Cabinet E, Slide 363

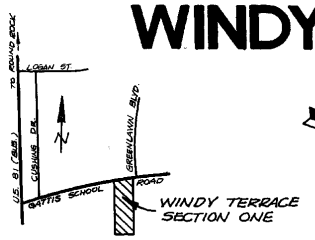
WINDY TERRACE SECTION ONE

IN THE CITY OF ROUND ROCK, TEXAS

3975

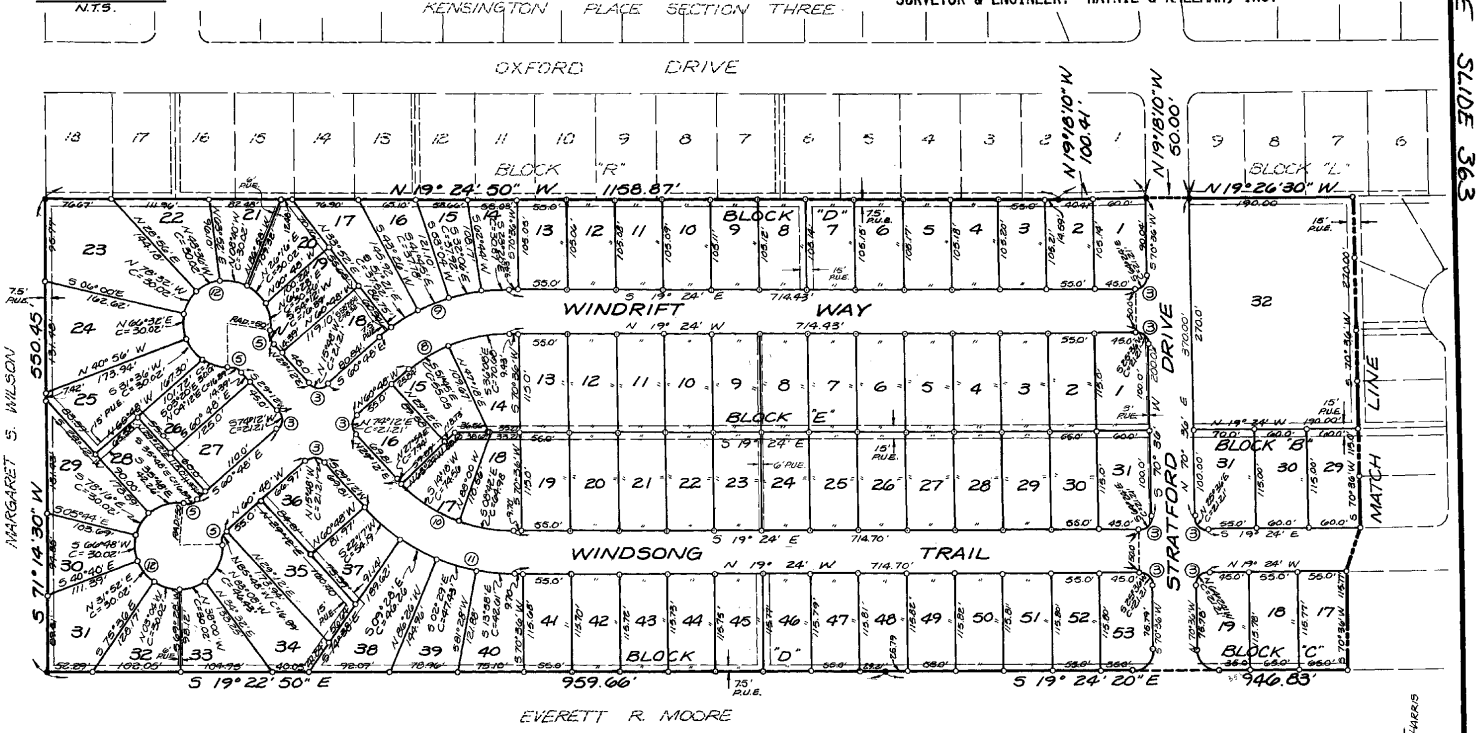
FILED FOR RECORD
at 2:45 o'clock P M.
FEB 7 1984
JAMES N. BOYDSTON
Clerk County Court, Williamson Co., Tex.
By Laura Bagwell Deputy

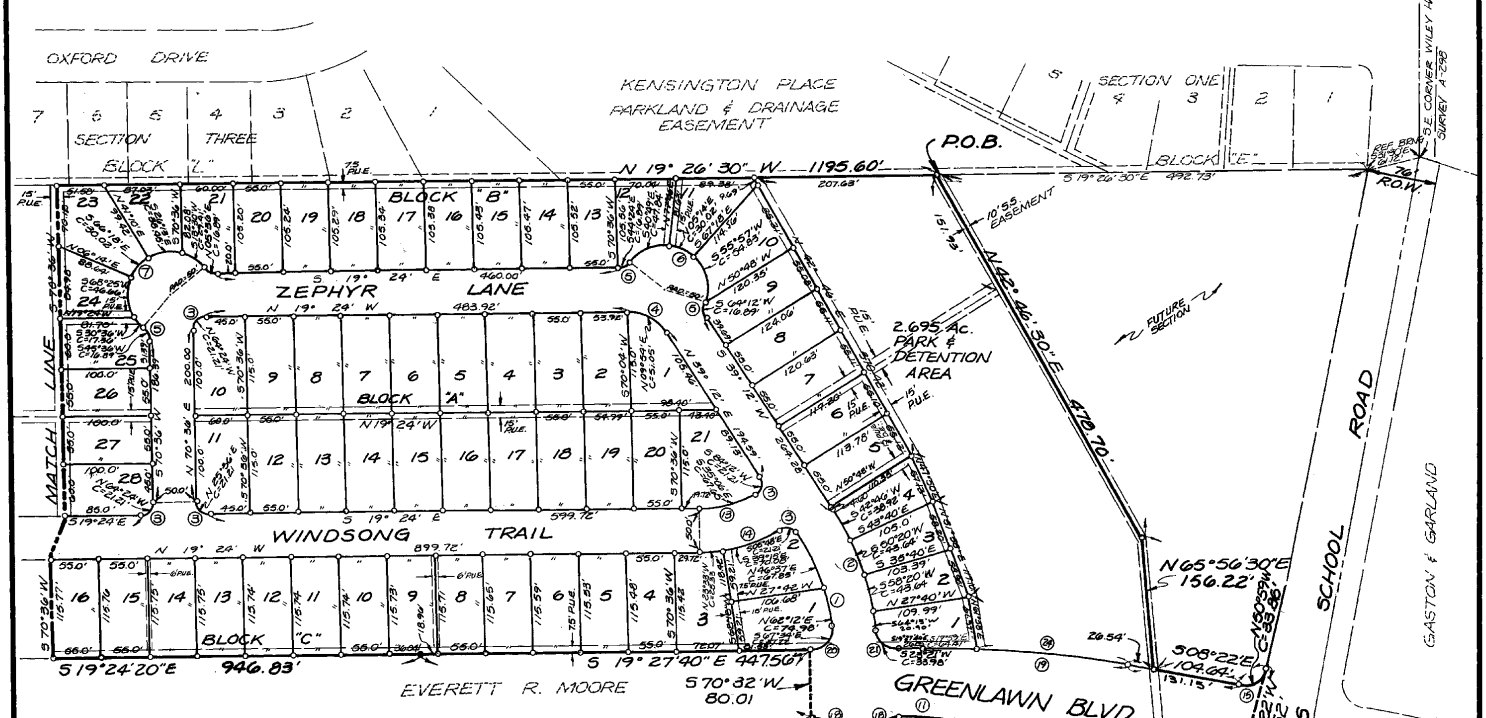
OWNERS: HARRY L. SILVERMAN, JR. & E.L. KENDRICK
ACREAGE: 34.644
SURVEY: ASA THOMAS SURVEY A.609
NUMBER OF BLOCKS: 5
NUMBER OF LOTS: 155
LINEAR FEET OF NEW STREETS: 5820
DATE: AUGUST 1, 1983
SURVEYOR & ENGINEER: HAYNIE & KALLMAN, INC.



LOCATION MAP
N.T.S.

Scale 1"=100'





BUILDING LINES:
Front: 25' (front loading)
10' (other)
Side: 10' (corner lot)
5' (other)
Rear: 5'

LEGEND
● IRON PIN FOUND
○ IRON PIN SET
P.U.E. PUBLIC UTILITY EASEMENT
◯ CURVE NUMBER
D.E. DRAINAGE EASEMENT

ACCESS
Driveways onto Greenlawn Blvd. are prohibited.
Driveways onto Stratford Drive are prohibited with the exception of Lot 32 Block B.

DRAINAGE EASEMENT NOTE
No fences or other obstructions shall be installed in any drainage easement shown hereon.

See Vacation of Easement on Lot 6, Block B recorded in Vol.2107, Pg.163 Deed Rec.

WINDY TERRACE SECTION ONE

Haynie & Kallman Inc.
CONSULTING ENGINEERS
2115 North Mays
Round Rock, Texas 78664
(512) 255-4584, 255-7861

SHEET 1 OF 2

CABINET E SLIDE 363

Cabinet E, Slide 364

WINDY TERRACE SECTION ONE

IN THE CITY OF ROUND ROCK, TEXAS

CABINET E SLIDE 364

FIELD NOTES FOR WINDY TERRACE - SECTION ONE

FIELD NOTES describing a 34.644 acre tract or parcel of land out of the Asa Thomas Survey, Abstract No. 609, situated in Williamson County, Texas, being a 33.471 acre portion of that certain 37.213 acres conveyed to Harry L. Silverman, Jr. and E. L. Kendrick by deed recorded in Volume 920, Page 305 of the Deed Records of said County, and a 1.173 acre portion of that certain 1.297 acres conveyed to said Silverman and said Kendrick by deed recorded in Volume , Page of said Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at the Southeast corner of the Wiley Harris Survey, Abstract No. 298, being an angle point in the North line of said Asa Thomas Survey; thence S31°30'E, 61.2 feet to an iron pin found at a fence corner post, being the Northeast corner of Lot 1, Block E, Kensington Place, Section 1, as shown on a Plat of Record in Cabinet C, Slide 257-258 of the Plat Records of said County, and S19°26'30"E, 492.73 feet to an iron pin set in the centerline of an existing ten (10) foot wide sanitary sewer easement granted to the City of Round Rock by deed recorded in Volume 726, Page 882 of said Deed Records, being the Northwest corner and POINT OF BEGINNING of the hereinafter described WINDY TERRACE - SECTION ONE;

THENCE departing the West line of said 37.213 acres, in an Easterly direction, being the centerline of said easement, the following two (2) courses:
1) N42°46'30"E, 478.70 feet to an iron pin set, being an angle point hereof;
2) N65°56'30"E, 156.22 feet to an iron pin set in the proposed West right-of-way line of Greenlawn Blvd., being an angle point hereof;

THENCE along said proposed West right-of-way line, the following two (2) courses:
1) N08°22'W, 104.64 feet to a Point of Curvature hereof;
2) along the arc of a curve to the left having elements of delta = 85°14'38", radius = 25.00 feet, arc = 37.20 feet, tangent = 23.01 feet, chord bearing and chord = N50°59'W, 33.86 feet to an iron pin set in the fenced South right-of-way line of Gattis School Road, being a Point of Tangency hereof;

THENCE along the fenced South right-of-way line of said Gattis School Road, being the North line of said 1.297 acres, being a North line hereof, N86°23'20"E, 150.52 feet to an iron pin set, being a Point of Curvature and the most Northerly Northeast corner hereof;

THENCE along the East line hereof, the following eleven (11) courses:
1) along the arc of a curve to the left having elements of delta = 94°45'20", radius = 25.00 feet, arc = 41.34 feet, tangent = 27.17 feet, chord bearing and chord = S39°01'W, 36.79 feet to an iron pin set, being a Point of Tangency hereof;
2) S08°22'E, 298.63 feet to an iron pin set, being a Point of Curvature hereof;
3) along the arc of a curve to the left having elements of delta = 11°06', radius = 362.91 feet, arc = 70.31 feet, tangent = 35.26 feet, chord bearing and chord = S13°55'E, 70.20 feet to an iron pin set, being a Point of Compound Curvature hereof;
4) along the arc of a curve to the left having elements of delta = 90°00', radius = 25.00 feet, arc = 39.27 feet, tangent = 25.00 feet, chord bearing and chord = S64°28'E, 35.36 feet to an iron pin set, being a Point of Tangency hereof;
5) S19°28'E, 50.00 feet to an iron pin set, being a Point of Curvature hereof;
6) along the arc of a curve to the left having elements of delta = 90°00', radius = 25.00 feet, arc = 39.27 feet, tangent = 25.00 feet, chord bearing and chord = S25°32'W, 35.36 feet to an iron pin set, being a Point of Tangency hereof;
7) S19°28'E, 1.40 feet to an iron pin set being an angle point hereof;
8) S70°32'W, 80.01 feet to an iron pin set in said division line, being an angle point hereof;
9) S19°27'40"E, 447.56 feet to an iron pin found in said fence line, being an angle point hereof;
10) S19°24'20"E, 946.83 feet to an iron pin found in said fence line, being an angle point hereof;
11) S19°22'50"E, 959.66 feet to an iron pin found at a fence corner post, being the Southeast corner of said 37.213 acres, being the Southeast corner hereof;

THENCE along the fenced South line of said 37.213 acres, being the South line hereof, S71°14'30"W, 550.45 feet to an iron pin found, being the Southeast corner of Lot 18, Block R, Kensington Place, Section 3, as shown on a Plat of Record in Cabinet , Slide of said Plat Records, and the Southwest corner of said 37.213 acres, being the Southwest corner hereof;

THENCE along the fenced East line of said Section 3, and an East line of said Section 1, being the West line of said 37.213 acres, being the West line hereof, the following three (3) courses:
1) N19°24'50"W, 1158.87 feet to an iron pin, being an angle point hereof;
2) N19°18'10"W, 100.41 feet pass an iron pin found in the South right-of-way of Stratford Drive, a fifty (50) foot wide right-of-way, being the Northeast corner of Lot 1, Block R of said Section 3, and continue a distance of 50.00 feet, being a total distance of 150.41 feet to an iron pin found in the north right-of-way line of said Stratford Drive, being the Southeast corner of Lot 9, Block L of said Section 3, being an angle point hereof;
3) N19°26'30"W, 1195.66 feet to the POINT OF BEGINNING of the herein described tract of land containing 33.471 acres of land more or less.

THE STATE OF TEXAS ‖

COUNTY OF WILLIAMSON ‖

I, Steven D. Kallman, 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 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 Storm Water Drainage Policies adopted by the City of Round Rock, Texas.

STATE OF TEXAS — STEVEN D. KALLMAN — 3337 — REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS — STEVEN D. KALLMAN — 40762 — REGISTERED PROFESSIONAL ENGINEER

HAYNIE & KALLMAN, INC.

Steven D. Kallman 8-31-83

Steven D. Kallman,
Registered Public Surveyor No. 3337
Registered Professional Engineer No. 40762

THE STATE OF TEXAS ‖

COUNTY OF WILLIAMSON ‖

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Harry L. Silverman, Jr., Individual and E. L. Kendrick, Individual, owners of 34.644 acres of land out of the Asa Thomas Survey, Abstract No. 609, situated in Williamson County, Texas, being a 33.471 acre portion of that certain 37.213 acres recorded in Volume 920, Page 305 of the Deed Records of said County, and a 1.173 acre portion of that certain 1.297 acres recorded in Volume , Page of said Deed Records, do hereby adopt said 34.644 acres of land as our subdivision to be known as WINDY TERRACE - SECTION ONE, and do hereby dedicate to the public use any and all streets and easements as shown hereon.

WITNESS MY HAND this the 1st day of September, 1983.

Harry L. Silverman, Jr., Individual

E. L. Kendrick, Individual

THE STATE OF TEXAS ‖

COUNTY OF WILLIAMSON ‖

BEFORE ME, the undersigned authority, on this day personally appeared Harry L. Silverman, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed same for the purposes and considerations therein expressed, and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 1st day of September, 1983.

Jane M. McAdams
Notary Public, State of Texas

THE STATE OF TEXAS ‖

COUNTY OF WILLIAMSON ‖

BEFORE ME, the undersigned authority, on this day personally appeared E. L. Kendrick, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed same for the purposes and considerations therein expressed, and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 1st day of September, 1983.

Jane M. McAdams
Notary Public, State of Texas

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

APPROVED, this the 1st day of September, 1983, 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 Hislop, Chairman

George Bold, Secretary

PASSED AND APPROVED, on the 1st day of September, 1983, A.D.

ATTEST:

Joanne Land, Secretary
City of Round Rock

APPROVED:

Larry L. Tonn, 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 certificate of authentication, was filed for record in my office on the 7th day of February, 1984 A.D., at 2:45 o'clock P.M. and duly recorded on the 7th day of February, 1984 A.D., at 3:10 o'clock P.M. in the Plat Records of said County, in Cabinet E, Slide 363-364

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

By: Elaine Bizzell
Deputy
Elaine Bizzell

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

CURVE DATA

	Δ	R	T	A	C
1	31°10'04"	262.83'	73.30'	142.97'	141.22'
2	31°10'04"	312.83'	87.25'	170.17'	168.08'
3	90°00'	15.00'	15.00'	23.56'	21.21'
4	58°36'	52.16'	29.27'	53.34'	51.05'
5	50°00'	19.90'	9.32'	17.44'	16.89'
6	158°36'	50.00'	264.62'	138.40'	98.26'
7	190°00'	50.00'	-----	165.81'	99.62'
8	41°24'	175.00'	66.127'	126.45'	32.44'
9	41°24'	225.00'	85.02'	162.58'	159.06'
10	48°36'	175.00'	79.016'	148.44'	144.03'
11	48°36'	225.00'	101.591'	190.85'	185.18'
12	280°00'	50.00'	-----	244.35'	64.28'
13	31°24'	125.00'	35.136'	68.504'	67.65'
14	31°24'	175.00'	49.14'	95.906'	94.71'
15	85°14'38"	25.00'	23.01'	37.20'	33.86'
16	94°45'20"	25.00'	27.17'	41.34'	36.79'
17	11°06'	362.91'	35.26'	70.31'	70.20'
18	90°00'	25.00'	25.00'	39.27'	35.36'
19	11°06'	1245.83'	121.06'	241.36'	240.98'
20	85°37'44"	25.00'	23.16'	37.36'	33.98'
21	96°13'32"	25.00'	27.88'	41.99'	37.22'
22	90°00'20"	25.00'	25.00'	39.27'	35.36'
23	89°59'40"	25.00'	25.00'	39.27'	35.35'
24	08°08'15"	1245.83'	88.62'	176.94'	176.79'

Haynie & Kallman, Inc.
CONSULTING ENGINEERS
Round Rock, Texas

SHEET 2 OF 2