PLAT 2013085594
3 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: CONTINENTAL HOMES OF TEXAS, LP
CHTEX OF TEXAS, INCORPORATED, GENERAL PARTNER
RICHARD N. MAIER, VICE PRESIDENT

SUBDIVISION NAME: HAZLEWOOD SUBDIVISION, PHASE 2A

PROPERTY IS DESCRIBED AS: 13.851 ACRES OUT OF THE WALTER CAMPBELL SURVEY, ABSTRACT NUMBER 3, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 35.330 ACRE TRACT.

Reference: 2011068123

HAND TO: PAPE-DAWSON ENGINEERS; MARY TELLO, (512) 454-8711

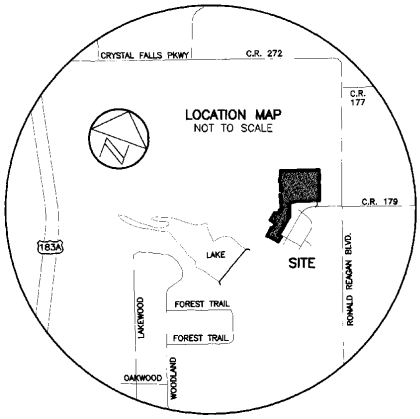
INSTRUMENT DATE: JULY 19, 2013

FILE DATE: SEPTEMBER 4, 2013

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2013085594
Nancy E. Rister
09/04/2013 08:19 AM
WEHLING $241.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FINAL PLAT OF:
HAZLEWOOD SUBDIVISION
PHASE 2A
LEANDER, TEXAS



SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

LEGEND

- ●CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ●SC 1/2" REBAR WITH "STANLEYCONSULT" CAP FOUND
- ●DS 1/2" REBAR WITH "DIAMONDSURVEY" CAP FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ( ) RECORD INFORMATION
- · · · · 4' WIDE SIDEWALK LOCATION
- Ⓐ BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.L. LANDSCAPE LOT
- T.D.E. TEMPORARY DRAINAGE EASEMENT
- T.A.E. TEMPORARY ACCESS EASEMENT

PECAN VALLEY DRIVE (50' R.O.W. WIDTH) (2008012705)
ERICANNA LANE
BLOCK J COLD SPRINGS SECTION ONE (2008012705)
BLOCK C COLD SPRINGS SECTION ONE (2008012705)
J. PRESTON CARLTON & GAYLE CARLTON PORTION OF 100 ACRES (2007054379)
100 ACRES DESCRIBED IN (2004092682)
P.O.B. N: 10177402.97 E: 3093338.61
N68°14'08"E 397.16'
10' UTILITY EASEMENT (2012006037)
S68°34'27"W 98.93'
N68°34'27"E 407.01'
N68°14'08"E 336.64'
T.D.E. (2008017088)
SEE DETAIL A
SEE DETAIL B
10' P.U.E.
PECAN VALLEY DR. S21°25'08"E 145.06'
N21°25'08"W 145.04'
LEONARDS PASS S68°36'13"W 258.22'
N68°36'13"E 256.10'
MUZZIE LANE T.A.E. (2012006039) S68°36'13"W 259.95'
N68°38'13"E 261.71'
JULIA LANE S20°08'11"E 588.84' (S20°08'11"E 1366.56')
N: 10176850.19 E: 3093541.30
S69°51'39"W 175.00'
S59°29'42"W 126.68'
S68°36'13"W 260.00'
N21°19'48"W 240.00'
JAKE PICKLE PASS S21°25'08"E 218.84'
BILLY PAT ROAD
S72°57'51"W
S81°09'22"W 127.38'
S89°20'54"W 128.23'
N82°35'20"E 125.87'
N79°46'22"W 120.00'
N10°13'38"E 228.12'
S10°13'38"W 410.00'
MOLLY LANE
N06°37'07"E 136.16'
N79°46'22"W 206.99'
S10°13'38"W 120.00'
N: 10175878.48 E: 3092832.12
N: 10175850.86 E: 3093077.76
REPUBLIC TRAILS BLVD.
LYLA LANE
HAZLEWOOD SUBDIVISION PHASE 1A (2012020723)
REFERENCE TIE S86°58'16"E 719.90'
P431
RONALD W. REAGAN BLVD. (R.O.W. WIDTH VARIES) 9.292 ACRES DESCRIBED IN (2003004471)
ROBERT MASON HAZLEWOOD, ET AL. PORTION OF 45 ACRES (2004095906)
TRINE DEVCO, LLC PORTION OF 125.85 ACRES (2011075981)
CONTINENTAL HOMES OF TEXAS, L.P. PORTION OF 35.330 ACRES (2011068123)
WALTER CAMPBELL SURVEY ABS. NO. 3

DETAIL A
NOT TO SCALE
P.O.B.
S20°08'11"E 0.21'

DETAIL B
NOT TO SCALE
S21°25'08"E 0.22'

LINEAR FEET OF NEW STREETS: 2777 L.F.

PECAN VALLEY DRIVE	–	185 L.F.
JAKE PICKLE PASS	–	692 L.F.
JULIA LANE	–	428 L.F.
LEONARDS PASS	–	608 L.F.
MUZZIE LANE	–	602 L.F.
BILLY PAT ROAD	–	59 L.F.
MOLLY LANE	–	202 L.F.

THIS IS A SURFACE DRAWING.

CHAPARRAL CONTROL POINT "P431"
4" ALUMINUM DISK SET IN CONCRETE

TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10176568.72
E 3094203.46

SURFACE COORDINATES:
N 10177885.18
E 3094597.65

ELEVATION: 890.16' (NAVD 88, GEOID 09)

COMBINED SCALE FACTOR = 0.99987262
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00012739623
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 1°18'20"

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
12554 RIATA VISTA CIRCLE, 2ND FLOOR
AUSTIN, TX 78727

ACREAGE: 13.851 ACRES

OWNER: WALTER CAMPBELL SURVEY, ABSTRACT NO. 3

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 64

DATE OF SURVEY: AUGUST 9, 2012

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.

ENGINEER: PAPE–DAWSON ENGINEERS, INC.

BENCHMARK: "P431" *(SEE SEPARATE INFO. BOX)*

LOT SUMMARY

SINGLE FAMILY LOTS (63):	10.466 ACRES
LANDSCAPE LOTS (1): *LOT 13, BLOCK C*	0.260 ACRES
RIGHT–OF–WAY:	3.125 ACRES
TOTAL:	13.851 ACRES

TRINE DEVCO, LLC PORTION OF 125.85 ACRES (2011075981)

STATE OF TEXAS REGISTERED ERIC J. DANNHEIM 6075 PROFESSIONAL LAND SURVEYOR

7/15/2013

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512–443–1724

PROJECT NO.: 801–001
DRAWING NO.: 801–001–PL–2A
PLOT DATE: 7/15/2013
PLOT SCALE: 1"=100'
DRAWN BY: EJD
SHEET 01 OF 03

DOC.# 201308594

FINAL PLAT OF:
HAZLEWOOD SUBDIVISION
PHASE 2A
LEANDER, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF 35.330 ACRES IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2011068123 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 13.851 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

HAZLEWOOD SUBDIVISION PHASE 2A

AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISIONS FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE 19 DAY OF July, 2013 A.D.

BY: RICHARD N. MAIER, VICE PRESIDENT
CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

BY:

CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS GENERAL PARTNER
12554 RIATA VISTA CIRCLE
AUSTIN, TEXAS78727

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, 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.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 19 DAY OF July, 2013 AD.

NOTARY PUBLIC, STATE OF TEXAS

Sylvia Ann Cazares — PRINTED NAME

May 9, 2016 — MY COMMISSION EXPIRES

SYLVIA ANN CAZARES
Notary Public, State of Texas
My Commission Expires
May 09, 2016

SURVEYOR'S CERTIFICATION

I, ERIC J. DANNHEIM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS, AND THAT ALL EASEMENTS OF RECORD LISTED IN TITLE COMMITMENT GF 141-110204030-491, DATED 10/10/11 WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

7/15/2013

ERIC J. DANNHEIM, R.P.L.S. 6075

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR. P.E., DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LEANDER, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0470E AND MAP NO. 48491C0460E, BOTH DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

7-15-13

JAMES A. HUFFCUT, JR., P.E. 55253

STATE OF TEXAS
JAMES A. HUFFCUT JR.
55253
LICENSED
PROFESSIONAL ENGINEER

ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470

APPROVED THIS THE 22nd DAY OF August, 2013 A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

RONALD ABRUZZESE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: Ellen Pizzalato

ELLEN PIZALATO, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

LOT AREAS (LOT/ACRES/APPROX. SQ. FT.)					
BLOCK B:	24/0.145/6321	14/0.138/6006	27/0.174/7562	8/0.172/7500	
	25/0.156/6805	15/0.138/6027	28/0.175/7602	9/0.159/6928	BLOCK C:
13/0.168/7308	26/0.168/7326	16/0.137/5971	29/0.174/7584	10/0.206/8963	
14/0.138/6000	27/0.161/7033	17/0.136/5945	30/0.173/7528	11/0.285/12,429	25/0.206/8981
15/0.138/6000	28/0.138/6003	18/0.143/6213	31/0.173/7548	12/0.167/7268	26/0.190/8285
16/0.138/6000	29/0.138/6000	19/0.138/6001		13/0.180/7852	27/0.138/6005
17/0.138/6000	30/0.138/6000	20/0.138/6001	BLOCK D:	14/0.180/7829	
18/0.156/6796	31/0.138/6000	21/0.138/6001		15/0.179/7813	BLOCK I:
19/0.157/6823	32/0.164/7152	22/0.138/6001	3/0.172/7498	16/0.179/7810	
20/0.196/8546		23/0.163/7116	4/0.172/7488	17/0.180/7848	9/0.174/7588
21/0.155/6749	BLOCK C:	24/0.199/8661	5/0.172/7500	18/0.191/8320	10/0.176/7680
22/0.138/6012		25/0.174/7562	6/0.172/7500	19/0.210/9163	11/0.176/7680
23/0.138/6006	13/0.260/11,315	26/0.174/7562	7/0.172/7500	20/0.257/11,179	12/0.174/7562

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

3. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

6. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF LEANDER. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.

7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.

8 WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.

11. ALL EASEMENTS ON PRIVATE PROPERTY AND AMENITY, H.O.A., DRAINAGE AND DETENTION LOTS/EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL LANDSCAPE LOTS.

12. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5 (FT) PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.

13. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT.

14. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

15. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0470E AND MAP NO. 48491C0460E, BOTH DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

16. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

17. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.

18. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

19. AT THE TIME OF FINAL PLAT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN THE AMOUNT OF $126 PER PEAK HOUR TRIP PROJECTED TO BE GENERATED BY THE DEVELOPMENT.

20. ALL STREETS WITHIN THE SUBDIVISION SHALL BE POSTED AT 30 MPH.

21. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.

22. PARKLAND TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.

23. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED PRIOR TO PLAT RECORDATION.

24. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF LEANDER.

25. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, SFL, OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.

26. HAZLEWOOD IS LOCATED IN THE BRUSHY CREEK WATERSHED.

27. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

28. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN FENCES ALONG RIGHTS-OF-WAY AND DRAINAGE AREAS.

29. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.

30. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN LOT 13, BLOCK C.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE, ON THE 3RD DAY OF SEPTEMBER 2013, A.D., AT 3:23 O'CLOCK P.M., AND WAS DULY RECORDED ON THIS THE 4TH DAY OF SEPTEMBER 2013, A.D., AT 8:19 O'CLOCK A.M., IN DOCUMENT NUMBER 2013085594.

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

BY: WILLIAM WEHLING, DEPUTY
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

COMMISSIONERS COURT WILLIAMSON COUNTY, TEXAS

Doc.# 2013085594

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 801-001
DRAWING NO.: 801-001-PL-2A
PLOT DATE: 7/15/2013
PLOT SCALE: 1"=100'
DRAWN BY: EJD

FINAL PLAT OF:
HAZLEWOOD SUBDIVISION
PHASE 2A
LEANDER, TEXAS

METES AND BOUNDS DESCRIPTION

13.851 ACRES
WILLIAMSON COUNTY, TEXAS
HAZLEWOOD PHASE 2A PERIMETER

A DESCRIPTION OF 13.851 ACRES IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 35.330 ACRE TRACT DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2011068123 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 35.330 ACRE TRACT BEING A PORTION OF A 125.85 ACRE TRACT DESCRIBED IN A DEED TO TRINE DEVCO, LLC, RECORDED IN DOCUMENT NO. 2011075981 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A 45 ACRE TRACT DESCRIBED IN A DEED TO ROBERT MASON HAZLEWOOD, ET AL., RECORDED IN DOCUMENT NO. 2004095906 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 13.851 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point for the northeast corner of said 35.330 acre tract, same being the northeast corner of said 125.85 acre tract, also being in the north line of said 45 acre tract, also being in the south line of a 100 acre tract described in a deed recorded in Document No. 2004092682 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "StanleyConsult" cap found bears South 20°08'11" East, a distance of 0.21 feet, and a 1/2" rebar with "DiamondSurvey" cap found bears North 68°14'08" East, a distance of 397.16 feet;

THENCE South 20°08'11" East, crossing said 45 acre tract with the east line of said 35.330 acre tract and the east line of said 125.85 acre tract, a distance of 588.84 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 2, Block D, Hazlewood Subdivision Phase 1A, a subdivision recorded in Document No. 2012020723 of the Official Public Records of Williamson County, Texas;

THENCE crossing said 35.330 acre tract, said 125.85 tract, and in part crossing said 45 acre tract, with the north and west lines of said Hazlewood Subdivision Phase 1A, the following ten (10) courses and distances;

1. South 69°51'39" West, with the north line of said Lot 2, at a distance of 125.00 feet passing a 1/2" rebar with "Chaparral" cap found for the northeast terminus of Julia Lane (50' right-of-way width) as shown on the plat of said Hazlewood Subdivision Phase 1A, same being the northwest corner of said Lot 2, and continuing, for a total distance of 175.00 feet to a 1/2" rebar with "Chaparral" cap found for the northwest terminus of Julia Lane;

2. South 20°08'11" East, with the west right-of-way line of Julia Lane, a distance of 7.51 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 12, Block B of said Hazlewood Subdivision Phase 1A;

3. South 68°36'13" West, a distance of 260.00 feet to a 1/2" rebar with "Chaparral" cap found;

4. South 59°29'42" West, a distance of 126.68 feet to a 1/2" rebar with "Chaparral" cap found;

5. South 21°25'08" East, a distance of 99.95 feet to a 1/2" rebar with "Chaparral" cap found;

6. South 20°25'15" East, a distance of 57.28 feet to a 1/2" rebar with "Chaparral" cap found;

7. South 19°04'53" East, a distance of 100.43 feet to a 1/2" rebar with "Chaparral" cap found;

8. South 10°13'38" West, at a distance of 360.00 feet, passing a 1/2" rebar with "Chaparral" cap found for the northwest terminus of Molly Lane (50' right-of-way width) as shown on the plat of said Hazlewood Subdivision Phase 1A, same being the southwest corner Lot 1, Block B of said Hazlewood Subdivision Phase 1A, and continuing, for a total distance 410.00 feet to a 1/2" rebar with "Chaparral" cap found for the southwest terminus of Molly Lane, same being in the north line of Lot 9, Block I of said Hazlewood Subdivision Phase 1A;

9. South 79°46'22" East, with the south right-of-way line of Molly Lane, a distance of 55.00 feet to a 1/2" rebar with "Chaparral" cap found;

10. South 10°13'38" West, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap found in the south line of said 35.330 acre tract, for the southeast corner of said Hazlewood Subdivision Phase 1A;

THENCE continuing across said 125.85 acre tract, with the south line of said 35.330 acre tract, same being the south line of said Hazlewood Subdivision Phase 1A, the following two (2) courses and distances:

1. North 79°46'22" West, a distance of 206.99 feet to a 1/2" rebar with "Chaparral" cap set;

2. South 77°43'18" West, a distance of 42.94 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE crossing said 35.330 acre tract and continuing across said 125.85 tract, the following twelve (12) courses and distances:

1. North 06°37'07" East, a distance of 136.16 feet to a 1/2" rebar with "Chaparral" cap set;

2. North 06°36'47" East, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;

3. With a curve to the right, having a radius of 325.00 feet, a delta angle of 03°15'36", an arc length of 18.49 feet, and a chord which bears South 81°45'24" East, a distance of 18.49 feet to a 1/2" rebar with "Chaparral" cap set;

4. With a curve to the left, having a radius of 15.00 feet, a delta angle of 89°40'15", an arc length of 23.48 feet, and a chord which bears North 55°02'16" East, a distance of 21.15 feet to a 1/2" rebar with "Chaparral" cap set;

5. North 10°13'38" East, a distance of 95.00 feet to a 1/2" rebar with "Chaparral" cap set;

6. North 79°46'22" West, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap set;

7. North 10°13'38" East, a distance of 162.54 feet to a 1/2" rebar with "Chaparral" cap set;

8. North 68°36'14" East, a distance of 91.65 feet to a 1/2" rebar with "Chaparral" cap set;

9. North 21°23'46" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;

10. North 68°36'14" East, a distance of 20.94 feet to a 1/2" rebar with "Chaparral" cap set;

11. With a curve to the left, having a radius of 15.00 feet, a delta angle of 90°01'22", an arc length of 23.57 feet, and a chord which bears North 23°35'33" East, a distance of 21.22 feet to a 1/2" rebar with "Chaparral" cap set;

12. North 21°25'08" West, a distance of 104.99 feet to a 1/2" rebar with "Chaparral" cap set for an interior ell corner of said 35.330 acre tract;

THENCE continuing across said 125.85 acre tract, with the west line of said 35.330 acre tract, the following nine (9) courses and distances:

1. North 21°25'08" West, a distance of 105.01 feet to a 1/2" rebar with "Chaparral" cap set;

2. With a curve to the left, having a radius of 15.00 feet, a delta angle of 89°58'39", an arc length of 23.56 feet, and a chord which bears North 66°24'28" West, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;

3. North 21°23'47" West, a distance of 49.99 feet to a 1/2" rebar with "Chaparral" cap set;

4. North 68°35'09" East, a distance of 16.04 feet to a 1/2" rebar with "Chaparral" cap set;

5. North 21°19'48" West, a distance of 240.00 feet to a 1/2" rebar with "Chaparral" cap set;

6. South 68°36'13" West, a distance of 16.43 feet to a 1/2" rebar with "Chaparral" cap set;

7. North 21°25'59" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set;

8. With a curve to the left, having a radius of 15.00 feet, a delta angle of 90°01'21", an arc length of 23.57 feet, and a chord which bears North 23°35'32" East, a distance of 21.22 feet to a 1/2" rebar with "Chaparral" cap set;

9. North 21°25'08" West, at a distance of 144.82 feet passing a 1/2" rebar found, and continuing, for a total distance of 145.04 feet to a calculated point in the north line of said 125.85 acre tract, for the northwest corner of said 35.330 acre tract, same being the southeast corner of Lot 1, Block J, Cold Springs Section One, a subdivision recorded in Document No. 2008012705 of the Official Public Records of Williamson County, Texas, also being the southwest terminus of Pecan Valley Drive (50' right-of-way width) as shown on the plat of said Cold Springs Section One, from which a 1/2" rebar with "StanleyConsult" cap found bears South 68°34'27" West, a distance of 98.93 feet;

THENCE with the north line of said 35.330 acre tract, the north line of said 125.85 acre tract, and in part with the north line of said 45 acre tract, same being the south line of said Cold Springs Section One, the following two (2) courses and distances:

1. North 68°34'27" East, at a distance of 50.00 feet passing a 1/2" rebar with "Chaparral" cap set for the southeast terminus of Pecan Valley Drive, and continuing, for a total distance of 407.01 feet to a 1/2" rebar with "StanleyConsult" cap found;

2. North 68°14'08" East, a distance of 336.64 feet to the POINT OF BEGINNING, containing 13.851 acres of land, more or less.

Surveyed on the ground August 9, 2012. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 801-001-PL-2A.

7/15/2013

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

LINE TABLE		
No.	BEARING	LENGTH
L1	S20°08'11"E	7.51'
L2	S21°25'08"E	99.95'
L3	S20°25'15"E	57.28'
L4	S19°04'53"E	100.43'
L5	S79°46'22"E	55.00'
L6	S77°43'18"W	42.94'
L7	N06°36'47"E	50.00'
L8	N10°13'38"E	95.00'
L9	N68°36'14"E	91.65'
L10	N21°23'46"W	50.00'
L11	N68°36'14"E	20.94'
L12	N21°25'08"W	104.99'
L13	N21°25'08"W	105.01'
L14	N21°23'47"W	50.00'
L15	N68°36'14"E	16.04'
L16	S68°36'13"W	16.43'
L17	N21°25'59"W	50.00'
L18	N68°36'13"E	23.58'
L19	N54°36'13"E	50.52'
L20	N20°08'11"W	97.18'
L21	S54°36'13"W	50.54'
L22	S68°36'14"W	23.54'
L23	S79°46'22"E	105.00'
L24	S68°36'14"W	11.00'
L25	N68°36'14"E	103.54'
L26	N54°36'13"E	50.54'
L27	S54°36'13"W	50.52'
L28	S68°36'13"W	103.55'
L29	N68°25'28"E	50.00'
L30	N61°53'59"E	11.77'
L31	N61°53'59"E	50.34'
L32	N61°53'59"E	38.58'
L33	N54°58'34"E	25.66'
L34	N54°58'34"E	51.45'
L35	N54°58'34"E	25.79'
L36	N57°26'55"E	50.96'
L37	N57°26'55"E	38.99'
L38	N57°26'55"E	11.98'
L39	N66°28'20"E	51.39'
L40	N66°28'21"E	53.40'
L41	N66°28'43"E	2.01'
L42	N68°36'13"E	61.01'
L43	N68°36'13"E	50.01'
L44	N68°36'13"E	50.01'
L45	N68°36'13"E	50.01'
L46	N68°36'13"E	50.01'
L47	N69°51'49"E	60.00'
L48	N68°36'13"E	63.02'
L49	N68°36'13"E	63.02'
L50	N69°38'21"E	73.00'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	3°15'36"	325.00'	9.25'	18.49'	18.49'	S81°45'24"E
C2	89°40'15"	15.00'	14.91'	23.48'	21.15'	N55°02'16"E
C3	90°01'22"	15.00'	15.01'	23.57'	21.22'	N23°35'33"E
C4	89°58'39"	15.00'	14.99'	23.56'	21.21'	N66°24'28"W
C5	90°01'21"	15.00'	15.01'	23.57'	21.22'	N23°35'32"E
C6	89°58'39"	15.00'	14.99'	23.56'	21.21'	S66°24'28"E
C7	14°00'00"	275.00'	33.77'	67.20'	67.03'	N61°36'13"E
C8	14°00'00"	325.00'	39.90'	79.41'	79.22'	N61°36'13"E
C9	52°01'12"	15.00'	7.32'	13.62'	13.16'	N42°35'37"E
C10	195°18'01"	50.00'	372.25'	170.43'	99.11'	S65°45'59"E
C11	52°01'12"	15.00'	7.32'	13.62'	13.16'	S05°52'25"W
C12	91°15'36"	15.00'	15.33'	23.89'	21.45'	N65°45'59"W
C13	14°00'00"	275.00'	33.77'	67.20'	67.03'	S61°36'13"W
C14	14°00'01"	325.00'	39.91'	79.41'	79.22'	S61°36'13"W
C15	90°01'22"	15.00'	15.01'	23.57'	21.22'	S23°35'33"W
C16	31°38'46"	325.00'	92.11'	179.51'	177.23'	S05°35'45"E
C17	90°00'00"	15.00'	15.00'	23.56'	21.21'	S34°46'22"E
C18	3°36'51"	275.00'	8.68'	17.35'	17.34'	N81°34'47"W
C19	15°43'29"	275.00'	37.98'	75.47'	75.24'	N02°21'54"E
C20	105°53'55"	15.00'	19.87'	27.72'	23.94'	N58°26'49"W
C21	14°00'01"	275.00'	33.77'	67.20'	67.03'	N61°36'13"E
C22	14°00'00"	325.00'	39.90'	79.41'	79.22'	N61°36'13"E
C23	88°44'24"	15.00'	14.67'	23.23'	20.98'	N24°14'01"E
C24	91°15'36"	25.00'	25.56'	39.82'	35.74'	N65°45'59"W
C25	14°00'00"	275.00'	33.77'	67.20'	67.03'	S61°36'13"W
C26	14°00'00"	325.00'	39.91'	79.41'	79.22'	S61°36'13"W
C27	6°36'47"	275.00'	15.89'	31.74'	31.72'	N65°17'49"E
C28	7°23'13"	275.00'	17.75'	35.45'	35.43'	N58°17'49"E
C29	6°29'00"	325.00'	18.41'	36.78'	36.76'	S57°50'43"W
C30	7°31'00"	325.00'	21.35'	42.64'	42.61'	S64°50'43"W
C31	5°18'25"	15.00'	0.70'	1.39'	1.39'	N65°57'00"E
C32	46°42'48"	15.00'	6.48'	12.23'	11.89'	N39°56'24"E
C33	59°47'06"	50.00'	28.74'	52.17'	49.84'	S46°28'33"W
C34	44°54'14"	50.00'	20.66'	39.19'	38.19'	N81°10'46"W
C35	48°05'05"	50.00'	22.31'	41.96'	40.74'	N34°41'07"W
C36	42°31'36"	50.00'	19.46'	37.11'	36.27'	N10°37'14"E
C37	8°51'37"	275.00'	21.31'	42.53'	42.48'	S64°10'24"W
C38	5°08'23"	275.00'	12.34'	24.67'	24.66'	S57°10'24"W
C39	4°18'32"	325.00'	12.23'	24.44'	24.44'	N19°15'52"W
C40	8°11'15"	325.00'	23.26'	46.44'	46.40'	N13°00'59"W
C41	8°11'20"	325.00'	23.26'	46.45'	46.41'	N04°49'41"W
C42	7°59'01"	325.00'	22.68'	45.29'	45.25'	N03°15'30"E
C43	2°58'38"	325.00'	8.45'	16.89'	16.89'	N08°44'19"E
C44	1°02'46"	275.00'	2.51'	5.02'	5.02'	N09°42'15"E
C45	14°40'43"	275.00'	35.42'	70.45'	70.26'	N01°50'31"E
C46	2°02'23"	275.00'	4.90'	9.79'	9.79'	N67°35'02"E
C47	10°31'02"	275.00'	25.31'	50.48'	50.41'	N61°18'20"E
C48	1°26'36"	275.00'	3.46'	6.93'	6.93'	N55°19'31"E
C49	7°55'26"	325.00'	22.51'	44.95'	44.91'	S58°33'56"W
C50	6°04'34"	325.00'	17.25'	34.47'	34.45'	S65°33'56"W
C51	4°55'27"	275.00'	11.82'	23.63'	23.63'	S57°03'56"W
C52	9°04'33"	275.00'	21.83'	43.56'	43.52'	S64°03'56"W
C53	9°43'47"	325.00'	27.66'	55.19'	55.12'	N59°28'06"E
C54	4°16'13"	325.00'	12.12'	24.22'	24.22'	N66°28'06"E

Chaparral
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Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
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PROJECT NO.: 801-001
DRAWING NO.: 801-001-PL-2A
PLOT DATE: 7/15/2013
PLOT SCALE: 1"=100'
DRAWN BY: EJD

DOC. # 201308594