

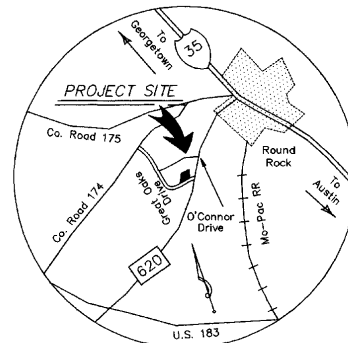
FINAL PLAT OF CAT HOLLOW SECTION C PHASE I

DOC# 9803248



CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
184.345 AC. PARCEL A
VOL. 2376, PG. 702

9.083 AC. DRAINAGE
AND PUBLIC UTILITY EASEMENT
VOL. 1392, PG. 917



LOCATION MAP
NTS

CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
184.345 AC.
DOC. # 9648698

CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
184.345 AC. PARCEL A
VOL. 2376, PG. 702



CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
147.794 AC.
DOC. # 9648698

CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
DOC. # 9648698

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT SET
- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- DE/SSE DRAINAGE AND STORM SEWER EASEMENT
- ⊙ BLOCK NUMBER
- ⊙ NEIGHBORHOOD POSTAL BOX CLUSTER

LOT 1 (11,912 AC.), BLOCK J
CAT HOLLOW SECTION C COMMERCIAL LOT 1, BLOCK J
CAB. N. SL. 342-344

LINEAR FEET OF NEW STREET	
CONCHOS VALLEY DRIVE:	1289 L.F.
HARROW BOULEVARD:	143 L.F.
BARLOW DRIVE:	1002 L.F.
CLEVE'S STREET:	1160 L.F.
CARGILL DRIVE:	1862 L.F.
LEGHORN COVE:	136 L.F.
FLOWERPOT COVE:	136 L.F.
TOTAL:	5728 L.F.

GREAT OAKS DRIVE (100' ROW)

POINT OF BEGINNING
MOST SOUTHWEST SOUTHWEST
CORNER OF 25.074 ACRE TRACT

CAT HOLLOW SECTION C PHASE I

OWNERS: GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP
9015 MOUNTAIN RIDGE
HOUSTON BUILDING, SUITE 100
AUSTIN, TEXAS 78759
BY: ED WENDLER, JR. PRESIDENT OF E.W. DEVELOPMENT CO.
GENERAL PARTNER OF GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP

ACREAGE: 23.074 ACRES
SURVEY: JOHN MCQUEEN SURVEY, A-425
NUMBER OF BLOCKS: 4 BLOCKS
NUMBER OF LOTS: 134 LOTS
L. F. OF NEW STREET: 5728 L.F.
DATE: OCTOBER, 1997
SURVEYOR: AUSTIN SURVEYORS
P. O. BOX 180243
AUSTIN, TEXAS 78757
ENGINEER: GRAY • JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757-7592

BENCH MARK:

CAT HOLLOW SECTION C PHASE I SHEET 1 OF 4

PROJECT NO. 1210-7608-14	DESIGNED BY: MEW
FILE NO. 7608P1.DWG	DRAWN BY: MEW
DATE: OCTOBER, 1997	CHECKED BY: DWG
SCALE: 1" = 100'	REVISED BY:



GRAY • JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512)452-0971 FAX(512)454-9633

about p side 178

Doc. # 9803248

FINAL PLAT OF CAT HOLLOW SECTION C PHASE I

LOT TABLE		
LOT	BLOCK	AREA (SQUARE FEET)
1	A	9061
2	A	8140
3	A	8017
4	A	8000
5	A	8000
6	A	8000
7	A	8000
8	A	8000
9	A	8000
10	A	8000
11	A	8000
12	A	8000
13	A	8000
14	A	8000
15	A	8000
16	A	8000
17	A	8000
18	A	8000
19	A	8000
20	A	8000
21	A	8000
22	A	8000
23	A	8000
24	A	8000
25	A	8000
26	A	8000
27	A	8000
28	A	8000
29	A	8000
30	A	8000

CURVE TABLE				TANGENT TABLE					
NUMBER	DELTA	CHORD BRO	RADIUS	LENGTH	TANGENT	CHD_LENGTH	NUMBER	DISTANCE	BEARING
C1	87°18'12"	N 62°36'08" E	200.00'	30.47'	19.08'	27.61'	T1	64.64'	N 18°57'02" E
C2	9°48'55"	N 23°11'29" E	935.00'	160.17'	80.28'	159.98'	T2	27.68'	N 57°19'53" W
C3	86°05'30"	N 14°18'38" W	285.00'	30.05'	18.68'	27.30'	T3	25.87'	N 44°57'00" W
C4	12°22'54"	N 51°08'27" W	995.00'	61.59'	30.91'	61.47'	T4	50.00'	N 44°57'00" W
C5	90°00'00"	N 89°57'00" W	20.00'	31.42'	20.00'	28.28'	T5	30.77'	N 45°03'00" E
C6	171°17'49"	S 03°43'42" E	50.00'	149.48'	657.07'	99.71'	T6	115.00'	N 44°57'00" W
C7	36°52'12"	S 63°29'06" W	25.00'	16.09'	8.33'	15.81'	T7	81.92'	S 45°03'00" W
C8	07°05'58"	S 32°07'01" E	865.00'	394.63'	200.49'	390.63'	T8	78.54'	S 63°19'40" W
C9	87°18'12"	S 24°42'04" E	20.00'	30.47'	19.08'	27.61'	T9	72.53'	S 78°23'27" W
C10	5°23'36"	N 71°02'58" W	1149.04'	108.16'	54.12'	108.12'	T10	72.46'	N 88°51'05" W
C11	86°05'50"	N 79°37'11" E	20.00'	30.05'	18.68'	27.30'	T11	72.65'	N 78°19'47" W
C12	12°22'54"	S 51°08'27" E	195.00'	42.14'	21.15'	42.06'	T12	72.69'	N 63°06'12" W
C13	90°00'00"	S 00°03'00" W	20.00'	31.42'	20.00'	28.28'	T13	72.11'	N 47°03'05" W
C14	8°29'44"	S 00°48'38" W	935.00'	138.37'	68.31'	138.24'	T14	70.79'	N 33°26'13" W
C15	90°00'00"	N 89°57'00" W	20.00'	31.42'	20.00'	28.28'	T15	64.81'	N 31°24'43" W
C16	90°00'00"	N 00°03'00" E	25.00'	39.27'	25.00'	35.36'	T16	93.95'	N 58°35'17" E
C17	175°03'34"	N 05°36'35" W	50.00'	152.77'	1159.02'	99.91'	T17	50.00'	N 31°24'43" W
C18	48°11'23"	S 69°02'41" E	25.00'	21.03'	11.18'	20.41'	T18	2.20'	N 58°35'17" W
C19	3°45'46"	S 88°44'30" W	50.00'	3.28'	1.64'	3.28'	T19	115.00'	N 31°24'43" W
C20	91°29'34"	S 89°18'13" W	225.00'	359.29'	230.94'	382.32'	T20	48.94'	N 57°41'10" E
C21	91°29'34"	S 89°18'13" W	175.00'	279.45'	179.62'	250.69'	T21	48.70'	N 48°39'13" E
C22	5°53'51"	S 40°36'30" W	1025.00'	105.51'	52.80'	105.46'	T22	52.96'	N 25°25'31" E
C23	5°53'51"	S 40°36'30" W	975.00'	100.36'	50.22'	100.32'	T23	142.00'	N 55°53'54" E
C24	7°23'26"	N 41°21'17" E	975.00'	125.76'	62.97'	125.68'	T24	72.58'	N 45°39'12" E
C25	7°23'26"	N 41°21'17" E	925.00'	125.76'	62.97'	125.68'	T25	104.29'	N 45°03'00" W
C26	9°24'36"	N 49°45'18" E	1025.00'	168.34'	88.16'	168.15'	T26	64.64'	S 18°57'02" W
C27	13°32'17"	N 51°49'09" E	975.00'	230.38'	115.73'	229.84'	T27	27.68'	S 57°19'53" E
C28	90°00'00"	N 00°03'00" E	20.00'	31.42'	20.00'	28.28'	T28	25.87'	N 44°57'00" W
C29	48°11'23"	N 69°02'41" W	25.00'	21.03'	11.18'	20.41'	T29	75.00'	N 44°57'00" W
C30	276°22'46"	S 45°03'00" W	50.00'	241.19'	66.67'	66.67'	T30	14.73'	S 58°35'17" W
C31	48°11'23"	S 20°51'18" E	205.00'	21.03'	11.18'	20.41'	T31	104.29'	S 58°35'17" W
C32	90°00'00"	S 89°57'00" E	20.00'	31.42'	20.00'	28.28'	T32	98.18'	S 45°03'00" E
C33	87°31'55"	S 10°41'39" W	20.00'	30.55'	19.16'	27.67'	T33	10.00'	S 44°57'00" E
C34	88°20'24"	N 77°14'31" W	20.00'	30.84'	19.43'	27.87'	T34	10.00'	S 44°57'00" E
C35	101°52'41"	S 84°00'39" E	155.00'	275.61'	190.99'	240.71'	T35	4.49'	S 45°03'00" W
C36	101°52'41"	S 84°00'39" E	205.00'	364.51'	252.60'	318.36'	T36	42.07'	S 33°04'19" W
C37	90°00'00"	N 89°57'00" W	155.00'	243.47'	161.20'	219.20'	T37	42.18'	N 33°04'19" W
C38	90°00'00"	N 00°03'00" E	20.00'	31.42'	20.00'	28.28'	T38	55.00'	S 44°57'00" E
C39	90°00'00"	S 89°57'00" E	20.00'	31.42'	20.00'	28.28'	T39	55.00'	S 44°57'00" E
C40	90°00'00"	N 00°03'00" E	20.00'	31.42'	20.00'	28.28'	T40	14.54'	S 02°06'30" W
C41	35°31'17"	S 62°48'39" W	205.00'	127.09'	65.66'	125.07'	T41	14.54'	S 02°06'30" W
C42	31°24'17"	S 60°29'06" W	205.00'	112.36'	57.63'	112.36'	T42	62.00'	S 44°57'00" E
C43	78°27'47"	N 41°20'23" E	20.00'	27.39'	16.33'	25.30'	T43	33.89'	S 54°28'16" W
C44	48°11'23"	N 21°59'11" W	25.00'	21.03'	11.18'	20.41'	T44	28.68'	S 88°06'00" W
C45	276°22'46"	N 87°53'30" W	50.00'	241.19'	66.67'	66.67'	T45	120.00'	N 45°03'00" W
C46	48°11'23"	S 26°12'11" W	25.00'	21.03'	11.18'	20.41'	T46	53.24'	N 40°45'12" E
C47	78°27'47"	S 37°07'23" E	20.00'	27.39'	16.33'	25.30'	T47	78.45'	S 01°10'02" W
C48	2°40'31"	S 43°38'45" W	935.00'	43.83'	23.82'	43.83'	T48	119.20'	S 35°48'55" W
C49	3°04'23"	S 40°42'17" W	935.00'	50.15'	25.08'	50.14'	T49	39.21'	S 58°04'32" E
C50	2°35'49"	S 37°52'11" W	935.00'	42.38'	21.19'	42.38'	T50	31.58'	S 86°08'57" E
C51	30°41'55"	N 60°17'57" W	155.00'	83.05'	42.55'	82.06'	T51	38.02'	N 71°02'06" E
C52	40°44'07"	S 83°59'32" W	155.00'	110.20'	57.54'	107.89'	T52	100.00'	S 43°33'26" W
C53	18°33'58"	S 54°19'59" W	155.00'	50.23'	26.63'	50.01'	T53	99.98'	S 45°03'00" W
C54	2°00'57"	N 46°03'29" E	205.00'	3.61'	1.81'	3.61'	T54	119.20'	S 45°03'26" W
C55	12°28'58"	N 53°18'27" E	205.00'	44.66'	22.42'	44.57'	T55	128.86'	S 42°13'38" W
C56	12°28'58"	N 65°47'25" E	205.00'	44.66'	22.42'	44.57'	T56	41.45'	N 57°21'13" W
C57	12°28'58"	N 78°16'23" E	205.00'	44.66'	22.42'	44.57'	T57	33.28'	S 48°34'25" W
C58	12°28'58"	S 89°14'39" E	205.00'	44.66'	22.42'	44.57'	T58	28.83'	S 84°34'41" W
C59	12°28'58"	S 89°14'39" E	205.00'	44.66'	22.42'	44.57'	T59	31.59'	N 48°04'35" W
C60	12°28'58"	S 64°16'43" E	205.00'	44.66'	22.42'	44.57'	T60	66.30'	N 40°32'03" W
C61	12°28'58"	S 51°47'45" E	205.00'	44.66'	22.42'	44.57'	T61	15.04'	N 55°53'24" E
C62	12°28'58"	S 39°18'48" E	205.00'	44.66'	22.42'	44.57'	T62	2.44'	N 67°48'57" E
C63	91°29'34"	S 89°18'13" W	175.00'	279.45'	179.62'	250.69'	T63	15.40'	N 43°33'00" W
C64	2°46'44"	N 46°20'22" W	225.00'	10.91'	5.46'	10.91'	T64	4.18'	S 45°03'00" W
C65	11°28'42"	N 58°09'05" W	225.00'	45.08'	22.61'	45.00'	T65	13.00'	S 44°57'00" E
C66	11°28'42"	N 64°56'47" W	225.00'	45.08'	22.61'	45.00'	T66	26.52'	S 43°33'26" W
C67	12°09'03"	N 76°45'39" W	225.00'	47.72'	23.95'	47.63'	T67	16.30'	S 43°33'26" W
C68	13°47'03"	N 89°43'42" W	225.00'	54.13'	27.20'	54.00'	T68	25.63'	S 37°39'35" W
C69	11°28'42"	S 77°38'25" W	225.00'	45.08'	22.61'	45.00'	T69	13.00'	S 44°57'00" E
C70	11°28'42"	S 66°09'43" W	225.00'	45.08'	22.61'	45.00'	T70	18.81'	S 44°57'00" W
C71	11°28'42"	S 54°44'01" W	225.00'	45.08'	22.61'	45.00'	T71	7.32'	S 43°33'26" W
C72	5°23'14"	S 46°15'03" W	225.00'	21.16'	10.59'	21.15'	T72	26.00'	S 37°39'35" W
C73	1°50'22"	S 42°38'15" W	1025.00'	32.91'	16.45'	32.90'	T73	14.57'	S 45°03'00" W
C74	2°43'43"	S 40°21'13" W	1025.00'	48.81'	24.41'	48.81'	T74	26.29'	S 45°03'00" W
C75	1°19'47"	S 38°19'28" W	1025.00'	23.79'	11.89'	23.79'	T75	29.36'	S 45°03'00" W
C76	30°52'16"	N 12°11'11" W	50.00'	26.94'	13.47'	26.94'	T76	41.17'	S 45°03'00" W
C77	47°22'00"	N 51°18'48" W	50.00'	41.34'	21.93'	40.17'	T77	23.66'	S 44°57'00" E
C78	41°32'00"	S 84°14'12" W	50.00'	36.24'	18.96'	35.46'	T78	2.35'	N 57°21'13" W
C79	41°32'00"	S 42°42'12" W	50.00'	36.24'	18.96'	35.46'	T79	5.24'	S 42°13'38" W
C80	41°32'00"	S 01°10'12" W	50.00'	36.24'	18.96'	35.46'	T80	3.70'	S 45°03'00" W
C81	50°03'39"	S 44°37'37" E	50.00'	43.69'	23.35'	42.31'	T81	8.77'	S 45°03'00" W
C82	23°28'49"	S 53°29'28" W	50.00'	20.49'	10.31'	20.49'	T82	74.23'	S 75°32'32" E
C83	1°23'59"	N 45°45'00" E	975.00'	23.82'	11.51'	23.82'	T83	43.46'	N 79°32'44" E
C84	3°14'15"	N 48°04'07" E	975.00'	55.09'	27.55'	55.09'	T84	93.65'	N 62°56'31" E
C85	3°14'15"	N 31°18'22" E	975.00'	55.09'	27.55'	55.09'	T85	62.49'	N 07°09'49" E
C86	3°14'15"	N 54°32'37" E	975.00'	55.09'	27.55'	55.09'	T86	10.94'	N 79°32'44" E
C87	2°25'32"	N 57°22'31" E	975.00'	41.28'	20.64'	41.27'	T87	36.63'	N 70°53'51" E
C88	2°13'07"	S 34°10'52" W	155.00'	6.00'	3.00'	6.00'	T88	31.58'	S 87°45'09" E
C89	39°00'23"	S 54°47'38" E	155.00'	105.52'	54.90'	103.50'	T89	42.82'	S 57°43'01" E
C90	42°15'00"	N 84°34'41" E	155.00'	114.30'	59.89'	111.73'	T90	120.00'	S 45°03'00" W
C91	18°24'10"	N 54°15'06" E	155.00'	49.78'	25.11'	49.57'	T91	34.38'	S 57°43'01" E
C92	4°59'40"	N 51°57'47" E	1025.00'	89.35'	44.70'	89.32'	T92	8.44'	S 57°43'01" E
C93	3°04'02"	N 47°55'56" W	1025.00'	54.87'	27.44'	54.86'	T93	12.33'	N 44°57'00" W
C94	1°20'55"	N 45°43'28" W	1025.00'	24.12'	12.06'	24.12'	T94	127.03'	S 44°57'00" E
C95	1°56'00"	N 44°05'00" E	1025.00'	34.58'	17.29'	34.58'			
C96	2°43'43"	N 41°45'09" E	1025.00'	48.81'	24.41'	48.81'			
C97	2°43'43"	N 39°01'26" E	1025.00'	48.81'	24.41'	48.81'			
C98	0°58'01"	S 43°04'26" W	975.00'	16.45'	8.23'	16.45'			
C99	3°19'54"	S 40°59'28" W	975.00'						

FINAL PLAT OF CAT HOLLOW SECTION C PHASE I

FIELD NOTES FOR CAT HOLLOW SECTION C PHASE I

FIELD NOTES DESCRIBING 29.074 ACRES OF LAND IN THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 29.074 ACRE TRACT OF LAND "A" CONVEYED TO GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 9743913 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET ON THE NORTH RIGHT-OF-WAY LINE OF GREAT OAKS DRIVE, AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 29.074 ACRE TRACT, FROM WHICH THE NORTHWEST CORNER OF THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425 BEARS N36 05'30"W, 5496 FEET, FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT, SAID CONCRETE MONUMENT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 87 18'12".

THENCE ALONG THE ARC OF SAID CURVE 30.47 FEET, THE LONG CHORD OF WHICH BEARS N62 36'08"E, 27.61 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE N18 57'02"E, 64.64 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 935.00 FEET AND A CENTRAL ANGLE OF 9 48'55".

THENCE ALONG THE ARC OF SAID CURVE 160.17 FEET, THE SUB-CHORD OF WHICH BEARS N23 51'29"E, 159.98 FEET TO AN IRON PIN SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 86 05'50".

THENCE ALONG THE ARC OF SAID CURVE 30.05 FEET, THE LONG CHORD OF WHICH BEARS N14 16'58"W, 27.30 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE N57 19'53"W, 27.68 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 12 22'54".

THENCE ALONG THE ARC OF SAID CURVE 61.59 FEET, THE LONG CHORD OF WHICH BEARS N51 08'27"W, 61.47 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE N44 57'00"W, 25.87 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90 00'00".

THENCE ALONG THE ARC OF SAID CURVE 31.41 FEET, THE LONG CHORD OF WHICH BEARS N89 57'00"W, 28.28 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE N44 57'00"W, 50.00 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N45 03'00"W, 30.77 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N44 57'00"W, 115.00 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE S45 03'00"W, 81.92 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE S63 19'40"W, 72.27 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE S78 23'27"W, 72.53 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N88 51'05"W, 72.46 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N78 19'47"W, 72.65 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N63 06'12"W, 72.69 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N47 03'05"W, 72.11 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N33 26'13"W, 70.79 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N31 24'43"W, 64.81 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N58 35'17"E, 93.95 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N31 24'43"W, 50.00 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N58 35'17"E, 2.20 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N31 24'43"W, 115.00 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE ALONG A NORTHWEST LINE HEREOF, THE FOLLOWING TEN (10) COURSES:

- N57 41'10"E, 48.94 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N48 39'13"E, 48.70 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N25 25'30"E, 52.96 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N10 40'49"E, 245.39 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N67 48'27"E, 346.43 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N43 33'26"E, 421.09 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N75 32'32"E, 74.23 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N79 32'44"E, 43.46 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N62 56'31"E, 93.65 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N07 09'49"E, 62.49 FEET TO AN IRON PIN SET FOR THE NORTH CORNER OF THIS TRACT.

THENCE ALONG A NORTHEAST LINE HEREOF, S44 57'00"E, 812.43 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE S45 03'00"W, 104.29 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 171 17'49".

THENCE ALONG THE ARC OF SAID CURVE 149.48 FEET, THE SUB-CHORD OF WHICH BEARS S03 43'42"E, 99.71 FEET TO AN IRON PIN SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 36 52'12".

THENCE ALONG THE ARC OF SAID CURVE 16.09 FEET, THE LONG CHORD OF WHICH BEARS S63 29'06"W, 15.81 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE ALONG A SOUTHEAST LINE HEREOF, THE FOLLOWING FOUR (4) COURSES:
1. S45 03'00"W, 700.96 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND A CENTRAL ANGLE OF 26 05'58".

2. ALONG THE ARC OF SAID CURVE 394.03 FEET, THE LONG CHORD OF WHICH BEARS S32 00'01"W, 390.63 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

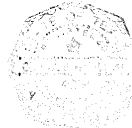
3. S18 57'02"W, 64.64 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 87 18'12".

4. ALONG THE ARC OF SAID CURVE 30.47 FEET, THE LONG CHORD OF WHICH BEARS S24 42'04"E, 27.61 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF GREAT OAKS DRIVE, AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1149.04 FEET AND A CENTRAL ANGLE OF 5 23'36".

THENCE ALONG THE ARC OF SAID CURVE 108.16 FEET, THE SUB-CHORD OF WHICH BEARS N71 02'58"W, 108.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 29.074 ACRES OF LAND, MORE OR LESS.

I, CLAUDE F. HINKLE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS, AND THE FIELD NOTES SHOWN HEREON CLOSE.

AUSTIN SURVEYORS
P. O. BOX 180243
AUSTIN, TEXAS 78757



Claude F. Hinkle, Jr.
CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

DATE 10-23-97

THE STATE OF TEXAS :
THE COUNTY OF WILLIAMSON :

KNOW ALL MEN BY THESE PRESENTS:

THAT GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, E.W. DEVELOPMENT COMPANY, A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED PRESIDENT, ED WENDLER, JR., BEING THE SOLE OWNER OF 29.074 ACRES OF LAND OUT OF AND A PART OF THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 29.074 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 9743913 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. I HEREBY ACKNOWLEDGE I AM THE SOLE OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

WITNESS MY HAND THIS THE 23rd DAY OF October, 1997 A.D.

GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP
A TEXAS LIMITED PARTNERSHIP
9171 CAPITAL OF TEXAS HIGHWAY NORTH
HOUSTON BUILDING, SUITE 100
AUSTIN, TEXAS 78759

BY: E. W. DEVELOPMENT COMPANY
A TEXAS CORPORATION, GENERAL PARTNER

BY: Ed Wendler, Jr.
ED WENDLER, JR., PRESIDENT

THE STATE OF TEXAS :
THE COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23rd DAY OF October, 1997, A.D., BY ED WENDLER, JR., PRESIDENT OF E.W. DEVELOPMENT COMPANY, GENERAL PARTNER OF GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL THIS THE 23rd DAY OF October, 1997, A.D.

Nancy L. Bendell
NOTARY PUBLIC AND FOR
THE STATE OF TEXAS



Nancy L. Bendell
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON 7/3/01

CAT HOLLOW
SECTION C PHASE I
SHEET 3 OF 4

PROJECT NO: 1210-7806-14	DESIGNED BY: MEW
FILE NO: 7806PLT3.DWG	DRAWN BY: MEW
DATE: OCTOBER, 1997	CHECKED BY: DWG
SCALE:	REVISION BY:

GRAY & JANSING & ASSOCIATES, INC.
Consulting Engineers
8517 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7006
(512)452-0571 FAX(512)454-8953

Cabinet P. Slide 180

FINAL PLAT OF CAT HOLLOW SECTION C PHASE I

GENERAL NOTES:

1. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
2. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
3. NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF ROUND ROCK AND WILLIAMSON COUNTY.
4. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION IS HEREBY DEDICATED.
5. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRUSHY CREEK MUNICIPAL UTILITY DISTRICT.
6. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT.
7. THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT) AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT.
8. NO STRUCTURE OR LAND ON THIS PLAT SHALL BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE DEVELOPMENT PERMIT (CCDP) APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
9. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
10. IT IS THE RESPONSIBILITY OF THE DEVELOPER-OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
11. VEHICULAR/DRIVEWAY ACCESS IS PROHIBITED TO CONCHOS VALLEY DRIVE AND HARROW BOULEVARD FROM ALL LOTS IN THIS SUBDIVISION; TO BARLOW DRIVE FROM LOT 21, BLOCK F AND LOT 30, BLOCK E; TO CLEVELS STREET FROM LOTS 32 AND 38, BLOCK E; AND TO CARGILL DRIVE FROM LOT 17, BLOCK A, LOTS 1 AND 26, BLOCK E, LOT 1, BLOCK F, AND LOTS 47 AND 53, BLOCK D.
12. ALL BUILDING SLAB ELEVATIONS SHALL BE 1 FOOT ABOVE ANY POINT ON THE LOT WITHIN 5 FEET OF THE PERIMETER OF THE BUILDING.

I, STEPHEN K. COLLINS, A REGISTERED PROFESSIONAL ENGINEER DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS, AND DO HEREBY ATTEST TO THE FOLLOWING:

1. ALL ENGINEERING WORK FOR THE ROADS AND DRAINAGE (INCLUDING DRIVEWAY DRAIN PIPES, IF ANY) WITHIN THIS SUBDIVISION WILL BE COMPLETED IN COMPLIANCE WITH CITY OF ROUND ROCK AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS, POLICIES AND GUIDELINES, AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS. THE MORE RESTRICTIVE BETWEEN CITY OF ROUND ROCK AND WILLIAMSON COUNTY CRITERIA SHALL GOVERN. (WILLIAMSON COUNTY ENGINEERING GUIDELINES ARE INCORPORATED IN WILLIAMSON COUNTY SUBDIVISION REGULATIONS AS APPENDIX B).
2. THIS SUBDIVISION IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION HAS APPROVED, IN WRITING, THE POLLUTION ABATEMENT PLAN.
3. NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP. (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C.0330 C, EFFECTIVE DATE, SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 23rd DAY OF October, 1997, A.D.

GRAY • JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN TEXAS 78757



Stephen K. Collins
STEPHEN K. COLLINS
REGISTERED PROFESSIONAL ENGINEER NO. 55969
10-23-97
DATE

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARD'S AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS. FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Paulo Pinto, R.S. For Paulo Pinto, R.S.
PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES
10-28-97
DATE

APPROVED THIS 5th DAY OF November, 1997 A.D. BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Al Kosik
AL KOSIK, CHAIRMAN
Robert R. Belanger
ROBERT R. BELANGER, SECRETARY

PASSED AND APPROVED ON THE 10th DAY OF November, 1997 A.D.

Charles Culpepper
CHARLES CULPEPPER, MAYOR
CITY OF ROUND ROCK, TEXAS
Jeanne Land
JEANNE LAND, CITY SECRETARY
CITY OF ROUND ROCK, TEXAS

WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATION THEREOF TO THE CITY OF AUSTIN AND COMMISSIONER'S COURT OF WILLIAMSON COUNTY FOR REVIEW AND APPROVAL. IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER-OWNER. HOWEVER, THE CITY OF AUSTIN AND THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY SHALL HAVE THE RIGHT AND AUTHORITY TO ENFORCE THE PLAT RESTRICTIONS THROUGH APPROPRIATE LEGAL PROCEDURE TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING OF PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

BY: Ed Wendler, Jr.
ED WENDLER, JR., PRESIDENT
E. W. DEVELOPMENT CO., GENERAL PARTNER
GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING 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 TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED OR THE EXPIRATION OF 2 YEARS FROM THE DATE OF COMPLETION, AND ALL DRIVEWAY DRAINPIPES HAVE BEEN INSTALLED, ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONERS' COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. 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 REPRESENTATIONS 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.

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, JOHN C. DOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "CAT HOLLOW SECTION C PHASE I", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

John C. Doerfler
DATE 7-20-97 APPROVED
JOHN C. DOERFLER, COUNTY JUDGE,
WILLIAMSON COUNTY, TEXAS
SIGNED 1-28-98

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, ELAINE BIZZELL, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF January, 1998 A.D., AT 2:15 O'CLOCK P. M. AND WAS DULY RECORDED ON THIS THE 23rd DAY OF January, 1998 A.D., AT 3:11 O'CLOCK P. M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET P SLIDES 178, 179, 180 & 181.

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

BY: Barbara Kelley
ELAINE BIZZELL
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS



CAT HOLLOW
SECTION C PHASE I
SHEET 4 OF 4

PROJECT NO: 1210-7806-14	DESIGNED BY: MEW
FILE NO: 7508PL14.DWG	DRAWN BY: MEW
DATE: OCTOBER, 1997	CHECKED BY: DWG
SCALE:	REVISED BY:

GRAY • JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7880
(512)455-0571 FAX(512)454-9953

Robert P. Smith 181

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Great Oaks Development Limited Partnership

SUBDIVISION NAME-- Cat Hollow Section C Phase I

MAP RECORDED IN CABINET P , **SLIDES** 178, 179, 180 and 181.

PROPERTY FORMERLY KNOWN AS: 29.074 acres John McQueen Survey
A-425

HAND TO: Gray-Jansing (452-0371) Jeff Reed

INSTRUMENT DATE: October 23, 1997

FILE DATE: January 23, 1998

Doc# 9803248
Pages: 4
Date : 01-23-1998
Time : 03:41:38 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 131.00

**OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS**

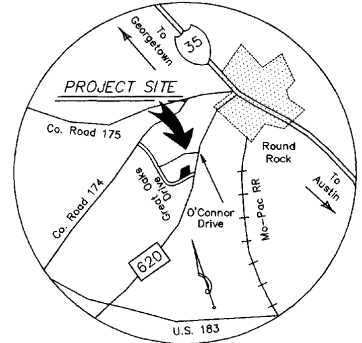
FINAL PLAT OF CAT HOLLOW SECTION C PHASE I

DOC# 9803248



CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
184.345 AC. PARCEL A
VOL. 2376, PG. 702

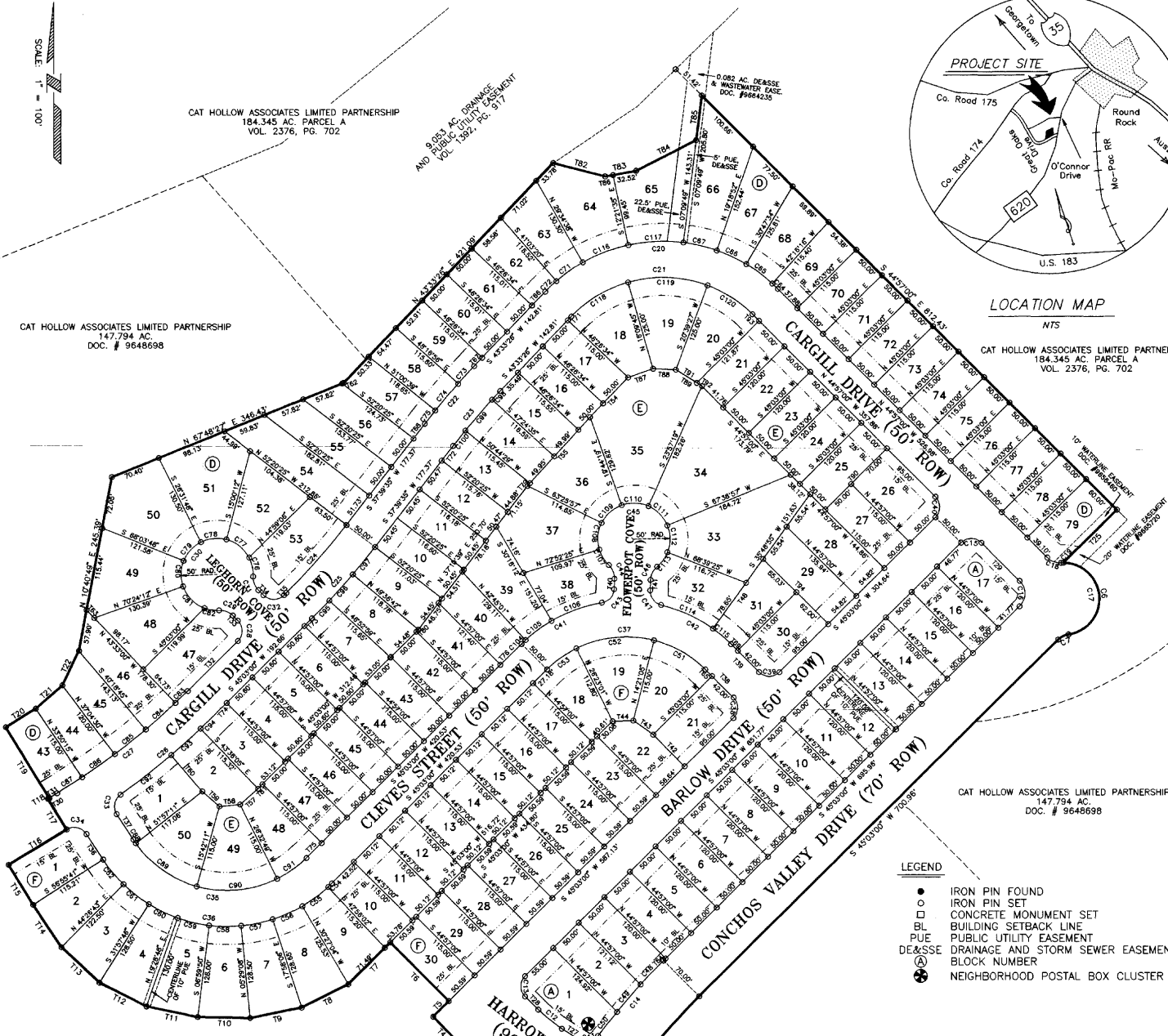
9.083 AC. DRAINAGE
AND PUBLIC UTILITY EASEMENT
VOL. 1392, PG. 917



LOCATION MAP
NTS

CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
184.345 AC.
DOC. # 9648698

CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
184.345 AC. PARCEL A
VOL. 2376, PG. 702



about 0 Side 178

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT SET
- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- DE/SSE DRAINAGE AND STORM SEWER EASEMENT
- ⊙ BLOCK NUMBER
- ⊕ NEIGHBORHOOD POSTAL BOX CLUSTER

LOT 1 (11,912 AC.), BLOCK J
CAT HOLLOW SECTION C COMMERCIAL LOT 1, BLOCK J
CAB. N. SL. 342-344

LINEAR FEET OF NEW STREET

CONCHOS VALLEY DRIVE:	1289 L.F.
HARROW BOULEVARD:	143 L.F.
BARLOW DRIVE:	1002 L.F.
CLEVE'S STREET:	1160 L.F.
CARGILL DRIVE:	1862 L.F.
LEGHORN COVE:	136 L.F.
FLOWERPOT COVE:	136 L.F.
TOTAL:	5728 L.F.

CAT HOLLOW ASSOCIATES LIMITED PARTNERSHIP
147.794 AC.
DOC. # 9648698

GREAT OAKS DRIVE (100' ROW)

POINT OF BEGINNING
MOST SOUTHWEST SOUTHWEST
CORNER OF 25.074 ACRE TRACT

CAT HOLLOW SECTION C PHASE I

OWNERS: GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP
9015 MOUNTAIN RIDGE
HOUSTON BUILDING, SUITE 100
AUSTIN, TEXAS 78759
BY: ED WENDLER, JR. PRESIDENT OF E.W. DEVELOPMENT CO.
GENERAL PARTNER OF GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP

ACREAGE: 23.074 ACRES
SURVEY: JOHN MCQUEEN SURVEY, A-425
NUMBER OF BLOCKS: 4 BLOCKS
NUMBER OF LOTS: 134 LOTS
L. F. OF NEW STREET: 5728 L.F.
DATE: OCTOBER, 1997
SURVEYOR: AUSTIN SURVEYORS
P. O. BOX 180243
AUSTIN, TEXAS 78757
ENGINEER: GRAY • JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757-7592

BENCH MARK:

Doc# 9803248
Project: 1210-7608-14
Date: 01-23-1998
Time: 03:41:38 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NAME: RISTER
COUNTY CLERK
Rec. # 131.00

CAT HOLLOW SECTION C PHASE I SHEET 1 OF 4

PROJECT NO:	1210-7608-14	DESIGNED BY:	MEW
FILE NO.:	7608P1.DWG	DRAWN BY:	MEW
DATE:	OCTOBER, 1997	CHECKED BY:	DWG
SCALE:	1" = 100'	REVISED BY:	



GRAY • JANSING & ASSOCIATES, INC.
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Austin, Texas 78757-7592
(512)452-0971 FAX(512)454-9838

Doc. # 9803248

FINAL PLAT OF CAT HOLLOW SECTION C PHASE I

LOT TABLE		
LOT	BLOCK	AREA (SQUARE FEET)
1	A	9061
2	A	8140
3	A	8017
4	A	8000
5	A	8000
6	A	8000
7	A	8000
8	A	8000
9	A	8000
10	A	8000
11	A	8000
12	A	8000
13	A	8000
14	A	8000
15	A	8000
16	A	8000
17	A	7793
18	D	5919
19	D	6095
20	D	6774
21	D	8143
22	D	8793
23	D	8254
24	D	10076
25	D	11491
26	D	11601
27	D	8388
28	D	9536
29	D	10235
30	D	8415
31	D	6963
32	D	6155
33	D	8032
34	D	5878
35	D	5751
36	D	5751
37	D	6121
38	D	7002
39	D	10468
40	D	10907
41	D	11744
42	D	8103
43	D	8811
44	D	5934
45	D	5750
46	D	5750
47	D	5750
48	D	5750
49	D	5750
50	D	5750
51	D	6830
52	D	5934
53	D	7348
54	D	6311
55	D	5956
56	D	5819
57	D	5819
58	D	5885
59	D	6037
60	D	6075
61	D	5893
62	D	5872
63	D	5853
64	D	5961
65	D	6198
66	D	5918
67	D	5757
68	D	5750
69	D	8240
70	D	9091
71	D	7899
72	D	6007
73	D	6000
74	D	6000
75	D	6000
76	D	7864
77	D	5750
78	D	7697
79	D	7208
80	D	7044
81	D	6433
82	D	7948
83	D	15415
84	D	17876
85	D	17788
86	D	20862
87	D	10580
88	D	7508
89	D	8283
90	D	8438
91	D	5898
92	D	5750
93	D	5750
94	D	5750
95	D	7003
96	D	8320
97	D	8047
98	D	7137
99	D	6756
100	D	7226
101	D	7496
102	D	7478
103	D	7424
104	D	7448
105	D	7340
106	D	6880
107	D	5952
108	D	5764
109	D	5764
110	D	5764
111	D	5764
112	D	5764
113	D	5764
114	D	5764
115	D	5764
116	D	5764
117	D	5764
118	D	6749
119	D	7990
120	D	7559
121	D	7044
122	D	6105
123	D	5818
124	D	5818
125	D	5818
126	D	5818
127	D	5818
128	D	5818
129	D	5818
130	D	5818

CURVE TABLE				TANGENT TABLE					
NUMBER	DELTA	CHORD BRO	RADIUS	LENGTH	TANGENT	CHD_LENGTH	NUMBER	DISTANCE	BEARING
C1	87°18'12"	N 62°36'08" E	20.00'	30.47'	19.08'	27.61'	T1	64.64'	N 18°57'02" E
C2	9°48'55"	N 23°11'29" E	955.00'	160.17'	80.28'	159.98'	T2	27.68'	N 57°19'53" W
C3	86°05'30"	N 14°18'38" W	285.00'	30.05'	18.68'	27.30'	T3	25.87'	N 44°57'00" W
C4	12°22'54"	N 51°08'27" W	935.00'	61.59'	30.91'	61.47'	T4	50.00'	N 44°57'00" W
C5	90°00'00"	N 89°57'00" W	20.00'	31.42'	20.00'	28.28'	T5	30.77'	N 45°03'00" E
C6	171°17'49"	S 03°43'42" E	50.00'	149.48'	657.07'	99.71'	T6	115.00'	N 44°57'00" W
C7	36°52'12"	S 63°29'06" W	25.00'	16.09'	8.33'	15.81'	T7	81.92'	S 45°03'00" W
C8	07°05'58"	S 32°07'01" E	865.00'	394.63'	200.49'	390.63'	T8	78.54'	S 63°19'40" W
C9	87°18'12"	S 24°42'04" E	20.00'	30.47'	19.08'	27.61'	T9	72.53'	S 78°23'27" W
C10	5°23'36"	N 71°02'58" W	1149.04'	108.16'	54.12'	108.12'	T10	72.46'	N 88°51'05" W
C11	86°05'50"	N 79°37'11" E	20.00'	30.05'	18.68'	27.30'	T11	72.65'	N 78°19'47" W
C12	12°22'54"	S 51°08'27" E	195.00'	42.14'	21.15'	42.06'	T12	72.69'	N 63°06'12" W
C13	90°00'00"	S 00°03'00" W	20.00'	31.42'	20.00'	28.28'	T13	72.11'	N 47°03'05" W
C14	8°29'44"	S 00°48'38" W	935.00'	138.37'	68.31'	138.24'	T14	70.79'	N 33°26'13" W
C15	90°00'00"	N 89°57'00" W	20.00'	31.42'	20.00'	28.28'	T15	64.81'	N 31°24'43" W
C16	90°00'00"	N 00°03'00" E	25.00'	39.27'	25.00'	35.36'	T16	93.95'	N 58°35'17" E
C17	175°03'34"	N 05°36'35" W	50.00'	152.77'	1159.02'	99.91'	T17	50.00'	N 31°24'43" W
C18	48°11'23"	S 69°02'41" E	25.00'	21.03'	11.18'	20.41'	T18	2.20'	N 58°35'17" W
C19	3°45'46"	S 88°44'30" W	50.00'	3.28'	1.64'	3.28'	T19	115.00'	N 31°24'43" W
C20	91°29'34"	S 89°18'13" W	225.00'	359.29'	230.94'	382.32'	T20	48.94'	N 57°41'10" E
C21	91°29'34"	S 89°18'13" W	175.00'	279.45'	179.62'	250.69'	T21	48.70'	N 48°39'13" E
C22	5°53'51"	S 40°36'30" W	1025.00'	105.51'	52.80'	105.46'	T22	52.96'	N 25°25'31" E
C23	5°53'51"	S 40°36'30" W	975.00'	100.36'	50.22'	100.32'	T23	142.00'	N 55°53'54" E
C24	7°23'26"	N 41°21'17" E	975.00'	125.76'	62.97'	125.68'	T24	72.58'	N 45°39'12" E
C25	7°23'26"	N 41°21'17" E	925.00'	125.76'	62.97'	125.68'	T25	104.29'	N 45°03'00" W
C26	9°24'36"	N 49°45'18" E	1025.00'	168.34'	84.36'	168.15'	T26	64.64'	S 18°57'02" W
C27	13°32'17"	N 51°49'09" E	975.00'	230.38'	115.73'	229.84'	T27	27.68'	S 57°19'53" E
C28	90°00'00"	N 00°03'00" E	20.00'	31.42'	20.00'	28.28'	T28	25.87'	N 44°57'00" W
C29	48°11'23"	N 69°02'41" W	25.00'	21.03'	11.18'	20.41'	T29	75.00'	N 44°57'00" W
C30	276°22'46"	S 45°03'00" W	50.00'	241.19'	66.67'	66.67'	T30	14.73'	S 58°35'17" W
C31	48°11'23"	S 20°51'18" E	25.00'	21.03'	11.18'	20.41'	T31	104.29'	S 58°35'17" W
C32	90°00'00"	S 89°57'00" E	20.00'	31.42'	20.00'	28.28'	T32	98.18'	S 45°03'00" E
C33	87°31'55"	S 10°41'39" W	20.00'	30.55'	19.16'	27.67'	T33	10.00'	S 44°57'00" E
C34	88°20'24"	N 77°14'31" W	20.00'	30.84'	19.43'	27.87'	T34	10.00'	S 44°57'00" E
C35	101°52'41"	S 84°00'39" E	155.00'	275.61'	190.99'	240.71'	T35	4.49'	S 45°03'00" W
C36	84°00'39" E	S 84°00'39" E	205.00'	364.51'	252.60'	318.36'	T36	42.07'	S 33°04'19" W
C37	90°00'00"	N 89°57'00" W	155.00'	243.47'	191.20'	219.20'	T37	42.18'	N 33°04'19" W
C38	90°00'00"	N 00°03'00" E	20.00'	31.42'	20.00'	28.28'	T38	55.00'	S 44°57'00" E
C39	90°00'00"	S 89°57'00" E	20.00'	31.42'	20.00'	28.28'	T39	55.00'	S 44°57'00" E
C40	90°00'00"	N 00°03'00" E	20.00'	31.42'	20.00'	28.28'	T40	14.54'	S 02°06'30" W
C41	35°31'17"	S 62°48'39" W	205.00'	127.09'	65.66'	125.07'	T41	14.54'	S 02°06'30" W
C42	31°24'17"	S 60°32'17" W	205.00'	112.36'	57.63'	112.36'	T42	62.00'	S 44°57'00" E
C43	78°27'47"	N 41°20'23" E	20.00'	27.39'	16.33'	25.30'	T43	33.89'	S 54°28'16" W
C44	48°11'23"	N 21°59'11" W	25.00'	21.03'	11.18'	20.41'	T44	28.68'	S 88°06'00" W
C45	276°22'46"	N 87°53'30" W	50.00'	241.19'	66.67'	66.67'	T45	120.00'	N 45°03'00" W
C46	48°11'23"	S 26°12'11" W	25.00'	21.03'	11.18'	20.41'	T46	53.24'	N 40°45'12" E
C47	78°27'47"	S 37°07'23" E	20.00'	27.39'	16.33'	25.30'	T47	78.45'	S 01°10'02" W
C48	2°40'31"	S 43°38'45" W	935.00'	43.83'	23.92'	43.83'	T48	119.20'	S 35°48'55" W
C49	3°04'23"	S 40°42'17" W	935.00'	50.15'	25.08'	50.14'	T49	39.21'	S 58°04'32" E
C50	2°35'49"	S 37°52'11" W	935.00'	42.38'	21.19'	42.38'	T50	31.58'	S 86°08'57" E
C51	30°41'55"	N 60°17'57" W	155.00'	83.05'	42.55'	82.06'	T51	38.02'	N 71°02'06" E
C52	40°44'07"	S 83°59'32" W	155.00'	110.20'	57.54'	107.89'	T52	100.00'	S 43°33'26" W
C53	18°33'58"	S 54°19'59" W	155.00'	50.23'	26.63'	50.01'	T53	99.98'	S 45°03'00" W
C54	2°00'57"	N 46°03'29" E	205.00'	7.21'	3.61'	7.21'	T54	119.20'	S 45°03'26" W
C55	12°28'58"	N 53°18'27" E	205.00'	44.66'	22.42'	44.57'	T55	128.86'	S 42°13'38" W
C56	12°28'58"	N 65°47'25" E	205.00'	44.66'	22.42'	44.57'	T56	41.45'	N 57°21'13" W
C57	12°28'58"	N 78°16'23" E	205.00'	44.66'	22.42'	44.57'	T57	33.28'	S 48°34'25" W
C58	12°28'58"	S 89°14'39" E	205.00'	44.66'	22.42'	44.57'	T58	28.83'	S 84°34'41" W
C59	12°28'58"	S 89°14'39" E	205.00'	44.66'	22.42'	44.57'	T59	31.59'	N 48°04'35" W
C60	12°28'58"	S 64°16'43" E	205.00'	44.66'	22.42'	44.57'	T60	66.30'	N 40°32'03" W
C61	12°28'58"	S 51°47'45" E	205.00'	44.66'	22.42'	44.57'	T61	15.04'	N 55°53'24" E
C62	12°28'58"	S 39°18'48" E	205.00'	44.66'	22.42'	44.57'	T62	2.44'	N 67°48'57" E
C63	91°29'34"	S 89°18'13" W	175.00'	279.45'	179.62'	250.69'	T63	15.40'	N 43°33'00" W
C64	2°46'44"	N 46°20'22" W	225.00'	10.91'	5.46'	10.91'	T64	4.16'	S 45°03'00" W
C65	11°28'42"	N 65°28'05" W	225.00'	45.08'	22.61'	45.00'	T65	13.00'	S 44°57'00" E
C66	11°28'42"	N 64°56'47" W	225.00'	45.08'	22.61'	45.00'	T66	26.52'	S 43°33'26" W
C67	12°09'03"	N 76°45'39" W	225.00'	47.72'	23.95'	47.63'	T67	16.30'	S 43°33'26" W
C68	13°47'03"	N 89°43'42" W	225.00'	54.13'	27.20'	54.00'	T68	25.63'	S 37°39'35" W
C69	11°28'42"	S 77°38'25" W	225.00'	45.08'	22.61'	45.00'	T69	13.00'	S 44°57'00" E
C70	11°28'42"	S 66°09'43" W	225.00'	45.08'	22.61'	45.00'	T70	18.81'	S 44°57'00" E
C71	11°28'42"	S 54°44'01" W	225.00'	45.08'	22.61'	45.00'	T71	7.32'	S 43°33'26" W
C72	5°23'14"	S 46°15'03" W	225.00'	21.16'	10.59'	21.15'	T72	26.00'	S 37°39'35" W
C73	1°50'22"	S 42°38'15" W	1025.00'	32.91'	16.45'	32.90'	T73	14.57'	S 45°03'00" W
C74	2°43'43"	S 40°21'13" W	1025.00'	48.81'	24.41'	48.81'	T74	26.29'	S 45°03'00" W
C75	1°19'47"	S 38°19'28" W	1025.00'	23.79'	11.89'	23.79'	T75	29.36'	

FINAL PLAT OF CAT HOLLOW SECTION C PHASE I

FIELD NOTES FOR CAT HOLLOW SECTION C PHASE I

FIELD NOTES DESCRIBING 29.074 ACRES OF LAND IN THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 29.074 ACRE TRACT OF LAND "A" CONVEYED TO GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 9743913 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET ON THE NORTH RIGHT-OF-WAY LINE OF GREAT OAKS DRIVE, AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 29.074 ACRE TRACT, FROM WHICH THE NORTHWEST CORNER OF THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425 BEARS N36 05'30"W, 5496 FEET, FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT, SAID CONCRETE MONUMENT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 87 18'12".

THENCE ALONG THE ARC OF SAID CURVE 30.47 FEET, THE LONG CHORD OF WHICH BEARS N62 36'08"E, 27.61 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE N18 57'02"E, 64.64 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 935.00 FEET AND A CENTRAL ANGLE OF 9 48'55".

THENCE ALONG THE ARC OF SAID CURVE 160.17 FEET, THE SUB-CHORD OF WHICH BEARS N23 51'29"E, 159.98 FEET TO AN IRON PIN SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 86 05'50".

THENCE ALONG THE ARC OF SAID CURVE 30.05 FEET, THE LONG CHORD OF WHICH BEARS N14 18'58"W, 27.30 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE N57 19'53"W, 27.68 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 12 22'54".

THENCE ALONG THE ARC OF SAID CURVE 61.59 FEET, THE LONG CHORD OF WHICH BEARS N51 08'27"W, 61.47 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE N44 57'00"W, 25.87 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90 00'00".

THENCE ALONG THE ARC OF SAID CURVE 31.41 FEET, THE LONG CHORD OF WHICH BEARS N89 57'00"W, 28.28 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE N44 57'00"W, 50.00 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N45 03'00"W, 30.77 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N44 57'00"W, 115.00 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE S45 03'00"W, 81.92 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE S63 19'40"W, 72.27 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE S78 23'27"W, 72.53 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N88 51'05"W, 72.46 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N78 19'47"W, 72.65 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N63 06'12"W, 72.69 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N47 03'05"W, 72.11 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N33 26'13"W, 70.79 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE N31 24'43"W, 64.81 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N58 35'17"E, 93.95 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N31 24'43"W, 50.00 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N58 35'17"E, 2.20 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE N31 24'43"W, 115.00 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT.

THENCE ALONG A NORTHWEST LINE HEREOF, THE FOLLOWING TEN (10) COURSES:

- N57 41'10"E, 48.94 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N48 39'13"E, 48.70 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N25 25'30"E, 52.96 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N10 40'49"E, 245.39 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N67 48'27"E, 346.43 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N43 33'26"E, 421.09 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- S75 32'32"E, 74.23 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N79 32'44"E, 43.46 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N62 56'31"E, 93.65 FEET TO AN IRON PIN SET FOR AN ANGLE POINT OF THIS TRACT;
- N07 09'49"E, 62.49 FEET TO AN IRON PIN SET FOR THE NORTH CORNER OF THIS TRACT.

THENCE ALONG A NORTHEAST LINE HEREOF, S44 57'00"E, 812.43 FEET TO AN IRON PIN SET FOR AN ELL CORNER OF THIS TRACT.

THENCE S45 03'00"W, 104.29 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 171 17'49".

THENCE ALONG THE ARC OF SAID CURVE 149.48 FEET, THE SUB-CHORD OF WHICH BEARS S03 43'42"E, 99.71 FEET TO AN IRON PIN SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 36 52'12".

THENCE ALONG THE ARC OF SAID CURVE 16.09 FEET, THE LONG CHORD OF WHICH BEARS S63 29'06"W, 15.81 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

THENCE ALONG A SOUTHEAST LINE HEREOF, THE FOLLOWING FOUR (4) COURSES:
1. S45 03'00"W, 700.96 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND A CENTRAL ANGLE OF 26 05'58".

2. ALONG THE ARC OF SAID CURVE 394.03 FEET, THE LONG CHORD OF WHICH BEARS S32 00'01"W, 390.63 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.

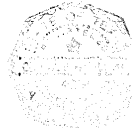
3. S18 57'02"W, 64.64 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 87 18'12".

4. ALONG THE ARC OF SAID CURVE 30.47 FEET, THE LONG CHORD OF WHICH BEARS S24 42'04"E, 27.61 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF GREAT OAKS DRIVE, AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1149.04 FEET AND A CENTRAL ANGLE OF 5 23'36".

THENCE ALONG THE ARC OF SAID CURVE 108.16 FEET, THE SUB-CHORD OF WHICH BEARS N71 02'58"W, 108.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 29.074 ACRES OF LAND, MORE OR LESS.

I, CLAUDE F. HINKLE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS, AND THE FIELD NOTES SHOWN HEREON CLOSE.

AUSTIN SURVEYORS
P. O. BOX 180243
AUSTIN, TEXAS 78757



Claude F. Hinkle, Jr.
CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

DATE 10-23-97

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

THAT GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, E.W. DEVELOPMENT COMPANY, A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED PRESIDENT, ED WENDLER, JR., BEING THE SOLE OWNER OF 29.074 ACRES OF LAND OUT OF AND A PART OF THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 29.074 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 9743913 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. I HEREBY ACKNOWLEDGE I AM THE SOLE OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

WITNESS MY HAND THIS THE 23rd DAY OF October, 1997 A.D.

GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP
A TEXAS LIMITED PARTNERSHIP
9171 CAPITAL OF TEXAS HIGHWAY NORTH
HOUSTON BUILDING, SUITE 100
AUSTIN, TEXAS 78759

BY: E. W. DEVELOPMENT COMPANY
A TEXAS CORPORATION, GENERAL PARTNER

BY: *Ed Wendler, Jr.*
ED WENDLER, JR., PRESIDENT

THE STATE OF TEXAS :
THE COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23rd DAY OF October, 1997, A.D., BY ED WENDLER, JR., PRESIDENT OF E.W. DEVELOPMENT COMPANY, GENERAL PARTNER OF GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL THIS THE 23rd DAY OF October, 1997, A.D.

Nancy L. Bendell
NOTARY PUBLIC AND FOR
THE STATE OF TEXAS



Nancy L. Bendell
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES ON 7/3/01

CAT HOLLOW SECTION C PHASE I SHEET 3 OF 4

PROJECT NO: 1210-7806-14	DESIGNED BY: MEW
FILE NO: 7806PLT3.DWG	DRAWN BY: MEW
DATE: OCTOBER, 1997	CHECKED BY: DWG
SCALE:	REVISION BY:

GRAY & JANSING & ASSOCIATES, INC.
Consulting Engineers
8517 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7006
(512)452-0571 FAX(512)454-8953

Cabinet P. Slide 189

FINAL PLAT OF CAT HOLLOW SECTION C PHASE I

GENERAL NOTES:

1. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
2. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
3. NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF ROUND ROCK AND WILLIAMSON COUNTY.
4. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION IS HEREBY DEDICATED.
5. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRUSHY CREEK MUNICIPAL UTILITY DISTRICT.
6. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT.
7. THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT) AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT.
8. NO STRUCTURE OR LAND ON THIS PLAT SHALL BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE DEVELOPMENT PERMIT (CCDP) APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
9. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
10. IT IS THE RESPONSIBILITY OF THE DEVELOPER-OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
11. VEHICULAR/DRIVEWAY ACCESS IS PROHIBITED TO CONCHOS VALLEY DRIVE AND HARROW BOULEVARD FROM ALL LOTS IN THIS SUBDIVISION; TO BARLOW DRIVE FROM LOT 21, BLOCK F AND LOT 30, BLOCK E; TO CLEVELS STREET FROM LOTS 32 AND 38, BLOCK E; AND TO CARGILL DRIVE FROM LOT 17, BLOCK A, LOTS 1 AND 26, BLOCK E, LOT 1, BLOCK F, AND LOTS 47 AND 53, BLOCK D.
12. ALL BUILDING SLAB ELEVATIONS SHALL BE 1 FOOT ABOVE ANY POINT ON THE LOT WITHIN 5 FEET OF THE PERIMETER OF THE BUILDING.

I, STEPHEN K. COLLINS, A REGISTERED PROFESSIONAL ENGINEER DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS, AND DO HEREBY ATTEST TO THE FOLLOWING:

1. ALL ENGINEERING WORK FOR THE ROADS AND DRAINAGE (INCLUDING DRIVEWAY DRAIN PIPES, IF ANY) WITHIN THIS SUBDIVISION WILL BE COMPLETED IN COMPLIANCE WITH CITY OF ROUND ROCK AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS, POLICIES AND GUIDELINES, AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS. THE MORE RESTRICTIVE BETWEEN CITY OF ROUND ROCK AND WILLIAMSON COUNTY CRITERIA SHALL GOVERN. (WILLIAMSON COUNTY ENGINEERING GUIDELINES ARE INCORPORATED IN WILLIAMSON COUNTY SUBDIVISION REGULATIONS AS APPENDIX B).
2. THIS SUBDIVISION IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION HAS APPROVED, IN WRITING, THE POLLUTION ABATEMENT PLAN.
3. NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP. (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C.0330 C, EFFECTIVE DATE, SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 23rd DAY OF October, 1997, A.D.

GRAY • JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN TEXAS 78757



Stephen K. Collins
STEPHEN K. COLLINS
REGISTERED PROFESSIONAL ENGINEER NO. 55969
10-23-97
DATE

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARD'S AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS. FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Paulo Pinto, R.S. For Paulo Pinto, R.S.
PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES
10-28-97
DATE

APPROVED THIS 5th DAY OF November, 1997 A.D. BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Al Kosik
AL KOSIK, CHAIRMAN

Robert R. Belanger
ROBERT R. BELANGER, SECRETARY

PASSED AND APPROVED ON THE 10th DAY OF November, 1997 A.D.

Charles Culpepper
CHARLES CULPEPPER, MAYOR
CITY OF ROUND ROCK, TEXAS

Jeanne Land
JEANNE LAND, CITY SECRETARY
CITY OF ROUND ROCK, TEXAS

WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATION THEREOF TO THE CITY OF AUSTIN AND COMMISSIONER'S COURT OF WILLIAMSON COUNTY FOR REVIEW AND APPROVAL. IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER-OWNER. HOWEVER, THE CITY OF AUSTIN AND THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY SHALL HAVE THE RIGHT AND AUTHORITY TO ENFORCE THE PLAT RESTRICTIONS THROUGH APPROPRIATE LEGAL PROCEDURE TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING OF PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

BY: Ed Wendler, Jr.
ED WENDLER, JR., PRESIDENT
E. W. DEVELOPMENT CO., GENERAL PARTNER
GREAT OAKS DEVELOPMENT LIMITED PARTNERSHIP

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING 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 TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED OR THE EXPIRATION OF 2 YEARS FROM THE DATE OF COMPLETION, AND ALL DRIVEWAY DRAINPIPES HAVE BEEN INSTALLED, ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONERS' COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. 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 REPRESENTATIONS 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.

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, JOHN C. DOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "CAT HOLLOW SECTION C PHASE I", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

John C. Doerfler
DATE 7-20-97 APPROVED
JOHN C. DOERFLER, COUNTY JUDGE,
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, ELAINE BIZZELL, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF January, 1998 A.D., AT 2:15 O'CLOCK P M. AND WAS DULY RECORDED ON THIS THE 23rd DAY OF January, 1998 A.D., AT 3:11 O'CLOCK P M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET P SLIDES 178, 179, 180 & 181.

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

BY: Barbara Kelley
ELAINE BIZZELL
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS



CAT HOLLOW
SECTION C PHASE I
SHEET 4 OF 4

PROJECT NO: 1210-7806-14	DESIGNED BY: MEW
FILE NO: 7508PL14.DWG	DRAWN BY: MEW
DATE: OCTOBER, 1997	CHECKED BY: DWG
SCALE:	REVISED BY:

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Robert P. Smith 181