9202

THE STATE OF TEXAS :

COUNTY OF WILLIAMSON : KNOW ALL MEN BY THESE PRESENTS:

That Tom E. Nelson, Jr., Trustee #1, of Travis County, Texas, for the consideration hereinafter stated paid and secured to be paid by Hy-Land North Joint Venture, a joint venture composed of HRI Development Corporation and Bob Clark Builders of Texas, Inc., in the manner hereinafter stated, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto the said Hy-Land North Joint Venture the following described real property in Williamson County, Texas, to wit:

> 474.91 acres of land, more or less, being out of and a part of the William Kincaid Survey, Abstract No. 374, and the Ephriam Evans Survey, Abstract No. 212, in Williamson County, Texas, more fully described by metes and bounds in Exhibit "A," which exhibit is attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Hy-Land North Joint Venture, its successors and assigns, forever; and Tom E. Nelson, Jr., Trustee #1 does hereby bind himself, his successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Hy-Land North Joint Venture, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; except, however, that this conveyance is made subject to the liens securing payment of ad valorem taxes for 1976 and subsequent years, as well as to all public utility easements of record in Williamson County, Texas, or visible or apparent on the ground, which are applicable to the property hereby conveyed, the easement in favor of the City of Round Rock, Williamson County, Texas, for the construction of a water line, dated February 5, 1976, and recorded in Volume 639, Page 533, Deed Records of Williamson County, Texas, the easement and liens described below, and additionally, subject to the

following restriction which is hereby placed against the property described hereinabove:

> This property shall not be used for any purpose other than for the development of a residential community. "Residential community" as used herein shall include, but not be limited to, single-family residences, town-houses, cluster homes, apartments, and any other types of residential developments, either for sale or for rent, shopping centers, parks, schools, and related facilities, and all other facilities generally considered to be a part of a residential community.

Grantor herein hereby reserves an easement over and across the property described herein from Sam Bass Road through the north boundary line of the property described herein, at a location to be approved by Grantee, which approval shall not be unreasonably withheld, to provide ingress, egress and regress for Grantor, his successors, assigns, guests and invitees, to the 962.54 acres of land, more or less, out of the Ephriam Evans Survey and the John Powell Survey in Williamson County, Texas, now owned by Grantor adjoining the property described herein, together with the right to construct a road thereon not more than 20 feet in width. This easement shall terminate automatically by its own terms without the requirement of the recordation of any other written instrument when a road is constructed and dedicated to the public by Grantee from Sam Bass Road to the north boundary line of the property described herein.

The consideration for this conveyance is as follows: A full valuable cash consideration to the Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, and for the payment of which no lien, express or implied, is retained against the property and premises hereby conveyed, and one certain promissory note of even date herewith for the principal sum of $664,874.00, made, executed, and delivered

by Hy-Land North Joint Venture, payable to the order of Tom E. Nelson, Jr., Trustee #1, being payable and bearing interest before and after maturity thereof as therein specified, and containing certain accelerating, maturity and attorney's fees collection clauses as specified therein, which said note is by reference incorporated herein as fully and completely as if the same were here set forth verbatim.

The vendor's lien, together with the legal and superior title remaining in Tom E. Nelson, Jr., Trustee #1, as vendor, is retained against the above described property and premises in favor of the holder of the above described promissory note for the security of and until the full and final payment of said note, when and whereupon this deed shall become absolute.

Payment of the above described promissory note is additionally secured by a deed of trust lien on the above described property and premises created in the deed of trust of even date herewith from Hy-Land North Joint Venture to Howard V. Rose, Trustee for Tom E. Nelson, Jr., Trustee #1; and in the event of default in the payment of said promissory note, or in the event of default in the performance of any of the covenants or conditions contained in the said deed of trust, which on the part of Grantors therein are to be kept and performed, then the holder of said promissory note shall have the option to mature the same and to foreclose the vendor's lien herein retained to secure its payment, or the deed of trust lien which also secures the payment of said note, or both of said liens, either under the power of sale contained in said deed of trust, or by court proceedings, as the holder may elect.

The property described herein is encumbered by a vendor's lien retained in the deed from James Garland Walsh and wife, Mildred Walsh, to Tom E. Nelson, Jr., Trustee #1, conveying the above described real property, and additionally, by a deed of trust lien granted in a deed of trust from Tom E. Nelson, Jr.,

Trustee #1 to Jay H. Brown, Trustee, dated June 25, 1973, of record in Volume 162, Page 647, Deed of Trust Records of Williamson County, Texas, to which deed of trust and its record reference is here made for all purposes, securing the payment of a promissory note in the original principal sum of $1,143,705.00, executed by Tom E. Nelson, Jr., Trustee #1, payable to the order of James Garland Walsh and wife, Mildred Walsh, as therein provided. This conveyance is subject to said indebtedness and the liens securing its payment, and Grantor herein hereby expressly agrees to make the payments on said note in accordance with its terms and conditions; provided, however, that Grantee herein, by its acceptance of delivery of this deed, hereby agrees to perform or cause to be performed all of the covenants and obligations of the Grantor herein under the deed of trust securing the payment of said note (other than the obligation to pay the note secured thereby) as to the property described herein.

Executed this 23RD day of JUNE, 1976.

Tom E. Nelson, Jr. Trustee #1
TOM E. NELSON, JR., TRUSTEE #1

THE STATE OF TEXAS :

COUNTY OF TRAVIS : Before me, the undersigned authority, on this day personally appeared Tom E. Nelson, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 23rd day of June, 1976.

NOTARY PUBLIC COUNTY OF TRAVIS, TEXAS

Robert L. Dunn
Notary Public, Travis County, Texas

FIELD NOTES FOR TOM E. NELSON

BEING 474.91 acres of land in Williamson County, Texas, approximately 7.78 acres in the William Kincaid Survey, Abstract No. 374, and approximately 476.13 acres in the Ephraim Evans Survey, Abstract No. 212, and being our of and 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, deed dated June 25, 1973, and recorded in Vol. 571, Page 446, Deed Records, Williamson County, Texas.

BEGINNING at an iron stake found by a fence corner post in the East boundary line of the above referred to 1437.45 acre tract; said point also being the most northerly Northwest corner of the Leon E. Behrens property recorded in Vol. 443, Page 563 of the Deed Records of Williamson County, Texas;

THENCE S 21°01'E, 2195.40 feet to an iron stake set by a fence corner post for a corner hereof in the East boundary line of the said 1437.45 acre tract;

THENCE S 65°41'W, 598.64 feet to an iron stake set by a fence corner post and S 69°22'W, 1291.65 feet to an iron stake set by a fence corner post for an ell corner hereof, said point being the most westerly Northwest corner of the said Leon E. Behrens property;

THENCE continuing with the fence along the East boundary line of the 1437.45 acre tract, S 20°34'E, 2563.74 feet, S 20°58'E, 653.26 feet to a 12 inch Liveoak and a 9 inch Elm tree and S 5°59'E, 16.09 feet to an iron stake set by a fence corner post; said point being on the North margin of County Road No. 175;

THENCE S 87°7'W, 101.02 feet along the South boundary line hereof and along the North margin of County Road No. 175, to an iron stake set for a corner hereof;

THENCE N 20°39'W, 3201.75 feet with a line approximately 100 feet West of the said original East boundary line of the 1437.45 acre tract to an iron stake set for a corner hereof;

THENCE S 69°22'W, 2910.61 feet to an iron stake set for a corner hereof, said point being N 69°22'E, 100 feet from an iron stake set by a fence post on the West boundary line of the said 1437.45 acre tract;

THENCE S 19°46'E, 1295.14 feet to an iron stake set for a corner hereof, said point being on the North margin of said County Road No. 175;

THENCE N 55°04'W, 173.22 feet with the fence along the North margin of County Road No. 175 to an iron stake set at the Southwest corner of the said 1437.45 acre tract;

THENCE with the fence along the West boundary line hereof as follows:

N 19°43'W, 994.70 feet;
N 20°01'W, 157.56 feet to an iron stake set by a fence post;
N 19°37'W, 256.36 feet to an iron stake set by a fence post;
N 54°45'W, 52.07 feet to an iron stake set by a fence post;
N 20°12'W, 517.71 feet;
N 20°03'W, 825.47 feet to a fence corner post marking the Southeast corner of the Dick Mayfield property;

Field Notes for Tom E. Nelson
Page 2

THENCE continuing along the West boundary line hereof and the East boundary line the said Dick Mayfield tract as follows:
N 19°33'W, 556.20 feet, a 12 inch dead Liveoak stump bears 1 foot East of this point;
N 20°11'W, 814.36 feet;
N 20°04'W, 800.00 feet; and
N 20°00'W 223.65 feet to an iron stake set for the Northwest corner hereof;

THENCE N 70°14'E, 5131.05 feet to an iron stake set in the West boundary line of the said 1437.45 acre tract for the Northeast corner hereof;

THENCE S 21°05'22"E, 1721.21 feet along the East boundary line hereof to a fence corner post;

THENCE S 68°06'W, 173.92 feet to the PLACE OF BEGINNING.

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

I, RUSSELL D. PARKER, do hereby certify that I did survey on the ground the above described tract of land and that to the best of my knowledge and belief, said description is true and correct.

WITNESS MY HAND AND SEAL on this the 9th day of June, 1976.

STATE OF TEXAS
RUSSELL D. PARKER
1661
REGISTERED PUBLIC SURVEYOR

Russell D. Parker
RUSSELL D. PARKER
REGISTERED PUBLIC SURVEYOR NO. 1661.

THE 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 2nd day of July A. D. 19 76 at 2:00 o'clock P M., and duly recorded this the 6th day of July A. D. 19 76 at 10:10 o'clock A M., in the Deed Records of said County, in Vol. 639 pp. 693

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

By Allene D. Whitaker Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

VOL 763 PAGE 470

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS §

6454

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

That Hy-Land North Joint Venture, a joint venture composed of Bob Clark Builders of Texas, Inc. and HRI Development Corporation, both Texas corporations, is the sole owner of Brushy Creek North, Section Two, a subdivision comprising 101.915 acres of land in Williamson County, Texas, conveyed to Hy-Land North Joint Venture by deed recorded in Volume 639, Page 693, of the Deed Records of Williamson County, Texas, as shown by the plat of said Brushy Creek North, Section Two, recorded in Book 12, Pages 66-71, Plat Records of Williamson County, Texas, and, as owner thereof, Hy-Land North Joint Venture desires to adopt a plan for the development of Brushy Creek North, Section Two, which shall be binding on Hy-Land North Joint Venture and upon its successors in title to the land in said Brushy Creek North, Section Two.

NOW, THEREFORE, Hy-Land North Joint Venture, joined herein by Southern National Bank of Houston, a national banking association, having its principal office in Houston, Harris County, Texas, acting by and through their duly authorized officers, in consideration of the mutual benefits to each of them and to the future owners of the property in Brushy Creek North, Section Two, do hereby make the said Brushy Creek North, Section Two, subject to the following restrictive covenants; and Southern National Bank of Houston, by joining in the execution of these restrictive covenants, does hereby subordinate the deed of trust liens which it now holds on the above described property; which liens are more fully described in the Deed of Trust recorded in Volume 240, Page 241, Deed of Trust Records of Williamson County, Texas, to said restrictive covenants set out herein, to-wit:

A.

The property which is and shall be held, transferred, sold and conveyed subject to the covenants, conditions, restrictions, reservations and charges hereinafter set forth is described as follows:

All of the lots in Brushy Creek North, Section Two, a subdivision in Williamson County, Texas, according to the plat thereof of record in Book 12, Pages 66-71, Plat Records of Williamson County, Texas, to which plat and its record reference is here made for all purposes.

B.

The property described in Section A. hereof is encumbered by the covenants, conditions, restrictions, reservations and charges hereinafter set forth to insure the best and highest use and the most appropriate development and improvement of each lot for residential purposes within said subdivision; to protect owners of lots against improper use of surrounding lots; to preserve so far as practicable the natural beauty of said property; to guard against the erection of poorly designed or proportioned structures of improper or unsuitable materials; to encourage and secure the erection of

attractive improvements on each lot with appropriate locations; to prevent haphazard and inharmonious improvements of said lots; to secure and maintain proper setbacks from streets and adequate free space; and in general to provide for development of the highest quality to enhance the value of investments made by owners.

B-1. Land Use and Building Types. No lot shall be used except for residential purposes. No building structure or living accomodations of any type shall be erected, altered, placed or permitted to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height. All buildings shall be of recognized standard construction, and no building shall remain uncompleted for more than one year after construction has been commenced.

B-2. Architectural Control. No building shall be erected, placed or altered on any lot until a copy of the construction plans and specifications and a plan showing the location of the structure and all driveways have been delivered to and approved by the Architectural Control Committee, hereinafter called "Committee", as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. A copy of the construction plans and specifications and a plan showing the location of the structure and all driveways, if approved, shall remain in the possession of said Committee until this subdivision has been built out in its entirety. The Committee's approval or disapproval as required in these covenants shall be in writing. The decision of the Committee shall be rendered at the earliest practicable date but in no event later than twenty (20) working days subsequent to initial receipt of plans and specifications and location plan. A copy of the plans and specifications and location plan shall be delivered to the Architectural Control Committee at the office of Hy-Land North Joint Venture at 8741 North Lamar, Austin, Texas, not less than twenty-five (25) days prior to the date construction is commenced. In the event the Committee, or its designated representative, fails to approve or disapprove within twenty (20) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

B-3. Dwelling Size. The ground floor of the main structure of single-family dwellings on all lots, excluding all open and covered porches and decks and garages or carports, shall not be less than 1,400 square feet for a one-story or split-level dwelling, and not less than 1,000 square feet for a two-story dwelling, with the combined area of the first and second floors being not less than 1,800 square feet.

B-4. Building Location. No building shall be located on any lot nearer than thirty-five (35) feet to the front lot line, and no building shall be located on any lot fronting on Great Oaks Drive nearer than forty (40) feet to the front lot line nor further than fifty (50) feet from the front lot line. No building shall be located on any lot nearer than fifteen (15) feet to the side lot line if said lot line is a street. For purposes of determining the

front and side lot lines on a corner lot, the lot shall be considered to front on the street where it has the most depth. No building shall be located on any lot nearer than ten (10) feet to any interior side lot line, and the total combined distances between the two sides of the building and the two side lot lines shall be at least twenty (20) feet. No building shall be located nearer than twenty-five (25) feet from any rear lot line on any lot. For purposes of these covenants, eaves, steps and open porches shall not be considered as part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

B-5. Fences, Walls, Hedges. No hedge, fence or wall may be erected, placed or altered on any lot nearer to any street than the building set back line on that lot unless approved by the Architectural Control Committee.

B-6. Resubdivision. No resubdivision shall be permitted that would increase the total number of lots within Brushy Creek North, Section Two.

B-7. Easements. Easements for installation and maintenance of utilities and drainage facilities and public walkways and fences are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

B-8. Nuisances. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, or which is opposed to the purpose of these restrictions.

B-9. Temporary Structures or Emplacements. No structure or placement of a temporary character, mobile home, motor home, recreational vehicle, boat, bus, trailer, derelict, junk or racing vehicle, or any vehicle without a current license plate, basement, or tent, shack, shed, barn, or other outbuilding that is larger than eight (8) feet by ten (10) feet in width, eight (8) feet in height, shall be erected, placed, driven, altered or permitted to remain on any lot at any time, either temporary or permanent, without the prior written consent of the Architectural Control Committee. No residential building may be moved upon any lot in this addition. The use of an outside tool or storage shed must be so designed as to preclude visible and objectionable sighting from the frontal streetside elevation.

B-10. Signs and Sales Program. No signs of any kind shall be displayed for public view on any lot except one professional sign of not more than five (5) square feet advertising the property for sale or rent or signs used by builders during the construction and sale period. All merchandising, advertising and sales programming in Brushy Creek North, Section Two, shall be subject to approval by Hy-Land North Joint Venture and shall be in conformity with the general marketing plan for Brushy Creek North, Section Two.

B-11. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind at any time shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in drilling for oil or natural gas shall be erected, maintained or permitted upon any lot.

B-12. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that any owner may keep not more than two (2) dogs, two (2) cats or two (2) other household pets, provided that they are not kept, bred or maintained for any commercial purposes.

B-13. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and the same shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

B-14. Water Supply. No individual water supply system shall be permitted on any lot.

B-15. Sewage Disposal. No individual sewage disposal system shall be permitted on any lot.

B-16. Sight Distance at Intersection. No fence, wall, hedge or shrub plantings which obstruct sight lines at elevations between two feet and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitation shall apply on any lot within ten feet from an intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

B-17. Garages or Carports. Each dwelling shall at all times have a garage or carport for not less than two nor more than four cars. Such garage or carport shall be constructed so that the entry thereof does not face toward the front street of the lot.

B-18. Driveway Requirements. All lots within Brushy Creek North, Section Two, shall have a driveway. The driveway shall be constructed of either reinforced concrete or asphalt. Any driveway constructed across an open ditch or culvert shall have a pipe in such ditch or culvert under the driveway and the size and type of such pipe must be approved by the Architectural Control Committee.

B-19. Utility Lines. All electrical, telephone or other utility lines or wires shall be constructed underground, except for utility company feeder lines into the subdivision.

C.

C-1. Membership. The Brushy Creek North, Section Two, Architectural Control Committee shall initially be composed of Robert E. Clark, Reynold C. Dorman, Robert A. Fritsch and C. Dwight Lamb.

So long as Hy-Land North Joint Venture owns any lot in Brushy Creek North, Section Two, Hy-Land North Joint Venture shall have the right to remove any member of the Architectural Control Committee, and to appoint a successor in the event of such removal or in the event of the death or resignation of any member of the Committee. The majority of the Committee may designate a representative to act for it. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At such time as Hy-Land North Joint Venture no longer owns any lot in Brushy Creek North, Section Two, and thereafter, the then record owners of the majority of the lots in Brushy Creek North, Section Two, shall have the power through a duly recorded written instrument to change the membership of the Committee or restore to it any of its powers and duties.

C-2. Authority. Notwithstanding anything herein to the contrary, the Architectural Control Committee may, in its sole discretion, waive or permit a variance from any of the covenants, conditions or restrictions set forth herein, except for the use restrictions set forth in Section B-1 hereof.

C-3. Liability. The Architectural Control Committee shall not have any liability to any lot owner or any other person, firm or corporation, for any decision which it may make, either with respect to approval or disapproval of construction plans and specifications, or permitting or failing to permit any waiver or variance from any of the covenants, conditions and restrictions set forth herein.

D.

D-1. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded. After that time, these covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by three-fourths (3/4) of the then owners of the lots has been filed of record in the Williamson County Deed Records, agreeing to change such covenants in whole or in part.

D-2. Enforcement. If the owner of any lot or their heirs, executors, administrators, successors, assigns or tenants shall violate any of the covenants set forth in this declaration, it shall be lawful for any person or persons owning any lot encumbered by this declaration or Hy-Land North Joint Venture to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant. If the failure of the owner or tenant to perform his obligations hereunder would result in irreparable damage to the developer and other owners of lots in Brushy Creek North, Section Two, then cumulative of all other common law or statutory remedies, enforcement of any of these restrictive covenants may be by suit at law or in equity, by or on behalf of Hy-Land North Joint Venture or by or on behalf of any owner of any lot in Brushy Creek North, Section Two, against any person, firm or corporation violating or apparently about to violate any of these covenants, either before such violation occurs or within a reasonable time thereafter, for an appropriate order or injunction of either a

restraining or mandatory nature or both, and of either a temporary or permanent nature or both, including, but not limited to, one restraining construction of any improvements commenced or about to be commenced without prior written approval by the Committee in accordance with paragraph B-2. of Article B. hereof. In the event enforcement actions are instituted and the enforcing party recovers, then, in addition to the remedies specified above, court costs and reasonable attorney's fees shall be assessed against the violator.

D-3. Assignment. Hy-Land North Joint Venture may by appropriate instrument assign or convey to any person, organization or corporation any or all of the rights, reservations, easements and privileges herein reserved by it, and, upon such assignment or conveyance being made, its assigns or grantees may, at their option, exercise, transfer or assign such rights, reservations, easements and privileges or any one or more of them at any time or times in the same way and manner as those directly reserved by them or it in such instrument.

D-4. Severability. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

WITNESS ITS HAND at Austin, Texas, this 17th day of May, 1979.

HY-LAND NORTH JOINT VENTURE

By: BOB CLARK BUILDERS OF TEXAS, INC.

NO SEAL

By _____
President

By: HRI DEVELOPMENT CORPORATION

NO SEAL

By _____
President

The undersigned, Southern National Bank of Houston, a national banking association, acting herein by and through its duly authorized officer, hereby joins in the execution of this Declaration of Restrictions as mortgagee of that property described above.

EXECUTED this 6th day of June, 1979.

SOUTHERN NATIONAL BANK OF HOUSTON

NO SEAL

By _____
Its Robert R. Sonnen, Assistant Vice President

THE STATE OF TEXAS §

COUNTY OF Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Robert E. Clark, President of BOB CLARK BUILDERS OF TEXAS, INC., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation, and in the capacity of a joint venturer.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of May, 1979.

Chester D. Lamb
Notary Public, Williamson County, Texas
CHESTER D. LAMB

My Commission expires:
10-30-80

THE STATE OF TEXAS §

COUNTY OF Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Jones, Sr Vice-President of HRI DEVELOPMENT CORPORATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation, and in the capacity of a joint venturer.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of May, 1979.

Chester D. Lamb
Notary Public, Williamson County, Texas

My Commission expires:
10-30-80

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Robert R. Sonnen, Assistant Vice President of SOUTHERN NATIONAL BANK OF HOUSTON, a national banking association, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said bank, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of June, 1979.

Betty Currie
Notary Public, Harris County, Texas
Betty Currie

My Commission expires:
10-3-80

DBA12/M

VOL 763 PAGE 477

THE STATE OF TEXAS
County of Williamson }

I, James N. Boydston, 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 19th day of July A.D. 1979, at 9:30 o'clock A M., and duly recorded this the 19th day of July A.D. 1979, at 9:55 o'clock A M., in the Deed Records of said County, in Vol. 763 pp 470

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

By Juanita Youngate Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas

86030470

VOL 1338 PAGE 419

13539

THE STATE OF TEXAS I

COUNTY OF WILLIAMSON I KNOW ALL MEN BY THESE PRESENTS:

On this the 7th day of April, 1986, the Architectural Committee created by the restrictions of record in Vol. 763, Page 470, Williamson County Deed Records for Brushy Creek North Sec. II a subdivision in Williamson County, Texas, according to the plat of record in Cabinet "C", Slides 332-337, Williamson County Plat Records, Williamson County, Texas, approved the plans and specifications submitted by Frederick Bradley, Inc. for the improvements to be constructed upon the following described lot located in said subdivision, to-wit:

Lot 11 Block 10

as well as the location of the structure upon said lot.

(Special conditions, if any )

1. Plan No. 11/10
2. Set slab elevation to elevation shown on grading plan prepared by MLA- Meyer Lytton & Allen
3. Sizing of culverts for driveways and walkways will be inspected by Williamson County Municipal Utility District Number Two.
4. 35' Building set-back waived to "As-Built" on 2' + overage on garage.

APPROVED on this the 7th day of April, 1986.

ARCHITECTURAL COMMITTEE

BY: Dwight Lamb
Designated Representative

THE STATE OF TEXAS I

COUNTY OF WILLIAMSON I

BEFORE ME, the undersigned authority, on this day personally appeared Dwight Lamb, the duly designated representative of the Architectural Committee of Hy-Land North Joint Venture, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of April, 1986.

My commission expires:

Barbara J Raymond
Notary Public in and for
Williamson County, Texas

BARBARA J RAYMOND
Notary Public, State of Texas
My Commission Expires 4/30/88

OFFICIAL RECORDS
WILLIAMSON COUNTY TEXAS

VOL 1338 PAGE 420

SURVEY PERFORMED FOR Stephen K. Whitaker & Debra S.

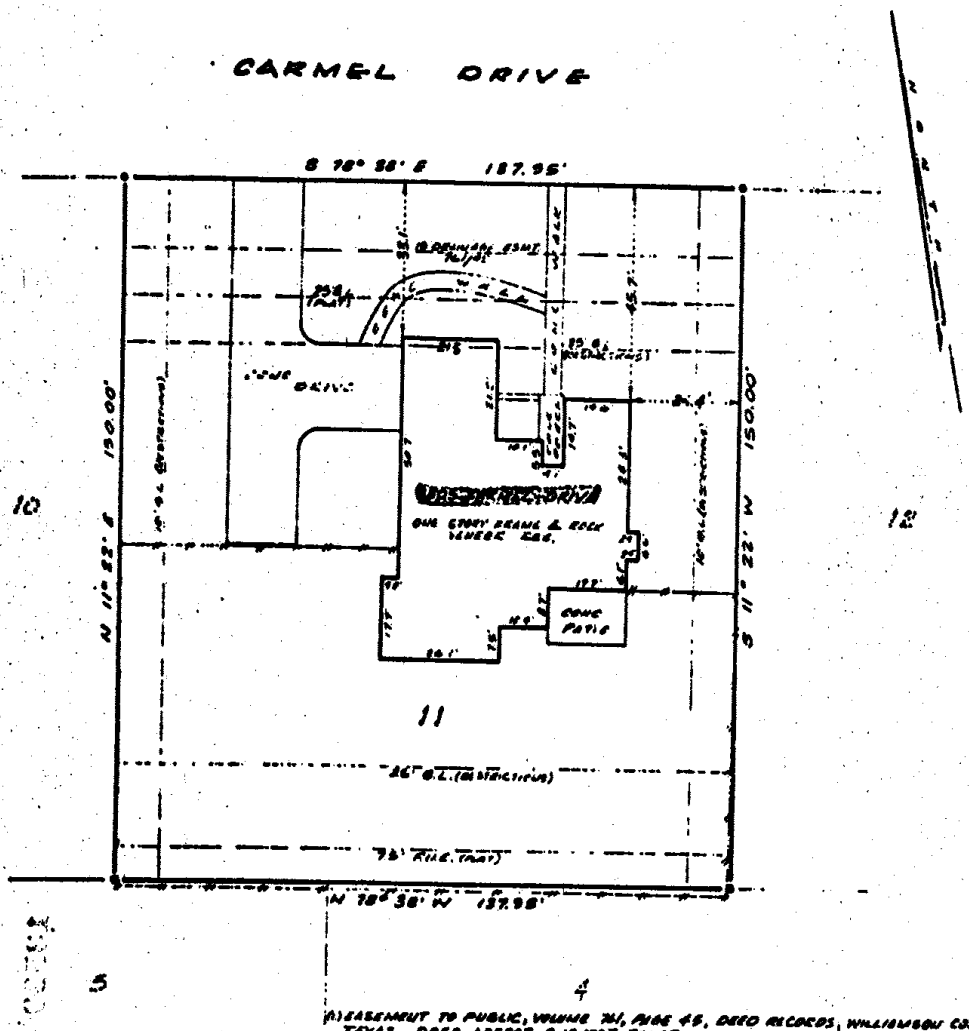
JOB No. H-11674
G.F. No. 86030470

IMPROVEMENT SURVEY OF [redacted] WILLIAMSON COUNTY, TEXAS

OF RECORD IN Cabinet C, Slides 332-337 OF THE Plat RECORDS OF Williamson COUNTY, TEXAS.

PERIMETER DESCRIPTION: ___ ATTACHED
X NOT REQUIRED

SCALE: 1" = 30'
LEGEND: IRON PIN FOUND ●
IRON PIN SET ●
WOOD FENCE -·-·-·-




(1) EASEMENT TO PUBLIC, VOLUME 241, PAGE 48, DEED RECORDS, WILLIAMSON COUNTY TEXAS DOES AFFECT SUBJECT TRACT.
(2) EASEMENT TO CITY OF ROUND ROCK, VOLUME 639, PAGE 533, DEED RECORDS, WILLIAMSON COUNTY TEXAS DOES NOT AFFECT SUBJECT TRACT.
(3) EASEMENT TO T.P.&L. & SOUTHWESTERN BELL TELEPHONE CO., VOLUME 241, PAGE 668, DEED RECORDS, WILLIAMSON COUNTY, TEXAS DOES NOT AFFECT SUBJECT TRACT.
(4.) EASEMENT TO TOM E. NELSON, JR., VOLUME 639, PAGE 693, DEED RECORDS, WILLIAMSON COUNTY, TEXAS DOES NOT AFFECT SUBJECT TRACT.

I, Don U. Bizzell, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND DIRECTION ON THE 17th DAY OF April, 1986; THE PROPERTY PLATTED HEREON IS CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
DON U. BIZZELL
2011
REGISTERED PUBLIC SURVEYOR

FLOOD STATEMENT: I HEREBY CERTIFY THAT THE PROPERTY WITHIN THE BOUNDARIES SHOWN HEREON Is Not WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, COMMUNITY PANEL No. 481079 0010A EFFECTIVE DATE: Nov. 1, 1977, OR OTHER FLOOD HAZARD DETERMINATION AS SHOWN HEREON.

Sieger & Bizzell, inc.
CONSULTING ENGINEERS + SURVEYORS
P.O. Box [illegible]

VOL 1338 PAGE 421

CHARGE & RETURN TO
LONGHORN TITLE CO., INC

34C

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

APR 10 1986

James S. Boyleston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
WILLIAMSON COUNTY, TX.
1986 APR -9 PM 3 27
James S. Boyleston
COUNTY CLERK

13539

VOL 1338 PAGE 420

4990189

199957122 1 pg

**THE STATE OF TEXAS §**

**COUNTY OF WILLIAMSON §**

**KNOW ALL MEN BY THESE PRESENTS:**

On this the 9th day of August, 1999, the Architectural Control Committee, created by the Restrictions of record in Volume 763, Page 470, Williamson County Deed Records for The Brushy Creek North, Section II, a subdivision in Williamson County, Texas, according to the plat of record number 3434, dated April 25, 1977 Williamson County Plat Records, Williamson County, Texas, approve the following

Construction of a swimming pool in the rear yard, per attached previous approval dated October 28, 1989, built within the rear building setback line

**APPROVED** on this the 9th day of August, 1999

**ARCHITECTURAL CONTROL COMMITTEE:**

By. _____
Jeffrey Simmons
Designated Representative

**THE STATE OF TEXAS §**

**COUNTY OF WILLIAMSON §**

Before me, the undersigned authority, on this day personally appeared **Jeff Simmons**, the duly designated representative of the Architectural Control Committee of **HyLand Joint Venture**, known to me to be the person whose name is subscribed to the forgoing instrument who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated

Given under my hand and seal of office this the 9th day of August, 1999

_____
Shirley Ann Craven - Notary Public

SHIRLEY ANN CRAVEN
NOTARY PUBLIC
State of Texas
Comm Exp 06-22-2001

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E Rister

08-23-1999 01:54 PM 199957122
STRICKLAND $9.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

RETURN TO:
First American Title
806 Brazos St #403
Austin TX 78745
GF#4990189/$11.00

#1100

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' |

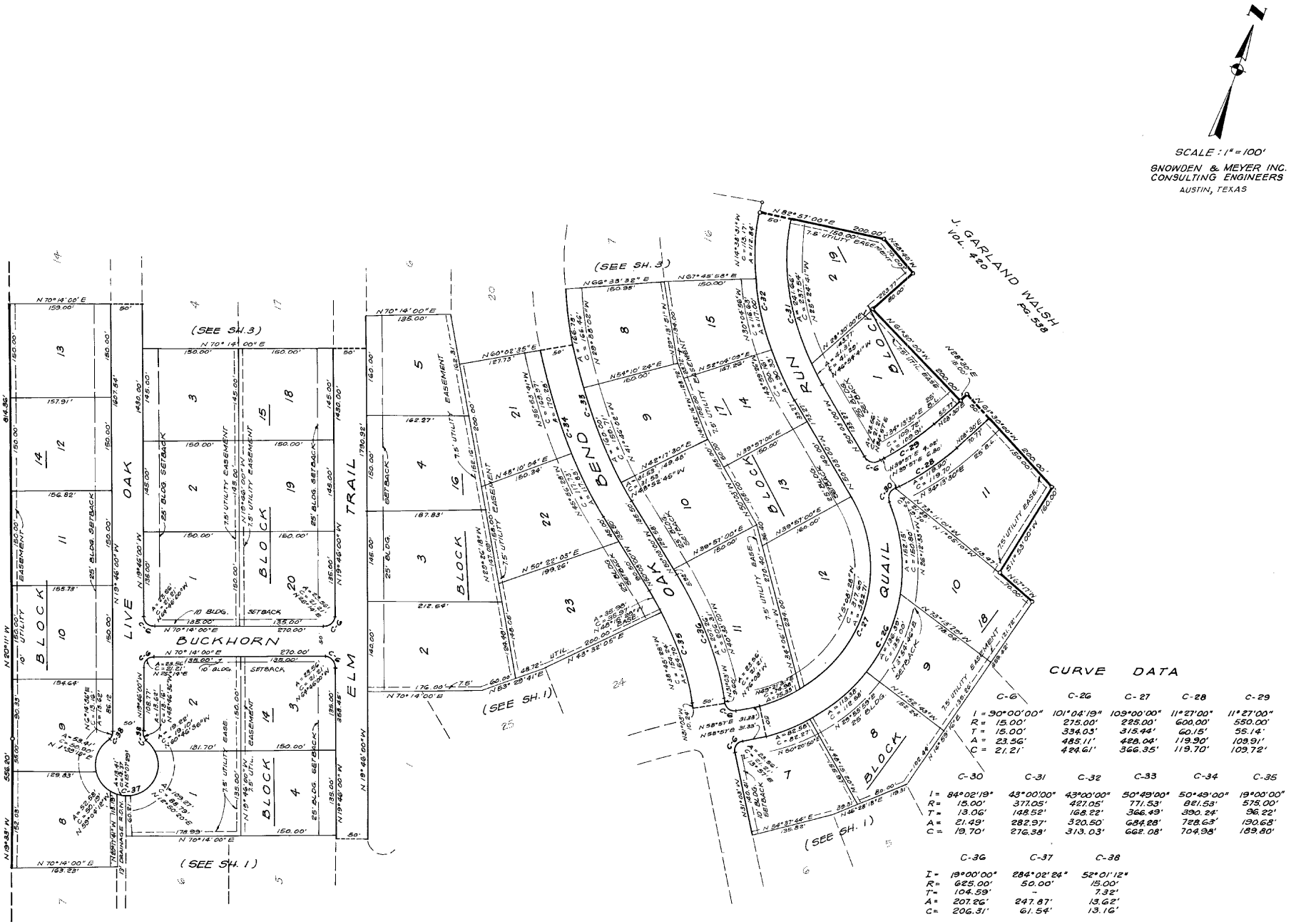
| | C-14 | C-15 | C-16 | C-17 | C-18 | C-19 | C-20 | C-21 | C-22 | C-23 | C-24 | C-25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| I = | 90°49'28" | 89°52'43" | 91°57.17" | 88°10'12" | 23°38'08" | 27°00'00" | 126°44'56" | 54°49'11" | 34°53'29" | 38°00'00" | 25°47'07" | 25°47'07" |
| R = | 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' |

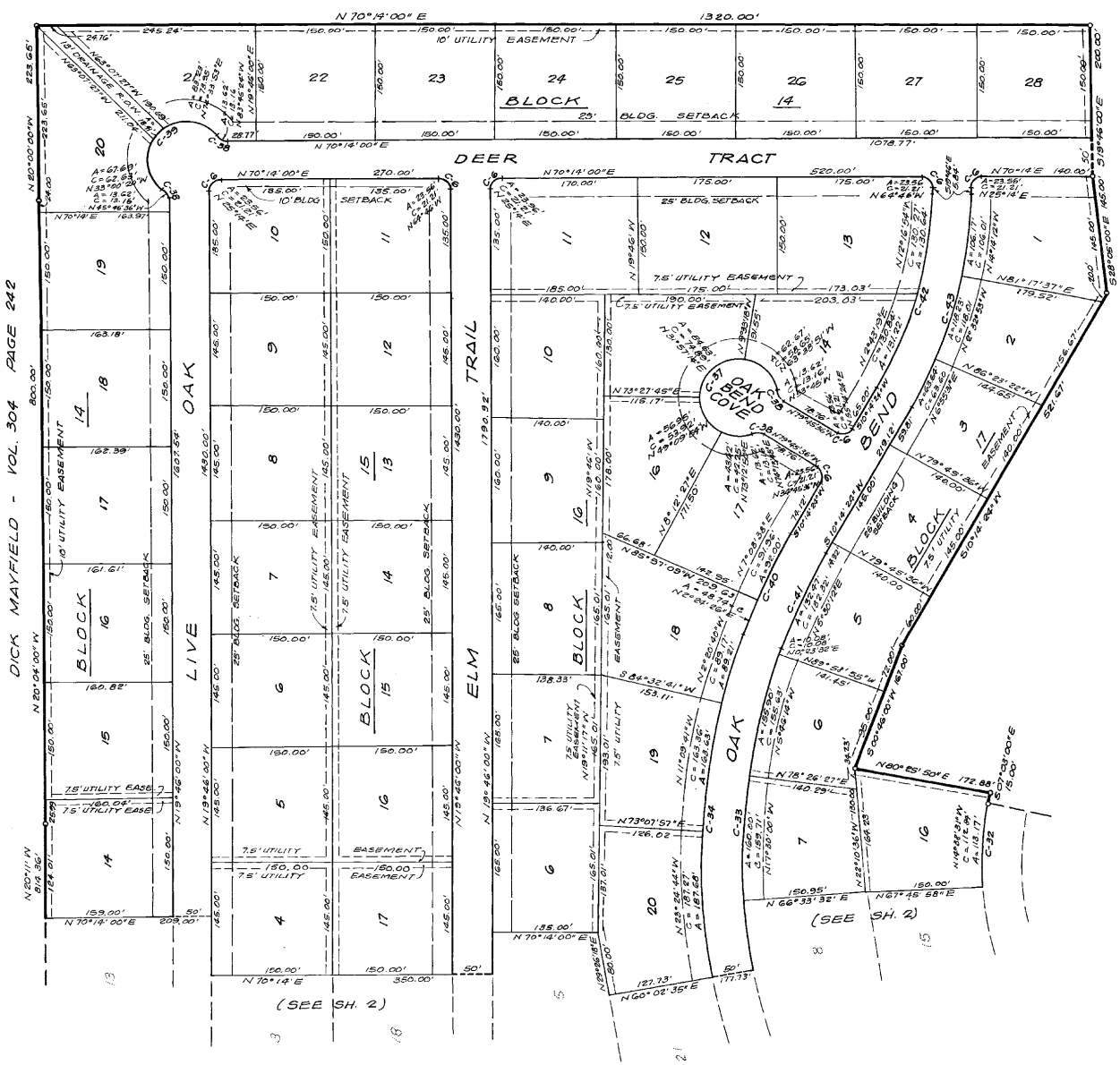
| | C-36 | C-37 | C-38 |
|---|---|---|---|
| I = | 19°00'00" | 284°02'24" | 52°01'12" |
| R = | 625.00' | 50.00' | 15.00' |
| T = | 104.59' | - | 7.32' |
| A = | 207.26' | 247.87' | 13.62' |
| C = | 206.31' | 61.54' | 13.16' |

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

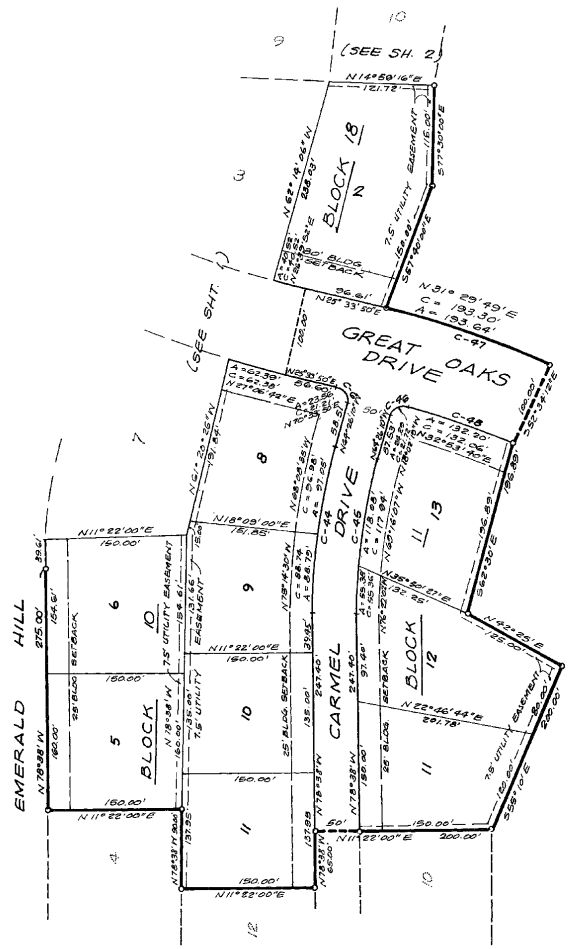
## CURVE DATA

| | 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' |
| 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' |

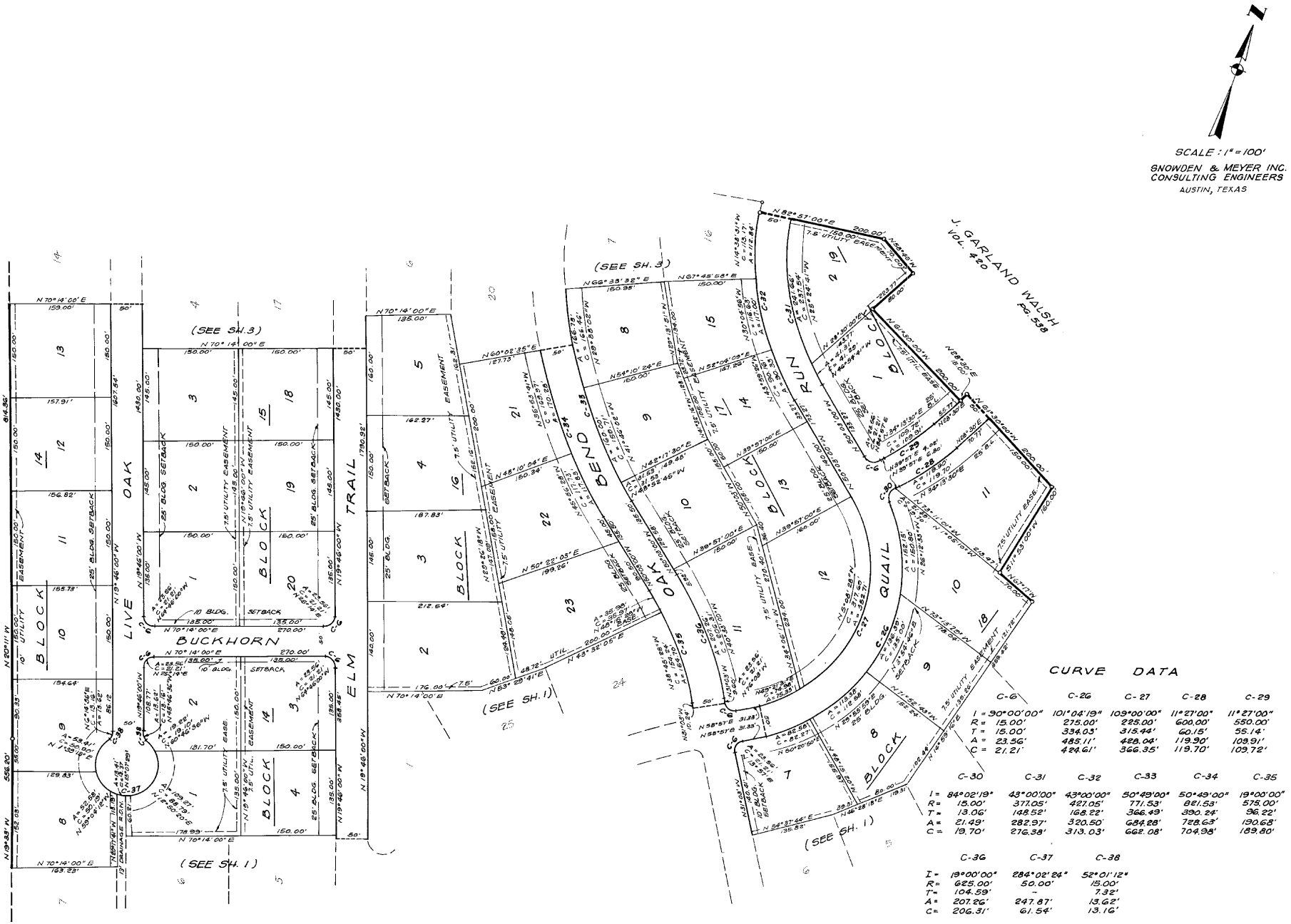
| | C-14 | C-15 | C-16 | C-17 | C-18 | C-19 | C-20 | C-21 | C-22 | C-23 | C-24 | C-25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| I = | 90°49'28" | 89°52'43" | 91°57.17" | 88°10'12" | 23°38'08" | 27°00'00" | 126°44'56" | 54°49'11" | 34°53'29" | 38°00'00" | 25°47'07" | 25°47'07" |
| R = | 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' |

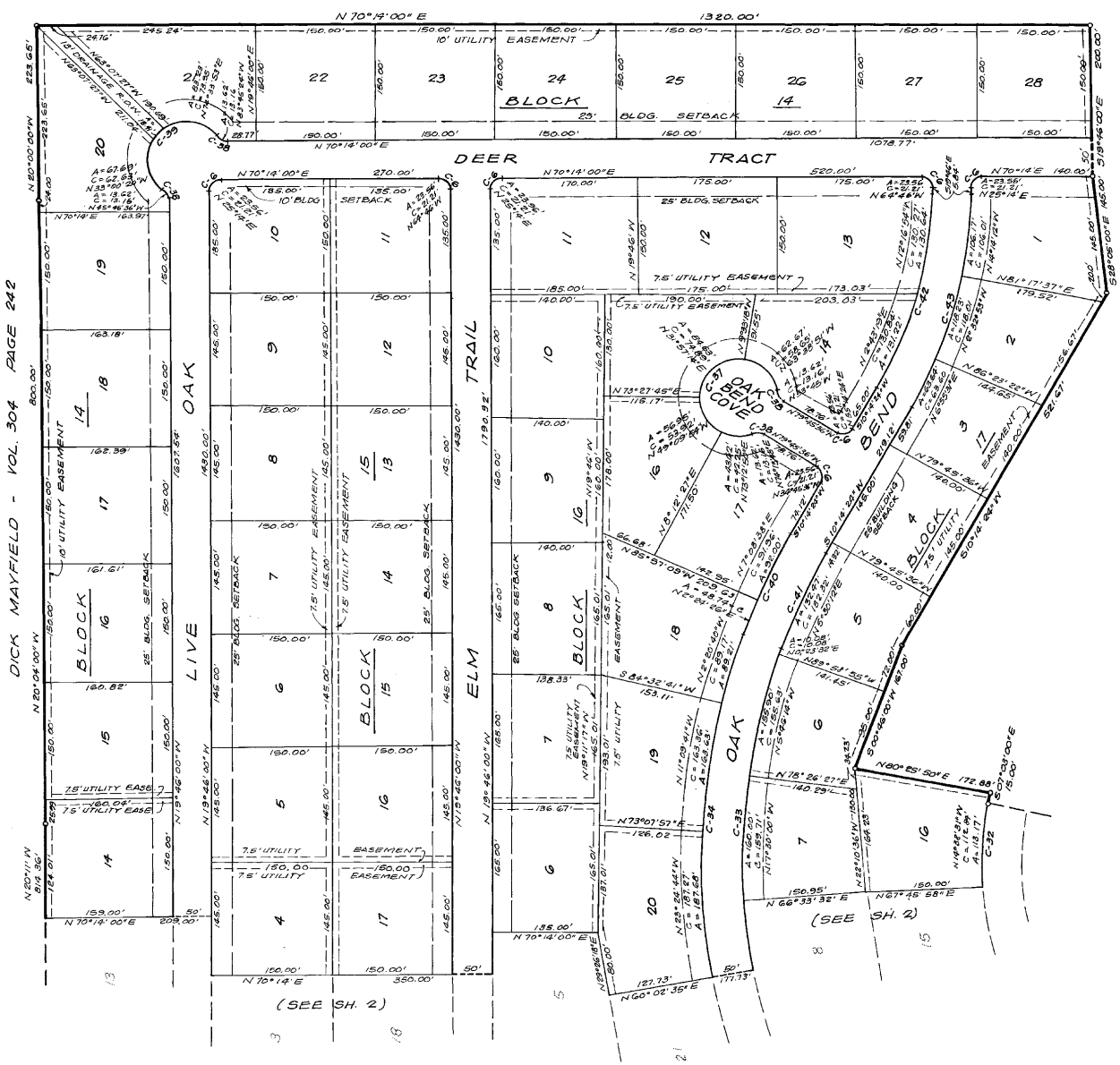
| | C-36 | C-37 | C-38 |
|---|---|---|---|
| I = | 19°00'00" | 284°02'24" | 52°01'12" |
| R = | 625.00' | 50.00' | 15.00' |
| T = | 104.59' | - | 7.32' |
| A = | 207.26' | 247.87' | 13.62' |
| C = | 206.31' | 61.54' | 13.16' |

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

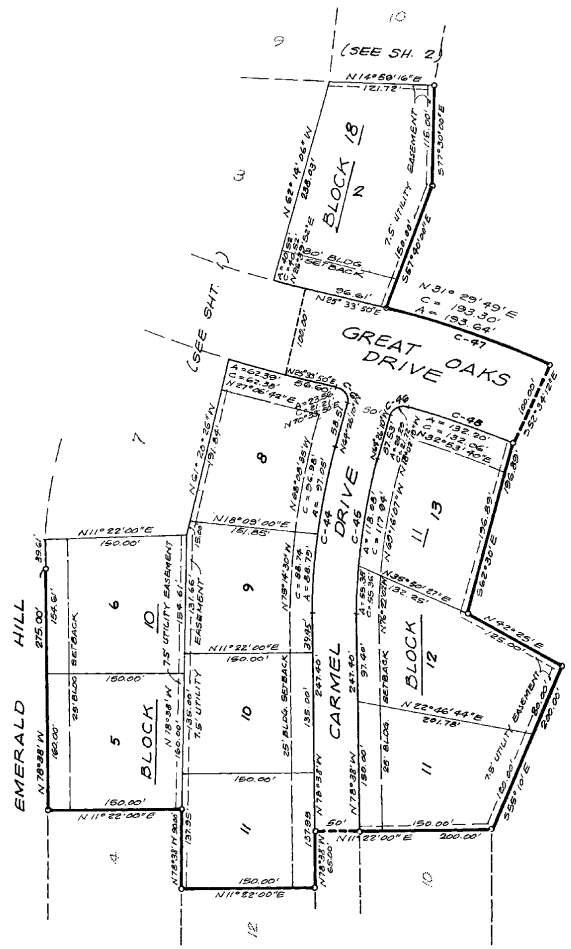
## CURVE DATA

| | 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