2017023583 PLAT Total Pages: 8

PLAT MAP RECORDING SHEET

DEDICATOR(s):

DEERBROOKE LAND AUSTIN LLC

SUBDIVISION NAME: DEERBROOKE PHASE 1

PROPERTY IS DESCRIBED AS: 77.374 ACRES CHARLES COCHRAN SURVEY ABSTRACT NO 134

SUBMITTED BY: JENNIFER WINDOM

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017023583

PLAT Fee: $541.00
03/17/2017 09:29 AM Lmueller

Nancy E. Rister, County Clerk
Williamson County, Texas

VICINITY MAP
(NOT TO SCALE)

OWNER:
DEERBROOKE AUSTIN, LLC
4807 SPICEWOOD SPRINGS ROAD BLDG 2, STE 104
AUSTIN, TX 78759

DEVELOPER:
DEERBROOKE AUSTIN, LLC
4807 SPICEWOOD SPRINGS ROAD BLDG 2, STE 104
AUSTIN, TX 78759

SURVEYOR:
LANDESIGN SERVICES, INC
1220 McNEIL ROAD SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800
(512) 238-7901

ENGINEER:
CIVILE, LLC
8200 N. MOPAC EXPRESSWAY, SUITE 250
AUSTIN, TEXAS 78759
(512) 402-6878 X 101
TBPE FIRM REGISTRATION NO. 15581

DEERBROOKE

AREA: 77.374 ACRES

SURVEY: CHARLES COCHRAN
SURVEY ABSTRACT NO. 134

LOTS: 162 RESIDENTIAL

1 AMENITY CENTER
9 POND
1 LIFT STATION
5 HOA/LANDSCAPE/PUBLIC UTILITY EASEMENT
2 HOA/LANDSCAPE/SIGHT DISTANCE/PUBLIC UTILITY EASEMENT
3 HOA PARK/PUBLIC ACCESS EASEMENT/DRAINAGE EASEMENT
2 HOA PARK/DRAINAGE EASEMENT
2 HOA OPEN SPACE/DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT
25 TOTAL NON-RESIDENTIAL

BLOCKS: 7

STREET DEDICATION –

LOW BRANCH LANE	1494 LF
BROOK CREST WAY	625 LF
BURBERRY LANE	588 LF
LOW BRANCH COVE	178 LF
DEERING CREEK COURT	161 LF
DEERING CREEK DRIVE	1410 LF
ORCHARD WAY	579 LF
WEBB PASS	193 LF
SAGE RANCH DRIVE	2134 LF
STONE BRANCH DRIVE	1025 LF
CREEKS EDGE VIEW	889 LF
FALLSHIRE COURT	189 LF
DEER RIM ROAD	1664 LF
STULTUS WAY	50 LF

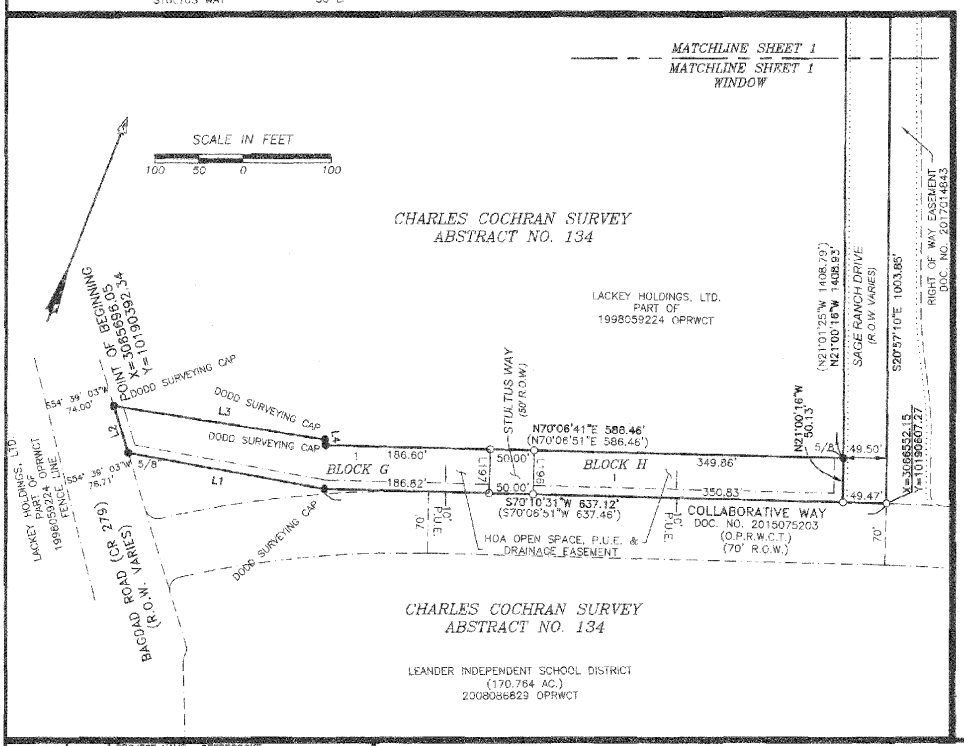
SUBMITTAL DATE: JULY 19, 2016

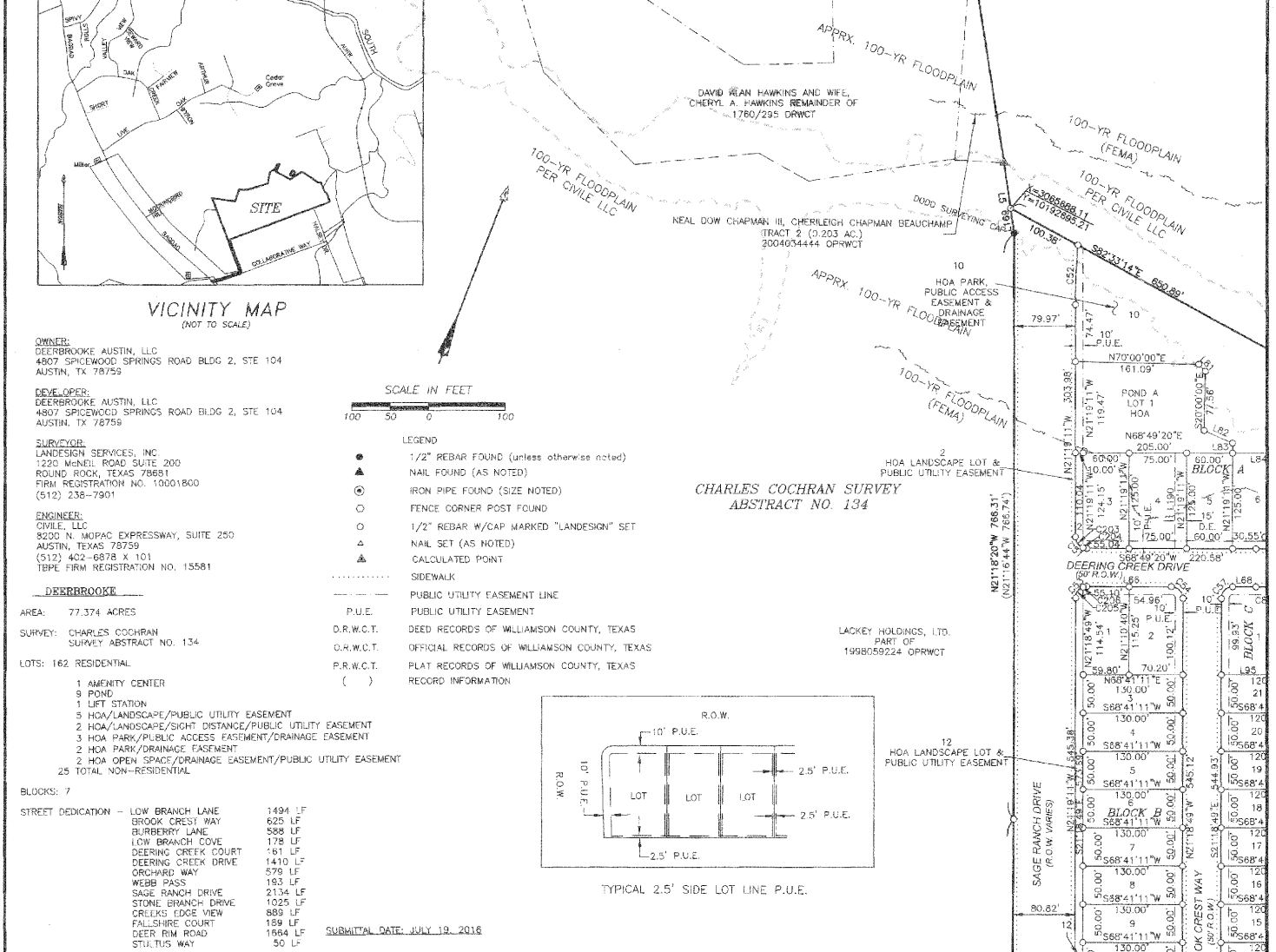
SCALE IN FEET
100 50 0 100

LEGEND

●	1/2" REBAR FOUND (unless otherwise noted)
▲	NAIL FOUND (AS NOTED)
⊙	IRON PIPE FOUND (SIZE NOTED)
○	FENCE CORNER POST FOUND
○	1/2" REBAR W/CAP MARKED "LANDESIGN" SET
△	NAIL SET (AS NOTED)
▲	CALCULATED POINT
.....	SIDEWALK
— — —	PUBLIC UTILITY EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION

TYPICAL 2.5' SIDE LOT LINE P.U.E.





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JOB NUMBER: 3601401			
DATE: 02/27/17	SCALE: 1"=100		
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FIELDNOTE FILE PATH:			
RPLS: JB	TECH: JMA	PARTYCHIEF: JA	
CHECKED BY: JMA FIELDBOOKS: 251-58			

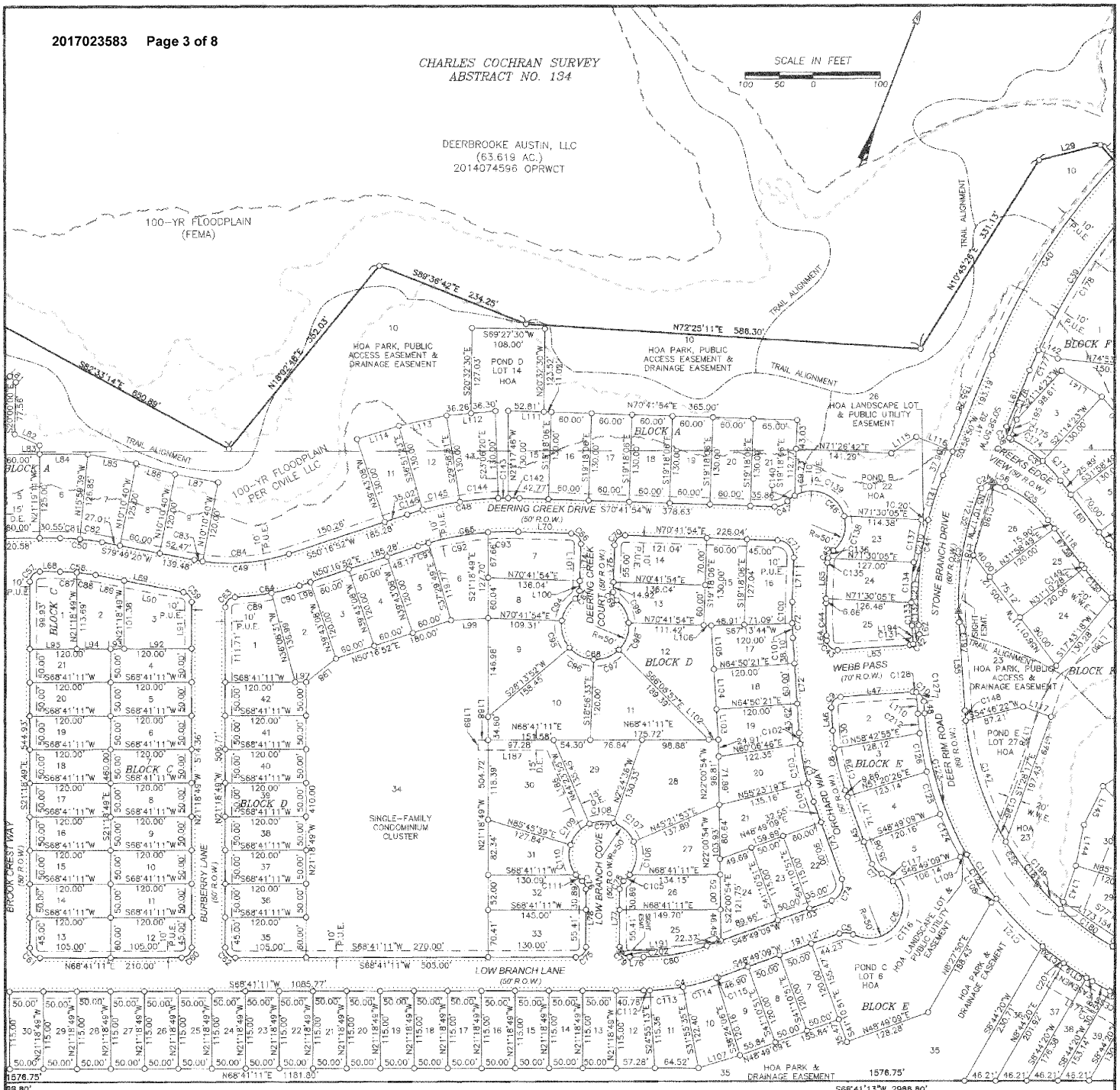
DRAWING NAME: Deerbrook Ph 1

SHEET 1 of 7

FINAL PLAT OF DEERBROOKE PHASE 1

LANDESIGN SERVICES, INC.
512-238-7901
1220 MONEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

DOC # 2017023583



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JOB NUMBER: 360140.1			
DATE: 02/27/17	SCALE: 1"= 100		
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FIELDNOTE FILE PATH:			
RPLS: JB	TECH: JJA	PARTYCHIEF: JA	
CHECKED BY: JWA	FIELDBOOKS: 251-58		

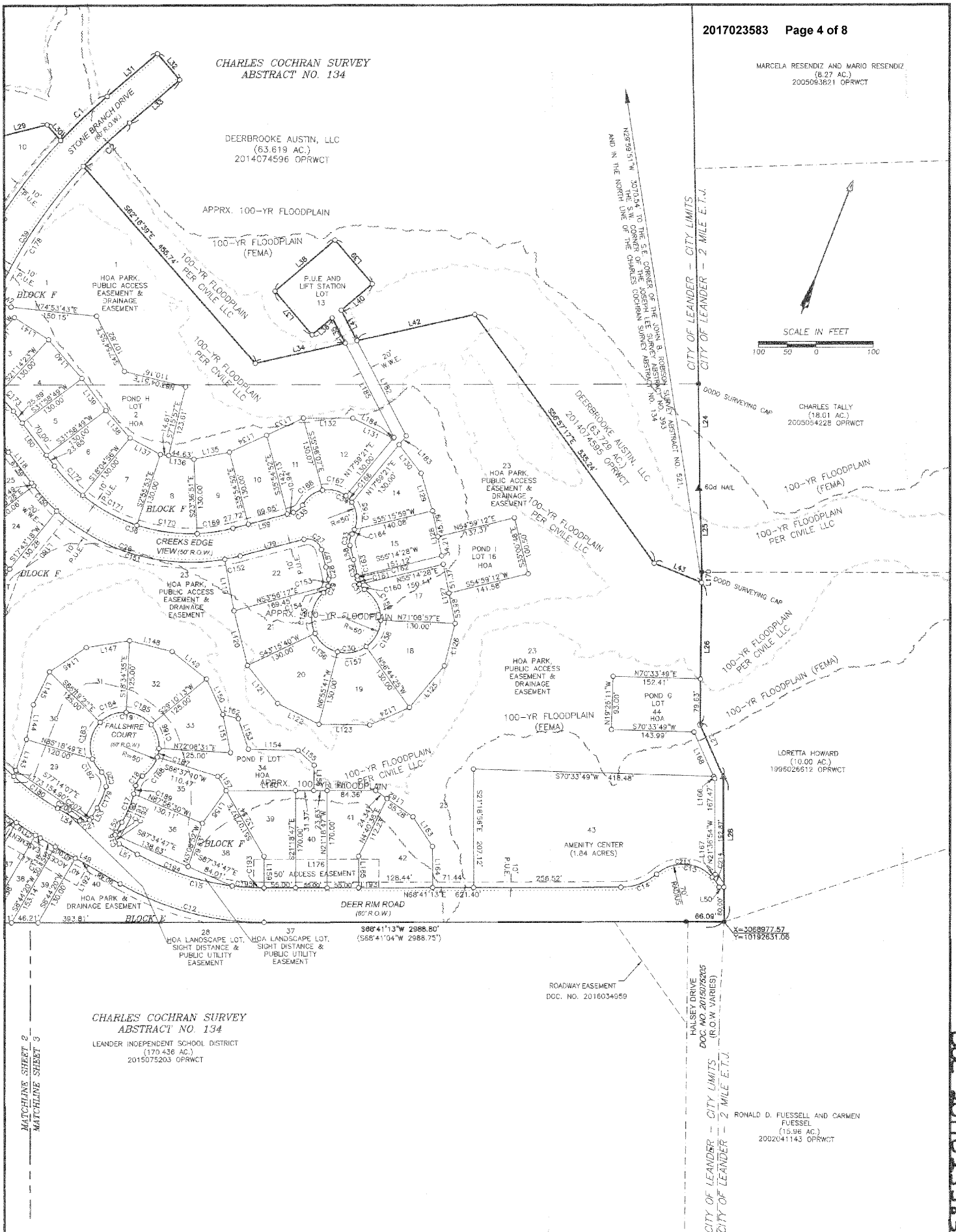
DRAWING NAME: Deerbrook Ph 1

SHEET 2 of 7

FINAL PLAT OF DEERBROOKE PHASE 1

LANDESIGN SERVICES, INC.
512-238-7901
1920 MCNEIL ROAD
SUITE 206
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

Doc # 2017023583



PROJECT NAME: DEERBROOKE		
JOB NUMBER: 3601401		
DATE: 02/27/17	SCALE: 1"=100	
DRAWING FILE PATH: L:\DEERBROOKE\DWGS/DEERBROOKE PHASE 1.DWG		
FIELDNOTE FILE PATH:		
RPLS: JB	TECH: JJA	PARTYCHIEF: JA
CHECKED BY: JJA	FIELDBOOK'S: 251-58	

DRAWING NAME: Deerbrook Ph 1

SHEET 3 of 7

FINAL PLAT OF DEERBROOKE PHASE 1

LANDESIGN SERVICES, INC.
512-288-7801
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 100018000

Doc # 2017023583

Doc# 2017023583

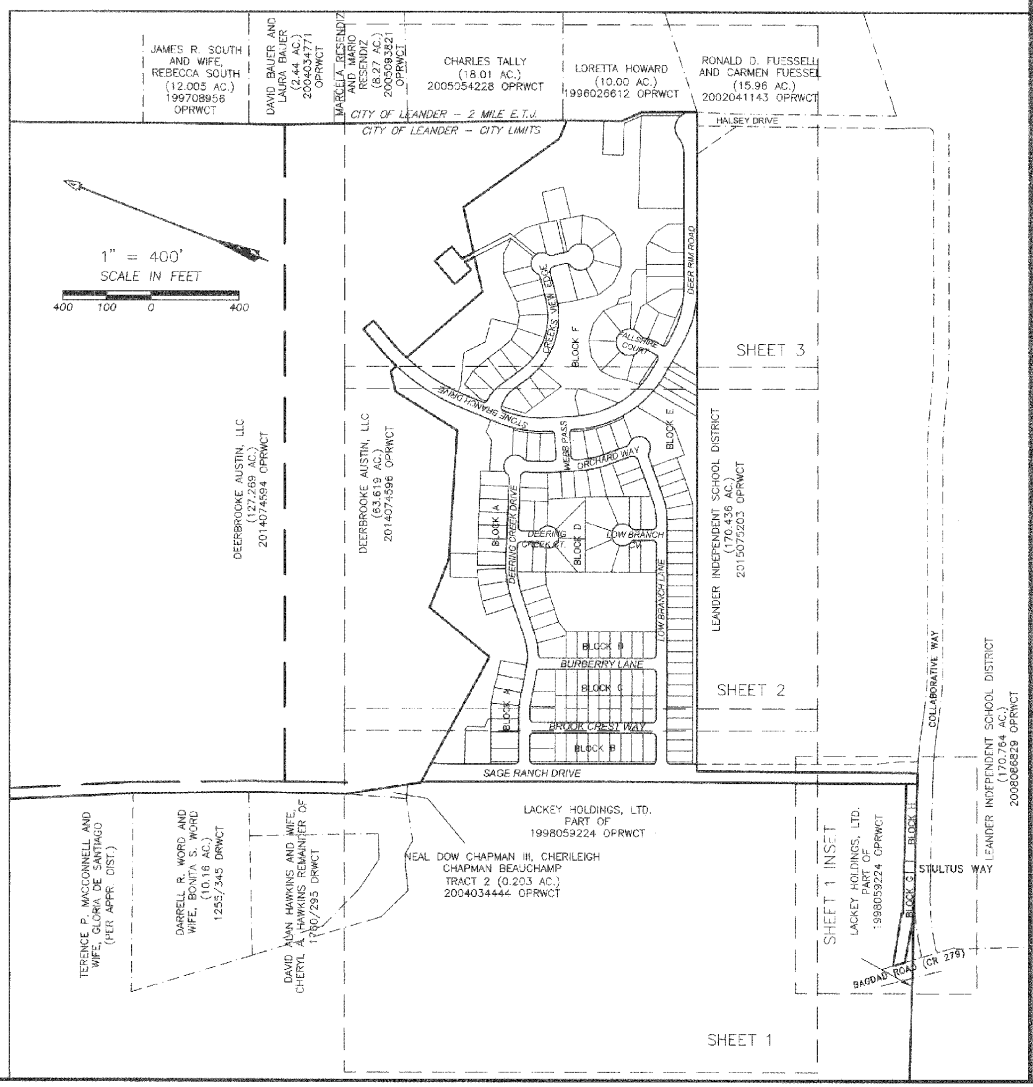
LINE TABLE			
LINE NO.	BEARING	DISTANCE	(RECORD)
L1	S79°10'55"W	226.48'	(S79°08'31"W 226.40')
L2	N38°08'48"W	55.52'	(N38°11'44"W 56.29')
L3	N77°47'26"E	242.41'	(N77°47'36"E 242.50')
L4	S28°42'09"E	6.84'	(S28°41'59"E 6.84')
L5	N29°18'29"W	93.13'	(N29°16'54"W 93.13')
L6	N19°50'16"W	117.50'	(N19°52'09"W 117.50')
L7	N70°48'18"E	50.08'	(N71°12'32"E 50.52')
L8	N69°52'13"E	85.48'	
L9	N70°05'00"E	36.42'	(N74°07'E 33.65')
L10	N73°30'54"E	225.66'	(N75°37'E 228.34')
L11	N73°22'36"E	116.58'	(N75°37'E 116.65')
L12	N72°37'06"E	160.48'	(N75°09'E 160.41')
L13	N72°04'27"E	187.38'	(N74°29'E 187.38')
L14	N72°33'24"E	224.68'	(N74°29'E 224.79')
L15	N72°23'30"E	139.50'	(N74°51'E 139.51')
L16	S60°43'51"E	78.24'	(S59°17'00"E 79.46')
L17	N60°51'24"E	57.35'	(N63°06'E 57.35')
L18	N69°48'15"E	150.13'	(N72°02'E 149.92')
L19	N69°35'57"E	300.09'	(N71°51'E 300.29')
L20	N67°47'26"E	171.05'	(N67°59'02"E 170.99')
L21	N67°59'25"E	118.99'	(S67°59'02"W 119.12')
L22	S20°45'18"E	162.98'	(S18°20'23"E 162.99')
L23	S22°17'10"E	225.64'	(S19°54'00"E 225.53')
L24	S22°01'24"E	182.84'	(S22°02'23"E 182.84')
L25	S22°34'38"E	145.89'	(S22°29'18"E 145.63')
L26	N20°42'48"W	247.86'	(S20°45'11"E 266.13')
L27	S45°09'32"E	99.40'	(S45°03'37"E 99.70')
L28	S21°36'54"E	252.87'	(S21°37'01"E 252.87')
L29	S54°41'18"W	93.70'	
L30	N62°16'39"W	36.13'	
L31	S28°21'59"W	114.54'	
L32	N61°38'01"W	60.00'	
L33	N28°21'59"E	114.76'	
L34	S56°10'16"W	160.76'	
L35	S48°30'42"E	50.01'	
L36	N28°21'59"E	46.86'	
L37	S61°38'01"E	100.00'	
L38	S28°21'59"W	137.50'	
L39	N61°38'01"W	100.00'	
L40	N28°21'59"E	71.11'	
L41	N48°30'42"W	59.91'	
L42	S56°10'16"W	210.06'	
L43	N88°55'11"W	89.60'	
L44	S21°19'11"E	119.96'	
L45	S41°10'51"E	116.65'	
L46	S25°09'39"E	34.40'	
L47	S64°50'21"W	107.62'	
L48	N25°09'39"W	17.91'	
L49	N81°15'40"W	180.63'	
L50	N68°41'13"E	8.44'	
L51	S81°15'40"E	36.35'	
L52	S8°44'20"W	20.01'	
L53	N8°44'20"E	20.01'	
L54	S81°15'40"E	44.28'	
L55	S25°09'39"E	131.50'	
L56	N89°01'10"W	17.28'	
L57	N35°54'52"W	31.47'	
L58	S35°54'52"E	25.56'	
L59	N54°05'08"E	108.61'	
L60	S58°01'11"E	119.55'	

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	S0°58'50"W	90.68'
L62	S25°09'39"E	13.59'
L63	S64°50'21"W	107.62'
L64	N25°09'39"W	7.33'
L65	N19°18'06"W	53.41'
L66	N68°49'20"E	110.06'
L67	S68°41'11"W	110.00'
L68	S68°49'20"W	30.32'
L69	S79°49'20"W	132.57'
L70	N70°41'54"E	78.50'
L71	S19°18'06"E	65.97'
L72	S25°09'39"E	141.73'
L73	S41°10'51"E	122.55'
L74	S19°18'06"E	69.92'
L75	N19°18'06"W	69.92'
L76	S68°41'11"W	20.78'
L77	N21°18'49"W	86.30'
L78	S21°18'49"E	86.30'
L79	S54°05'08"W	114.51'
L81	S65°00'00"E	12.43'
L82	S87°19'02"E	40.67'
L83	S21°19'11"E	13.20'
L84	N68°49'20"E	71.68'
L85	N79°26'45"E	72.80'
L86	N84°35'09"E	50.21'
L87	N79°34'14"E	65.00'
L89	N79°49'20"E	42.99'
L90	N79°49'20"E	89.58'
L91	S21°18'49"E	89.36'
L92	S68°41'11"W	100.00'
L93	S68°41'11"W	20.00'
L94	S68°41'11"W	50.00'
L95	S68°41'11"W	70.00'
L96	N50°16'52"E	17.12'
L97	S68°41'11"W	16.32'
L98	S30°28'17"W	56.24'
L99	N65°27'31"E	55.11'
L100	S19°18'06"E	14.92'
L101	N19°18'06"W	55.00'
L102	N68°41'11"E	14.30'
L103	N24°54'13"W	45.29'
L104	N25°09'39"W	60.00'
L105	N24°39'59"W	65.00'
L106	S70°41'54"W	11.18'
L107	N52°03'41"E	64.47'
L108	N32°27'15"E	9.27'
L109	S48°49'09"W	10.13'
L110	S25°09'39"E	32.05'
L111	N70°22'10"E	63.83'
L112	N65°27'25"E	72.56'
L113	N56°34'53"E	72.56'
L114	N50°56'39"E	65.24'
L115	N35°17'47"E	44.47'
L116	S89°01'10"E	58.12'
L117	S88°31'43"W	44.47'
L118	N58°01'11"W	83.49'
L119	N31°22'23"W	91.31'
L120	S35°12'04"E	98.42'
L121	S59°33'18"E	84.29'
L122	S84°38'59"E	80.81'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L123	N69°37'05"E	86.41'
L124	N44°42'43"E	75.45'
L125	S18°50'02"W	94.67'
L126	S7°09'36"E	76.24'
L127	S32°36'56"E	105.35'
L128	S32°36'56"E	79.99'
L129	N38°13'59"W	68.53'
L130	N58°34'59"W	63.24'
L131	N64°44'32"W	75.33'
L132	S68°52'59"W	85.91'
L133	S43°40'55"W	71.12'
L134	N44°14'54"E	71.00'
L135	N57°32'00"E	62.98'
L136	N76°43'38"E	59.24'
L137	S82°25'28"E	60.18'
L138	S62°23'04"E	63.47'
L139	S58°01'11"E	70.00'
L140	N61°50'16"W	89.45'
L141	N78°26'44"W	71.01'
L142	S87°24'49"E	31.24'
L143	S2°23'10"E	57.12'
L144	S10°12'05"E	61.98'
L145	S4°48'27"W	63.89'
L146	N35°36'50"E	76.53'
L147	N59°29'14"E	76.53'
L148	N83°21'37"E	76.53'
L149	S72°45'59"E	76.53'
L150	S45°57'26"E	68.21'
L151	S32°43'50"E	68.21'
L152	N83°35'11"E	27.97'
L153	S39°30'48"E	56.40'
L154	N70°11'59"E	86.29'
L155	S69°00'10"E	38.10'
L158	S19°46'03"E	44.25'
L157	S51°50'45"E	28.70'
L158	N14°39'46"E	70.49'
L159	S21°18'47"E	55.00'
L160	N68°41'13"E	152.27'
L161	N68°41'13"E	107.98'
L162	S75°51'20"E	79.62'
L163	S54°42'45"E	62.19'
L164	S21°18'56"E	71.90'
L165	N21°18'47"W	55.00'
L166	N45°09'32"W	4.10'
L167	S25°59'20"W	6.97'
L168	N45°09'32"W	84.54'
L169	N29°18'29"W	32.88'
L170	N20°42'48"W	18.27'
L171	N81°15'40"W	151.13'
L173	S2°23'10"E	10.93'
L176	N68°41'04"E	217.78'
L178	S1°28'17"E	250.43'
L179	S1°28'17"E	264.53'
L180	S17°43'18"W	130.00'
L181	S6°46'28"E	198.45'
L182	N48°30'42"W	187.03'
L183	S17°59'21"W	19.65'
L184	S17°59'21"W	2.22'
L185	N48°30'42"W	184.61'
L186	N44°23'55"W	127.84'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L187	S68°41'11"W	102.37'
L188	N21°18'49"W	15.00'
L189	N68°41'11"E	15.00'
L190	S21°19'11"E	124.96'
L191	N63°02'50"E	144.85'
L192	S81°15'40"E	26.13'
L193	S68°41'13"W	34.82'
L194	N25°09'39"W	27.73'
L195	S00°58'50"W	29.41'
L196	S19°53'19"E	49.73'
L197	S19°53'19"E	49.68'

OVERALL PHASE 1 AND SHEET INDEX



FINAL PLAT OF DEERBROOKE PHASE 1

LANDESIGN SERVICES, INC.
512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

PROJECT NAME: DEERBROOKE
JOB NUMBER: 3601401
SCALE: 1"=100'
DATE: 02/27/17
DRAWING FILE PATH: L:\DEERBROOKE\DWGS\DEERBROOKE PHASE 1.DWG
FIELDNOTE FILE PATH:
RPLS: JB | TECH: JJA | PARTY CHIEF: JA
CHECKED BY: JAA FIELDBOOKS: 251-256

DRAWING NAME
Deerbrook Ph 1

SHEET
4 of 7

Doc #2017023583

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	111.67	952.81	06°42'54"	S25° 25' 43"W	111.61
C2	110.79	891.46	07°07'15"	S25° 14' 32"W	110.72
C3	23.56	15.00	90°00'22"	S23° 41' 00"W	21.21
C4	112.75	325.00	19°52'40"	N58° 44' 51"E	112.19
C5	21.03	25.00	48°11'23"	S72° 54' 50"W	20.41
C6	162.65	50.00	186°22'46"	N3° 49' 09"E	99.85
C7	21.03	25.00	48°11'23"	S65° 16' 32"E	20.41
C8	90.87	325.00	16°01'12"	S33° 10' 15"E	90.58
C9	23.56	15.00	90°00'00"	S19° 50' 21"W	21.21
C10	23.56	15.00	90°00'00"	N70° 09' 39"W	21.21
C11	489.57	500.00	56°06'02"	S53° 12' 39"E	470.25
C12	262.25	500.00	30°03'07"	N83° 42' 46"E	259.26
C13	128.74	70.00	105°22'20"	S80° 37' 26"W	111.35
C14	67.56	95.00	40°44'57"	N48° 18' 45"E	66.15
C15	230.78	440.00	30°03'07"	N83° 42' 46"E	228.15
C16	23.56	15.00	90°00'00"	S36° 15' 40"E	21.21
C17	68.58	205.00	19°09'47"	N0° 50' 34"W	68.24
C18	20.98	25.00	48°04'21"	S13° 36' 43"W	20.37
C19	300.79	60.00	287°14'11"	S74° 01' 48"W	71.18
C20	27.69	25.00	63°27'47"	N37° 51' 24"W	26.30
C21	23.56	15.00	90°00'00"	N53° 44' 20"E	21.21
C22	430.82	440.00	56°06'02"	S53° 12' 39"E	413.82
C23	200.76	439.27	26°11'08"	S12° 05' 24"E	199.01
C24	23.56	15.00	90°00'00"	S45° 58' 50"W	21.21
C25	81.16	150.00	30°59'59"	N73° 31' 11"W	80.17
C26	408.82	345.00	67°53'41"	N88° 01' 58"E	385.32
C27	39.27	25.00	90°00'00"	N80° 54' 52"W	35.36
C28	21.73	275.00	4°31'35"	N33° 39' 04"W	21.72
C29	26.00	25.00	59°35'02"	N1° 35' 46"W	24.84
C30	301.21	60.00	287°38'01"	N64° 22' 45"E	70.84
C31	21.69	25.00	48°42'03"	S54° 35' 14"E	21.01
C32	35.04	325.00	6°10'39"	N32° 49' 32"W	35.02
C33	21.03	25.00	48°11'23"	S11° 49' 11"E	20.41
C34	162.65	50.00	186°22'46"	N80° 54' 52"W	99.85
C35	21.03	25.00	48°11'23"	N29° 59' 28"E	20.41
C36	349.57	295.00	67°53'41"	N88° 01' 58"E	329.47
C37	96.07	210.00	26°12'44"	N71° 07' 33"W	95.24
C38	22.31	15.00	85°12'45"	S41° 37' 33"E	20.31
C39	313.62	870.00	20°39'16"	S11° 18' 28"W	311.93
C40	341.65	930.00	21°02'54"	S11° 30' 17"W	339.73
C41	228.13	500.00	26°08'28"	S12° 05' 24"E	226.15
C42	23.56	15.00	90°00'00"	N19° 50' 21"E	21.21
C43	23.56	15.00	90°00'00"	S70° 09' 39"E	21.21
C44	48.57	473.54	5°52'38"	S22° 13' 52"E	48.55
C45	21.03	25.00	48°11'23"	S4° 47' 36"W	20.41
C46	162.65	50.00	186°22'46"	N84° 18' 06"W	99.85
C47	21.03	25.00	48°11'23"	N46° 36' 13"E	20.41
C48	169.27	475.00	20°25'02"	S80° 29' 23"W	168.37
C49	141.79	275.00	29°32'28"	N65° 03' 06"E	140.22
C50	62.40	325.00	11°00'00"	S74° 19' 20"W	62.30
C51	23.52	15.00	89°51'28"	S66° 14' 55"E	21.19
C52	77.85	870.00	5°07'37"	S18° 45' 23"E	77.82
C53	23.60	15.00	90°08'32"	N23° 45' 05"E	21.24
C54	23.53	15.00	89°51'50"	S66° 14' 45"E	21.19
C55	23.56	15.00	90°00'00"	S23° 41' 11"W	21.21
C56	23.56	15.00	89°59'38"	N66° 19' 00"W	21.21
C57	23.60	15.00	90°08'10"	S23° 45' 15"W	21.24
C58	52.80	275.00	11°00'00"	S74° 19' 20"W	52.72
C59	20.65	15.00	78°51'50"	N60° 44' 45"W	19.05
C60	23.56	15.00	90°00'00"	N23° 41' 11"E	21.21
C61	23.56	15.00	90°00'00"	S66° 18' 49"E	21.21

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C62	23.56	15.00	90°00'00"	S66° 18' 49"E	21.21
C63	23.23	15.00	88°43'35"	S23° 02' 58"W	20.98
C64	97.18	325.00	17°07'53"	N58° 50' 49"E	96.81
C65	151.45	425.00	20°25'02"	S60° 29' 23"W	150.65
C66	23.56	15.00	90°00'00"	N64° 18' 06"W	21.21
C67	13.62	15.00	52°01'12"	N6° 42' 31"E	13.16
C68	247.87	50.00	284°02'25"	N70° 41' 54"E	61.54
C69	13.62	15.00	52°01'12"	S45° 18' 42"E	13.16
C70	23.56	15.00	90°00'00"	S25° 41' 54"W	21.21
C71	39.27	25.00	90°00'00"	N64° 18' 06"W	35.36
C72	53.69	525.00	5°51'33"	S22° 13' 52"E	53.66
C73	104.85	375.00	16°01'12"	S33° 10' 15"E	104.51
C74	39.27	25.00	90°00'00"	N3° 49' 09"E	35.36
C75	23.56	15.00	90°00'00"	N23° 41' 11"E	21.21
C76	13.62	15.00	52°01'12"	N47° 19' 26"W	13.16
C77	247.87	50.00	284°02'25"	S88° 41' 11"W	61.54
C78	13.62	15.00	52°01'12"	S4° 41' 47"W	13.16
C79	23.56	15.00	90°00'00"	S66° 18' 49"E	21.21
C80	95.36	275.00	19°52'02"	N58° 45' 10"E	94.88
C81	29.40	325.00	5°11'01"	S71° 24' 51"W	29.39
C82	32.99	325.00	5°48'59"	S76° 54' 51"W	32.98
C83	12.53	275.00	2°36'40"	N78° 31' 00"E	12.53
C84	129.25	275.00	26°55'48"	N63° 44' 46"E	128.07
C85	18.47	15.00	70°32'23"	S56° 35' 23"E	17.32
C86	5.09	15.00	19°27'15"	N78° 24' 48"E	5.07
C87	24.68	275.00	5°08'29"	S71° 23' 35"W	24.67
C88	28.12	275.00	5°51'31"	S76° 53' 35"W	28.11
C89	54.32	325.00	9°34'36"	N82° 37' 28"E	54.26
C90	42.85	325.00	7°33'17"	N54° 03' 31"E	42.82
C91	16.48	425.00	2°13'19"	S51° 23' 32"W	16.48
C92	89.97	425.00	12°07'44"	S58° 34' 03"W	89.80
C93	45.00	425.00	6°03'59"	S67° 39' 55"W	44.98
C94	39.23	50.00	44°57'03"	S10° 14' 35"W	38.23
C95	43.23	50.00	49°32'12"	S37° 00' 02"E	41.89
C96	41.17	50.00	47°10'25"	S85° 21' 20"E	40.01
C97	41.17	50.00	47°10'25"	N47° 28' 15"E	40.01
C98	43.86	50.00	50°15'17"	N1° 14' 36"W	42.46
C99	39.23	50.00	44°57'03"	N48° 50' 46"W	38.23
C100	31.79	525.00	3°28'10"	S21° 02' 11"E	31.79
C101	21.90	525.00	2°23'23"	S23° 57' 57"E	21.89
C102	16.47	375.00	2°30'59"	S26° 25' 08"E	16.47
C103	60.20	375.00	9°11'53"	S32° 16' 34"E	60.14
C104	28.18	375.00	4°18'20"	S39° 01' 41"E	28.17
C105	13.07	50.00	14°58'28"	N23° 13' 09"E	13.03
C106	52.05	50.00	59°38'34"	N14° 05' 23"W	49.73
C107	42.32	50.00	48°29'57"	N68° 09' 38"W	41.07
C108	36.64	50.00	41°59'18"	S66° 35' 45"W	35.83
C109	43.49	50.00	49°50'26"	S20° 40' 52"W	42.14
C110	47.23	50.00	54°07'13"	S31° 17' 57"E	45.49
C111	13.07	50.00	14°58'28"	S65° 50' 48"E	13.03
C112	9.27	325.00	1°38'02"	N67° 52' 10"E	9.27
C113	49.55	325.00	8°44'09"	N62° 41' 04"E	49.50
C114	50.75	325.00	8°56'53"	N53° 50' 34"E	50.70
C115	3.18	325.00	0°33'36"	N49° 05' 19"E	3.18
C116	142.24	50.00	162°59'54"	N15° 30' 35"E	98.90
C117	20.40	50.00	23°22'51"	N77° 40' 48"W	20.26
C118	9.85	500.00	1°07'43"	S80° 41' 49"E	9.85

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C119	40.08	500.00	4°35'35"	S77° 50' 10"E	40.07
C120	40.41	500.00	4°37'49"	S73° 13' 28"E	40.40
C121	98.71	500.00	11°18'41"	S65° 15' 13"E	98.55
C122	79.22	500.00	9°04'39"	S55° 03' 32"E	79.13
C123	221.30	500.00	25°21'34"	S37° 50' 26"E	219.50
C124	70.35	510.00	7°54'11"	S46° 23' 03"E	70.29
C125	66.40	510.00	7°27'36"	S38° 42' 09"E	66.36
C126	58.10	510.00	6°31'39"	S31° 42' 31"E	58.07
C127	18.46	15.00	70°31'44"	N60° 25' 30"W	17.32
C128	5.10	15.00	19°28'16"	S74° 34' 30"W	5.07
C129	64.44	325.00	11°21'39"	S35° 30' 01"E	64.34
C130	26.43	325.00	4°39'33"	S27° 29' 25"E	26.42
C131	5.10	15.00	19°28'16"	N55° 06' 13"E	5.07
C132	18.46	15.00	70°31'44"	N10° 06' 13"E	17.32
C133	34.21	510.00	18°04'20"	N23° 14' 21"W	34.20
C134	60.04	510.00	10°35'16"	N17° 56' 43"W	60.00
C135	6.67	25.00	15°16'36"	S11° 39' 47"E	6.65
C136	14.36	25.00	32°54'47"	S12° 25' 54"W	14.16
C137	64.60	510.00	7°15'28"	N10° 56' 38"W	64.56
C138	56.84	50.00	64°54'28"	N3° 33' 57"W	53.86
C139	92.19	50.00	105°38'44"	N88° 50' 33"W	79.68
C140	13.81	50.00	15°49'34"	S30° 25' 19"W	13.77
C141	70.41	500.00	8°04'08"	S3° 03' 14"E	70.36
C142	16.54	475.00	1°59'40"	S69° 42' 04"W	16.53
C143	15.00	475.00	1°48'34"	S67° 47' 57"W	15.00
C144	57.00	475.00	6°52'32"	S63° 27' 25"W	56.97
C145	57.00	475.00	6°52'32"	S56° 34' 53"W	56.97
C146	23.73	475.00	2°51'45"	S51° 42' 45"W	23.73
C147	190.90	440.00	24°51'32"	S39° 36' 46"E	189.41
C148	15.53	440.00	2°01'21"	S26° 10' 19"E	15.53
C149	5.85	345.00	0°58'15"	S58° 30' 19"E	5.85
C150	60.00	345.00	9°57'52"	S63° 58' 22"E	59.92
C151	315.63	345.00	52°25'04"	N84° 50' 10"E	304.74
C152	27.35	345.00	4°32'30"	N56° 21' 23"E	27.34
C153	12.05	25.00	27°37'26"	N17° 34' 34"W	11.94
C154	13.95	25.00	31°57'36"	N12° 12' 57"E	13.77
C155	78.47	60.00	74°56'05"	S9° 16' 17"E	73.00
C156	52.58	60.00	50°11'22"	S71° 50' 01"E	50.89
C157	52.16	60.00	49°48'44"	N58° 09' 57"E	50.54
C158	54.20	60.00	51°45'23"	N7° 22' 53"E	52.38
C159	63.82	60.00	60°56'28"	N48° 58' 02"W	60.85
C160	12.48	25.00	28°36'05"	S55° 08' 13"E	12.35
C161	9.21	25.00	21°05'58"	S40° 17' 12"E	9.15
C162	5.91	325.00	1°02'29"	N30° 15' 27"W	5.91
C163	29.14	325.00	5°08'11"	N33° 20' 47"W	29.13
C164	8.79	50.00	10°04'36"	N7° 14' 13"E	8.78
C165	50.06	50.00	57°22'06"	N26° 29' 08"W	48.00
C166	15.21	50.00	17°25'49"	N53° 53' 06"W	15.15
C167	43.36	50.00	49°41'29"	S82° 33' 15"W	42.02
C168	45.22	50.00	51°48'46"	S31° 48' 08"W	43.69
C169	63.33	295.00	12°18'01"	N60° 14' 09"E	63.21
C170	105.49	295.00	20°40'58"	N78° 43' 38"E	105.91
C171	108.19	295.00	21°00'49"	S82° 25' 28"E	107.59
C172	71.56	295.00	13°53'52"	S64° 58' 07"E	71.38
C173	39.37	210.00	10°44'26"	N63° 23' 24"W	39.31
C174	56.71	210.00	15°28'18"	N76° 29' 46"W	56.53
C175	3.84	15.00	14°41'01"	S76° 53' 24"E	3.83
C176	18.46	15.00	70°31'44"	S34° 17' 02"E	17.32
C177	32.75	870.00	2°09'25"	S2° 03' 32"W	32.75
C178	280.87	870.00	18°29'51"	S12° 23' 10"W	279.66
C179	40.21	155.00	14°51'36"	N1° 18' 24"E	40.10

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C180	94.72	440.00	12°20'03"	S75° 05' 39"E	94.54
C181	129.67	440.00	16°53'06"	S60° 29' 04"E	129.20
C182	28.32	60.00	27°02'38"	S56° 03' 58"E	28.06
C183	69.35	60.00	66°13'17"	S9° 26' 01"E	65.55
C184	50.00	60.00	47°44'47"	S47° 33' 02"W	48.57
C185	50.00	60.00	47°44'47"	N84° 42' 11"W	48.57
C186	45.00	60.00	42°58'19"	N39° 20' 38"W	43.95
C187	15.16	60.00	14°28'39"	N10° 37' 09"W	15.12
C188	42.97	60.00	41°01'43"	N17° 08' 02"E	42.05
C189	14.92	205.00	4°10'12"	N8° 20' 21"W	14.92
C190	53.64	205.00	14°59'35"	N1° 14' 32"E	53.49
C191	5.10	15.00	19°28'16"	S0° 59' 49"E	5.07
C192	18.46	15.00	70°31'44"	S45° 59' 49"E	17.32
C193	17.97	440.00	02°20'24"	N69° 51' 25"E	17.97
C194	175.41	440.00	22°50'24"	N87° 19' 06"E	174.25
C195	55.37	440.00	07°12'36"	N72° 17' 32"E	55.34
C196	26.57	440.00	03°27'38"	S50° 18' 44"E	26.56
C197	16.59	439.27	02°09'52"	S24° 08' 02"E	16.59
C198	3.85	15.00	14°41'41"	S83° 38' 00"W	3.84
C199	50.25	440.00	06°32'07"	S65° 39' 20"E	50.22
C200	18.46	15.00	70°31'44"	N63° 28' 28"E	17.32
C201	5.03	500.00	00°34'34"	S75° 15' 06"E	5.03
C202	18.42	15.00	62°43'42"	S79° 56' 59"E	15.61
C203	18.46	15.00	70°31'44"	S56° 35' 03"E	17.32
C204	5.06	15.00	19°19'45"	N78° 29' 13"E	5.04
C205	18.53	15.00	70°47'06"	S14° 04' 22"W	17.38
C206	5.07	15.00	19°21'25"	S59° 08' 38"W	5.04
C207	5.10	15.00	19°28'38"	N18° 28' 28"E	5.07
C208	5.10	15.00	19°28'38"	S58° 56' 51"W	5.07
C209	18.46	15.00	70°31'44"	S13° 56' 41"W	17.32
C210	158.85	510.00	17°50'44"	S18° 14' 16"E	158.21
C211	157.71	500.00	18°04'20"	S16° 07' 26"E	157.08
C212	29.23	510.00	03°17'03"	S26° 48' 10"E	29.23
C213	107.57	70.00	88°03'04"	S71° 57' 48"W	97.30
C214	21.16	70.00	17°19'16"	N55° 21' 02"W	21.08

LANDESIGN SERVICES, INC.
512-288-7901
1220 MOMEL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

FINAL PLAT OF DEERBROOKE PHASE 1

PROJECT NAME: DEERBROOKE
JOB NUMBER: 3801401
DATE: 02/27/17
SCALE: 1"=100'
DRAWING FILE PATH: I:\DEERBROOKE\DWGS\DEERBROOKE PHASE 1.DWG
FIELDNOTE FILE PATH:
PM-JS; JR
TECH: JA
PARTYCHIEF: JA
CHECKED BY: JAH FIELDBOOKS: 251-58

DRAWING NAME
Deerbrook Ph 1

SHEET
5 of 7

Doc # 2017023583

LOT TABLES

Lot Area Block A

Lot #	Area (Sq. Ft.)	Area (AC.)
1	20606	0.473
2	1203	0.028
3	7499	0.172
4	9375	0.215
5	7500	0.172
6	8245	0.189
7	8311	0.191
8	7350	0.169
9	7808	0.179
10	263328	6.045
11	8043	0.185
12	8371	0.192
13	8371	0.192
14	15581	0.358
15	7995	0.184
16	7800	0.179
17	7800	0.179
18	7800	0.179
19	7800	0.179
20	7800	0.179
21	8264	0.190
22	19849	0.456
23	7301	0.168
24	7593	0.174
25	8884	0.204
26	1822	0.042

Lot Area Block B

Lot #	Area (Sq. Ft.)	Area (AC.)
1	6911	0.159
2	8021	0.184
3	6500	0.149
4	6500	0.149
5	6500	0.149
6	6500	0.149
7	6500	0.149
8	6500	0.149
9	6500	0.149
10	6500	0.149
11	7750	0.178
12	5679	0.130

Lot Area Block C

Lot #	Area (Sq. Ft.)	Area (AC.)
1	7984	0.183
2	7565	0.174
3	9123	0.209
4	6000	0.138
5	6000	0.138
6	6000	0.138
7	6000	0.138
8	6000	0.138
9	6000	0.138
10	6000	0.138
11	6000	0.138
12	7152	0.164
13	7152	0.164
14	6000	0.138
15	6000	0.138
16	6000	0.138
17	6000	0.138
18	6000	0.138
19	6000	0.138
20	6000	0.138
21	6000	0.138

Lot Area Block D

Lot #	Area (Sq. Ft.)	Area (AC.)
1	11081	0.254
2	8446	0.194
3	7200	0.165
4	7200	0.165
5	7478	0.172
6	9003	0.207
7	9525	0.219
8	7475	0.172
9	10912	0.251
10	14588	0.335
11	13894	0.319
12	15124	0.347
13	7539	0.173
14	9474	0.217
15	7728	0.177
16	8620	0.198
17	7487	0.172
18	7200	0.165
19	7838	0.180
20	8369	0.192
21	10143	0.233
22	6766	0.155
23	5750	0.132
24	8012	0.184
25	9591	0.220
26	7647	0.176
27	9701	0.223
28	17047	0.391
29	10270	0.236
30	17274	0.397
31	7777	0.179
32	7420	0.170
33	10162	0.233
34	127390	2.924
35	7152	0.164
36	6000	0.138
37	6000	0.138
38	6000	0.138
39	6000	0.138
40	6000	0.138
41	6000	0.138
42	6000	0.138

Lot Area Block E

Lot #	Area (Sq. Ft.)	Area (AC.)
1	2509	0.058
2	8763	0.201
3	8350	0.192
4	8346	0.192
5	8282	0.190
6	37519	0.861
7	6000	0.138
8	6000	0.138
9	6351	0.146
10	6934	0.159
11	6703	0.154
12	6171	0.142
13	5750	0.132
14	5750	0.132
15	5750	0.132
16	5750	0.132
17	5750	0.132
18	5750	0.132
19	5750	0.132
20	5750	0.132
21	5750	0.132
22	5750	0.132
23	5750	0.132
24	5750	0.132
25	5750	0.132
26	5750	0.132
27	5750	0.132
28	5750	0.132
29	5750	0.132
30	5750	0.132
31	5750	0.132
32	5750	0.132
33	5749	0.132
34	1103	0.025
35	69005	1.584
36	8642	0.198
37	7555	0.173
38	6589	0.151
39	5663	0.130
40	16151	0.371

Lot Area Block F

Lot #	Area (Sq. Ft.)	Area (AC.)
1	119136	2.735
2	30612	0.703
3	8796	0.202
4	9927	0.228
5	9100	0.209
6	10417	0.239
7	11077	0.254
8	10899	0.250
9	10097	0.232
10	9518	0.219
11	9528	0.219
12	13063	0.300
13	20674	0.475
14	11582	0.266
15	12055	0.277
16	16284	0.374
17	11440	0.263
18	14155	0.325
19	13629	0.313
20	13733	0.315
21	11774	0.270
22	15138	0.348
23	434406	9.973
24	9213	0.211
25	8914	0.205
26	8989	0.206
27	13930	0.320
28	1998	0.045
29	12135	0.279
30	10994	0.252
31	12351	0.284
32	12351	0.284
33	10847	0.249
34	15929	0.366
35	10714	0.246
36	10478	0.241
37	2953	0.068
38	13505	0.310
39	13139	0.302
40	9350	0.215
41	12387	0.284
42	14831	0.340
43	80337	1.844
44	18468	0.424

Lot Area Block G

Lot #	Area (Sq. Ft.)	Area (AC.)
1	21584	0.4955

Lot Area Block H

Lot #	Area (Sq. Ft.)	Area (AC.)
1	17493	0.4016

MINIMUM FINISHED FLOOR ELEVATIONS

BLK.	LOT	MIN. FFE
A	3	1010.0
A	4	1010.0
A	5	1008.0
A	6	1008.0
A	7	1005.7
A	8	1004.5
A	9	1004.5
A	11	1000.0
A	12	996.0
A	13	994.0
A	15	992.0
A	16	990.6
A	17	989.5
A	18	988.5
A	19	986.0
A	20	988.2
A	21	986.2
F	3	975.9
F	4	970.0
F	5	967.7
F	6	965.9
F	7	965.2
F	8	965.1
F	9	964.9
F	10	967.6
F	11	974.1
F	12	975.0
F	14	958.2
F	15	955.8
F	17	959.7
F	18	959.4
F	19	963.9
F	20	967.1
F	21	970.4
F	22	974.3
F	24	977.5
F	25	977.5
F	26	977.5
F	29	983.3
F	30	981.8
F	31	978.1
F	32	972.0
F	33	968.5
F	35	966.0
F	36	966.0
F	38	966.0
F	39	966.0
F	40	964.0
F	41	964.0
F	42	962.0
F	43	958.0

LANDESIGN SERVICES, INC.
519-858-7901
1220 MONNIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10003800

FINAL PLAT OF DEERBROOKE PHASE 1

PROJECT NAME: DEERBROOKE
JOB NUMBER: 3601401
DATE: 02/27/17
SCALE: 1"=100'
DRAWING FILE PATH: L:\DEERBROOKE\DWGS\DEERBROOKE PHASE 1.DWG
PLUMAT FILE PATH:
RPLS: JB
TECH: JJA
PARTYCHIEF: JA
CHECKED BY: JAA FIELDBOOKS: 251, 58

DRAWING NAME
Deerbrook Ph 1

SHEET
6 of 7

Doc# 2017023583

THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THE PRESENTS:

THAT DEERBROOKE AUSTIN, LLC, BEING OWNERS OF 63.729 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014074595 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OWNERS OF 63.619 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014074596 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OWNERS OF 6.553 ACRES CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014074597 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE E. D. HARMON SURVEY, ABSTRACT NO. 8 IN WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 77.374 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF DEERBROOKE PHASE 1

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., 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 15th DAY OF March, 2017 A.D.

Randy Rollo

RANDY ROLLO, MANAGER
DEERBROOKE AUSTIN, LLC Deerbrooke Land Austin LLC
4807 SPICEWOOD SPRINGS ROAD
BLDG 2, STE 104
AUSTIN, TX 78759

THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED Randy Rollo PRESIDENT, 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 15th DAY OF March, 2017 AD

NOTARY PUBLIC, STATE OF TEXAS
Emily Pearl Carlsen
PRINTED NAME
Aug 7th 2019
MY COMMISSION EXPIRES

EMILY PEARL CARLSON
Notary Public
STATE OF TEXAS
ID# 130026563-9
My Comm. Exp. Aug. 07, 2019

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS OF WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO THE PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, DATED 08/30/2016, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2016065919.

SOUTHSIDE BANK, BY: CRAIG SNOW, VICE PRESIDENT
P.O. BOX 1079
1201 S. BECKMAN AVE.
TYLER, TEXAS 75710-1079
512-381-2012

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF March 2017, BY,

NOTARY PUBLIC, STATE OF TEXAS
Emily Pearl Carlsen
PRINTED NAME
Aug 7th 2019
MY COMMISSION EXPIRES

EMILY PEARL CARLSON
Notary Public
STATE OF TEXAS
ID# 130026563-9
My Comm. Exp. Aug. 07, 2019

ENGINEER'S CERTIFICATION:

I, LAWRENCE M. HANRAHAN, 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.

PORTIONS OF THIS TRACT ARE 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. 48491C0465E, EFFECTIVE SEPTEMBER 26, 2008, ISSUED BY FEMA FOR WILLIAMSON COUNTY, TEXAS.

02/27/2017

LAWRENCE M. HANRAHAN, PE
CIVILE, LLC
8200 N. MOPAC EXPRESSWAY, SUITE 250
AUSTIN, TEXAS 78759
(512) 402-6878 X 101
TBPE FIRM REGISTRATION NO. 15581

STATE OF TEXAS
LAWRENCE M. HANRAHAN
58474
REGISTERED
PROFESSIONAL
ENGINEER

TBPE FIRM #15581

LAND SURVEYOR'S STATEMENT

I, JOSEPH BEAVERS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, ALL APPLICABLE EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS INDICATED IN COMMITMENT FOR TITLE G.F. NO. 1247-54850 EFFECTIVE MAY 11, 2016.

JOSEPH BEAVERS, R.P.L.S. NO. 4938

27 FEB 17
DATE

STATE OF TEXAS
JOSEPH BEAVERS
4938
REGISTERED
PROFESSIONAL
LAND SURVEYOR

LANDESIGN SERVICES, INC.
1220 McNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800
(512) 238-7901

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CITY LIMITS OF LEANDER, TEXAS.
2. THIS SUBDIVISION IS LOCATED WITHIN THE SAN GABRIEL (SOUTH FORK) WATERSHED AND THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
5. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. IN ADDITION TO THE EASEMENT SHOWN HEREON, A THE (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
9. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
10. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION AND ON THE SUBDIVISION SIDE OF ANY BOUNDARY STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOT, 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.
12. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
13. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION OF A LOCAL OR COLLECTOR STREET, AND 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION OF AN ARTERIAL STREET.
14. ALL NON-RESIDENTIAL LOTS (EXCEPT LOT 13 BLOCK F) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOTS 1-2, 10, 14, 22 AND 26, BLOCK A; LOT 12, BLOCK B; LOTS 1, 8, 34, 35 AND 40, BLOCK E; LOTS 1-2, 16, 23, 27-28, 36, AND 43-44, BLOCK F, LOT 1, BLOCK G AND LOT 1, BLOCK H.
15. THE HOA BYLAWS SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2016116888.
16. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY FACILITIES.
17. DIRECT ACCESS TO WEBB PASS FROM LOT 25, BLOCK A AND LOT 2, BLOCK E IS PROHIBITED.
18. LOTS 36-38, BLOCK E AND LOTS 38-42, BLOCK F SHALL TAKE DRIVEWAY ACCESS TO DEER RIM ROAD THROUGH THE ACCESS EASEMENTS SHOWN HEREON. DRIVEWAY ACCESS SHALL BE LIMITED TO TWO AT EACH LOCATION.
19. THIS NOTE APPLIES TO ALL THE LANDSCAPE LOTS:

BLOCK	LOT
A	2, 26
B	12
E	1, 34
F	28, 37

AND TO LOTS 1 & 23, BLOCK F ADJACENT TO LOT 3 & 26, BLOCK F:

FOR EVERY SIX HUNDRED (600) SQUARE FEET OF LANDSCAPE AREA, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED.
A SIX-FOOT PRIVACY FENCE IS REQUIRED TO BE CONSTRUCTED AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.

20. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY EASEMENTS.
21. THE MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR LOTS ADJACENT TO THE 100 YEAR FREQUENCY FLOOD LEVEL. SEE TABLE ON SHEET 6 FOR ELEVATIONS

APPROVED THIS THE 9th DAY OF March 2017 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.

SID SOKOL, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST:
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 77.374 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS, BEING PART OF A CALLED 63.729 ACRE TRACT DESCRIBED IN DEED TO DEERBROOKE AUSTIN, LLC RECORDED IN DOCUMENT NO. 2014074595 OF THE O.P.R.W.C.T., PART OF A CALLED 63.619 ACRE TRACT DESCRIBED IN DEED TO DEERBROOKE AUSTIN, LLC RECORDED IN DOCUMENT NO. 2014074596 OF THE O.P.R.W.C.T. AND A PART OF A CALLED 6.553-ACRE TRACT DESCRIBED IN QUITCLAIM TO DEERBROOKE AUSTIN, LLC RECORDED IN DOCUMENT NO. 2014074597 OF THE O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with plastic cap marked "Dodd Surveying" in the existing east right-of-way line of Bagdad Road, the northwest corner of a said 6.553 acre tract of land, the south corner of a tract of land described in deed to Lackey Holdings, LTD., recorded in Document No. 1998059224 O.P.R.W.C.T.;
THENCE with the west line of said 6.553 acre tract and the south line of said Lackey Holdings, LTD., tract the following three (3) calls;
1. North 77°47'26" East a distance of 242.41 feet (record -N 77°47'36" E, 242.50') 1/2" iron rebar found with plastic cap marked "Dodd Surveying";
2. South 28°42'09" East a distance of 6.64 feet (record -S 28°41'59" E, 6.64') to a 1/2" iron rebar found with plastic cap marked "Dodd Surveying";
3. North 70°06'41" East a distance of 586.46 feet (record -N 70°08'51" E, 586.46') to a 5/8" iron rebar found;

THENCE with the west line of said 6.553 acre tract and the east line of said Lackey Holdings, LTD., tract the following three (3) calls;
1. North 21°00'16" West a distance of 1408.93 feet (record -N 21°01'28" W, 1408.79') to a 1/2" iron rebar set with plastic cap marked "LANDESIGN";
2. North 21°18'20" West a distance of 766.31 feet (record -N 21°16'44" W, 766.74') to a 1/2" iron rebar found with Plastic cap marked "Dodd Surveying";
3. North 29°18'29" West a distance of 32.88 feet to a 1/2" iron rebar set with a plastic cap marked "LANDESIGN";

THENCE South 82°33'14" East crossing through said 6.553 acre tract and the called 63.619 acre tract a distance of 850.89 feet to a 1/2" iron rebar set with a plastic cap marked "LANDESIGN";
THENCE crossing though said 63.619 acre tract the following twenty-one (21) calls;
1. North 18°02'48" East a distance of 352.03 feet to a 1/2" iron rebar set with a plastic cap marked "LANDESIGN";
2. South 89°36'42" East a distance of 234.25 feet to a 1/2" iron rebar set with a plastic cap marked "LANDESIGN";
3. North 72°25'11" East a distance of 586.30 feet to a 1/2" iron rebar set with a plastic cap marked "LANDESIGN";
4. North 10°45'26" East a distance of 331.13 feet to a 1/2" iron rebar set with a plastic cap marked "LANDESIGN";
5. North 54°41'18" East a distance of 93.70 feet to a 1/2" iron rebar set with a plastic cap marked "LANDESIGN";
6. South 62°16'39" East a distance of 36.13 feet to a 1/2" iron rebar set with a plastic cap marked "LANDESIGN";
7. Along a curve to the right, having a radius of 952.82 feet, a length of 111.67 feet and a chord which bears North 25°25'43" East a distance of 111.61 feet to a 1/2" rebar with plastic cap marked "LANDESIGN";
8. North 28°21'59" East a distance of 114.54 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
9. South 61°38'01" East a distance of 80.00 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
10. South 28°21'59" West a distance of 114.76 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
11. Along a curve to the left, having a radius of 891.46 feet, a length of 110.79 feet and a chord which bears South 25°14'32" West a distance of 110.72 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
12. South 62°13'39" East a distance of 455.74 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
13. North 56°10'16" East a distance of 160.76 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
14. North 48°30'42" West a distance of 50.01 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
15. South 28°21'59" West a distance of 45.86 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
16. North 61°38'01" West a distance of 100.00 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
17. North 28°21'59" East a distance of 137.50 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
18. South 61°38'01" East a distance of 100.00 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
19. South 28°21'59" West a distance of 71.11 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
20. South 48°30'42" East a distance of 58.91 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
21. North 56°10'16" East a distance of 210.06 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";

THENCE South 56°57'17" East crossing though said 63.619 acres and said 63.729 acres a distance of 535.24 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN";
THENCE South 88°55'11" East crossing through said 63.729 acre tract a distance of 89.60 feet to a 1/2" rebar set with plastic cap marked "LANDESIGN" in the east line of the said 63.729 acre tract and the west line of a called 10.00 acre tract in described in deed to Loretta Howard recorded in Document No. 1996026612 of the O.P.R.W.C.T.;
THENCE with the east line of the said 63.729 acre tract and the west line of said 10.00 acre tract the following three (3) calls;
1. South 20°42'48" East a distance of 247.86 feet (record -S 20°45'11 E, 247.86') to a fence post found;
2. South 45°09'32" East a distance of 99.40 feet 1/2" (record -S 45°03'37" E, 99.70') rebar set with plastic cap marked "LANDESIGN";
3. South 21°36'54" East a distance of 252.87 feet (S 21°37'01" E, 252.87') to a 1/2" iron rebar set with plastic cap marked "LANDESIGN" being in the southwest corner of said 10.00 acre tract, the northwest corner of a called 15.95 acre tract described in deed to Ronald D. Fuessell and Carmen Fuessell recorded in Document No. 2002041143 of the O.P.R.W.C.T., the north east corner of proposed Halsey Drive (L.I.S.D. Benbrook Ranch Subdivision not yet recorded) and the northeast corner of a called 171.436 acre tract described in deed to Leander Independent School District recorded in Document No. 2015075203 of the O.P.R.W.C.T.,
THENCE South 68°41'13" West with the south line of said 63.738 acre tract and the north line of said 171.436 acre tract a distance of 2988.80 feet (record -S 68°41'04", 2988.75') to a 1/2" iron rebar found in the east line of said 6.553 acre tract and a northwest corner of said 171.436 acre tract;
THENCE South 20°57'10" East with the east line of said 6.553 acre tract and the north line of said 171.436 acre tract a distance of 1003.85 feet (record -S 20°57'58" E, 1003.85') to a 1/2" iron rebar set with plastic cap marked "LANDESIGN" in the proposed north Right-of-Way line of Collaborative Way (L.I.S.D. Benbrook Ranch Subdivision not yet recorded);
THENCE South 70°10'31" West with the south line of said 6.553 acre tract, the north line of said 171.436 acre tract and the proposed north Right-of-Way line of Collaborative Way a distance of 637.12 feet to a 1/2" iron rebar found with plastic cap marked "Dodd Surveying";
THENCE South 79°10'55" West a distance of 226.48 feet (record -S 79°08'31" W, 226.40') with the south line of said 6.553 acre tract and the north line of said 171.436 acre tract to a 5/8" iron rebar found with plastic cap marked "Dodd Surveying" in the existing east right-of-way line of Bagdad Road;
THENCE North 38°08'48" West with the existing east right-of-way line of Bagdad Road and the west line of said 6.553 acre tract a distance of 55.52 feet to the POINT OF BEGINNING.
This parcel contains 77.374 acres of land out of the Charles Cochran Survey, Abstract No. 134 in Williamson County, Texas. Description prepared from an on-the-ground survey made during January, 2015. All bearings are based on the Texas Central Zone 4203 State Plane Grid, derived from VRS by the Texas Cooperative Network reference stations.

THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 17th DAY OF March, 2017 A.D., AT 9:12 O'CLOCK A.M., AND DULY RECORDED THIS THE 17th DAY OF March 2017 A.D., AT 9:24 O'CLOCK A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2017023583 TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: Connie Phelps DEPUTY
Connie Phelps

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
512-238-7901
FIRM REGISTRATION NO. 10001800

LANDESIGN SERVICES, INC. LAND SURVEYORS

FINAL PLAT OF DEERBROOKE PHASE 1

PROJECT NAME: DEERBROOKE | SCALE: 1"=100'
JOB NUMBER: 3501401
DATE: 02/27/17
DRAWING FILE PATH: L:\DEERBROOKE\DWGS\DEERBROOKE PHASE 1.DWG
PREDNOTE FILE PATH:
DESIGNED BY: JVR | PARTY CHIEF: JVR
DRAWN BY: JVR | CHECKED BY: JVR
REVISIONS: 857-58

DRAWING NAME
Deerbrook Ph 1

SHEET
7 of 7