Cabinet C Slide 332

CURVE DATA

	C-1	C-2	C-3	C-4	C-5
I =	92°06'32"	33°52'08"	22°25'00"	22°17'31"	112°42'37"
R =	15.00'	300.00'	528.35'	177.49'	25.00'
T =	15.56'	91.34'	104.69'	34.95'	37.56'
A =	24.12'	177.34'	206.71'	69.02'	49.19'
C =	21.60'	174.77'	205.39'	68.59'	41.62'

	C-6	C-7	C-8	C-9	C-10	C-11	C-12	C-13
I =	90°00'00"	81°00'00"	78°52'43"	32°33'58"	21°50'19"	88°02'26"	88°02'25"	9°37'42"
R =	15.00'	664.00'	764.00'	1054.75'	1154.75'	15.00'	15.00'	1154.75'
T =	15.00'	567.11'	628.43'	308.09'	222.77'	14.50'	14.50'	97.26'
A =	23.56'	938.78'	1051.79'	599.51'	440.14'	23.05'	23.05'	194.05'
C =	21.21'	862.47'	970.78'	591.47'	437.48'	20.85'	20.85'	193.82'

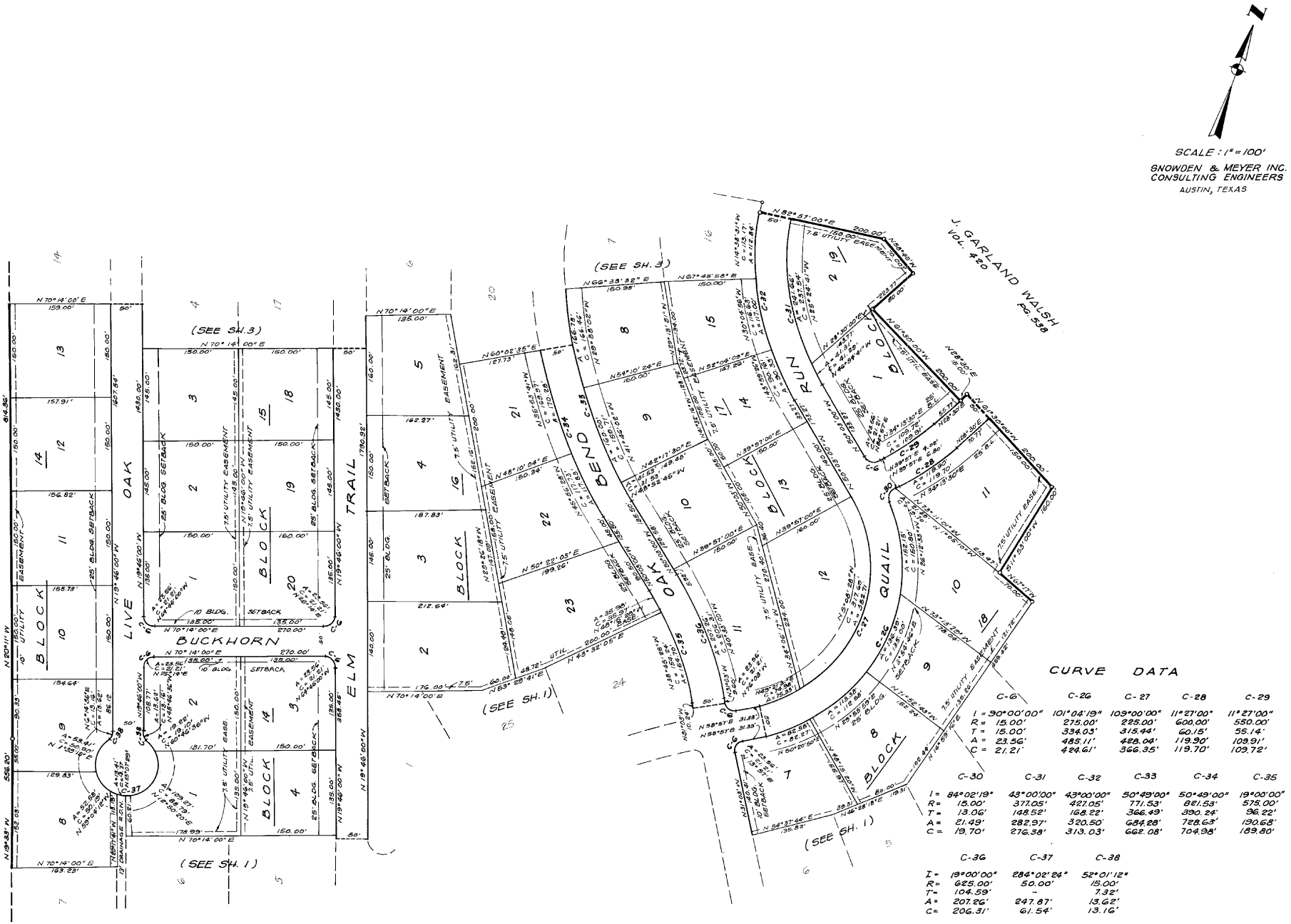
	C-14	C-15	C-16	C-17	C-18	C-19	C-20	C-21	C-22	C-23	C-24	C-25
I =	90°49'28"	89°52'43"	91°57.17"	88°10'12"	23°38'08"	27°00'00"	126°44'56"	54°49'11"	34°53'29"	38°00'00"	25°47'07"	25°47'07"
R =	15.00'	15.00'	15.00'	15.00'	1237.69'	1187.69'	25.00'	25.00'	403.28'	513.28'	411.88'	461.88'
T =	15.22'	14.97'	15.52'	14.53'	258.97'	285.14'	49.87'	12.96'	145.61'	176.74'	94.28'	105.72'
A =	23.78'	23.53'	24.07'	23.08'	510.57'	559.69'	55.30'	23.92'	282.17'	340.42'	185.36'	207.86'
C =	21.37'	21.19'	21.57'	20.87'	506.96'	554.52'	44.70'	23.02'	277.83'	334.22'	183.80'	206.11'

OWNER: HY-LAND NORTH JOINT VENTURE
TOTAL AREA: 101.915 ACRES
TOTAL LOTS: 152
DATE: APRIL 18, 1977

BRUSHY CREEK NORTH SUBDIVISION
Section Two

SHT. 1 OF 6
JOB NO. 3849-A-15

Cabinet C Slide 333



	C-6	C-26	C-27	C-28	C-29
I =	90°00'00"	101°04'19"	109°00'00"	11°27'00"	11°27'00"
R =	15.00'	275.00'	225.00'	600.00'	550.00'
T =	15.00'	334.03'	315.44'	60.15'	55.14'
A =	23.56'	485.11'	428.04'	119.90'	109.91'
C =	21.21'	424.61'	366.35'	119.70'	109.72'

	C-30	C-31	C-32	C-33	C-34	C-35
I =	84°02'19"	43°00'00"	43°00'00"	50°49'00"	50°49'00"	19°00'00"
R =	15.00'	377.05'	427.05'	771.53'	881.53'	575.00'
T =	13.06'	148.52'	168.22'	366.49'	390.24'	96.22'
A =	21.49'	282.97'	320.50'	684.28'	728.63'	190.68'
C =	19.70'	276.38'	313.03'	662.08'	704.98'	189.80'

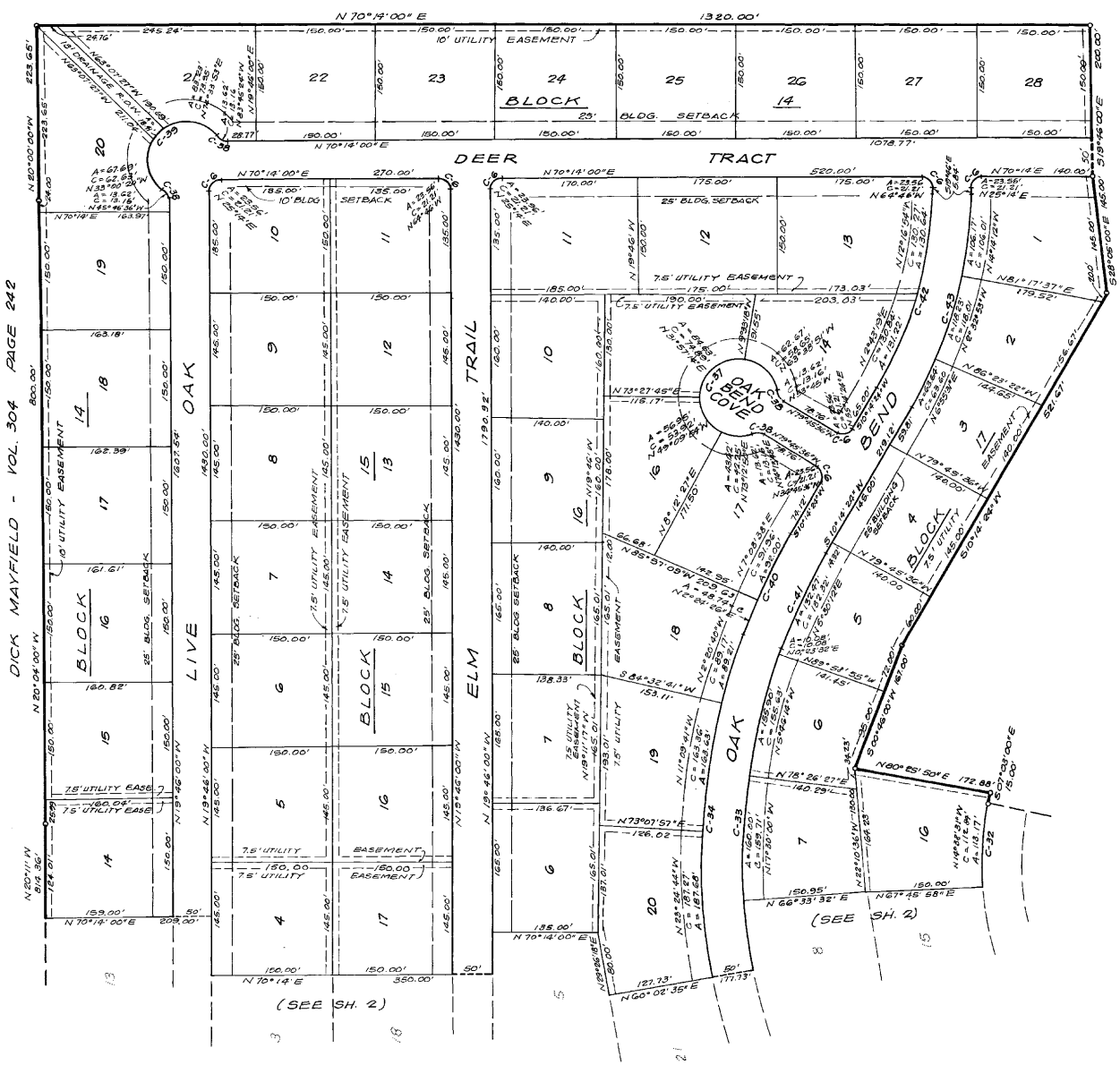
	C-36	C-37	C-38
I =	19°00'00"	284°02'24"	52°01'12"
R =	625.00'	50.00'	15.00'
T =	104.59'	-	7.32'
A =	207.26'	247.87'	13.62'
C =	206.31'	61.54'	13.16'

SHT. 2 OF 6
JOB NO. 3249-A-15

Cabinet C Slide 334

See PUE for Lots 16 & 17, Block 16 in Vol. 927, Pg. 37

See Surface Drainage Easement for Lot 18, Blk 16 and Lot 5, Blk,17 in Vol. 927, Pg. 34



SCALE : 1" = 100'

SNOWDEN & MEYER INC.
CONSULTING ENGINEERS
AUSTIN, TEXAS

J. GARLAND WALSH
VOL. 420 PG. 538

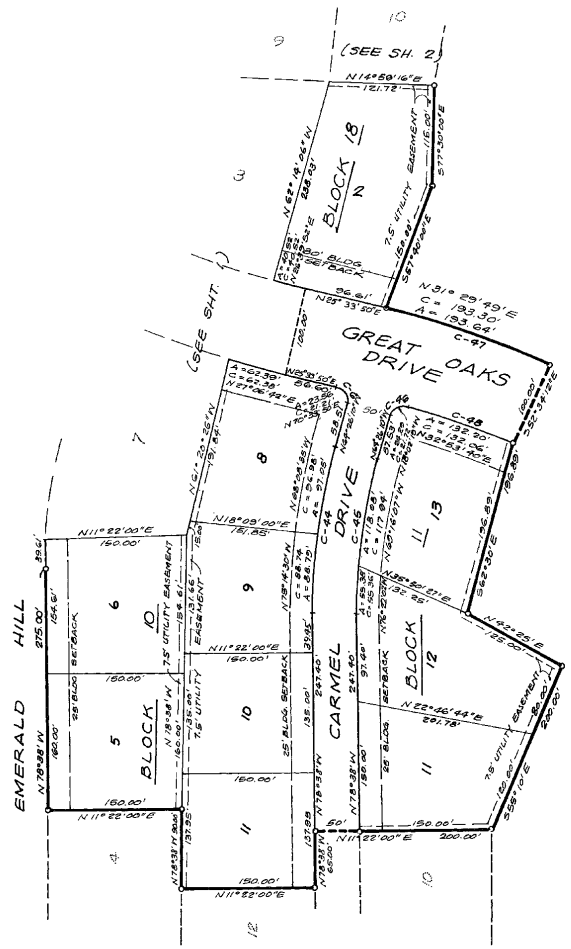
CURVE DATA

	C-6	C-33	C-34	C-37	C-38
Δ	90°00'00"	50°49'00"	50°49'00"	284°02'24"	52°01'12"
R	15.00'	771.53'	821.53'	50.00'	15.00'
T	15.00'	366.49'	390.24'	–	7.32'
A	23.56'	684.28'	728.63'	247.87'	13.62'
C	21.21'	662.08'	704.98'	61.54'	13.16'

	C-39	C-40	C-41	C-42	C-43
Δ	194°02'24"	9°28'24"	9°28'24"	30°00'24"	30°00'24"
R	50.00'	851.22'	801.22'	500.00'	550.00'
T	–	70.53'	66.39'	134.01'	147.41'
A	169.33'	140.74'	132.47'	261.86'	288.04'
C	99.25'	140.58'	132.32'	258.86'	284.76'

	C-32
Δ	43°00'00"
R	427.05'
T	168.22'
C	320.60'
A	313.03'

Cabinet C Slide 335


(SEE SH. 2)
(SEE SHT. 1)
GREAT OAKS DRIVE
EMERALD HILL
CARMEL DRIVE
BLOCK 10
BLOCK 12
BLOCK 2
7.5' UTILITY EASEMENT
25' BLDG. SETBACK
N 14°58'16" E
121.72'
S 37°30'00" E
115.00'
N 31° 29' 49" E
C = 193.30'
A = 193.64'
C-47
C-48
C-46
C-45
C-44
N 11° 22' 00" E
150.00'
N 18° 09' 00" E
151.85'
N 78° 38' 00" W
275.00'
N 11° 22' 00" E
200.00'
S 68° 30' 00" E
N 22° 26' 44" E
29.78'
N 22° 26' 44" E
200.00'
S 68° 30' 00" E
200.00'
N 11° 22' 00" E
150.00'
N 78° 38' 00" W
150

FIELD NOTES
FOR
BRUSHY CREEK NORTH SUBDIVISION SECTION TWO

ALL OF THAT PARCEL OR TRACT OF LAND BEING 101.915 ACRES OF LAND OUT OF A 474.91 ACRE TRACT OF LAND IN THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374; AND EPHRAIM EVANS SURVEY, ABSTRACT NO.212, SAID 474.91 ACRE TRACT BEING OUT OF A PART OF A 1437.45 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JAMES GARLAND WALSH, ET UX, TO TOM E. NELSON, JR. TRUSTEE NO.1, AS RECORDED IN VOL. 571, PAGE 446 OF THE DEED OF RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 101.915 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS;

BEGINNING at an iron pin at the northwest corner of Lot 6, Block 2 of Brushy Creek North Subdivision Section One, a subdivision in the city of Round Rock, Williamson County, Texas as recorded in Plat Book Pages of the Plat Records of Williamson County, Texas, for the southwest corner and PLACE OF BEGINNING of said 101.915 acre tract, hereof from which PLACE OF BEGINNING the northwest corner of the WILLIAM KINCAID SURVEY bears S 21° 23'20"E for a distance of 1239.77 feet.

THENCE, along the west boundary line of said 1437.45 acre tract the following bearings and distances:
N 20° 03' 00" W, a distance of 560.47 feet to a point.
N 19° 33' 00" W, a distance of 556.20 feet to a point.
N 20° 11' 00" W, a distance of 814.36 feet to a point.
N 20° 04' 00" W, a distance of 800.00 feet to a point.
N 20° 00' 00" W, a distance of 223.65 feet to a point for the northwest corner of said 101.915 acre tract.

THENCE, N 70° 14' 00" W, a distance of 1,320.00 feet to a point for the northeast corner of said 101.915 acre tract.

THENCE, S 19° 46' 00" E, a distance of 200.00 feet to a point located in the south right-of-way of Deer Track.

THENCE, S 28° 05' 00" E, a distance of 145.00 feet to a point.

THENCE, S 10° 14' 24" W, a distance of 521.67 feet to a point.

THENCE, S 00° 46' 00" W, a distance of 167.00 feet to a point.

THENCE, N 80° 25' 50" E, a distance of 172.88 feet to a point.

THENCE, S 07° 03' 00" E, a distance of 15.00 feet to a point.

THENCE, N 82° 57' 00" E, a distance of 200.00 feet to a point.

THENCE, S 58° 45' 00" E, a distance of 70.00 feet to a point.

THENCE, S 28° 30' 00" W, a distance of 80.00 feet to a point.

THENCE, S 61° 30' 00" E, a distance of 200.00 feet to a point.

THENCE, N 28° 30' 00" E, a distance of 15.00 feet to a point.

THENCE, S 61° 30' 00" E, a distance of 200.00 feet to a point.

THENCE, S 11° 53' 00" E, a distance of 160.00 feet to a point.

THENCE, S 67° 17' 00" E, a distance of 70.00 feet to a point.

THENCE, S 77° 30' 00" E, a distance of 115.00 feet to a point.

THENCE, S 57° 40' 00" E, a distance of 150.00 feet to a point in a curve to the right located in the west right-of-way of Great Oaks Drive.

THENCE, along said curve to the right an arc distance of 193.66 feet to a point, said curve having the following elements: Central Angle = 11° 52' 01", Radius = 935.00 feet, Tangent Distance = 97.18 feet, Chord Bearing = N 31° 29' 48" E, Chord Distance = 193.31 feet.

THENCE, S 52° 34' 12" E, a distance of 100.00 feet to a point in a curve, located in the east right-of-way of Great Oaks Drive.

THENCE, S 62° 30' 00" E, a distance of 196.89 feet to a point.

THENCE, N 42° 25' 00" E, a distance of 125.00 feet to a point.

THENCE, S 55° 10' 00" E, a distance of 200.00 feet to an iron pin at the northeast corner of Lot 10, Block 11 of Brushy Creek North Subdivision Section One, a subdivision in the City of Round Rock, Williamson County, Texas, as recorded in Plat Book Page of the Plat Records of Williamson County, Texas.

THENCE, S 11° 22' 00" E, a distance of 200.00 feet to a point in the south right-of-way of Carmel Drive.

THENCE, S 78° 38' 00" E, along said south right-of-way, a distance of 65.00 feet to a point.

THENCE, S 11° 22' 00" W, a distance of 150.00 feet to a point.

THENCE, N 78° 38' 00" W, a distance of 90.00 feet to a point.

THENCE, S 11° 22' 00" W, a distance of 150.00 feet to a point in the north right of way of Emerald Hill.

THENCE, N 78° 38' 00" W, along the said north right-of-way a distance of 275.00 feet to a point.

THENCE, S 43° 05' 39" W, a distance of 58.79 feet to a point in the south right of way of Emerald Hill.

THENCE, S 78° 38' 00" E, along the said south right-of-way a distance of 7.72 feet to a point set at the P.C. of a curve to the right.

THENCE, along said curve to the right an arc distance of 24.12 feet, said curve having the following elements: Control Angle = 92° 06' 32", Radius = 15.00 feet, Tangent Distance = 15.56 feet, Chord Bearing = S 32° 34' 44" E, Chord Distance = 21.60 feet, to a point set at the P.C.C. of a curve to the right.

THENCE, along said curve to the right, an arc distance of 177.34 feet to a point set at the P.T., said curve having the following elements: Central Angle = 33° 52' 08", Radius = 300.00 feet, Tangent Distance = 91.34 feet, Chord Bearing = S 30° 25' 52" W, Chord Distance = 174.77 feet.

THENCE, S 47° 22' 00" W, a distance of 833.30 feet to a point set at the P.C. of a curve to the left.

THENCE, along said curve to the left an arc distance of 206.71 feet to a point set at the P.T., said curve having the following elements: Central Angle = 22° 25'00", Radius = 528.33 feet, Tangent Distance = 104.69 feet, Chord Bearing = S 36° 09' 30" W, Chord Distance = 205.40 feet.

THENCE, S 24° 57' 00" W, a distance of 36.57 feet to a point set at the P.C. of a curve to the right.

THENCE, along said curve to the right an arc distance of 69.02 feet, said curve having the following elements: Central Angle = 22° 17' 31", Radius = 177.41 feet, Tangent Distance = 34.95 feet, Chord Bearing = S 36° 05' 45" W, Chord Distance = 68.59 feet, to a point set at the P.C.C. of curve to the right.

THENCE, along said curve to the right, an arc distance of 49.19 feet to a point set at the P.T., said curve having the following elements: Central Angle = 112° 42' 37", Radius = 25.00 feet, Tangent Distance = 37.56 feet, Chord Bearing = N 76° 24' 19" W, Chord Distance = 41.63 feet.

THENCE, N 20° 03' 00" W, a distance of 13.50' feet to a point.

THENCE, S 43° 05' 39" W, a distance of 56.04 feet to a point.

THENCE, S 69° 57' 00" W, a distance of 50.00 feet to a point.

THENCE, S 20° 03' 00" W, a distance of 10.00 feet to a point set at the P.C. of a curve to the right.

THENCE, along said curve to the right, an arc distance of 23.56 feet to a point set at the P.T., said curve having the following elements: Central Angle = 90° 00' 00", Radius = 15.00 feet, Tangent Distance = 15.00 feet, Chord Bearing = S 24° 57' 00" W, Chord Distance = 21.21 feet.

THENCE, S 69° 57' 00" W, a distance of 270.00 feet to a point set at the P.C. of a curve to the right.

THENCE, along said curve to the right an arc distance of 23.56 feet to a point set at the P.T., said curve having the following elements: Central Angle = 90° 00' 00", Radius = 15.00 feet, Tangent Distance = 25.00 feet, Chord Bearing = S 65° 03' 00" W, Chord Distance = 21.21 feet.

THENCE, S 69° 57' 00" W, a distance of 210.00 feet to the PLACE OF BEGINNING containing an area of 101.915 acres of land more or less.

Cabinet C Slide 336

SHT 5 OF 5 SHTS

BRUSHY CREEK NORTH SUBDIVISION SECTION TWO

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

THAT HY-LAND NORTH JOINT VENTURE, A PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF TEXAS, OWNER OF THE HEREON DESCRIBED 101.915 ACRE TRACT OF LAND OUT OF A 474.91 ACRE TRACT OF LAND IN THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374; AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SAID 474.91 ACRE TRACT BEING OUT OF A 1437.45 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JAMES GARLAND WALSH, ET UX, TO TOM E. NELSON JR. TRUSTEE NO. 1, AS RECORDED IN VOL. 571, PAGE 446 OF THE DEEDS OF RECORD, WILLIAMSON COUNTY, TEXAS, ACTING HEREIN AND THROUGH ITS MANAGER, ROBERT E. CLARK, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS 18 DAY OF April A.D. 1977.

Robert E. Clark
ROBERT E. CLARK

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert E. Clark KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF April A.D. 1977.

June R. Williams
NOTARY PUBLIC

AUTHORIZED TO BE FILED FOR RECORD BY WILLIAMSON COUNTY, TEXAS.

In approving this Plat by the Commissioners' Court of Williamson County, Texas, it is understood that the buildings of all streets, roads, or other public thoroughfares designated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads, or other public thoroughfares or in connection therewith shall be the responsibility of the owner or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas, and said Commissioners' Court assumes no responsibility or obligation to build or maintain any streets, roads or other thoroughfares shown on this plat or of constructing or of maintaining any culverts, bridges, etc., in connection therewith. It is futher understood that upon completion of the aforesaid obligations of the developer and 80% occupancy of lots along the roadways and streets in the subdivision has been achieved, and all driveway drain pipes have been installed on written permission from the County Commissioner, the Commissioners' Court assumes full responsibility for maintenance of said streets.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, C.L. CHANCE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON AND THE ENGINEER'S CERTIFICATE APPEARING HEREON, THAT BRUSHY CREEK NORTH SUBDIVISION SECTION TWO, A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED WERE, ON THIS DAY, APPROVED, AND SAID PLAT IS AUTHORIZED TO BE RECORDED AND REGISTERED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATED: April 25, 1977

C.L. Chance
C.L. CHANCE, COUNTY JUDGE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, DICK CERVENKA, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF April A.D. 1977, AT 11:25 O'CLOCK A.M. AND DULY RECORDED THIS THE 25th DAY OF April A.D. 1977, AT 4:00 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY IN VOL. 12, PAGE 66-71.

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

BY: Gertrude Bohac
DEPUTY

Dick Cervenka
DICK CERVENKA, CLERK COUNTY COURT, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALTER L. SNOWDEN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

SNOWDEN AND MEYER INC.

Walter L. Snowden
WALTER L. SNOWDEN P.E.

STREET DATA			
NAME	LENGTH (L.F.) R.O.W. 80'	WIDTH 100'	TOTAL L.F.
GREAT OAKS DRIVE		1997	1997
DOUBLE TREE	740		740
EMERALD HILL	349		349
CARMEL DRIVE	551		551
QUAIL RUN	2218		2218
LIVE OAK	1710		1710
ELM TRAIL	1934		1934
DEER TRAIL	1130		1130
OAK BEND	2152		2152
OAK BEND COVE	170		170
PHEASANT HOLLOW	230		230
TOTAL	11184	1997	13,181

SHT 6 OF 6
JOB NO. 3949-A-16

Cabinet C Slide 337

Cabinet C Slide 332

CURVE DATA

	C-1	C-2	C-3	C-4	C-5
I =	92°06'32"	33°52'08"	22°25'00"	22°17'31"	112°42'37"
R =	15.00'	300.00'	528.35'	177.49'	25.00'
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	C-14	C-15	C-16	C-17	C-18	C-19	C-20	C-21	C-22	C-23	C-24	C-25
I =	90°49'28"	89°52'43"	91°57.17"	88°10'12"	23°38'08"	27°00'00"	126°44'56"	54°49'11"	34°53'29"	38°00'00"	25°47'07"	25°47'07"
R =	15.00'	15.00'	15.00'	15.00'	1237.69'	1187.69'	25.00'	25.00'	403.28'	513.28'	411.88'	461.88'
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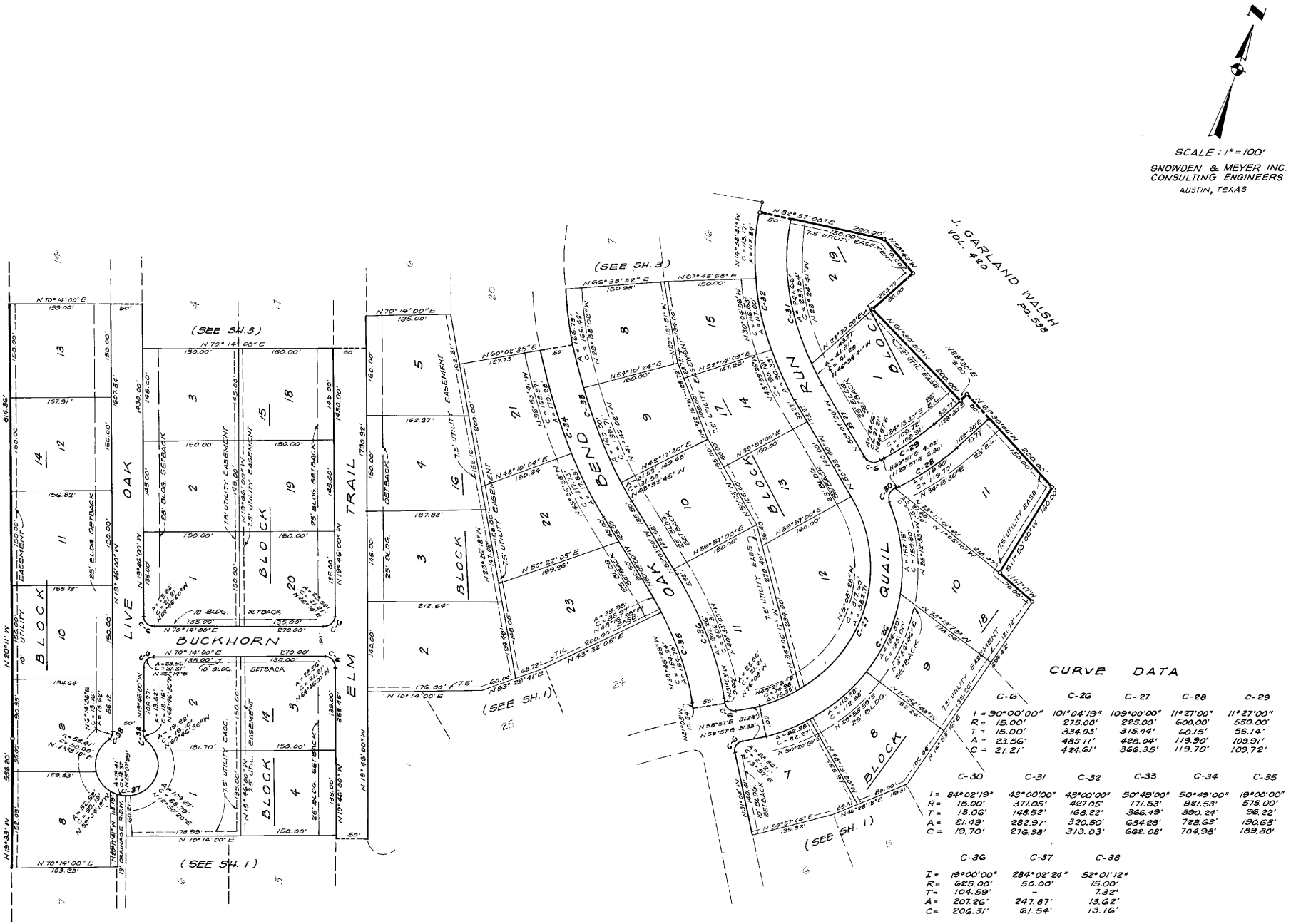
OWNER: HY-LAND NORTH JOINT VENTURE
TOTAL AREA: 101.915 ACRES
TOTAL LOTS: 152
DATE: APRIL 18, 1977

BRUSHY CREEK NORTH SUBDIVISION
Section Two

SHT. 1 OF 6
JOB NO. 3849-A-15

Cabinet C Slide 333



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T =	15.00'	334.03'	315.44'	60.15'	55.14'
A =	23.56'	485.11'	428.04'	119.90'	109.91'
C =	21.21'	424.61'	366.35'	119.70'	109.72'

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C =	19.70'	276.38'	313.03'	662.08'	704.98'	189.80'

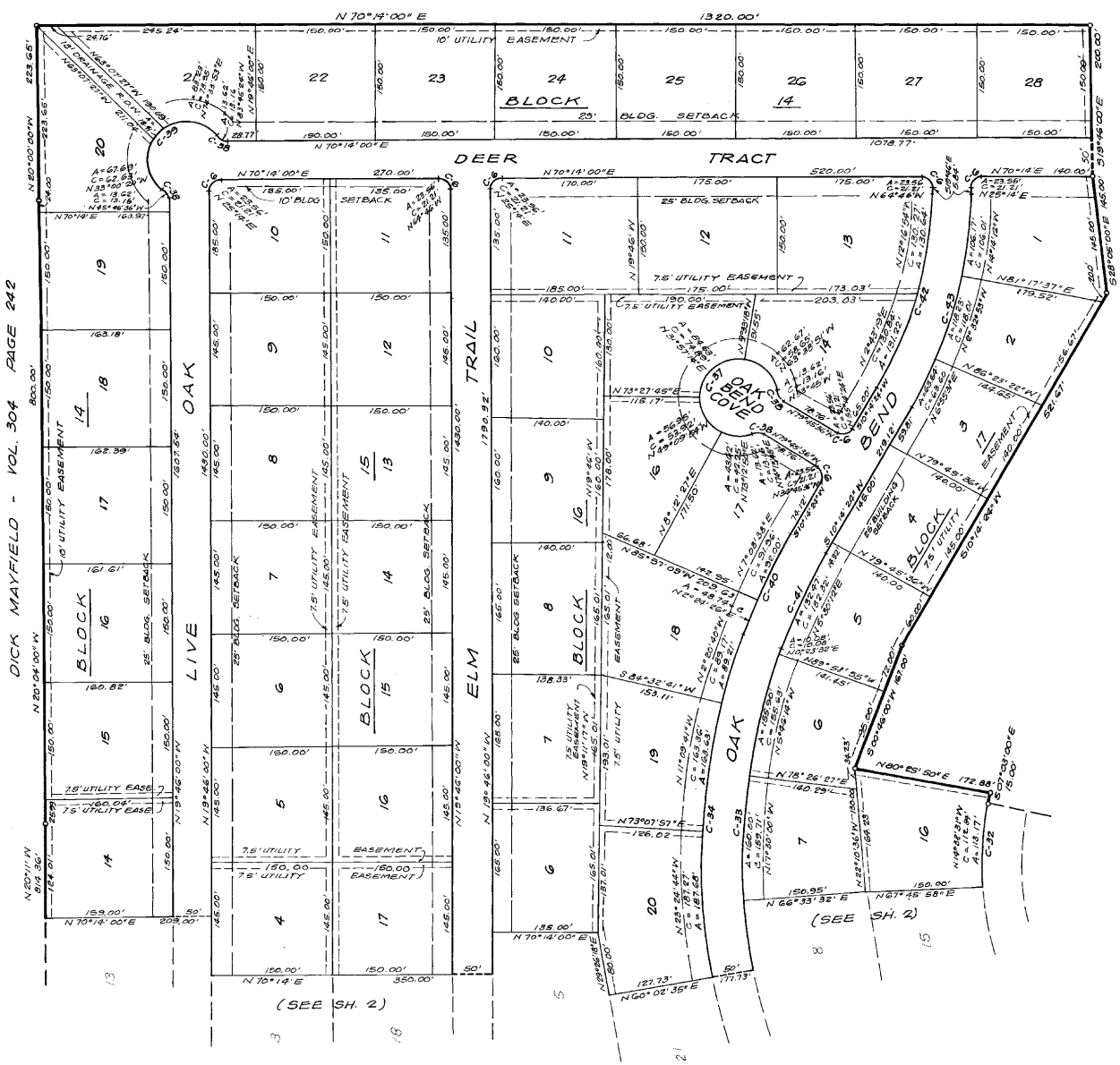
	C-36	C-37	C-38
I =	19°00'00"	284°02'24"	52°01'12"
R =	625.00'	50.00'	15.00'
T =	104.59'	-	7.32'
A =	207.26'	247.87'	13.62'
C =	206.31'	61.54'	13.16'

SHT. 2 OF 6
JOB NO. 3249-A-15

Cabinet C Slide 334

See PUE for Lots 16 & 17, Block 16 in Vol. 927, Pg. 37

See Surface Drainage Easement for Lot 18, Blk 16 and Lot 5, Blk,17 in Vol. 927, Pg. 34



SCALE : 1" = 100'

SNOWDEN & MEYER INC.
CONSULTING ENGINEERS
AUSTIN, TEXAS

J. GARLAND WALSH
VOL. 420 PG. 538

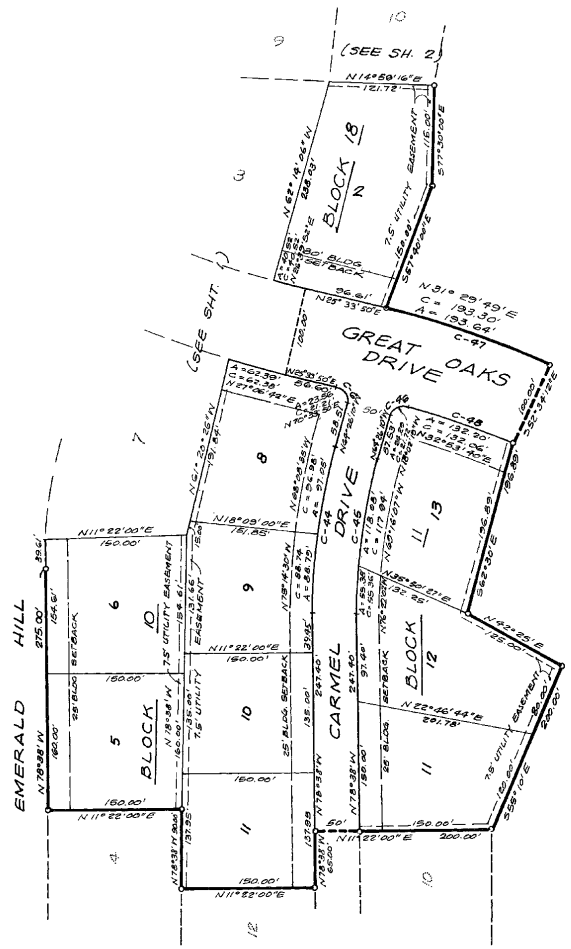
CURVE DATA

	C-6	C-33	C-34	C-37	C-38
Δ	90°00'00"	50°49'00"	50°49'00"	284°02'24"	52°01'12"
R	15.00'	771.53'	821.53'	50.00'	15.00'
T	15.00'	366.49'	390.24'	–	7.32'
A	23.56'	684.28'	728.63'	247.87'	13.62'
C	21.21'	662.08'	704.98'	61.54'	13.16'

	C-39	C-40	C-41	C-42	C-43
Δ	194°02'24"	9°28'24"	9°28'24"	30°00'24"	30°00'24"
R	50.00'	851.22'	801.22'	500.00'	550.00'
T	–	70.53'	66.39'	134.01'	147.41'
A	169.33'	140.74'	132.47'	261.86'	288.04'
C	99.25'	140.58'	132.32'	258.86'	284.76'

	C-32
Δ	43°00'00"
R	427.05'
T	168.22'
C	320.60'
A	313.03'

Cabinet C Slide 335


(SEE SH. 2)
(SEE SHT. 1)
GREAT OAKS DRIVE
EMERALD HILL
CARMEL DRIVE
BLOCK 10
BLOCK 12
BLOCK 2
7.5' UTILITY EASEMENT
25' BLDG. SETBACK
N 14°58'16" E
121.72'
S 37°30'00" E
115.00'
N 31° 29' 49" E
C = 193.30'
A = 193.64'
C-47
C-48
C-46
C-45
C-44
N 11° 22' 00" E
150.00'
N 18° 09' 00" E
151.85'
N 78° 38' 00" W
275.00'
N 11° 22' 00" E
200.00'
S 68° 30' 00" E
N 22° 26' 44" E
29.78'
N 22° 26' 44" E
200.00'
S 68° 30' 00" E
200.00'
N 11° 22' 00" E
150.00'
N 78° 38' 00" W
150

FIELD NOTES
FOR
BRUSHY CREEK NORTH SUBDIVISION SECTION TWO

ALL OF THAT PARCEL OR TRACT OF LAND BEING 101.915 ACRES OF LAND OUT OF A 474.91 ACRE TRACT OF LAND IN THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374; AND EPHRAIM EVANS SURVEY, ABSTRACT NO.212, SAID 474.91 ACRE TRACT BEING OUT OF A PART OF A 1437.45 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JAMES GARLAND WALSH, ET UX, TO TOM E. NELSON, JR. TRUSTEE NO.1, AS RECORDED IN VOL. 571, PAGE 446 OF THE DEED OF RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 101.915 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS;

BEGINNING at an iron pin at the northwest corner of Lot 6, Block 2 of Brushy Creek North Subdivision Section One, a subdivision in the city of Round Rock, Williamson County, Texas as recorded in Plat Book Pages of the Plat Records of Williamson County, Texas, for the southwest corner and PLACE OF BEGINNING of said 101.915 acre tract, hereof from which PLACE OF BEGINNING the northwest corner of the WILLIAM KINCAID SURVEY bears S 21° 23'20"E for a distance of 1239.77 feet.

THENCE, along the west boundary line of said 1437.45 acre tract the following bearings and distances:
N 20° 03' 00" W, a distance of 560.47 feet to a point.
N 19° 33' 00" W, a distance of 556.20 feet to a point.
N 20° 11' 00" W, a distance of 814.36 feet to a point.
N 20° 04' 00" W, a distance of 800.00 feet to a point.
N 20° 00' 00" W, a distance of 223.65 feet to a point for the northwest corner of said 101.915 acre tract.

THENCE, N 70° 14' 00" W, a distance of 1,320.00 feet to a point for the northeast corner of said 101.915 acre tract.

THENCE, S 19° 46' 00" E, a distance of 200.00 feet to a point located in the south right-of-way of Deer Track.

THENCE, S 28° 05' 00" E, a distance of 145.00 feet to a point.

THENCE, S 10° 14' 24" W, a distance of 521.67 feet to a point.

THENCE, S 00° 46' 00" W, a distance of 167.00 feet to a point.

THENCE, N 80° 25' 50" E, a distance of 172.88 feet to a point.

THENCE, S 07° 03' 00" E, a distance of 15.00 feet to a point.

THENCE, N 82° 57' 00" E, a distance of 200.00 feet to a point.

THENCE, S 58° 45' 00" E, a distance of 70.00 feet to a point.

THENCE, S 28° 30' 00" W, a distance of 80.00 feet to a point.

THENCE, S 61° 30' 00" E, a distance of 200.00 feet to a point.

THENCE, N 28° 30' 00" E, a distance of 15.00 feet to a point.

THENCE, S 61° 30' 00" E, a distance of 200.00 feet to a point.

THENCE, S 11° 53' 00" E, a distance of 160.00 feet to a point.

THENCE, S 67° 17' 00" E, a distance of 70.00 feet to a point.

THENCE, S 77° 30' 00" E, a distance of 115.00 feet to a point.

THENCE, S 57° 40' 00" E, a distance of 150.00 feet to a point in a curve to the right located in the west right-of-way of Great Oaks Drive.

THENCE, along said curve to the right an arc distance of 193.66 feet to a point, said curve having the following elements: Central Angle = 11° 52' 01", Radius = 935.00 feet, Tangent Distance = 97.18 feet, Chord Bearing = N 31° 29' 48" E, Chord Distance = 193.31 feet.

THENCE, S 52° 34' 12" E, a distance of 100.00 feet to a point in a curve, located in the east right-of-way of Great Oaks Drive.

THENCE, S 62° 30' 00" E, a distance of 196.89 feet to a point.

THENCE, N 42° 25' 00" E, a distance of 125.00 feet to a point.

THENCE, S 55° 10' 00" E, a distance of 200.00 feet to an iron pin at the northeast corner of Lot 10, Block 11 of Brushy Creek North Subdivision Section One, a subdivision in the City of Round Rock, Williamson County, Texas, as recorded in Plat Book Page of the Plat Records of Williamson County, Texas.

THENCE, S 11° 22' 00" E, a distance of 200.00 feet to a point in the south right-of-way of Carmel Drive.

THENCE, S 78° 38' 00" E, along said south right-of-way, a distance of 65.00 feet to a point.

THENCE, S 11° 22' 00" W, a distance of 150.00 feet to a point.

THENCE, N 78° 38' 00" W, a distance of 90.00 feet to a point.

THENCE, S 11° 22' 00" W, a distance of 150.00 feet to a point in the north right of way of Emerald Hill.

THENCE, N 78° 38' 00" W, along the said north right-of-way a distance of 275.00 feet to a point.

THENCE, S 43° 05' 39" W, a distance of 58.79 feet to a point in the south right of way of Emerald Hill.

THENCE, S 78° 38' 00" E, along the said south right-of-way a distance of 7.72 feet to a point set at the P.C. of a curve to the right.

THENCE, along said curve to the right an arc distance of 24.12 feet, said curve having the following elements: Control Angle = 92° 06' 32", Radius = 15.00 feet, Tangent Distance = 15.56 feet, Chord Bearing = S 32° 34' 44" E, Chord Distance = 21.60 feet, to a point set at the P.C.C. of a curve to the right.

THENCE, along said curve to the right, an arc distance of 177.34 feet to a point set at the P.T., said curve having the following elements: Central Angle = 33° 52' 08", Radius = 300.00 feet, Tangent Distance = 91.34 feet, Chord Bearing = S 30° 25' 52" W, Chord Distance = 174.77 feet.

THENCE, S 47° 22' 00" W, a distance of 833.30 feet to a point set at the P.C. of a curve to the left.

THENCE, along said curve to the left an arc distance of 206.71 feet to a point set at the P.T., said curve having the following elements: Central Angle = 22° 25'00", Radius = 528.33 feet, Tangent Distance = 104.69 feet, Chord Bearing = S 36° 09' 30" W, Chord Distance = 205.40 feet.

THENCE, S 24° 57' 00" W, a distance of 36.57 feet to a point set at the P.C. of a curve to the right.

THENCE, along said curve to the right an arc distance of 69.02 feet, said curve having the following elements: Central Angle = 22° 17' 31", Radius = 177.41 feet, Tangent Distance = 34.95 feet, Chord Bearing = S 36° 05' 45" W, Chord Distance = 68.59 feet, to a point set at the P.C.C. of curve to the right.

THENCE, along said curve to the right, an arc distance of 49.19 feet to a point set at the P.T., said curve having the following elements: Central Angle = 112° 42' 37", Radius = 25.00 feet, Tangent Distance = 37.56 feet, Chord Bearing = N 76° 24' 19" W, Chord Distance = 41.63 feet.

THENCE, N 20° 03' 00" W, a distance of 13.50' feet to a point.

THENCE, S 43° 05' 39" W, a distance of 56.04 feet to a point.

THENCE, S 69° 57' 00" W, a distance of 50.00 feet to a point.

THENCE, S 20° 03' 00" W, a distance of 10.00 feet to a point set at the P.C. of a curve to the right.

THENCE, along said curve to the right, an arc distance of 23.56 feet to a point set at the P.T., said curve having the following elements: Central Angle = 90° 00' 00", Radius = 15.00 feet, Tangent Distance = 15.00 feet, Chord Bearing = S 24° 57' 00" W, Chord Distance = 21.21 feet.

THENCE, S 69° 57' 00" W, a distance of 270.00 feet to a point set at the P.C. of a curve to the right.

THENCE, along said curve to the right an arc distance of 23.56 feet to a point set at the P.T., said curve having the following elements: Central Angle = 90° 00' 00", Radius = 15.00 feet, Tangent Distance = 25.00 feet, Chord Bearing = S 65° 03' 00" W, Chord Distance = 21.21 feet.

THENCE, S 69° 57' 00" W, a distance of 210.00 feet to the PLACE OF BEGINNING containing an area of 101.915 acres of land more or less.

Cabinet C Slide 336

SHT 5 OF 5 SHTS

BRUSHY CREEK NORTH SUBDIVISION SECTION TWO

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

THAT HY-LAND NORTH JOINT VENTURE, A PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF TEXAS, OWNER OF THE HEREON DESCRIBED 101.915 ACRE TRACT OF LAND OUT OF A 474.91 ACRE TRACT OF LAND IN THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374; AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SAID 474.91 ACRE TRACT BEING OUT OF A 1437.45 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JAMES GARLAND WALSH, ET UX, TO TOM E. NELSON JR. TRUSTEE NO. 1, AS RECORDED IN VOL. 571, PAGE 446 OF THE DEEDS OF RECORD, WILLIAMSON COUNTY, TEXAS, ACTING HEREIN AND THROUGH ITS MANAGER, ROBERT E. CLARK, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS 18 DAY OF April A.D. 1977.

Robert E. Clark
ROBERT E. CLARK

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert E. Clark KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF April A.D. 1977.

June R. Williams
NOTARY PUBLIC

AUTHORIZED TO BE FILED FOR RECORD BY WILLIAMSON COUNTY, TEXAS.

In approving this Plat by the Commissioners' Court of Williamson County, Texas, it is understood that the buildings of all streets, roads, or other public thoroughfares designated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads, or other public thoroughfares or in connection therewith shall be the responsibility of the owner or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas, and said Commissioners' Court assumes no responsibility or obligation to build or maintain any streets, roads or other thoroughfares shown on this plat or of constructing or of maintaining any culverts, bridges, etc., in connection therewith. It is futher understood that upon completion of the aforesaid obligations of the developer and 80% occupancy of lots along the roadways and streets in the subdivision has been achieved, and all driveway drain pipes have been installed on written permission from the County Commissioner, the Commissioners' Court assumes full responsibility for maintenance of said streets.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, C.L. CHANCE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON AND THE ENGINEER'S CERTIFICATE APPEARING HEREON, THAT BRUSHY CREEK NORTH SUBDIVISION SECTION TWO, A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED WERE, ON THIS DAY, APPROVED, AND SAID PLAT IS AUTHORIZED TO BE RECORDED AND REGISTERED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATED: April 25, 1977

C.L. Chance
C.L. CHANCE, COUNTY JUDGE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, DICK CERVENKA, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF April A.D. 1977, AT 11:25 O'CLOCK A.M. AND DULY RECORDED THIS THE 25th DAY OF April A.D. 1977, AT 4:00 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY IN VOL. 12, PAGE 66-71.

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

BY: Gertrude Bohac
DEPUTY

Dick Cervenka
DICK CERVENKA, CLERK COUNTY COURT, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALTER L. SNOWDEN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

SNOWDEN AND MEYER INC.

Walter L. Snowden
WALTER L. SNOWDEN P.E.

STREET DATA			
NAME	LENGTH (L.F.) R.O.W. 80'	WIDTH 100'	TOTAL L.F.
GREAT OAKS DRIVE		1997	1997
DOUBLE TREE	740		740
EMERALD HILL	349		349
CARMEL DRIVE	551		551
QUAIL RUN	2218		2218
LIVE OAK	1710		1710
ELM TRAIL	1934		1934
DEER TRAIL	1130		1130
OAK BEND	2152		2152
OAK BEND COVE	170		170
PHEASANT HOLLOW	230		230
TOTAL	11184	1997	13,181

SHT 6 OF 6
JOB NO. 3949-A-16

Cabinet C Slide 337