00'	425.00'
T =	291.24'	47.83'	52.39'	30.61'	34.69'
C =	560.16'	95.26'	104.36'	61.02'	69.15'
A =	567.43'	95.40'	104.50'	61.09'	69.23'

	15	16	17	18	19
I =	90°00'	284°02'24"	256°29'38"	26°16'	26°16'
R =	65.00'	50.00'	50.00'	275.00'	325.00'
T =	65.00'	-(39.04')	64.16'	64.16'	75.83'
C =	91.92'	61.54'	78.53'	124.97'	147.69'
A =	102.10'	247.87'	223.83'	126.07'	148.99'

NOTES

1. No structure in this subdivision shall be occupied until it is connected to approved water and wastewater systems.
2. Sidewalks shall be required on the north side of El Salido Parkway, the south side of Lake Creek Parkway, and both sides of all streets within this subdivision.
3. This subdivision contains 3241 linear feet of street.
4. This subdivision is not subject to the 100-year flood.

C8-79-13.3 (80)

Plat Cabinet D Slide 316

VILLAGE SEVENTEEN AT ANDERSON MILL PHASE TWO

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS: That Anderson Mill Joint Venture, a Joint Venture comprising Texas Financial Services, Inc., a corporation organized and existing under the laws of the State of Texas and having its home office in Phoenix, Arizona, Lumberman's Investment Corporation, a corporation organized and existing under the laws of the State of Texas, and having its home office in Austin, Texas, and Southern Union Realty Company, a corporation organized and existing under the laws of the State of Delaware and having it's home office in Dallas, Texas, acting herein by and through K. M. Jastrow II, Attorney-in-Fact, owner of the remainder of that certain 192.77-acre tract of land out of the William Frampton Survey, Abstract No. 230, in Williamson County, Texas, as conveyed to it by deed of record in Volume 583, page 25, of the Williamson County Deed Records, does hereby subdivide 19.740 acres of land out of the said 192.77-acre tract of land in accordance with the attached plat entitled VILLAGE SEVENTEEN AT ANDERSON MILL PHASE TWO, and does hereby dedicate to the public the streets and easements shown hereon.

WITNESS my hand this the 16 day of June, 1980.

K. M. Jastrow II
Attorney-in-Fact, K. M. Jastrow, II
P.O. Box 40
Austin, Texas

STATE OF TEXAS }
COUNTY OF TRAVIS }

Before me, the undersigned authority, on this day personally appeared K. M. Jastrow II known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this the 16TH day of June, 1980.

Melvin W. Bilich
Notery Public in/for Travis County, Texas MELVIN W. BILICH
My Commission expires: 7-9-80

Approved for acceptance by Richard Lillie 24 JUNE 1980
Director of Planning, Richard R. Lillie Date

Accepted and authorized for record by the Planning commission of Austin, Travis County Texas, this the 24th day of JUNE A.D. 1980.

Miguel A. Guerrero
Chairman, Miguel A. Guerrero
MIGUEL A GUERRERO

Mary E. Schechter
Secretary, Mary Ethel Schechter
MARY E. SCHECHTER

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, or other public thoroughfares, and any culverts or bridges necessary to be constructed or placed in such streets, roads or other public thoroughfares as shown on this plat or map, or in connection therewith, shall be the responsibility of the owners of the tracts of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Commissioners Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat or map, or of constructing any of the culverts or bridges in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 80% occupancy of the lots along the streets, roads, and other public thoroughfares in the subdivision has been achieved, and all driveway drainpipes have been installed, on written permission by the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets, roads or other public thoroughfares, and drainage facilities.

I, Chris Acreman, am authorized under the laws of the State of Texas to practice the profession of Engineering and hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct; and was prepared from an actual survey of the property made under my supervision on the ground.

Chris Acreman 4-4-80
Chris Acreman, P.E. Date
Texas Registration No. 40545

The United States Post Office in the City of Austin, Texas hereby approves the streets dedicated to the public by this subdivision plat.

Ralph Borneman 6-3-80
Ralph Borneman Date

This subdivision has been approved by the Williamson County Health Office for lots which will be served by an independent wastewater facility.

Clarence Sherman 6-16-80
CLARENCE SHERMAN Date

PREPARED BY
HALE AND ASSOCS. INC.
ENGINEERS PLANNERS
3511 MANOR RD AUSTIN TEXAS 78723

BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION FOR A 19.740-ACRE TRACT OF LAND OUT OF THAT CERTAIN 192.77-ACRE TRACT OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT 230, IN WILLIAMSON COUNTY, TEXAS CONVEYED TO ANDERSON MILL JOINT VENTURE BY DEED OF RECORD IN VOLUME 583, PAGE 25, SAID 19.740 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin set in the curving north right-of-way line of El Salido Parkway, from which Point of Beginning a steel pin at a Point of Tangency in the north right-of-way line of El Salido Parkway bears along a curve to the right which has an internal angle of 07°10', a radius of 1987.20 feet, a tangent of 124.44 feet, an arc length of 248.56 feet, and a chord that bears N 51°01' W, 248.40 feet to a steel pin found, said Point of Beginning also being the southwest corner of the herein described tract of land;

THENCE N 42°07' E, 628.00 feet to a steel pin set;

THENCE N 72°30' E, 127.04 feet to a concrete monument set;

THENCE S 50°05' E, 36.35 feet to a steel pin set;

THENCE N 72°30' E, 263.00 feet to a steel pin set;

THENCE S 04°22' E, 5.96 feet to a steel pin set;

THENCE S 89°14' E, 110.04 feet to a steel pin set;

THENCE S 63°34' E, 54.52 feet to a steel pin set;

THENCE S 85°04' E, 106.74 feet to a steel pin set;

THENCE N 17°29' E, 71.46 feet to a steel pin set;

THENCE S 62°30' E, 39.41 feet to a steel pin set;

THENCE N 72°30' E, 87.13 feet to a steel pin set;

THENCE S 88°59' E, 52.73 feet to a steel pin set;

THENCE N 72°30' E, 115.00 feet to a concrete monument set;

THENCE N 17°30' W, 503.28 feet to a concrete monument set for the most westerly northwest corner of the herein described tract of land;

THENCE N 72°30' E, 240.12 feet to a steel pin set;

THENCE N 81°50' E, 474.50 feet to a steel pin set in the south right-of-way line of Lake Creek Parkway for the most northerly northwest corner of the herein described tract of land;

THENCE along the south right-of-way line of Lake Creek Parkway, the following seven (7) courses:

1.) S 12°08' E, 14.04 feet to a steel pin set at a Point of Curvature;
2.) Along a curve to the left that has an internal angle of 04°15'18", a radius of 1021.88 feet, a tangent of 37.96 feet, an arc length of 75.89 feet, and a chord that bears S 14°16' E, 75.87 feet to a steel pin set;
3.) Along a curve to the left that has an internal angle of 04°25'18", a radius of 1021.88 feet, a tangent of 39.45 feet, an arc length of 78.86 feet, and a chord that bears S 18°36' E, 78.84 feet to a steel pin set;
4.) Along a curve to the left that has an internal angle of 05°39'24", a radius of 1021.88 feet, a tangent of 50.48 feet, an arc length of 100.89 feet, and a chord that bears S 23°38' E, 100.85 feet to a steel pin set;
5.) Along a curve to the left that has an internal angle of 05°40'44", a radius of 1021.88 feet, a tangent of 50.68 feet, an arc length of 101.28 feet, and a chord that bears S 29°18' E, 101.24 feet to a steel pin set;
6.) Along a curve to the left that has an internal angle of 04°58'30", a radius of 1021.88 feet, a tangent of 44.39 feet, an arc length fo 88.73 feet, and a chord that bears S 34°38' E, 88.70 feet to a steel pin set;
7.) Along a curve to the left that has an internal angle of 05°57'12", a radius of 1021.88 feet, a tangent of 53.14 feet, an arc length of 106.18 feet and a chord that bears S 40°06' E, 106.13 feet to a concrete monument set for the northeast corner of the herein described tract of land;

THENCE S 55°22' W, 423.12 feet to a steel pin set;

THENCE S 71°16' W, 198.45 feet to a steel pin set;

THENCE N 18°44' W, 120.00 feet to a steel pin set;

THENCE S 71°16' W, 15.00 feet to a steel pin set;

THENCE S 18°44' E, 120.00 feet to a steel pin set;

THENCE S 71°16' W, 554.58 feet to a concrete monument;

THENCE N 10°52' W, 124.44 feet to a steel pin set;

THENCE along a curve to the right that has an internal angle of 02°28', a radius of 347.37 feet, a tangent of 7.48 feet, an arc length 14.95 feet, and a chord that bears S 80°22' W, 14.95 feet to a steel pin set;

THENCE S 08° 24' E, 111.65 feet to a steel pin set;

THENCE S 10°02' W, 213.07 feet to a concrete monument found at the northeast corner of Lot 1, Block A, Elementary School at Anderson Mill Phase Two, a subdivision of 12.72 acres of land recorded in Cabinet D, Slides 284 & 285, of the Williamson County Deed Records, for the most easterly southeast corner of the herein described tract of land;

THENCE along the north line of the said Elementary School at Anderson Mill Phase Two, the following four (4) courses:

1.) N 73°20' W, 160.26 feet to a steel pin found;
2.) N 48°40' W, 215.00 feet to a steel pin found;
3.) S 72°30' W, 30.00 feet to a concrete monument found; and
4.) N 17°30' W, (passing a steel pin at the northwest corner of the said Lot 1, Block A, Elementary School at Anderson Mill Phase Two, and at the corner of Tanglebriar Trail) a total distance of 180.00 feet to a steel pin found at the northwest corner of Tanglebriar Trail;

THENCE along the west right-of-way line of Tanglebriar Trail the following five (5) courses:

1.) S 72°30' W, 100.00 feet to a steel pin found at a Point of Curvature;
2.) Along a curve to the left that has an internal angle of 30°23', a radius of 325.16 feet, a tangent of 88.29 feet, an arc length of 172.43 feet, and a chord that bears S 57°18'30" W, 170.42 feet to a steel pin found at Point of Tangency;
3.) S 42°07' W, 258.00 feet to a steel pin found at Point of Curvature;
4.) Along a curve to the left that has an internal angle of 08°11', a radius of 1457.92 feet, a tangent of 104.29 feet, an arc length of 208.23 feet, and a chord that bears S 38°01'30" W, 208.05 feet to a steel pin found at a Point of Tangency; and
5.) S 78°56' W, 21.21 feet to a steel pin found in the north right-of-way line of El Salido Parkway;

THENCE along the north right-of-way line of El Salido Parkway the following two (2) courses:

1.) N 56°04' W, 68.25 feet to a steel pin found at a Point of Curvature; and
2.) Along a curve to the right that has an internal angle of 01°28', a radius of 1987.20 feet, a tangent of 25.44 feet, an arc length of 50.87 feet, and a chord that bears N 55°20' W, 50.87 feet to the original Point of Beginning containing 19.740 acres of land, more or less.

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, C.L. Chance, County Judge of Williamson County, Texas do hereby certify that this plat or map together with field notes attached hereon, and the Surveyors Certificate appearing hereon, having been duly presented to the Commissioners Court of said County, and by said Court duly considered, was on this day approved, and said plat or map authorized to be Registered and recorded in the proper records of County Clerk of Williamson County, Texas.

C.L. Chance July 28, 1980
C.L. Chance, County Judge, Williamson County, Texas

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, James N. Boydston, Clerk in and for said County, do hereby certify that this plat or map, together with it's certificate of authentication, was filed for record in my office this the 28th day of July, 1980, at 11:15 o'clock A.M., in the Plat Records of the above State and county, On Cabinet D, Slide 315-316. Recorded July 28, 1980, at 3:00 P.M.

Witness my hand and seal of the County Court of the said County at office in Georgetown, Texas on the date last written above.

BY Gertrude Bohac
Deputy

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

C8-79-13.3 (80)

Plat Cabinet D, Slide 315

VILLAGE SEVENTEEN AT ANDERSON MILL PHASE TWO

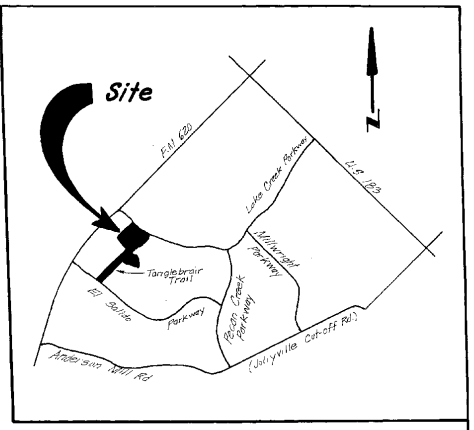
APRIL 1980

SCALE: 1" = 100'

LEGEND
- Steel Pin Found
- Steel Pin Set
- Concrete Monument Found
- Concrete Monument Set

FILED FOR RECORD
#1115 o'clock A M.
JUL 28 1980
JAMES N. BOYDSTON
Clerk County Court, Williamson Co., Tex.
By Gertrude Baker Deputy

8600



Location Map
No Scale

Anderson Mill Joint Venture
Volume 583 Page 25

ELEMENTARY SCHOOL AT ANDERSON MILL PHASE TWO
Cabinet "D" Slide 284 & 285

Lot 1
Block A

VILLAGE EIGHTEEN AT ANDERSON MILL PHASE TWO
Cabinet Slide

VILLAGE SIX AT ANDERSON MILL
Volume 12 Pages 3 & 4

EL SALIDO PARKWAY
TANGLEBRIAR
TRAIL
QUARTER HORSE TRAIL
BOBCAT
MILL POWDER TRAIL
TANGLEBRIAR COVE
LAKE CREEK PARKWAY

CURVE DATA

	1	2	3	4	5
I =	08°38'	08°11'	30°23'	26°16'	26°16'
R =	1987.20'	1457.92'	325.16'	270.00'	330.00'
T =	150.00'	104.29'	88.29'	63.00'	77.70'
C =	299.15'	208.05'	170.42'	122.70'	149.96'
A =	299.43'	208.23'	172.43'	123.78'	151.29'

	6	7	8	9	10
I =	27°30'	27°30'	15°54'	15°54'	31°50'
R =	287.37'	347.37'	270.00'	330.00'	1021.88'
T =	70.32'	85.00'	37.70'	46.08'	291.41'
C =	136.61'	165.13'	74.69'	91.28'	560.48'
A =	137.93'	166.73'	74.93'	91.58'	567.75'

	10	11	12	13	14
I =	31°50'	10°25'56"	10°25'56"	09°20'	09°20'
R =	1021.29'	523.93'	573.93'	375.00'	425.00'
T =	291.24'	47.83'	52.39'	30.61'	34.69'
C =	560.16'	95.26'	104.36'	61.02'	69.15'
A =	567.43'	95.40'	104.50'	61.09'	69.23'

	15	16	17	18	19
I =	90°00'	284°02'24"	256°29'38"	26°16'	26°16'
R =	65.00'	50.00'	50.00'	275.00'	325.00'
T =	65.00'	-(39.04')	64.16'	64.16'	75.83'
C =	91.92'	61.54'	78.53'	124.97'	147.69'
A =	102.10'	247.87'	223.83'	126.07'	148.99'

NOTES

1. No structure in this subdivision shall be occupied until it is connected to approved water and wastewater systems.
2. Sidewalks shall be required on the north side of El Salido Parkway, the south side of Lake Creek Parkway, and both sides of all streets within this subdivision.
3. This subdivision contains 3241 linear feet of street.
4. This subdivision is not subject to the 100-year flood.

C8-79-13.3 (80)

Plat Cabinet D Slide 316

VILLAGE SEVENTEEN AT ANDERSON MILL PHASE TWO

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS: That Anderson Mill Joint Venture, a Joint Venture comprising Texas Financial Services, Inc., a corporation organized and existing under the laws of the State of Texas and having its home office in Phoenix, Arizona, Lumberman's Investment Corporation, a corporation organized and existing under the laws of the State of Texas, and having its home office in Austin, Texas, and Southern Union Realty Company, a corporation organized and existing under the laws of the State of Delaware and having it's home office in Dallas, Texas, acting herein by and through K. M. Jastrow II, Attorney-in-Fact, owner of the remainder of that certain 192.77-acre tract of land out of the William Frampton Survey, Abstract No. 230, in Williamson County, Texas, as conveyed to it by deed of record in Volume 583, page 25, of the Williamson County Deed Records, does hereby subdivide 19.740 acres of land out of the said 192.77-acre tract of land in accordance with the attached plat entitled VILLAGE SEVENTEEN AT ANDERSON MILL PHASE TWO, and does hereby dedicate to the public the streets and easements shown hereon.

WITNESS my hand this the 16 day of June, 1980.

K. M. Jastrow II
Attorney-in-Fact, K. M. Jastrow, II
P.O. Box 40
Austin, Texas

STATE OF TEXAS }
COUNTY OF TRAVIS }

Before me, the undersigned authority, on this day personally appeared K. M. Jastrow II known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this the 16TH day of June, 1980.

Melvin W. Bilich
Notery Public in/for Travis County, Texas MELVIN W. BILICH
My Commission expires: 7-9-80

Approved for acceptance by Richard Lillie 24 JUNE 1980
Director of Planning, Richard R. Lillie Date

Accepted and authorized for record by the Planning commission of Austin, Travis County Texas, this the 24th day of JUNE A.D. 1980.

Miguel A. Guerrero
Chairman, Miguel A. Guerrero
MIGUEL A GUERRERO

Mary E. Schechter
Secretary, Mary Ethel Schechter
MARY E. SCHECHTER

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, or other public thoroughfares, and any culverts or bridges necessary to be constructed or placed in such streets, roads or other public thoroughfares as shown on this plat or map, or in connection therewith, shall be the responsibility of the owners of the tracts of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Commissioners Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat or map, or of constructing any of the culverts or bridges in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 80% occupancy of the lots along the streets, roads, and other public thoroughfares in the subdivision has been achieved, and all driveway drainpipes have been installed, on written permission by the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets, roads or other public thoroughfares, and drainage facilities.

I, Chris Acreman, am authorized under the laws of the State of Texas to practice the profession of Engineering and hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct; and was prepared from an actual survey of the property made under my supervision on the ground.

Chris Acreman 4-4-80
Chris Acreman, P.E. Date
Texas Registration No. 40545

The United States Post Office in the City of Austin, Texas hereby approves the streets dedicated to the public by this subdivision plat.

Ralph Borneman 6-3-80
Ralph Borneman Date

This subdivision has been approved by the Williamson County Health Office for lots which will be served by an independent wastewater facility.

Clarence Sherman 6-16-80
CLARENCE SHERMAN Date

PREPARED BY
HALE AND ASSOCS. INC.
ENGINEERS PLANNERS
3511 MANOR RD AUSTIN TEXAS 78723

BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION FOR A 19.740-ACRE TRACT OF LAND OUT OF THAT CERTAIN 192.77-ACRE TRACT OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT 230, IN WILLIAMSON COUNTY, TEXAS CONVEYED TO ANDERSON MILL JOINT VENTURE BY DEED OF RECORD IN VOLUME 583, PAGE 25, SAID 19.740 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin set in the curving north right-of-way line of El Salido Parkway, from which Point of Beginning a steel pin at a Point of Tangency in the north right-of-way line of El Salido Parkway bears along a curve to the right which has an internal angle of 07°10', a radius of 1987.20 feet, a tangent of 124.44 feet, an arc length of 248.56 feet, and a chord that bears N 51°01' W, 248.40 feet to a steel pin found, said Point of Beginning also being the southwest corner of the herein described tract of land;

THENCE N 42°07' E, 628.00 feet to a steel pin set;

THENCE N 72°30' E, 127.04 feet to a concrete monument set;

THENCE S 50°05' E, 36.35 feet to a steel pin set;

THENCE N 72°30' E, 263.00 feet to a steel pin set;

THENCE S 04°22' E, 5.96 feet to a steel pin set;

THENCE S 89°14' E, 110.04 feet to a steel pin set;

THENCE S 63°34' E, 54.52 feet to a steel pin set;

THENCE S 85°04' E, 106.74 feet to a steel pin set;

THENCE N 17°29' E, 71.46 feet to a steel pin set;

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THENCE N 72°30' E, 240.12 feet to a steel pin set;

THENCE N 81°50' E, 474.50 feet to a steel pin set in the south right-of-way line of Lake Creek Parkway for the most northerly northwest corner of the herein described tract of land;

THENCE along the south right-of-way line of Lake Creek Parkway, the following seven (7) courses:

1.) S 12°08' E, 14.04 feet to a steel pin set at a Point of Curvature;
2.) Along a curve to the left that has an internal angle of 04°15'18", a radius of 1021.88 feet, a tangent of 37.96 feet, an arc length of 75.89 feet, and a chord that bears S 14°16' E, 75.87 feet to a steel pin set;
3.) Along a curve to the left that has an internal angle of 04°25'18", a radius of 1021.88 feet, a tangent of 39.45 feet, an arc length of 78.86 feet, and a chord that bears S 18°36' E, 78.84 feet to a steel pin set;
4.) Along a curve to the left that has an internal angle of 05°39'24", a radius of 1021.88 feet, a tangent of 50.48 feet, an arc length of 100.89 feet, and a chord that bears S 23°38' E, 100.85 feet to a steel pin set;
5.) Along a curve to the left that has an internal angle of 05°40'44", a radius of 1021.88 feet, a tangent of 50.68 feet, an arc length of 101.28 feet, and a chord that bears S 29°18' E, 101.24 feet to a steel pin set;
6.) Along a curve to the left that has an internal angle of 04°58'30", a radius of 1021.88 feet, a tangent of 44.39 feet, an arc length fo 88.73 feet, and a chord that bears S 34°38' E, 88.70 feet to a steel pin set;
7.) Along a curve to the left that has an internal angle of 05°57'12", a radius of 1021.88 feet, a tangent of 53.14 feet, an arc length of 106.18 feet and a chord that bears S 40°06' E, 106.13 feet to a concrete monument set for the northeast corner of the herein described tract of land;

THENCE S 55°22' W, 423.12 feet to a steel pin set;

THENCE S 71°16' W, 198.45 feet to a steel pin set;

THENCE N 18°44' W, 120.00 feet to a steel pin set;

THENCE S 71°16' W, 15.00 feet to a steel pin set;

THENCE S 18°44' E, 120.00 feet to a steel pin set;

THENCE S 71°16' W, 554.58 feet to a concrete monument;

THENCE N 10°52' W, 124.44 feet to a steel pin set;

THENCE along a curve to the right that has an internal angle of 02°28', a radius of 347.37 feet, a tangent of 7.48 feet, an arc length 14.95 feet, and a chord that bears S 80°22' W, 14.95 feet to a steel pin set;

THENCE S 08° 24' E, 111.65 feet to a steel pin set;

THENCE S 10°02' W, 213.07 feet to a concrete monument found at the northeast corner of Lot 1, Block A, Elementary School at Anderson Mill Phase Two, a subdivision of 12.72 acres of land recorded in Cabinet D, Slides 284 & 285, of the Williamson County Deed Records, for the most easterly southeast corner of the herein described tract of land;

THENCE along the north line of the said Elementary School at Anderson Mill Phase Two, the following four (4) courses:

1.) N 73°20' W, 160.26 feet to a steel pin found;
2.) N 48°40' W, 215.00 feet to a steel pin found;
3.) S 72°30' W, 30.00 feet to a concrete monument found; and
4.) N 17°30' W, (passing a steel pin at the northwest corner of the said Lot 1, Block A, Elementary School at Anderson Mill Phase Two, and at the corner of Tanglebriar Trail) a total distance of 180.00 feet to a steel pin found at the northwest corner of Tanglebriar Trail;

THENCE along the west right-of-way line of Tanglebriar Trail the following five (5) courses:

1.) S 72°30' W, 100.00 feet to a steel pin found at a Point of Curvature;
2.) Along a curve to the left that has an internal angle of 30°23', a radius of 325.16 feet, a tangent of 88.29 feet, an arc length of 172.43 feet, and a chord that bears S 57°18'30" W, 170.42 feet to a steel pin found at Point of Tangency;
3.) S 42°07' W, 258.00 feet to a steel pin found at Point of Curvature;
4.) Along a curve to the left that has an internal angle of 08°11', a radius of 1457.92 feet, a tangent of 104.29 feet, an arc length of 208.23 feet, and a chord that bears S 38°01'30" W, 208.05 feet to a steel pin found at a Point of Tangency; and
5.) S 78°56' W, 21.21 feet to a steel pin found in the north right-of-way line of El Salido Parkway;

THENCE along the north right-of-way line of El Salido Parkway the following two (2) courses:

1.) N 56°04' W, 68.25 feet to a steel pin found at a Point of Curvature; and
2.) Along a curve to the right that has an internal angle of 01°28', a radius of 1987.20 feet, a tangent of 25.44 feet, an arc length of 50.87 feet, and a chord that bears N 55°20' W, 50.87 feet to the original Point of Beginning containing 19.740 acres of land, more or less.

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, C.L. Chance, County Judge of Williamson County, Texas do hereby certify that this plat or map together with field notes attached hereon, and the Surveyors Certificate appearing hereon, having been duly presented to the Commissioners Court of said County, and by said Court duly considered, was on this day approved, and said plat or map authorized to be Registered and recorded in the proper records of County Clerk of Williamson County, Texas.

C.L. Chance July 28, 1980
C.L. Chance, County Judge, Williamson County, Texas

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, James N. Boydston, Clerk in and for said County, do hereby certify that this plat or map, together with it's certificate of authentication, was filed for record in my office this the 28th day of July, 1980, at 11:15 o'clock A.M., in the Plat Records of the above State and county, On Cabinet D, Slide 315-316. Recorded July 28, 1980, at 3:00 P.M.

Witness my hand and seal of the County Court of the said County at office in Georgetown, Texas on the date last written above.

BY Gertrude Bohac
Deputy

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

C8-79-13.3 (80)