PLAT MAP RECORDING SHEET

2002013326 3 Pgs

INSTRUMENT # --

DEDICATORS: Continental Homes of Texas, L.P. by CHTEX OF TEXAS, Inc it sole General Partner by Terry E. Mitchell, Vice-President

SUBDIVISION NAME: **RYAN'S CROSSING, SECTION 6**

PLAT RECORDED IN: CABINET V, SLIDE 284, 285 and 286

PROPERTY IS DESCRIBED AS: 30.094 ac. Marshall, J., Svy., Abst. 409

HAND TO: City of Round Rock (Kathy Miller 341-3320)

INSTRUMENT DATE: September 5, 2001

FILE DATE: February 19, 2002

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

02-19-2002 02:43 PM 2002013326
HARGETT $156.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

PHOTOGRAPHIC PLAT

FINAL PLAT OF

RYAN'S CROSSING SECTION 6

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'

NOTES:

1. NO FENCE OR OTHER OBSTRUCTION SHALL BE INSTALLED OR PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 48491C0250 C & 48491C0335 C EFFECTIVE DATE 9-27-1991 FOR WILLIAMSON COUNTY, TEXAS.
3. BUILDING SETBACK LINES SHALL BE ESTABLISHED IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
5. THIS SECTION IS APPROVED FOR SINGLE-FAMILY LOT AVERAGING.
6. DRIVEWAY ACCESS TO NOLAN RYAN BOULEVARD IS PROHIBITED FROM LOTS 41 AND 42, BLOCK I. DRIVEWAY ACCESS TO MICKEY MANTLE PLACE IS PROHIBITED FROM LOTS 1 AND 25, BLOCK J AND FROM LOT 59, BLOCK I.
7. THIS PLAT SHALL NOT BE RECORDED PRIOR TO SECTIONS 4 AND 5.

CITY OF ROUND ROCK - 316.854 ACRES - VOL. 1760, PG. 451

POINT OF COMMENCEMENT S49°30'54"W 2576.14' TO NE CORNER OF P.A. HOLDER SURVEY NO. 9, ABSTRACT 297

POINT OF BEGINNING

RYAN'S CROSSING SECTION 4 - CABINET U, SLIDES 272-274

LOT 19, BLOCK F - DRAINAGE TRACT

SANDY KOUFAX LANE

TY COBB PLACE

JACKIE ROBINSON PLACE

WRIGLEY LANE

MICKEY MANTLE PLACE

CAMPANELLA COVE

CAMPANELLA DRIVE

ROD CAREW DRIVE

YOGI BERRA WAY

NOLAN RYAN BLVD.

TOM SEAVER PLACE

MICKEY MANTLE PLACE

CONTINENTAL HOMES OF TEXAS, L. P. DOCUMENT NO. 9908540

RYAN'S CROSSING SECTION 5 (PROPOSED)

RYAN'S CROSSING SECTION 3 CABINET T, SLIDES 355-357

ULTIMATE 100 YEAR FLOOD PLAIN

15' PUE

10' PUE

50' R

PARK

LOT 18, BLOCK I PARK

LOT 60, BLOCK 1 - DRAINAGE TRACT

RYAN'S CROSSING SECTION 4 - CABINET U, SLIDES 272-274

BENCH MARK:

U. S. GEOLOGICAL SURVEY BENCH MARK STAMPED G-1 DATUM 1924 ELEV. = 646.08 1 FOOT ABOVE GROUND, 46 FEET SOUTH OF RAILROAD AND 214 FEET EAST OF COUNTY ROAD 122

A PERMANENT ON SITE BENCH MARK WILL BE ESTABLISHED WITHIN THE LIMITS OF EACH FINAL PLAT FOR THIS PROJECT.

MINIMUM FLOOR ELEVATIONS		
BLOCK	LOT	ELEVATION
I	19	671.0
I	32	670.0
I	33	666.0
I	37	665.0
I	38	664.0
I	39	664.0
I	40	662.0
I	41	662.0
I	42	659.5
I	43	659.5
I	44	659.5
I	45	659.5
I	46	660.0
I	47	661.5
I	48	662.0
I	49	663.0
I	50	664.0
I	51	664.0
I	52	666.0
I	53	666.5
I	54	667.0
I	55	669.0
I	56	669.0
I	57	699.0
I	58	670.0
I	59	671.0
F	2	691.0
F	3	690.0
F	4	689.0
F	5	688.0
F	6	687.0
F	7	686.0
F	8	685.0
F	9	684.0
F	10	683.0
F	11	682.0
F	12	681.0
F	13	680.0
F	14	679.0
F	15	678.0
F	16	678.0
F	17	677.0
F	18	676.0

● = IRON ROD FOUND

○ = IRON ROD SET

DE = DRAINAGE AND STORM SEWER EASEMENT

PUE = PUBLIC UTILITY EASEMENT

▣ = NEIGHBORHOOD POSTAL BOX CLUSTER

Ⓓ = BLOCK NAME

PROPERTY OWNER:
CONTINENTAL HOMES OF TEXAS, L. P.
12554 RIATA VISTA CIRCLE SECOND FLOOR
AUSTIN, TEXAS 78727
TERRY MITCHELL (512) 345-4663

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

SURVEYOR:
RJONES SURVEYING, INC.
1212 EAST BRAKER LANE
AUSTIN TEXAS 78753
836-4793 FAX: 836-4817

TOTAL AREA OF THIS SITE: 30.094 ACRES
SURVEY: JOSEPH MARSHALL SURVEY ABSTRACT NO. 409
LINEAR FEET OF NEW STREETS: 6394
6 BLOCKS
140 SINGLE FAMILY LOTS

S:\LAND851-900\851\dwg\851-PLAT.dwg 08/21/01 11:00:38 AM CDT

SHEET 1 OF 3 SHEETS

DATE: AUG. 8, 2001 SCALE: 1" = 100'

RJ SURVEYING, INC.
1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

Cabinet V Slide 284 Doc. # 200201332

PHOTOGRAPHIC MYLAR

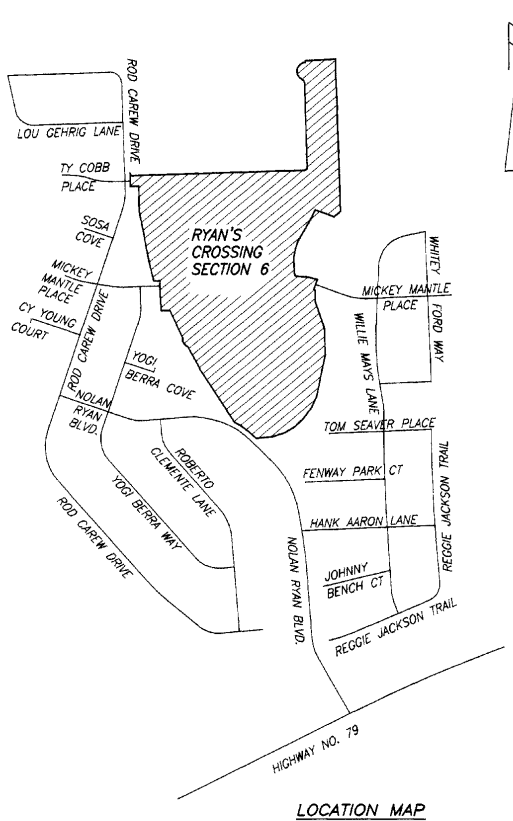
FINAL PLAT OF

RYAN'S CROSSING SECTION 6

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	64.09	330.00	11°07'38"	S25°19'24"W	63.99	32.14
C2	154.35	270.00	32°45'13"	S14°30'36"W	152.25	79.35
C3	23.27	15.00	88°53'15"	S46°18'38"E	21.01	14.71
C4	116.57	330.00	20°14'24"	S80°38'04"E	115.97	58.90
C5	150.12	505.63	17°00'40"	N53°30'39"W	149.57	75.62
C6	63.61	50.00	72°53'48"	N29°47'06"W	59.41	36.93
C7	23.56	15.00	90°00'00"	S46°52'01"E	21.21	15.00
C8	23.56	15.00	90°00'00"	N43°07'59"E	21.21	15.00
C9	27.13	25.00	62°10'55"	N32°57'28"W	25.82	15.08
C10	131.31	50.00	150°28'25"	N11°11'17"E	96.70	189.74
C11	23.56	15.00	90°00'00"	N46°52'01"W	21.21	15.00
C12	23.56	15.00	90°00'00"	S43°07'59"W	21.21	15.00
C13	22.30	15.00	85°11'28"	N73°28'57"E	20.30	13.79
C14	21.82	15.00	83°20'31"	N22°15'03"W	19.95	13.35
C15	99.98	205.00	27°56'42"	N77°53'40"W	99.00	51.01
C16	75.60	155.00	27°56'42"	N77°53'40"W	74.85	38.57
C17	21.03	25.00	48°11'23"	S67°46'19"E	20.41	11.18
C18	14.20	25.00	32°33'16"	S75°35'23"E	14.01	7.30
C19	6.82	25.00	15°38'07"	S51°29'41"E	6.80	3.43
C20	241.19	50.00	276°22'46"	S01°52'01"E	66.67	44.72
C21	47.10	50.00	53°58'04"	N70°39'40"W	45.37	25.46
C22	36.75	50.00	42°06'39"	S61°17'58"W	35.93	19.25
C23	36.75	50.00	42°06'39"	S19°11'19"W	35.93	19.25
C24	36.75	50.00	42°06'39"	S22°55'20"E	35.93	19.25
C25	36.75	50.00	42°06'39"	S65°01'59"E	35.93	19.25
C26	47.10	50.00	53°58'04"	N66°55'39"E	45.37	25.46
C27	21.03	25.00	48°11'23"	S64°02'18"W	20.41	11.18
C28	6.82	25.00	15°38'07"	S47°45'40"W	6.80	3.43
C29	14.20	25.00	32°33'16"	S71°51'21"W	14.01	7.30
C30	23.56	15.00	90°00'00"	N46°52'01"W	21.21	15.00
C31	154.35	270.00	32°45'13"	N14°30'36"E	152.25	79.35
C32	188.65	330.00	32°45'13"	N14°30'36"E	186.09	96.98
C33	46.02	270.00	9°45'57"	N26°00'14"E	45.96	23.07
C34	108.33	270.00	22°59'16"	N09°37'38"E	107.60	54.90
C35	46.52	330.00	8°04'35"	N15°43'17"E	46.48	23.30
C36	46.52	330.00	8°04'35"	N07°38'42"E	46.48	23.30
C37	31.53	330.00	5°28'25"	N00°52'12"E	31.51	15.77
C40	4.83	205.00	1°21'01"	N64°35'50"W	4.83	2.42
C41	53.63	205.00	14°59'22"	N72°46'01"W	53.48	26.97
C42	41.52	205.00	11°36'18"	N86°03'51"W	41.45	20.83
C43	31.36	155.00	11°35'33"	N86°04'14"W	31.31	15.73
C44	44.24	155.00	16°21'08"	N72°05'53"W	44.09	22.27
C45	122.60	330.00	21°17'13"	S08°46'36"W	121.90	62.02
C46	87.30	330.00	15°09'24"	S11°50'31"W	87.04	43.90
C47	35.31	330.00	6°07'49"	S01°11'54"W	35.29	17.67
C48	23.66	15.00	90°22'53"	S43°19'26"W	21.28	15.10
C49	98.82	270.00	20°58'15"	N81°00'00"W	98.27	49.97
C50	218.63	50.00	250°31'44"	S37°07'52"E	81.65	70.71
C51	16.91	50.00	19°22'35"	S78°26'42"W	16.83	8.54
C52	54.19	50.00	62°05'36"	S37°42'36"W	51.57	30.10
C53	83.92	50.00	96°09'44"	N65°41'08"E	74.41	55.69
C54	30.77	25.00	70°31'44"	S52°52'08"W	28.87	17.68
C55	264.60	205.00	73°57'15"	N48°36'19"E	246.61	154.35
C56	200.07	155.00	73°57'15"	N48°36'19"E	186.46	116.70
C57	5.24	155.00	1°56'19"	S12°35'51"W	5.24	2.62
C58	176.61	155.00	65°17'04"	N46°12'33"E	167.21	99.29
C59	18.21	155.00	6°43'52"	N82°13'01"E	18.20	9.12
C61	17.68	205.00	4°56'26"	N14°05'54"E	17.67	8.84
C62	45.02	205.00	12°34'53"	N22°51'34"E	44.93	22.60
C63	44.80	205.00	12°31'19"	N35°24'40"E	44.71	22.49
C64	44.62	205.00	12°28'18"	N47°54'29"E	44.53	22.40
C65	44.48	205.00	12°25'57"	N60°21'36"E	44.40	22.33
C66	44.39	205.00	12°24'24"	N72°46'47"E	44.30	22.28
C67	23.61	205.00	6°35'58"	N82°16'58"E	23.60	11.82
C68	40.38	25.00	92°33'03"	S48°08'32"E	36.13	26.14
C69	21.03	25.00	48°11'23"	N22°13'41"E	20.41	11.18
C70	164.87	50.00	188°55'49"	S48°08'32"E	99.70	640.30
C71	21.03	25.00	48°11'23"	S61°29'15"W	20.41	11.18
C72	84.22	50.00	96°30'29"	S01°55'52"E	74.61	56.03
C73	80.65	50.00	92°25'20"	N83°36'14"E	72.19	52.16
C74	80.03	50.00	91°42'31"	N47°43'15"W	71.76	51.51
C75	211.34	50.00	242°10'55"	S57°02'32"W	85.63	82.92
C76	35.14	60.00	33°33'27"	N18°38'43"W	34.64	18.09
C77	91.34	155.00	33°45'56"	N05°15'16"W	90.03	47.04
C78	120.81	205.00	33°45'56"	N05°15'16"W	119.07	62.22
C79	36.51	155.00	13°29'42"	N04°52'50"E	36.42	18.34
C80	50.91	155.00	18°49'09"	N11°16'35"W	50.68	25.69
C81	3.93	155.00	1°27'05"	N21°24'42"W	3.93	1.96
C82	17.78	205.00	4°58'08"	N09°08'37"E	17.77	8.89
C83	50.14	205.00	14°00'52"	N00°20'53"W	50.02	25.20
C84	51.38	205.00	14°21'39"	N14°32'08"W	51.25	25.83
C85	1.51	205.00	0°25'16"	N21°55'36"W	1.51	0.75
C86	54.84	155.00	20°16'14"	N12°00'07"W	54.55	27.71
C87	72.53	205.00	20°16'14"	N12°00'07"W	72.15	36.65
C88	30.59	155.00	11°18'29"	N07°31'15"W	30.54	15.35
C89	24.25	155.00	8°57'45"	N17°39'22"W	24.22	12.15
C90	22.02	205.00	6°09'13"	N19°03'38"W	22.01	11.02
C91	50.51	205.00	14°07'01"	N08°55'31"W	50.38	25.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.55	N88°07'59"E
L2	95.74	N07°38'42"W
L3	50.11	S88°08'12"E
L4	35.20	S88°08'12"E
L5	14.91	S88°08'12"E
L6	30.00	N01°52'01"W
L7	38.69	N63°55'19"W
L8	38.87	N63°55'19"W
L9	78.10	S37°56'19"W
L16	65.85	S85°34'57"W
L17	39.73	S85°34'57"W
L18	22.50	S85°34'57"W
L19	62.23	S85°34'57"W
L20	26.09	S01°52'01"E
L21	65.00	S88°07'59"W
L22	50.99	S09°26'35"W



LOCATION MAP

LOT SIZES:

C-1	7,780	sq.ft.	E-1	7,602	sq.ft.	I-19	5,500	sq.ft.	J-1	7,152	sq.ft.
C-2	5,750	sq.ft.	E-2	6,375	sq.ft.	I-20	5,500	sq.ft.	J-2	6,000	sq.ft.
C-3	5,750	sq.ft.	E-3	6,375	sq.ft.	I-21	5,500	sq.ft.	J-3	6,102	sq.ft.
C-4	5,750	sq.ft.	E-4	6,375	sq.ft.	I-22	5,500	sq.ft.	J-4	6,717	sq.ft.
C-5	7,427	sq.ft.	E-5	6,375	sq.ft.	I-23	5,500	sq.ft.	J-5	7,631	sq.ft.
C-6	7,735	sq.ft.	E-6	6,375	sq.ft.	I-24	5,500	sq.ft.	J-6	8,368	sq.ft.
C-7	5,260	sq.ft.	E-7	6,375	sq.ft.	I-25	5,500	sq.ft.	J-7	8,371	sq.ft.
C-8	9,647	sq.ft.	E-8	6,477	sq.ft.	I-26	7,102	sq.ft.	J-8	7,824	sq.ft.
C-9	11,891	sq.ft.	E-9	8,711	sq.ft.	I-27	7,427	sq.ft.	J-9	7,924	sq.ft.
C-10	8,900	sq.ft.	E-10	7,138	sq.ft.	I-28	5,750	sq.ft.	J-10	6,624	sq.ft.
C-11	11,728	sq.ft.	E-11	6,241	sq.ft.	I-29	5,750	sq.ft.	J-11	6,274	sq.ft.
C-12	6,423	sq.ft.	E-12	6,375	sq.ft.	I-30	5,750	sq.ft.	J-12	9,725	sq.ft.
C-13	9,035	sq.ft.	E-13	6,375	sq.ft.	I-31	5,765	sq.ft.	J-13	7,021	sq.ft.
C-14	7,427	sq.ft.	E-14	6,375	sq.ft.	I-32	9,565	sq.ft.	J-14	5,500	sq.ft.
C-15	5,750	sq.ft.	E-15	6,375	sq.ft.	I-33	10,930	sq.ft.	J-15	5,750	sq.ft.
C-16	5,750	sq.ft.	E-16	6,375	sq.ft.	I-34	7,250	sq.ft.	J-16	6,000	sq.ft.
C-17	7,187	sq.ft.	E-17	6,375	sq.ft.	I-35	5,750	sq.ft.	J-17	6,000	sq.ft.
			E-18	7,602	sq.ft.	I-36	7,427	sq.ft.	J-18	6,000	sq.ft.
						I-37	8,400	sq.ft.	J-19	6,000	sq.ft.
D-1	6,852	sq.ft.	F-2	8,300	sq.ft.	I-38	9,391	sq.ft.	J-20	6,000	sq.ft.
D-2	5,750	sq.ft.	F-3	6,000	sq.ft.	I-39	7,893	sq.ft.	J-21	6,000	sq.ft.
D-3	5,750	sq.ft.	F-4	6,000	sq.ft.	I-40	6,394	sq.ft.	J-22	6,000	sq.ft.
D-4	5,750	sq.ft.	F-5	6,000	sq.ft.	I-41	8,569	sq.ft.	J-23	6,000	sq.ft.
D-5	5,750	sq.ft.	F-6	6,000	sq.ft.	I-42	9,323	sq.ft.	J-24	6,000	sq.ft.
D-6	5,750	sq.ft.	F-7	6,000	sq.ft.	I-43	6,965	sq.ft.	J-25	7,152	sq.ft.
D-7	5,750	sq.ft.	F-8	6,000	sq.ft.	I-44	7,172	sq.ft.			
D-8	5,750	sq.ft.	F-9	6,000	sq.ft.	I-45	7,154	sq.ft.			
D-9	5,831	sq.ft.	F-10	6,000	sq.ft.	I-46	7,126	sq.ft.			
D-10	6,196	sq.ft.	F-11	6,000	sq.ft.	I-47	7,090	sq.ft.			
D-11	6,762	sq.ft.	F-12	6,000	sq.ft.	I-48	7,205	sq.ft.			
D-12	8,586	sq.ft.	F-13	6,000	sq.ft.	I-49	7,428	sq.ft.			
D-13	9,448	sq.ft.	F-14	6,000	sq.ft.	I-50	6,940	sq.ft.			
D-14	9,144	sq.ft.	F-15	6,000	sq.ft.	I-51	6,423	sq.ft.			
D-15	8,811	sq.ft.	F-16	6,434	sq.ft.	I-52	6,423	sq.ft.			
D-16	6,000	sq.ft.	F-17	7,024	sq.ft.	I-53	6,128	sq.ft.			
D-17	6,000	sq.ft.	F-18	7,244	sq.ft.	I-54	5,779	sq.ft.			
D-18	6,000	sq.ft.				I-55	6,023	sq.ft.			
D-19	6,000	sq.ft.				I-56	6,433	sq.ft.			
D-20	6,000	sq.ft.				I-57	6,568	sq.ft.			
D-21	6,000	sq.ft.				I-58	6,292	sq.ft.			
D-22	7,152	sq.ft.				I-59	9,944	sq.ft.			

AVERAGE LOT SIZE FOR THIS PLAT: 952,959/140 = 6806 SQ.FT.

Cabinet V Slide 285

SHEET 2 OF 3 SHEETS

DATE: AUG. 8, 2001 SCALE: 1" = 100'

RJ SURVEYING, INC.

1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

PHOTOGRAPHIC MYLAR

FINAL PLAT OF

RYAN'S CROSSING SECTION 6

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

THAT PART OF THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 201.992 ACRE TRACT DEEDED TO CONTINENTAL HOMES OF AUSTIN, L. P., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN DOCUMENT NUMBER 9908540 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT AN IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF THE SAID 201.992 ACRE TRACT, FROM WHICH THE NORTHEAST CORNER OF THE P. A. HOLDER SURVEY NO.9, ABSTRACT NO. 297 BEARS S.49°30'54"W., 2576.14 FEET;

THENCE S.86°25'29"W., ALONG THE NORTH LINE OF THE SAID 201.992 ACRE TRACT, 114.30 FEET TO THE POINT OF BEGINNING;

THENCE CROSSING THE SAID 201.992 ACRE TRACT THE FOLLOWING 42 COURSES:

1. S. 01°52'01"E., 864.27 FEET TO AN IRON ROD FOUND;
2. S.51°52'25"W., 47.28 FEET TO AN IRON ROD FOUND;
3. N.70°14'25"W., 113.06 FEET TO AN IRON ROD FOUND;
4. 64.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 11°07'38", AND A CHORD BEARING S.25°19'24"W., 63.99 FEET, TO AN IRON ROD FOUND;
5. S.30°53'13"W., 107.22 FEET TO AN IRON ROD FOUND;
6. 154.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 32°45'14", AND A CHORD BEARING S.14°30'36"W., 152.25 FEET TO AN IRON ROD FOUND;
7. S.01°52'01"E., 65.28 FEET TO AN IRON ROD FOUND;
8. 23.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°53'15", AND A CHORD BEARING S.46°18'38"E., 21.01 FEET TO AN IRON ROD FOUND;
9. 116.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, CENTRAL ANGLE OF 20°14'24" AND A CHORD BEARING S.80°38'04"E., 115.97 FEET TO AN IRON ROD FOUND;
10. S.19°29'08"W., 60.00 FEET TO AN IRON ROD FOUND;
11. S.70°30'52"E., 7.65 FEET TO AN IRON ROD FOUND;
12. S.01°52'01"E., 69.07 FEET TO AN IRON ROD FOUND;
13. S.19°02'30"E., 157.00 FEET TO AN IRON ROD SET;
14. S.01°52'01"E., 150.00 FEET TO AN IRON ROD SET;
15. S.11°37'41"W., 236.75 FEET TO AN IRON ROD SET;
16. S.25°02'49"W., 72.54 FEET TO AN IRON ROD SET;
17. S.34°17'19"W., 71.92 FEET TO AN IRON ROD FOUND;
18. S.46°59'36"W., 71.92 FEET TO AN IRON ROD FOUND;
19. S.59°41'53"W., 71.92 FEET TO AN IRON ROD FOUND;
20. S.72°24'10"W., 71.92 FEET TO AN IRON ROD FOUND;
21. S.84°23'07"W., 88.48 FEET TO AN IRON ROD FOUND;
22. N.45°00'19"W., 3.79 FEET TO AN IRON ROD FOUND;
23. 150.12 FEET ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 505.63 FEET, A CENTRAL ANGLE OF 17°00'40" AND A CHORD BEARING N.53°30'39"W., 149.57 FEET TO AN IRON ROD FOUND;
24. N.32°48'25"W., 355.15 FEET TO AN IRON ROD FOUND;
25. N.29°13'37"W., 146.29 FEET TO AN IRON ROD FOUND;
26. 63.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 72°53'48" AND A CHORD BEARING N.29°47'06"W., 59.41 FEET TO AN IRON ROD FOUND;
27. N.24°56'39"W., 171.29 FEET TO AN IRON ROD FOUND;
28. S.88°07'59"W., 50.00 FEET TO AN IRON ROD FOUND;
29. N.01°52'01"W., 170.00 FEET TO AN IRON ROD FOUND;
30. S.88°07'59"W., 36.26 FEET TO AN IRON ROD FOUND;
31. N.13°10'42"W., 112.18 FEET TO AN IRON ROD FOUND;
32. N.10°55'34"W., 283.54 FEET TO AN IRON ROD FOUND;
33. N.01°52'01"W., 150.00 FEET TO AN IRON ROD FOUND;
34. S.88°07'59"W., 46.55 FEET TO AN IRON ROD FOUND;
35. N.01°52'01"W., 75.00 FEET TO AN IRON ROD FOUND;
36. 23.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S.46°52'01"E., 21.21 FEET TO AN IRON ROD FOUND;
37. N.88°07'59"E., 972.86 FEET TO AN IRON ROD FOUND;
38. 23.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING.43°07'59"E., 21.21 FEET TO AN IRON ROD FOUND;
39. N.01°52'01"W., 479.78 FEET TO AN IRON ROD FOUND;
40. 27.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62°10'54" AND A CHORD BEARING N.32°57'28"W., 25.82 FEET TO AN IRON ROD FOUND;
41. 131.31 ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 150°28'24" AND A CHORD BEARING N.11°11'17"E., 96.70 FEET TO AN IRON ROD FOUND;
42. N.03°34'31"W., 7.74 FEET TO AN IRON ROD FOUND IN THE NORTH LINE OF THE SAID 201.992 ACRE TRACT;

THENCE N.86°25'29"E., ALONG SAID NORTH LINE, 171.80 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 30.094 ACRES MORE OR LESS.

DEDICATION

STATE OF TEXAS
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P., THE OWNER OF THE CERTAIN 201.992 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 9908540 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS , DOES HEREBY SUBDIVIDE 30.094 ACRES OUT OF SAID TRACTS AND DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

TERRY E. MITCHELL, VICE PRESIDENT
12554 RIATA VISTA CIRCLE, SECOND FLOOR
AUSTIN, TEXAS 78727

THE STATE OF TEXAS
COUNTY OF Travis

BEFORE ME, ~~Terry E. Mitchell~~ Christy Clark, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TERRY E. MITCHELL, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Terry E. Mitchell) 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 22nd DAY OF August A.D., 2001

CHRISTY CLARK
Notary Public, State of Texas
My Commission Expires
NOV. 02, 2002

SEAL

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, RANDALL S. JONES, 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 PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

8/21/01
RANDALL S. JONES — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4391

STATE OF TEXAS
REGISTERED
RANDALL S. JONES
4391
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TRAVIS

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

8/21/01
RANDALL S. JONES — DATE
REGISTERED PROFESSIONAL ENGINEER NO. 49872

STATE OF TEXAS
RANDALL S. JONES
49872
REGISTERED
PROFESSIONAL ENGINEER

CITY APPROVAL

APPROVED THIS 5th DAY OF SEPTEMBER 2001, 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 KOSIK, CHAIR

PETER DRAPES, SECRETARY

PASSED AND ADOPTED, ON THE 5TH DAY OF SEPTEMBER 20 01.

ROBERT A. STLUKA, JR., MAYOR
CITY OF ROUND ROCK, TEXAS

JOANNE LAND, CITY SECRETARY
CITY OF ROUND ROCK, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, 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 15 DAY OF February A.D. 2002, AT 10:15 O'CLOCK A M. AND DULY RECORDED ON THE 19 DAY OF February A.D. 2002 AT 2:43 O'CLOCK P. M IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET V SLIDES 284, 285 & 286.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

WILLIAMSON COUNTY TEXAS

Cabinet V Slide 286

SHEET 3 OF 3 SHEETS

DATE: AUG. 8, 2001 SCALE: 1" = 100'

RJ SURVEYING, INC.
1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793