PLAT 2005036493
2 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: **Behrens Subdivision, LTD, a Texas Limited Partnership & Behrens 2003, LTD., a Texas Liminted Partnership, owners, by Meredith, Gressett, Inc., General Partner, Jim Meredith President**

SUBDIVISION NAME: **Behrens Ranch, Phase C, Section Two**

PLAT RECORDED IN: Cabinet AA, Slides 136 & 137

PROPERTY IS DESCRIBED AS:

11.928 acres
William Kincaid Survey, Abstract No. 374

Reference No.:
1999036704
2003053458

HAND TO: City of Round Rock
Dianna
341-3166

INSTRUMENT DATE: March 31,2004

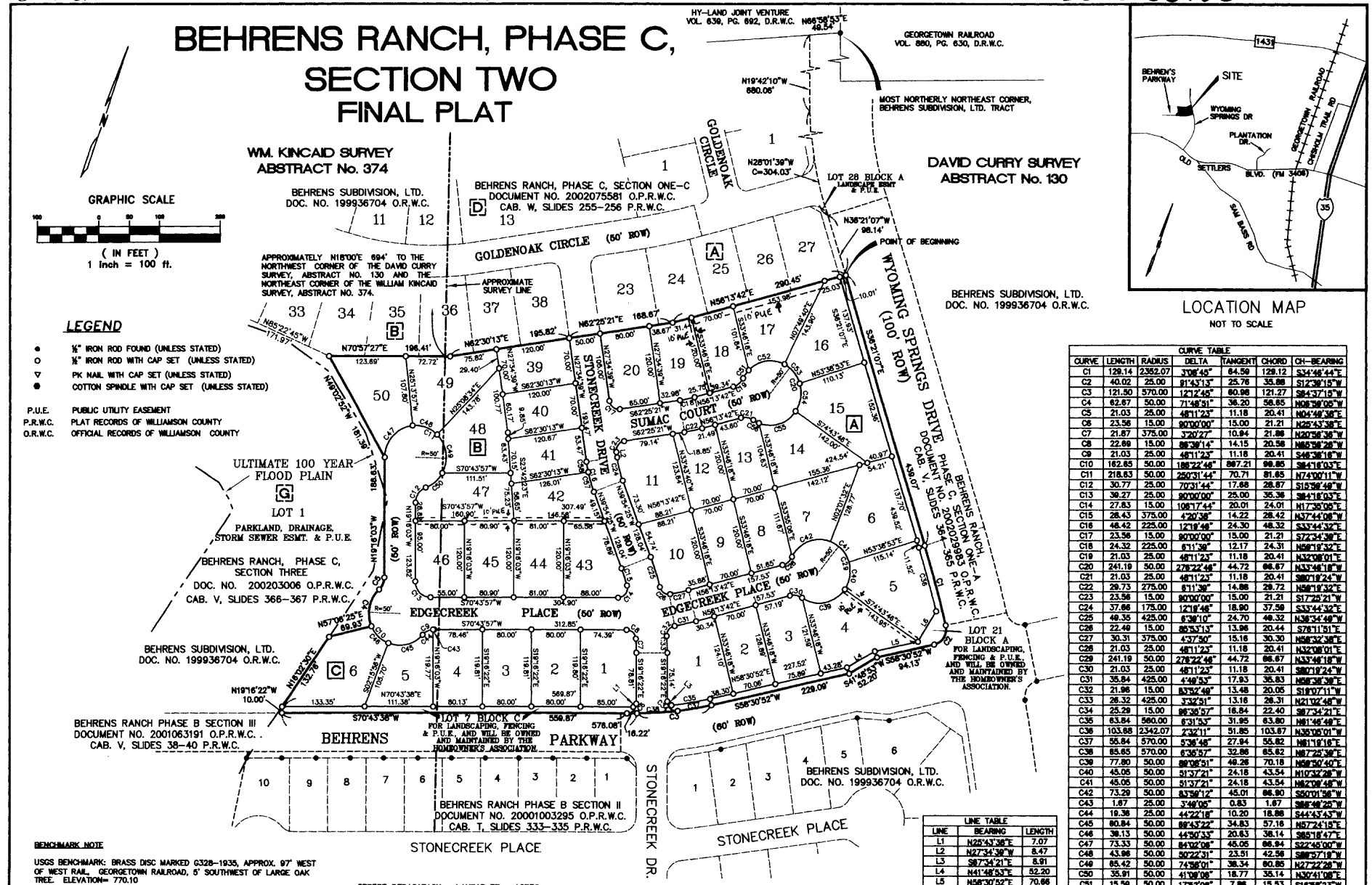
FILE DATE: May 17, 2005

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2005036493
Nancy E. Rister
05/17/2005 09:39 AM
DVITEK $111.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Cabinet AA Slide 136 Doc. 2005036493

BEHRENS RANCH, PHASE C, SECTION TWO FINAL PLAT



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	129.14	2352.07	3°08'45"	64.59	129.12	S34°46'44"E
C2	40.02	25.00	91°43'13"	25.76	35.88	S12°36'15"W
C3	121.50	570.00	12°12'45"	60.98	121.27	S84°37'15"W
C4	62.67	50.00	71°48'51"	36.20	58.65	N08°58'05"W
C5	21.03	25.00	48°11'23"	11.18	20.41	N04°46'36"E
C6	23.56	15.00	90°00'00"	15.00	21.21	N25°43'38"E
C7	21.87	375.00	3°20'27"	10.94	21.86	N20°56'36"W
C8	22.69	15.00	86°39'14"	14.15	20.58	N85°56'26"W
C9	21.03	25.00	48°11'23"	11.18	20.41	S48°38'16"W
C10	162.85	50.00	186°22'46"	887.21	99.85	S84°16'03"E
C11	218.63	50.00	250°31'44"	70.71	81.65	N74°00'11"W
C12	30.77	25.00	70°31'44"	17.68	28.87	S15°56'49"W
C13	39.27	25.00	90°00'00"	25.00	35.36	S84°16'03"E
C14	27.83	15.00	106°17'44"	20.01	24.01	N17°35'05"E
C15	28.43	375.00	4°20'38"	14.22	28.42	N37°44'08"W
C16	48.42	225.00	12°19'46"	24.30	48.32	S33°44'32"E
C17	23.56	15.00	90°00'00"	15.00	21.21	S72°34'38"E
C18	24.32	225.00	6°11'39"	12.17	24.31	N59°19'32"E
C19	21.03	25.00	48°11'23"	11.18	20.41	N32°08'01"E
C20	241.19	50.00	276°22'46"	44.72	66.67	N33°46'18"W
C21	21.03	25.00	48°11'23"	11.18	20.41	S80°18'24"W
C22	29.73	275.00	6°11'39"	14.88	29.72	N59°19'32"E
C23	23.56	15.00	90°00'00"	15.00	21.21	S17°25'21"W
C24	37.66	175.00	12°19'46"	18.90	37.59	S33°44'32"E
C25	49.35	425.00	6°39'10"	24.70	49.32	N38°34'49"W
C26	22.49	15.00	85°53'13"	13.96	20.44	S76°11'51"E
C27	30.31	375.00	4°37'50"	15.16	30.30	N58°32'36"E
C28	21.03	25.00	48°11'23"	11.18	20.41	N32°08'01"E
C29	241.19	50.00	276°22'46"	44.72	66.67	N33°46'18"W
C30	21.03	25.00	48°11'23"	11.18	20.41	S80°18'24"W
C31	35.84	425.00	4°49'52"	17.93	35.83	N58°38'36"E
C32	21.96	15.00	83°52'49"	13.48	20.05	S19°07'11"W
C33	26.32	425.00	3°32'51"	13.16	26.31	N21°02'46"W
C34	25.29	15.00	96°36'57"	16.84	22.40	S67°34'21"E
C35	63.84	560.00	6°31'53"	31.95	63.80	N61°46'49"E
C36	103.68	2342.07	2°32'11"	51.85	103.67	N35°00'01"W
C37	55.84	570.00	5°36'48"	27.94	55.82	N61°16'16"E
C38	65.65	570.00	6°36'57"	32.86	65.62	N67°25'39"E
C39	77.80	50.00	89°08'51"	49.26	70.18	N58°50'40"E
C40	45.06	50.00	51°37'21"	24.18	43.54	N10°32'28"W
C41	45.06	50.00	51°37'21"	24.18	43.54	N62°08'48"W
C42	73.29	50.00	83°56'12"	45.01	66.90	S50°01'56"W
C43	1.67	25.00	3°49'05"	0.83	1.67	S68°48'25"W
C44	19.38	25.00	44°22'18"	10.20	18.88	S44°43'43"W
C45	80.84	50.00	89°43'22"	34.83	57.18	N57°24'19"E
C46	38.13	50.00	44°50'33"	20.03	38.14	S85°18'47"E
C47	73.33	50.00	84°02'08"	45.05	66.94	S22°46'00"W
C48	43.96	50.00	50°22'31"	23.51	42.56	S88°57'18"W
C49	65.42	50.00	74°56'01"	38.34	60.86	N27°22'26"W
C50	35.91	50.00	41°08'08"	18.77	35.14	N30°41'08"E
C51	15.59	50.00	17°52'08"	7.86	15.53	S16°58'23"W
C52	62.76	50.00	71°56'13"	36.27	58.72	S81°52'04"W
C53	39.89	50.00	45°42'13"	21.13	38.85	N56°15'43"W
C54	45.06	50.00	51°37'21"	24.18	43.54	N10°32'28"W
C55	67.30	50.00	77°07'06"	39.86	62.33	N53°46'47"E
C56	10.50	50.00	12°01'45"	5.27	10.48	S81°35'47"E
C57	31.87	225.00	8°06'54"	15.96	31.84	S35°56'58"E
C58	16.55	225.00	4°12'52"	8.28	16.55	S28°41'05"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°43'38"E	7.07
L2	N27°34'38"W	8.47
L3	S87°54'21"E	8.91
L4	N41°46'53"E	52.20
L5	N58°30'52"E	70.66
L6	N12°39'20"E	56.22

BENCHMARK NOTE

USGS BENCHMARK: BRASS DISC MARKED G328-1935, APPROX. 97' WEST OF WEST RAIL, GEORGETOWN RAILROAD, 5' SOUTHWEST OF LARGE OAK TREE. ELEVATION= 770.10

BENCHMARK FOUND: COTTON SPINDLE FOUND IN +/- 20" LIVE OAK, WEST SIDE BEHRENS RANCH ROAD, MARKED "WS-1 804.28", BY OTHERS. ELEVATION= 804.11

BENCHMARK SET: COTTON SPINDLE SET IN 16" LIVE OAK, NEAR LOTS 5 & 6, BLOCK D, OF PROPOSED "BEHRENS RANCH, PHASE C, SECTION 1". ELEVATION= 800.37

BEARING BASIS: WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO BEHRENS SUBDIVISION, LTD., OF RECORD IN DOCUMENT NO. 199936704, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (N19°16'03"W)

STREET DEDICATION: LINEAR FT. ACRES.

STONECREEK DRIVE	602 LF	0.693
EDGECREEK PLACE	1021 LF	1.357
SUMAC COURT	336 LF	0.428

TOTAL ACREAGE - 11.928 ACRES, IN THE DAVID CURRY SURVEY, ABSTRACT No. 130 AND THE WILLIAM KINCAID SURVEY, ABSTRACT No. 374.

3 BLOCKS
2 LANDSCAPE LOTS
38 SINGLE FAMILY LOTS

SURVEYOR:

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE RD. SUITE 202,
AUSTIN, TX 78746

ENGINEER

ULMANN ENGINEERING, INC.
5316 HIGHWAY NO. 290 WEST, SUITE 130,
AUSTIN, TX 78735

OWNER

BEHRENS SUBDIVISION, LTD., A TEXAS LIMITED PARTNERSHIP,
ATTN.: JIM MEREDITH, PRESIDENT
MEREDITH, GRESSETT, INC.
1004 MOPAC CIRCLE,
SUITE 201
AUSTIN, TEXAS, 78746

BEHRENS 2003, LTD., A TEXAS LIMITED PARTNERSHIP,
ATTN.: JIM MEREDITH, PRESIDENT
MEREDITH, GRESSETT, INC.
1004 MOPAC CIRCLE,
SUITE 201
AUSTIN, TEXAS, 78746

SUBMITTAL DATE: 3-31-04
PLANNING COMMISSION REVIEW DATE: 4-28-04

ULMANN ENGINEERING, INC.
CONSULTING ENGINEERS
7525 HIGHWAY 71 WEST
AUSTIN, TEXAS 78735
PHONE (512) 892-4755
FAX (512) 892-3385

CA Cunningham | Allen
Engineers Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

DATE: MARCH, 2004 | PROJECT NO.: 129.0604
DRAWN BY: MJL, BW | SHEET 1 OF 2

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 137 Doc. 2005036493

BEHRENS RANCH, PHASE C, SECTION TWO
FINAL PLAT

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT BEHRENS SUBDIVISION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MEREDITH, GRESSETT, INC., GENERAL PARTNER, JAMES W. MEREDITH, PRESIDENT, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 580.31 ACRES SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, IN A DEED OF RECORD IN DOCUMENT No. 1999036704 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT BEHRENS 2003, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MEREDITH, GRESSETT, INC., GENERAL PARTNER, JAMES W. MEREDITH, PRESIDENT, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 11.538 ACRES IN THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, IN A DEED OF RECORD IN DOCUMENT No. 2003053458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE 11.928 ACRES TO BE KNOWN AS:

"BEHRENS RANCH, PHASE C, SECTION TWO"

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 31 DAY OF March 2004

JAMES W. MEREDITH, PRESIDENT OF
MEREDITH, GRESSETT, INC., GENERAL PARTNER, OF
BEHRENS SUBDIVISION, LTD., A TEXAS LIMITED PARTNERSHIP
& BEHRENS 2003, LTD., A TEXAS LIMITED PARTNERSHIP
1004 MOPAC CIRCLE, SUITE, SUITE 201
AUSTIN, TX 78746

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES W. MEREDITH, KNOWN BY ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 31st DAY OF March 2004

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STEPHANIE MARIE FRIANO — PRINT OR STAMP NAME HERE

3-28-2007 — MY COMMISSION EXPIRES

STEPHANIE MARIE FRIANO NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-28-2007

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS THAT BANK ONE, TEXAS, NA, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 1999036704, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF 11.930 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.

BY: Allen E. Wise, Vice President 3/30/04
DATE

BANK ONE, TEXAS, NA
221 WEST 6TH STREET
AUSTIN, TEXAS 78701

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN E. WISE, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30 DAY OF March 2004.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MICHELLE POWELL — PRINT OR STAMP NAME HERE

11-29-07 — MY COMMISSION EXPIRES

APPROVED THIS THE 28th DAY OF April 2004 A.D., 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, CHAIRPERSON — PETER DRAPES, VICE CHAIRPERSON

PASSED AND APPROVED THIS THE 28th DAY OF April 2004 A.D

KYLE MAXWELL., MAYOR
CITY OF ROUND ROCK, TEXAS

Christine R. Martinez
CHRISTINE R. MARTINEZ, CITY SECRETARY
CITY OF ROUND ROCK, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF May, 2004, A.D., AT 12:01 O'CLOCK P M., AND DULY RECORDED ON THE 17th DAY OF May, 2004, A.D., AT 9:30 O'CLOCK A M., PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET AA SLIDE/S 136 And 137

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 17th DAY OF May, 2004, A.D.

NANCY RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

DEPUTY

I, GREGORY SCHMIDT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

3/30/04
DATE

GREGORY SCHMIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4437
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE. 202
AUSTIN, TEXAS 78746
(PHONE) 512-327-2946 (FAX) 512-327-29[illegible]

STATE OF TEXAS — GREGORY SCHMIDT — 4437 — REGISTERED PROFESSIONAL LAND SURVEYOR

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48491C0240 C, DATED SEPTEMBER 27, 1991, FOR WILIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

I, TROY ULMANN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND 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.

3/30/04
DATE

TROY ULMANN, P.E. 45927
ULMANN ENGINEERING, INC.,
5316 HIGHWAY NO. 290 WEST, SUITE 130
AUSTIN, TX 78735
(PHONE) 512-892-4755

STATE OF TEXAS — TROY R. ULMANN — 45927 — REGISTERED PROFESSIONAL ENGINEER

NOTES:
1. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
2. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
3. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS.
4. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL AND ADJACENT TO ALL STREET RIGHT OF WAY LINES.
5. THE LANDSCAPE LOTS: LOT 7, BLOCK C, AND LOT 21, BLOCK A, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. DRIVEWAY ACCESS TO WYOMING SPRINGS DRIVE AND BEHRENS PARKWAY FROM ANY LOT IN THIS SUBDIVISION IS PROHIBITED.
7. DRIVEWAY ACCESS IS LIMITED TO STREETS IN FRONT OF LOTS. SIDE ACCESS TO SIDE STREETS IS PROHIBITED.
8. MINIMUM FINISHED SLAB ELEVATIONS:

LOT	BLOCK	ELEVATION
50	B	793.00'
6	C	792.00'

9. A SUBDIVISION FENCE SHALL BE CONSTRUCTED ALONG THE ENTIRE LENGTH OF LOT 21, BLOCK "A" AND LOT 7, BLOCK "C". THIS FENCE SHALL BE DEEDED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. THE NEIGHBORHOOD MAILBOX UNIT IS LOCATED ON LOT 13, BLOCK "D" OF BEHRENS RANCH, PHASE C, SECTION ONE.

DESCRIPTION

DESCRIPTION OF 11.928 ACRES OF LAND SITUATED IN THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO BEHRENS SUBDIVISION, LTD., OF RECORD IN DOCUMENT NO. 1999036704, OFFICIAL RECORDS OF WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BEHRENS 2003, LTD., OF RECORD IN DOCUMENT NO. 2003053458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.928 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with plastic cap set in the west line of Behrens Ranch Phase C, Section One-A, a subdivision of record in Cabinet V, Slides 364-365 of the Plat Records of Williamson County, Texas, same being in the west right-of-way line of Wyoming Springs Drive (100' R.O.W.), as dedicated by said Behrens Ranch Phase C, Section One-A, for the southeast corner of Lot 27, Block A, Behrens Ranch, Phase C, Section One-C, a subdivision of record in Cabinet W, Slides 255-256 of the Plat Records of Williamson County, Texas and for the northeast corner of the herein described tract, from which point a 1/2" iron rod found for the most northerly northeast corner of said Behrens Subdivision tract, same being the most easterly southeast corner of that certain tract of land described in deed to Hy-Land Joint Venture, of record in Volume 838, Page 892, Deed Records of Williamson County, Texas, bears N38°21'07"W 98.14 feet, a chord bearing and distance of N28°01'39"W 304.03 feet, N19°42'10"W 680.06 feet and N86°58'53"E 49.54 feet;

THENCE, with the west line of said Behrens Ranch, Phase C, Section One-A, the west right-of-way line of said Wyoming Springs Drive and the east line of the herein described tract, over and across said Behrens Subdivision, tract the following two (2) courses:
1) S36°21'07"E 439.07 feet to a 1/2" iron rod with plastic cap set for the point of curvature of a curve to the right;
2) With said curve to the right having a radius of 2352.07 feet, an arc length of 129.14 feet, and a chord bearing and distance of S34°48'44"E 129.12 feet to a 1/2" iron rod with plastic cap set in north line of Behrens Ranch, Phase B, Section II, a subdivision of record in Cabinet T, Slides 333-335 of the Plat Records of Williamson County, Texas, same being in the north right-of-way line of Behrens Parkway (R.O.W. Varies), as dedicated by said Behrens Ranch, Phase B, Section II, for the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Behrens Parkway and the south line of the herein described tract, continuing over and across said Behrens Subdivision tract the following six (6) courses:
1) With said curve to the right having a radius of 25.00 feet, an arc length of 40.02 feet, and a chord bearing and distance of S12°39'15"W 35.88 feet to a 1/2" iron rod with plastic cap set for the point of tangency of said curve;
2) S58°30'52"W 94.13 feet to a 1/2" iron rod with plastic cap set for a corner;
3) S41°48'53"W 52.20 feet to a 1/2" iron rod with plastic cap set for a corner;
4) S58°30'52"W 229.09 feet to a 1/2" iron rod with plastic cap set for the point of curvature of a curve to the right;
5) With said curve to the right having a radius of 570.00 feet, an arc length of 121.50 feet, and a chord bearing and distance of S64°37'15"W 121.27 feet to a 1/2" iron rod with plastic cap set for the point of tangency of said curve;
6) S70°43'38"W at a distance of 10.01 feet passing the northern most northwest corner of said Behrens Ranch Phase B, Section II, same being the northen most northeast corner of Behrens Ranch, Phase B, Section III, a subdivision of record in Cabinet V, Slides 38-40 of the Plat Records of Williamson County, Texas, in all a total distance of 578.06 feet to a 1/2" iron rod with plastic cap set in for a corner, same being the east line of Lot 1, Block G, Behrens Ranch, Phase C, Section Three, a subdivision of record in Cabinet V, Slides 366-367 of the Plat Records of Williamson County, Texas, and for the southwest corner of the herein described tract;

THENCE, with east line of said Lot 1, Block G, Behrens Ranch, Phase C, Section Three and the west line of the herein described tract, continuing over and across said Behrens Subdivision tract the following seven (7) courses:
1) N19°16'22"W 10.00 feet to a 1/2" iron rod with plastic cap set for a corner;
2) N18°02'30"E 132.76 feet to a 1/2" iron rod with plastic cap set for a corner;
3) N57°06'25"E 69.93 feet to a 1/2" iron rod with plastic cap set for a point on a curve to the right;
4) With said curve to the right having a radius of 50.00 feet, an arc length of 62.67 feet, and a chord bearing and distance of N06°59'05"W 58.85 feet to a 1/2" iron rod with plastic cap set for the point of reverse curvature of a curve to the left;
5) With said curve to the left having a radius of 25.00 feet, an arc length of 21.03 feet, and a chord bearing and distance of N04°49'38"E 20.41 feet to a 1/2" iron rod with plastic cap set for the point of tangency of said curve;
6) N19°16'03"W 188.63 feet to a 1/2" iron rod with plastic cap set for a corner;
7) N49°02'52"W 181.39 feet to a 1/2" iron rod with plastic cap set in the south line of Lot 34, Block B, of said Behrens Ranch, Phase C, Section One-C, for the northwest corner of the herein described tract;

THENCE, with the south line of said Behrens Ranch, Phase C, Section One-C, and the north line of the herein described tract, continuing over and across said Behrens Subdivision tract the following four (4) courses:
1) N70°57'27"E, at 188 feet passing a point on the east line of said William Kincaid Survey, Abstract No. 374 and the west line of said David Curry Survey, Abstract No. 130, from which point the northwest corner of said David Curry Survey, Abstract No. 130 and the northeast corner of said William Kincaid Survey, Abstract No. 374 bears approximately N18°00'E 694 feet, in all a total of 198.41 feet to a 1/2" iron rod with plastic cap set for a corner;
2) N62°30'13"E 195.82 feet to a 1/2" iron rod with plastic cap set for a corner;
3) N62°25'21"E 188.67 feet to a 1/2" iron rod with plastic cap set for a corner;
4) N56°13'42"E 290.45 feet to the POINT OF BEGINNING, containing 11.928 acres of land within these metes and bounds;

SUBMITTAL DATE:
PLANNING COMMISSION REVIEW DATE:

ULMANN ENGINEERING, INC.
CONSULTING ENGINEERS
7525 HIGHWAY 71 WEST
AUSTIN, TEXAS 78735
PHONE (512) 892-4755
FAX (512) 892-3385

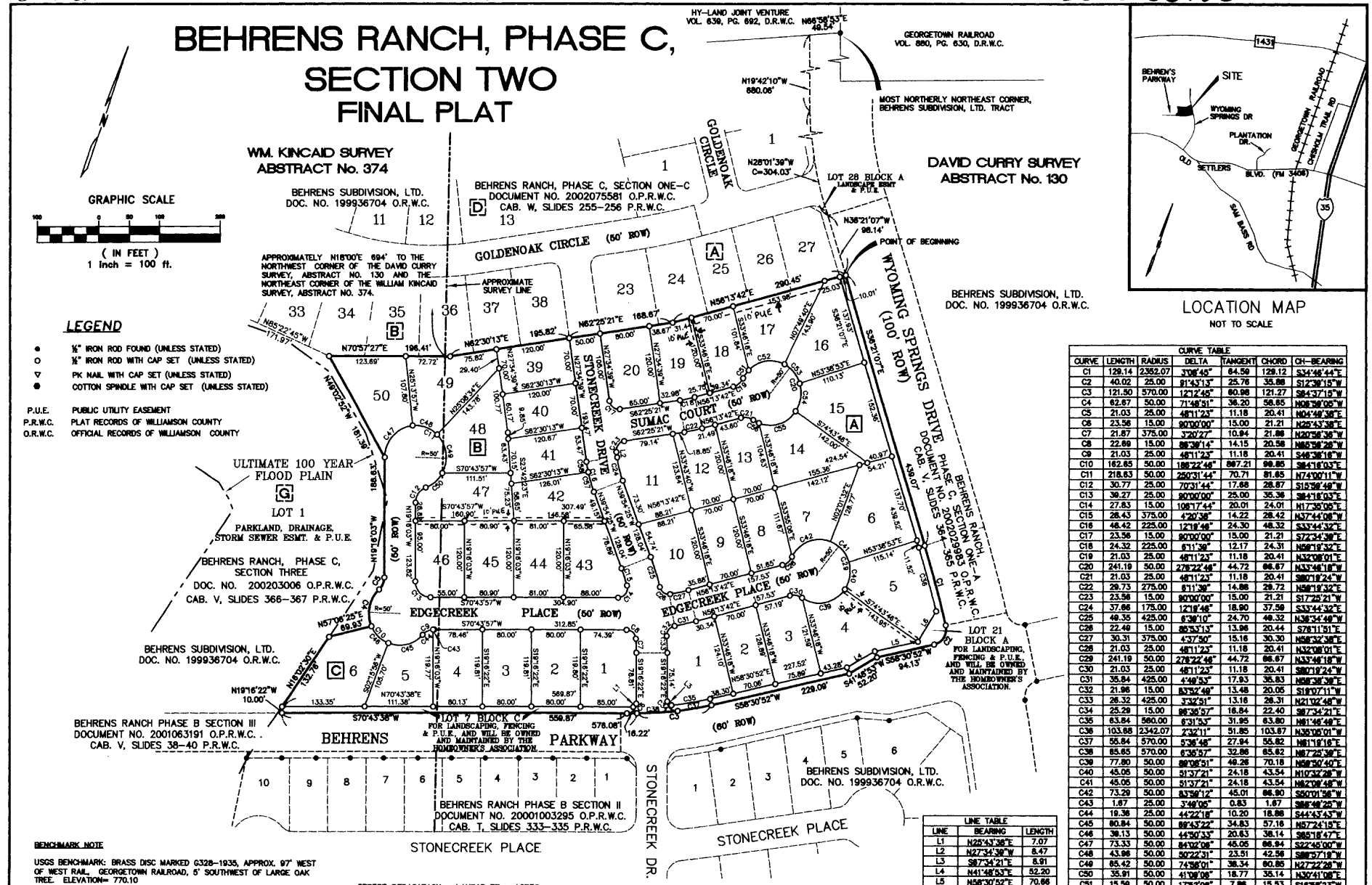
CA Cunningham | Allen
Engineers · Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

DATE: MARCH, 2004	PROJECT NO.: 129.0604
DRAWN BY: MJL, BW	SHEET 2 OF 2

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 136 Doc. 2005036493

BEHRENS RANCH, PHASE C, SECTION TWO FINAL PLAT



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	129.14	2352.07	3°08'45"	64.59	129.12	S34°46'44"E
C2	40.02	25.00	91°43'13"	25.76	35.88	S12°36'15"W
C3	121.50	570.00	12°12'45"	60.98	121.27	S84°37'15"W
C4	62.67	50.00	71°48'51"	36.20	58.65	N08°58'05"W
C5	21.03	25.00	48°11'23"	11.18	20.41	N04°46'36"E
C6	23.56	15.00	90°00'00"	15.00	21.21	N25°43'38"E
C7	21.87	375.00	3°20'27"	10.94	21.86	N20°56'36"W
C8	22.69	15.00	86°39'14"	14.15	20.58	N85°56'26"W
C9	21.03	25.00	48°11'23"	11.18	20.41	S48°38'16"W
C10	162.85	50.00	186°22'46"	887.21	99.85	S84°16'03"E
C11	218.63	50.00	250°31'44"	70.71	81.65	N74°00'11"W
C12	30.77	25.00	70°31'44"	17.68	28.87	S15°56'49"W
C13	39.27	25.00	90°00'00"	25.00	35.36	S84°16'03"E
C14	27.83	15.00	106°17'44"	20.01	24.01	N17°35'05"E
C15	28.43	375.00	4°20'38"	14.22	28.42	N37°44'08"W
C16	48.42	225.00	12°19'46"	24.30	48.32	S33°44'32"E
C17	23.56	15.00	90°00'00"	15.00	21.21	S72°34'38"E
C18	24.32	225.00	6°11'39"	12.17	24.31	N59°19'32"E
C19	21.03	25.00	48°11'23"	11.18	20.41	N32°08'01"E
C20	241.19	50.00	276°22'46"	44.72	66.67	N33°46'18"W
C21	21.03	25.00	48°11'23"	11.18	20.41	S80°18'24"W
C22	29.73	275.00	6°11'39"	14.88	29.72	N59°19'32"E
C23	23.56	15.00	90°00'00"	15.00	21.21	S17°25'21"W
C24	37.66	175.00	12°19'46"	18.90	37.59	S33°44'32"E
C25	49.35	425.00	6°39'10"	24.70	49.32	N38°34'49"W
C26	22.49	15.00	85°53'13"	13.96	20.44	S76°11'51"E
C27	30.31	375.00	4°37'50"	15.16	30.30	N58°32'36"E
C28	21.03	25.00	48°11'23"	11.18	20.41	N32°08'01"E
C29	241.19	50.00	276°22'46"	44.72	66.67	N33°46'18"W
C30	21.03	25.00	48°11'23"	11.18	20.41	S80°18'24"W
C31	35.84	425.00	4°49'52"	17.93	35.83	N58°38'36"E
C32	21.96	15.00	83°52'49"	13.48	20.05	S19°07'11"W
C33	26.32	425.00	3°32'51"	13.16	26.31	N21°02'46"W
C34	25.29	15.00	96°36'57"	16.84	22.40	S67°34'21"E
C35	63.84	560.00	6°31'53"	31.95	63.80	N61°46'49"E
C36	103.68	2342.07	2°32'11"	51.85	103.67	N35°00'01"W
C37	55.84	570.00	5°36'48"	27.94	55.82	N61°16'16"E
C38	65.65	570.00	6°36'57"	32.86	65.62	N67°25'39"E
C39	77.80	50.00	89°08'51"	49.26	70.18	N58°50'40"E
C40	45.06	50.00	51°37'21"	24.18	43.54	N10°32'28"W
C41	45.06	50.00	51°37'21"	24.18	43.54	N62°08'48"W
C42	73.29	50.00	83°56'12"	45.01	66.90	S50°01'56"W
C43	1.67	25.00	3°49'05"	0.83	1.67	S68°48'25"W
C44	19.38	25.00	44°22'18"	10.20	18.88	S44°43'43"W
C45	80.84	50.00	89°43'22"	34.83	57.18	N57°24'19"E
C46	38.13	50.00	44°50'33"	20.03	38.14	S85°18'47"E
C47	73.33	50.00	84°02'08"	45.05	66.94	S22°46'00"W
C48	43.96	50.00	50°22'31"	23.51	42.56	S88°57'18"W
C49	65.42	50.00	74°56'01"	38.34	60.86	N27°22'26"W
C50	35.91	50.00	41°08'08"	18.77	35.14	N30°41'08"E
C51	15.59	50.00	17°52'08"	7.86	15.53	S16°58'23"W
C52	62.76	50.00	71°56'13"	36.27	58.72	S81°52'04"W
C53	39.89	50.00	45°42'13"	21.13	38.85	N56°15'43"W
C54	45.06	50.00	51°37'21"	24.18	43.54	N10°32'28"W
C55	67.30	50.00	77°07'06"	39.86	62.33	N53°46'47"E
C56	10.50	50.00	12°01'45"	5.27	10.48	S81°35'47"E
C57	31.87	225.00	8°06'54"	15.96	31.84	S35°56'58"E
C58	16.55	225.00	4°12'52"	8.28	16.55	S28°41'05"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°43'38"E	7.07
L2	N27°34'38"W	8.47
L3	S87°54'21"E	8.91
L4	N41°46'53"E	52.20
L5	N58°30'52"E	70.66
L6	N12°39'20"E	56.22

BENCHMARK NOTE

USGS BENCHMARK: BRASS DISC MARKED G328-1935, APPROX. 97' WEST OF WEST RAIL, GEORGETOWN RAILROAD, 5' SOUTHWEST OF LARGE OAK TREE. ELEVATION= 770.10

BENCHMARK FOUND: COTTON SPINDLE FOUND IN +/- 20" LIVE OAK, WEST SIDE BEHRENS RANCH ROAD, MARKED "WS-1 804.28", BY OTHERS. ELEVATION= 804.11

BENCHMARK SET: COTTON SPINDLE SET IN 16" LIVE OAK, NEAR LOTS 5 & 6, BLOCK D, OF PROPOSED "BEHRENS RANCH, PHASE C, SECTION 1". ELEVATION= 800.37

BEARING BASIS: WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO BEHRENS SUBDIVISION, LTD., OF RECORD IN DOCUMENT NO. 199936704, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (N19°16'03"W)

STREET DEDICATION: LINEAR FT. ACRES.

STONECREEK DRIVE	602 LF	0.693
EDGECREEK PLACE	1021 LF	1.357
SUMAC COURT	336 LF	0.428

TOTAL ACREAGE - 11.928 ACRES, IN THE DAVID CURRY SURVEY, ABSTRACT No. 130 AND THE WILLIAM KINCAID SURVEY, ABSTRACT No. 374.

3 BLOCKS
2 LANDSCAPE LOTS
38 SINGLE FAMILY LOTS

SURVEYOR:

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE RD. SUITE 202,
AUSTIN, TX 78746

ENGINEER

ULMANN ENGINEERING, INC.
5316 HIGHWAY NO. 290 WEST, SUITE 130,
AUSTIN, TX 78735

OWNER

BEHRENS SUBDIVISION, LTD., A TEXAS LIMITED PARTNERSHIP,
ATTN.: JIM MEREDITH, PRESIDENT
MEREDITH, GRESSETT, INC.
1004 MOPAC CIRCLE,
SUITE 201
AUSTIN, TEXAS, 78746

BEHRENS 2003, LTD., A TEXAS LIMITED PARTNERSHIP,
ATTN.: JIM MEREDITH, PRESIDENT
MEREDITH, GRESSETT, INC.
1004 MOPAC CIRCLE,
SUITE 201
AUSTIN, TEXAS, 78746

SUBMITTAL DATE: 3-31-04
PLANNING COMMISSION REVIEW DATE: 4-28-04

ULMANN ENGINEERING, INC.
CONSULTING ENGINEERS
7525 HIGHWAY 71 WEST
AUSTIN, TEXAS 78735
PHONE (512) 892-4755
FAX (512) 892-3385

CA Cunningham | Allen
Engineers Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

DATE: MARCH, 2004 | PROJECT NO.: 129.0604
DRAWN BY: MJL, BW | SHEET 1 OF 2

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 137 Doc. 2005036493

BEHRENS RANCH, PHASE C, SECTION TWO
FINAL PLAT

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT BEHRENS SUBDIVISION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MEREDITH, GRESSETT, INC., GENERAL PARTNER, JAMES W. MEREDITH, PRESIDENT, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 580.31 ACRES SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, IN A DEED OF RECORD IN DOCUMENT No. 1999036704 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT BEHRENS 2003, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MEREDITH, GRESSETT, INC., GENERAL PARTNER, JAMES W. MEREDITH, PRESIDENT, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 11.538 ACRES IN THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, IN A DEED OF RECORD IN DOCUMENT No. 2003053458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE 11.928 ACRES TO BE KNOWN AS:

"BEHRENS RANCH, PHASE C, SECTION TWO"

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 31 DAY OF March 2004

JAMES W. MEREDITH, PRESIDENT OF
MEREDITH, GRESSETT, INC., GENERAL PARTNER, OF
BEHRENS SUBDIVISION, LTD., A TEXAS LIMITED PARTNERSHIP
& BEHRENS 2003, LTD., A TEXAS LIMITED PARTNERSHIP
1004 MOPAC CIRCLE, SUITE, SUITE 201
AUSTIN, TX 78746

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES W. MEREDITH, KNOWN BY ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 31st DAY OF March 2004

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STEPHANIE MARIE FRIANO — PRINT OR STAMP NAME HERE

3-28-2007 — MY COMMISSION EXPIRES

STEPHANIE MARIE FRIANO NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-28-2007

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS THAT BANK ONE, TEXAS, NA, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 1999036704, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF 11.930 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.

BY: Allen E. Wise, Vice President 3/30/04
DATE

BANK ONE, TEXAS, NA
221 WEST 6TH STREET
AUSTIN, TEXAS 78701

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN E. WISE, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30 DAY OF March 2004.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MICHELLE POWELL — PRINT OR STAMP NAME HERE

11-29-07 — MY COMMISSION EXPIRES

APPROVED THIS THE 28th DAY OF April 2004 A.D., 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, CHAIRPERSON — PETER DRAPES, VICE CHAIRPERSON

PASSED AND APPROVED THIS THE 28th DAY OF April 2004 A.D

KYLE MAXWELL., MAYOR
CITY OF ROUND ROCK, TEXAS

Christine R. Martinez
CHRISTINE R. MARTINEZ, CITY SECRETARY
CITY OF ROUND ROCK, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF May, 2004, A.D., AT 12:01 O'CLOCK P M., AND DULY RECORDED ON THE 17th DAY OF May, 2004, A.D., AT 9:30 O'CLOCK A M., PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET AA SLIDE/S 136 And 137

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 17th DAY OF May, 2004, A.D.

NANCY RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

DEPUTY

I, GREGORY SCHMIDT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

3/30/04
DATE

GREGORY SCHMIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4437
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE. 202
AUSTIN, TEXAS 78746
(PHONE) 512-327-2946 (FAX) 512-327-29[illegible]

STATE OF TEXAS — GREGORY SCHMIDT — 4437 — REGISTERED PROFESSIONAL LAND SURVEYOR

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48491C0240 C, DATED SEPTEMBER 27, 1991, FOR WILIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

I, TROY ULMANN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND 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.

3/30/04
DATE

TROY ULMANN, P.E. 45927
ULMANN ENGINEERING, INC.,
5316 HIGHWAY NO. 290 WEST, SUITE 130
AUSTIN, TX 78735
(PHONE) 512-892-4755

STATE OF TEXAS — TROY R. ULMANN — 45927 — REGISTERED PROFESSIONAL ENGINEER

NOTES:
1. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
2. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
3. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS.
4. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL AND ADJACENT TO ALL STREET RIGHT OF WAY LINES.
5. THE LANDSCAPE LOTS: LOT 7, BLOCK C, AND LOT 21, BLOCK A, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. DRIVEWAY ACCESS TO WYOMING SPRINGS DRIVE AND BEHRENS PARKWAY FROM ANY LOT IN THIS SUBDIVISION IS PROHIBITED.
7. DRIVEWAY ACCESS IS LIMITED TO STREETS IN FRONT OF LOTS. SIDE ACCESS TO SIDE STREETS IS PROHIBITED.
8. MINIMUM FINISHED SLAB ELEVATIONS:

LOT	BLOCK	ELEVATION
50	B	793.00'
6	C	792.00'

9. A SUBDIVISION FENCE SHALL BE CONSTRUCTED ALONG THE ENTIRE LENGTH OF LOT 21, BLOCK "A" AND LOT 7, BLOCK "C". THIS FENCE SHALL BE DEEDED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. THE NEIGHBORHOOD MAILBOX UNIT IS LOCATED ON LOT 13, BLOCK "D" OF BEHRENS RANCH, PHASE C, SECTION ONE.

DESCRIPTION

DESCRIPTION OF 11.928 ACRES OF LAND SITUATED IN THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO BEHRENS SUBDIVISION, LTD., OF RECORD IN DOCUMENT NO. 1999036704, OFFICIAL RECORDS OF WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BEHRENS 2003, LTD., OF RECORD IN DOCUMENT NO. 2003053458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.928 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with plastic cap set in the west line of Behrens Ranch Phase C, Section One-A, a subdivision of record in Cabinet V, Slides 364-365 of the Plat Records of Williamson County, Texas, same being in the west right-of-way line of Wyoming Springs Drive (100' R.O.W.), as dedicated by said Behrens Ranch Phase C, Section One-A, for the southeast corner of Lot 27, Block A, Behrens Ranch, Phase C, Section One-C, a subdivision of record in Cabinet W, Slides 255-256 of the Plat Records of Williamson County, Texas and for the northeast corner of the herein described tract, from which point a 1/2" iron rod found for the most northerly northeast corner of said Behrens Subdivision tract, same being the most easterly southeast corner of that certain tract of land described in deed to Hy-Land Joint Venture, of record in Volume 838, Page 892, Deed Records of Williamson County, Texas, bears N38°21'07"W 98.14 feet, a chord bearing and distance of N28°01'39"W 304.03 feet, N19°42'10"W 680.06 feet and N86°58'53"E 49.54 feet;

THENCE, with the west line of said Behrens Ranch, Phase C, Section One-A, the west right-of-way line of said Wyoming Springs Drive and the east line of the herein described tract, over and across said Behrens Subdivision, tract the following two (2) courses:
1) S36°21'07"E 439.07 feet to a 1/2" iron rod with plastic cap set for the point of curvature of a curve to the right;
2) With said curve to the right having a radius of 2352.07 feet, an arc length of 129.14 feet, and a chord bearing and distance of S34°48'44"E 129.12 feet to a 1/2" iron rod with plastic cap set in north line of Behrens Ranch, Phase B, Section II, a subdivision of record in Cabinet T, Slides 333-335 of the Plat Records of Williamson County, Texas, same being in the north right-of-way line of Behrens Parkway (R.O.W. Varies), as dedicated by said Behrens Ranch, Phase B, Section II, for the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Behrens Parkway and the south line of the herein described tract, continuing over and across said Behrens Subdivision tract the following six (6) courses:
1) With said curve to the right having a radius of 25.00 feet, an arc length of 40.02 feet, and a chord bearing and distance of S12°39'15"W 35.88 feet to a 1/2" iron rod with plastic cap set for the point of tangency of said curve;
2) S58°30'52"W 94.13 feet to a 1/2" iron rod with plastic cap set for a corner;
3) S41°48'53"W 52.20 feet to a 1/2" iron rod with plastic cap set for a corner;
4) S58°30'52"W 229.09 feet to a 1/2" iron rod with plastic cap set for the point of curvature of a curve to the right;
5) With said curve to the right having a radius of 570.00 feet, an arc length of 121.50 feet, and a chord bearing and distance of S64°37'15"W 121.27 feet to a 1/2" iron rod with plastic cap set for the point of tangency of said curve;
6) S70°43'38"W at a distance of 10.01 feet passing the northern most northwest corner of said Behrens Ranch Phase B, Section II, same being the northen most northeast corner of Behrens Ranch, Phase B, Section III, a subdivision of record in Cabinet V, Slides 38-40 of the Plat Records of Williamson County, Texas, in all a total distance of 578.06 feet to a 1/2" iron rod with plastic cap set in for a corner, same being the east line of Lot 1, Block G, Behrens Ranch, Phase C, Section Three, a subdivision of record in Cabinet V, Slides 366-367 of the Plat Records of Williamson County, Texas, and for the southwest corner of the herein described tract;

THENCE, with east line of said Lot 1, Block G, Behrens Ranch, Phase C, Section Three and the west line of the herein described tract, continuing over and across said Behrens Subdivision tract the following seven (7) courses:
1) N19°16'22"W 10.00 feet to a 1/2" iron rod with plastic cap set for a corner;
2) N18°02'30"E 132.76 feet to a 1/2" iron rod with plastic cap set for a corner;
3) N57°06'25"E 69.93 feet to a 1/2" iron rod with plastic cap set for a point on a curve to the right;
4) With said curve to the right having a radius of 50.00 feet, an arc length of 62.67 feet, and a chord bearing and distance of N06°59'05"W 58.85 feet to a 1/2" iron rod with plastic cap set for the point of reverse curvature of a curve to the left;
5) With said curve to the left having a radius of 25.00 feet, an arc length of 21.03 feet, and a chord bearing and distance of N04°49'38"E 20.41 feet to a 1/2" iron rod with plastic cap set for the point of tangency of said curve;
6) N19°16'03"W 188.63 feet to a 1/2" iron rod with plastic cap set for a corner;
7) N49°02'52"W 181.39 feet to a 1/2" iron rod with plastic cap set in the south line of Lot 34, Block B, of said Behrens Ranch, Phase C, Section One-C, for the northwest corner of the herein described tract;

THENCE, with the south line of said Behrens Ranch, Phase C, Section One-C, and the north line of the herein described tract, continuing over and across said Behrens Subdivision tract the following four (4) courses:
1) N70°57'27"E, at 188 feet passing a point on the east line of said William Kincaid Survey, Abstract No. 374 and the west line of said David Curry Survey, Abstract No. 130, from which point the northwest corner of said David Curry Survey, Abstract No. 130 and the northeast corner of said William Kincaid Survey, Abstract No. 374 bears approximately N18°00'E 694 feet, in all a total of 198.41 feet to a 1/2" iron rod with plastic cap set for a corner;
2) N62°30'13"E 195.82 feet to a 1/2" iron rod with plastic cap set for a corner;
3) N62°25'21"E 188.67 feet to a 1/2" iron rod with plastic cap set for a corner;
4) N56°13'42"E 290.45 feet to the POINT OF BEGINNING, containing 11.928 acres of land within these metes and bounds;

SUBMITTAL DATE:
PLANNING COMMISSION REVIEW DATE:

ULMANN ENGINEERING, INC.
CONSULTING ENGINEERS
7525 HIGHWAY 71 WEST
AUSTIN, TEXAS 78735
PHONE (512) 892-4755
FAX (512) 892-3385

CA Cunningham | Allen
Engineers · Surveyors
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973

DATE: MARCH, 2004	PROJECT NO.: 129.0604
DRAWN BY: MJL, BW	SHEET 2 OF 2

PHOTOGRAPHIC MYLAR