

PLAT MAP RECORDING SHEET

INSTRUMENT # --

2000029876 2 PGS

DEDICATOR – CONTINENTAL HOMES OF AUSTIN LP

SUBDIVISION NAME – RYAN'S CROSSING SECTION 1

MAP RECORDED IN – CABINET S SLIDE 273&274

**PROPERTY FORMERLY KNOWN AS –11.1828 AC MARSHALL J SVY
ABST 409**

HAND TO – CITY OF ROUND ROCK, LEAH, 218-5421

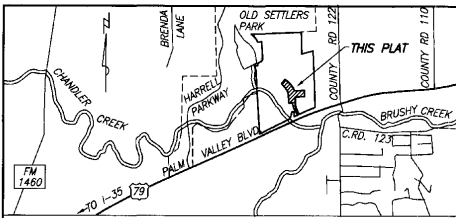
INSTRUMENT DATE – SEPTEMBER 23, 1999

FILE DATE – MAY 11, 2000

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Nancy E. Rister

05-11-2000 01:51 PM 2000029876
ANDERSON \$106.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS



LOCATION MAP

NOTES:

- NO FENCE OR OTHER OBSTRUCTION SHALL BE INSTALLED OR PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 48491C0250 C & 48491C0335 C EFFECTIVE DATE 9-27-1991 FOR WILLIAMSON COUNTY, TEXAS.
- BUILDING SETBACK LINES SHALL BE ESTABLISHED IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
- DRIVEWAY ACCESS TO NOLAN RYAN BOULEVARD IS PROHIBITED WITHIN 400 FEET OF HIGHWAY 79.
- DRIVEWAY ACCESS TO NOLAN RYAN BOULEVARD IS PROHIBITED FROM LOT 85, BLOCK L, AND LOT 107, BLOCK I.
- LOTS 77 THROUGH 92, BLOCK B, MUST TAKE DRIVEWAY ACCESS TO NOLAN RYAN BOULEVARD THROUGH THE PRIVATE DRIVEWAY EASEMENT SHOWN HEREON. THIS PRIVATE EASEMENT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

LOT AREAS:

B-77 10,617 sq.ft.	L-100 6,566 sq.ft.	L-78 6,408 sq.ft.
B-78 8,880 sq.ft.	L-101 5,500 sq.ft.	L-79 5,500 sq.ft.
B-79 8,880 sq.ft.	L-102 5,500 sq.ft.	L-80 5,499 sq.ft.
B-80 8,880 sq.ft.	L-103 5,500 sq.ft.	L-81 5,551 sq.ft.
B-81 8,879 sq.ft.	L-104 5,500 sq.ft.	L-82 5,689 sq.ft.
B-82 10,252 sq.ft.	L-105 5,500 sq.ft.	L-83 8,829 sq.ft.
B-83 11,348 sq.ft.	L-106 5,500 sq.ft.	L-84 5,970 sq.ft.
B-84 10,959 sq.ft.	L-107 7,889 sq.ft.	L-85 6,787 sq.ft.
B-85 8,952 sq.ft.		
B-86 9,501 sq.ft.		
B-87 8,942 sq.ft.		
B-88 9,148 sq.ft.		
B-89 9,180 sq.ft.		
B-90 9,180 sq.ft.		
B-91 9,181 sq.ft.		
B-92 9,381 sq.ft.		

AVERAGE LOT SIZE FOR THIS PLAT: 7714 sq.ft.

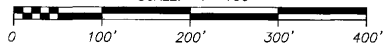
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.79	25.00	26.57	36.42	N16°52'14"E	93°29'42"
C2	178.86	505.63	90.37	177.93	S55°08'20"E	20°16'03"
C3	195.85	563.34	98.92	194.87	S35°02'44"E	19°55'10"
C4	120.60	568.34	60.53	120.39	S19°00'25"E	12°09'29"
C5	70.93	2795.00	35.47	70.93	S07°06'16"E	01°27'15"
C6	191.19	430.27	97.20	189.62	S17°08'50"E	25°27'34"
C7	37.58	25.00	23.36	34.14	S72°56'15"E	88°07'16"
C8	84.03	11400.00	42.02	84.03	S63°47'27"W	00°25'20"
C11	89.58	990.00	44.82	89.55	N07°00'35"W	05°11'04"
C12	57.47	990.00	28.74	57.46	N06°04'30"W	03°19'34"
C13	32.11	990.00	16.06	32.11	N08°40'22"W	01°51'30"
C14	235.89	423.34	121.10	232.85	N25°33'54"W	31°55'33"
C15	47.37	423.34	23.71	47.35	N38°19'19"W	06°24'42"
C16	90.86	423.34	45.60	90.68	N28°58'04"W	12°17'48"
C17	87.89	423.34	44.10	87.73	N16°52'19"W	11°53'42"
C18	9.77	423.34	4.89	9.77	N10°15'48"W	01°19'21"
C19	47.00	269.16	23.56	46.94	N46°31'48"W	10°00'17"
C20	348.09	563.34	179.80	342.58	N27°18'13"W	35°24'12"
C21	32.99	568.34	16.50	32.99	N11°15'54"W	03°19'33"
C22	152.24	563.34	76.59	151.78	N17°20'38"W	15°29'02"
C23	28.89	20.00	17.62	26.45	S50°59'23"E	82°46'31"
C24	14.44	20.00	7.55	14.13	S71°41'40"E	41°21'57"
C25	14.45	20.00	7.56	14.14	S30°18'25"E	41°24'35"
C26	33.85	20.00	22.59	29.95	S39°08'35"W	96°57'34"
C27	14.34	20.00	7.49	14.03	S11°12'10"W	41°04'44"
C28	19.51	20.00	10.61	18.74	S59°40'57"W	55°52'49"
C29	97.02	1130.00	48.54	96.99	N06°52'38"W	04°55'09"
C30	110.59	1135.00	55.34	110.54	N07°12'32"W	05°34'57"
C31	23.18	15.00	14.62	20.94	N48°06'16"W	88°32'45"
C32	23.83	15.00	15.27	21.40	N42°06'56"E	91°00'52"
C33	49.48	2795.00	24.74	49.48	S02°53'04"E	01°00'52"
C34	21.45	2795.00	10.72	21.45	S03°36'42"E	00°26'23"

LINE	LENGTH	BEARING
L1	73.00	S09°36'07"E
L2	4.76	S04°25'03"E

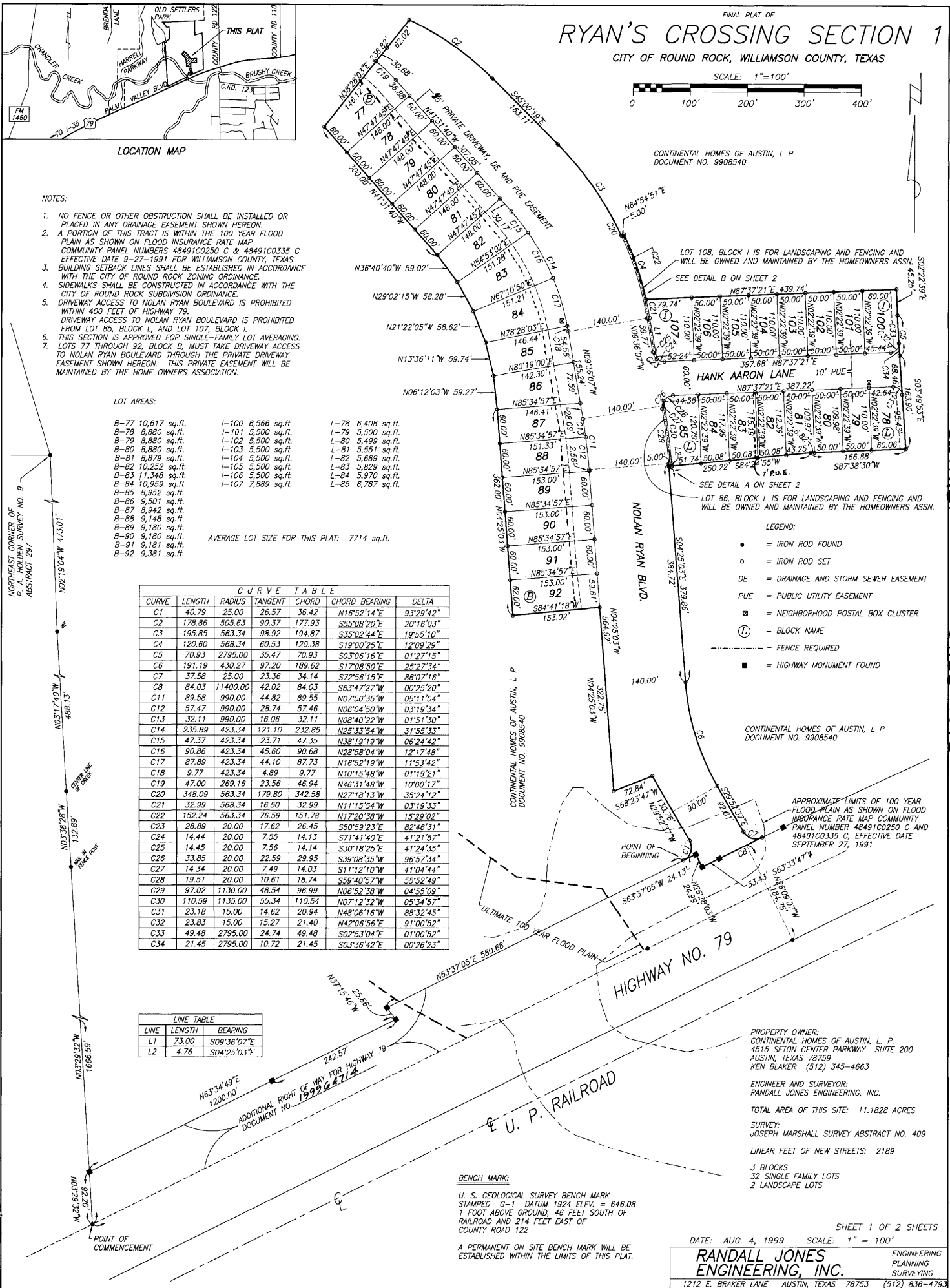
RYAN'S CROSSING SECTION 1

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

FINAL PLAT OF



CONTINENTAL HOMES OF AUSTIN, L P
DOCUMENT NO. 9908540



LEGEND:

- = IRON ROD FOUND
- = IRON ROD SET
- DE = DRAINAGE AND STORM SEWER EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- = NEIGHBORHOOD POSTAL BOX CLUSTER
- Ⓛ = BLOCK NAME
- - - = FENCE REQUIRED
- = HIGHWAY MONUMENT FOUND

CONTINENTAL HOMES OF AUSTIN, L P
DOCUMENT NO. 9908540

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0250 C AND 48491C0335 C, EFFECTIVE DATE SEPTEMBER 27, 1991

PROPERTY OWNER:
CONTINENTAL HOMES OF AUSTIN, L. P.
4515 SETON CENTER PARKWAY SUITE 200
AUSTIN, TEXAS 78759
KEN BLAKER (512) 345-4663

ENGINEER AND SURVEYOR:
RANDALL JONES ENGINEERING, INC.

TOTAL AREA OF THIS SITE: 11.1828 ACRES

SURVEY:
JOSEPH MARSHALL SURVEY ABSTRACT NO. 409

LINEAR FEET OF NEW STREETS: 2189

3 BLOCKS
32 SINGLE FAMILY LOTS
2 LANDSCAPE LOTS

BENCH MARK:
U. S. GEOLOGICAL SURVEY BENCH MARK
STAMPED: C-1 DATUM 1924 ELEV. = 646.08
1 FOOT ABOVE GROUND, 48 FEET SOUTH OF
RAILROAD AND 214 FEET EAST OF
COUNTY ROAD 122

A PERMANENT ON SITE BENCH MARK WILL BE ESTABLISHED WITHIN THE LIMITS OF THIS PLAT.

SHEET 1 OF 2 SHEETS
DATE: AUG. 4, 1999 SCALE: 1" = 100'

RANDALL JONES ENGINEERING, INC.
1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

Cabinet 5 Slide 273

Doc # 20000 298716

As Submitted 9-24-99

FINAL PLAT OF

RYAN'S CROSSING SECTION 1

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

DEDICATION

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF AUSTIN, L.P., THE OWNER OF THE CERTAIN 201.992 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 9908540 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 11.1266 ACRES OUT OF SAID TRACTS AND DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

CONTINENTAL HOMES OF AUSTIN, L.P.
A TEXAS LIMITED PARTNERSHIP, DOING BUSINESS AS MILBURN HOMES

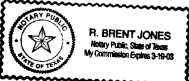
BY: CHTEX OF AUSTIN, INC., A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

Terry E. Mitchell
TERRY E. MITCHELL, VICE PRESIDENT
4515 SETON CENTER PARKWAY, SUITE 200
AUSTIN, TEXAS 78759

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, R. BRENT JONES, a NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TERRY E. MITCHELL, KNOWN TO ME (OR PROVED TO ME ON THE OATH OF _____) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF SEPTEMBER, A.D., 1999.



R. Brent Jones
NOTARY PUBLIC SIGNATURE

R. BRENT JONES
NOTARY PUBLIC PRINTED
OR TYPED NAME

MY COMMISSION EXPIRES: 3-19-03

SEAL

STATE OF TEXAS
COUNTY OF TRAVIS

I, GEORGE E. LUCAS, 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.

George E. Lucas 9-23-99
GEORGE E. LUCAS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160



STATE OF TEXAS
COUNTY OF TRAVIS

I, RANDALL S. JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Randall S. Jones 9-23-99
RANDALL S. JONES DATE
REGISTERED PROFESSIONAL ENGINEER NO. 49872



CITY APPROVAL

APPROVED THIS 5TH DAY OF OCTOBER, 1999, 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 *Carrie R. Pitt*
AL KOSIK, CHAIR CARRIE R. PITT, SECRETARY

PASSED AND ADOPTED, ON THE 5TH DAY OF OCTOBER, 1999.

Robert A. Stiluka, Jr. *Joanne Land*
ROBERT A. STILUKA, JR., MAYOR JOANNE LAND, CITY SECRETARY
CITY OF ROUND ROCK, TEXAS

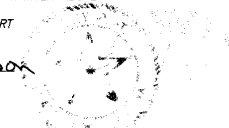
STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 8 DAY OF May, A.D. 1999 AT 3:30 O'CLOCK P. M. AND DULY RECORDED ON THE 11 DAY OF May, A.D. 1999 AT 1:50 O'CLOCK P. M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET S SLIDES 273 + 274.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: *Penny Anderson*
DEPUTY



LEGAL DESCRIPTION:

THAT PART OF THE JOSEPH MARSHALL SURVEY ABSTRACT NO. 409 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 201.992 ACRE TRACT DEEDED TO CONTINENTAL HOMES OF AUSTIN, L.P., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 9908540 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 201.992 ACRE TRACT IN THE NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 79 AND IN THE WEST LINE OF THE SAID JOSEPH MARSHALL SURVEY ABSTRACT NO. 409;

THENCE N.03°29'32"W, ALONG THE WEST LINE OF THE SAID 201.992 ACRE TRACT, 92.20 FEET TO A HIGHWAY MONUMENT FOUND IN THE PROPOSED NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY 79;

THENCE ALONG THE SAID PROPOSED NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES:

1. N.63°34'49"E, 1200.00 FEET TO A HIGHWAY MONUMENT FOUND;
2. N.37°15'46"W, 25.86 FEET TO A HIGHWAY MONUMENT FOUND;
3. N.63°37'05"E, 580.68 FEET TO AN IRON ROD SET AND THE POINT OF BEGINNING;

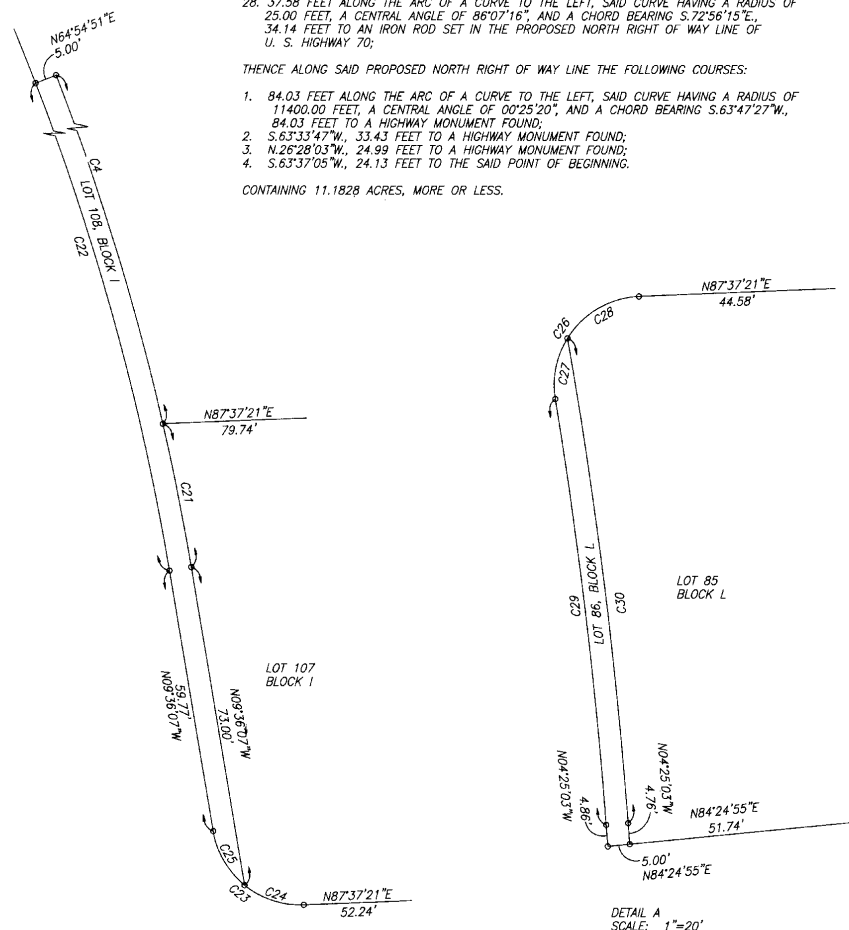
THENCE DEPARTING THE SAID PROPOSED NORTH RIGHT OF WAY LINE AND CROSSING THE SAID 201.992 ACRE TRACT THE FOLLOWING COURSES:

1. 40.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°29'42", AND CHORD BEARING N.16°52'14"E, 36.42 FEET TO AN IRON ROD SET;
2. N.29°52'37"W, 130.76 FEET TO AN IRON ROD SET;
3. S.68°23'47"W, 72.84 FEET TO AN IRON ROD SET;
4. N.04°25'03"W, 322.75 FEET TO AN IRON ROD SET;
5. S.84°41'18"W, 153.02 FEET TO AN IRON ROD SET;
6. N.04°25'03"W, 362.00 FEET TO AN IRON ROD SET;
7. N.06°12'03"W, 59.27 FEET TO AN IRON ROD SET;
8. N.13°36'11"W, 59.74 FEET TO AN IRON ROD SET;
9. N.21°22'05"W, 58.62 FEET TO AN IRON ROD SET;
10. N.29°02'15"W, 58.28 FEET TO AN IRON ROD SET;
11. N.36°40'40"W, 59.02 FEET TO AN IRON ROD SET;
12. N.41°31'40"W, 300.00 FEET TO AN IRON ROD SET;
13. N.38°28'03"E, 238.82 FEET TO AN IRON ROD SET;
14. 178.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 505.63 FEET, A CENTRAL ANGLE OF 20°16'03", AND A CHORD BEARING S.55°08'20"E, 177.93 FEET TO AN IRON ROD SET;
15. S.45°00'19"E, 163.11 FEET TO AN IRON ROD SET;
16. 195.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 563.34 FEET, A CENTRAL ANGLE OF 19°55'10", AND A CHORD BEARING S.35°02'44"E, 194.87 FEET TO AN IRON ROD SET;
17. N.64°54'51"E, 5.00 FEET TO AN IRON ROD SET;
18. 120.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 588.34 FEET, A CENTRAL ANGLE OF 12°09'29", AND A CHORD BEARING S.19°00'25"E, 120.38 FEET TO AN IRON ROD SET;
19. N.87°37'21"E, 439.74 FEET TO AN IRON ROD SET;
20. S.02°22'39"E, 45.25 FEET TO AN IRON ROD SET;
21. 70.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2795.00 FEET, A CENTRAL ANGLE OF 01°27'15", AND A CHORD BEARING S.03°06'16"E, 70.93 FEET TO AN IRON ROD SET;
22. S.03°49'53"E, 163.90 FEET TO AN IRON ROD SET;
23. S.87°38'30"W, 166.88 FEET TO AN IRON ROD SET;
24. S.84°24'53"W, 250.22 FEET TO AN IRON ROD SET;
25. S.04°25'03"E, 379.86 FEET TO AN IRON ROD SET;
26. 191.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 430.27 FEET, A CENTRAL ANGLE OF 25°27'34", AND A CHORD BEARING S.17°08'50"E, 189.62 FEET TO AN IRON ROD SET;
27. S.29°52'37"E, 92.61 FEET TO AN IRON ROD SET;
28. 37.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°07'16", AND A CHORD BEARING S.72°56'15"E, 34.14 FEET TO AN IRON ROD SET IN THE PROPOSED NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY 70;

THENCE ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES:

1. 84.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11400.00 FEET, A CENTRAL ANGLE OF 00°25'20", AND A CHORD BEARING S.63°47'27"W, 84.03 FEET TO A HIGHWAY MONUMENT FOUND;
2. S.63°33'47"W, 33.43 FEET TO A HIGHWAY MONUMENT FOUND;
3. N.26°28'03"W, 24.99 FEET TO A HIGHWAY MONUMENT FOUND;
4. S.63°37'05"W, 24.13 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 11.1828 ACRES, MORE OR LESS.



DETAIL B
SCALE: 1"=20'

DETAIL A
SCALE: 1"=20'

SHEET 2 OF 2 SHEETS

DATE: AUG. 4, 1999 SCALE: 1" = 100'

RANDALL JONES
ENGINEERING, INC.

ENGINEERING
PLANNING
SURVEYING

1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

As Submitted 9-24-99

Cabinet S
Side 274