

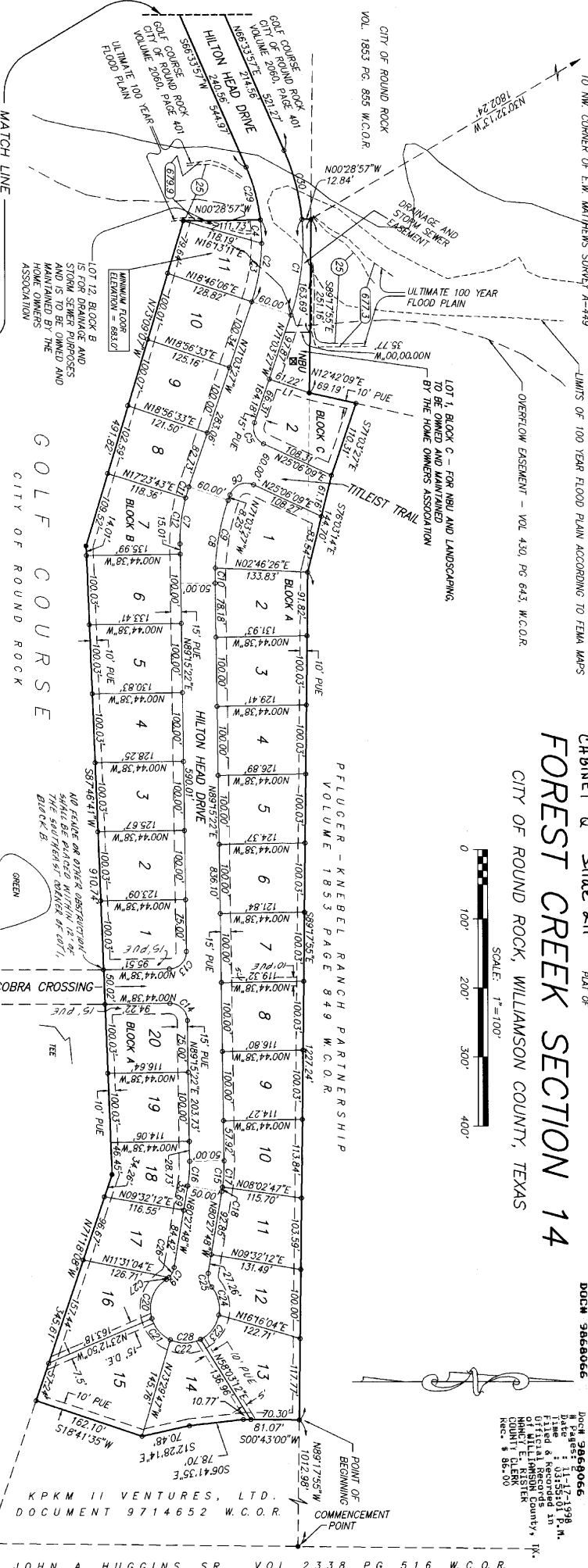
Doc# 9868066

Doc# 9868066

Date: 11-12-1998
 Title: As Recorded in
 Official Records of
 Williamson County,
 Texas
 County Clerk
 Rec. # 85-00

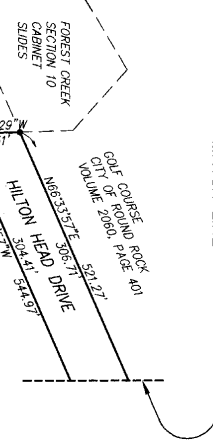
CABINET & SLIDE A11
 FOREST CREEK SECTION 14
 CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

TO NW CORNER OF E.W. MATTHEWS SURVEY A-449
 LIMITS OF 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAPS
 OVERFLOW EASEMENT - VOL 430, PG 643, W.C.O.R.
 LOT 1, BLOCK C - FOR NBU AND LANDSCAPING,
 TO BE OWNED AND MAINTAINED
 BY THE HOME OWNERS ASSOCIATION
 CITY OF ROUND ROCK
 VOL. 1853 PG. 855 W.C.O.R.
 DRAINAGE AND
 STORM SEWER
 CHART
 ULTIMATE 100 YEAR
 FLOOD PLAIN



GOLF COURSE
 CITY OF ROUND ROCK
 VOL 2060 PG 401 W.C.O.R.

JOHN A. HUGGINS, SR. VOL 2338 PG 516 W.C.O.R.



PLAT NOTES:
 1. NO FENCE OR OTHER OBSTRUCTION SHALL BE INSTALLED OR PLACED
 IN ANY DRAINAGE EASEMENT SHOWN HEREON.
 2. A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN
 AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL
 NUMBER 4849100335 C, EFFECTIVE DATE 9-27-1991 FOR
 WILLIAMSON COUNTY, TEXAS.
 3. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY
 OF ROUND ROCK ZONING ORDINANCE IN ACCORDANCE WITH THE
 CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
 4. CITY OF ROUND ROCK ZONING ORDINANCE IN ACCORDANCE WITH THE
 CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
 5. THIS SUBDIVISION SHALL DEVELOP STRICTLY IN ACCORDANCE WITH
 PLANNED UNIT DEVELOPMENT NO. 4 (ORD. NO. 2-94-01-13-84).
 6. THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR
 THE CONSTRUCTION OF THAT PART OF HILTON HEAD DRIVE WHICH
 CROSSES THE GOLF COURSE.

LINE	DIRECTION	DISTANCE
LI	N18°56'33"E	61.22'



PROPERTY OWNERS:
 KP&M II VENTURES, LTD.
 JAMES KNEBEL 345-3379
 AND
 AUSTIN TERRY 78789
 AND
 CITY OF ROUND ROCK
 221 EAST MAIN STREET
 ROUND ROCK, TEXAS 78664
 AND:
 PFLUGER-KNEBEL RANCH PARTNERSHIP
 AND:
 ENGINEER AND SURVEYOR:
 RANDALL JONES ENGINEERING, INC
 1212 EAST BRAKER LAKE
 AUSTIN, TEXAS 78753
 (512) 836-4793 FAX 836-4812

CURVE DATA

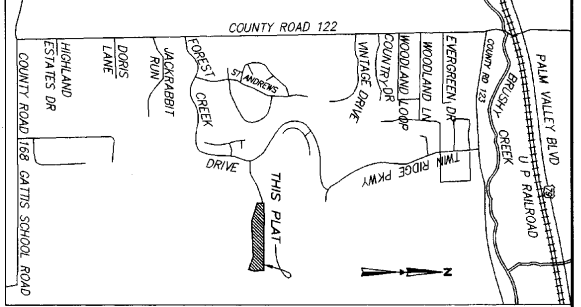
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	330.00	120.62	139.95	N63°15'54.74"	24°44'54"
C2	220.00	120.30	119.30	N63°19'17.74"	25°51'50"
C3	220.00	34.02	45.91	N67°01'21.14"	18°18'29"
C4	220.00	34.02	45.91	N67°01'29.24"	07°31'32"
C5	23.00	36.58	33.40	N67°01'21.14"	63°50'23"
C6	23.00	41.96	37.20	N2°58'39.74"	96°09'37"
C7	244.46	83.99	83.56	N89°54.033"W	19°41'11"
C8	355.54	121.16	121.56	N89°54.033"W	19°41'11"
C9	355.54	100.33	100.00	N79°08'31.74"	16°10'04"
C10	355.54	21.83	21.83	N89°59'06.74"	03°31'04"
C11	244.46	16.60	16.60	N73°00'12.74"	03°33'29"
C12	244.46	67.39	67.18	N82°30'12.74"	03°17'41"
C13	23.00	39.27	35.36	N43°54'56.74"	80°00'00"
C14	23.00	44.86	44.80	N65°36'15.74"	107°05'50"
C15	23.00	35.89	35.84	N65°36'15.74"	107°05'50"
C16	23.00	35.89	35.82	N68°20'05.74"	08°42'25"
C17	23.00	6.50	6.50	N82°20'31.74"	07°29'25"
C18	23.00	21.03	20.41	N58°22'07.74"	48°11'23"
C19	50.00	65.14	60.63	N63°35'38.74"	74°58'25"
C20	50.00	41.89	40.67	N49°05'10.74"	48°00'00"
C21	50.00	45.42	43.88	N52°39'17.74"	52°02'58"
C22	50.00	45.42	43.88	N52°39'17.74"	52°02'58"
C23	50.00	43.37	41.98	N76°10'07.74"	49°38'25"
C24	50.00	43.37	41.98	N76°10'07.74"	49°38'25"

CURVE DATA CONTINUED:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C25	23.00	21.03	20.41	N75°26'30"E	48°11'23"
C26	23.00	16.59	16.29	N61°27'19"W	38°00'58"
C27	23.00	4.44	4.43	N37°21'38"W	107°02'4"
C28	50.00000	241.1865	66.6667	N09°32'12"E	276°22'46"
C29	270.00	79.40	79.11	S74°59'25"W	16°50'56"
C30	330.00	103.45	103.03	N75°32'48"E	17°57'42"

AREA OF SITE: 12.76 ACRES
 SURVEY: E.W. MATTHEWS SURVEY ABSTRACT 449
 NUMBER OF BLOCKS: 3
 NUMBER OF LOTS: 134 (LOTS 10TH)
 LINEAR FEET OF NEW STREETS: 1875
 FOREST CREEK SECTION 14
 FINAL PLAT
 SHEET 1 OF 2
 DATE: FEB. 23, 1998 SCALE: 1" = 100'
 RANDALL JONES ENGINEERING, INC.
 ENGINEERING PLANNING SURVEYING
 1212 E. BRAKER LAKE AUSTIN, TEXAS 78753 (512) 836-4793

CABINET Q Slide 212 PART OF
FOREST CREEK SECTION 14
 CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF TRAVIS
 I, GEORGE E. LUCKS, 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 AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

George E. Lucks
 DATE 3-11-98
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, RANDALL S. JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Randall S. Jones
 DATE 3-11-98
 REGISTERED PROFESSIONAL ENGINEER NO. 149272



CITY APPROVAL
 APPROVED THIS 16 DAY OF September, 1998 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 WILLAMSON COUNTY, TEXAS.

Charles Cuperferriator
 AT RISK, CHAIR

James R. O'Leary
 JAMES R. O'LEARY, SECRETARY

Johnnie Land
 JOHNNIE LAND, CITY SECRETARY
 CITY OF ROUND ROCK, TEXAS

STATE OF TEXAS
 COUNTY OF WILLAMSON
 I, Michael E. Bissett, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS ATTACHED EXHIBITS, IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF March, A.D. 1998, AT 10:00 O'CLOCK, A.M. AND QUILY RECORDED ON THE 11th DAY OF March, A.D. 1998, AT 10:00 O'CLOCK, A.M. IN THE PLAT RECORDS OF SAID COUNTY IN BOOK 18, PAGES 211 & 212.

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

Michael E. Bissett
 MICHAEL E. BISSETT, CLERK, COUNTY COURT
 WILLAMSON COUNTY, TEXAS



KNOW ALL MEN BY THESE PRESENTS THAT JERRY J. VENTURES, LTD., OWNER OF THAT CERTAIN TRACT TRACT SAID TO CONTAIN 200.3660 ACRES RECORDED IN DOCUMENT NUMBER 974652 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND THAT PFLUGER-KNEBEL RANCH PARTNERSHIP, OWNER OF THAT CERTAIN TRACT SAID TO CONTAIN 100.00 ACRES AS DESCRIBED IN A DEED RECORDED IN VOLUME 1853, PAGE 849 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND THAT THE CITY OF ROUND ROCK, A HOME RULE MUNICIPAL CORPORATION IN THE STATE OF TEXAS, OWNER OF THAT CERTAIN TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2060, PAGE 401 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, DO HEREBY SUBDUCE 12.76 ACRES OUT OF SAID TRACTS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

Kenneth M. Pfluger
 KENNETH M. PFLUGER
 PFLUGER-KNEBEL RANCH PARTNERSHIP

JERRY J. VENTURES, LTD.
 9390 RESEARCH BOULEVARD, SUITE 305
 AUSTIN, TEXAS 78759

CHARLES CUPERFERRIATOR, MAYOR
 CITY OF ROUND ROCK
 1111 EAST MAIN STREET
 ROUND ROCK, TEXAS 78664

THE STATE OF TEXAS
 COUNTY OF WILLAMSON
 BEFORE ME, Michelle Powell, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Kenneth M. Pfluger, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Michelle Powell) 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.

OPEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF September, A.D., 1998.

MICHELLE POWELL
 Notary Public, State of Texas
 My Commission Expires November 17, 1999

THE STATE OF TEXAS
 COUNTY OF WILLAMSON
 BEFORE ME, Christine B. Harting, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Christine B. Harting, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Christine B. Harting) 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.

OPEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF September, A.D., 1998.

CHRISTINE B. HARTING
 Notary Public, State of Texas
 My Commission Expires August 3, 2001

THE STATE OF TEXAS
 COUNTY OF WILLAMSON
 BEFORE ME, Michelle Powell, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Michelle Powell, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Michelle Powell) 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.

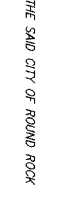
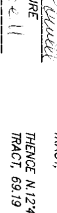
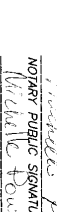
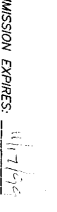
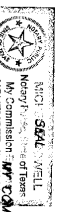
OPEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF September, A.D., 1998.

MICHELLE POWELL
 Notary Public, State of Texas
 My Commission Expires November 17, 1999

THE STATE OF TEXAS
 COUNTY OF WILLAMSON
 BEFORE ME, Michelle Powell, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Michelle Powell, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Michelle Powell) 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.

OPEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF September, A.D., 1998.

MICHELLE POWELL
 Notary Public, State of Texas
 My Commission Expires November 17, 1999



NOTARY PUBLIC SIGNATURE
 NOTARY PUBLIC PRINTED
 OR TYPED NAME
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE
 NOTARY PUBLIC PRINTED
 OR TYPED NAME
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE
 NOTARY PUBLIC PRINTED
 OR TYPED NAME
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE
 NOTARY PUBLIC PRINTED
 OR TYPED NAME
 MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:
 THAT PART OF THE E. W. MATTHEWS SURVEY, ABSTRACT NO. 499 IN WILLAMSON COUNTY, TEXAS BEING A PART OF TRACT 2 SAID TO CONTAIN 200.3660 ACRES AS DESCRIBED IN A DEED TO JERRY J. VENTURES, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 974652 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND BEING A PART OF TRACT 1 SAID TO CONTAIN 100.00 ACRES AS DESCRIBED IN A DEED RECORDED IN VOLUME 1853, PAGE 849 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND BEING A PART OF THAT TRACT DEED TO THE CITY OF ROUND ROCK BY DEED RECORDED IN VOLUME 2060, PAGE 401 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCE AT AN IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1853, PAGE 849 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN A DEED TO PFLUGER-KNEBEL RANCH PARTNERSHIP, KAREN LAMPROCK, KENNETH PFLUGER, LUTHER KNEBEL, RALPH MENSEL, MELROSE ZIMMERMAN AND GEORGE KNEBEL, RECORDED IN VOLUME 1853, PAGE 849 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, AND FOR THE MOST EASTERN NORTHEAST CORNER OF SAID 200.3660 ACRE TRACT;
 THENCE N89°17'55"E, ALONG THE SOUTH LINE OF THE SAID PFLUGER-KNEBEL RANCH PARTNERSHIP TRACT TO AN IRON ROD SETTING AND TO THE POINT OF BEGINNING, THENCE S0°04'30"W, 81.07 FEET TO AN IRON ROD SET;
 1. S.00°43'00"W, 81.07 FEET TO AN IRON ROD SET;
 2. S.06°41'35"E, 78.70 FEET TO AN IRON ROD SET;
 3. S.12°28'14"E, 70.48 FEET TO AN IRON ROD SET;
 4. S.18°15'57"W, 162.10 FEET TO AN IRON ROD SET IN THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT AND IN THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT AND IN THE BOUNDARY OF THE SAID 200.3660 ACRE TRACT;
 THENCE ALONG THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT AND ALONG THE BOUNDARY OF THE SAID 200.3660 ACRE TRACT AND CROSSING THE SAID CITY OF ROUND ROCK TRACT THE FOLLOWING FOUR (4) COURSES:
 1. N.71°08'08"W, 346.61 FEET TO AN IRON ROD FOUND;
 2. S.37°46'41"W, 910.74 FEET TO AN IRON ROD FOUND;
 3. S.84°53'29"W, 414.13 FEET TO AN IRON ROD FOUND;
 4. N.02°28'57"W, 111.73 FEET TO AN IRON ROD SET;
 THENCE DEPARTING THE BOUNDARY OF THE SAID 200.3660 ACRE TRACT AND CROSSING THE SAID CITY OF ROUND ROCK TRACT THE FOLLOWING TWO (2) COURSES:
 1. 79.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 165°06', A CHORD BEARING S.84°53'29"W, AND A CHORD LENGTH OF 811.11 FEET TO AN IRON ROD SET;
 2. S.47°53'29"W, 414.13 FEET TO AN IRON ROD FOUND;
 THENCE ALONG THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT AND IN THE BOUNDARY OF THE SAID 200.3660 ACRE TRACT;
 THENCE N.02°28'57"W, 12.84 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 1853, PAGE 849 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS;
 THENCE S.89°17'55"E, ALONG THE SOUTH LINE OF THE SAID CITY OF ROUND ROCK TRACT AND ALONG THE BOUNDARY OF THE SAID 200.3660 ACRE TRACT, 251.16 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID CITY ROUND ROCK TRACT;
 THENCE N.12°42'00"E, ALONG THE EAST LINE OF THE SAID CITY OF ROUND ROCK TRACT, 83.19 FEET TO AN IRON ROD SET;
 THENCE CROSSING THE SAID PFLUGER-KNEBEL RANCH PARTNERSHIP TRACT THE FOLLOWING TWO (2) COURSES:
 1. S.71°03'77"E, 110.31 FEET TO AN IRON ROD SET;
 2. S.78°03'14"E, 144.70 FEET TO AN IRON ROD SET IN THE SOUTH LINE OF THE SAID PFLUGER-KNEBEL RANCH PARTNERSHIP TRACT AND IN THE BOUNDARY OF THE SAID 200.3660 ACRE TRACT;
 THENCE S.89°17'55"E, ALONG SAID SOUTH LINE, 1222.24 FEET TO THE SAID POINT OF BEGINNING
 CONTAINING 12.76 ACRES, MORE OR LESS.

FOREST CREEK SECTION 14
 FINAL PLAT

DATE: FEB. 23, 1998 SCALE: 1" = 100'
RANDALL JONES ENGINEERING, INC.
 ENGINEERING SURVEYING
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DOC# 9868066

DEDICATOR-- KPKM VENTURES II, LTD
JAMES KERBY
KENNETH M. PFLUGER
PFLUGER-KNEBEL RANCH PARTNERSHIP

SUBDIVISION NAME-- FOREST CREEK SECTION 14

MAP RECORDED IN CABINET-- CABINET Q SLIDE 211 & 212

PROPERTY FORMERLY KNOWN AS 12.76 ACRES IN THE E. W. MATTHEWS SURVEY ABSTRACT
NO. 499 AS RECORDED IN DOC NO. 9714652 AND VOLUME 1853 PAGE 849.

HAND TO: CITY OF ROUND ROCK
(MONA 218-5415)

INSTRUMENT DATE: MARCH 3, 1998

FILE DATE: NOVEMBER 17, 1998

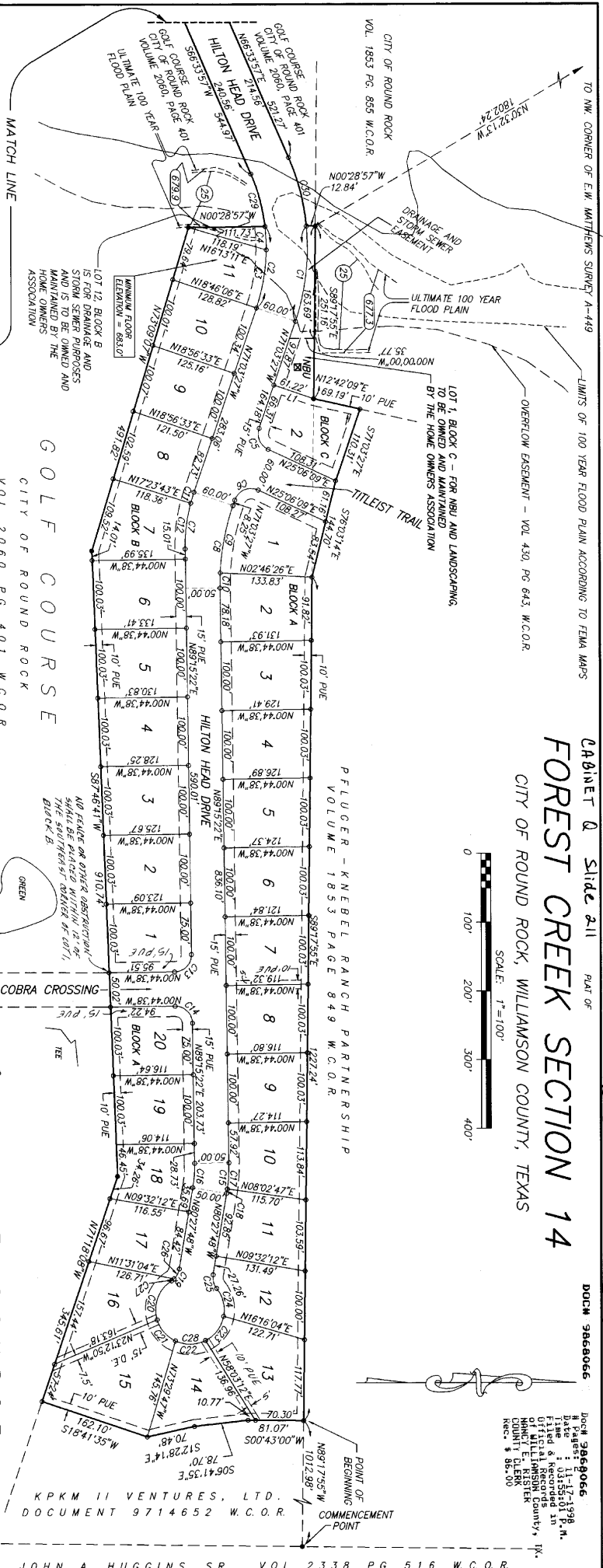
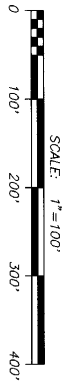
Doc# 9868066
Pages: 2
Date : 11-17-1998
Time : 03:55:01 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NANCY E. RISTER
COUNTY CLERK
Rec. \$ 86.00

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Doc# 9868066

Doc# 9868066
 Date: 11-12-1998
 Title: As Recorded in
 Official Records
 of Williamson County,
 TX.
 COUNTY CLERK
 Rec. # 85-00

CABINET & SLIDE A11
 FOREST CREEK SECTION 14
 CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



LINE	DIRECTION	DISTANCE
LI	N18°56'33\"	61.22'

- PLAT NOTES:
- NO FENCE OR OTHER OBSTRUCTION SHALL BE INSTALLED OR PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
 - A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4849100335 C, EFFECTIVE DATE 9-27-1991 FOR WILLIAMSON COUNTY, TEXAS.
 - BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
 - THIS SUBDIVISION SHALL DEVELOP STRICTLY IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT NO. 4 (ORD. NO. 2-94-01-13-84) THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THAT PART OF HILTON HEAD DRIVE WHICH CROSSES THE GOLF COURSE.

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	330.00'	120.62'	139.95'	N63°15'54\"	24°44'54\"
C2	220.00'	120.30'	119.30'	N63°19'17\"	25°51'09\"
C3	220.00'	34.02'	45.91'	N67°01'21\"	18°18'29\"
C4	220.00'	34.02'	45.91'	N67°01'29\"	07°31'32\"
C5	23.00'	36.58'	33.40'	N67°01'21\"	63°30'23\"
C6	23.00'	41.96'	37.20'	N2°58'39\"	96°09'37\"
C7	244.46'	83.99'	83.56'	N89°54.03\"	19°41'11\"
C8	355.54'	121.16'	121.56'	N89°54.03\"	19°41'11\"
C9	355.54'	100.33'	100.00'	N79°08'31\"	16°10'04\"
C10	355.54'	21.83'	21.83'	N88°59'06\"	03°31'04\"
C11	244.46'	16.60'	16.60'	N73°00'12\"	03°33'29\"
C12	244.46'	67.39'	67.18'	N82°30'12\"	03°17'41\"
C13	23.00'	39.27'	35.36'	N43°54'56\"	80°00'00\"
C14	23.00'	44.86'	44.80'	N65°36'15\"	107°05'50\"
C15	23.00'	35.89'	35.84'	N65°36'15\"	107°05'50\"
C16	23.00'	35.89'	35.82'	N68°20'55\"	08°42'25\"
C17	23.00'	6.50'	6.50'	N82°20'31\"	07°29'25\"
C18	23.00'	21.03'	20.41'	N58°22'07\"	48°11'23\"
C19	50.00'	65.14'	60.63'	N63°35'38\"	74°38'25\"
C20	50.00'	41.89'	40.67'	N49°05'10\"	48°00'00\"
C21	50.00'	45.42'	43.88'	N52°36'17\"	52°02'58\"
C22	50.00'	45.42'	43.88'	N52°36'17\"	52°02'58\"
C23	50.00'	43.37'	41.98'	N76°10'01\"	49°38'25\"
C24	50.00'	43.37'	41.98'	N76°10'01\"	49°38'25\"

CURVE DATA CONTINUED:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C25	23.00'	21.03'	20.41'	N75°26'30\"	48°11'23\"
C26	23.00'	16.59'	16.29'	N61°27'19\"	38°00'58\"
C27	23.00'	4.44'	4.43'	N37°21'38\"	107°02'4\"
C28	50.0000'	241.1865'	66.6667'	N09°32'12\"	276°22'46\"
C29	270.00'	79.40'	79.11'	S74°59'25\"	16°30'36\"
C30	330.00'	103.45'	103.03'	N75°32'48\"	17°37'42\"

PROPERTY OWNERS:

KPKM II VENTURES, LTD.
 JAMES KNEBEL 345-3379
 AND
 AUSTIN TENDS 78789

AREA OF SITE: 12.76 ACRES
 SURVEY: E.W. MATTHEWS SURVEY ABSTRACT 449

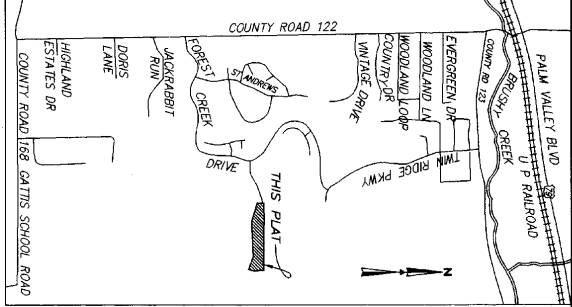
NUMBER OF BLOCKS: 3
 NUMBER OF LOTS: 34 (LOTS 10TH)

LINEAR FEET OF NEW STREETS: 1875

ENGINEER AND SURVEYOR:
 RANDALL JONES ENGINEERING, INC.
 1212 EAST BRAKER LAKE
 AUSTIN, TEXAS 78753
 (512) 836-4793 FAX 836-4812

DATE: FEB. 23, 1998 SCALE: 1" = 100'
RANDALL JONES ENGINEERING, INC.
 ENGINEERING PLANNING SURVEYING
 1212 E. BRAKER LAKE AUSTIN, TEXAS 78753 (512) 836-4793

CABINET Q Slide 212 PART OF
FOREST CREEK SECTION 14
 CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF TRAVIS
 I, GEORGE E. LUCKS, 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 AND CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

George E. Lucks
 DATE 3-11-98
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, RANDALL S. JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Randall S. Jones
 DATE 3-11-98
 REGISTERED PROFESSIONAL ENGINEER NO. 149272



CITY APPROVAL
 APPROVED THIS 16 DAY OF September, 1998 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 WILLAMSON COUNTY, TEXAS.

Charles Cuperferriator
 CHARLES CUPEFERRIATOR
 CITY OF ROUND ROCK, TEXAS

James R. Oritz
 JAMES R. ORTIZ, SECRETARY
 CITY OF ROUND ROCK, TEXAS

STATE OF TEXAS
 COUNTY OF WILLAMSON
 I, Michael E. Bissett, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS ATTACHED EXHIBITS, IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THE 11th DAY OF March, A.D. 1998, AT 10:30 O'CLOCK, A.M. AND QUILY RECORDED ON THE 11th DAY OF March, A.D. 1998, AT 10:30 O'CLOCK, A.M. IN THE PLAT RECORDS OF SAID COUNTY IN BOOK 18, PAGES 211 & 212.



KNOW ALL MEN BY THESE PRESENTS THAT KRAM VENTURES, LTD., OWNER OF THAT CERTAIN TRACT TRACT SAID TO CONTAIN 200,366.00 ACRES RECORDED IN DOCUMENT NUMBER 9714652 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND THAT PFLUGER-KNEBEL RANCH PARTNERSHIP, OWNER OF THAT CERTAIN TRACT SAID TO CONTAIN 100.00 ACRES AS DESCRIBED IN A DEED RECORDED IN VOLUME 1853, PAGE 849 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND THAT THE CITY OF ROUND ROCK, A HOME RULE MUNICIPAL CORPORATION IN THE STATE OF TEXAS, OWNER OF THAT CERTAIN TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2060, PAGE 401 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, DO HEREBY SUBDUCE 12.76 ACRES OUT OF SAID TRACTS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

Kenneth M. Pfluger
 KENNETH M. PFLUGER
 PFLUGER-KNEBEL RANCH PARTNERSHIP

JAMES W. VENTURES, LTD.
 9390 RESEARCH BOULEVARD, SUITE 305
 AUSTIN, TEXAS 78759

Charles Cuperferriator
 CHARLES CUPEFERRIATOR, MAYOR
 CITY OF ROUND ROCK
 1111 EAST MAIN STREET
 ROUND ROCK, TEXAS 78664

THE STATE OF TEXAS
 COUNTY OF WILLAMSON

BEFORE ME, Michelle Powell, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Kenneth M. Pfluger, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Michelle Powell) 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.

BEFORE ME, Christine B. Hartung, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Kenneth M. Pfluger, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Christine B. Hartung) 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.

BEFORE ME, Michelle Powell, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Kenneth M. Pfluger, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Michelle Powell) 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.

BEFORE ME, Christine B. Hartung, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Kenneth M. Pfluger, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF Christine B. Hartung) 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.

Michelle Powell
 MICHELLE POWELL
 Notary Public
 My Commission Expires: November 17, 1999

Christine B. Hartung
 CHRISTINE B. HARTUNG
 Notary Public
 My Commission Expires: August 3, 2001

Michelle Powell
 MICHELLE POWELL
 Notary Public
 My Commission Expires: November 17, 1999

Christine B. Hartung
 CHRISTINE B. HARTUNG
 Notary Public
 My Commission Expires: August 3, 2001

LEGAL DESCRIPTION:
 THAT PART OF THE E. W. MATTHEWS SURVEY, ABSTRACT NO. 499 IN WILLAMSON COUNTY, TEXAS BEING A PART OF TRACT 2 SAID TO CONTAIN 200,366.00 ACRES AS DESCRIBED IN A DEED TO KRAM VENTURES, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 9714652 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND BEING A PART OF TRACT 1 SAID TO CONTAIN 100.00 ACRES AS DESCRIBED IN A DEED RECORDED IN VOLUME 1853, PAGE 849 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND BEING A PART OF THAT TRACT DEED TO THE CITY OF ROUND ROCK BY DEED RECORDED IN VOLUME 2060, PAGE 401 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1. S.0043'00"W, 81.07 FEET TO AN IRON ROD SET;
2. S.0694'35"E, 78.70 FEET TO AN IRON ROD SET;
3. S.1228'14"E, 70.48 FEET TO AN IRON ROD SET;
4. S.1891'55"W, 162.10 FEET TO AN IRON ROD SET IN THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT AND IN THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT AND IN THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT AND IN THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT;
1. N.7181'08"W, 346.61 FEET TO AN IRON ROD FOUND;
2. S.3736'41"W, 910.74 FEET TO AN IRON ROD FOUND;
3. S.8739'25"W, 111.73 FEET TO AN IRON ROD SET;
4. N.0028'57"W, 111.73 FEET TO AN IRON ROD SET;
1. 79.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 165°06', A CHORD BEARING S.84°53'29"W, AND A CHORD LENGTH OF 811.11 FEET TO AN IRON ROD SET;
2. S.4733'25"W, 111.73 FEET TO AN IRON ROD SET AND IN THE BOUNDARY OF THE SAID 200,366.00 ACRE TRACT;
1. N.0152'29"W, ALONG THE BOUNDARY OF THE SAID 200,366.00 ACRE TRACT 64.51 FEET TO AN IRON ROD FOUND;
1. N.6633'52"E, 521.27 FEET TO AN IRON ROD SET;
2. 103.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 175°42', A CHORD BEARING N.75°32'48"E, AND A CHORD LENGTH OF 103.03 FEET TO AN IRON ROD SET IN THE BOUNDARY OF THE SAID CITY OF ROUND ROCK TRACT AND IN THE BOUNDARY OF THE SAID 200,366.00 ACRE TRACT;
1. N.0028'57"W, 12.84 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID CITY OF ROUND ROCK TRACT AS RECORDED IN VOLUME 1853, PAGE 849 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS;
1. THENCE S.891°17'55"E, ALONG THE SOUTH LINE OF THE SAID CITY OF ROUND ROCK TRACT AND ALONG THE BOUNDARY OF THE SAID 200,366.00 ACRE TRACT 251.16 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID CITY OF ROUND ROCK TRACT;
1. THENCE N.12°42'00"E, ALONG THE EAST LINE OF THE SAID CITY OF ROUND ROCK TRACT 83.19 FEET TO AN IRON ROD SET;
1. THENCE CROSSING THE SAID PFLUGER-KNEBEL RANCH PARTNERSHIP TRACT THE FOLLOWING TWO (2) COURSES:
 1. S.7103'27"E, 110.31 FEET TO AN IRON ROD SET;
 2. S.7820'31"E, 144.70 FEET TO AN IRON ROD SET IN THE SOUTH LINE OF THE SAID PFLUGER-KNEBEL RANCH PARTNERSHIP TRACT AND IN THE BOUNDARY OF THE SAID 200,366.00 ACRE TRACT;
1. THENCE S.891°17'55"E, ALONG SAID SOUTH LINE, 1222.24 FEET TO THE SAID POINT OF BEGINNING
 CONTAINING 12.76 ACRES, MORE OR LESS.