

PLAT MAP RECORDING SHEET

Doc# 9650262  
# Pages: 4  
Date : 09-20-1996  
Time : 12:05:54 P.M.  
Filed & Recorded in  
Official Records  
of WILLIAMSON County, TX.  
ELAINE BIZZELL  
COUNTY CLERK  
Rec. \$ 131.00

INSTRUMENT #--

DEDICATOR-- Berry ~~Creek~~ <sup>Creek</sup> Section 8, LTD.

SUBDIVISION NAME-- Woods at Berry Creek, Phase One  
A vacation and resubdivision of 19.006 ac. portion of Berry Creek, Sections  
7 & 8

MAP RECORDED IN CABINET     N    , SLIDE 252, 253, 254 & 255

PROPERTY FORMERLY KNOWN AS: 19.006 ac. portion of Berry Creek, Sections 7 &  
8

HAND TO: City of Georgetown (Charles Simon 930-3575)

INSTRUMENT DATE: September 9, 1996

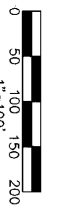
FILE DATE: September 20, 1996

OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

- 1) TOTAL ACREAGE: 19.006 AC.
- 2) NUMBER OF LOTS: 49
- 3) NUMBER OF BLOCKS: 8
- 4) WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN. ELECTRIC SERVICE WILL BE PROVIDED BY FEDERALS ELECTRIC COOP. TELEPHONE SERVICE WILL BE PROVIDED BY G.E. CABLE TELEVISION SERVICE WILL BE PROVIDED BY WILLIAMSON COUNTY CABLEVISION.
- 5) PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- 6) DENSITY: 0.38 LOTS PER ACRE
- 7) SIZE OF SMALLEST LOT: 9,489 SQ. FT. (0.217 AC.)
- 8) THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION HAS APPROVED THE POLLUTION ABATEMENT PLAN IN WRITING.
- 9) THIS SUBDIVISION IS LOCATED IN THE ETJ OF THE CITY OF GEORGETOWN, TEXAS.
- 10) MAXIMUM IMPERVIOUS COVER PER LOT IS 59% FOR LOTS WITH HOMES WITH SWIMMING OR POOL ENTRY GARAGES. OTHERWISE 11.13 40%.
- 11) THE PROVISIONS OF THE CENTURY PLAN - DEVELOPMENT PLAN SHALL ALSO GOVERN THIS PROJECT. THIS PROJECT HAS BEEN ASSIGNED AN INTENSITY LEVEL TWO.
- 12) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE ADJACENT TO THE STREET R.O.W.'S ACROSS ALL LOTS BOUNDED BY SUCH R.O.W.'S.
- 13) THE LINEAR FOOTAGE OF STREET R.O.W.'S DEDICATED HEREON IS AS FOLLOWS:  
BRENTWOOD DRIVE = 2020'  
LAS COLINAS DRIVE = 410'  
MADON GREEN DRIVE = 288'  
FAIRWOOD DRIVE = 130'  
EDGEWOOD DRIVE = 307'
- 14) BUILDING LINES (SETBACKS) FOR THE LOTS SHOWN HEREON ARE AS FOLLOWS:  
STREET SIDE: 25'  
SIDE LOT LINES: 7.5'

GENERAL NOTES CONTINUED SHEET 2.



NOTE: THE BEARING SHOWN HEREON ARE THE BEARING OF THE EXISTING BERRY CREEK SECTION SEVEN SUBDIVISION PLAT AND AN ADJACENT REMAINDER PLAT.



BANDY MORRINE  
VOL. 2312, P.G. 3837

BOBBY STANTON  
REMAINDER TRACT  
VOL. 849, P.G. 264

1. BOB HART, CITY MANAGER OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT COMPLEYS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

DATE: 9/19/94

BOB HART, CITY MANAGER  
CITY OF GEORGETOWN, TEXAS

ACCEPTED AND AUTHORIZED FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF GEORGETOWN, TEXAS.

DATE: 9/19/94

JOHN KIRK, CHAIRMAN  
EDWARD J. BARRY, SECRETARY

LEO WOOD, MAYOR  
SANDRA LEE, CITY SECRETARY  
CITY OF GEORGETOWN, TEXAS

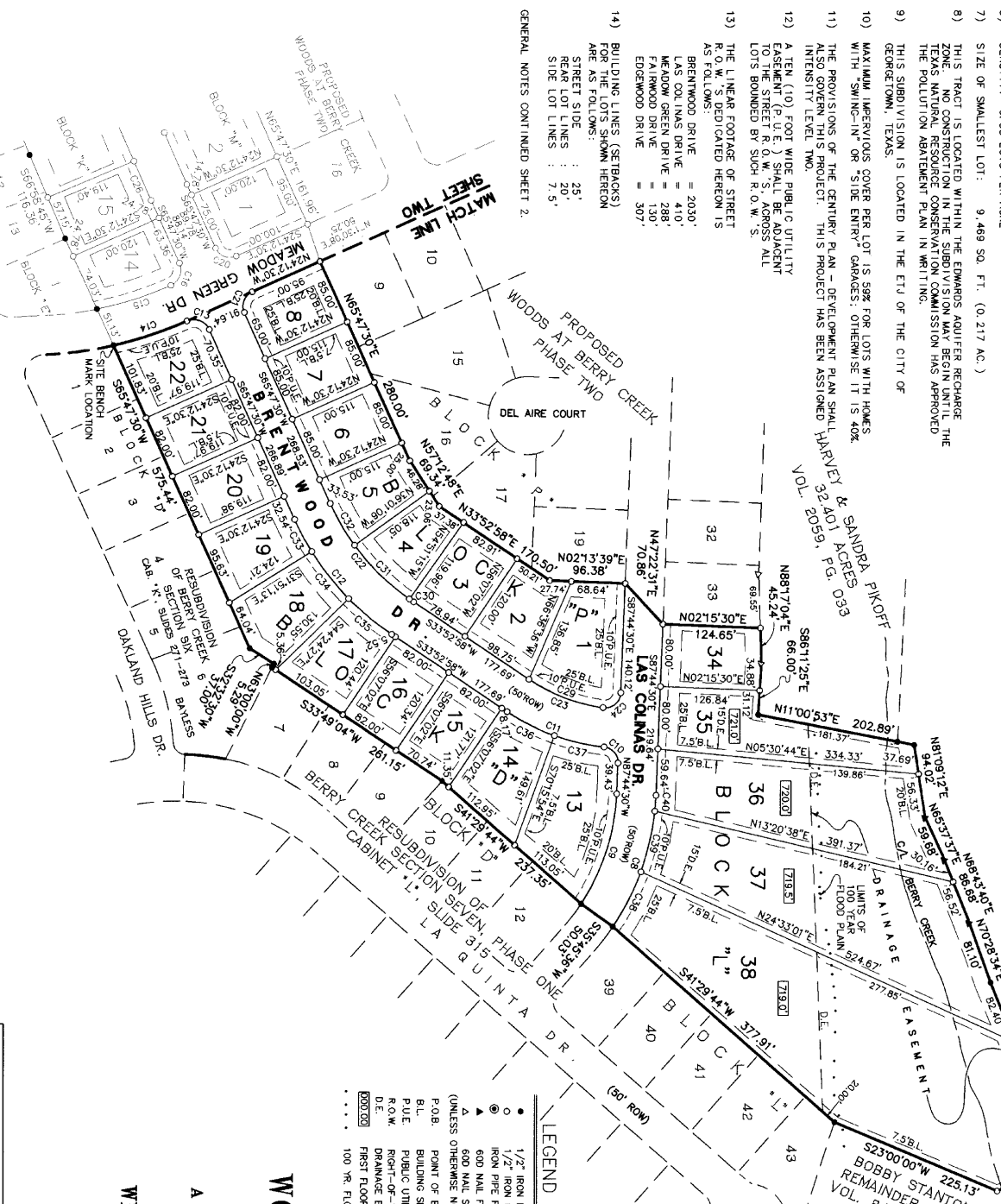
ATTEST:

9/19/94

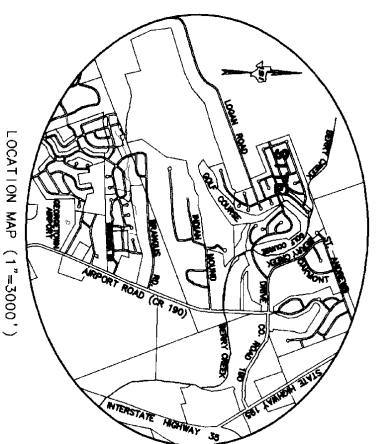
THIS SUBDIVISION, KNOWN AS "WOODS AT BERRY CREEK PHASE ONE," HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE PROVISIONS OF THE SUBDIVISION ACT OF THE STATE OF TEXAS. THE 18th DAY OF SEPTEMBER 1994, A.D.

with extensions granted March 1998 and November 14, 1998.

Cabinet D Slide 252 Doc # 9650262



- LEGEND
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - 60D NAIL FOUND
  - 60D NAIL SET
  - ▲ (UNLESS OTHERWISE NOTED HEREON)
  - P.O.B. POINT OF BEGINNING
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - FIRST FLOOR ELEVATION
  - 100 YR. FLOOD PLAN



**WOODS AT BERRY CREEK PHASE ONE**

A VACATION AND RESUBDIVISION OF A 19.006 ACRE PORTION OF BERRY CREEK SECTIONS SEVEN AND EIGHT SITUATED IN THE WILLIAM ROBERTS SURVEY A-524 WILLIAMSON COUNTY, TEXAS

OWNER: BERRY CREEK SECTION 8, LTD.  
30444 BERRY CREEK DRIVE  
GEORGETOWN, TX. 78628

**CWC**  
C.W.C. CHARLES WIRTANEN, P.E., INC.  
30444 BERRY CREEK DRIVE  
GEORGETOWN, TEXAS 78628  
(512) 850-9905 FAX 850-8317

INTERSTATE SURVEYING, INC.  
Professional Surveying & Mapping Services  
5630 Hwy. 60 East, #202 (112) 528-8178  
Georgetown, Texas 77940  
Austin, Texas 78748

Scale: 1"=100'  
Date: 09/07/94  
Drawn by: L.R.S.  
Checked by: J.L.M.  
Approved by: P.A.S.  
Project No.: 006-0018

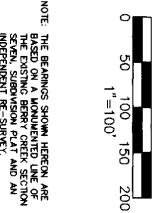
Revision Date: 09/07/94

SHEET 1 OF 4

CURVE TABLES

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	20.00	31.42	28.28	N67°21'40"W
C2	90°00'00"	20.00	31.42	28.28	N27°38'20"E
C3	90°00'00"	20.00	31.42	28.28	N62°14'00"W
C4	04°28'20"	275.00	21.46	21.46	S70°24'10"W
C5	85°31'40"	20.00	29.85	27.16	S62°24'10"W
C6	94°28'20"	20.00	32.98	29.37	N63°55'50"W
C7	02°22'30"	325.00	109.32	109.31	S66°58'45"W
C8	31°16'05"	325.00	179.34	177.08	S71°55'59"E
C9	31°16'29"	275.00	190.11	148.28	N72°06'18"W
C10	86°08'45"	20.00	30.06	27.31	S49°12'08"W
C11	12°44'13"	275.00	153.13	151.63	S20°05'11"W
C12	10°28'26"	350.00	194.92	192.41	S45°24'51"W
C13	85°31'40"	20.00	29.85	27.16	S25°24'10"W
C14	12°43'41"	448.42	159.17	158.67	N17°58'30"W
C15	90°00'00"	21.64	34.00	30.61	N69°17'30"W
C16	02°22'30"	325.00	111.39	111.38	S66°58'45"W
C17	04°28'20"	2687.25	25.37	25.36	S70°24'10"W
C18	80°00'00"	20.00	31.42	28.28	S27°38'20"W
C19	90°00'00"	20.00	31.42	28.28	S27°38'20"W
C20	90°00'00"	20.00	31.42	28.28	S27°38'20"W

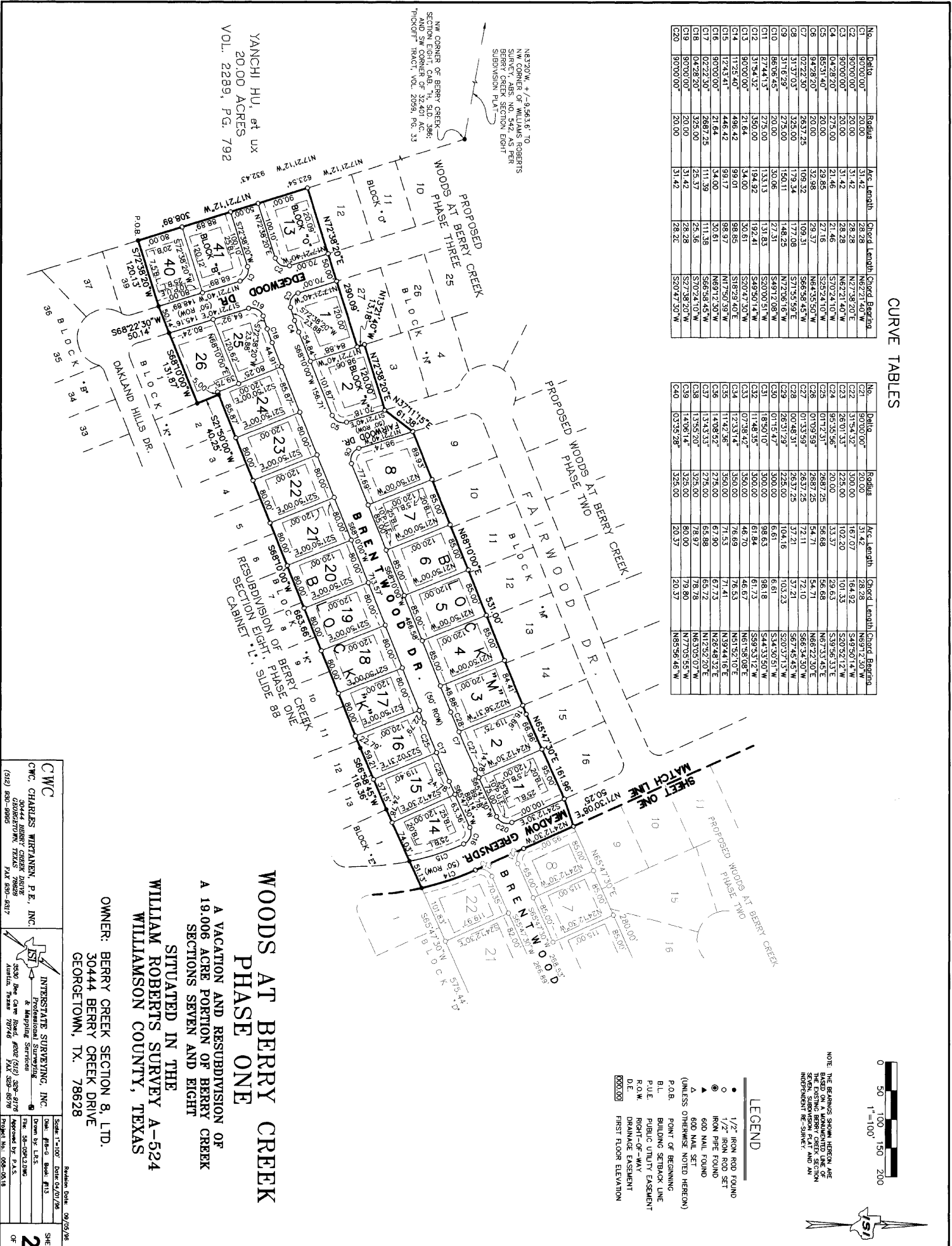
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C21	90°00'00"	20.00	31.42	28.28	N69°12'30"W
C22	31°54'32"	300.00	167.07	164.92	S44°50'14"W
C23	26°01'33"	225.00	102.20	101.33	S20°52'12"W
C24	95°35'56"	20.00	33.37	29.63	S39°56'33"E
C25	01°12'31"	2687.25	56.68	56.68	N63°55'45"E
C26	07°09'59"	2687.25	54.71	54.71	N66°22'50"E
C27	01°33'59"	2637.25	172.11	172.11	S66°34'50"W
C28	00°48'31"	2637.25	37.21	37.21	S67°46'45"W
C29	26°51'29"	225.00	104.16	103.23	S20°37'13"W
C30	07°15'47"	300.00	61.61	61.61	S34°30'51"W
C31	16°58'10"	300.00	98.63	98.18	S44°33'50"W
C32	07°48'25"	300.00	61.64	61.73	S39°53'12"W
C33	02°33'42"	350.00	46.60	46.57	N61°35'05"E
C34	10°33'14"	350.00	78.35	78.35	N32°42'19"E
C35	11°42'36"	350.00	67.80	67.80	N28°48'32"E
C36	4°08'52"	275.00	65.72	65.72	N17°58'30"W
C37	33°43'33"	275.00	65.88	78.78	N63°05'07"W
C38	33°55'20"	325.00	178.97	178.97	N63°05'07"W
C39	4°06'14"	325.00	80.00	79.80	N72°06'18"W
C40	03°35'28"	325.00	20.37	20.37	N85°56'46"W



LEGEND

- 1/2" IRON ROD FOUND
- IRON PIPE FOUND
- 600 NAIL FOUND
- ▲ 500 NAIL FOUND
- (UNLESS OTHERWISE NOTED HEREON)
- P.O.B. POINT OF BEGINNING
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- [ELEVATION] FIRST FLOOR ELEVATION

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON A UNADJUSTED LINE OF SURVEY. THE BEARINGS SHOWN HEREON ARE BASED ON A UNADJUSTED LINE OF SURVEY. SUBMISSION PLAT AND AN INDEPENDENT RE-SURVEY.



YANCHI HU, et ux  
20.00 ACRES  
VOL. 2289, PG. 792

N83°20'W + 7.9583, 6' 10"  
NW CORNER OF WILLIAMS ROBERTS BERRY CREEK SECTION 8, 2011 SUBDIVISION PLAT.

NW CORNER OF BERRY CREEK SECTION 8, 2011 SUBDIVISION PLAT.

SEAD SW CORNER OF 1/4 SEC A286, 'THICKOFF' TRACT, VOL. 2099, PG. 33

WOODS AT BERRY CREEK PHASE ONE

A VACATION AND RESUBDIVISION OF A 19.006 ACRE PORTION OF BERRY CREEK SECTIONS SEVEN AND EIGHT SITUATED IN THE WILLIAM ROBERTS SURVEY A-524 WILLIAMSON COUNTY, TEXAS

OWNER: BERRY CREEK SECTION 8, LTD.  
30444 BERRY CREEK DRIVE  
GEORGETOWN, TX. 78628

CWC  
C.W.C. CHARLES WISTANIEN, P.E., INC.  
30444 BERRY CREEK DRIVE  
GEORGETOWN, TEXAS 78628  
(512) 930-8985

INTERSTATE SUBDIVISION, INC.  
5930 Bee Camp Road, #202 (512) 339-9176  
Austin, Texas 78746  
(512) 339-8876

Scale: 1"=100' Date: 04/07/26  
Drawn by: L.B.S.  
Checked by: L.B.S.  
Approved by: L.A.S.  
Project No.: 026-0318

RELATION DATE: 09/05/26

SHEET 2 OF 4

GENERAL NOTES, CONTINUED:

- 15) THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH PROSPECTIVE BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD AND THAT FLOOD PLAIN DEVELOPMENT PERMIT MUST BE OBTAINED BEFORE ANY 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.
- 16) PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL DREDGING, GRADING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE FLOOD PLAIN PLAN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE COUNTY TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS. A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 18) NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION HAS APPROVED IN WRITING THE POLLUTION ABATEMENT PLAN.
- 19) NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE DEVELOPMENT PERMIT (CDDP) FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.
- 20) NOTE: 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 REVIEW AND APPROVAL OF THE FLOOD PLAIN ADMINISTRATOR OF THE COUNTY OF WILLIAMSON COUNTY FOR A REVIEW AND APPROVAL.
- 21) THE REPLICATION OF ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS SUBDIVISION PLAT HAS BEEN ACCOMPISHED AND EVIDENCE OF ANY LIENS, REQUIRED RELEASE OF LIENS (IF ANY) HAVE BEEN PROVIDED TO THE WILLIAMSON COUNTY COMMISSIONERS' COURT.
- 22) NO STRUCTURES, INCLUDING FENCES, WILL BE PERMITTED WITHIN THE DRAINAGE EASEMENT ACROSS LOTS 35-38, BLOCK "L".
- 23) ALL BUILDING SLAB ELEVATIONS SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
- 24) NO DEVELOPMENT SHALL BEGIN ON LOTS 35-38, BLOCK "L", PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.

BENCH MARK NOTE: A BENCH MARK FOR THE SITE SHOWN HEREON IS DESCRIBED AS BEING A CHISELED "SQUARE" ON THE NW CORNER OF THE CONCRETE PAD FOR MAIL BOXES LOCATED ON THE EAST SIDE OF MENDOTA GREEN DRIVE, NEAR THE SW CORNER OF LOT 22, BLOCK "D", ELEV. =

FIELDNOTE DESCRIPTION

DESCRIPTION OF A 19,006 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF BERRY CREEK SECTION SEVEN AND RESUBDIVISION OF BERRY CREEK SECTION SEVEN AND RESUBDIVISION OF BERRY CREEK SECTION SEVEN AND RESUBDIVISION OF BERRY CREEK SECTION SEVEN BEING A PORTION OF SAID BERRY CREEK SECTION SEVEN BEING A PORTION OF LANDS CONVEYED TO BERRY CREEK SECTION 8, LTD., BY DEED OF RECORD IN VOLUME 2659, PAGE 394 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID SECTION SEVEN HAVING BEEN VACATED BY INSTRUMENT OF RECORD IN VOLUME 4692, PAGE 82 OF THE SAID EIGHT A SUBDIVISION OF RECORD IN CABINET "H", SLIDE 386 OF THE SAID PLAT RECORDS; THE SAID 19,006 ACRES BEING A PORTION OF THAT 21.45 ACRE TRACT CONVEYED TO BERRY CREEK SECTION 8, LTD., BY DEED OF RECORD IN VOLUME 2652, PAGE 802 OF THE SAID OFFICIAL RECORDS; THE SAID 19,006 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found for the northwest corner of Lot 39, Block "K", Resubdivision of Berry Creek Section Eight, Phase One, a subdivision of record in Cabinet "L", Slide 88 of the said plat records; some being the west line of the above described 21.45 acre tract, and the east line of the above tract conveyed to Yonchi Hu, et ux, by deed of record in Volume 2289, Page 792 of the said Official Records; from which point of beginning, a 1/2 inch iron rod found for the northwest corner of said Berry Creek Section Eight, some being the southwest corner of the said Berry Creek Section Eight, some being the southeast corner of record in Vol. 2059, Pg. 33 of the said Official Records, bears N17°21'12"W, 932.43';

THENCE, N17°21'12"W, along the common line between the said tract of record in Volume 2059, Pg. 33 of the said Official Records, a distance of 308.89 feet to a 1/2 inch iron rod found for the most westerly, northwest corner of the tract described herein;

THENCE, leaving the said common line, going over, across and through the said Berry Creek Section Eight, some being the said 21.45 acre tract, and over across and through the said Berry Creek Section Seven, along the northerly, northwesterly line of the tract described herein, the following thirteen (13) courses and distances:

- 1) N72°38'20"E, 200.09 feet to a 1/2 inch iron rod set for an interior ell corner;

Cabinets 10 Slide 254

- 2) N13°21'40"W, 13.18 feet to a 1/2 inch iron rod set for an exterior ell corner;
- 3) N27°38'20"E, 120.00 feet to a 1/2 inch iron rod set for an angle point;
- 4) N57°11'15"E, 61.38 feet to a 1/2 inch iron rod set for an angle point;
- 5) N68°10'00"E, 531.00 feet to a 1/2 inch iron rod set for an angle point;
- 6) N65°47'30"E, 161.98 feet to a 1/2 inch iron rod set for an angle point;
- 7) N71°30'08"E, 50.25 feet to a 1/2 inch iron rod set for an angle point;
- 8) N65°47'30"E, 280.00 feet to a 1/2 inch iron rod set for an angle point;
- 9) N57°12'48"E, 69.34 feet to a 1/2 inch iron rod set for an angle point;
- 10) N37°52'58"E, 170.50 feet to a 1/2 inch iron rod set for an angle point;
- 11) N02°13'39"E, 96.38 feet to a 1/2 inch iron rod set for an angle point;
- 12) N47°23'31"E, 70.86 feet to a 1/2 inch iron rod set for an angle point;
- 13) N02°15'30"E, 124.65 feet to a 1/2 inch iron rod set for the point of intersection with the southerly line of the 32.401 acre tract conveyed to Harvey and Sandra Plohoff by deed of record in Volume 2312, Page 387 of the said Official Records, some being the north line of the said Berry Creek Section Seven;

THENCE, along the common line between the said Berry Creek Section Seven, and the said 32.401 acre Plohoff tract, and the 80.072 acre tract conveyed to Randy Worline by deed of record in Volume 2312, Page 387 of the said Official Records, the following nine (9) courses and distances:

- 1) N88°17'04"E, 45.24 feet to a 600 nail set for an angle point;
- 2) S86°11'25"E, 66.00 feet to a 1/2 inch iron rod found for the southeast corner of the said 32.401 acre Plohoff tract and an interior ell corner of the tract described herein;
- 3) N11°00'53"E, crossing Berry Creek, passing at a distance of 118.74 feet, a 1/2 inch iron rod found for an ell corner in the said 32.401 acre Plohoff tract; and an ell corner in the southerly line of the said 80.072 acre Worline tract, continuing for a total distance of 202.89 feet to a 1/2 inch iron rod found for the most northerly, northwesterly corner of the tract described herein;
- 4) N81°09'12"E, continuing along the common line between the said 80.072 acre tract and the said Berry Creek Section on old wire fence line a distance of 94.02 feet to a 600 nail found for an angle point;
- 5) N65°37'37"E, 59.88 feet to a 600 nail found for an angle point;
- 6) N68°43'40"E, 86.88 feet to a 600 nail found for an angle point;
- 7) N70°28'34"E, 81.10 feet to a 1/2 inch iron rod found for an angle point;
- 8) N67°53'44"E, 183.97 feet to a 600 nail found in a 12 inch Hackberry tree for an angle point;
- 9) N70°08'13"E, 62.00 feet to a 1/2 inch iron rod set for the northeast corner of the tract described herein, some being the northeast corner of a remainder tract of a portion of lands conveyed to Bobby Stenson by deed of record in Volume 849, Page 264 of the said Official Records;

THENCE, leaving the south line of the said 80.072 acre Worline tract, along the east line of the said Berry Creek Section Seven, and the west line of the said Stanton remainder tract, the following two (2) courses and distances:

- 1) S35°00'00"E, crossing said Berry Creek, a distance of 56.40 feet to a 1/2 inch iron rod set for an angle point;
- 2) S23°00'00"W, 225.13 feet to a 1/2 inch iron rod found for the most northerly corner of Lot 43, Block "L", of the Resubdivision of Berry Creek Section Seven, Phase One, a subdivision of record in Cabinet "L", Slide 88 of the said Plat Records; some being the north line of the said Berry Creek Section Seven, and an angle point in the tract described herein;

THENCE, leaving the east line of, and going over, across and through the said Berry Creek Section Seven, along the northwesterly line of the said Resubdivision of Berry Creek Section Seven, Phase One, the following four (4) courses and distances:

- 1) S41°29'44"W, 377.91 feet to a 1/2 inch iron rod found for an angle point;
- 2) S35°45'36"W, 50.03 feet to a 1/2 inch iron rod found for an angle point;
- 3) S41°29'44"W, 237.35 feet to a 1/2 inch iron rod found for an angle point;
- 4) S37°49'04"W, 261.15 feet to a 1/2 inch iron rod found in the northwesterly line of Lot 6, Block "D", of the Resubdivision of Berry Creek Section Six, a subdivision of record in Cabinet "K", Slide 271 of the said Plat Records, for the most westerly corner of the said Resubdivision of Berry Creek Section Six, continuing to the southeast corner of the said Resubdivision of Berry Creek Section Seven and the tract described herein;

THENCE, along the common line between the remainder of the said Berry Creek Section Seven, and the said Resubdivision of Berry Creek Section Six, the following two (2) courses and distances:

- 1) N63°00'00"W, 5.29 feet to a 1/2 inch iron rod found for an interior ell corner of the tract described herein;
- 2) S32°32'30"W, 37.00 feet to a 1/2 inch iron rod found for an angle point;

THENCE, continuing over, across and through the said Berry Creek Section Seven, and the said Resubdivision of Berry Creek Section Six, and the northwesterly line of the said Resubdivision of Berry Creek Section Six, some being the north line of the said Resubdivision of Berry Creek Section Eight, Phase One, the following seven (7) courses and distances:

- 1) S65°47'30"W, 575.44 feet to a 1/2 inch iron rod found for the northwest corner of Lot 1, Block "E", of said Resubdivision of Berry Creek Section Eight, Phase One, and the northeast corner of Lot 15, Block "B", of the said Resubdivision of Berry Creek Section Eight, Phase One;
- 2) S66°38'45"W, along the northerly line of the said Resubdivision of Berry Creek Section Eight, Phase One, 116.36 feet to a 1/2 inch iron rod found for an angle point;
- 3) S88°10'00"W, 683.66 feet to a 1/2 inch iron rod found for the northwest corner of Lot 2, of the said Block "K", some being an interior ell corner of the tract described herein;
- 4) S21°50'00"W, 40.25 feet to a 1/2 inch iron rod found for the northeast corner of Lot 1, of the said Block "K", some being an exterior ell corner of the tract described herein;
- 5) S68°10'00"W, 131.87 feet to a 1/2 inch iron rod found for an angle point;
- 6) S88°22'30"W, 131.87 feet to a 1/2 inch iron rod found for an angle point, some being the northeast corner of Lot 39, Block "B", Resubdivision of Berry Creek Section Eight, Phase One;
- 7) S72°38'20"W, 120.13 feet to the POINT OF BEGINNING, containing 19,006 acres of land over, more or less, within these metes and bounds.

**WOODS AT BERRY CREEK PHASE ONE**

A VACATION AND RESUBDIVISION OF A 19,006 ACRE PORTION OF BERRY CREEK SECTIONS SEVEN AND EIGHT SITUATED IN THE WILLIAM ROBERTS SURVEY A-524 WILLIAMSON COUNTY, TEXAS

OWNER: BERRY CREEK SECTION 8, LTD.  
30444 BERRY CREEK DRIVE  
GEORGETOWN, TX. 78628

**CWC**  
CWC, CHARLES WISTANEN, P.E., INC.  
30444 BERRY CREEK DRIVE  
GEORGETOWN, TEXAS 78628  
Phone: 850-9895  
FAX: 850-9817

INTERSTATE SURVEYING, INC.  
Professional Surveyors  
S&M Planning Services  
5350 Bee Cave Road, #202 (210) 520-8176  
Austin, Texas 78746  
Approved by D.A.S.  
Project No. 006-0018

Reason Date: 09/25/98  
Scale: 1"=100' Block: 8113  
Sheet: 3 OF 4

