

WILLIAMSON COUNTY CLERK

OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 8530449

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET 6 SLIDE(S) 170

THE OAKLANDS SECTION ONE - A

A FINAL PLAT OF

A SUBDIVISION OF 32.338 ACRES

OUT OF THE J. M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMSON COUNTY, TEXAS

R.O.C.

N.W. Corner of The
J.M. HARRELL SURVEY

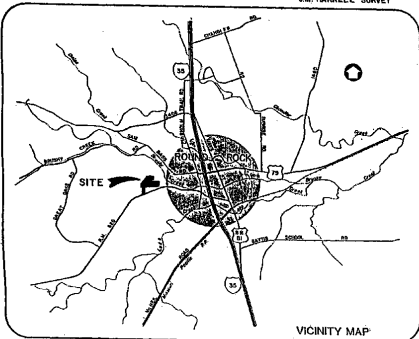
SCALE: 1" = 100'

30449

MADE FOR RECORD

1/15/85

APR 14 1985
JAMES H. JOHNSON
REGISTERED SURVEYOR
No. 12547



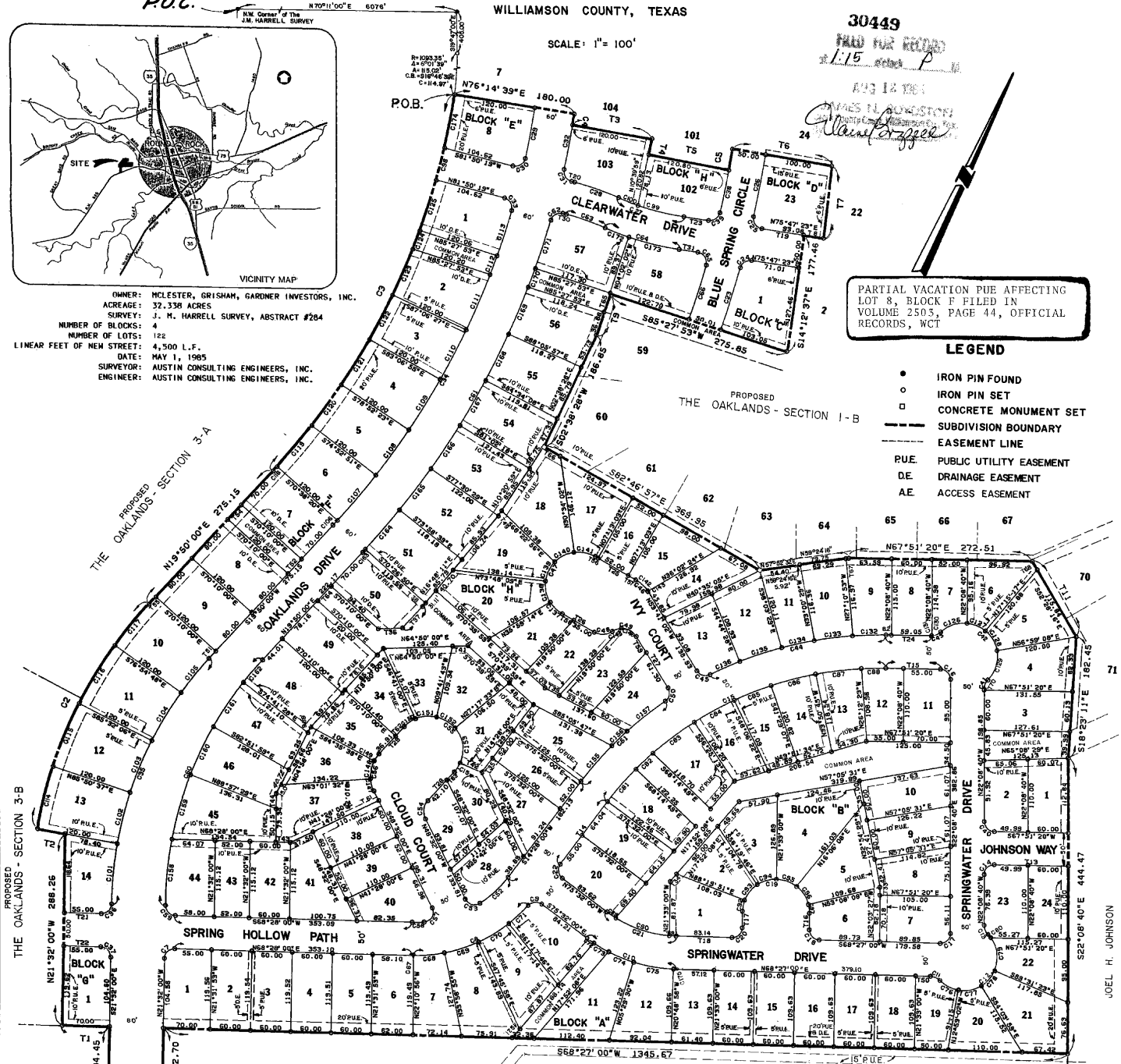
VICINITY MAP

OWNER: MCLESTER, GRISHAM, GARDNER INVESTORS, INC.
ACREAGE: 32.338 ACRES
SURVEY: J. M. HARRELL SURVEY, ABSTRACT #284
NUMBER OF BLOCKS: 4
NUMBER OF LOTS: 122
LINEAR FEET OF NEW STREET: 4,500 L.F.
DATE: MAY 1, 1985
SURVEYOR: AUSTIN CONSULTING ENGINEERS, INC.
ENGINEER: AUSTIN CONSULTING ENGINEERS, INC.

PARTIAL VACATION PUE AFFECTING
LOT 8, BLOCK F FILED IN
VOLUME 2503, PAGE 44, OFFICIAL
RECORDS, WCT

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT SET
- SUBDIVISION BOUNDARY
- - - EASEMENT LINE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- AE ACCESS EASEMENT



BUILDING SETBACKS

The following building setback requirements apply to each lot in this subdivision:

Front: 25' (front entry garage)
15' (other)

Side: 10' (corner lot)
5' (other)

Rear: 5'

SIDEWALKS

A four foot (4') wide sidewalk will be constructed along each side of the entire length of Oakland Drive and a three and one-half foot (3 1/2') wide sidewalk will be constructed along each side of all other streets. The construction of these sidewalks shall be the responsibility of the Homeowner for each lot in this subdivision. The Homeowner shall file with the local authority issue Certificates of Occupancy for any building built on any lot in this subdivision until the sidewalk(s) and any wheelchair ramps(s) required on that lot are constructed and approved.

EASEMENTS

In addition to the easements shown on this plat, all common areas will be dedicated as drainage and public utility easements. A 10' wide P.U.E. and sidewalk easement will be dedicated along all street R.O.W. lines for the purpose of avoiding trees with utility and sidewalk construction. All utilities will be underground in the street R.O.W. Additional side and rear lot easements will be dedicated as required by T.P. & L., Southwestern Bell, and Lone Star Gas. No fences or other obstructions shall be installed in any drainage easement shown for the purpose of surface drainage.

COMMON AREA

All areas shown on this plat as common area will be vested in a Homeowner's Association for the responsibility of maintenance. All medians and curb islands will be maintained by the Homeowner's Association.

FLOOD PLAIN

The 25 year and 100 year flows will be contained within drainage easements shown hereon. The existing 100 year flood plain is shown hereon.

NOTE:

The drainage easements shown on lots 7, 8, 9, 14, & 15, Block "B" and lots 82 & 83, Block "H" are dedicated for the use of underground storm sewer systems.

- See Partial Vacation of 10' PUE - Vol. 1282, Pg. 410 in the Deed Records

- See Easement on Lots 11 to 19 - Block B - Vol. 1282, Pg. 413 in the Deed Records

- See Partial Vacation of 5' PUE on Lot 25, Block H - Vol. 2050, Pg. 81 Deed Records

McLESTER • GRISHAM • GARDNER

DEVELOPMENT CORP.

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AUSTIN CONSULTING ENGINEERS

(512) 346-1333

9111 Jollyville Road • Suite 200 • Austin, Texas 78759

Calcutt & Allen 170

JOEL H. JOHNSON

THE OAKLANDS SECTION ONE - A

METES AND BOUNDS DESCRIPTION FOR THE OAKLANDS SECTION ONE - A

A DESCRIPTION OF 32.338 ACRE TRACT OF LAND OUT OF THAT CERTAIN 132.808 ACRES CONVEYED TO P.M.H. JOINT VENTURE BY DEED RECORDED IN VOLUME 1004, PAGE 422 OF THE WILLIAMSON COUNTY DEED RECORDS AND A PORTION OF THAT CERTAIN 47.83 ACRE "FIRST TRACT", CONVEYED TO AUSTIN WHITE LINE COMPANY BY DEED RECORDED IN VOLUME 717, PAGE 403 OF THE WILLIAMSON COUNTY DEED RECORDS, ALL BEING OUT OF THE J. H. HARRELL SURVEY, ABSTRACT NO. 284, SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- Commencing at the Northwest corner of said J. H. Harrell Survey;
- Thence, N 70°11'00" E, a distance of 6,076 feet along the North line of said J. H. Harrell Survey to an iron pin found at the northeast corner of a 14.00 acre tract called "Fourth Tract" as described in Volume 380, Page 568 of Williamson County Deed Records, same being Southwest corner of 34.00 acre tract as described in Volume 380, Page 568, of said Deed Records;
- Thence, S 19°47'00" E, a distance of 405.00 feet to an iron pin set and to the beginning of a curve to the right;
- Thence, 115.02 feet following an arc of said curve to the right having a radius of 1,093.35 feet, a central angle of 6°01'39" and a chord bearing S 16°46'39" E and a distance of 114.97 feet to an iron pin set and to THE POINT OF BEGINNING.
- Thence, N 76°14'39" E, a distance 180.00 feet to an iron pin set on an arc of non-tangent curve to the right;
- Thence, 16.14 feet along an arc of said curve to the right having a radius of 1,273.35 feet, a central angle of 0°43'34" and a chord bearing S 13°23'34" E and a distance of 16.14 feet to an iron pin set for corner;
- Thence, N 76°58'14" E, a distance of 120.00 feet to an iron pin set for corner;
- Thence, S 10°39'59" E, a distance of 24.69 feet to an iron pin set for corner;
- Thence, N 77°59'08" E, a distance of 120.80 feet to an iron pin set on an arc of non-tangent curve to the left;
- Thence, 32.14 feet along an arc of said curve to the left, having a radius of 1,513.35 feet, a central angle of 1°13'01" and a chord bearing of N 12°27'23" W and a distance of 32.14 feet to an iron pin set for corner;
- Thence, N 76°46'07" E, a distance of 150.00 feet to an iron pin set for corner;
- Thence, S 16°03'31" E, a distance of 109.48 feet to an iron pin set for corner;
- Thence, S 75°47'23" W, a distance of 30.36 feet to an iron pin set for corner;
- Thence, S 14°12'37" E, a distance of 177.46 feet to an iron pin set for corner;
- Thence, S 85°27'53" W, a distance of 275.85 feet to an iron pin set for corner;
- Thence, S 4°02'02" E, a distance of 66.88 feet to an iron pin set for corner;
- Thence, S 2°38'28" W, a distance of 186.85 feet to an iron pin set for corner;
- Thence, S 82°46'57" E, a distance of 369.95 feet to an iron pin set for corner;
- Thence, N 57°52'32" E, a distance of 54.40 feet to an iron pin set for corner;
- Thence, N 59°24'16" E, a distance of 79.75 feet to an iron pin set for corner;
- Thence, N 67°51'20" E, a distance of 272.51 feet to an iron pin set for corner;
- Thence, S 52°28'16" E, a distance of 130.85 feet to an iron pin set for corner;
- Thence, S 18°23'11" E, a distance of 182.45 feet to an iron pin set for corner;
- Thence, S 22°08'40" E, a distance of 444.47 feet to an iron pin set in the Northerly line of that certain 47.83 acre tract as described in Volume 717, Page 403, of Williamson County Deed Records;
- Thence, S 68°27'00" W, a distance of 1,345.67 feet to an iron pin set for corner;
- Thence, S 21°52'00" E, a distance of 202.70 feet to the beginning of a tangent curve to the left and to an iron pin set;
- Thence, 47.50 feet along said curve to the left, having a radius of 30.00 feet, a central angle of 90°43'35", chord bearing of S 66°53'47" E and a distance of 42.69 feet to an iron pin set in the North right-of-way line of Highway R.N. 620 (120 feet wide);
- Thence, S 67°44'25" W, a distance of 140.01 feet along said North right-of-way line of R.N. 620 to a point of reversely tangent curve to the left and to an iron pin set for point of tangency;
- Thence, 46.74 feet along an arc of said curve to the left having a radius of 30.00, a central angle of 89°16'25", chord bearing of N 23°06'14" E and a distance of 42.16 feet to an iron pin set for point of tangency;
- Thence, N 21°32'00" W, a distance of 204.45 feet to an iron pin set for corner;
- Thence, S 68°27'00" W, a distance of 70.00 feet to an iron pin set for corner;
- Thence, N 21°32'00" W, a distance of 288.26 feet to an iron pin set for corner;
- Thence, S 77°43'48" W, a distance of 41.60 feet to an iron pin set on arc of a curve to the right;
- Thence, 384.04 feet along an arc of said curve to right, having a radius of 685.42 feet, a central angle of 32°06'12" and a chord bearing of N 3°46'54" E and distance 379.04 feet to a point of tangency and an iron pin set;
- Thence, N 19°50'00" E, a distance of 275.15 feet to the beginning of a tangent curve to the left and to an iron pin set;
- Thence, 640.96 feet along an arc of said curve to the left, having a radius of 1,093.35 feet, a central angle of 33°35'21", a chord bearing of N 3°02'20" E and a distance of 631.82 feet to THE POINT OF BEGINNING;
- Thence, the tract of land herein described contains 32.338 acres of land.

I, Kenneth B. Strange, Registered Public Surveyor, do hereby certify that the above-described tract of land was surveyed on the ground under my personal supervision during the month of March, 1985.



Kenneth B. Strange
Kenneth B. Strange
Registered Public Surveyor, No. 3587
State of Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Kenneth B. Strange, a REGISTERED PUBLIC SURVEYOR, and a REGISTERED PROFESSIONAL ENGINEER, 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 hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Round Rock, Texas.

I also 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.



AUSTIN CONSULTING ENGINEERS, INC.
Kenneth B. Strange
Kenneth B. Strange
Registered Public Surveyor No. 3587
Kenneth Strange
Registered Professional Engineer
No. 22169

May 1st 1985
Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

THAT, McLESTER, GRISHAM, GARDNER INVESTORS, INC., owner of 32.337 acres of land out of the J. H. Harrell Survey, Abstract No. 284, situated in the City of Round Rock, Williamson County, Texas, being a portion of that certain 132.808 acre tract of land conveyed to said corporation by deed recorded in Volume 1004, Page 422 of the Deed Records of Williamson County, and a portion of the remainder of that certain 47.83 acre "FIRST TRACT", conveyed to Austin White Line Company by deed recorded in Volume 717, Page 403 of said Deed Records, does hereby adopt said 32.337 acres as its subdivision to be known as THE OAKLANDS, SECTION 1A and does hereby dedicate to the public use any and all streets, parks, and easements as platted hereon.

TO CERTIFY WHICH, WITNESS MY HAND this 1st day of May, A.D., 1985.

McLESTER, GRISHAM, GARDNER INVESTORS, INC.
Larry Grisham
LARRY GRISHAM, Secretary/Treasurer

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared LARRY GRISHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of May, A.D., 1985.



Jennifer Krust
Jennifer Krust
Notary Public, State of Texas

The Subdivision shown hereon is within the City Limits of the City of Round Rock, Texas.

APPROVED, this 16 day of MAY, 1985, A.D., by the 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.

Jim Hslop
JIM HSLOP, Chairman
James Dunham
JAMES DUNHAM, Secretary

PASSED AND APPROVED on the 16 day of MAY, 1985, A.D.

ATTEST:
Jeanne Land
JEANNE LAND, Secretary
City of Round Rock
Mike Robinson
MIKE ROBINSON, Mayor
City of Round Rock

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, James N. Boydston, 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 16 day of August, 1985, A.D., at 1:15 o'clock P.M. and duly recorded on the 16 day of August, 1985, A.D., at 1:35 o'clock P.M. in the Plat Records of said County, in Book G, Slide 172-172.

WITNESS MY HAND AND SEAL OF THE County Court of said County, at office in Georgetown, Texas, the date last above written.

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



McLESTER • GRISHAM • GARDNER

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Cal. G. Slide 172

THE OAKLANDS SECTION ONE - A

A FINAL PLAT OF

A SUBDIVISION OF 32.338 ACRES

OUT OF THE J. M. HARRELL SURVEY, ABSTRACT NO. 284
WILLIAMSON COUNTY, TEXAS

R.O.C.

N.W. Corner of The
J.M. HARRELL SURVEY

SCALE: 1" = 100'

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PLAT FOR RECORD

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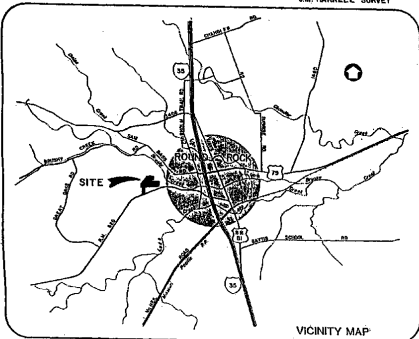
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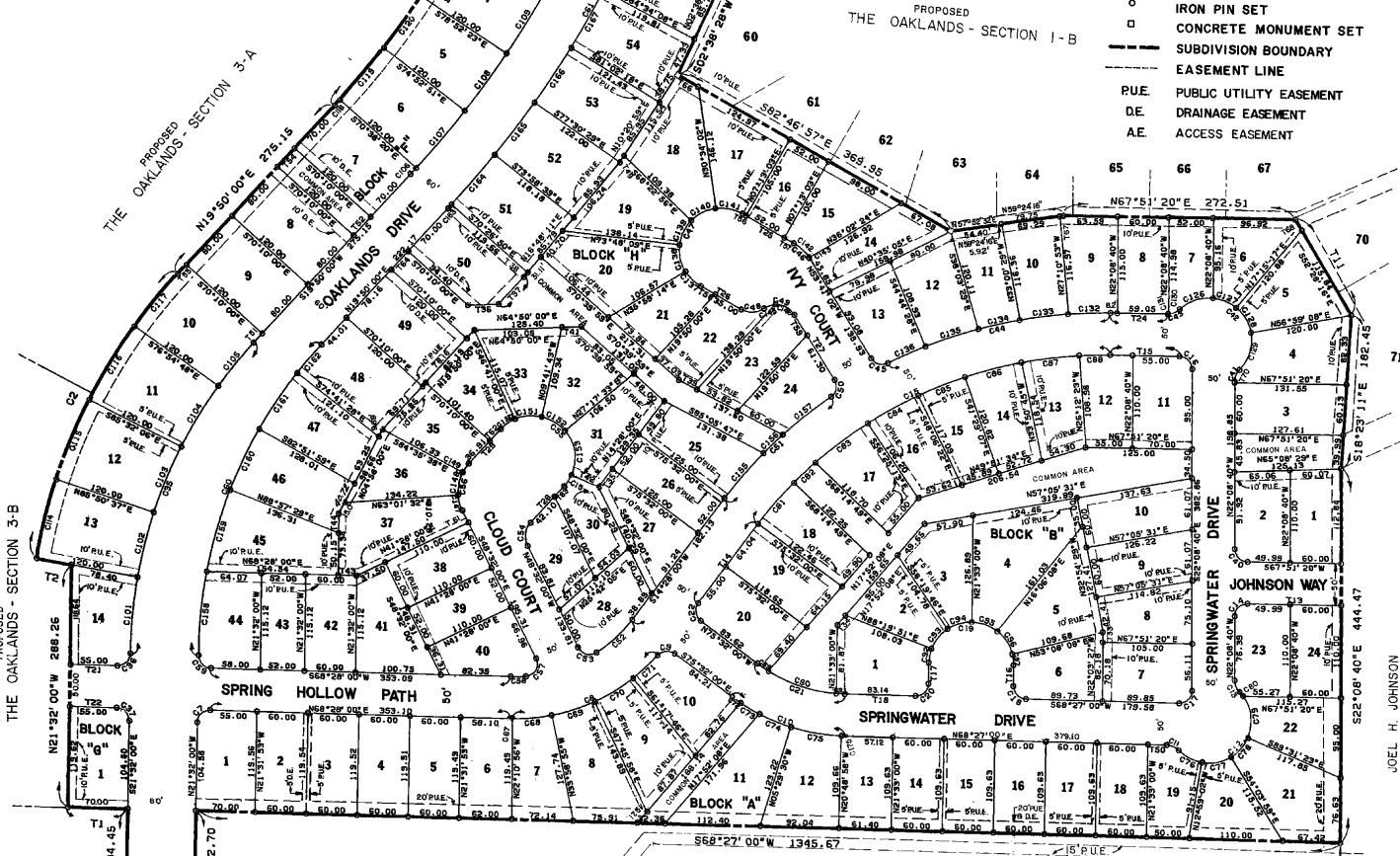
VICINITY MAP

OWNER: MCLESTER, GRISHAM, GARDNER INVESTORS, INC.
ACREAGE: 32.338 ACRES
SURVEY: J. M. HARRELL SURVEY, ABSTRACT #284
NUMBER OF BLOCKS: 4
NUMBER OF LOTS: 122
LINEAR FEET OF NEW STREET: 4,500 L.F.
DATE: MAY 1, 1985
SURVEYOR: AUSTIN CONSULTING ENGINEERS, INC.
ENGINEER: AUSTIN CONSULTING ENGINEERS, INC.

PARTIAL VACATION PUE AFFECTING LOT 8, BLOCK F FILED IN VOLUME 2503, PAGE 44, OFFICIAL RECORDS, WCT

LEGEND

- IRON PIN FOUND
- IRON PIN SET
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- PUE PUBLIC UTILITY EASEMENT
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BUILDING SETBACKS
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15' (other)
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5' (other)
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SIDEWALKS
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AUSTIN WHITE LIME
47.83 AC. FIRST TRACT
Vol. 717, Pg. 403

- See Partial Vacation of 10' PUE - Vol. 1282, Pg. 410 in the Deed Records
- See Easement on Lots 11 to 19 - Block B - Vol. 1282, Pg. 413 in the Deed Records
- See Partial Vacation of 5' PUE on Lot 25, Block H - Vol. 2050, Pg. 81 Deed Records

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The 25 year and 100 year flows will be contained within drainage easements shown hereon. The existing 100 year flood plain is shown hereon.
NOTE:
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Calcutt & Allen 170

JOEL H. JOHNSON

THE OAKLANDS SECTION ONE - A

NO	DIRECTION	CHORD	ANNOTATION DELTA	RADIUS	LENGTH	TAN	NO	DIRECTION	CHORD	ANNOTATION DELTA	RADIUS	LENGTH	TAN
1	N02 06 14E	45.16	089 16 25	30.00	46.74	29.62	117	N16 27 35E	80.65	005 44 48	635.42	80.71	40.40
2	N03 45 54E	378.04	032 06 12	685.42	384.04	197.21	118	N19 25 50E	9.01	000 28 20	1093.35	9.01	4.51
3	N03 02 20E	631.82	033 35 21	1093.35	640.96	320.93	119	N17 14 15E	80.93	004 14 21	1093.35	80.93	40.49
4	S13 23 34E	16.14	000 43 34	1273.35	16.14	8.67	120	N13 07 23E	76.17	003 59 32	1093.35	76.17	38.11
5	N12 37 25W	32.14	001 13 01	1513.35	32.14	16.07	121	N09 00 51E	80.93	004 14 21	1093.35	80.93	40.49
6	S06 53 47E	45.69	009 43 35	30.00	47.50	30.38	122	N04 53 19E	76.17	003 59 32	1093.35	76.17	38.11
7	N02 28 00E	21.21	090 00 00	15.00	23.56	15.00	123	N00 54 15E	75.87	000 58 36	1093.35	75.87	37.96
8	N43 29 10E	190.04	049 57 39	825.00	190.04	104.83	124	N01 52 15W	36.03	001 34 36	1093.35	36.03	18.02
9	N01 29 10E	20.45	085 57 39	15.00	22.50	12.50	125	N04 45 17W	80.00	001 11 36	1093.35	80.00	40.02
10	N06 49 31E	136.38	025 16 58	225.00	136.38	71.55	126	N07 55 00E	41.43	048 57 22	50.00	42.72	22.76
11	S09 18 44E	15.14	044 28 32	20.00	15.52	8.18	127	N09 49 20E	29.25	004 51 50	50.00	30.42	15.70
12	N02 09 10E	100.00	179 28 44	50.00	156.00	126.13	128	S02 22 47E	30.98	039 43 50	50.00	34.67	18.07
13	N44 22 55W	15.14	044 28 32	20.00	15.52	8.18	129	S05 22 18E	46.40	055 17 08	50.00	48.25	26.19
14	N02 51 20E	21.21	090 00 00	15.00	23.56	15.00	130	N04 17 21E	14.24	041 11 58	20.00	14.56	7.62
15	N44 09 49E	462.71	050 22 20	515.00	479.89	258.96	131	S06 59 49W	32	002 43 03	20.00	35	10.47
16	S07 08 40E	21.21	090 00 00	15.00	23.56	15.00	132	S05 20 14W	49.66	005 02 14	565.00	49.67	24.85
17	S23 09 10W	21.21	090 25 40	15.00	23.72	15.16	133	S09 54 19W	57.43	005 49 36	565.00	57.46	28.75
18	N06 33 00W	21.21	090 00 00	15.00	23.56	15.00	134	S04 28 01W	49.78	005 02 59	565.00	49.80	24.92
19	S08 27 00W	100.00	180 00 00	50.00	157.00	107.00	135	S48 36 02W	65.87	006 40 59	565.00	65.90	32.99
20	S23 27 00W	21.21	090 00 00	15.00	23.56	15.00	136	S48 45 54W	49.17	004 59 17	565.00	49.19	24.61
21	S06 27 00W	21.21	090 00 00	15.00	23.56	15.00	137	N02 52 25W	24.84	028 46 12	50.00	25.11	12.82
22	N05 01 28W	98.33	003 26 15	1563.35	98.33	49.19	138	N03 06 19W	32.40	037 48 55	50.00	33.00	17.13
23	N04 28 54E	19.80	082 36 59	15.00	21.63	12.18	139	N02 48 06E	36.40	037 48 55	50.00	33.00	17.13
24	N05 58 42W	22.82	021 49 49	15.00	24.73	16.22	140	N40 21 31E	32.40	037 48 55	50.00	33.00	17.13
25	N11 29 21W	95.47	003 29 05	1563.35	95.09	47.56	141	N78 19 31E	32.28	037 47 04	50.00	32.97	17.11
26	S03 30 81W	100.70	015 25 55	375.00	101.00	50.81	142	S08 22 17E	24.89	039 49 22	50.00	25.15	12.85
27	S06 31 49W	69.52	009 22 59	425.00	69.60	34.88	143	S03 49 19E	24	000 16 34	50.00	24	12
28	S11 54 54E	77.56	000 50 50	1213.35	77.56	39.10	144	N04 28 47E	27.04	005 28 21	25.00	28.57	16.07
29	S05 52 56W	21.56	091 54 46	15.00	24.06	15.51	145	N48 23 13E	14.22	033 17 22	25.00	14.50	7.47
30	S04 03 04W	20.58	088 13 15	15.00	22.10	14.64	146	S04 19 34E	25.48	061 17 04	25.00	26.74	14.81
31	N11 50 53W	94.77	002 44 54	1273.35	94.73	42.11	147	N07 45 14W	15.70	021 18 32	50.00	18.83	9.52
32	S02 12 18E	21.56	091 54 46	15.00	24.06	15.51	148	N10 47 02W	27.88	022 22 50	50.00	28.26	14.52
33	S06 47 28W	547.58	065 04 55	1213.35	552.24	281.04	149	N12 37 11E	12.56	014 25 38	50.00	12.59	6.30
34	S00 51 00E	209.11	000 00 00	15.00	405.22	213.47	150	N01 34 00E	20.25	023 29 29	50.00	20.49	10.29
35	S23 28 00W	21.21	090 00 00	15.00	23.56	15.00	151	N01 48 29E	31.72	036 59 17	50.00	32.28	16.72
36	S06 28 00E	21.21	090 00 00	15.00	23.56	15.00	152	S01 32 05E	31.72	036 59 17	50.00	32.28	16.72
37	S10 45 40E	66.20	006 30 24	1513.35	66.21	33.11	153	S09 29 22E	53.07	044 06 08	50.00	55.94	21.31
38	S03 08 27W	20.23	085 17 51	15.00	22.52	12.82	154	S10 36 51W	16.22	018 26 19	50.00	16.09	8.12
39	N07 08 40W	21.21	090 00 00	15.00	23.56	15.00	155	N18 06 20E	71.77	007 17 00	565.00	71.82	35.96
40	N00 00 40E	15.12	044 24 35	20.00	15.50	8.16	156	N05 21 12E	31.63	021 17 27	15.00	31.82	15.88
41	N07 00 40W	99.89	171 40 50	50.00	155.06	49.00	157	N08 59 04E	72.96	007 24 15	565.00	73.01	36.56
42	S45 38 53W	15.12	044 24 35	20.00	15.50	8.16	158	N16 25 06W	100.52	010 11 48	565.57	100.65	50.46
43	S04 00 40W	203.40	067 35 05	565.00	272.02	128.70	159	N06 11 21W	101.49	010 17 42	565.57	101.62	50.95
44	S08 17 27W	20.47	086 24 44	15.00	22.52	14.00	160	N05 02 45E	80.63	008 10 31	565.57	80.70	40.42
45	N03 13 59W	25.12	029 05 56	50.00	25.29	12.98	161	N11 13 16E	44.65	004 31 28	565.57	44.66	22.94
46	N03 13 59W	100.00	180 00 00	50.00	157.00	107.00	162	N13 41 36E	6.24	000 16 50	1273.35	6.24	3.12
47	S07 12 00W	21.21	090 00 00	15.00	23.56	15.00	163	N17 47 15E	78.45	003 31 49	1273.35	78.46	39.24
48	N48 28 43E	27.04	005 28 21	25.00	28.57	16.07	164	N17 47 15E	78.45	003 31 49	1273.35	78.46	39.24
49	N79 01 45E	36.74	004 34 26	25.00	41.27	21.08	165	N14 15 20E	78.45	003 31 49	1273.35	78.46	39.24
50	S10 29 40E	20.47	086 24 44	15.00	22.53	14.00	166	N10 43 26E	78.45	003 31 49	1273.35	78.46	39.24
51	S02 24 51W	115.75	012 42 12	565.00	115.47	58.95	167	N07 11 47E	78.45	003 31 49	1273.35	78.46	39.24
52	S02 58 57W	57.86	019 01 54	175.00	58.13	29.24	168	N03 29 58E	78.45	003 31 49	1273.35	78.46	39.24
53	S02 28 57W	22.64	097 58 06	15.00	25.65	17.25	169	N00 59 51E	77.18	000 59 51	1273.35	77.19	39.61
54	N14 21 00W	23.09	068 02 20	25.00	25.83	16.98	170	N02 14 50W	30.02	001 21 04	1273.35	30.03	15.01
55	N10 10 00W	100.00	180 00 00	50.00	157.00	107.00	171	N04 29 10W	76.96	003 27 32	1273.35	76.97	38.49
56	S14 21 00E	56.18	068 02 20	50.00	59.66	33.96	172	N08 29 50E	37.80	005 06 36	425.00	37.95	18.95
57	S07 03 26W	24.75	111 01 05	15.00	29.11	21.90	173	N08 29 50E	76.42	001 18 59	425.00	76.42	38.97
58	N05 02 32W	17.75	085 46 15	175.00	17.75	8.89	174	N12 36 49W	81.73	004 17 03	1093.35	81.75	40.90
59	N06 32 00W	21.21	090 00 00	15.00	23.56	15.00	175	S08 49 01W	2.88	000 44 92	225.00	2.88	1.44
60	N00 51 00W	299.52	041 22 00	565.57	408.24	213.50							
61	N06 40 28E	577.55	026 12 56	1273.35	582.32	296.50							
62	N07 43 41E	24.88	088 13 15	15.00	23.10	14.54							
63	N06 21 48E	61.24	009 22 59	375.00	61.41	30.78							
64	N03 20 21E	114.12	015 25 53	425.00	114.47	57.58							
65	S05 13 19E	22.60	097 49 49	15.00	25.60	17.19							
66	S04 48 16E	85.86	002 15 03	1513.35	85.87	42.95							
67	N07 08 22E	2.55	000 39 56	225.00	2.55	1.27							
68	N01 52 52E	46.26	011 47 59	225.00	46.24	23.25							
69	N49 07 24E	54.00	013 47 02	225.00	54.13	27.20							
70	N05 58 08E	53.01	019 31 48	225.00	53.13	26.69							
71	N03 36 17E	39.29	010 11 53	225.00	40.25	24.06							
72	S77 10 47E	12.93	001 17 33	225.00	12.93	6.47							
73	S02 03 23E	25.38	006 27 59	225.00	25.39	12.71							
74	N09 56 22E	46.00	010 11 58	225.00	46.95	23.08							
75	N76 50 46E	60.00	015 19 38	225.00	60.18	30.27							
76	S05 01 45E	30.83	025 14 35	50.00	31.34	16.20							
77	N06 29 20E	35.09	041 04 56	50.00	35.85	18.74							
78	N18 12 10E	30.45	025 27 24	50.00	30.34	15.98							
79	N02 34 58W	50.09	060 07 10	50.00	52.46	28.54							
80	N03 07 52W	6.09	006 58 39	50.00	6.09	3.05							
81	N18 06 22E	65.45	007 17 11	515.00	65.49	32.70							
82	N03 41 53E	34.86	003 52 44	515.00	34.87	17.44							
83	N02 55 26E	77.43	008 37 21	515.00	77.59	38.82							
84	N08 04 27E	68.02	007 38 22	515.00	68.67	34.28							
85	N45 12 16E	59.48	006 37 15	515.00	59.51	29.79							
86													

THE OAKLANDS SECTION ONE - A

METES AND BOUNDS DESCRIPTION FOR
THE OAKLANDS SECTION ONE - A

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

A DESCRIPTION OF 32.338 ACRE TRACT OF LAND OUT OF THAT CERTAIN 132.808 ACRES CONVEYED TO P.M.H. JOINT VENTURE BY DEED RECORDED IN VOLUME 1004, PAGE 422 OF THE WILLIAMSON COUNTY DEED RECORDS AND A PORTION OF THAT CERTAIN 47.83 ACRE "FIRST TRACT", CONVEYED TO AUSTIN WHITE LINE COMPANY BY DEED RECORDED IN VOLUME 717, PAGE 403 OF THE WILLIAMSON COUNTY DEED RECORDS, ALL BEING OUT OF THE J. H. HARRELL SURVEY, ABSTRACT NO. 284, SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- Commencing at the Northwest corner of said J. H. Harrell Survey;
- Thence, N 70°11'00" E, a distance of 6,076 feet along the North line of said J. H. Harrell Survey to an iron pin found at the northeast corner of a 14.00 acre tract called "Fourth Tract" as described in Volume 380, Page 568 of Williamson County Deed Records, same being Southwest corner of 34.00 acre tract as described in Volume 380, Page 568, of said Deed Records;
- Thence, S 19°47'00" E, a distance of 405.00 feet to an iron pin set and to the beginning of a curve to the right;
- Thence, 115.02 feet following an arc of said curve to the right having a radius of 1,093.35 feet, a central angle of 6°01'39" and a chord bearing S 16°46'39" E and a distance of 114.97 feet to an iron pin set and to THE POINT OF BEGINNING.
- Thence, N 76°14'39" E, a distance 180.00 feet to an iron pin set on an arc of non-tangent curve to the right;
- Thence, 16.14 feet along an arc of said curve to the right having a radius of 1,273.35 feet, a central angle of 0°43'34" and a chord bearing of S 13°23'34"E and a distance of 16.14 feet to an iron pin set for corner;
- Thence, N 76°58'14" E, a distance of 120.00 feet to an iron pin set for corner;
- Thence, S 10°39'59" E, a distance of 24.69 feet to an iron pin set for corner;
- Thence, N 77°59'08" E, a distance of 120.80 feet to an iron pin set on an arc of non-tangent curve to the left;
- Thence, 32.14 feet along an arc of said curve to the left, having a radius of 1,513.35 feet, a central angle of 1°13'01" and a chord bearing of N 12°27'23" W and a distance of 32.14 feet to an iron pin set for corner;
- Thence, N 76°46'07" E, a distance of 150.00 feet to an iron pin set for corner;
- Thence, S 16°03'31" E, a distance of 109.48 feet to an iron pin set for corner;
- Thence, S 75°47'23" W, a distance of 30.36 feet to an iron pin set for corner;
- Thence, S 14°12'37" E, a distance of 177.46 feet to an iron pin set for corner;
- Thence, S 85°27'53" W, a distance of 275.85 feet to an iron pin set for corner;
- Thence, S 4°02'02" E, a distance of 66.88 feet to an iron pin set for corner;
- Thence, S 2°38'28" W, a distance of 186.85 feet to an iron pin set for corner;
- Thence, S 82°46'57" E, a distance of 369.95 feet to an iron pin set for corner;
- Thence, N 57°52'32" E, a distance of 54.40 feet to an iron pin set for corner;
- Thence, N 59°24'16" E, a distance of 79.75 feet to an iron pin set for corner;
- Thence, N 67°51'20" E, a distance of 272.51 feet to an iron pin set for corner;
- Thence, S 52°28'16" E, a distance of 130.85 feet to an iron pin set for corner;
- Thence, S 18°23'11" E, a distance of 182.45 feet to an iron pin set for corner;
- Thence, S 22°08'40" E, a distance of 444.47 feet to an iron pin set in the Northernly line of that certain 47.83 acre tract as described in Volume 717, Page 403, of Williamson County Deed Records;
- Thence, S 68°27'00" W, a distance of 1,345.67 feet to an iron pin set for corner;
- Thence, S 21°52'00" E, a distance of 202.70 feet to the beginning of a tangent curve to the left and to an iron pin set;
- Thence, 47.50 feet along said curve to the left, having a radius of 30.00 feet, a central angle of 90°43'35", chord bearing of S 66°53'47" E and a distance of 42.69 feet to an iron pin set in the North right-of-way line of Highway R.N. 620 (120 feet wide);
- Thence, S 67°44'25" W, a distance of 140.01 feet along said North right-of-way line of R.N. 620 to a point of reversely tangent curve to the left and to an iron pin set for point of tangency;
- Thence, 46.74 feet along an arc of said curve to the left having a radius of 30.00, a central angle of 89°16'25", chord bearing of N 23°06'14" E and a distance of 42.16 feet to an iron pin set for point of tangency;
- Thence, N 21°32'00" W, a distance of 204.45 feet to an iron pin set for corner;
- Thence, S 68°27'00" W, a distance of 70.00 feet to an iron pin set for corner;
- Thence, N 21°32'00" W, a distance of 288.26 feet to an iron pin set for corner;
- Thence, S 77°43'48" W, a distance of 41.60 feet to an iron pin set on arc of a curve to the right;
- Thence, 384.04 feet along an arc of said curve to right, having a radius of 685.42 feet, a central angle of 32°06'12" and a chord bearing of N 3°46'54" E and distance 379.04 feet to a point of tangency and an iron pin set;
- Thence, N 19°50'00" E, a distance of 275.15 feet to the beginning of a tangent curve to the left and to an iron pin set;
- Thence, 640.96 feet along an arc of said curve to the left, having a radius of 1,093.35 feet, a central angle of 33°35'21", a chord bearing of N 3°02'20" E and a distance of 631.82 feet to THE POINT OF BEGINNING;
- Thence, the tract of land herein described contains 32.338 acres of land.

I, Kenneth B. Strange, a REGISTERED PUBLIC SURVEYOR, and a REGISTERED PROFESSIONAL ENGINEER, 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 hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Round Rock, Texas.
I also 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.



AUSTIN CONSULTING ENGINEERS, INC.
Kenneth B. Strange
Kenneth B. Strange
Registered Public Surveyor No. 3587
Kenneth Strange
Registered Professional Engineer
No. 22169

May 1st 1985
Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

THAT, McLESTER, GRISHAM, GARDNER INVESTORS, INC., owner of 32.337 acres of land out of the J. H. Harrell Survey, Abstract No. 284, situated in the City of Round Rock, Williamson County, Texas, being a portion of that certain 132.808 acre tract of land conveyed to said corporation by deed recorded in Volume 1004, Page 422 of the Deed Records of Williamson County, and a portion of the remainder of that certain 47.83 acre "FIRST TRACT", conveyed to Austin White Line Company by deed recorded in Volume 717, Page 403 of said Deed Records, does hereby adopt said 32.337 acres as its subdivision to be known as THE OAKLANDS, SECTION 1A and does hereby dedicate to the public use any and all streets, parks, and easements as platted hereon.

TO CERTIFY WHICH, WITNESS MY HAND this 1st day of May, A.D., 1985.
McLESTER, GRISHAM, GARDNER INVESTORS, INC.
Larry Grisham
LARRY GRISHAM, Secretary/Treasurer

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared LARRY GRISHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of May, A.D., 1985.
Jennifer Krust
Notary Public, State of Texas

The Subdivision shown hereon is within the City Limits of the City of Round Rock, Texas.

APPROVED, this 16 day of MAY, 1985, A.D., by the 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.

Jim Hslop
JIM HSLOP, Chairman
James Dunham
JAMES DUNHAM, Secretary

PASSED AND APPROVED on the 16 day of MAY, 1985, A.D.
ATTEST: *Janne Land* JANNE LAND, Secretary
City of Round Rock
City of Round Rock
ATTEST: *Mike Robinson* MIKE ROBINSON, Mayor
City of Round Rock

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, James N. Boydston, 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 16 day of August, 1985, A.D., at 1:15 o'clock P.M. and duly recorded on the 16 day of August, 1985, A.D., at 1:35 o'clock P.M. in the Plat Records of said County, in Book G, Slide 172-172.

WITNESS MY HAND AND SEAL OF THE County Court of said County, at office in Georgetown, Texas, the date last above written.
By: *James N. Boydston* JAMES N. BOYDSTON, Clerk
County Court, Williamson County, Texas
Deputy: *Elizabeth Bizzell*



Kenneth B. Strange
Kenneth B. Strange
Registered Public Surveyor, No. 3587
State of Texas

McLESTER • GRISHAM • GARDNER

DEVELOPMENT CORP.

OAK POINTE, Suite 200 • 9111 Jollyville Road
Austin, TX 78759 • (512) 346-2205

AUSTIN CONSULTING ENGINEERS

(512) 346-1333

9111 Jollyville Road • Suite 200 • Austin, Texas 78759

Cal. G. Slide 172

WILLIAMSON COUNTY CLERK

OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 8500736

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET F SLIDE(S) 284

POINT OF BEGINNING
 WADE E. SAULS JR.
 VOL. 380 PG. 568

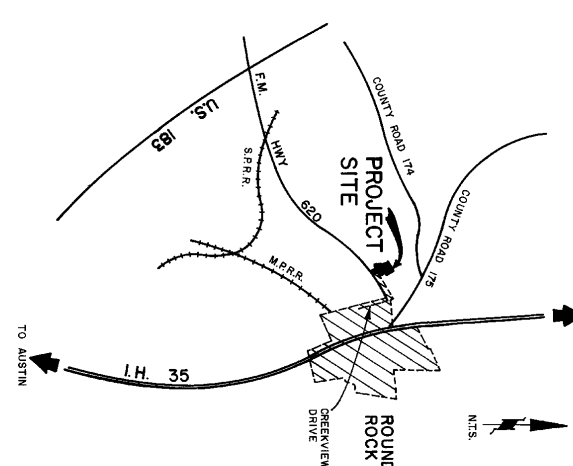
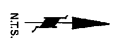
TOMMY KURTZ

MCLESTER, GRISHAM-GARDNER
 INVESTORS, INC.
 VOL. 1004 PG. 422

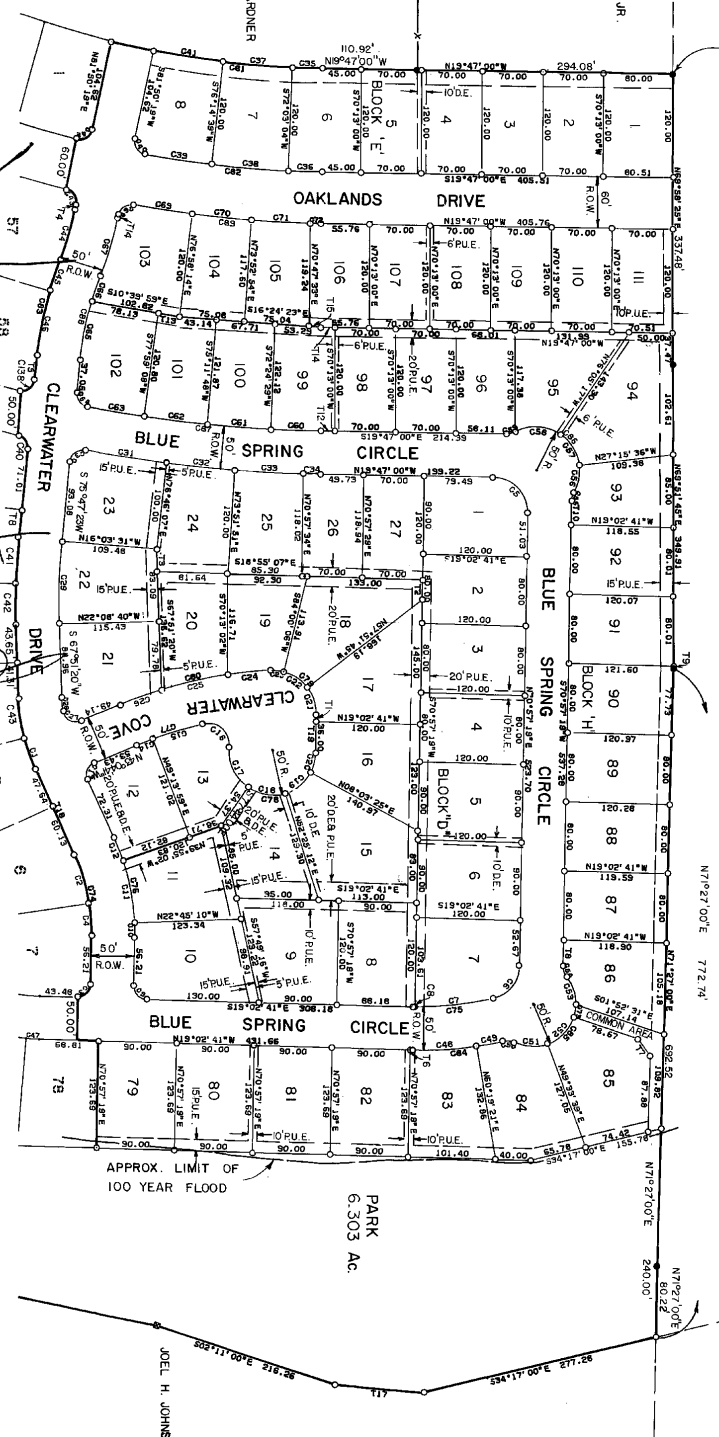
SCALE: 1" = 100'

TO GEORGETOWN

TO AUSTIN



LOCATION MAP



THE OAKLANDS SECTION ONE

12-6-85, See Official Records (MATCH SHEET 2 OF 4) 1282, page 421,

OWNERS: McLESTER, GRISHAM, Gardner Investors, Inc.
 AGENTS: 498,319
 SURVEYOR: B. H. Harrell Survey, Abstract #234
 NUMBER OF LOTS: 219
 LINEAR FEET OF NEW STREETS: 10,400
 DATE: July 2, 1984
 SURVEYOR: Haynie & Kallman, Inc.
 ENGINEER: Haynie & Kallman, Inc.

COMMON AREAS
 All areas shown hereon as common area shall be vested in and maintained by the Homeowner's Association. Common areas will be used for the purpose of pedestrian access, greenbelt, and overland drainage.

SIDEWALK
 A four (4') foot wide sidewalk will be constructed along each side of the entire length of Oaklands Drive. A three and one-half (3 1/2') foot wide sidewalk will be constructed along each side of Johnson Way, Blue Spring Cove, Blue Spring Circle West, North and East, and Clearwater Cove. A four (4') foot wide sidewalk will be constructed along each side of Blue Spring Circle South, the Northeast side of Spring Hollow Court, the Southwest side of Spring Hollow Cove, the North side of Spring Hollow Path and the South and East side of Springwater Drive.

SIDEWALK EMBELEMETS
 In addition to all easements shown hereon, there is hereby dedicated a ten (10') foot wide sidewalk and public utility easement along each side of the R.O.W., where necessary.

BUILDING SETBACKS
 The following building setback requirements apply to each lot in this subdivision.
 Front: 25' (front loading garage)
 Sides: 10' (corner lot)
 Rear: 5'

FILED FOR RECORD
 JAN 9 1985
 BY [Signature]

JAMES N. BOWDSTON
 [Signature]

Cabinet F, Slide 284

THE MEADOWS AT CHANDLER CREEK

REVISED SECTION ONE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N72°47'00"E	159.20	19°30'00"	457.07	159.96	80.26
C2	N76°07'00"E	507.05	25°10'00"	1120.00	511.50	260.29
C3	S80°56'00"E	240.87	19°44'00"	703.14	242.17	122.30
C4	S80°31'00"E	404.04	18°54'00"	1230.43	405.86	204.80
C5	N45°02'00"E	35.36	90°00'00"	25.00	39.27	25.00
C6	N44°58'00"E	35.36	90°00'00"	25.00	39.27	25.00
C7	N80°31'00"W	427.03	18°54'00"	1300.43	429.97	215.45
C8	S81°21'00"W	25.49	2°22'00"	617.07	25.49	12.75
C9	S77°05'00"W	51.85	24°13'59"	155.00	51.85	21.86
C10	N45°48'01"W	28.28	59°00'00"	20.00	31.42	20.00
C11	N09°03'58"E	128.51	19°43'57"	375.00	129.15	65.22
C12	N63°56'02"E	23.76	90°00'00"	20.00	31.42	20.00
C13	N04°00'00"E	62.76	9°38'00"	375.00	62.83	31.49
C14	N13°51'58"E	54.32	6°40'00"	457.07	54.32	27.20
C15	N79°12'00"E	56.23	10°07'57"	375.00	66.32	33.24
C16	N72°32'00"E	54.32	6°40'00"	457.07	54.32	27.20
C17	N66°07'00"E	50.25	6°10'00"	457.07	50.27	25.16
C18	N54°08'00"E	43.00	6°10'00"	457.07	43.00	21.50
C19	N66°51'00"E	63.20	3°14'00"	1120.00	63.20	31.81
C20	N70°05'00"E	63.20	3°14'00"	1120.00	63.20	31.81
C21	N73°19'00"E	63.20	3°14'00"	1120.00	63.20	31.81
C22	N76°33'00"E	63.20	3°14'00"	1120.00	63.20	31.81
C23	N78°47'00"E	63.20	3°14'00"	1120.00	63.20	31.81
C24	N83°01'00"E	63.20	3°14'00"	1120.00	63.20	31.81
C25	N86°15'00"E	63.20	3°14'00"	1120.00	63.20	31.81
C26	N88°32'00"E	26.06	1°20'00"	1120.00	26.06	13.03
C27	S88°08'13"E	65.34	5°19'35"	703.14	65.37	32.71
C28	S90°25'10"E	121.89	10°06'30"	703.14	124.05	62.19
C29	S26°04'02"E	88.88	8°58'37"	31.42	88.88	44.44
C30	S13°29'59"W	80.48	10°51'57"	425.00	80.60	40.42
C31	S10°37'08"W	51.08	6°52'24"	425.00	51.11	25.58
C32	S00°11'18"W	14.66	1°58'36"	425.00	14.66	7.33
C33	S09°03'58"W	145.85	19°43'57"	425.00	146.37	73.92
C34	S44°12'00"W	15.80	90°00'00"	15.00	23.56	15.00
C35	N45°48'00"W	120.21	90°00'00"	85.00	133.52	85.00
C36	N45°48'00"W	15.80	90°00'00"	15.00	23.56	15.00
C37	N06°07'58"E	43.72	29°48'07"	85.00	44.21	22.82
C38	N26°21'57"W	43.71	29°48'00"	85.00	44.21	22.82
C39	N44°10'00"W	62.76	18°40'00"	85.00	29.27	11.68
C40	N80°50'00"W	461.79	26°10'00"	1020.00	465.83	237.05
C41	S78°07'00"W	23.74	1°20'00"	1020.00	23.74	11.87
C42	S88°32'00"W	57.55	3°14'00"	1020.00	57.55	28.79
C43	S86°14'59"W	57.55	3°14'00"	1020.00	57.55	28.79
C44	S83°01'00"W	57.55	3°14'00"	1020.00	57.55	28.79
C45	S79°47'00"W	57.55	3°14'00"	1020.00	57.55	28.79
C46	S75°33'00"W	57.55	3°14'00"	1020.00	57.55	28.79
C47	S73°19'00"W	57.55	3°14'00"	1020.00	57.55	28.79
C48	S70°05'00"W	57.55	3°14'00"	1020.00	57.55	28.79
C49	S66°51'00"W	57.55	3°14'00"	1020.00	57.55	28.79
C50	S54°08'00"W	39.15	2°12'00"	1020.00	39.16	19.58
C51	S47°47'00"W	132.47	6°10'00"	567.07	133.07	66.44
C52	S66°07'00"W	61.00	6°10'00"	567.07	61.03	30.55
C53	S72°32'00"W	65.94	6°10'00"	567.07	65.98	33.03
C54	S75°12'00"W	65.94	6°10'00"	567.07	65.97	33.03
C55	S71°36'00"W	183.84	17°08'00"	617.07	184.52	92.98
C56	S77°31'00"W	57.06	5°18'00"	617.07	57.08	28.56
C57	N72°13'00"E	57.06	5°18'00"	617.07	57.06	28.56
C58	N66°54'00"E	57.42	5°20'00"	617.07	57.44	28.74
C59	N63°38'17"E	41.52	4°11'00"	617.07	41.59	20.78
C60	N76°07'00"E	439.15	26°10'00"	970.00	442.99	221.43
C61	N63°43'00"E	23.13	1°22'00"	970.00	23.14	11.57
C62	N66°17'00"E	63.76	3°46'00"	970.00	63.77	31.90
C63	N70°03'00"E	63.76	3°46'00"	970.00	63.77	31.90
C64	N73°39'00"E	63.76	3°46'00"	970.00	63.77	31.90
C65	N77°35'00"E	63.76	3°46'00"	970.00	63.77	31.90
C66	N81°21'00"E	63.76	3°46'00"	970.00	63.77	31.90
C67	N85°07'00"E	63.76	3°46'00"	970.00	63.77	31.90
C68	N88°06'00"E	37.74	3°46'00"	970.00	37.77	31.80
C69	S45°48'00"E	49.50	90°00'00"	35.00	54.98	35.00
C70	S44°12'00"E	49.50	90°00'00"	35.00	54.98	35.00
C71	S70°35'00"E	491.62	30°14'00"	150.00	500.38	259.38
C72	S71°08'00"W	65.66	36°19'59"	100.00	66.90	34.76
C73	S87°58'00"W	33.15	2°28'00"	770.00	33.15	16.58
C74	S84°38'00"W	56.43	4°12'00"	770.00	56.44	28.23
C75	S80°26'00"W	56.43	4°12'00"	770.00	56.44	28.23
C76	S76°14'00"W	56.43	4°12'00"	770.00	56.44	28.23
C77	S72°02'00"W	56.43	4°12'00"	770.00	56.44	28.23
C78	S67°50'00"W	56.43	4°12'00"	770.00	56.44	28.23
C79	S63°38'00"W	56.43	4°12'00"	770.00	56.44	28.23
C80	S59°26'00"W	56.43	4°12'00"	770.00	56.44	28.23
C81	S55°10'00"W	58.22	4°20'00"	770.00	58.24	29.13
C82	S52°29'06"W	13.89	3°02'00"	770.00	13.89	6.94
C84	N67°45'15"E	79.63	30°21'01"	150.00	79.46	40.68
C85	N70°35'00"E	459.70	37°14'00"	720.00	467.80	242.54
C86	S45°48'00"E	21.21	90°00'00"	15.00	23.56	15.00
C87	S44°12'00"E	21.21	90°00'00"	15.00	23.56	15.00
C88	N72°15'11"E	55.56	21°21'08"	150.00	55.90	28.28
C89	N56°28'00"E	23.54	9°00'00"	150.00	23.56	11.81
C90	N62°49'00"E	35.18	2°48'00"	720.00	35.19	17.60
C91	N57°27'00"E	67.41	5°22'00"	720.00	67.44	33.74
C92	N62°49'00"E	67.41	5°22'00"	720.00	67.44	33.74
C93	N66°11'00"E	67.41	5°22'00"	720.00	67.44	33.74
C94	N73°33'00"E	67.41	5°22'00"	720.00	67.44	33.74
C95	N78°55'00"E	67.41	5°22'00"	720.00	67.44	33.74
C96	N84°13'00"E	65.74	5°14'01"	720.00	65.77	32.91
C97	N88°01'00"E	29.74	2°21'59"	720.00	29.74	14.87
C98	S45°48'00"E	21.21	90°00'00"	15.00	23.56	15.00
C99	S44°12'00"E	21.21	90°00'00"	15.00	23.56	15.00
C100	S45°48'00"E	21.21	90°00'00"	15.00	23.56	15.00
C101	S44°12'00"E	49.50	90°00'00"	35.00	54.98	35.00
C102	S69°35'33"E	15.12	44°24'54"	20.00	15.50	9.16
C103	N44°12'00"W	99.99	178°49'49"	50.00	156.06	489.27
C104	N23°00'28"W	15.12	44°24'54"	20.00	15.50	9.16
C105	N44°12'00"W	21.21	90°00'00"	15.00	23.56	15.00
C106	S45°48'00"E	21.21	90°00'00"	15.00	23.56	15.00
C107	S44°12'00"W	21.21	90°00'00"	15.00	23.56	15.00
C108	S59°32'51"E	22.77	26°19'31"	50.00	22.97	11.59
C109	N84°25'13"E	38.86	45°44'20"	50.00	39.91	21.09
C110	N41°11'12"E	34.80	40°43'41"	50.00	35.44	18.56
C111	N10°38'18"W	52.19	62°55'19"	50.00	54.91	30.59
C112	N43°39'28"W	2.72	3°05'58"	50.00	2.72	1.36
C113	S87°02'12"E	42.67	7°31'43"	325.00	42.70	21.38
C114	N62°24'52"E	126.52	28°43'43"	255.00	127.86	65.30
C115	S75°48'31"W	69.29	15°37'00"	255.00	69.50	34.97
C116	N69°49'38"W	58.23	13°05'43"	255.00	58.36	29.31
C117	N84°07'28"W	9.63	1°41'52"	325.00	9.63	4.82
C118	N87°53'04"W	33.06	5°48'51"	325.00	33.07	16.55

NO.	BEARINGS	DISTANCE
T1	N63°02'00"E	24.36
T2	N63°02'00"E	24.36
T3	S71°04'00"E	64.25
T4	N48°56'00"E	70.00
T5	S89°58'00"E	80.00
T6	S00°02'00"W	120.00
T7	N89°58'00"W	80.00
T8	S15°09'36"W	113.08
T9	S12°17'05"E	61.15
T10	S22°00'00"E	120.41
T11	N89°12'00"E	36.79
T12	N00°48'00"W	100.00
T13	S89°12'00"W	36.79
T14	N89°12'00"E	82.53
T15	N00°48'00"W	110.00
T16	N00°48'00"W	110.00
T17	S89°12'00"W	30.00
T18	S89°12'00"W	70.77
T19	S85°05'45"W	76.42
T20	S79°04'02"W	76.42
T21	S75°59'59"W	76.42
T22	S63°55'58"W	76.42
T23	S56°52'02"W	76.42
T24	S50°48'33"W	54.60
T25	S42°15'23"W	55.53
T26	N89°42'00"W	59.99
T27	N00°18'00"E	121.97
T28	N42°23'21"E	66.05
T29	N00°38'00"E	109.07
T30	S89°12'00"W	102.94
T31	N09°50'00"W	106.44
T32	N00°48'00"W	102.94
T33	S00°48'00"E	5.76
T34	N89°12'01"E	23.74
T35	S89°12'00"W	23.74
T36	S89°12'00"W	24.39
T37	S93°02'00"W	19.39
T38	S63°02'00"W	5.00
T39	S00°48'00"W	69.84
T40	S00°48'00"W	70.00
T41	S00°48'00"W	24.39
T42	N63°01'58"E	25.00
T43	N89°12'00"E	25.00
T44	S89°12'00"W	25.00
T45	N89°42'04"W	23.95
T46	N85°10'00"E	34.94
T47	N57°26'20"E	65.92
T48	N63°25'08"E	16.63
T49	N65°05'08"E	16.63
T50	N67°10'01"E	20.25
T51	N67°10'01"E	63.74
T52	N72°49'00"E	63.74
T53	N72°49'00"E	23.79
T54	N70°47'00"E	39.98
T55	N79°07'00"E	63.74
T56	N84°37'58"E	63.76
T57	N87°27'37"E	62.45
T58	N89°12'00"E	80.00
T59	N89°12'00"E	70.00
T60	N84°37'58"E	24.43
T61	N67°10'01"E	26.82
T62	N72°49'00"E	30.37
T63	N89°12'00"E	10.83
T64	N88°27'37"E	4.05
T65	N89°12'00"E	70.00
T66	N89°12'00"E	15.00
T67	N56°52'02"E	2.89
T68	N56°52'02"E	21.29
T69	N78°04'05"E	18.40
T70	N85°05'45"E	19.84
T71	N81°12'00"E	70.00
T72	S89°12'00"W	115.00
T73	N89°12'00"E	70.00
T74	N89°12'00"E	69.00
T75	N89°12'00"E	70.00

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

CURVE DATA CHART

Cabinet E, Slide 286

NO	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN	NO	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN	NO	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
60	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	60	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	60	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
61	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	61	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	61	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
62	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	62	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	62	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
63	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	63	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	63	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
64	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	64	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	64	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
65	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	65	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	65	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
66	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	66	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	66	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
67	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	67	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	67	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
68	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	68	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	68	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
69	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	69	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	69	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
70	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	70	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	70	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00

NORTHERN HALF

SOUTHERN HALF

NO	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN	NO	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN	NO	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
71	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	71	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	71	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
72	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	72	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	72	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
73	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	73	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	73	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
74	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	74	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	74	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
75	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	75	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	75	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
76	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	76	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	76	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
77	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	77	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	77	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
78	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	78	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	78	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
79	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	79	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	79	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00
80	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	80	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00	80	N 0° 00' 00" E	21.21	90.0000	15.00	15.00	0.00

THE OAKLANDS SECTION ONE

Vacated
See Vol. 1282, Page 421
Official Records

THE OAKLANDS SECTION ONE

FIELD NOTES FOR THE OAKLANDS SECTION ONE

FIELD NOTES describing a 68.319 acre tract or parcel of land out of the J.M. Harrell Survey, Abstract No. 284, situated in Williamson County, Texas, being a portion of that certain 132,808 acres conveyed to P.M.H. Joint Venture by deed recorded in Volume 1004, Page 422, of the Deed Records of said County, and a portion of the remainder of that certain 47.83 acre "FIRST TRACT", conveyed to Austin White Line Company by deed recorded in Volume 717, Page 403 of said Deed Records, said 68.485 acres being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at the Northwest corner of said J. M. Harrell Survey; thence along the North line of said Harrell Survey, N70°11'E, 6076 feet to an iron pin found, being the Northeast corner of a 14.00 acre "FOURTH TRACT" conveyed to Wade E. Sauls, Jr., by deed recorded in Volume 390, Page 568 of said Deed Records and the Southwest corner of a 34.0 acre tract, a portion of said Wade Sauls' land as described in said Volume 390, Page 568 of said Deed Records, being the Northwest corner and POINT OF BEGINNING of the hereinafter described 68.424 acres;

THENCE along the fenced South line of said 34.0 acres, being a North line of said 132,808 acres, being a North line hereof, the following three (3) courses:

- 1) N69°58'25"E, 337.48 feet to an iron pin found, being an angle point hereof;
- 2) N69°51'45"E, 349.91 feet to an iron pin found, being an angle point hereof;
- 3) N71°27'E, 692.52 feet to an iron pin found at the East limit of said fence and the West bank of Brushy Creek, and continue a distance of 80.22 feet, in all being a total distance of 772.74 feet to a point in the centerline of said Brushy Creek, being the Northeast corner of said 132,808 acres, being the Northeast corner hereof;

THENCE along the centerline of said Brushy Creek, being the East line of said 132,808 acres, being the East line hereof, the following seven (7) courses:

- 1) S34°17'E, 277.28 feet to a point, being an angle point hereof;
- 2) S15°38'E, 102.45 feet to a point, being an angle point hereof;
- 3) S02°11'E, 216.26 feet to an "X" mark found chiseled in a rock, being an angle point hereof;
- 4) S09°02'E, 321.20 feet to an "X" mark found chiseled in a rock, being an angle point hereof;
- 5) S38°56'E, 16.23 feet to an iron rebar found, being an angle point hereof;
- 6) S04°16'E, 162.02 feet to a point, being an angle point hereof;
- 7) S31°08'E, 199.17 feet to a point, being the most Easterly Southeast corner hereof;

THENCE departing said creek centerline, in a Southwesterly direction, the following three (3) courses:

- 1) S58°52'W, 131.54 feet to an iron pin found, being an angle point hereof;
- 2) S42°41'W, 361.15 feet to an iron pin set, being an angle point hereof;
- 3) S22°08'40"W, 444.47 feet to an iron pin set, being an angle point hereof;

THENCE along a South line hereof, S68°27'W, 1345.67 feet to an iron pin set, being an angle point hereof;

THENCE along an East line hereof, the following two (2) courses:

- 1) S21°32'E, 202.70 feet to an iron pin set, being a Point of Curvature hereof;
- 2) Along the arc of a curve to the left having elements of delta = 90°43'35", radius = 30.00 feet, arc = 47.50 feet, tangent = 30.39 feet, chord bearing and chord = S66°53'47"E, 42.70 feet to an iron pin set in the new North right-of-way line of R.M. No. 620, a 120 foot wide right-of-way, being a Point of Tangency and the most Southerly Southeast corner hereof;

THENCE along said North right-of-way line, being a South line hereof, S67°44'25"E, 140.01 feet to an iron pin set, being a Point of Curvature and the most Southerly Southwest corner hereof;

THENCE departing said North right-of-way line, in a Northerly direction, the following two (2) courses:

- 1) Along the arc of a curve to the left having elements of delta = 89°16'25", radius = 30.00 feet, arc = 46.74 feet, tangent = 29.62 feet, chord bearing and chord = N23°06'14"E, 42.16 feet to an iron pin set, being a Point of Tangency hereof;
- 2) N21°32'W, 204.45 feet to an iron pin set, being an angle point hereof;

THENCE S68°27'W, 70.00 feet to an iron pin set, being an angle point hereof;

THENCE along a West line hereof, the following six (6) courses:

- 1) N21°32'W, 288.26 feet to an iron pin set, being an angle point hereof;
- 2) S77°43'48"W, 41.60 feet to an iron pin set, being a Point of Curvature hereof;
- 3) Along the arc of a curve to the right having elements of delta = 32°06'12", radius = 685.42 feet, arc = 394.04 feet, tangent = 197.21 feet, chord bearing and chord = N03°46'54"E, 379.04 feet to an iron pin set, being a Point of Tangency hereof;
- 4) N19°50'E, 275.15 feet to an iron pin set, being a Point of Curvature hereof;
- 5) Along the arc of a curve to the left having elements of delta = 39°37', radius = 1093.35 feet, arc = 755.99 feet, tangent = 393.81 feet, chord bearing and chord = N00°01'30"E, 741.02 feet to an iron pin set, being a Point of Tangency hereof;
- 6) N19°47'W, 110.92 feet pass an iron rod found by a fence corner post, being the Southeast corner of said "FOURTH TRACT" and an all corner of said 132,808 acres, and continue a distance of 294.08 feet, in all being a total distance of 405.00 feet to the POINT OF BEGINNING of the herein described tract of land containing 68.319 acres of land more or less.

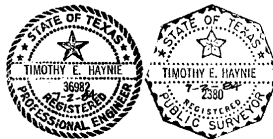
*dated 12-6-85
See 1011282
42.84
Good*

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I Timothy E. Haynie, a REGISTERED PUBLIC SURVEYOR, and a REGISTERED PROFESSIONAL ENGINEER, 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 hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Round Rock, Texas.

I also 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.

HAYNIE & KALLMAN, INC.



Timothy E. Haynie
Timothy E. Haynie,
Registered Public Surveyor No. 2380
Registered Professional Engineer
No. 36982
Date 7-2-84

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT, McLESTER, GRISHAM, GARDNER INVESTORS, INC., owner of 68.319 acres of land out of the J.M. Harrell Survey, Abstract No. 284, situated in the City of Round Rock, Williamson County, Texas, being a portion of that certain 132,808 acre tract of land conveyed to said corporation by deed recorded in Volume 1004, Page 422 of the Deed Records of Williamson County, and a portion of the remainder of that certain 47.83 acre "FIRST TRACT", conveyed to Austin White Line Company by deed recorded in Volume 717, Page 403 of said Deed Records, does hereby adopt said 68.319 acres as its subdivision to be known as THE OAKLANDS, SECTION 1, and does hereby dedicate to the public use any and all streets, parks, and easements as platted hereon.

TO CERTIFY WHICH, WITNESS MY HAND this 2 day of July, A.D., 1984.

McLESTER, GRISHAM, GARDNER INVESTORS, INC.

Larry Grisham
LARRY GRISHAM, Secretary/Treasurer

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared LARRY GRISHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2 day of A.D., 1984.



Danni Pratt
Notary Public, The State of Texas

The Subdivision shown hereon is within the City Limits of the City of Round Rock, Texas.

APPROVED, this the 19th day of July, 1984, A.D., by the 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.

Walter G. Tibbitts III
WALTER G. TIBBITTS, III, Secretary

PASSED AND APPROVED on the 19th day of July, 1984, A.D.

ATTEST:
Janne Land
JANNE LAND, Secretary
City of Round Rock

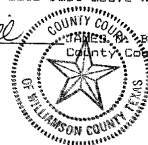
APPROVED:
Mike Robinson
MIKE ROBINSON, Mayor
City of Round Rock

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James N. Boydston, 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 9th day of January, 1985, A.D., at 1:40 o'clock P.M. and duly recorded on the 9th day of January, 1985, A.D., at 3:00 o'clock P.M. in the Plat Records of said County, in Book F, Slides 284-287.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Georgetown, Texas, the date last above written.

Elaine Bizzell
BY: Elaine Bizzell
Deputy
County Clerk, Williamson County, Texas



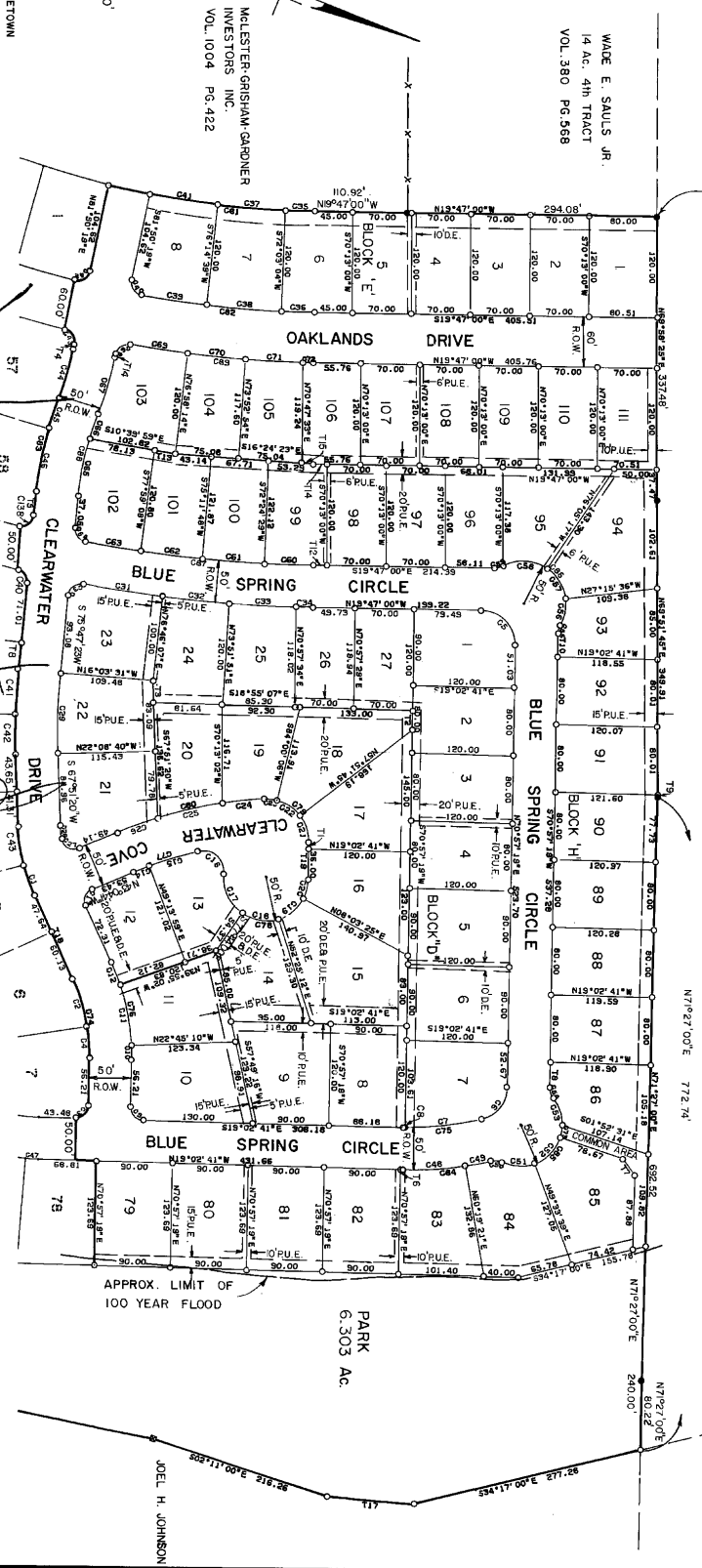
CABINET F SLIDE 287

POINT OF BEGINNING
 WADE E. SAULS JR.
 VOL. 380 PG. 568

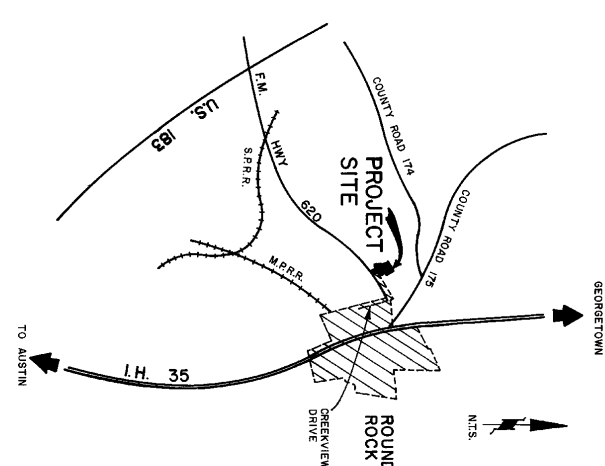
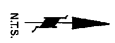
TOMMY KURTZ

MGLESTER, GRISHAM-GARDNER
 INVESTORS, INC.
 VOL. 1004 PG. 422

Cabinet F, Slide 284



SCALE: 1" = 100'



LOCATION MAP

THE OAKLANDS SECTION ONE

12-6-85, See Official Records (MATCH SHEET 2 OF 4) 1282, page 421,

OWNERS: MGLESTER, GRISHAM, Gardner Investors, Inc.
 ADDRESS: 498219
 SURVEYOR: B. H. Harrell Survey, Abstract #234
 NUMBER OF LOTS: 219
 LINEAR FEET OF NEW STREETS: 10,400
 DATE: July 2, 1984
 SURVEYOR: Haynie & Kallman, Inc.
 ENGINEER: Haynie & Kallman, Inc.

COMMON AREAS
 All areas shown hereon as common area shall be vested in and maintained by the Homeowner's Association. Common areas will be used for the purpose of pedestrian access, greenbelt, and overland drainage.

SIDEWALK
 A four (4') foot wide sidewalk will be constructed along each side of the entire length of Oaklands Drive. A three and one-half (3 1/2') foot wide sidewalk will be constructed along each side of Johnson Way, Blue Spring Circle, West, North and East, and Clearwater Drive. A three and one-half (3 1/2') foot wide sidewalk will be constructed along each side of Spring Hollow Court, the Southwest side of Spring Hollow Cove, the North side of Spring Hollow Path and the South and East side of Springwater Drive.

SIDEWALK EMBLEMENTS
 In addition to all easements shown hereon, there is hereby dedicated a ten (10') foot wide sidewalk and public utility easement along each side of the R.O.W., where necessary.

BUILDING SETBACKS
 The following building setback requirements apply to each lot in this subdivision:
 Front: 25' (front loading garage)
 Sides: 10' (corner lot)
 Rear: 5'

FILED FOR RECORD
 JAN 9 1985
 JAMES N. BOWDSTON
 COUNTY CLERK

THE MEADOWS AT CHANDLER CREEK

REVISED SECTION ONE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N72 47 00"E	159.20	19 30 00"	457.07	159.96	80.26
C2	N76 07 00"E	507.05	25 10 00"	1120.00	511.50	260.29
C3	S80 56 00"E	240.87	19 34 00"	793.14	242.17	122.30
C4	S80 31 00"E	404.04	18 54 00"	1230.43	405.86	204.80
C5	N45 02 00"E	35.36	90 00 00"	25.00	39.27	25.00
C6	N44 58 00"E	35.36	90 00 00"	25.00	39.27	25.00
C7	N80 31 00"W	427.03	18 54 00"	1300.43	429.97	215.45
C8	S81 21 00"W	25.49	2 22 00"	617.07	25.49	12.75
C9	S77 05 00"W	51.85	24 13 59"	155.00	51.85	21.86
C10	N45 48 01"W	28.28	59 00 00"	20.00	31.42	20.00
C11	N09 03 58"E	128.51	19 43 57"	375.00	129.15	65.22
C12	N63 56 02"E	23.76	90 00 00"	20.00	34.77	20.00
C13	N04 00 00"W	62.76	9 36 00"	375.00	62.83	31.49
C14	N13 51 58"E	54.32	6 40 00"	457.07	54.35	27.20
C15	N79 12 00"E	56.23	10 07 57"	375.00	66.32	33.24
C16	N72 32 00"E	54.32	6 40 00"	457.07	54.35	27.20
C17	N66 07 00"E	50.25	10 15 00"	457.07	50.27	25.46
C18	N54 08 00"E	43.00	3 14 00"	1120.00	43.00	21.50
C19	N66 51 00"E	63.20	3 14 00"	1120.00	63.20	31.81
C20	N70 05 00"E	63.20	3 14 00"	1120.00	63.20	31.81
C21	N73 19 00"E	63.20	3 14 00"	1120.00	63.20	31.81
C22	N76 33 00"E	63.20	3 14 00"	1120.00	63.20	31.81
C23	N78 47 00"E	63.20	3 14 00"	1120.00	63.20	31.81
C24	N83 01 00"E	63.20	3 14 00"	1120.00	63.20	31.81
C25	N86 15 00"E	63.20	3 14 00"	1120.00	63.20	31.81
C26	N88 32 00"E	26.06	1 20 00"	1120.00	26.06	13.03
C27	S88 08 13"E	65.34	5 19 35"	703.14	65.37	32.71
C28	S90 25 10"E	121.89	10 06 30"	703.14	124.05	62.49
C29	S26 04 02"E	88.88	8 58 57"	31.42	88.88	44.44
C30	S13 29 59"W	80.48	10 51 57"	425.00	80.60	40.42
C31	S10 37 08"W	51.08	6 55 24"	425.00	51.11	25.58
C32	S00 11 18"W	14.66	1 58 36"	14.66	14.66	7.33
C33	S09 03 58"W	145.85	19 43 57"	425.00	146.37	73.92
C34	S44 12 00"W	15.80	90 00 00"	15.00	23.58	15.00
C35	N45 48 00"W	120.21	90 00 00"	85.00	133.52	85.00
C36	N06 07 58"E	15.80	10 33 53"	85.00	15.80	7.90
C37	N26 21 57"W	43.72	29 48 07"	85.00	44.21	22.82
C38	N41 10 00"W	43.71	29 48 00"	85.00	44.21	22.82
C39	N80 50 00"W	461.79	18 14 00"	85.00	461.79	231.18
C40	N80 50 00"W	461.79	18 14 00"	85.00	461.79	231.18
C41	S78 07 00"W	23.74	2 20 00"	1020.00	23.74	11.87
C42	S88 32 00"W	57.55	3 14 00"	1020.00	57.55	28.79
C43	S86 14 59"W	57.55	3 14 00"	1020.00	57.55	28.79
C44	S83 01 00"W	57.55	3 14 00"	1020.00	57.55	28.79
C45	S79 47 00"W	57.55	3 14 00"	1020.00	57.55	28.79
C46	S75 33 00"W	57.55	3 14 00"	1020.00	57.55	28.79
C47	S73 19 00"W	57.55	3 14 00"	1020.00	57.55	28.79
C48	S70 05 00"W	57.55	3 14 00"	1020.00	57.55	28.79
C49	S66 51 00"W	57.55	3 14 00"	1020.00	57.55	28.79
C50	S54 08 00"W	39.15	2 12 00"	1020.00	39.16	19.58
C51	S47 47 00"W	132.47	6 10 00"	567.07	133.07	66.44
C52	S66 07 00"W	61.00	6 10 00"	567.07	61.03	30.55
C53	S72 32 00"W	65.94	6 10 00"	567.07	65.98	33.03
C54	S75 12 00"W	65.94	6 10 00"	567.07	65.97	33.03
C55	S71 36 00"W	183.84	17 08 00"	617.07	184.52	92.98
C56	S77 31 00"W	57.06	5 18 00"	617.07	57.08	28.56
C57	N72 13 00"E	57.06	5 18 00"	617.07	57.06	28.56
C58	N66 54 00"E	57.42	5 20 00"	617.07	57.44	28.74
C59	N63 38 17 00"E	41.52	4 12 00"	617.07	41.59	20.78
C60	N76 07 00"W	439.15	26 10 00"	970.00	439.93	221.43
C61	N63 43 00"W	23.13	1 22 00"	970.00	23.14	11.57
C62	N66 17 00"W	63.76	3 46 00"	970.00	63.77	31.90
C63	N70 03 00"W	63.76	3 46 00"	970.00	63.77	31.90
C64	N73 39 00"W	63.76	3 46 00"	970.00	63.77	31.90
C65	N77 35 00"W	63.76	3 46 00"	970.00	63.77	31.90
C66	N81 21 00"W	63.76	3 46 00"	970.00	63.77	31.90
C67	N85 07 00"W	63.76	3 46 00"	970.00	63.77	31.90
C68	N88 06 00"E	37.74	3 46 00"	970.00	37.77	31.80
C69	S45 48 00"E	49.50	90 00 00"	35.00	54.98	35.00
C70	S44 12 00"E	49.50	90 00 00"	35.00	54.98	35.00
C71	S70 35 00"W	491.62	19 14 00"	770.00	500.38	259.38
C72	S71 08 00"W	65.66	36 19 59"	100.00	66.90	34.76
C73	S87 58 00"W	33.15	2 28 00"	770.00	33.15	16.58
C74	S84 38 00"W	56.43	4 12 00"	770.00	56.44	28.23
C75	S80 26 00"W	56.43	4 12 00"	770.00	56.44	28.23
C76	S76 14 00"W	56.43	4 12 00"	770.00	56.44	28.23
C77	S72 02 00"W	56.43	4 12 00"	770.00	56.44	28.23
C78	S67 50 00"W	56.43	4 12 00"	770.00	56.44	28.23
C79	S63 38 00"W	56.43	4 12 00"	770.00	56.44	28.23
C80	S59 26 00"W	56.43	4 12 00"	770.00	56.44	28.23
C81	S55 10 00"W	58.22	4 20 00"	770.00	58.24	29.13
C82	S52 29 06"W	13.89	3 02 00"	770.00	13.89	6.94
C84	N67 45 15"E	79.63	30 21 01"	150.00	79.46	40.68
C85	N70 35 00"E	459.70	37 14 00"	720.00	467.80	242.54
C86	S45 48 00"E	21.21	90 00 00"	15.00	23.56	15.00
C87	S44 12 00"E	21.21	90 00 00"	15.00	23.56	15.00
C88	N72 15 11"E	55.56	21 21 08"	150.00	55.90	28.28
C89	N56 28 00"E	23.54	9 00 00"	150.00	23.56	11.81
C90	N62 49 00"E	35.18	2 48 00"	720.00	35.19	17.60
C91	N57 27 00"E	67.41	5 22 00"	720.00	67.44	33.74
C92	N62 49 00"E	67.41	5 22 00"	720.00	67.44	33.74
C93	N66 11 00"E	67.41	5 22 00"	720.00	67.44	33.74
C94	N73 33 00"E	67.41	5 22 00"	720.00	67.44	33.74
C95	N78 55 00"E	67.41	5 22 00"	720.00	67.44	33.74
C96	N84 13 00"E	65.74	5 14 01"	720.00	65.77	32.91
C97	N88 01 00"E	29.74	2 21 59"	720.00	29.74	14.87
C98	S45 48 00"E	21.21	90 00 00"	15.00	23.56	15.00
C99	S44 12 00"E	21.21	90 00 00"	15.00	23.56	15.00
C100	S45 48 00"E	21.21	90 00 00"	15.00	23.56	15.00
C101	S44 12 00"E	49.50	90 00 00"	35.00	54.98	35.00
C102	S69 35 33"E	15.12	44 24 54"	20.00	15.50	9.16
C103	N44 12 00"W	99.99	178 49 49"	50.00	105.06	4899.27
C104	N23 00 28"W	15.12	44 24 54"	20.00	15.50	9.16
C105	N44 12 00"W	21.21	90 00 00"	15.00	23.58	15.00
C106	S45 48 00"E	21.21	90 00 00"	15.00	23.56	15.00
C107	S44 12 00"E	21.21	90 00 00"	15.00	23.56	15.00
C108	S59 32 51"E	22.77	26 19 31"	50.00	22.97	11.59
C109	N84 25 13"E	38.86	45 14 20"	50.00	39.91	21.09
C110	N41 11 12"E	34.80	40 43 41"	50.00	35.44	18.56
C111	N10 38 18"W	52.19	62 55 19"	50.00	54.91	30.59
C112	N43 39 28"W	2 2 72"	3 05 58"	50.00	2 72"	1 36"
C113	S87 02 12"E	42.67	7 31 43"	325.00	42.70	21.38
C114	N62 24 52"E	126.52	28 43 43"	255.00	127.86	65.30
C115	S75 48 31"W	69.29	15 37 00"	255.00	69.50	34.97
C116	N69 49 38"W	58.23	13 05 43"	255.00	58.36	29.31
C117	N84 07 28"W	9.63	1 41 52"	325.00	9.63	4.82
C118	N67 53 04"W	33.06	5 48 51"	325.00	33.07	16.55

NO.	BEARINGS	DISTANCE
T1	N63 02 00"E	24.36
T2	N63 02 00"E	24.36
T3	S71 04 00"E	64.25
T4	N48 56 00"E	70.00
T5	S89 58 00"E	80.00
T6	S00 02 00"W	120.00
T7	N89 58 00"W	80.00
T8	S15 09 36"W	113.08
T9	S12 17 05"E	61.15
T10	S22 00 00"E	120.41
T11	N89 12 00"E	36.79
T12	N00 48 00"W	100.00
T13	S89 12 00"W	36.53
T14	N89 12 00"E	82.53
T15	N00 48 00"W	110.00
T16	N00 48 00"W	110.00
T17	S89 12 00"W	30.00
T18	S89 12 00"W	70.77
T19	S85 05 45"W	76.42
T20	S79 04 02"W	76.42
T21	S69 59 58"W	76.42
T22	S63 55 58"W	76.42
T23	S56 52 02"W	76.42
T24	S50 48 33"W	54.60
T25	S42 15 23"W	55.53
T26	N89 42 00"W	59.99
T27	N00 18 00"E	121.97
T28	N42 23 21"E	66.05
T29	N00 38 00"E	109.07
T30	S89 12 00"W	102.94
T31	N09 50 00"W	106.44
T32	N00 48 00"W	102.94
T33	S00 48 00"E	5.76
T34	N89 12 01"E	23.74
T35	S89 12 00"W	23.74
T36	S89 12 00"W	24.39
T37	S93 02 00"W	24.39
T38	S83 02 00"W	19.39
T39	S63 02 00"W	5.00
T40	S00 48 00"W	69.84
T41	S00 48 00"W	70.00
T42	N63 01 58"E	24.39
T43	N89 12 00"E	25.00
T44	S89 12 00"W	25.00
T45	N89 42 04"W	23.95
T46	N65 10 00"E	34.94
T47	N57 26 20"E	65.92
T48	N63 25 08"E	16.63
T49	N65 05 08"E	16.63
T50	N67 10 01"E	20.25
T51	N67 10 01"E	63.74
T52	N72 49 00"E	63.74
T53	N72 49 00"E	23.79
T54	N70 47 00"E	39.98
T55	N79 07 00"E	63.74
T56	N84 37 58"E	63.76
T57	N82 27 37"E	62.45
T58	N89 12 00"E	80.00
T59	N89 12 00"E	70.00
T60	N84 37 58"E	24.43
T61	N67 10 01"E	26.82
T62	N72 49 00"E	30.37
T63	N89 12 00"E	10.53
T64	N88 27 37"E	4.05
T65	N89 12 00"E	70.00
T66	N89 12 00"E	15.00
T67	N56 52 02"E	2.89
T68	N56 52 02"E	21.29
T69	N78 04 05"E	18.40
T70	N85 06 45"E	19.84
T71	N81 12 00"E	70.00
T72	S89 12 00"W	115.00
T73	N89 12 00"E	70.00
T74	N89 12 00"E	69.00
T75	N69 12 00"E	70.00

THE STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

THE OAKLANDS SECTION ONE

FIELD NOTES FOR THE OAKLANDS SECTION ONE

FIELD NOTES describing a 68.319 acre tract or parcel of land out of the J.M. Harrell Survey, Abstract No. 284, situated in Williamson County, Texas, being a portion of that certain 132,808 acres conveyed to P.M.H. Joint Venture by deed recorded in Volume 1004, Page 422, of the Deed Records of said County, and a portion of the remainder of that certain 47.83 acre "FIRST TRACT", conveyed to Austin White Line Company by deed recorded in Volume 717, Page 403 of said Deed Records, said 68.485 acres being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at the Northwest corner of said J. M. Harrell Survey; thence along the North line of said Harrell Survey, N70°11'E, 6076 feet to an iron pin found, being the Northeast corner of a 14.00 acre "FOURTH TRACT" conveyed to Wade E. Sauls, Jr., by deed recorded in Volume 390, Page 568 of said Deed Records and the Southwest corner of a 34.0 acre tract, a portion of said Wade Sauls' land as described in said Volume 390, Page 568 of said Deed Records, being the Northwest corner and POINT OF BEGINNING of the hereinafter described 68.424 acres;

THENCE along the fenced South line of said 34.0 acres, being a North line of said 132.808 acres, being a North line hereof, the following three (3) courses:

- 1) N69°58'25"E, 337.48 feet to an iron pin found, being an angle point hereof;
- 2) N69°51'45"E, 349.91 feet to an iron pin found, being an angle point hereof;
- 3) N71°27'E, 692.52 feet to an iron pin found at the East limit of said fence and the West bank of Brushy Creek, and continue a distance of 80.22 feet, in all being a total distance of 772.74 feet to a point in the centerline of said Brushy Creek, being the Northeast corner of said 132.808 acres, being the Northeast corner hereof;

THENCE along the centerline of said Brushy Creek, being the East line of said 132.808 acres, being the East line hereof, the following seven (7) courses:

- 1) S34°17'E, 277.28 feet to a point, being an angle point hereof;
- 2) S15°38'E, 102.45 feet to a point, being an angle point hereof;
- 3) S02°11'E, 216.26 feet to an "X" mark found chiseled in a rock, being an angle point hereof;
- 4) S09°02'E, 321.20 feet to an "X" mark found chiseled in a rock, being an angle point hereof;
- 5) S38°56'E, 16.23 feet to an iron rebar found, being an angle point hereof;
- 6) S04°16'E, 162.02 feet to a point, being an angle point hereof;
- 7) S31°08'E, 199.17 feet to a point, being the most Easterly Southeast corner hereof;

THENCE departing said creek centerline, in a Southwesterly direction, the following three (3) courses:

- 1) S58°52'W, 131.54 feet to an iron pin found, being an angle point hereof;
- 2) S42°41'W, 361.15 feet to an iron pin set, being an angle point hereof;
- 3) S22°08'40"W, 444.47 feet to an iron pin set, being an angle point hereof;

THENCE along a South line hereof, S68°27'W, 1345.67 feet to an iron pin set, being an angle point hereof;

THENCE along an East line hereof, the following two (2) courses:

- 1) S21°32'E, 202.70 feet to an iron pin set, being a Point of Curvature hereof;
- 2) Along the arc of a curve to the left having elements of delta = 90°43'35", radius = 30.00 feet, arc = 47.50 feet, tangent = 30.39 feet, chord bearing and chord = S66°53'47"E, 42.70 feet to an iron pin set in the new North right-of-way line of R.M. No. 620, a 120 foot wide right-of-way, being a Point of Tangency and the most Southerly Southeast corner hereof;

THENCE along said North right-of-way line, being a South line hereof, S67°44'25"E, 140.01 feet to an iron pin set, being a Point of Curvature and the most Southerly Southwest corner hereof;

THENCE departing said North right-of-way line, in a Northerly direction, the following two (2) courses:

- 1) Along the arc of a curve to the left having elements of delta = 89°16'25", radius = 30.00 feet, arc = 46.74 feet, tangent = 29.62 feet, chord bearing and chord = N23°06'14"E, 42.16 feet to an iron pin set, being a Point of Tangency hereof;
- 2) N21°32'W, 204.45 feet to an iron pin set, being an angle point hereof;

THENCE S68°27'W, 70.00 feet to an iron pin set, being an angle point hereof;

THENCE along a West line hereof, the following six (6) courses:

- 1) N21°32'W, 288.26 feet to an iron pin set, being an angle point hereof;
- 2) S77°43'48"W, 41.60 feet to an iron pin set, being a Point of Curvature hereof;
- 3) Along the arc of a curve to the right having elements of delta = 32°06'12", radius = 685.42 feet, arc = 394.04 feet, tangent = 197.21 feet, chord bearing and chord = N03°46'54"E, 379.04 feet to an iron pin set, being a Point of Tangency hereof;
- 4) N19°50'E, 275.15 feet to an iron pin set, being a Point of Curvature hereof;
- 5) Along the arc of a curve to the left having elements of delta = 39°37', radius = 1093.35 feet, arc = 755.99 feet, tangent = 393.81 feet, chord bearing and chord = N00°01'30"E, 741.02 feet to an iron pin set, being a Point of Tangency hereof;
- 6) N19°47'W, 110.92 feet pass an iron rod found by a fence corner post, being the Southeast corner of said "FOURTH TRACT" and an all corner of said 132,808 acres, and continue a distance of 294.08 feet, in all being a total distance of 405.00 feet to the POINT OF BEGINNING of the herein described tract of land containing 68.319 acres of land more or less.

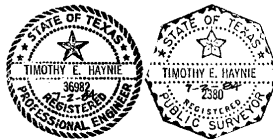
*dated 12-6-85
See 1011282
42.84
Good*

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I Timothy E. Haynie, a REGISTERED PUBLIC SURVEYOR, and a REGISTERED PROFESSIONAL ENGINEER, 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 hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Round Rock, Texas.

I also 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.

HAYNIE & KALLMAN, INC.



Timothy E. Haynie
Timothy E. Haynie,
Registered Public Surveyor No. 2380
Registered Professional Engineer
No. 36982
Date 7-2-84

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT, McLESTER, GRISHAM, GARDNER INVESTORS, INC., owner of 68.319 acres of land out of the J.M. Harrell Survey, Abstract No. 284, situated in the City of Round Rock, Williamson County, Texas, being a portion of that certain 132,808 acre tract of land conveyed to said corporation by deed recorded in Volume 1004, Page 422 of the Deed Records of Williamson County, and a portion of the remainder of that certain 47.83 acre "FIRST TRACT", conveyed to Austin White Line Company by deed recorded in Volume 717, Page 403 of said Deed Records, does hereby adopt said 68.319 acres as its subdivision to be known as THE OAKLANDS, SECTION 1, and does hereby dedicate to the public use any and all streets, parks, and easements as platted hereon.

TO CERTIFY WHICH, WITNESS MY HAND this 2 day of July, A.D., 1984.

McLESTER, GRISHAM, GARDNER INVESTORS, INC.

Larry Grisham
LARRY GRISHAM, Secretary/Treasurer

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared LARRY GRISHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2 day of A.D., 1984.



Danni Pratt
Notary Public, The State of Texas

The Subdivision shown hereon is within the City Limits of the City of Round Rock, Texas.

APPROVED, this the 19th day of July, 1984, A.D., by the 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.

Walter G. Tibbitts III
WALTER G. TIBBITTS, III, Secretary

PASSED AND APPROVED on the 19th day of July, 1984, A.D.

ATTEST:
Janne Land
JANNE LAND, Secretary
City of Round Rock

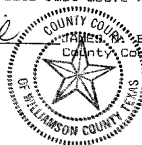
APPROVED:
Mike Robinson
MIKE ROBINSON, Mayor
City of Round Rock

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James N. Boydston, 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 9th day of January, 1985, A.D., at 1:40 o'clock P.M. and duly recorded on the 9th day of January, 1985, A.D., at 3:00 o'clock P.M. in the Plat Records of said County, in Book F, Slides 284-287.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Georgetown, Texas, the date last above written.

Elaine Bizzell
Deputy
Elaine Bizzell



JAMES N. BOYDSTON, Clerk
County Court, Williamson County, Texas

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