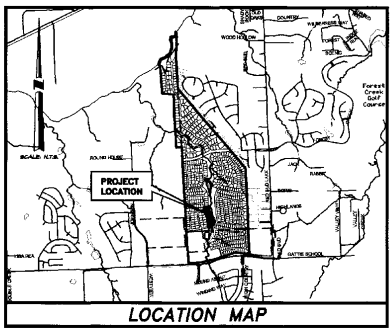
PHOTOGRAPHIC MYLAR

An Amending Plat of Lots 1-8, Block 'D' of LAKE FOREST II, VILLAGE IIA

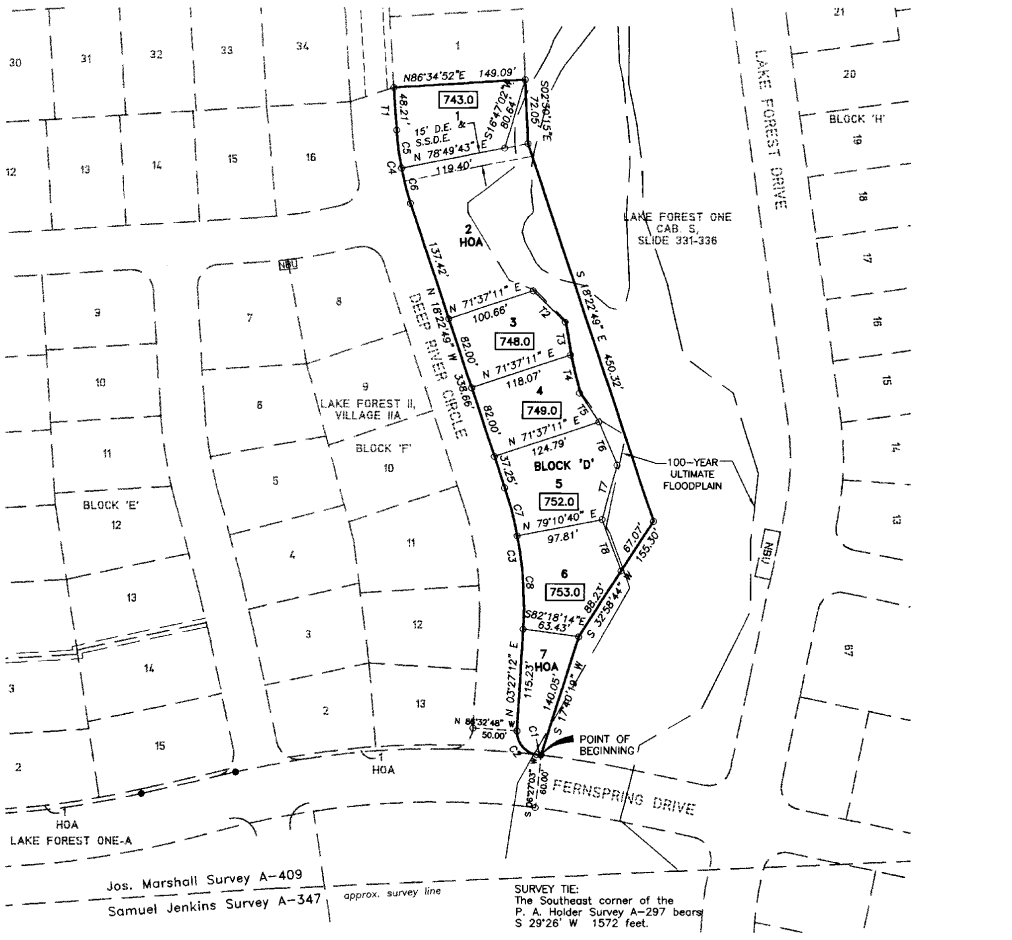
In Round Rock, Williamson County, Texas



LOCATION MAP

SCALE: 1" = 100'

LEGEND
○ Iron pin set
● Iron pin found



SURVEY TIE:
The Southeast corner of the P. A. Holder Survey A-297 bears S 29°26' W 1572 feet.

ACCESS NOTE:
Driveway access to Fernspring Drive is prohibited.

FLOODPLAIN NOTE:
This project is not within the 100-year floodplain according to Flood Insurance Rate Map No. 48491C0335 C dated September 27, 1991.

The ultimate 100-year floodplain is contained in the drainage easement shown and HOA Lot 2.

EASEMENT NOTE:
A 10' P.U.E. is hereby dedicated parallel and adjacent to all street R.O.W.'s.

DRAINAGE EASEMENT NOTE:
No fence or other obstruction shall be installed or placed in any drainage easement shown on this plat.

LOT SIZE:
No Single Family lot shall contain less than 6,500 square feet of area.

HOMEOWNER'S ASSOCIATION NOTE:
Lot 2 and Lot 7 of Block 'D' shall be owned and maintained by the Homeowner's Association.

BUILDING SETBACK NOTE:
Building setbacks shall be in accordance with the City of Round Rock Zoning Ordinance.

OWNER:	Bon Terre-B, Ltd., a Texas Limited Partnership By: WJH Corporation, a Texas Corporation, its General Partner
DEVELOPER:	Berkshire, Inc. c/o Mr. Joel Robuck 3816 Bryn Mawr Dallas, Texas 75225
ACREAGE:	2.213
SURVEY:	J. Marshall Survey, A-409
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	5 Single Family Lots 2 Homeowner's Association Lots
LINEAR FEET OF NEW STREET:	0
SUBMITTAL DATE:	January 9, 2002
PLANNING & ZONING COMMISSION MEETING DATE:	February 20, 2002
SURVEYOR:	Austin Surveyors
ENGINEER AND PLANNER:	S. D. Kallman, L.P.-Engineers and Environmental Consultants
BENCHMARK:	Brass cap in SW corner of inlet on west curb of Deep River Circle ± 350' north of Fernspring Drive. Elevation 753.98

AUSTIN SURVEYORS
2105 Justin Lane #103
Austin, Texas 78757
512-454-6605

S. D. KALLMAN, L.P.
Engineers and Environmental Consultants
1106 South Mays, Suite 100
Round Rock, TX. 78664
Phone: (512) 218-4404
Fax: (512) 218-1668

An Amending Plat of Lots 1-8, Block 'D' of LAKE FOREST II, VILLAGE IIA In Round Rock, Williamson County, Texas

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Cabinet V Slide 325 Doc. # 2002023545

PHOTOGRAPHIC MYLAR

An Amending Plat of Lots 1-8, Block 'D' of LAKE FOREST II, VILLAGE IIA

In Round Rock, Williamson County, Texas

FIELD NOTES FOR 2.213 ACRES

All that certain tract or parcel of land situated in the Jos. Marshall Survey, A-409, in Williamson County, Texas and being a part of a 315.43 acre tract of land conveyed to J. Lawrence Berkman by deed recorded in Volume 465, Page 308 of the Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found on the curving North line of Fernspring Drive as set out on the plat of Lake Forest Section One-A, in the Southwest corner of Lot 31 in Block E of Lake Forest Section One as recorded in Cabinet S, Slide 331 of the Plat Records of Williamson County, Texas for the Southeast corner of this tract.

THENCE with the arc of a curve to the left 5.05 feet, said curve having a radius of 1030.00 feet, a central angle of 00°16'51", and a sub-chord which bears N 83°41'22" W 5.05 feet to an iron pin set in the PC of a curve to the right said curve having a radius of 25.00 feet and a central angle of 87°17'01".

THENCE with the arc of the said curve 38.08 feet the long chord of which bears N 40°11'18" W 34.51 feet to an iron pin set for the PT of the said curve.

THENCE N 03°27'12" E 115.23 feet to an iron pin set in the PC of a curve to the left said curve having a radius of 425.00 feet and a central angle of 21°50'01".

THENCE with the arc of the said curve 161.95 feet the long chord of which bears N 07°27'48" W 160.98 feet to an iron pin set for the PT of the said curve.

THENCE N 18°22'49" W 338.66 feet to an iron pin set in the PC of a curve to the right said curve having a radius of 325.00 feet and a central angle of 17°37'46".

THENCE with the arc of the said curve 84.86 feet the long chord of which bears N 10°53'59" W 84.62 feet to an iron pin set for the PT of the said curve.

THENCE N 03°25'08" W 48.21 feet to an iron pin set for the Northwest corner of this tract.

THENCE N 86°34'52" E 149.09 feet to an iron pin set for the Northeast corner of this tract.

THENCE S 02°30'15" E 72.05 feet to an iron pin set for an angle point of this tract.

THENCE S 18°22'49" E 450.32 feet to an iron pin set for an angle point of this tract.

THENCE S 32°58'44" W 155.30 feet to an iron pin set for an angle point of this tract.

THENCE S 17°40'19" W 140.05 feet to the POINT OF BEGINNING containing 2.213 acres of land, more or less.

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1030.00'	00°16'51"	5.05'	5.05'	N 83°41'22" W
C2	25.00'	87°17'01"	38.08'	34.51'	N 40°11'18" W
C3	425.00'	21°50'01"	161.95'	160.98'	N 07°27'48" W
C4	325.00'	17°37'46"	84.86'	84.62'	N 10°53'59" W
C5	325.00'	07°42'19"	43.71'	43.67'	N 07°18'18" W
C6	325.00'	07°15'22"	41.16'	41.13'	N 14°45'08" W
C7	425.00'	07°33'28"	56.06'	56.02'	N 14°36'05" W
C8	425.00'	14°16'33"	105.89'	105.62'	N 03°41'04" W

LINE DATA

LINE	BEARING	DISTANCE
T1	N 03°25'08" W	48.21'
T2	S 46°01'30" E	50.59'
T3	S 09°07'25" E	37.68'
T4	S 13°05'52" E	43.99'
T5	S 34°07'28" E	39.69'
T6	S 22°43'05" E	53.33'
T7	S 15°33'42" W	63.68'
T8	S 20°20'54" E	62.13'

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS, that

I, Claude F. Hinkle, Jr., 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, in accordance with the Subdivision Regulations of the City of Round Rock, Texas. I hereby certify that the field notes close.

Claude F. Hinkle, Jr.
Registered Professional
Land Surveyor No. 4629

STATE OF TEXAS REGISTERED CLAUDE F. HINKLE JR. 4629 PROFESSIONAL LAND SURVEYOR

22 Jan 02
Date

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS, that

I, Steven D. Kallman, P.E., do hereby certify that the information contained on this plat complies with the subdivision ordinances and the stormwater drainage policy adopted by the City of Round Rock, Texas.

Steven D. Kallman
Registered Professional Engineer
No. 40762

STATE OF TEXAS STEVEN D. KALLMAN 40762 REGISTERED ENGINEER

01-22-02
Date

STATE OF TEXAS
COUNTY OF DALLAS KNOW ALL MEN BY THESE PRESENTS,

That, Bon Terre-B, Ltd., a Texas Limited Partnership, the owner of that certain tract of land recorded in Document No. 199961932 the Deed Records of Williamson County, Texas, does hereby dedicate to the public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

WITNESS MY HAND on this the 24 day of JANUARY A.D. 2002.

Walter J. Humann, President
WJH Corporation, a Texas Corporation, its General Partner

STATE OF TEXAS

This instrument was acknowledged before me on this the 24 day of January A.D. 2002 by Walter J. Humann, President.

Notary Public in and for
the State of Texas

2-14-04
My commission expires on

Carrie M. Staton
Printed name of Notary

CARRIE M STATON
Notary Public, State of Texas
My Comm. Expires 02/14/04

STATE OF TEXAS
COUNTY OF DALLAS KNOW ALL MEN BY THESE PRESENTS,

That, Bank One, Texas, N.A., being the holder of a lien by the way of Deed of Trust recorded in Document No. 199961932 of the Official Records of Williamson County, Texas does hereby consent to the subdivision of 2.213 acres of land situated in the City of Round Rock, Williamson County, Texas and does further hereby join, approve, and consent to the dedication to the public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon. (199961933) BS

WITNESS MY HAND on this the 24 day of January A.D. 2002.

Dale Renner, Vice President
Bank One, Texas, N.A.

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this the 24 day of JANUARY A.D. 2002 by Dale Renner, Vice President.

Notary Public in and for
the State of Texas

3-15-2003
My commission expires on

NANCY D WEBB-MARTIN
Printed name of Notary

NANCY D WEBB MARTIN NOTARY PUBLIC State of Texas Comm. Exp. 03-15-2003

Approved this the 6th day of February, A.D. 2002, 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 Williamson County, Texas.

Al Kosik
Chairman

Peter Drapes
Secretary

PASSED AND APPROVED, on the 6th day of February, 2002

Robert A. Stluka, Jr., Mayor
City of Round Rock, Texas

ATTEST:
Christine R. Martinez, City Secretary
City of Round Rock, Texas

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS, that

I, Nancy Rister, Clerk of County Court of the said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication was filed for record in my office on the 27 day of March A.D. 2002, at 9:32 o'clock A.M. and duly recorded on the 27 day of March 2002 A.D. at 4:49 o'clock P.M. in the Plat Records of Williamson County in Cabinet V, Slide(s) 325 & 326

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

Nancy Rister, Clerk County Court
Williamson County

BY: Deputy

Cabinet V Slide 326

AUSTIN SURVEYORS
2105 Justin Lane #103
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