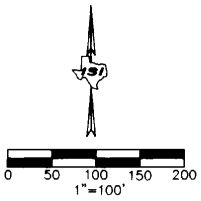
CABINET BB SLIDE 196 DOC. # 20060013292

# FINAL SUBDIVISION PLAT OF WALSH RANCH, SECTION ONE

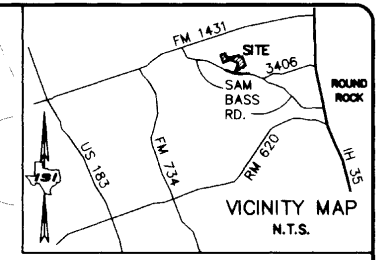
SUBDIVISION OF 54.87 ACRES OUT OF THE WILLIAM KINCAID SURVEY, ABSTACT NO. 374 AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS




NOTE: IRON RODS SET WITH A PLASTIC CAP AS SHOWN HEREON, HAVE AN ORANGE CAP THAT LOOKS AS FOLLOWS:

| BLOCK A | SQ. FEET | BLOCK E | SQ. FEET | BLOCK F | SQ. FEET | BLOCK H | SQ. FEET |
|---|---|---|---|---|---|---|---|
| 1 | 13616 | 1 | 11312 | 1 | 10759 | 1 | 11195 |
| 31 | 8178 | 2 | 9308 | 2 | 8870 | 2 | 9308 |
| 32 | 8178 | 3 | 9308 | 3 | 9720 | 3 | 9308 |
| 33 | 8179 | 4 | 9308 | 4 | 9720 | 4 | 9308 |
| 34 | 8343 | 5 | 9308 | 5 | 8870 | 15 | 12771 |
| 35 | 8683 | 6 | 9308 | 6 | 9324 | 16 | 10884 |
| 36 | 10946 | 7 | 9308 | 7 | 9359 | 17 | 10884 |
| | | 8 | 9308 | 8 | 10257 | 18 | 11098 |
| BLOCK B | SQ. FEET | 9 | 11080 | 9 | 10257 | 19 | 10931 |
| 23 | 13357 | 10 | 25147 | 10 | 10257 | 20 | 10092 |
| | | 11 | 13431 | 11 | 9359 | 21 | 11753 |
| BLOCK C | SQ. FEET | 12 | 10400 | 12 | 10257 | 22 | 13591 |
| 1 | 10316 | 13 | 10400 | 13 | 10257 | | |
| 2 | 9235 | 14 | 12007 | 14 | 9159 | BLOCK I | SQ. FEET |
| 4 | 9490 | 15 | 13745 | 15 | 8870 | 1 | 11940 |
| 5 | 12367 | 46 | 14231 | 16 | 8870 | 2 | 10542 |
| 17 | 8033 | 47 | 12600 | 17 | 9720 | 3 | 10465 |
| 18 | 8033 | 48 | 12600 | 18 | 9720 | 4 | 9482 |
| 19 | 10572 | 49 | 14803 | 19 | 8896 | 5 | 9417 |
| 20 | 13281 | 50 | 12514 | 20 | 11831 | 6 | 11245 |
| 21 | 18633 | 51 | 12484 | 21 | 15346 | 7 | 11887 |
| 22 | 20820 | 52 | 23777 | 22 | 14319 | 8 | 9423 |
| 23 | 18645 | 53 | 12452 | 23 | 14570 | 9 | 9489 |
| 24 | 18058 | 54 | 12600 | 24 | 11200 | 10 | 10476 |
| 25 | 12732 | 55 | 12600 | 25 | 12600 | 11 | 10556 |
| 26 | 9718 | 56 | 12600 | 26 | 14331 | 12 | 11948 |
| 27 | 9071 | 57 | 14575 | 27 | 15732 | | |
| 28 | 11458 | | | 28 | 15496 | | |
| | | | | 29 | 12169 | | |
| BLOCK D | SQ. FEET | | | 30 | 11705 | | |
| 1 | 25953 | | | 31 | 11971 | | |
| 2 | 16614 | | | 32 | 10387 | | |
| 3 | 17981 | | | 33 | 11088 | | |
| 4 | 11925 | | | 34 | 11749 | | |
| 5 | 15742 | | | 35 | 17083 | | |
| 6 | 15926 | | | | | | |
| 7 | 16643 | | | | | | |
| 8 | 22904 | | | | | | |

Total Single Family Lots 118
Average lot size 12,063 s.f.




WILLIAMSON COUNTY, TEXAS
3.80 AC.
DOC. NO. 2005063737

ROUND ROCK INDEPENDENT SCHOOL DISTRICT
REMAINDER OF 40.41 AC.
DOC. NO. 2004092517

MERION 100, L.P.
99.52 AC.
DOC. NO. 2004093140

HY-LAND JOINT VENTURE
Vol. 699, Page 693

BEHRENS RANCH, PHASE B, SECTION III
CAB. "V", SLIDES 38-40

MICHAEL L. BOURLAND
DOC. NO. 9749725

ELECTRIC EASEMENT
VOL. 710, PG. 124
NO WIDTH DEFINED

WILLIAM KINCAID SURVEY
ABSTRACT No. 374

PRIVATE PARK AND AMENITY CENTER (2.41 AC)

BASALT COVE (55' ROW)
ALEXANDRITE WAY (55' ROW)
MARCASITE DRIVE (55' ROW)
BEHRENS PARKWAY (65' ROW)
WALSH RANCH BOULEVARD (65' ROW)
MATCHLINE

BLOCK 'A' (5 LOTS)
BLOCK 'B' (23 LOTS)
BLOCK 'C' (22 LOTS)

LOT 2, BLOCK "J" LANDSCAPE LOT (0.06 AC.)
LANDSCAPE LOT (0.61AC)

SAM BASS ROAD ((COUNTY ROAD 175))

LOT 29 TONKAWA SPRINGS CAB. C SLIDE 316
LOT 1 ARROWHEAD CIRCLE
LOT 2
LOT 3
LOT 4
LOT 5 TONKAWA LAKE CAB. C, SLIDE 322

## LEGEND

- PERMANENT MONUMENT
- STANDARD MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON ROD FOUND W/CAP (INTERSTATE SURVEYING, INC.)
- HWY MONUMENT FOUND
- CALCULATED POINT

(UNLESS OTHERWISE NOTED)

| | |
|---|---|
| (XXX) | RECORD INFORMATION DOC. NO. 9618420 |
| W.C.O.P.R. | WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS |
| W.C.P.R. | WILLIAMSON COUNTY PLAT RECORDS |
| W.L.E. | WATER LINE EASEMENT |
| W.W.E. | WASTE WATER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| P.O.B. | POINT OF BEGINNING |
| E.E. | ELECTRIC EASEMENT |
| L.F.E. | LANDSCAPE AND FENCE EASEMENT |

BASED ON THE VISIBLE PHYSICAL EVIDENCE OF AN EXISTING WATERLINE, THE TWENTY FOOT WIDE WATERLINE EASEMENT DESCRIBED IN VOLUME 646, PAGE 315 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS IS LOCATED APPROXIMATELY ADJACENT TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAM BASS ROAD (COUNTY ROAD 175) AS DELINEATED ON THIS SUBDIVISION PLAT.

N=10166859.15
E=3116511.47
NAD 83 - CITY OF ROUND ROCK

P.O.B.

ADDITIONAL RIGHT OF WAY TO BE DEDICATED SEE NOTE 13

ACREAGE: 54.87 ACRES

SURVEY: WILLIAM KINCAID SURVEY, ABST. NO. 374
EPHRAIM EVANS SURVEY, ABST. NO. 212

NUMBER OF BLOCKS: 8

NUMBER OF LOTS: 127

LINEAR FEET OF NEW STREETS: 13,525

DATE: JULY 20, 2005

SURVEYOR: INTERSTATE SURVEYING, INC.

ENGINEER: COOK-STEINMAN & ASSOCIATES, INC.

BENCHMARK: CITY OF ROUND ROCK BRASS DISK STATION : ROUND ROCK 01-031
GREAT OAKS DRIVE - PARK DRIVE
ELEV.= 850.83

OWNER: MERION 100, L.P. (51.07 AC.)
BY: WATERSTONE DEVELOPMENT GROUP
ITS MANAGING GENERAL PARTNER
BY: ROBERT WUNSCH, PRESIDENT
4314 WEST BRAKER LANE, SUITE 250
AUSTIN, TEXAS 78759
(512) 381-1280

WILLIAMSON COUNTY, TEXAS (3.80 AC.)

Revision Date: 09/20/05
Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05
Revision Date: 07/20/05
LOT 23, "B" & LOT 23 "C"
Revision Date: 07/19/05

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2990

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5965
Austin, Texas 78750 FAX 219-5966

Scale: 1"=100' Date: 06/25/05
Disk: \ISI\21332 Book: @256-257
Drawn by: BJM
File: 21332PLAT5.DWG
Approved by: BJM
Project No.: 213-32.16

SHEET 1 OF 5

PHOTOGRAPHIC MYLAR

CABINET BB SLIDE 197

## CURVE TABLE

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|---|---|---|---|---|---|
| C1 | 105°40'09" | 27.66' | 15.00' | S47°39'16"W | 23.91' |
| C2 | 15°51'45" | 40.84' | 147.50' | S13°06'42"E | 40.71' |
| C3 | 91°56'32" | 24.07' | 15.00' | N27°18'16"W | 21.57' |
| C4 | 88°10'56" | 23.09' | 15.00' | N62°45'28"E | 20.87' |
| C5 | 88°10'56" | 23.09' | 15.00' | S25°25'29"E | 20.87' |
| C6 | 41°57'08" | 199.53' | 272.50' | S89°34'42"E | 195.10' |
| C7 | 00°54'49" | 21.13' | 1325.00' | S69°03'33"E | 21.13' |
| C8 | 81°54'02" | 21.44' | 15.00' | N28°29'43"E | 19.66' |
| C9 | 05°39'51" | 32.38' | 327.50' | N09°37'23"W | 32.36' |
| C10 | 04°06'47" | 59.76' | 832.50' | N69°22'46"W | 59.75' |
| C11 | 89°21'14" | 38.99' | 25.00' | N26°45'32"W | 35.16' |
| C12 | 04°45'32" | 63.75' | 767.50' | N20°17'51"E | 63.73' |
| C13 | 31°03'40" | 123.33' | 227.50' | S85°00'17"W | 121.83' |
| C14 | 15°51'45" | 56.06' | 202.50' | S13°06'41"E | 55.88' |
| C15 | 89°06'23" | 136.08' | 87.50' | S24°55'15"W | 122.78' |
| C16 | 105°20'44" | 27.58' | 15.00' | N57°51'11"W | 23.86' |
| C17 | 89°06'23" | 50.54' | 32.50' | S24°55'15"W | 45.60' |
| C18 | 91°24'37" | 23.93' | 15.00' | S65°20'15"E | 21.47' |
| C19 | 90°00'00" | 23.56' | 15.00' | N23°57'26"E | 21.21' |
| C20 | 90°00'00" | 23.56' | 15.00' | S66°02'34"E | 21.21' |
| C21 | 88°35'22" | 23.19' | 15.00' | S24°39'45"W | 20.95' |
| C22 | 91°24'37" | 23.93' | 15.00' | S65°20'15"E | 21.47' |
| C23 | 88°35'22" | 23.19' | 15.00' | N24°39'45"E | 20.95' |
| C24 | 43°43'11" | 732.53' | 960.00' | N89°10'58"W | 714.89' |
| C25 | 43°43'11" | 635.24' | 832.50' | N89°10'58"W | 619.94' |
| C26 | 37°20'40" | 661.56' | 1015.00' | S87°37'46"W | 649.92' |
| C27 | 87°38'06" | 22.94' | 15.00' | N62°29'03"E | 20.77' |
| C28 | 87°38'06" | 22.94' | 15.00' | S25°09'03"E | 20.77' |
| C29 | 74°58'25" | 19.63' | 15.00' | N75°11'24"E | 18.26' |
| C30 | 254°58'29" | 233.63' | 52.50' | N14°48'34"W | 83.32' |
| C31 | 91°56'26" | 24.07' | 15.00' | S64°38'13"W | 21.57' |
| C32 | 41°57'08" | 239.80' | 327.50' | S89°34'42"E | 234.48' |
| C33 | 90°00'00" | 23.56' | 15.00' | N65°33'16"W | 21.21' |
| C34 | 13°45'49" | 65.46' | 272.50' | S13°40'22"E | 65.30' |
| C35 | 87°12'17" | 22.83' | 15.00' | S24°36'12"W | 20.69' |
| C36 | 91°14'23" | 23.89' | 15.00' | S66°10'28"E | 21.44' |
| C37 | 35°15'19" | 167.67' | 272.50' | N02°55'37"W | 165.04' |
| C38 | 33°41'59" | 192.63' | 327.50' | N02°08'57"W | 189.86' |
| C39 | 143°45'15" | 131.72' | 52.50' | S66°10'28"E | 99.79' |
| C40 | 91°14'23" | 51.75' | 32.50' | N66°10'28"W | 46.46' |
| C41 | 04°47'52" | 64.27' | 767.50' | S69°43'19"E | 64.25' |
| C42 | 93°10'42" | 24.39' | 15.00' | N61°17'24"E | 21.79' |
| C43 | 93°17'49" | 24.43' | 15.00' | S31°56'52"E | 21.81' |
| C44 | 83°22'33" | 36.38' | 25.00' | S59°10'33"W | 33.25' |
| C45 | 31°32'09" | 422.44' | 767.50' | N85°38'09"E | 417.13' |
| C46 | 90°25'20" | 23.67' | 15.00' | N24°39'24"E | 21.29' |
| C47 | 90°00'11" | 23.56' | 15.00' | S65°33'22"E | 21.21' |
| C48 | 89°59'48" | 23.56' | 15.00' | S24°26'38"W | 21.21' |
| C49 | 89°37'30" | 23.46' | 15.00' | N65°22'01"W | 21.14' |
| C50 | 31°02'36" | 451.06' | 832.50' | N85°20'32"E | 445.56' |
| C51 | 05°11'20" | 75.40' | 832.50' | N20°04'57"E | 75.37' |
| C52 | 05°02'17" | 28.80' | 327.50' | S23°04'25"E | 28.79' |
| C53 | 05°02'17" | 23.98' | 272.50' | S23°04'25"E | 23.95' |
| C54 | 25°46'32" | 25.07' | 15.00' | N22°17'43"E | 22.25' |
| C55 | 89°41'32" | 23.48' | 15.00' | N65°24'47"W | 21.16' |
| C56 | 09°11'05" | 154.70' | 965.00' | N74°46'31"E | 154.53' |
| C57 | 10°12'08" | 181.63' | 1020.00' | N74°50'31"E | 181.39' |
| C58 | 50°38'05" | 13.26' | 15.00' | S75°18'53"E | 12.83' |
| C59 | 186°14'10" | 162.52' | 50.00' | S36°53'04"W | 99.85' |
| C60 | 87°00'33" | 22.78' | 15.00' | S36°26'19"W | 20.65' |
| C61 | 49°10'04" | 12.87' | 15.00' | N31°38'59"W | 12.48' |
| C62 | 47°21'27" | 20.66' | 25.00' | N16°36'47"E | 20.08' |
| C63 | 47°21'27" | 20.66' | 25.00' | S30°44'41"E | 20.08' |
| C64 | 274°42'55" | 251.72' | 52.50' | N82°56'03"E | 71.13' |
| C65 | 05°01'33" | 28.73' | 327.50' | N23°04'47"W | 28.72' |
| C66 | 90°00'00" | 23.56' | 15.00' | S22°19'23"E | 21.21' |
| C67 | 90°00'00" | 23.56' | 15.00' | N67°40'37"E | 21.21' |
| C68 | 90°00'00" | 23.56' | 15.00' | S67°40'37"W | 21.21' |
| C69 | 90°00'00" | 23.56' | 15.00' | N22°19'23"W | 21.21' |
| C70 | 90°00'00" | 23.56' | 15.00' | S22°19'23"E | 21.21' |
| C71 | 90°00'00" | 23.56' | 15.00' | S67°40'37"W | 21.21' |
| C72 | 09°06'47" | 149.51' | 940.00' | S84°52'15"E | 149.35' |
| C73 | 00°47'25" | 17.52' | 1270.00' | N68°59'51"W | 17.52' |
| C74 | 18°37'10" | 73.93' | 227.50' | N88°46'28"W | 73.61' |
| C75 | 12°26'29" | 49.40' | 227.50' | S75°41'41"W | 49.30' |
| C76 | 30°35'17" | 46.71' | 87.50' | S54°10'48"W | 46.16' |
| C77 | 38°06'41" | 58.20' | 87.50' | S19°49'48"W | 57.14' |
| C78 | 20°24'24" | 31.16' | 87.50' | S09°25'44"E | 31.00' |
| C79 | 14°01'27" | 49.57' | 202.50' | S12°11'33"E | 49.44' |
| C80 | 03°55'14" | 64.32' | 940.00' | S78°21'15"E | 64.31' |
| C81 | 38°16'48" | 10.02' | 15.00' | S38°46'21"E | 9.84' |
| C82 | 53°07'48" | 13.91' | 15.00' | S84°28'40"E | 13.42' |
| C83 | 02°56'24" | 52.09' | 1015.00' | S70°25'38"W | 52.08' |
| C84 | 04°19'56" | 76.75' | 1015.00' | S74°03'49"W | 76.73' |
| C85 | 04°24'18" | 78.04' | 1015.00' | S78°25'56"W | 78.02' |
| C86 | 04°01'10" | 71.21' | 1015.00' | S82°38'41"W | 71.19' |
| C87 | 04°24'19" | 78.04' | 1015.00' | S86°51'26"W | 78.02' |
| C88 | 04°24'19" | 78.04' | 1015.00' | N88°44'15"W | 78.02' |
| C89 | 04°01'11" | 71.21' | 1015.00' | N84°31'30"W | 71.20' |
| C90 | 04°24'09" | 77.99' | 1015.00' | N80°18'49"W | 77.97' |
| C91 | 04°24'51" | 78.20' | 1015.00' | N75°54'19"W | 78.18' |
| C92 | 01°38'43" | 29.15' | 1015.00' | N68°08'45"W | 29.15' |
| C93 | 04°33'26" | 76.36' | 960.00' | S71°14'09"W | 76.34' |
| C94 | 04°54'27" | 82.23' | 960.00' | S75°58'06"W | 82.21' |
| C95 | 05°22'43" | 90.12' | 960.00' | S80°06'42"W | 90.09' |
| C96 | 05°22'43" | 90.12' | 960.00' | S86°29'25"W | 90.09' |
| C97 | 04°54'27" | 82.23' | 960.00' | N88°21'59"W | 82.21' |
| C98 | 04°54'27" | 82.23' | 960.00' | N83°27'31"W | 82.21' |
| C99 | 05°22'43" | 90.12' | 960.00' | N78°18'55"W | 90.09' |
| C100 | 05°22'43" | 90.12' | 960.00' | N72°56'12"W | 90.09' |
| C101 | 04°54'27" | 49.00' | 960.00' | N68°47'07"W | 48.99' |
| C102 | 04°33'26" | 66.69' | 838.50' | S71°14'09"W | 66.68' |
| C103 | 04°54'27" | 71.82' | 838.50' | S75°58'06"W | 71.80' |
| C104 | 05°22'43" | 78.72' | 838.50' | S80°06'42"W | 78.69' |
| C105 | 05°22'43" | 78.72' | 838.50' | S86°29'25"W | 78.69' |
| C106 | 04°54'27" | 71.82' | 838.50' | N88°21'59"W | 71.80' |
| C107 | 04°54'27" | 71.82' | 838.50' | N83°27'31"W | 71.80' |
| C108 | 05°22'43" | 78.72' | 838.50' | N78°18'55"W | 78.69' |
| C109 | 05°22'43" | 78.72' | 838.50' | N72°56'12"W | 78.69' |
| C110 | 02°55'27" | 42.80' | 838.50' | N68°47'07"W | 42.79' |
| C111 | 09°28'30" | 54.16' | 327.50' | S73°20'23"E | 54.10' |
| C112 | 13°24'25" | 76.63' | 327.50' | S84°46'51"E | 76.46' |
| C113 | 13°08'46" | 75.14' | 327.50' | N81°56'33"E | 74.98' |
| C114 | 05°55'26" | 33.86' | 327.50' | N72°24'27"E | 33.85' |
| C115 | 03°33'26" | 20.38' | 327.50' | N67°40'37"E | 20.38' |
| C116 | 84°07'01" | 77.08' | 52.50' | N05°36'27"W | 70.34' |
| C117 | 53°45'50" | 49.26' | 52.50' | N63°20'00"E | 47.48' |
| C118 | 22°27'46" | 20.58' | 52.50' | S78°33'12"E | 20.45' |
| C119 | 17°25'29" | 82.87' | 272.50' | N11°50'31"W | 82.55' |
| C120 | 17°49'49" | 84.80' | 272.50' | N05°47'08"E | 84.46' |
| C121 | 22°48'25" | 130.36' | 327.50' | N07°35'44"W | 129.51' |
| C122 | 10°53'34" | 62.26' | 327.50' | N09°15'16"E | 62.17' |
| C123 | 24°59'19" | 22.90' | 52.50' | S54°26'34"W | 22.72' |
| C124 | 71°51'48" | 65.85' | 52.50' | S77°07'52"E | 61.62' |
| C125 | 30°05'28" | 27.57' | 52.50' | N09°20'33"W | 27.26' |
| C126 | 16°10'09" | 216.60' | 767.50' | S86°40'51"E | 215.88' |
| C127 | 15°21'59" | 205.84' | 767.50' | N77°33'04"E | 205.23' |
| C128 | 11°41'49" | 169.96' | 832.50' | S84°59'05"E | 169.66' |
| C129 | 04°27'05" | 65.15' | 838.50' | N86°56'27"E | 65.13' |
| C130 | 06°20'06" | 92.71' | 838.50' | N81°32'51"E | 92.66' |
| C131 | 04°18'13" | 62.98' | 838.50' | N76°13'41"E | 62.97' |
| C132 | 05°04'16" | 74.22' | 838.50' | N71°32'26"E | 74.19' |
| C133 | 52°43'24" | 13.80' | 15.00' | N83°49'04"W | 13.32' |
| C134 | 36°54'06" | 9.66' | 15.00' | N39°00'19"W | 9.49' |
| C135 | 00°46'05" | 3.65' | 272.50' | S20°56'19"E | 3.65' |
| C136 | 04°16'12" | 20.31' | 272.50' | S23°27'28"E | 20.30' |
| C137 | 02°59'20" | 17.09' | 327.50' | N24°05'53"W | 17.08' |
| C138 | 02°02'12" | 11.64' | 327.50' | N21°35'07"W | 11.64' |
| C139 | 04°42'17" | 79.24' | 965.00' | N72°32'07"E | 79.22' |
| C140 | 04°16'06" | 71.89' | 965.00' | N77°01'19"E | 71.87' |
| C141 | 06°20'19" | 112.85' | 1020.00' | N72°54'37"E | 112.79' |
| C142 | 03°51'49" | 68.78' | 1020.00' | N78°00'41"E | 68.77' |
| C143 | 71°38'51" | 62.52' | 50.00' | N85°49'17"W | 58.53' |
| C144 | 50°12'19" | 43.81' | 50.00' | S33°15'08"W | 42.42' |
| C145 | 28°50'36" | 25.17' | 50.00' | S06°16'20"E | 24.91' |
| C146 | 35°32'23" | 31.01' | 50.00' | S38°27'50"E | 30.52' |
| C147 | 39°28'41" | 36.17' | 52.50' | S20°33'10"W | 35.46' |
| C148 | 64°10'18" | 58.80' | 52.50' | S31°16'20"E | 55.77' |
| C149 | 68°42'29" | 62.96' | 52.50' | N82°17'16"E | 59.25' |
| C150 | 62°19'14" | 57.10' | 52.50' | N16°46'23"E | 54.33' |
| C151 | 40°02'11" | 36.69' | 52.50' | N34°24'19"W | 35.94' |
| C152 | 53°07'48" | 13.91' | 15.00' | S03°53'17"E | 13.42' |
| C153 | 36°52'11" | 9.65' | 15.00' | S48°53'17"E | 9.49' |
| C154 | 36°52'11" | 9.65' | 15.00' | N85°45'29"W | 9.49' |
| C155 | 53°07'48" | 13.91' | 15.00' | S49°14'31"W | 13.42' |
| C156 | 00°12'42" | 3.57' | 965.00' | N79°15'43"E | 3.57' |
| C157 | 05°05'43" | 153.41' | 1725.00' | S69°47'04"E | 153.36' |
| C158 | 05°46'29" | 94.74' | 940.00' | S69°47'04"E | 94.70' |
| C159 | 04°05'38" | 67.16' | 940.00' | S70°07'27"E | 67.15' |
| C160 | 01°40'51" | 27.58' | 940.00' | N72°10'16"W | 27.58' |
| C161 | 84°18'41" | 36.79' | 25.00' | S64°49'58"W | 33.56' |
| C162 | 102°59'29" | 44.94' | 25.00' | N28°49'07"W | 39.13' |
| C163 | 43°43'11" | 585.64' | 767.50' | N89°10'58"W | 571.54' |
| C164 | 16°48'40" | 15.40' | 52.50' | S32°47'37"E | 15.35' |
| C165 | 01°50'18" | 6.50' | 202.50' | S20°07'25"E | 6.50' |
| C166 | 26°15'26" | 6.87' | 15.00' | N55°04'37"E | 6.81' |
| C167 | 26°15'26" | 6.87' | 15.00' | S07°25'33"E | 6.81' |

# FINAL SUBDIVISION PLAT OF
# WALSH RANCH, SECTION ONE

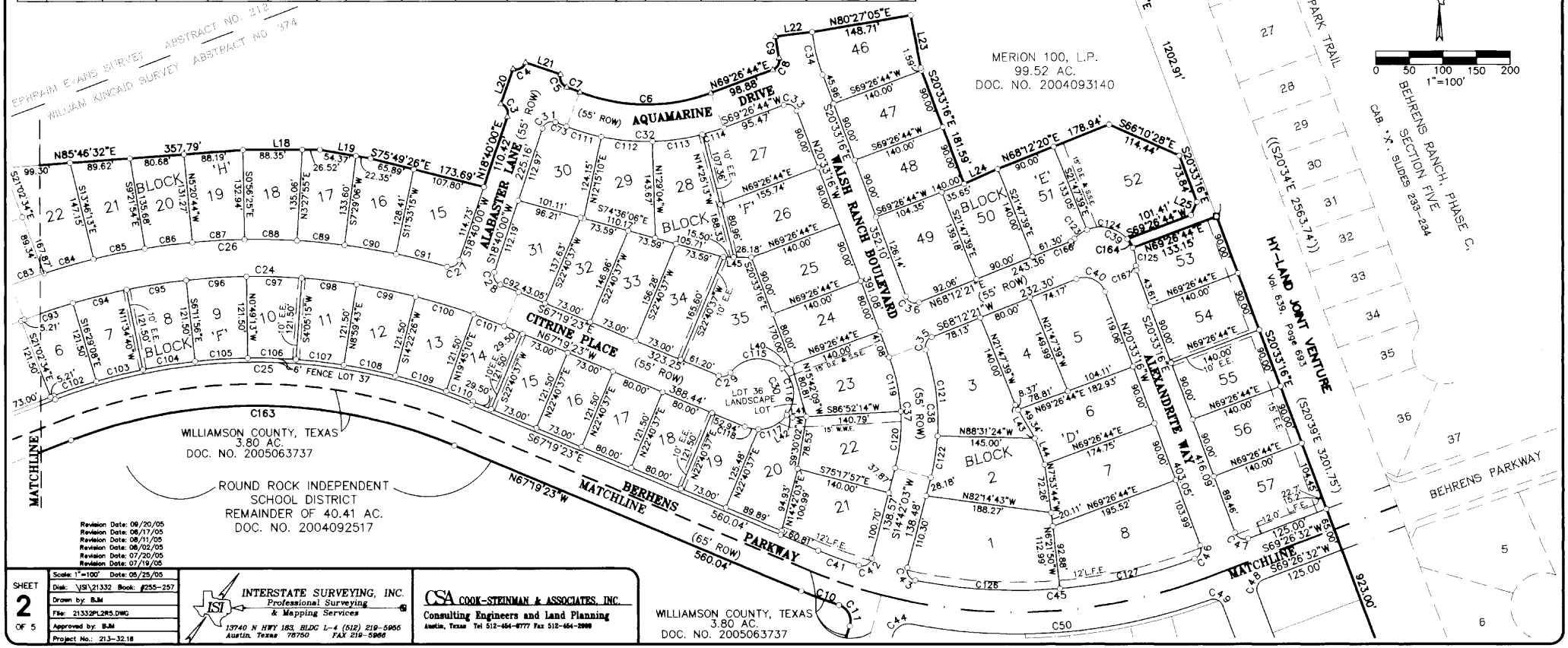
SUBDIVISION OF 54.87 ACRES OUT OF THE WILLIAM KINCAID SURVEY, ABSTACT NO. 374 AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS

## LEGEND

- ■ PERMANENT MONUMENT
- □ STANDARD MONUMENT
- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET
- ⊙ 1" IRON ROD FOUND W/CAP (INTERSTATE SURVEYING, INC.)
- ■ HWY MONUMENT FOUND
- △ CALCULATED POINT

(UNLESS OTHERWISE NOTED)

| | |
|---|---|
| (XXX) | RECORD INFORMATION DOC. NO. 9618420 |
| W.C.O.P.R. | WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS |
| W.C.P.R. | WILLIAMSON COUNTY PLAT RECORDS |
| W.L.E. | WATER LINE EASEMENT |
| W.W.E. | WASTE WATER EASEMENT |
| S.S.E. | STORMSEWER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| P.O.B. | POINT OF BEGINNING |
| E.E. | ELECTRIC EASEMENT |
| L.F.E. | LANDSCAPE AND FENCE EASEMENT |




Revision Date: 09/20/05
Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05
Revision Date: 07/20/05
Revision Date: 07/19/05

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|---|---|
| SHEET | 2 OF 5 |
| Scale: | 1"=100' Date: 05/25/05 |
| Disk: | \ISI\21332 Book: #255-257 |
| Drawn by: | BJM |
| File: | 21332PL2R5.DWG |
| Approved by: | BJM |
| Project No.: | 213-32.18 |

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5966
Austin, Texas 78750 FAX 219-5966

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-464-9777 Fax 512-464-2988

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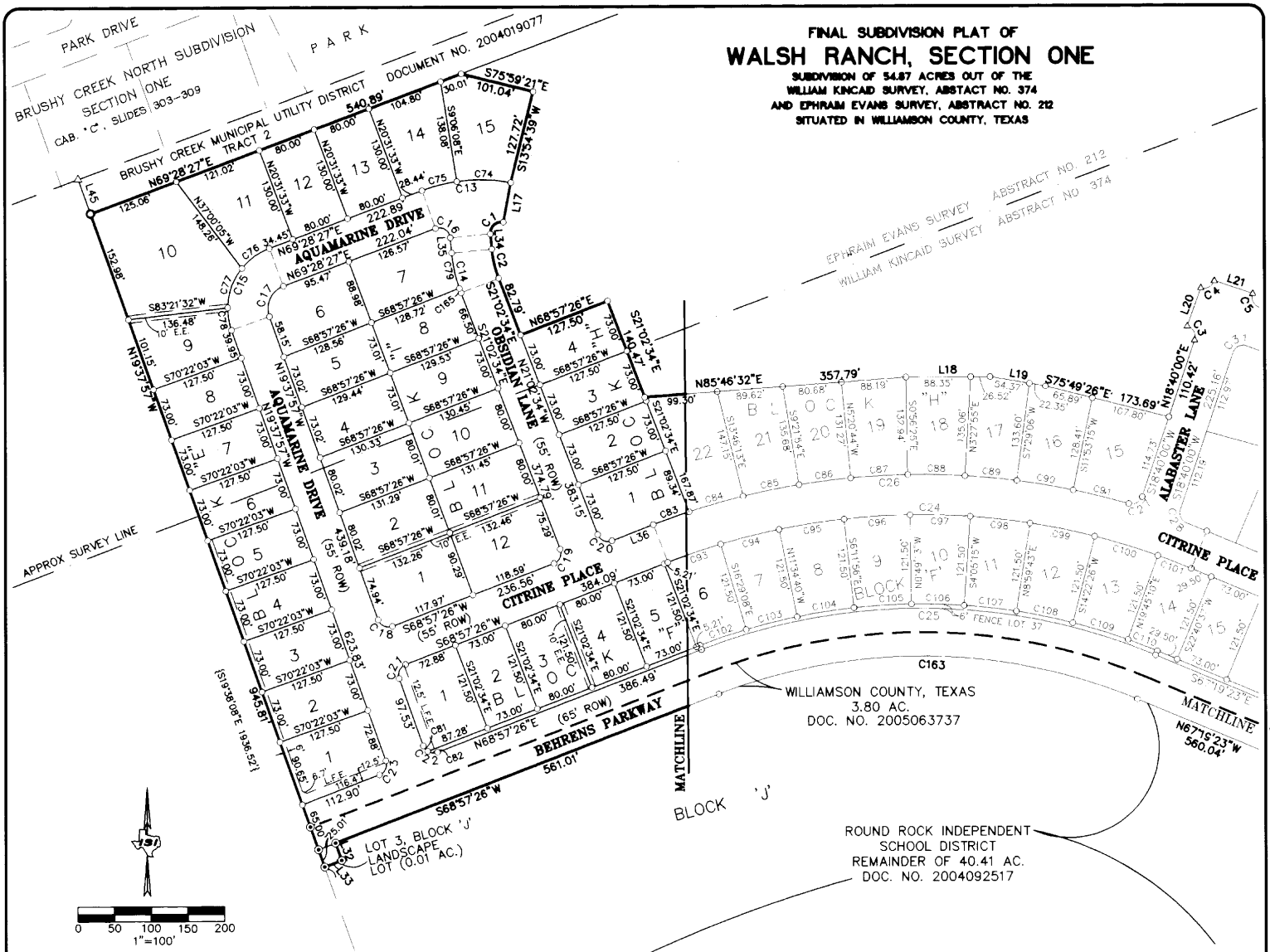
PHOTOGRAPHIC MYLAR

# FINAL SUBDIVISION PLAT OF
# WALSH RANCH, SECTION ONE

SUBDIVISION OF 54.87 ACRES OUT OF THE
WILLIAM KINCAID SURVEY, ABSTACT NO. 374
AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
SITUATED IN WILLIAMSON COUNTY, TEXAS




CABINET 89 SLIDE 198

## LEGEND

| | |
|---|---|
| ● | 1/2" IRON ROD FOUND |
| ○ | 1/2" IRON ROD SET |
| ⊙ | 1" IRON ROD FOUND W/CAP (INTERSTATE SURVEYING, INC.) |
| ■ | HWY MONUMENT FOUND |
| △ | CALCULATED POINT |
| | (UNLESS OTHERWISE NOTED) |
| (XXX) | RECORD INFORMATION DOC. NO. 9618420 |
| W.C.O.P.R. | WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS |
| W.C.P.R. | WILLIAMSON COUNTY PLAT RECORDS |
| W.L.E. | WATER LINE EASEMENT |
| W.W.E. | WASTE WATER EASEMENT |
| S.S.E. | STORMSEWER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| P.O.B. | POINT OF BEGINNING |
| E.E. | ELECTRIC EASEMENT |
| L.F.E. | LANDSCAPE AND FENCE EASEMENT |

**LINE TABLE**

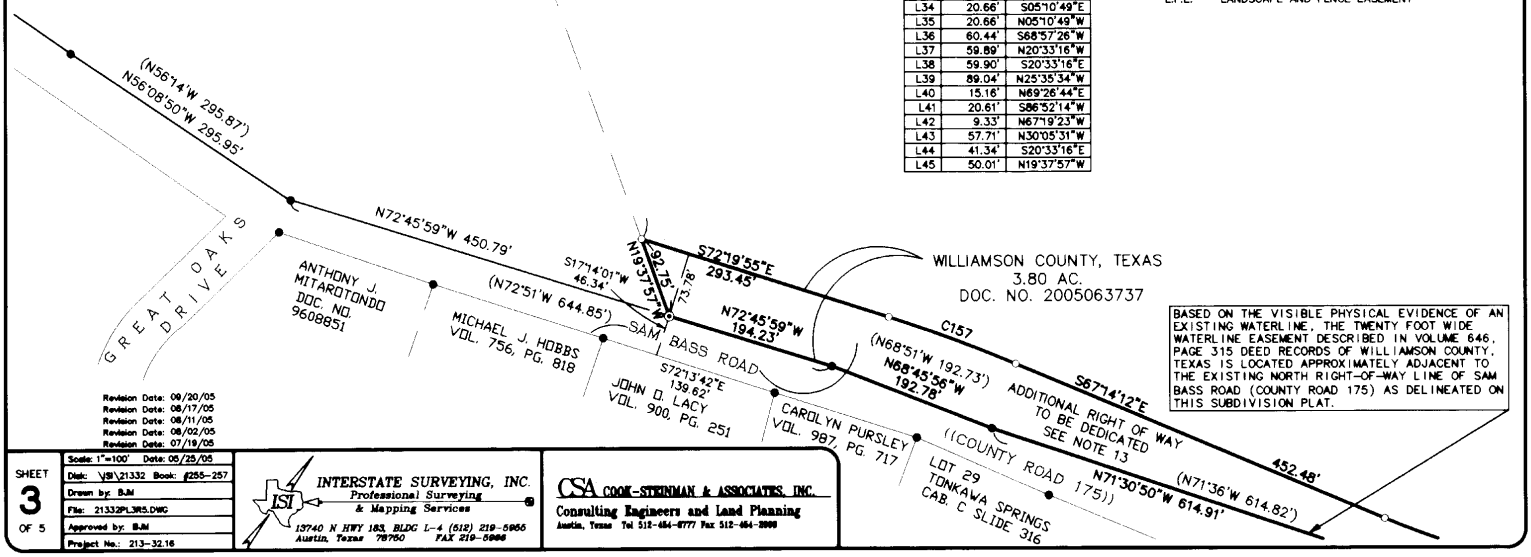
| NUM | DISTANCE | BEARING |
|---|---|---|
| L1 | 104.58' | S87°05'32"W |
| L2 | 41.12' | N57°19'39"W |
| L3 | 44.64' | N53°14'50"W |
| L4 | 53.80' | N22°40'37"E |
| L5 | 50.00' | S67°19'23"E |
| L6 | 26.59' | N22°40'37"E |
| L7 | 101.06' | S87°22'05"W |

**LINE TABLE**

| | | |
|---|---|---|
| L17 | 55.00' | S10°43'32"W |
| L18 | 114.87' | N89°53'11"E |
| L19 | 76.73' | S80°15'10"E |
| L20 | 55.07' | N19°41'25"E |
| L21 | 55.00' | S71°20'00"E |
| L22 | 55.00' | N83°12'33"E |
| L23 | 81.98' | S10°51'49"E |
| L24 | 54.38' | S66°31'34"W |
| L25 | 20.00' | S69°26'44"W |
| L26 | 10.43' | S20°34'00"E |
| L27 | 51.02' | N77°09'48"W |
| L28 | 67.17' | N47°01'57"W |
| L29 | 156.00' | S22°40'37"W |
| L30 | 22.94' | S67°19'23"E |
| L31 | 7.50' | S22°40'37"W |
| L32 | 25.01' | N19°37'57"W |
| L33 | 25.01' | N68°57'26"E |
| L34 | 20.66' | S05°10'49"E |
| L35 | 20.66' | N05°10'49"W |
| L36 | 60.44' | S68°57'26"W |
| L37 | 59.89' | N20°33'16"W |
| L38 | 59.90' | S20°33'16"E |
| L39 | 89.04' | N25°35'34"W |
| L40 | 15.16' | N69°26'44"E |
| L41 | 20.61' | S86°52'14"W |
| L42 | 9.33' | N67°19'23"W |
| L43 | 57.71' | N30°05'31"W |
| L44 | 41.34' | S20°33'16"E |
| L45 | 50.01' | N19°37'57"W |

BRUSHY CREEK MUNICIPAL UTILITY DISTRICT — TRACT I, DOC. NO. 2004019077

848.45'




BASED ON THE VISIBLE PHYSICAL EVIDENCE OF AN EXISTING WATERLINE, THE TWENTY FOOT WIDE WATERLINE EASEMENT DESCRIBED IN VOLUME 646, PAGE 315 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS IS LOCATED APPROXIMATELY ADJACENT TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAM BASS ROAD (COUNTY ROAD 175) AS DELINEATED ON THIS SUBDIVISION PLAT.

Revision Date: 09/20/05
Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05
Revision Date: 07/19/05

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|---|---|
| SHEET | 3 OF 5 |
| Scale: 1"=100' | Date: 06/25/05 |
| Disk: \ISI\21332 | Book: #255-257 |
| Drawn by: BJM | |
| File: 21332PLJR5.DWG | |
| Approved by: BJM | |
| Project No.: 213-32.16 | |


INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5956
Austin, Texas 78750 FAX 219-5996

COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-6777 Fax 512-454-2999

CABINET BB SLIDE 199

# FINAL SUBDIVISION PLAT OF
# WALSH RANCH, SECTION ONE
## SUBDIVISION OF 54.87 ACRES OUT OF THE WILLIAM KINCAID SURVEY, ABSTACT NO. 374 AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS

DESCRIPTION

OF A 54.87 ACRE TRACT OF LAND OUT OF AND PART OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 54.87 ACRE TRACT OR PARCEL OF LAND BEING A 51.07 ACRE PORTION OF A 99.52 ACRE TRACT CONVEYED TO MERION 100, L.P., RECORDED IN DOCUMENT NO. 200409314 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A 3.80 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2005063737, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 54.87 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 99.52 ACRE TRACT, AND A SOUTHWEST CORNER OF A 474.91 ACRE TRACT CONVEYED TO HY-LAND NORTH JOINT VENTURE, IN VOLUME 639, PAGE 693, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF SAM BASS ROAD (COUNTY RD. 175);

THENCE, ALONG THE SOUTH LINE OF SAID 99.52 ACRE TRACT AND THE NORTH LINE OF SAM BASS ROAD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) S87°05'32"W, A DISTANCE OF 104.58 FEET TO A 18 INCH LIVE OAK TREE, FOR AN ANGLE POINT HEREOF;

2) N87°50'52"W, A DISTANCE OF 275.11 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN ANGLE POINT HEREOF;

3) S88°15'45"W, A DISTANCE OF 519.78 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN ANGLE POINT HEREOF;

4) N89°08'50"W, A DISTANCE OF 695.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND, FOR AN ANGLE POINT HEREOF;

5) N57°19'39"W, A DISTANCE OF 41.12 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND, FOR AN ANGLE POINT HEREOF;

6) N53°14'50"W, A DISTANCE OF 44.64 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND, FOR AN ANGLE POINT HEREOF;

7) N71°30'50"W, A DISTANCE OF 14.17 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID 40.41 ACRE TRACT, AND A POINT ON LINE HEREOF;

THENCE, ALONG THE SOUTH LINE OF SAID 3.80 ACRE TRACT AND THE NORTH LINE OF SAM BASS ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N71°30'50"W, A DISTANCE OF 600.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;

2) N68°45'56"W, A DISTANCE OF 192.78 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF; AND

3) N72°45'59"W, A DISTANCE OF 194.23 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF;

THENCE, ALONG THE WEST LINE OF SAID 3.80 ACRE TRACT AND THE EAST LINE OF TRACT I, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2004019077, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, N19°37'57"W, A DISTANCE OF 92.75 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT OF THE SAID 3.80 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A 40.41 ACRE TRACT CONVEYED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2004092517, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE EAST LINE OF SAID BRUSHY CREEK MUNICIPAL UTILITY DISTRICT TRACT, ALONG THE COMMON LINE OF SAID 3.80 ACRE TRACT AND SAID 40.41 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) S72°19'55"E, A DISTANCE OF 293.45 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF CURVATURE HEREOF;

2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1725.00 FEET, A DELTA ANGLE OF 05°05'43", A CHORD DISTANCE OF 153.36 FEET (CHORD BEARS S69°47'04"E), AN ARC DISTANCE OF 153.41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF TANGENCY HEREOF;

3) S67°14'12"E , A DISTANCE OF 452.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF CURVATURE HEREOF; AND

4) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A DELTA ANGLE OF 04°05'38", A CHORD DISTANCE OF 67.15 FEET (CHORD BEARS S69°17'01"E), AN ARC DISTANCE OF 67.16 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR THE SOUTHWEST CORNER OF THE 0.06 ACRE TRACT EXCEPTED FROM THE SAID 40.41 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID 0.06 ACRE TRACT AND SAID 40.41 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N22°40'37"E, A DISTANCE OF 53.80 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR AN ELL CORNER HEREOF; AND

2) S67°19'23"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND IN THE COMMON LINE OF SAID 3.80 ACRE TRACT AND SAID 40.41 ACRE TRACT FOR AN ELL CORNER HEREOF;

THENCE LEAVING THE COMMON LINE OF SAID 0.06 ACRE TRACT AND SAID 40.41 ACRE TRACT AND ALONG THE COMMON LINE OF SAID 3.80 ACRE TRACT AND SAID 40.41 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) N22°40'37"E, A DISTANCE OF 1091.75 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF CURVATURE HEREOF;

2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 04°45'32", A CHORD DISTANCE OF 63.73 FEET (CHORD BEARS N20° 17'51"E), AN ARC DISTANCE OF 63.75 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF COMPOUND CURVATURE HEREOF;

3) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°21'14", A CHORD DISTANCE OF 35.16 FEET (CHORD BEARS N26° 45'32"W), AN ARC DISTANCE OF 38.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF REVERSE CURVATURE HEREOF;

4) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 04°06'46", A CHORD DISTANCE OF 59.75 FEET (CHORD BEARS N 69° 22'47"W), AN ARC DISTANCE OF 59.76 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF TANGENCY HEREOF;

5) N67°19'23"W, A DISTANCE OF 560.04 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF CURVATURE HEREOF;

6) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 43°43'11", A CHORD DISTANCE OF 571.54 FEET (CHORD BEARS N89° 10'58"W), AN ARC DISTANCE OF 585.64 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF TANGENCY HEREOF;

7) S68°57'26"W, A DISTANCE OF 561.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND AT AN ELL CORNER OF SAID 40.41 ACRE TRACT, FOR AN ELL CORNER HEREOF;

THENCE LEAVING THE COMMON LINE OF SAID 3.80 ACRE TRACT AND SAID 40.41 ACRE TRACT, ALONG THE COMMON LINE OF SAID 40.41 ACRE TRACT AND SAID 99.52 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S19°37'56"E, A DISTANCE OF 25.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR AN ELL CORNER HEREOF; AND

2) S68°57'26"W, A DISTANCE OF 25.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND IN THE EAST LINE OF SAID TRACT I AND AN ELL CORNER OF SAID 99.52 ACRE TRACT AND SAID 40.41 ACRE TRACT, FOR AN ELL CORNER HEREOF;

THENCE LEAVING THE WEST LINE OF SAID 40.41 ACRE TRACT, ALONG THE COMMON LINE OF SAID 99.52 ACRE TRACT AND SAID TRACT I, N19°37'57"W, A DISTANCE OF 25.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR AN ELL CORNER OF SAID 3.80 ACRE TRACT, AND A POINT ON LINE HEREOF;

THENCE LEAVING THE WEST LINE OF SAID 99.52 ACRE TRACT, ALONG THE WEST LINE OF SAID 3.80 ACRE TRACT AND THE EAST LINE OF SAID TRACT I, N19° 37'57"W, A DISTANCE OF 32.51 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR THE NORTHWEST CORNER OF SAID 3.80 ACRE TRACT AND AN ELL CORNER OF SAID 99.52 ACRE TRACT, FOR A POINT ON LINE HEREOF;

THENCE LEAVING THE WEST LINE OF SAID 3.80 ACRE TRACT, ALONG THE COMMON LINE OF SAID 99.52 ACRE TRACT AND SAID TRACT I, N19°37'57"W, A DISTANCE OF 888.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR THE NORTHWEST CORNER OF SAID 99.52 ACRE TRACT AND THE SOUTHWEST CORNER OF TRACT 2, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2004019077, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE LEAVING THE EAST LINE OF SAID TRACT I, ALONG THE COMMON LINE OF SAID TRACT 2 AND SAID 99.52 ACRE TRACT, N69°28'27"E, A DISTANCE OF 540.89 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

THENCE LEAVING THE SOUTH LINE OF SAID TRACT 2, THROUGH THE SAID 99.52 ACRE TRACT THE FOLLOWING THIRTY-SIX (36) COURSES AND DISTANCES:

1) S75°59'21"E, A DISTANCE OF 101.04 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

2) S13°54'39"W, A DISTANCE OF 127.72 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

3) S10°43'32"W, A DISTANCE OF 55.00 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

4) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 105°40'09", A CHORD DISTANCE OF 23.91 FEET (CHORD BEARS S47° 39'16"W), AN ARC DISTANCE OF 27.66 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF;

5) S05°10'49"E, A DISTANCE OF 20.66 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF;

6) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 147.50 FEET, A DELTA ANGLE OF 15°51'45", A CHORD DISTANCE OF 40.71 (CHORD BEARS S13°06'41"E), AN ARC DISTANCE OF 40.71 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF;

7) S21°02'34"E, A DISTANCE OF 82.79 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

8) N68°57'26"E, A DISTANCE OF 127.50 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

9) S21°02'34"E, A DISTANCE OF 140.47 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

10) N85°46'32"E, A DISTANCE OF 357.79 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

11) N89°53'11"E, A DISTANCE OF 114.87 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

12) S80°15'10"E, A DISTANCE OF 76.73 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

13) S75°49'26"E, A DISTANCE OF 173.69 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

14) N18°40'00"E, A DISTANCE OF 110.42 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF;

15) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 91°56'26", A CHORD DISTANCE OF 21.57 FEET (CHORD BEARS N27° 18'13"W), AN ARC DISTANCE OF 24.07 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

16) N19°41'25"E, A DISTANCE OF 55.07 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

17) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 88°10'56", A CHORD DISTANCE OF 20.87 FEET (CHORD BEARS N62° 45'29"E), AN ARC DISTANCE OF 23.09 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

18) S71°20'00"E, A DISTANCE OF 55.00 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

19) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 88°10'56", A CHORD DISTANCE OF 20.87 FEET (CHORD BEARS S25° 25'28"E), AN ARC DISTANCE OF 23.09 FEET TO A CALCULATED POINT FOR A POINT OF COMPOUND CURVATURE HEREOF;

20) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1325.00 FEET, A DELTA ANGLE OF 00°54'48", A CHORD DISTANCE OF 21.13 FEET (CHORD BEARS S69° 03'32"E), AN ARC DISTANCE OF 21.13 FEET TO A CALCULATED POINT FOR A POINT OF COMPOUND CURVATURE HEREOF;

21) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 272.50 FEET, A DELTA ANGLE OF 41°57'08", A CHORD DISTANCE OF 195.10 FEET (CHORD BEARS S89° 34'42"E), AN ARC DISTANCE OF 199.53 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF;

22) N69°26'44"E, A DISTANCE OF 98.88 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF;

23) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 81°54'02", A CHORD DISTANCE OF 19.66 FEET (CHORD BEARS N28° 29'43"E), AN ARC DISTANCE OF 21.44 FEET TO A CALCULATED POINT FOR A POINT OF REVERSE CURVATURE HEREOF;

24) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 327.50 FEET, A DELTA ANGLE OF 05°39'51", A CHORD DISTANCE OF 32.36 FEET (CHORD BEARS N09° 37'23"W), AN ARC DISTANCE OF 32.38 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

25) N83°12'33"E, A DISTANCE OF 55.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

26) N80°27'05"E, A DISTANCE OF 148.71 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

27) S10°51'49"E, A DISTANCE OF 81.98 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

28) S20°33'16"E, A DISTANCE OF 181.59 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

29) N66°31'34"E, A DISTANCE OF 54.38 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

30) N68°12'20"E, A DISTANCE OF 178.94 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

31) S66°10'28"E, A DISTANCE OF 114.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

32) S20°33'16"E, A DISTANCE OF 73.84 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

33) S24°26'44"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

34) S69°26'44"W, A DISTANCE OF 101.41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

35) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.50 FEET, A DELTA ANGLE OF 16°48'40", A CHORD DISTANCE OF 15.35 FEET (CHORD BEARS S32°47'37"E), AN ARC DISTANCE OF 15.40 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF; AND

36) N69°26'44"E, A DISTANCE OF 133.15 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET IN THE EAST LINE OF SAID 99.52 ACRE TRACT AND IN THE WEST LINE OF SAID HY-LAND JOINT VENTURE TRACT, FOR AN ELL CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 99.52 ACRE TRACT AND SAID HY-LAND JOINT VENTURE TRACT, S20°33'16"E, A DISTANCE OF 923.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

THENCE LEAVING THE WEST LINE OF SAID HY-LAND JOINT VENTURE TRACT AND THROUGH SAID 99.52 ACRE TRACT THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES:

1) S69°26'00"W, A DISTANCE OF 129.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

2) S20°34'00"E, A DISTANCE OF 10.43 FEET TO A CALCULATED POINT FOR AN ELL CORNER HEREOF;

3) S69°26'00"W, A DISTANCE OF 182.50 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

4) S20°34'00"E, A DISTANCE OF 140.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

5) N87°51'47"W, A DISTANCE OF 308.10 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

6) N77°09'48"W, A DISTANCE OF 51.02 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

7) N47°01'57"W, A DISTANCE OF 67.17 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

8) S22°40'37"W, A DISTANCE OF 156.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

9) S67°19'23"E, A DISTANCE OF 22.94 FEET TO A CALCULATED POINT FOR AN ELL CORNER HEREOF;

10) S23°10'10"W, A DISTANCE OF 143.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

11) N67°19'23"W, A DISTANCE OF 151.72 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

12) S22°40'37"W, A DISTANCE OF 7.50 FEET TO A CALCULATED POINT FOR AN ELL CORNER HEREOF;

13) N67°19'23"W, A DISTANCE OF 181.50 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

14) S22°40'37"W, A DISTANCE OF 351.33 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

15) S07°53'45"E, A DISTANCE OF 155.52 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

16) S68°35'10"E, A DISTANCE OF 96.60 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

17) S89°25'39"E, A DISTANCE OF 485.43 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF; AND

18) N88°55'27"E, A DISTANCE OF 916.61 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET IN THE EAST LINE OF SAID 99.52 ACRE TRACT AND THE WEST LINE OF SAID HY-LAND JOINT VENTURE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 99.52 ACRE TRACT AND SAID HY-LAND JOINT VENTURE TRACT, S20°33'16"E, A DISTANCE OF 96.28 FEET TO THE POINT OF BEGINNING, CONTAINING 54.87 ACRES OF LAND AREA, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

Revision Date: 08/17/05
Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05
Revision Date: 07/19/05

PHOTOGRAPHIC MYLAR

SHEET 4 OF 5

Scale: 1"=100' Date: 05/25/05
Disk: \JSI\21332 Book: 255-257
Drawn by: BJM
File: 21332PL4R4.DWG
Approved by: BJM
Project No.: 213-32.16

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5966

CSA COOK-SEINNMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2980

CABINET BB SLIDE 200

# FINAL SUBDIVISION PLAT OF
# WALSH RANCH, SECTION ONE

**SUBDIVISION OF 54.87 ACRES OUT OF THE WILLIAM KINCAID SURVEY, ABSTACT NO. 374 AND EPHAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS**

STATE OF TEXAS )(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON )(

THAT WE, MERION 100, L.P., OWNERS OF THAT CERTAIN 99.52 ACRE TRACT OF LAND OUT OF AND PART OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 99.52 ACRES HAVING BEEN CONVEYED TO US BY DEED RECORDED AS DOCUMENT NO. 2004093140, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE OWNER OF A 3.80 ACRE TRACT OF LAND OUT OF AND A PART OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, SITUATED IN WILLIAMSON COUNTY TEXAS, SAID 3.80 ACRES HAVING BEEN CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2005063737, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OF THESE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE A 51.07 ACRE PORTION OF SAID 99.52 ACRE TRACT AND SAID 3.80 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN HEREAFTER AS "WALSH RANCH, SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, BUT NOT YET RELEASED.

WITNESS OUR HANDS THIS THE 19 DAY OF August, 2005 A. D.

Robert D. Wunsch

MERION 100, L.P., A TEXAS LIMITED PARTNERSHIP
BY: ROBERT D. WUNSCH, PRESIDENT
4314 W. BRAKER LANE, SUITE 250
AUSTIN, TEXAS 78759
(512) 381-1280

STATE OF TEXAS )(
COUNTY OF TRAVIS )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT D. WUNSCH, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF August, 2005 A. D.

NOTARY PUBLIC,
PRINT NAME: T. Canchola
MY COMMISSION EXPIRES: 11-6-07

T. CANCHOLA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
NOVEMBER 6, 2007

John C. Doerfler 8-25-05

JUDGE JOHN C. DOERFLER
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS
301 S.E. INNER LOOP, SUITE 109
GEORGETOWN, TEXAS 78626
(512) 943-1550

STATE OF TEXAS )(
COUNTY OF ~~TRAVIS~~ WILLIAMSON )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN C. DOERFLER, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25TH DAY OF August, 2005 A. D.

Jane E. Tablerion

NOTARY PUBLIC,
PRINT NAME: JANE E. TABLERIOU
MY COMMISSION EXPIRES: 4-29-06

JANE E. TABLERIOU
Notary Public, State of Texas
My Commission Expires
April 29, 2006

STATE OF TEXAS )(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON )(

I, JAMES M. COOK, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

FLOOD PLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0240 C, EFFECTIVE DATE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS.

JAMES M. COOK, P.E.
TEXAS REGISTRATION NO. 58640
COOK-STEINMAN & ASSOCIATES, INC.
3018 NORTH LAMAR BLVD., SUITE 200

STATE OF TEXAS
JAMES M. COOK
58640
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS )(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON )(

THAT I, BLAINE J. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5121, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND SHOWN HEREON, THAT THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

Blaine J. Miller

BLAINE J. MILLER, R.P.L.S.
TEXAS REGISTRATION NO. 5121
INTERSTATE SURVEYING, INC.
13740 NORTH HIGHWAY 183, BLDG. L-4
AUSTIN, TEXAS 78750

STATE OF TEXAS
BLAINE JUSTIN MILLER
5121
REGISTERED
PUBLIC SURVEYOR

APPROVED THIS THE 24 DAY OF August, 20 05 BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY: Al Kosik
AL KOSIK, CHAIRMAN

ATTEST: Peter Draper
PETER DRAPES, VICE CHAIRMAN

PASSED AND APPROVED, ON THIS THE 24 DAY OF August, 20 05

Mike Maxwell
MIKE MAXWELL
MAYOR
CITY OF ROUND ROCK, TEXAS

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17TH DAY OF February 2006 A. D., AT 3:40 O'CLOCK P M., AND DULY RECORDED ON THE 22ND DAY OF February, 2006 A. D., AT 8:25 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET BB, AT SLIDE(S) 196, 197, 198, 199 & 200.

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

NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS.

BY: Paul H. Davis DEPUTY

DOCUMENT NO. 2006013292

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1) A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON, EXCEPT ALONG SAM BASS ROAD, WALSH RANCH BOULEVARD (65' ROW) AND BEHRENS PARKWAY WHICH WILL HAVE A FIVE FT. (5') PUE ALONG THE STREETSIDE PROPERTY LINE.

2) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION) AND WITH THE DESIGN AND CONSTRUCTION STANDARDS. ALL SIDEWALKS ADJACENT TO INDIVIDUAL RESIDENTIAL LOTS SHALL BE INSTALLED PRIOR TO OCCUPATION OF THOSE INDIVIDUAL HOMES WITHIN THE M.U.D..

3) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 11, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION).

4) (NBU) NEIGHBORHOOD MAILBOX UNIT FOR THE M.U.D. SHALL BE LOCATED ON LOT 3, BLOCK "C". ANY CHANGE SHALL BE APPROVED BY THE CITY OF ROUND ROCK.

5) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

6) SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 8, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), IF APPLICABLE.

7) PRIOR TO PLAT RECORDATION THE OWNER SHALL CERTIFY THAT THERE ARE NO PROTECTED TREES IN THE STREET RIGHTS OF WAY OR PROVIDE AN APPROVED TREE REPLACEMENT PLAN AND AGREEMENT AND PER THAT AGREEMENT REPLACE TREES OR POST FISCAL FOR PROTECTED TREES IN THE STREET RIGHTS OF WAY.

8) RIGHT OF WAY OR EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER SHALL INDEMNIFY AND HOLD THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THE COUNTY, ITS OFFICERS AND EMPLOYEES AND ACKNOWLEDGE THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND /OR REPLACEMENT OF THE IMPROVEMENT.

9) THE CONSTRUCTION OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

10) ALL PUBLIC ROADWAYS, RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.

11) WHERE RURAL MAIL BOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED.

12) THIS PLAT CONFORMS TO THE REVISED PRELIMINARY PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 16, 2005.

13) LOT 38, BLOCK A, SHALL BE DEDICATED AS RIGHT-OF-WAY AND DEEDED TO WILLIAMSON COUNTY IN TANDEM WITH THE RECORDATION OF THIS PLAT.

PHOTOGRAPHIC MYLAR

Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2990

INTERSTATE SURVEYING, INC.
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13740 N HWY 183, BLDG L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5966

| | |
|---|---|
| Scale: 1"=100' | Date: 05/25/05 |
| Disk: \ISI\21332 | Book: 255-257 |
| Drawn by: BJM | |
| File: 21332PLSR3.DWG | |
| Approved by: BJM | |
| Project No.: 213-32.16 | |

SHEET 5 OF 5

PLAT 2006013292
5 PGS

# PLAT MAP RECORDING SHEET

**DEDICATOR:** by: Merion 100, L.P., as owner
by: Williamson County, Texas, as owner

**SUBDIVISION NAME:** Walsh Ranch, Section One

**PLAT RECORDED IN:** Cabinet BB, Slides 196, 197, 198, 199, and 200.

**PROPERTY IS DESCRIBED AS:**
54.87 acres of the William Kincaid Survey, Abstract No. 374 & Ephraim Evans Survey, Abstract No. 212

Reference: 2004093140, 2005063737

**HAND TO:** Bernadette Hayes or Diane Buck
City of Round Rock
512-218-5429

**INSTRUMENT DATE:** August 19, 2005

**FILE DATE:** February 21, 2006

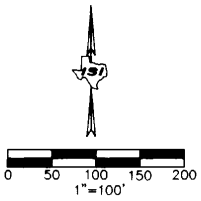
**FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2006013292
Nancy E. Rister
02/22/2006 08:25 AM
PAUL $261.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

CABINET BB SLIDE 196 DOC. # 20060013292

# FINAL SUBDIVISION PLAT OF WALSH RANCH, SECTION ONE

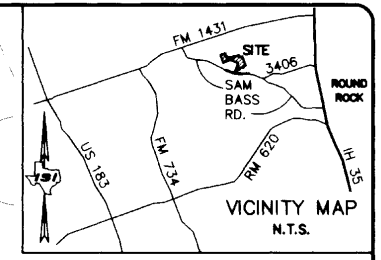
SUBDIVISION OF 54.87 ACRES OUT OF THE WILLIAM KINCAID SURVEY, ABSTACT NO. 374 AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS




NOTE: IRON RODS SET WITH A PLASTIC CAP AS SHOWN HEREON, HAVE AN ORANGE CAP THAT LOOKS AS FOLLOWS:

| BLOCK A | SQ. FEET | BLOCK E | SQ. FEET | BLOCK F | SQ. FEET | BLOCK H | SQ. FEET |
|---|---|---|---|---|---|---|---|
| 1 | 13616 | 1 | 11312 | 1 | 10759 | 1 | 11195 |
| 31 | 8178 | 2 | 9308 | 2 | 8870 | 2 | 9308 |
| 32 | 8178 | 3 | 9308 | 3 | 9720 | 3 | 9308 |
| 33 | 8179 | 4 | 9308 | 4 | 9720 | 4 | 9308 |
| 34 | 8343 | 5 | 9308 | 5 | 8870 | 15 | 12771 |
| 35 | 8683 | 6 | 9308 | 6 | 9324 | 16 | 10884 |
| 36 | 10946 | 7 | 9308 | 7 | 9359 | 17 | 10884 |
| | | 8 | 9308 | 8 | 10257 | 18 | 11098 |
| BLOCK B | SQ. FEET | 9 | 11080 | 9 | 10257 | 19 | 10931 |
| 23 | 13357 | 10 | 25147 | 10 | 10257 | 20 | 10092 |
| | | 11 | 13431 | 11 | 9359 | 21 | 11753 |
| BLOCK C | SQ. FEET | 12 | 10400 | 12 | 10257 | 22 | 13591 |
| 1 | 10316 | 13 | 10400 | 13 | 10257 | | |
| 2 | 9235 | 14 | 12007 | 14 | 9159 | BLOCK I | SQ. FEET |
| 4 | 9490 | 15 | 13745 | 15 | 8870 | 1 | 11940 |
| 5 | 12367 | 46 | 14231 | 16 | 8870 | 2 | 10542 |
| 17 | 8033 | 47 | 12600 | 17 | 9720 | 3 | 10465 |
| 18 | 8033 | 48 | 12600 | 18 | 9720 | 4 | 9482 |
| 19 | 10572 | 49 | 14803 | 19 | 8896 | 5 | 9417 |
| 20 | 13281 | 50 | 12514 | 20 | 11831 | 6 | 11245 |
| 21 | 18633 | 51 | 12484 | 21 | 15346 | 7 | 11887 |
| 22 | 20820 | 52 | 23777 | 22 | 14319 | 8 | 9423 |
| 23 | 18645 | 53 | 12452 | 23 | 14570 | 9 | 9489 |
| 24 | 18058 | 54 | 12600 | 24 | 11200 | 10 | 10476 |
| 25 | 12732 | 55 | 12600 | 25 | 12600 | 11 | 10556 |
| 26 | 9718 | 56 | 12600 | 26 | 14331 | 12 | 11948 |
| 27 | 9071 | 57 | 14575 | 27 | 15732 | | |
| 28 | 11458 | | | 28 | 15496 | | |
| | | | | 29 | 12169 | | |
| BLOCK D | SQ. FEET | | | 30 | 11705 | | |
| 1 | 25953 | | | 31 | 11971 | | |
| 2 | 16614 | | | 32 | 10387 | | |
| 3 | 17981 | | | 33 | 11088 | | |
| 4 | 11925 | | | 34 | 11749 | | |
| 5 | 15742 | | | 35 | 17083 | | |
| 6 | 15926 | | | | | | |
| 7 | 16643 | | | | | | |
| 8 | 22904 | | | | | | |

Total Single Family Lots 118
Average lot size 12,063 s.f.




WILLIAMSON COUNTY, TEXAS
3.80 AC.
DOC. NO. 2005063737

ROUND ROCK INDEPENDENT SCHOOL DISTRICT
REMAINDER OF 40.41 AC.
DOC. NO. 2004092517

MERION 100, L.P.
99.52 AC.
DOC. NO. 2004093140

HY-LAND JOINT VENTURE
Vol. 699, Page 693

BEHRENS RANCH, PHASE B, SECTION III
CAB. "V", SLIDES 38-40

MICHAEL L. BOURLAND
DOC. NO. 9749725

ELECTRIC EASEMENT
VOL. 710, PG. 124
NO WIDTH DEFINED

WILLIAM KINCAID SURVEY
ABSTRACT No. 374

PRIVATE PARK AND AMENITY CENTER (2.41 AC)

BASALT COVE (55' ROW)
ALEXANDRITE WAY (55' ROW)
MARCASITE DRIVE (55' ROW)
BEHRENS PARKWAY (65' ROW)
WALSH RANCH BOULEVARD (65' ROW)
MATCHLINE

BLOCK 'A' (5 LOTS)
BLOCK 'B' (23 LOTS)
BLOCK 'C' (22 LOTS)

LOT 2, BLOCK "J" LANDSCAPE LOT (0.06 AC.)
LANDSCAPE LOT (0.61AC)

SAM BASS ROAD ((COUNTY ROAD 175))

LOT 29 TONKAWA SPRINGS CAB. C SLIDE 316
LOT 1 ARROWHEAD CIRCLE
LOT 2
LOT 3
LOT 4
LOT 5 TONKAWA LAKE CAB. C, SLIDE 322

## LEGEND

- PERMANENT MONUMENT
- STANDARD MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON ROD FOUND W/CAP (INTERSTATE SURVEYING, INC.)
- HWY MONUMENT FOUND
- CALCULATED POINT

(UNLESS OTHERWISE NOTED)

| | |
|---|---|
| (XXX) | RECORD INFORMATION DOC. NO. 9618420 |
| W.C.O.P.R. | WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS |
| W.C.P.R. | WILLIAMSON COUNTY PLAT RECORDS |
| W.L.E. | WATER LINE EASEMENT |
| W.W.E. | WASTE WATER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| P.O.B. | POINT OF BEGINNING |
| E.E. | ELECTRIC EASEMENT |
| L.F.E. | LANDSCAPE AND FENCE EASEMENT |

BASED ON THE VISIBLE PHYSICAL EVIDENCE OF AN EXISTING WATERLINE, THE TWENTY FOOT WIDE WATERLINE EASEMENT DESCRIBED IN VOLUME 646, PAGE 315 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS IS LOCATED APPROXIMATELY ADJACENT TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAM BASS ROAD (COUNTY ROAD 175) AS DELINEATED ON THIS SUBDIVISION PLAT.

N=10166859.15
E=3116511.47
NAD 83 - CITY OF ROUND ROCK

P.O.B.

ADDITIONAL RIGHT OF WAY TO BE DEDICATED SEE NOTE 13

ACREAGE: 54.87 ACRES

SURVEY: WILLIAM KINCAID SURVEY, ABST. NO. 374
EPHRAIM EVANS SURVEY, ABST. NO. 212

NUMBER OF BLOCKS: 8

NUMBER OF LOTS: 127

LINEAR FEET OF NEW STREETS: 13,525

DATE: JULY 20, 2005

SURVEYOR: INTERSTATE SURVEYING, INC.

ENGINEER: COOK-STEINMAN & ASSOCIATES, INC.

BENCHMARK: CITY OF ROUND ROCK BRASS DISK STATION : ROUND ROCK 01-031
GREAT OAKS DRIVE - PARK DRIVE
ELEV.= 850.83

OWNER: MERION 100, L.P. (51.07 AC.)
BY: WATERSTONE DEVELOPMENT GROUP
ITS MANAGING GENERAL PARTNER
BY: ROBERT WUNSCH, PRESIDENT
4314 WEST BRAKER LANE, SUITE 250
AUSTIN, TEXAS 78759
(512) 381-1280

WILLIAMSON COUNTY, TEXAS (3.80 AC.)

Revision Date: 09/20/05
Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05
Revision Date: 07/20/05
LOT 23, "B" & LOT 23 "C"
Revision Date: 07/19/05

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2990

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5965
Austin, Texas 78750 FAX 219-5966

Scale: 1"=100' Date: 06/25/05
Disk: \ISI\21332 Book: @256-257
Drawn by: BJM
File: 21332PLAT5.DWG
Approved by: BJM
Project No.: 213-32.16

SHEET 1 OF 5

PHOTOGRAPHIC MYLAR

CABINET BB SLIDE 197

## CURVE TABLE

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|---|---|---|---|---|---|
| C1 | 105°40'09" | 27.66' | 15.00' | S47°39'16"W | 23.91' |
| C2 | 15°51'45" | 40.84' | 147.50' | S13°06'42"E | 40.71' |
| C3 | 91°56'32" | 24.07' | 15.00' | N27°18'16"W | 21.57' |
| C4 | 88°10'56" | 23.09' | 15.00' | N62°45'28"E | 20.87' |
| C5 | 88°10'56" | 23.09' | 15.00' | S25°25'29"E | 20.87' |
| C6 | 41°57'08" | 199.53' | 272.50' | S89°34'42"E | 195.10' |
| C7 | 00°54'49" | 21.13' | 1325.00' | S69°03'33"E | 21.13' |
| C8 | 81°54'02" | 21.44' | 15.00' | N28°29'43"E | 19.66' |
| C9 | 05°39'51" | 32.38' | 327.50' | N09°37'23"W | 32.36' |
| C10 | 04°06'47" | 59.76' | 832.50' | N69°22'46"W | 59.75' |
| C11 | 89°21'14" | 38.99' | 25.00' | N26°45'32"W | 35.16' |
| C12 | 04°45'32" | 63.75' | 767.50' | N20°17'51"E | 63.73' |
| C13 | 31°03'40" | 123.33' | 227.50' | S85°00'17"W | 121.83' |
| C14 | 15°51'45" | 56.06' | 202.50' | S13°06'41"E | 55.88' |
| C15 | 89°06'23" | 136.08' | 87.50' | S24°55'15"W | 122.78' |
| C16 | 105°20'44" | 27.58' | 15.00' | N57°51'11"W | 23.86' |
| C17 | 89°06'23" | 50.54' | 32.50' | S24°55'15"W | 45.60' |
| C18 | 91°24'37" | 23.93' | 15.00' | S65°20'15"E | 21.47' |
| C19 | 90°00'00" | 23.56' | 15.00' | N23°57'26"E | 21.21' |
| C20 | 90°00'00" | 23.56' | 15.00' | S66°02'34"E | 21.21' |
| C21 | 88°35'22" | 23.19' | 15.00' | S24°39'45"W | 20.95' |
| C22 | 91°24'37" | 23.93' | 15.00' | S65°20'15"E | 21.47' |
| C23 | 88°35'22" | 23.19' | 15.00' | N24°39'45"E | 20.95' |
| C24 | 43°43'11" | 732.53' | 960.00' | N89°10'58"W | 714.89' |
| C25 | 43°43'11" | 635.24' | 832.50' | N89°10'58"W | 619.94' |
| C26 | 37°20'40" | 661.56' | 1015.00' | S87°37'46"W | 649.92' |
| C27 | 87°38'06" | 22.94' | 15.00' | N62°29'03"E | 20.77' |
| C28 | 87°38'06" | 22.94' | 15.00' | S25°09'03"E | 20.77' |
| C29 | 74°58'25" | 19.63' | 15.00' | N75°11'24"E | 18.26' |
| C30 | 254°58'29" | 233.63' | 52.50' | N14°48'34"W | 83.32' |
| C31 | 91°56'26" | 24.07' | 15.00' | S64°38'13"W | 21.57' |
| C32 | 41°57'08" | 239.80' | 327.50' | S89°34'42"E | 234.48' |
| C33 | 90°00'00" | 23.56' | 15.00' | N65°33'16"W | 21.21' |
| C34 | 13°45'49" | 65.46' | 272.50' | S13°40'22"E | 65.30' |
| C35 | 87°12'17" | 22.83' | 15.00' | S24°36'12"W | 20.69' |
| C36 | 91°14'23" | 23.89' | 15.00' | S66°10'28"E | 21.44' |
| C37 | 35°15'19" | 167.67' | 272.50' | N02°55'37"W | 165.04' |
| C38 | 33°41'59" | 192.63' | 327.50' | N02°08'57"W | 189.86' |
| C39 | 143°45'15" | 131.72' | 52.50' | S66°10'28"E | 99.79' |
| C40 | 91°14'23" | 51.75' | 32.50' | N66°10'28"W | 46.46' |
| C41 | 04°47'52" | 64.27' | 767.50' | S69°43'19"E | 64.25' |
| C42 | 93°10'42" | 24.39' | 15.00' | N61°17'24"E | 21.79' |
| C43 | 93°17'49" | 24.43' | 15.00' | S31°56'52"E | 21.81' |
| C44 | 83°22'33" | 36.38' | 25.00' | S59°10'33"W | 33.25' |
| C45 | 31°32'09" | 422.44' | 767.50' | N85°38'09"E | 417.13' |
| C46 | 90°25'20" | 23.67' | 15.00' | N24°39'24"E | 21.29' |
| C47 | 90°00'11" | 23.56' | 15.00' | S65°33'22"E | 21.21' |
| C48 | 89°59'48" | 23.56' | 15.00' | S24°26'38"W | 21.21' |
| C49 | 89°37'30" | 23.46' | 15.00' | N65°22'01"W | 21.14' |
| C50 | 31°02'36" | 451.06' | 832.50' | N85°20'32"E | 445.56' |
| C51 | 05°11'20" | 75.40' | 832.50' | N20°04'57"E | 75.37' |
| C52 | 05°02'17" | 28.80' | 327.50' | S23°04'25"E | 28.79' |
| C53 | 05°02'17" | 23.98' | 272.50' | S23°04'25"E | 23.95' |
| C54 | 25°46'32" | 25.07' | 15.00' | N22°17'43"E | 22.25' |
| C55 | 89°41'32" | 23.48' | 15.00' | N65°24'47"W | 21.16' |
| C56 | 09°11'05" | 154.70' | 965.00' | N74°46'31"E | 154.53' |
| C57 | 10°12'08" | 181.63' | 1020.00' | N74°50'31"E | 181.39' |
| C58 | 50°38'05" | 13.26' | 15.00' | S75°18'53"E | 12.83' |
| C59 | 186°14'10" | 162.52' | 50.00' | S36°53'04"W | 99.85' |
| C60 | 87°00'33" | 22.78' | 15.00' | S36°26'19"W | 20.65' |
| C61 | 49°10'04" | 12.87' | 15.00' | N31°38'59"W | 12.48' |
| C62 | 47°21'27" | 20.66' | 25.00' | N16°36'47"E | 20.08' |
| C63 | 47°21'27" | 20.66' | 25.00' | S30°44'41"E | 20.08' |
| C64 | 274°42'55" | 251.72' | 52.50' | N82°56'03"E | 71.13' |
| C65 | 05°01'33" | 28.73' | 327.50' | N23°04'47"W | 28.72' |
| C66 | 90°00'00" | 23.56' | 15.00' | S22°19'23"E | 21.21' |
| C67 | 90°00'00" | 23.56' | 15.00' | N67°40'37"E | 21.21' |
| C68 | 90°00'00" | 23.56' | 15.00' | S67°40'37"W | 21.21' |
| C69 | 90°00'00" | 23.56' | 15.00' | N22°19'23"W | 21.21' |
| C70 | 90°00'00" | 23.56' | 15.00' | S22°19'23"E | 21.21' |
| C71 | 90°00'00" | 23.56' | 15.00' | S67°40'37"W | 21.21' |
| C72 | 09°06'47" | 149.51' | 940.00' | S84°52'15"E | 149.35' |
| C73 | 00°47'25" | 17.52' | 1270.00' | N68°59'51"W | 17.52' |
| C74 | 18°37'10" | 73.93' | 227.50' | N88°46'28"W | 73.61' |
| C75 | 12°26'29" | 49.40' | 227.50' | S75°41'41"W | 49.30' |
| C76 | 30°35'17" | 46.71' | 87.50' | S54°10'48"W | 46.16' |
| C77 | 38°06'41" | 58.20' | 87.50' | S19°49'48"W | 57.14' |
| C78 | 20°24'24" | 31.16' | 87.50' | S09°25'44"E | 31.00' |
| C79 | 14°01'27" | 49.57' | 202.50' | S12°11'33"E | 49.44' |
| C80 | 03°55'14" | 64.32' | 940.00' | S78°21'15"E | 64.31' |
| C81 | 38°16'48" | 10.02' | 15.00' | S38°46'21"E | 9.84' |
| C82 | 53°07'48" | 13.91' | 15.00' | S84°28'40"E | 13.42' |
| C83 | 02°56'24" | 52.09' | 1015.00' | S70°25'38"W | 52.08' |
| C84 | 04°19'56" | 76.75' | 1015.00' | S74°03'49"W | 76.73' |
| C85 | 04°24'18" | 78.04' | 1015.00' | S78°25'56"W | 78.02' |
| C86 | 04°01'10" | 71.21' | 1015.00' | S82°38'41"W | 71.19' |
| C87 | 04°24'19" | 78.04' | 1015.00' | S86°51'26"W | 78.02' |
| C88 | 04°24'19" | 78.04' | 1015.00' | N88°44'15"W | 78.02' |
| C89 | 04°01'11" | 71.21' | 1015.00' | N84°31'30"W | 71.20' |
| C90 | 04°24'09" | 77.99' | 1015.00' | N80°18'49"W | 77.97' |
| C91 | 04°24'51" | 78.20' | 1015.00' | N75°54'19"W | 78.18' |
| C92 | 01°38'43" | 29.15' | 1015.00' | N68°08'45"W | 29.15' |
| C93 | 04°33'26" | 76.36' | 960.00' | S71°14'09"W | 76.34' |
| C94 | 04°54'27" | 82.23' | 960.00' | S75°58'06"W | 82.21' |
| C95 | 05°22'43" | 90.12' | 960.00' | S80°06'42"W | 90.09' |
| C96 | 05°22'43" | 90.12' | 960.00' | S86°29'25"W | 90.09' |
| C97 | 04°54'27" | 82.23' | 960.00' | N88°21'59"W | 82.21' |
| C98 | 04°54'27" | 82.23' | 960.00' | N83°27'31"W | 82.21' |
| C99 | 05°22'43" | 90.12' | 960.00' | N78°18'55"W | 90.09' |
| C100 | 05°22'43" | 90.12' | 960.00' | N72°56'12"W | 90.09' |
| C101 | 04°54'27" | 49.00' | 960.00' | N68°47'07"W | 48.99' |
| C102 | 04°33'26" | 66.69' | 838.50' | S71°14'09"W | 66.68' |
| C103 | 04°54'27" | 71.82' | 838.50' | S75°58'06"W | 71.80' |
| C104 | 05°22'43" | 78.72' | 838.50' | S80°06'42"W | 78.69' |
| C105 | 05°22'43" | 78.72' | 838.50' | S86°29'25"W | 78.69' |
| C106 | 04°54'27" | 71.82' | 838.50' | N88°21'59"W | 71.80' |
| C107 | 04°54'27" | 71.82' | 838.50' | N83°27'31"W | 71.80' |
| C108 | 05°22'43" | 78.72' | 838.50' | N78°18'55"W | 78.69' |
| C109 | 05°22'43" | 78.72' | 838.50' | N72°56'12"W | 78.69' |
| C110 | 02°55'27" | 42.80' | 838.50' | N68°47'07"W | 42.79' |
| C111 | 09°28'30" | 54.16' | 327.50' | S73°20'23"E | 54.10' |
| C112 | 13°24'25" | 76.63' | 327.50' | S84°46'51"E | 76.46' |
| C113 | 13°08'46" | 75.14' | 327.50' | N81°56'33"E | 74.98' |
| C114 | 05°55'26" | 33.86' | 327.50' | N72°24'27"E | 33.85' |
| C115 | 03°33'26" | 20.38' | 327.50' | N67°40'37"E | 20.38' |
| C116 | 84°07'01" | 77.08' | 52.50' | N05°36'27"W | 70.34' |
| C117 | 53°45'50" | 49.26' | 52.50' | N63°20'00"E | 47.48' |
| C118 | 22°27'46" | 20.58' | 52.50' | S78°33'12"E | 20.45' |
| C119 | 17°25'29" | 82.87' | 272.50' | N11°50'31"W | 82.55' |
| C120 | 17°49'49" | 84.80' | 272.50' | N05°47'08"E | 84.46' |
| C121 | 22°48'25" | 130.36' | 327.50' | N07°35'44"W | 129.51' |
| C122 | 10°53'34" | 62.26' | 327.50' | N09°15'16"E | 62.17' |
| C123 | 24°59'19" | 22.90' | 52.50' | S54°26'34"W | 22.72' |
| C124 | 71°51'48" | 65.85' | 52.50' | S77°07'52"E | 61.62' |
| C125 | 30°05'28" | 27.57' | 52.50' | N09°20'33"W | 27.26' |
| C126 | 16°10'09" | 216.60' | 767.50' | S86°40'51"E | 215.88' |
| C127 | 15°21'59" | 205.84' | 767.50' | N77°33'04"E | 205.23' |
| C128 | 11°41'49" | 169.96' | 832.50' | S84°59'05"E | 169.66' |
| C129 | 04°27'05" | 65.15' | 838.50' | N86°56'27"E | 65.13' |
| C130 | 06°20'06" | 92.71' | 838.50' | N81°32'51"E | 92.66' |
| C131 | 04°18'13" | 62.98' | 838.50' | N76°13'41"E | 62.97' |
| C132 | 05°04'16" | 74.22' | 838.50' | N71°32'26"E | 74.19' |
| C133 | 52°43'24" | 13.80' | 15.00' | N83°49'04"W | 13.32' |
| C134 | 36°54'06" | 9.66' | 15.00' | N39°00'19"W | 9.49' |
| C135 | 00°46'05" | 3.65' | 272.50' | S20°56'19"E | 3.65' |
| C136 | 04°16'12" | 20.31' | 272.50' | S23°27'28"E | 20.30' |
| C137 | 02°59'20" | 17.09' | 327.50' | N24°05'53"W | 17.08' |
| C138 | 02°02'12" | 11.64' | 327.50' | N21°35'07"W | 11.64' |
| C139 | 04°42'17" | 79.24' | 965.00' | N72°32'07"E | 79.22' |
| C140 | 04°16'06" | 71.89' | 965.00' | N77°01'19"E | 71.87' |
| C141 | 06°20'19" | 112.85' | 1020.00' | N72°54'37"E | 112.79' |
| C142 | 03°51'49" | 68.78' | 1020.00' | N78°00'41"E | 68.77' |
| C143 | 71°38'51" | 62.52' | 50.00' | N85°49'17"W | 58.53' |
| C144 | 50°12'19" | 43.81' | 50.00' | S33°15'08"W | 42.42' |
| C145 | 28°50'36" | 25.17' | 50.00' | S06°16'20"E | 24.91' |
| C146 | 35°32'23" | 31.01' | 50.00' | S38°27'50"E | 30.52' |
| C147 | 39°28'41" | 36.17' | 52.50' | S20°33'10"W | 35.46' |
| C148 | 64°10'18" | 58.80' | 52.50' | S31°16'20"E | 55.77' |
| C149 | 68°42'29" | 62.96' | 52.50' | N82°17'16"E | 59.25' |
| C150 | 62°19'14" | 57.10' | 52.50' | N16°46'23"E | 54.33' |
| C151 | 40°02'11" | 36.69' | 52.50' | N34°24'19"W | 35.94' |
| C152 | 53°07'48" | 13.91' | 15.00' | S03°53'17"E | 13.42' |
| C153 | 36°52'11" | 9.65' | 15.00' | S48°53'17"E | 9.49' |
| C154 | 36°52'11" | 9.65' | 15.00' | N85°45'29"W | 9.49' |
| C155 | 53°07'48" | 13.91' | 15.00' | S49°14'31"W | 13.42' |
| C156 | 00°12'42" | 3.57' | 965.00' | N79°15'43"E | 3.57' |
| C157 | 05°05'43" | 153.41' | 1725.00' | S69°47'04"E | 153.36' |
| C158 | 05°46'29" | 94.74' | 940.00' | S69°47'04"E | 94.70' |
| C159 | 04°05'38" | 67.16' | 940.00' | S70°07'27"E | 67.15' |
| C160 | 01°40'51" | 27.58' | 940.00' | N72°10'16"W | 27.58' |
| C161 | 84°18'41" | 36.79' | 25.00' | S64°49'58"W | 33.56' |
| C162 | 102°59'29" | 44.94' | 25.00' | N28°49'07"W | 39.13' |
| C163 | 43°43'11" | 585.64' | 767.50' | N89°10'58"W | 571.54' |
| C164 | 16°48'40" | 15.40' | 52.50' | S32°47'37"E | 15.35' |
| C165 | 01°50'18" | 6.50' | 202.50' | S20°07'25"E | 6.50' |
| C166 | 26°15'26" | 6.87' | 15.00' | N55°04'37"E | 6.81' |
| C167 | 26°15'26" | 6.87' | 15.00' | S07°25'33"E | 6.81' |

# FINAL SUBDIVISION PLAT OF
# WALSH RANCH, SECTION ONE

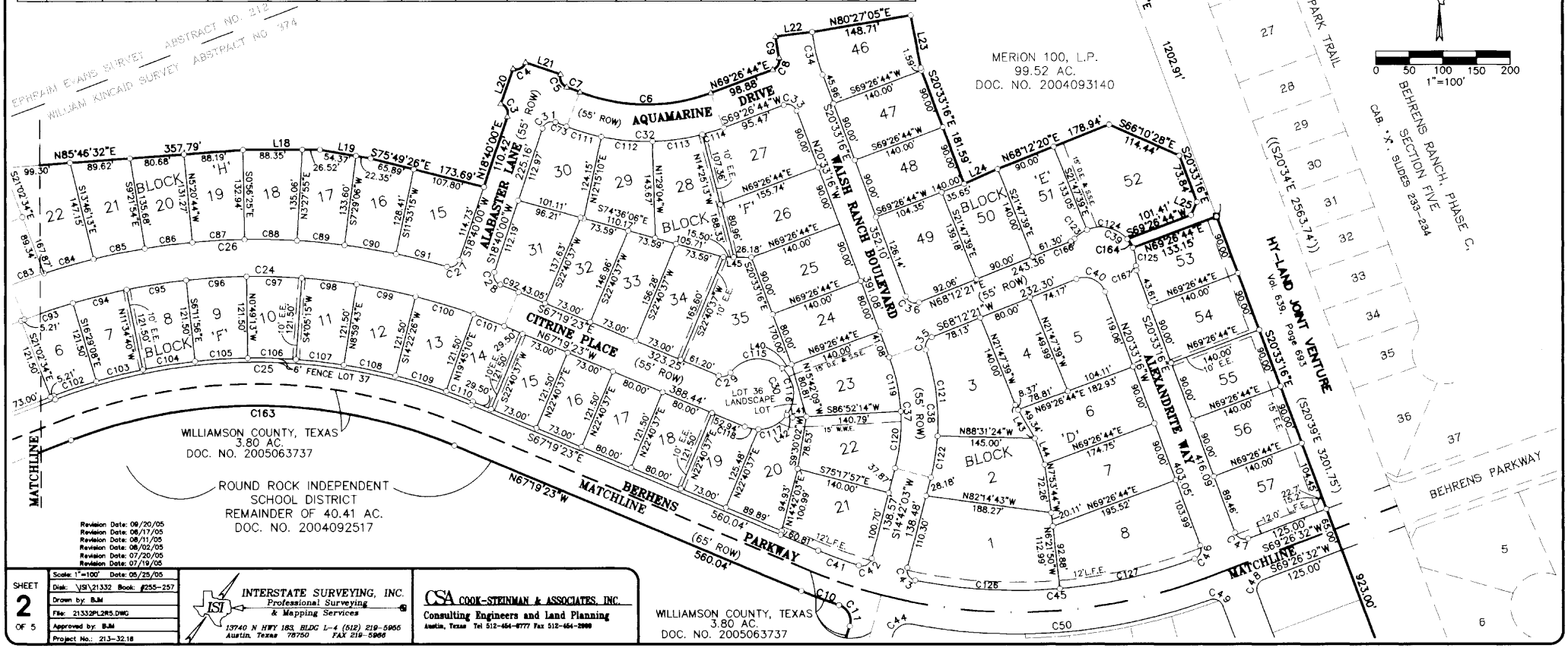
SUBDIVISION OF 54.87 ACRES OUT OF THE WILLIAM KINCAID SURVEY, ABSTACT NO. 374 AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS

## LEGEND

- ■ PERMANENT MONUMENT
- □ STANDARD MONUMENT
- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET
- ⊙ 1" IRON ROD FOUND W/CAP (INTERSTATE SURVEYING, INC.)
- ■ HWY MONUMENT FOUND
- △ CALCULATED POINT

(UNLESS OTHERWISE NOTED)

| | |
|---|---|
| (XXX) | RECORD INFORMATION DOC. NO. 9618420 |
| W.C.O.P.R. | WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS |
| W.C.P.R. | WILLIAMSON COUNTY PLAT RECORDS |
| W.L.E. | WATER LINE EASEMENT |
| W.W.E. | WASTE WATER EASEMENT |
| S.S.E. | STORMSEWER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| P.O.B. | POINT OF BEGINNING |
| E.E. | ELECTRIC EASEMENT |
| L.F.E. | LANDSCAPE AND FENCE EASEMENT |




Revision Date: 09/20/05
Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05
Revision Date: 07/20/05
Revision Date: 07/19/05

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|---|---|
| SHEET | 2 OF 5 |
| Scale: | 1"=100' Date: 05/25/05 |
| Disk: | \ISI\21332 Book: #255-257 |
| Drawn by: | BJM |
| File: | 21332PL2R5.DWG |
| Approved by: | BJM |
| Project No.: | 213-32.18 |

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5966
Austin, Texas 78750 FAX 219-5966

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-464-9777 Fax 512-464-2988

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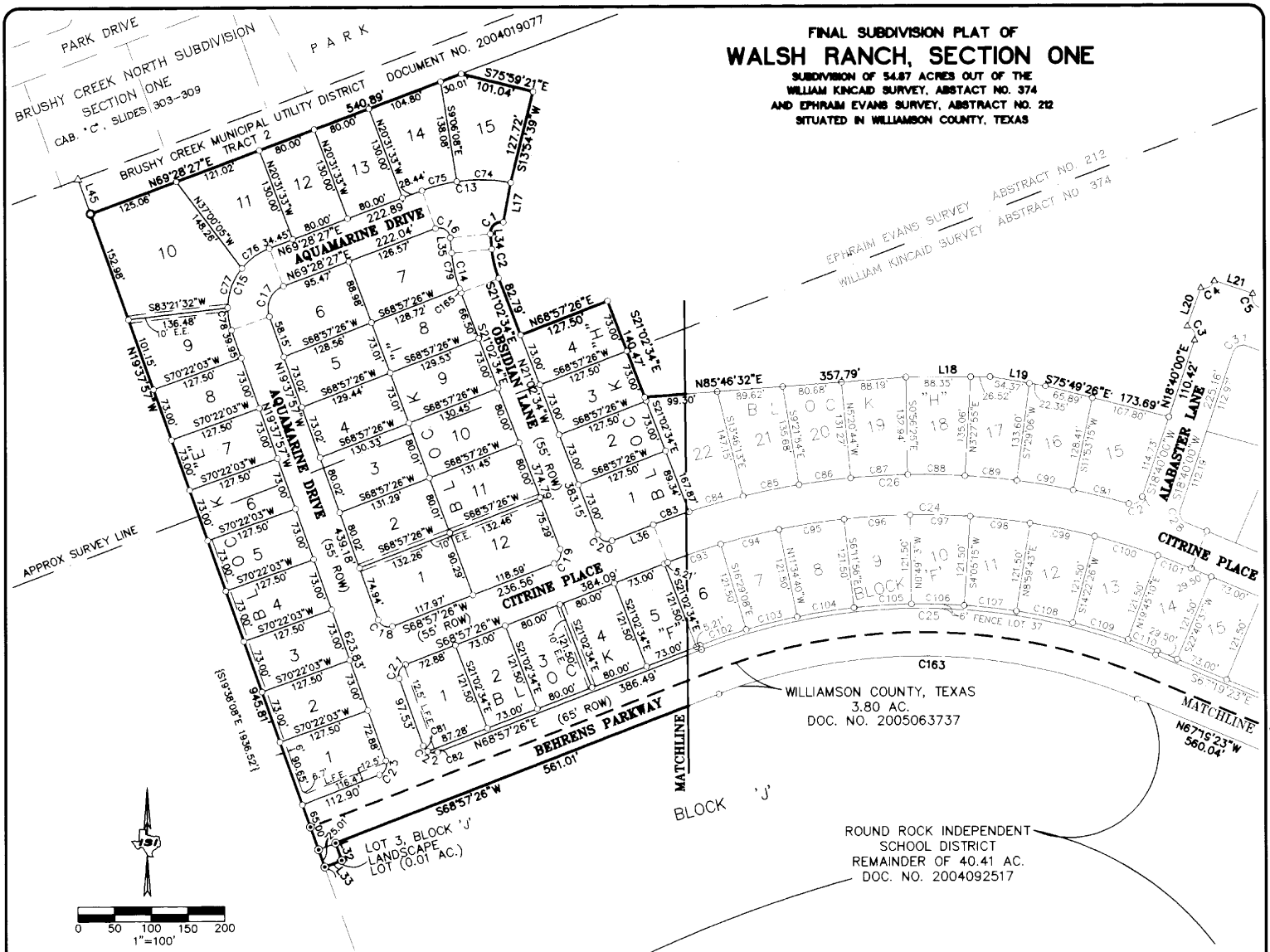
# FINAL SUBDIVISION PLAT OF
# WALSH RANCH, SECTION ONE

SUBDIVISION OF 54.87 ACRES OUT OF THE
WILLIAM KINCAID SURVEY, ABSTACT NO. 374
AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
SITUATED IN WILLIAMSON COUNTY, TEXAS




CABINET 89 SLIDE 198

## LEGEND

| | |
|---|---|
| ● | 1/2" IRON ROD FOUND |
| ○ | 1/2" IRON ROD SET |
| ⊙ | 1" IRON ROD FOUND W/CAP (INTERSTATE SURVEYING, INC.) |
| ■ | HWY MONUMENT FOUND |
| △ | CALCULATED POINT |
| | (UNLESS OTHERWISE NOTED) |
| (XXX) | RECORD INFORMATION DOC. NO. 9618420 |
| W.C.O.P.R. | WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS |
| W.C.P.R. | WILLIAMSON COUNTY PLAT RECORDS |
| W.L.E. | WATER LINE EASEMENT |
| W.W.E. | WASTE WATER EASEMENT |
| S.S.E. | STORMSEWER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| P.O.B. | POINT OF BEGINNING |
| E.E. | ELECTRIC EASEMENT |
| L.F.E. | LANDSCAPE AND FENCE EASEMENT |

**LINE TABLE**

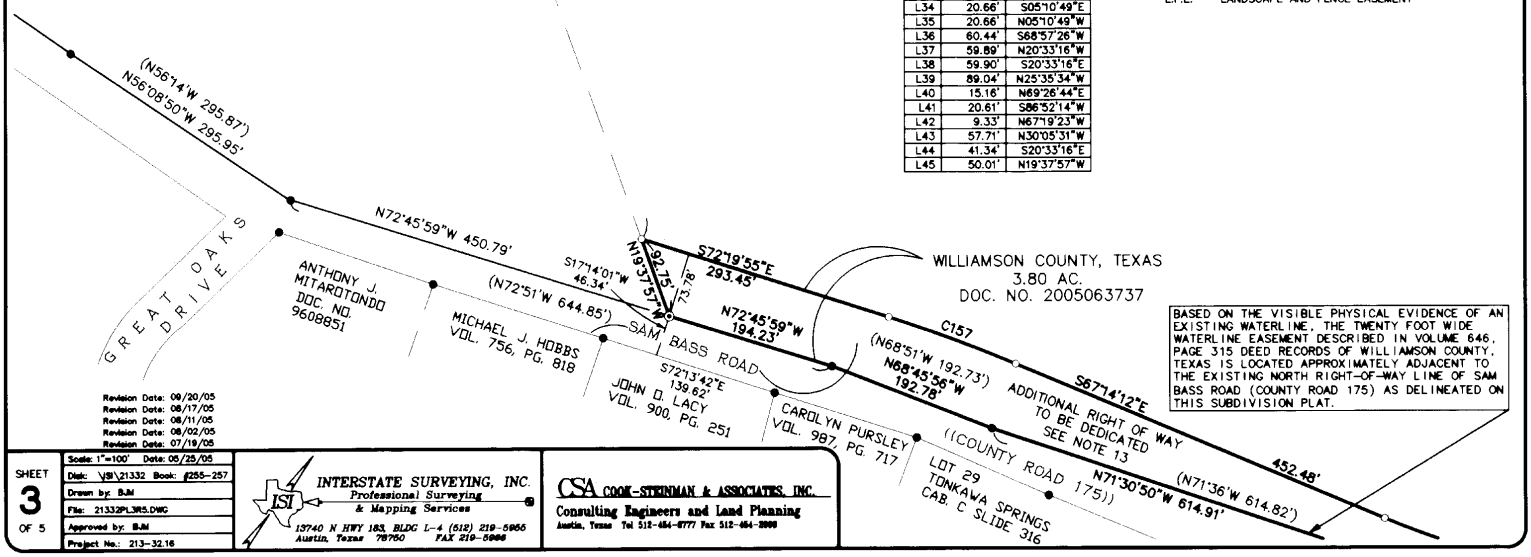
| NUM | DISTANCE | BEARING |
|---|---|---|
| L1 | 104.58' | S87°05'32"W |
| L2 | 41.12' | N57°19'39"W |
| L3 | 44.64' | N53°14'50"W |
| L4 | 53.80' | N22°40'37"E |
| L5 | 50.00' | S67°19'23"E |
| L6 | 26.59' | N22°40'37"E |
| L7 | 101.06' | S87°22'05"W |

**LINE TABLE**

| | | |
|---|---|---|
| L17 | 55.00' | S10°43'32"W |
| L18 | 114.87' | N89°53'11"E |
| L19 | 76.73' | S80°15'10"E |
| L20 | 55.07' | N19°41'25"E |
| L21 | 55.00' | S71°20'00"E |
| L22 | 55.00' | N83°12'33"E |
| L23 | 81.98' | S10°51'49"E |
| L24 | 54.38' | S66°31'34"W |
| L25 | 20.00' | S69°26'44"W |
| L26 | 10.43' | S20°34'00"E |
| L27 | 51.02' | N77°09'48"W |
| L28 | 67.17' | N47°01'57"W |
| L29 | 156.00' | S22°40'37"W |
| L30 | 22.94' | S67°19'23"E |
| L31 | 7.50' | S22°40'37"W |
| L32 | 25.01' | N19°37'57"W |
| L33 | 25.01' | N68°57'26"E |
| L34 | 20.66' | S05°10'49"E |
| L35 | 20.66' | N05°10'49"W |
| L36 | 60.44' | S68°57'26"W |
| L37 | 59.89' | N20°33'16"W |
| L38 | 59.90' | S20°33'16"E |
| L39 | 89.04' | N25°35'34"W |
| L40 | 15.16' | N69°26'44"E |
| L41 | 20.61' | S86°52'14"W |
| L42 | 9.33' | N67°19'23"W |
| L43 | 57.71' | N30°05'31"W |
| L44 | 41.34' | S20°33'16"E |
| L45 | 50.01' | N19°37'57"W |

BRUSHY CREEK MUNICIPAL UTILITY DISTRICT — TRACT I, DOC. NO. 2004019077

848.45'




BASED ON THE VISIBLE PHYSICAL EVIDENCE OF AN EXISTING WATERLINE, THE TWENTY FOOT WIDE WATERLINE EASEMENT DESCRIBED IN VOLUME 646, PAGE 315 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS IS LOCATED APPROXIMATELY ADJACENT TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAM BASS ROAD (COUNTY ROAD 175) AS DELINEATED ON THIS SUBDIVISION PLAT.

Revision Date: 09/20/05
Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05
Revision Date: 07/19/05

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|---|---|
| SHEET | 3 OF 5 |
| Scale: 1"=100' | Date: 06/25/05 |
| Disk: \ISI\21332 | Book: #255-257 |
| Drawn by: BJM | |
| File: 21332PLJR5.DWG | |
| Approved by: BJM | |
| Project No.: 213-32.16 | |


INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5956
Austin, Texas 78750 FAX 219-5996

COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-6777 Fax 512-454-2999

CABINET BB SLIDE 199

# FINAL SUBDIVISION PLAT OF
# WALSH RANCH, SECTION ONE
## SUBDIVISION OF 54.87 ACRES OUT OF THE WILLIAM KINCAID SURVEY, ABSTACT NO. 374 AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS

DESCRIPTION

OF A 54.87 ACRE TRACT OF LAND OUT OF AND PART OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 54.87 ACRE TRACT OR PARCEL OF LAND BEING A 51.07 ACRE PORTION OF A 99.52 ACRE TRACT CONVEYED TO MERION 100, L.P., RECORDED IN DOCUMENT NO. 200409314 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A 3.80 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2005063737, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 54.87 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 99.52 ACRE TRACT, AND A SOUTHWEST CORNER OF A 474.91 ACRE TRACT CONVEYED TO HY-LAND NORTH JOINT VENTURE, IN VOLUME 639, PAGE 693, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF SAM BASS ROAD (COUNTY RD. 175);

THENCE, ALONG THE SOUTH LINE OF SAID 99.52 ACRE TRACT AND THE NORTH LINE OF SAM BASS ROAD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) S87°05'32"W, A DISTANCE OF 104.58 FEET TO A 18 INCH LIVE OAK TREE, FOR AN ANGLE POINT HEREOF;

2) N87°50'52"W, A DISTANCE OF 275.11 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN ANGLE POINT HEREOF;

3) S88°15'45"W, A DISTANCE OF 519.78 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN ANGLE POINT HEREOF;

4) N89°08'50"W, A DISTANCE OF 695.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND, FOR AN ANGLE POINT HEREOF;

5) N57°19'39"W, A DISTANCE OF 41.12 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND, FOR AN ANGLE POINT HEREOF;

6) N53°14'50"W, A DISTANCE OF 44.64 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND, FOR AN ANGLE POINT HEREOF;

7) N71°30'50"W, A DISTANCE OF 14.17 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID 40.41 ACRE TRACT, AND A POINT ON LINE HEREOF;

THENCE, ALONG THE SOUTH LINE OF SAID 3.80 ACRE TRACT AND THE NORTH LINE OF SAM BASS ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N71°30'50"W, A DISTANCE OF 600.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;

2) N68°45'56"W, A DISTANCE OF 192.78 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF; AND

3) N72°45'59"W, A DISTANCE OF 194.23 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF;

THENCE, ALONG THE WEST LINE OF SAID 3.80 ACRE TRACT AND THE EAST LINE OF TRACT I, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2004019077, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, N19°37'57"W, A DISTANCE OF 92.75 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT OF THE SAID 3.80 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A 40.41 ACRE TRACT CONVEYED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2004092517, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE EAST LINE OF SAID BRUSHY CREEK MUNICIPAL UTILITY DISTRICT TRACT, ALONG THE COMMON LINE OF SAID 3.80 ACRE TRACT AND SAID 40.41 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) S72°19'55"E, A DISTANCE OF 293.45 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF CURVATURE HEREOF;

2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1725.00 FEET, A DELTA ANGLE OF 05°05'43", A CHORD DISTANCE OF 153.36 FEET (CHORD BEARS S69°47'04"E), AN ARC DISTANCE OF 153.41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF TANGENCY HEREOF;

3) S67°14'12"E , A DISTANCE OF 452.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF CURVATURE HEREOF; AND

4) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A DELTA ANGLE OF 04°05'38", A CHORD DISTANCE OF 67.15 FEET (CHORD BEARS S69°17'01"E), AN ARC DISTANCE OF 67.16 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR THE SOUTHWEST CORNER OF THE 0.06 ACRE TRACT EXCEPTED FROM THE SAID 40.41 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID 0.06 ACRE TRACT AND SAID 40.41 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N22°40'37"E, A DISTANCE OF 53.80 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR AN ELL CORNER HEREOF; AND

2) S67°19'23"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND IN THE COMMON LINE OF SAID 3.80 ACRE TRACT AND SAID 40.41 ACRE TRACT FOR AN ELL CORNER HEREOF;

THENCE LEAVING THE COMMON LINE OF SAID 0.06 ACRE TRACT AND SAID 40.41 ACRE TRACT AND ALONG THE COMMON LINE OF SAID 3.80 ACRE TRACT AND SAID 40.41 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) N22°40'37"E, A DISTANCE OF 1091.75 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF CURVATURE HEREOF;

2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 04°45'32", A CHORD DISTANCE OF 63.73 FEET (CHORD BEARS N20° 17'51"E), AN ARC DISTANCE OF 63.75 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF COMPOUND CURVATURE HEREOF;

3) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°21'14", A CHORD DISTANCE OF 35.16 FEET (CHORD BEARS N26° 45'32"W), AN ARC DISTANCE OF 38.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF REVERSE CURVATURE HEREOF;

4) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 04°06'46", A CHORD DISTANCE OF 59.75 FEET (CHORD BEARS N 69° 22'47"W), AN ARC DISTANCE OF 59.76 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF TANGENCY HEREOF;

5) N67°19'23"W, A DISTANCE OF 560.04 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF CURVATURE HEREOF;

6) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 43°43'11", A CHORD DISTANCE OF 571.54 FEET (CHORD BEARS N89° 10'58"W), AN ARC DISTANCE OF 585.64 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR A POINT OF TANGENCY HEREOF;

7) S68°57'26"W, A DISTANCE OF 561.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND AT AN ELL CORNER OF SAID 40.41 ACRE TRACT, FOR AN ELL CORNER HEREOF;

THENCE LEAVING THE COMMON LINE OF SAID 3.80 ACRE TRACT AND SAID 40.41 ACRE TRACT, ALONG THE COMMON LINE OF SAID 40.41 ACRE TRACT AND SAID 99.52 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S19°37'56"E, A DISTANCE OF 25.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR AN ELL CORNER HEREOF; AND

2) S68°57'26"W, A DISTANCE OF 25.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND IN THE EAST LINE OF SAID TRACT I AND AN ELL CORNER OF SAID 99.52 ACRE TRACT AND SAID 40.41 ACRE TRACT, FOR AN ELL CORNER HEREOF;

THENCE LEAVING THE WEST LINE OF SAID 40.41 ACRE TRACT, ALONG THE COMMON LINE OF SAID 99.52 ACRE TRACT AND SAID TRACT I, N19°37'57"W, A DISTANCE OF 25.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR AN ELL CORNER OF SAID 3.80 ACRE TRACT, AND A POINT ON LINE HEREOF;

THENCE LEAVING THE WEST LINE OF SAID 99.52 ACRE TRACT, ALONG THE WEST LINE OF SAID 3.80 ACRE TRACT AND THE EAST LINE OF SAID TRACT I, N19° 37'57"W, A DISTANCE OF 32.51 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR THE NORTHWEST CORNER OF SAID 3.80 ACRE TRACT AND AN ELL CORNER OF SAID 99.52 ACRE TRACT, FOR A POINT ON LINE HEREOF;

THENCE LEAVING THE WEST LINE OF SAID 3.80 ACRE TRACT, ALONG THE COMMON LINE OF SAID 99.52 ACRE TRACT AND SAID TRACT I, N19°37'57"W, A DISTANCE OF 888.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) FOUND FOR THE NORTHWEST CORNER OF SAID 99.52 ACRE TRACT AND THE SOUTHWEST CORNER OF TRACT 2, CONVEYED TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 2004019077, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE LEAVING THE EAST LINE OF SAID TRACT I, ALONG THE COMMON LINE OF SAID TRACT 2 AND SAID 99.52 ACRE TRACT, N69°28'27"E, A DISTANCE OF 540.89 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

THENCE LEAVING THE SOUTH LINE OF SAID TRACT 2, THROUGH THE SAID 99.52 ACRE TRACT THE FOLLOWING THIRTY-SIX (36) COURSES AND DISTANCES:

1) S75°59'21"E, A DISTANCE OF 101.04 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

2) S13°54'39"W, A DISTANCE OF 127.72 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

3) S10°43'32"W, A DISTANCE OF 55.00 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

4) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 105°40'09", A CHORD DISTANCE OF 23.91 FEET (CHORD BEARS S47° 39'16"W), AN ARC DISTANCE OF 27.66 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF;

5) S05°10'49"E, A DISTANCE OF 20.66 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF;

6) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 147.50 FEET, A DELTA ANGLE OF 15°51'45", A CHORD DISTANCE OF 40.71 (CHORD BEARS S13°06'41"E), AN ARC DISTANCE OF 40.71 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF;

7) S21°02'34"E, A DISTANCE OF 82.79 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

8) N68°57'26"E, A DISTANCE OF 127.50 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

9) S21°02'34"E, A DISTANCE OF 140.47 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

10) N85°46'32"E, A DISTANCE OF 357.79 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

11) N89°53'11"E, A DISTANCE OF 114.87 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

12) S80°15'10"E, A DISTANCE OF 76.73 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

13) S75°49'26"E, A DISTANCE OF 173.69 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

14) N18°40'00"E, A DISTANCE OF 110.42 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF;

15) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 91°56'26", A CHORD DISTANCE OF 21.57 FEET (CHORD BEARS N27° 18'13"W), AN ARC DISTANCE OF 24.07 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

16) N19°41'25"E, A DISTANCE OF 55.07 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

17) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 88°10'56", A CHORD DISTANCE OF 20.87 FEET (CHORD BEARS N62° 45'29"E), AN ARC DISTANCE OF 23.09 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

18) S71°20'00"E, A DISTANCE OF 55.00 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

19) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 88°10'56", A CHORD DISTANCE OF 20.87 FEET (CHORD BEARS S25° 25'28"E), AN ARC DISTANCE OF 23.09 FEET TO A CALCULATED POINT FOR A POINT OF COMPOUND CURVATURE HEREOF;

20) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1325.00 FEET, A DELTA ANGLE OF 00°54'48", A CHORD DISTANCE OF 21.13 FEET (CHORD BEARS S69° 03'32"E), AN ARC DISTANCE OF 21.13 FEET TO A CALCULATED POINT FOR A POINT OF COMPOUND CURVATURE HEREOF;

21) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 272.50 FEET, A DELTA ANGLE OF 41°57'08", A CHORD DISTANCE OF 195.10 FEET (CHORD BEARS S89° 34'42"E), AN ARC DISTANCE OF 199.53 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF;

22) N69°26'44"E, A DISTANCE OF 98.88 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF;

23) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 81°54'02", A CHORD DISTANCE OF 19.66 FEET (CHORD BEARS N28° 29'43"E), AN ARC DISTANCE OF 21.44 FEET TO A CALCULATED POINT FOR A POINT OF REVERSE CURVATURE HEREOF;

24) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 327.50 FEET, A DELTA ANGLE OF 05°39'51", A CHORD DISTANCE OF 32.36 FEET (CHORD BEARS N09° 37'23"W), AN ARC DISTANCE OF 32.38 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;

25) N83°12'33"E, A DISTANCE OF 55.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

26) N80°27'05"E, A DISTANCE OF 148.71 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

27) S10°51'49"E, A DISTANCE OF 81.98 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

28) S20°33'16"E, A DISTANCE OF 181.59 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

29) N66°31'34"E, A DISTANCE OF 54.38 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

30) N68°12'20"E, A DISTANCE OF 178.94 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

31) S66°10'28"E, A DISTANCE OF 114.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

32) S20°33'16"E, A DISTANCE OF 73.84 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

33) S24°26'44"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

34) S69°26'44"W, A DISTANCE OF 101.41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

35) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.50 FEET, A DELTA ANGLE OF 16°48'40", A CHORD DISTANCE OF 15.35 FEET (CHORD BEARS S32°47'37"E), AN ARC DISTANCE OF 15.40 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF; AND

36) N69°26'44"E, A DISTANCE OF 133.15 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET IN THE EAST LINE OF SAID 99.52 ACRE TRACT AND IN THE WEST LINE OF SAID HY-LAND JOINT VENTURE TRACT, FOR AN ELL CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 99.52 ACRE TRACT AND SAID HY-LAND JOINT VENTURE TRACT, S20°33'16"E, A DISTANCE OF 923.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

THENCE LEAVING THE WEST LINE OF SAID HY-LAND JOINT VENTURE TRACT AND THROUGH SAID 99.52 ACRE TRACT THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES:

1) S69°26'00"W, A DISTANCE OF 129.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

2) S20°34'00"E, A DISTANCE OF 10.43 FEET TO A CALCULATED POINT FOR AN ELL CORNER HEREOF;

3) S69°26'00"W, A DISTANCE OF 182.50 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

4) S20°34'00"E, A DISTANCE OF 140.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

5) N87°51'47"W, A DISTANCE OF 308.10 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

6) N77°09'48"W, A DISTANCE OF 51.02 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

7) N47°01'57"W, A DISTANCE OF 67.17 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

8) S22°40'37"W, A DISTANCE OF 156.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

9) S67°19'23"E, A DISTANCE OF 22.94 FEET TO A CALCULATED POINT FOR AN ELL CORNER HEREOF;

10) S23°10'10"W, A DISTANCE OF 143.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

11) N67°19'23"W, A DISTANCE OF 151.72 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

12) S22°40'37"W, A DISTANCE OF 7.50 FEET TO A CALCULATED POINT FOR AN ELL CORNER HEREOF;

13) N67°19'23"W, A DISTANCE OF 181.50 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ELL CORNER HEREOF;

14) S22°40'37"W, A DISTANCE OF 351.33 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

15) S07°53'45"E, A DISTANCE OF 155.52 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

16) S68°35'10"E, A DISTANCE OF 96.60 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF;

17) S89°25'39"E, A DISTANCE OF 485.43 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET FOR AN ANGLE POINT HEREOF; AND

18) N88°55'27"E, A DISTANCE OF 916.61 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP (INTERSTATE SURVEYING, INC.) SET IN THE EAST LINE OF SAID 99.52 ACRE TRACT AND THE WEST LINE OF SAID HY-LAND JOINT VENTURE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE ALONG THE COMMON LINE OF SAID 99.52 ACRE TRACT AND SAID HY-LAND JOINT VENTURE TRACT, S20°33'16"E, A DISTANCE OF 96.28 FEET TO THE POINT OF BEGINNING, CONTAINING 54.87 ACRES OF LAND AREA, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

Revision Date: 08/17/05
Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05
Revision Date: 07/19/05

PHOTOGRAPHIC MYLAR

SHEET 4 OF 5

Scale: 1"=100' Date: 05/25/05
Disk: \JSI\21332 Book: 255-257
Drawn by: BJM
File: 21332PL4R4.DWG
Approved by: BJM
Project No.: 213-32.16

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5966

CSA COOK-SEINNMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2980

CABINET BB SLIDE 200

# FINAL SUBDIVISION PLAT OF
# WALSH RANCH, SECTION ONE

**SUBDIVISION OF 54.87 ACRES OUT OF THE WILLIAM KINCAID SURVEY, ABSTACT NO. 374 AND EPHAIM EVANS SURVEY, ABSTRACT NO. 212 SITUATED IN WILLIAMSON COUNTY, TEXAS**

STATE OF TEXAS )(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON )(

THAT WE, MERION 100, L.P., OWNERS OF THAT CERTAIN 99.52 ACRE TRACT OF LAND OUT OF AND PART OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, AND EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 99.52 ACRES HAVING BEEN CONVEYED TO US BY DEED RECORDED AS DOCUMENT NO. 2004093140, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE OWNER OF A 3.80 ACRE TRACT OF LAND OUT OF AND A PART OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 374, SITUATED IN WILLIAMSON COUNTY TEXAS, SAID 3.80 ACRES HAVING BEEN CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2005063737, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OF THESE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE A 51.07 ACRE PORTION OF SAID 99.52 ACRE TRACT AND SAID 3.80 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN HEREAFTER AS "WALSH RANCH, SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, BUT NOT YET RELEASED.

WITNESS OUR HANDS THIS THE 19 DAY OF August, 2005 A. D.

Robert D. Wunsch

MERION 100, L.P., A TEXAS LIMITED PARTNERSHIP
BY: ROBERT D. WUNSCH, PRESIDENT
4314 W. BRAKER LANE, SUITE 250
AUSTIN, TEXAS 78759
(512) 381-1280

STATE OF TEXAS )(
COUNTY OF TRAVIS )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT D. WUNSCH, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF August, 2005 A. D.

NOTARY PUBLIC,
PRINT NAME: T. Canchola
MY COMMISSION EXPIRES: 11-6-07

T. CANCHOLA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
NOVEMBER 6, 2007

John C. Doerfler 8-25-05

JUDGE JOHN C. DOERFLER
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS
301 S.E. INNER LOOP, SUITE 109
GEORGETOWN, TEXAS 78626
(512) 943-1550

STATE OF TEXAS )(
COUNTY OF ~~TRAVIS~~ WILLIAMSON )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN C. DOERFLER, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25TH DAY OF August, 2005 A. D.

Jane E. Tablerion

NOTARY PUBLIC,
PRINT NAME: JANE E. TABLERIOU
MY COMMISSION EXPIRES: 4-29-06

JANE E. TABLERIOU
Notary Public, State of Texas
My Commission Expires
April 29, 2006

STATE OF TEXAS )(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON )(

I, JAMES M. COOK, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

FLOOD PLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0240 C, EFFECTIVE DATE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS.

JAMES M. COOK, P.E.
TEXAS REGISTRATION NO. 58640
COOK-STEINMAN & ASSOCIATES, INC.
3018 NORTH LAMAR BLVD., SUITE 200

STATE OF TEXAS
JAMES M. COOK
58640
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS )(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON )(

THAT I, BLAINE J. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5121, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND SHOWN HEREON, THAT THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

Blaine J. Miller

BLAINE J. MILLER, R.P.L.S.
TEXAS REGISTRATION NO. 5121
INTERSTATE SURVEYING, INC.
13740 NORTH HIGHWAY 183, BLDG. L-4
AUSTIN, TEXAS 78750

STATE OF TEXAS
BLAINE JUSTIN MILLER
5121
REGISTERED
PUBLIC SURVEYOR

APPROVED THIS THE 24 DAY OF August, 20 05 BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY: Al Kosik
AL KOSIK, CHAIRMAN

ATTEST: Peter Draper
PETER DRAPES, VICE CHAIRMAN

PASSED AND APPROVED, ON THIS THE 24 DAY OF August, 20 05

Mike Maxwell
MIKE MAXWELL
MAYOR
CITY OF ROUND ROCK, TEXAS

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17TH DAY OF February 2006 A. D., AT 3:40 O'CLOCK P M., AND DULY RECORDED ON THE 22ND DAY OF February, 2006 A. D., AT 8:25 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET BB, AT SLIDE(S) 196, 197, 198, 199 & 200.

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

NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS.

BY: Paul H. Davis DEPUTY

DOCUMENT NO. 2006013292

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1) A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON, EXCEPT ALONG SAM BASS ROAD, WALSH RANCH BOULEVARD (65' ROW) AND BEHRENS PARKWAY WHICH WILL HAVE A FIVE FT. (5') PUE ALONG THE STREETSIDE PROPERTY LINE.

2) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION) AND WITH THE DESIGN AND CONSTRUCTION STANDARDS. ALL SIDEWALKS ADJACENT TO INDIVIDUAL RESIDENTIAL LOTS SHALL BE INSTALLED PRIOR TO OCCUPATION OF THOSE INDIVIDUAL HOMES WITHIN THE M.U.D..

3) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 11, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION).

4) (NBU) NEIGHBORHOOD MAILBOX UNIT FOR THE M.U.D. SHALL BE LOCATED ON LOT 3, BLOCK "C". ANY CHANGE SHALL BE APPROVED BY THE CITY OF ROUND ROCK.

5) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

6) SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 8, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), IF APPLICABLE.

7) PRIOR TO PLAT RECORDATION THE OWNER SHALL CERTIFY THAT THERE ARE NO PROTECTED TREES IN THE STREET RIGHTS OF WAY OR PROVIDE AN APPROVED TREE REPLACEMENT PLAN AND AGREEMENT AND PER THAT AGREEMENT REPLACE TREES OR POST FISCAL FOR PROTECTED TREES IN THE STREET RIGHTS OF WAY.

8) RIGHT OF WAY OR EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER SHALL INDEMNIFY AND HOLD THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THE COUNTY, ITS OFFICERS AND EMPLOYEES AND ACKNOWLEDGE THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND /OR REPLACEMENT OF THE IMPROVEMENT.

9) THE CONSTRUCTION OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

10) ALL PUBLIC ROADWAYS, RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.

11) WHERE RURAL MAIL BOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED.

12) THIS PLAT CONFORMS TO THE REVISED PRELIMINARY PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 16, 2005.

13) LOT 38, BLOCK A, SHALL BE DEDICATED AS RIGHT-OF-WAY AND DEEDED TO WILLIAMSON COUNTY IN TANDEM WITH THE RECORDATION OF THIS PLAT.

PHOTOGRAPHIC MYLAR

Revision Date: 08/17/05
Revision Date: 08/11/05
Revision Date: 08/02/05

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2990

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| Approved by: BJM | |
| Project No.: 213-32.16 | |

SHEET 5 OF 5