



5 PGS
PLAT

2014080493

PLAT MAP RECORDING SHEET

**DEDICATOR: CIMARRON HILLS DEVELOPMENT, LLC
CHRIS HILL, AUTHORIZED AGENT**

SUBDIVISION NAME: CIMARRON HILLS COUNTRY CLUB, PHASE ONE

**PROPERTY IS DESCRIBED AS: 51.03 ACRES OUT OF THE A. H. PORTER
SURVEY, ABSTRACT NUMBER 490, IN
WILLIAMSON COUNTY, TEXAS.**

Reference: 2012087526

HAND TO: CITY OF GEORGETOWN; KAREN FROST, (512) 930-2545

INSTRUMENT DATE: JULY 15, 2014

FILE DATE: OCTOBER 6, 2014

DIGITALLY RECORDED

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014080493**



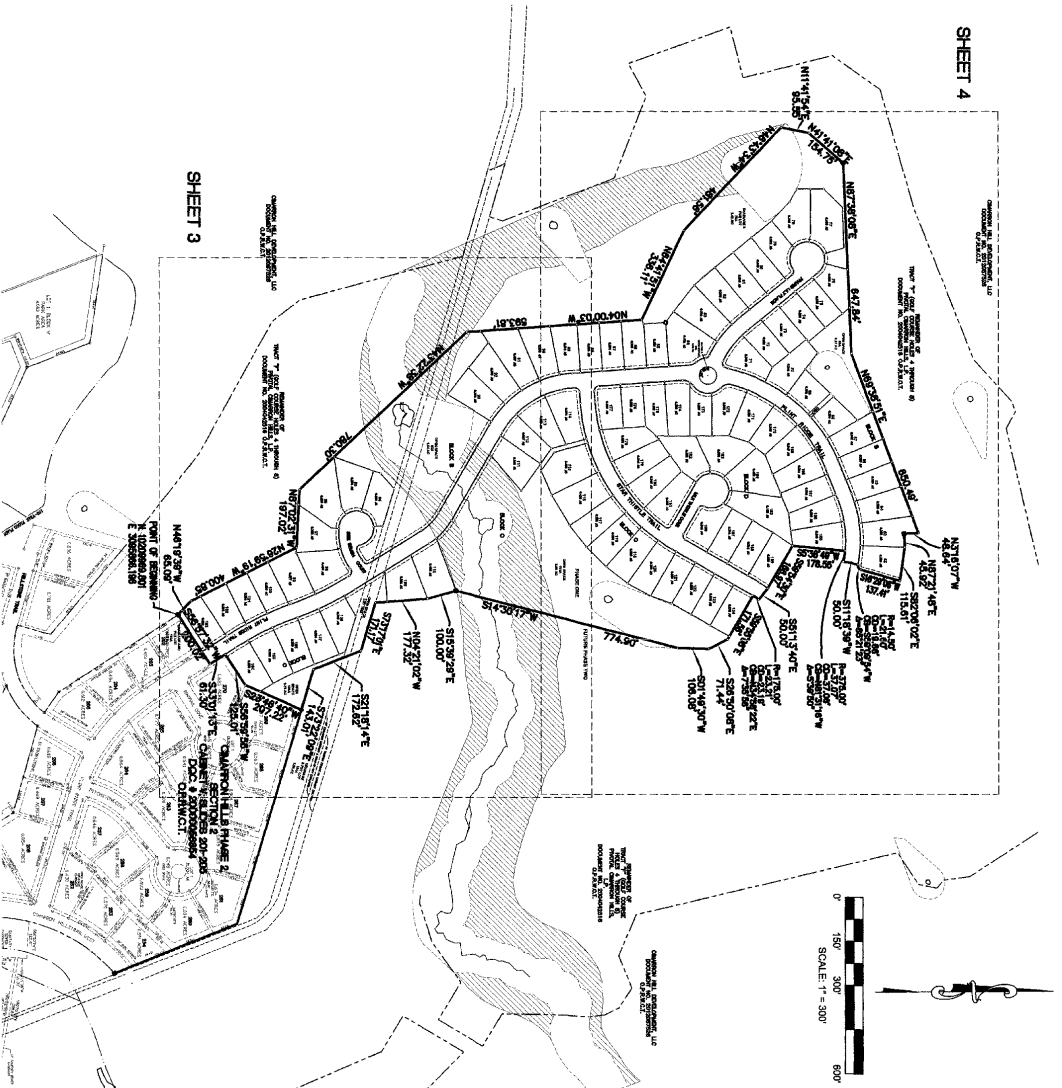
Nancy E. Rister

Nancy E. Rister, County Clerk

Williamson County, Texas

October 06, 2014 11:31 AM

FEE: \$391.00 PHELPS



BOUNDARY DESCRIPTION AND SHEET INDEX MAP

CIMARRON HILLS COUNTRY CLUB
PROPERTY DISPOSITION

BEING 51.69 ACRES OF LAND LOCATED IN THE 4th MERIDIAN SURVEY, ABSTRACT NO. 17846 AND BEING A PORTION OF A CALLED 318.60 ACRES AS DESCRIBED IN A DEED TO CIMARRON HILLS DEVELOPMENT, LLC AND RECORDED IN DOCUMENT NO. 2002087826 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 51.69 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod in concrete with cap stamped "89" found at the more westerly corner of Lot 202, Cimarron Hills Phase 2, section 2 a subdivision of record in Document No. 2000055854 of said Official Public Records;

- THENCE, leaving said subdivision and crossing said 318.60 acre tract the following thirty six (36) courses and distances:
1. N69°19'39" W, 65.09 feet to a 1/4-inch iron rod with plastic cap stamped "AS1" set;
 2. N87°20'23" W, 197.02 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 3. N87°23'38" W, 780.30 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 4. N64°40'03" W, 338.41 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 5. N64°40'03" W, 338.41 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 6. N46°43'34" W, 481.56 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 7. N11°14'24" E, 35.35 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 8. N12°48'08" E, 647.84 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 9. N87°38'11" E, 600.48 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 10. N87°38'11" E, 600.48 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 11. N87°38'11" E, 600.48 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 12. N87°38'11" E, 600.48 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 13. N87°38'11" E, 600.48 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 14. S87°20'02" E, 115.61 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 15. S87°20'02" E, 115.61 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 16. S87°20'02" E, 115.61 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 17. S87°20'02" E, 115.61 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 18. S87°20'02" E, 115.61 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 19. S87°20'02" E, 115.61 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 20. S87°20'02" E, 115.61 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 21. S87°20'02" E, 115.61 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 22. With the arc of said curve to the left 23.21 feet having a radius of 175.65 feet a central angle of 07°35'56" and a chord bearing and distance of S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 23. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 24. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 25. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 26. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 27. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 28. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 29. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 30. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 31. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 32. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 33. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 34. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 35. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;
 36. S59°09'54" W, 19.85 feet to a 3/4-inch iron rod with plastic cap stamped "AS1" set;

STREET TABLE

STREET NAME	DESIGN SPEED	STREET LENGTH
FLINT RIDGE TRAIL	30 MPH	2959'
STAR THISTLE	30 MPH	1006'
MILK THISTLE	25 MPH	247'
PRAIRIE LILLY PLACE	25 MPH	546'
BEE BRUSH COURT	25 MPH	213'

LEGEND

- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP STAMPED "AS1" SET
- △ CALCULATED POINT
- P.L.U.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.L.U. PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- CRITICAL ENVIRONMENT'S FEATURE

WILLIAMSON COUNTY, TEXAS

SURVEY DATE: JANUARY, 2014
 SURVEYOR: PAUL C. SAUVE, R.L.S.# 2518
 TECHNICIAN: PDS
 FIELDBOOK: FIELDBOOK
 JOB NUMBER: 1108
 DESCRIPTION: N/A
 CLIENT: CIMARRON HILLS DEVELOPMENT
 PLOT DATE: SEPTEMBER 23, 2014

FINAL PLAT

OF

CIMARRON HILLS COUNTRY CLUB PHASE ONE

SHEET 2

OF

5

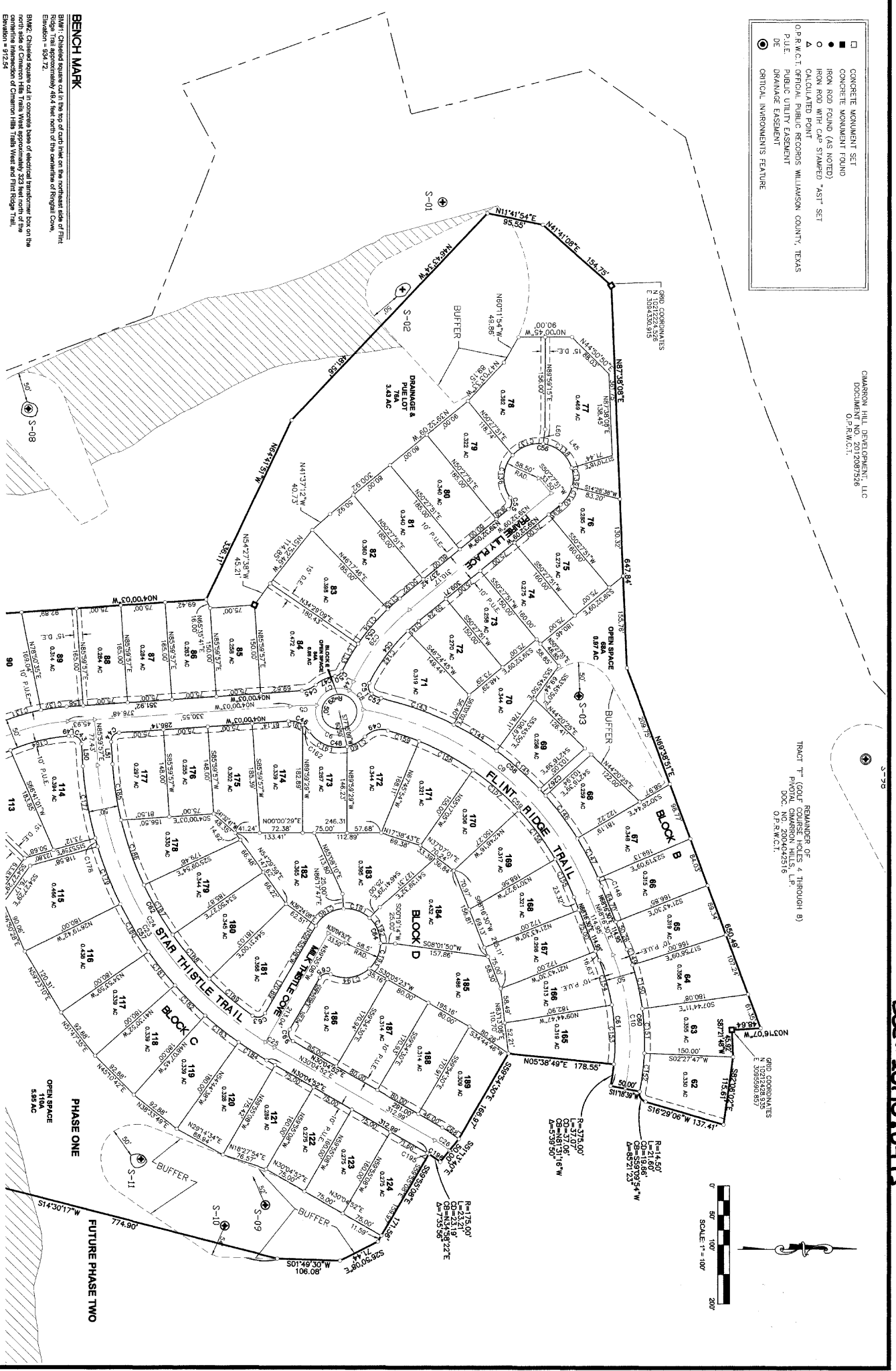
BENCH MARK
 Bluff Trail Chained square cut in the top of curb nail on the northeast side of Flint Ridge Trail approximately 49.4 feet north of the centerline of Flint Ridge Trail. Elevation = 954.12.
 Bluff Trail Chained square cut in concrete base of electrical transformer box on the north side of Cimarron Hills Trails West approximately 323 feet north of the north side of Cimarron Hills Trails West and Flint Ridge Trail. Elevation = 912.84

AST **TE**
 AUSTIN SPATIAL TECHNOLOGIES, LLC
 3009 REG. CITES ROAD
 SUITE 200, AUSTIN, TEXAS 78724
 P. 512.464.7000
 F. 512.464.7009
 FAX. 512.464.7009

CIMARRON HILL DEVELOPMENT, LLC
DOCUMENT NO. 2012087556
O.P.R.W.C.T.

- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP STAMPED "AST" SET
- ▲ CALCULATED POINT
- P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- CRITICAL IMPROVEMENTS FEATURE

REMANDER OF
TRACT "T" (GOLF COURSE HOLES 4 THROUGH 8)
PUDAL CIMARRON HILLS, L.P.
DOC. O.P.R.W.C.T.



BENCHMARK

BH#1: Chained square out in the top of curb mark on the northeast side of Flint Ridge Trail approximately 48.4 feet north of the centerline of Flint Ridge Trail. Elevation = 894.72.

BH#2: Chained square out in concrete base of electrical transformer box on the north side of Cimarron Hills Trail. West approximately 323 feet north of the centerline of Cimarron Hills Trail. Elevation = 892.24.

WILLIAMSON COUNTY, TEXAS

SURVEY DATE:	JANUARY, 2014
SURVEYOR:	PAUL C. SAUVE, PLS# 2518
TECHNICIAN:	PCS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	1109
DESCRIPTION:	N/A
CLIENT:	CIMARRON HILLS DEVELOPMENT
PLAT DATE:	SEPTEMBER 23, 2014



RST
AUSTIN SPATIAL TECHNOLOGIES, LLC
3000 REGAN PARKWAY
AUSTIN, TEXAS 78728
P. 512.454.6000
F. 512.454.6002
WWW.RST-TECH.COM

FINAL PLAT
OF

CIMARRON HILLS COUNTRY CLUB PHASE ONE

SHEET 4
OF

5

CURVE AND LINE TABLES

CURVE DATA TABLES

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1327.05"	234.78	1000.00	S89°56'29"E	234.24
C2	1228.57"	216.93	996.17	N23°54'33"W	216.50
C3	2831.41"	97.84	200.00	N45°59'28"W	96.86
C4	5630.13"	317.67	325.00	S32°00'09"E	305.17
C5	504.54	44.32	500.28	S01°46'50"E	44.31
C6	2002.00"	139.86	40.00	N05°16'16"E	78.74
C7	99.3705"	69.55	40.00	S24°45'07"E	61.11
C8	6002.46"	41.92	40.00	S52°04'49"W	40.03
C9	5629.25"	510.43	500.00	S39°01'47"W	488.55
C10	3302.09"	400.00	400.00	S84°47'35"W	227.45
C11	555.0505"	585.57	600.00	N83°02'28"E	562.61
C12	5414.44"	568.08	600.00	N8°52'33"E	544.08
C13	1225.44"	21.50	975.00	N25°45'43"W	211.09
C14	927.5206"	23.50	14.50	N28°24'48"W	21.01
C15	4153.02"	149.86	205.00	N26°05'50"E	146.54
C16	2502.08"	256.02	98.50	S42°24'54"W	95.40
C17	1000.739"	53.34	14.50	S02°18'21"E	22.24
C18	841.27"	30.34	200.00	S34°45'36"W	30.31
C19	2824.25"	155.20	350.00	S27°14'22"E	153.93
C20	1327.08"	228.91	975.00	S26°16'23"E	228.39
C21	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C22	1225.44"	21.50	975.00	N25°45'43"W	211.09
C23	927.5206"	23.50	14.50	N28°24'48"W	21.01
C24	4153.02"	149.86	205.00	N26°05'50"E	146.54
C25	2502.08"	256.02	98.50	S42°24'54"W	95.40
C26	1000.739"	53.34	14.50	S02°18'21"E	22.24
C27	841.27"	30.34	200.00	S34°45'36"W	30.31
C28	2824.25"	155.20	350.00	S27°14'22"E	153.93
C29	1327.08"	228.91	975.00	S26°16'23"E	228.39
C30	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C31	1225.44"	21.50	975.00	N25°45'43"W	211.09
C32	927.5206"	23.50	14.50	N28°24'48"W	21.01
C33	4153.02"	149.86	205.00	N26°05'50"E	146.54
C34	2502.08"	256.02	98.50	S42°24'54"W	95.40
C35	1000.739"	53.34	14.50	S02°18'21"E	22.24
C36	841.27"	30.34	200.00	S34°45'36"W	30.31
C37	2824.25"	155.20	350.00	S27°14'22"E	153.93
C38	1327.08"	228.91	975.00	S26°16'23"E	228.39
C39	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C40	1225.44"	21.50	975.00	N25°45'43"W	211.09
C41	927.5206"	23.50	14.50	N28°24'48"W	21.01
C42	4153.02"	149.86	205.00	N26°05'50"E	146.54
C43	2502.08"	256.02	98.50	S42°24'54"W	95.40
C44	1000.739"	53.34	14.50	S02°18'21"E	22.24
C45	841.27"	30.34	200.00	S34°45'36"W	30.31
C46	2824.25"	155.20	350.00	S27°14'22"E	153.93
C47	1327.08"	228.91	975.00	S26°16'23"E	228.39
C48	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C49	1225.44"	21.50	975.00	N25°45'43"W	211.09
C50	927.5206"	23.50	14.50	N28°24'48"W	21.01
C51	4153.02"	149.86	205.00	N26°05'50"E	146.54
C52	2502.08"	256.02	98.50	S42°24'54"W	95.40
C53	1000.739"	53.34	14.50	S02°18'21"E	22.24
C54	841.27"	30.34	200.00	S34°45'36"W	30.31
C55	2824.25"	155.20	350.00	S27°14'22"E	153.93
C56	1327.08"	228.91	975.00	S26°16'23"E	228.39
C57	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C58	1225.44"	21.50	975.00	N25°45'43"W	211.09
C59	927.5206"	23.50	14.50	N28°24'48"W	21.01
C60	4153.02"	149.86	205.00	N26°05'50"E	146.54
C61	2502.08"	256.02	98.50	S42°24'54"W	95.40
C62	1000.739"	53.34	14.50	S02°18'21"E	22.24
C63	841.27"	30.34	200.00	S34°45'36"W	30.31
C64	2824.25"	155.20	350.00	S27°14'22"E	153.93
C65	1327.08"	228.91	975.00	S26°16'23"E	228.39
C66	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C67	1225.44"	21.50	975.00	N25°45'43"W	211.09
C68	927.5206"	23.50	14.50	N28°24'48"W	21.01
C69	4153.02"	149.86	205.00	N26°05'50"E	146.54
C70	2502.08"	256.02	98.50	S42°24'54"W	95.40
C71	1000.739"	53.34	14.50	S02°18'21"E	22.24
C72	841.27"	30.34	200.00	S34°45'36"W	30.31
C73	2824.25"	155.20	350.00	S27°14'22"E	153.93
C74	1327.08"	228.91	975.00	S26°16'23"E	228.39
C75	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C76	1225.44"	21.50	975.00	N25°45'43"W	211.09
C77	927.5206"	23.50	14.50	N28°24'48"W	21.01
C78	4153.02"	149.86	205.00	N26°05'50"E	146.54
C79	2502.08"	256.02	98.50	S42°24'54"W	95.40
C80	1000.739"	53.34	14.50	S02°18'21"E	22.24
C81	841.27"	30.34	200.00	S34°45'36"W	30.31
C82	2824.25"	155.20	350.00	S27°14'22"E	153.93
C83	1327.08"	228.91	975.00	S26°16'23"E	228.39
C84	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C85	1225.44"	21.50	975.00	N25°45'43"W	211.09
C86	927.5206"	23.50	14.50	N28°24'48"W	21.01
C87	4153.02"	149.86	205.00	N26°05'50"E	146.54
C88	2502.08"	256.02	98.50	S42°24'54"W	95.40
C89	1000.739"	53.34	14.50	S02°18'21"E	22.24
C90	841.27"	30.34	200.00	S34°45'36"W	30.31
C91	2824.25"	155.20	350.00	S27°14'22"E	153.93
C92	1327.08"	228.91	975.00	S26°16'23"E	228.39
C93	1225.44"	222.35	1025.00	N25°45'43"W	221.91
C94	1225.44"	21.50	975.00	N25°45'43"W	211.09
C95	927.5206"	23.50	14.50	N28°24'48"W	21.01
C96	4153.02"	149.86	205.00	N26°05'50"E	146.54
C97	2502.08"	256.02	98.50	S42°24'54"W	95.40
C98	1000.739"	53.34	14.50	S02°18'21"E	22.24
C99	841.27"	30.34	200.00	S34°45'36"W	30.31
C100	2824.25"	155.20	350.00	S27°14'22"E	153.93

CURVE DATA TABLES

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C101	154.51"	11.68	350.00	S59°02'51"E	11.68
C102	1228.54"	76.35	350.00	S51°50'28"E	76.20
C103	1128.42"	70.12	350.00	S39°51'10"E	70.00
C104	1128.42"	70.12	350.00	S25°22'28"E	70.00
C105	709.23"	43.72	350.00	S16°53'46"E	70.00
C106	709.23"	43.72	350.00	S07°34'44"E	43.69
C107	819.38"	54.50	375.00	S59°40'40"E	54.45
C108	1148.36"	77.30	375.00	S49°36'52"E	77.16
C109	410.05"	27.28	375.00	S41°37'12"E	27.27
C110	761.055"	77.78	58.50	S86°43'44"E	72.18
C111	561.439"	57.43	58.50	S20°30'57"E	55.19
C112	661.141"	66.59	58.50	S40°12'59"W	63.05
C113	3138.58"	32.31	58.50	S88°39'05"W	31.91
C114	3595.17"	36.74	58.50	N87°31'48"W	36.14
C115	420.31"	24.63	325.00	S41°42'25"E	24.62
C116	1930.29"	110.86	325.00	S53°37'55"E	110.12
C117	1418.58"	131.18	525.00	S19°49'29"W	130.84
C118	915.12"	84.79	525.00	S31°36'34"W	84.70
C119	1129.12"	105.25	525.00	S41°58'46"W	105.07
C120	1037.07"	97.28	525.00	S53°01'52"W	97.14
C121	820.29"	76.43	525.00	S67°30'37"W	76.36
C122	1151.59"	14.61	525.00	S67°26'41"W	14.61
C123	342.21"	28.11	425.00	S70°01'11"W	28.10
C124	1011.58"	75.66	425.00	S87°21'49"W	75.56
C125	830.52"	63.63	425.00	N83°08'47"W	63.56
C126	1923.56"	100.75	375.00	S81°37'01"W	100.45
C127	1158.43"	78.40	375.00	S74°15'51"W	78.26
C128	835.97"	71.29	475.00	S63°58'52"W	71.22
C129	1228.49"	103.47	475.00	S55°26'09"W	103.26
C130	1228.49"	103.47	475.00	S40°57'20"W	103.26
C131	1228.49"	103.47	475.00	S28°28'31"W	103.26
C132	640.56"	55.40	475.00	S18°53'38"W	55.37
C133	3301.11"	34.87	60.50	N29°15'26"W	34.39
C134	6905.46"	72.96	60.50	N21°48'02"E	68.62
C135	2317.10"	16.00	39.50	S44°44'51"W	15.89
C136	3708.49"	25.61	39.50	S14°34'21"W	25.16
C137	1918.58"	101.14	300.00	S13°39'51"E	100.66
C138	2216.33"	116.64	300.00	S34°27'15"E	115.90
C139	1424.44"	75.46	300.00	S52°47'54"E	75.28
C140	2027.50"	80.36	225.00	N49°46'21"W	79.93
C141	733.51"	29.70	225.00	N35°45'31"W	29.68
C142	224.56"	43.22	1025.00	N30°45'06"W	43.22
C143	925.17"	96.59	1025.00	N26°50'59"W	96.99
C144	421.59"	78.11	1025.00	N21°57'21"W	78.10
C145	508.51"	87.60	975.00	S22°07'17"E	87.57
C146	527.34"	92.00	975.00	S27°29'39"E	92.87
C147	230.42"	33.84	975.00	S31°54'36"E	33.77
C148	1230.31"	33.84	135.00	N81°24'54"E	36.41
C149	1120.21"	123.69	625.00	N80°19'47"E	123.49
C150	936.48"	15.00	625.00	N73°58'21"E	15.00
C151	936.48"	104.86	625.00	N68°28'42"E	104.74
C152	834.17"	93.90	625.00	N59°23'10"E	93.41
C153	636.53"	72.16	625.00	N51°47'35"E	72.12
C154	636.53"	72.16	625.00	N45°10'42"E	72.12
C155	510.30"	56.45	625.00	N38°33'49"E	56.43
C156	934.03"	96.02	575.00	N32°40'07"E	95.90
C157	1135.49"	116.38	575.00	N20°38'00"E	116.18
C158	940.33"	97.10	575.00	N59°59'49"E	96.99
C159	933.95"	95.98	575.00	N50°19'17"E	96.99
C160	5612.55"	57.40	58.50	N40°42'05"E	55.12
C161	4700.43"	48.00	58.50	S31°48'40"E	47.80
C162	4700.43"	48.00	58.50	S19°48'09"W	46.66
C163	4700.43"	48.00	58.50	S66°48'52"W	46.66
C164	6802.04"	68.46	58.50	N68°10'25"W	65.45
C165	1705.31"	3.34	175.00	S30°37'38"W	3.34
C166	841.27"	26.54	175.00	S34°25'36"W	26.52

LINE DATA TABLE

NUM	BEARING	DISTANCE
L41	N32°59'18"W	103.78
L42	S50°09'18"W	48.10
L43	N07°02'21"E	33.50
L44	S64°56'54"E	16.31
L45	N50°27'51"E	50.00
L46	N31°58'45"W	8.58
L47	S55°09'18"W	6.57
L48	N65°09'18"E	10.53
L49	S04°00'03"E	9.43