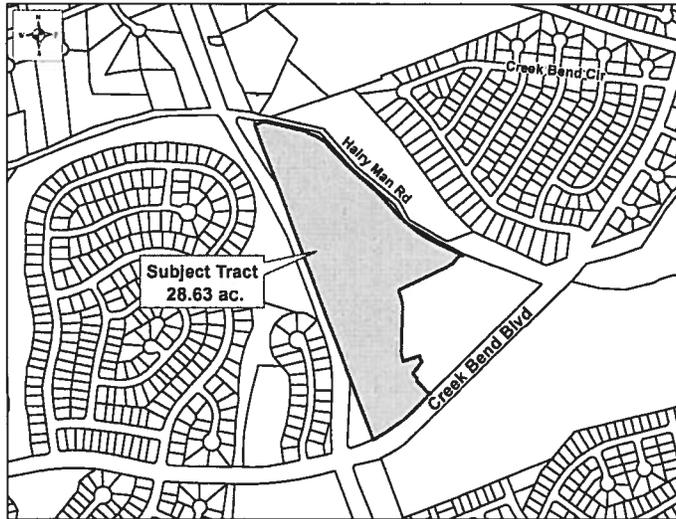


**Hairy Man Subdivision Phase 1  
FINAL PLAT FP1905-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a final plat.

**ZONING AT TIME OF APPLICATION:** SF-3 (Single Family - Mixed Lot)

**DESCRIPTION:** 28.65 acres out of the David Curry Survey, Abstract No. 130 & E. McDaniel Survey, Abstract No. 441

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

- North: Hairy Man Road and SF-2 (Single family - standard lot) - Creekbend subdivision
- South: Creekbend Blvd. and ET J (extraterritorial jurisdiction)
- East: Creekbend Blvd. and ET J (extraterritorial jurisdiction)
- West: ET J & Fern Bluff MUD (Municipal Utility District)

**PROPOSED LAND USE:** single family residential

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 80                    | 13.85          |
| Residential - Multi Unit:     | 0                     | 0              |
| Office:                       | 0                     | 0              |
| Commercial:                   | 0                     | 0              |
| Industrial:                   | 0                     | 0              |
| Open/Common Space:            | 7                     | 7.32           |
| ROW:                          | 4                     | 7.48           |
| Parkland:                     | 0                     | 0              |
| Other:                        | 0                     | 0              |
| <b>TOTALS:</b>                | <b>91</b>             | <b>28.65</b>   |

**Owner:**  
HMNBC Development, LLC  
9111 Jollyville Rd., Ste. 111  
Austin, TX 78759

**Agent:**  
BGE, Inc.  
RJ Rychlik  
7000 North Mopac, Ste. 330  
Austin, TX 78731

**Hairy Man Subdivision Phase 1  
FINAL PLAT FP1905-002**

**HISTORY:** The Planning and Zoning Commission approved the first revision to the Phase 1 final plat on March 6, 2019.

**DATE OF REVIEW:** June 5, 2019

**LOCATION:** Northwest of Creek Bend Blvd. and south of Hairy Man Rd.

**STAFF REVIEW AND ANALYSIS:**

This final plat replaces the final plat approved on March 6, 2019. It adds one additional lot to the previously approved plat, Block C, Lot 15. This was made possible by the determination that a tree which had been identified as having monarch status did not qualify as such. The plat contains 80 development lots, of which 7 are estate lots, 34 are standard lots and 39 are small lots.

General Plan and Zoning: The General Plan designates the property as residential. It is zoned as SF-3 (Single Family – Mixed Lot), a district which provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes: (1) estate lots, which are to be at least 40% of the total number of lots; (2) standard lots, which are to be at least 30% of the total number of lots; and (3) small lots, which are not to exceed 20% of the total number of lots. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Due to karst features and creeks which constrain the use of the site, this subdivision does not provide the mixture of the three lot sizes prescribed by the SF-3 district. Instead, it contains less than 40% estate lots and more than 20% small lots. The subdivision must therefore meet the alternative standard in the SF-3 district, providing a connectivity index of 1.4 or greater and including the following design features:

1. A segment of the Brushy Creek Regional Trail;
2. A brick or natural stone subdivision wall, where required by the subdivision code;
3. Landscaping along arterial and collector roads;
4. Enhanced detention facilities and bridges/culverts.

With the inclusion of the Brushy Creek Regional Trails segment, the connectivity index reaches 1.4. The trail will be designed and constructed in accordance with an agreement between Milestone and Williamson County.

Traffic, Access and Roads: The property has access from Creek Bend Blvd. and from Hairy Man Road. The plat dedicates additional right-of-way for Wyoming Springs Drive, a planned roadway that is on the City's Transportation Master Plan. No TIA (Traffic Impact Assessment) was required.

Water and Wastewater Service: The subdivision will receive water service from an existing 30" waterline that runs along the Wyoming Springs Drive right-of-way and from an existing 12" waterline that runs along Creek Bend Blvd. There are two existing manholes on Hairy Man Road which will provide access to the wastewater system.

Drainage: A flood study was prepared for the site and it was reviewed and approved by the City.

**RECOMMENDED MOTION:**

Staff recommends approval of the final plat.

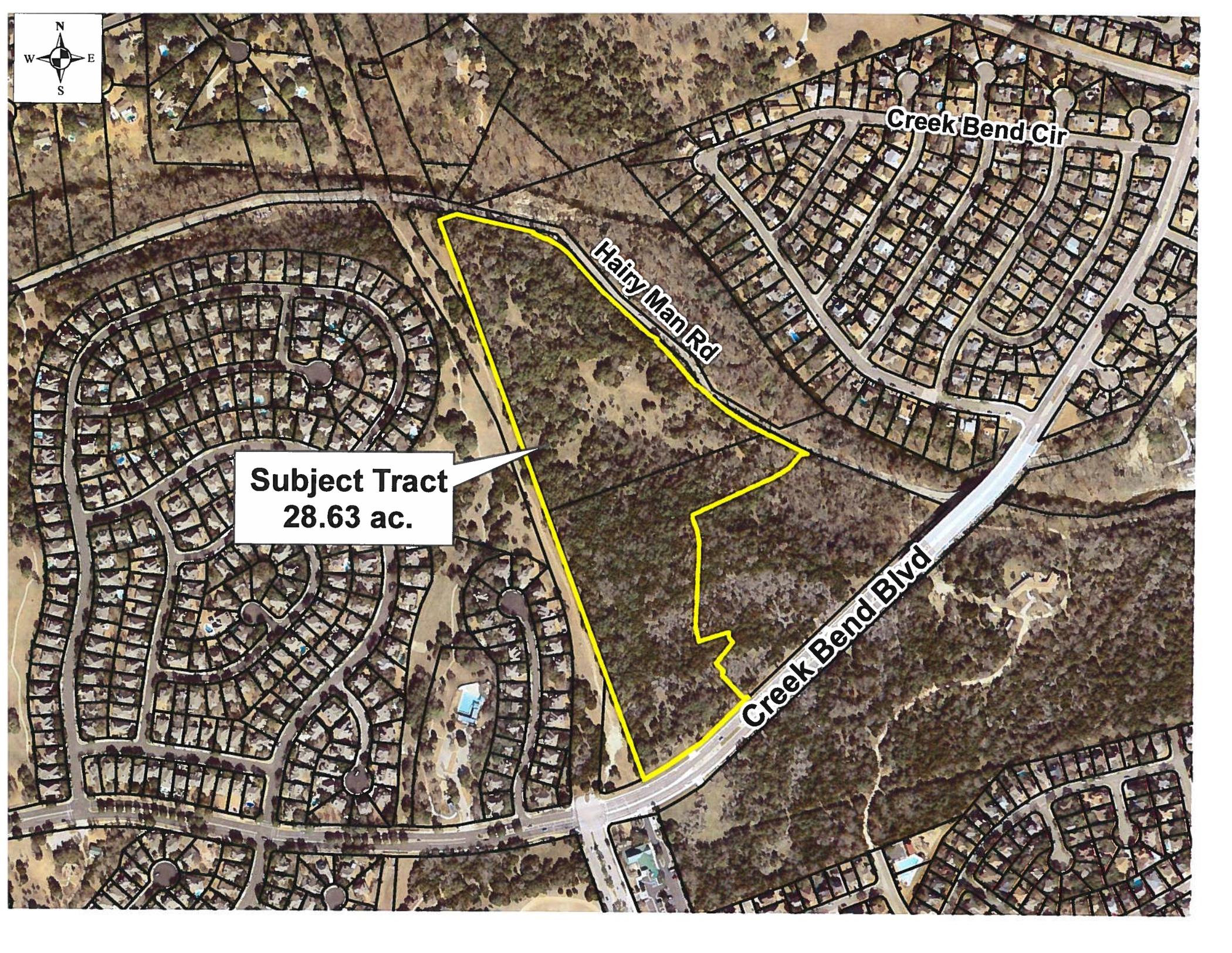


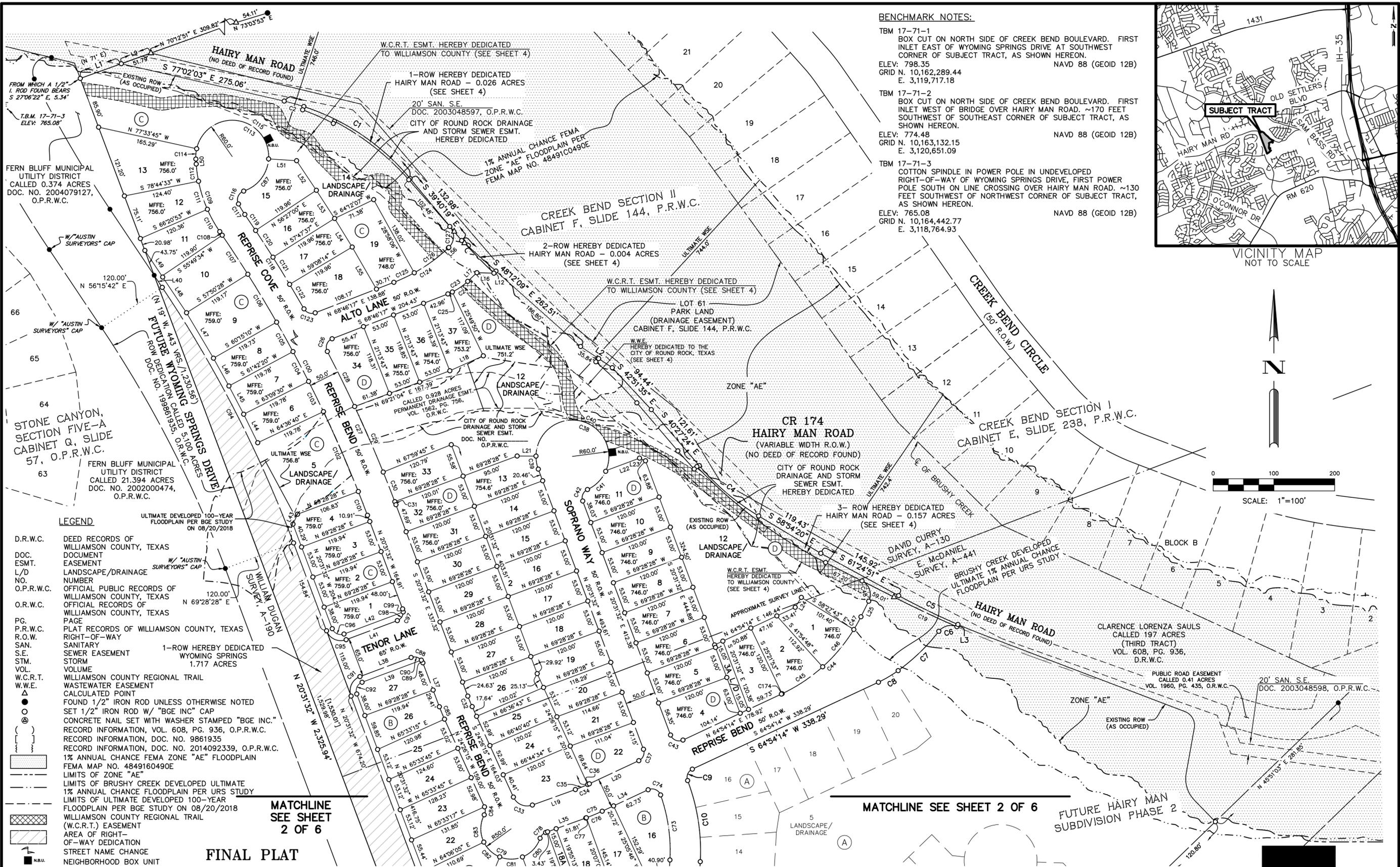
**Subject Tract**  
**28.63 ac.**

**Hairy Man Rd**

**Creek Bend Cir**

**Creek Bend Blvd**



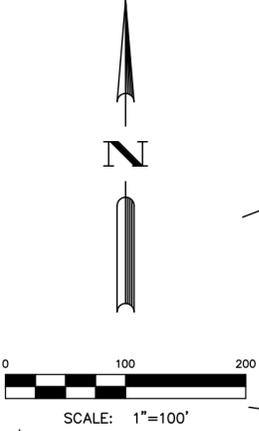
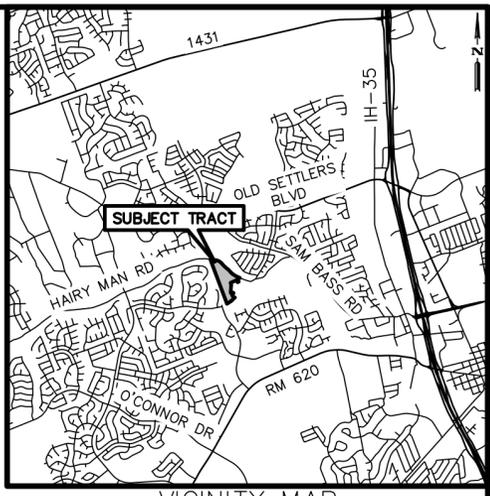


**BENCHMARK NOTES:**

TBM 17-71-1  
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET EAST OF WYOMING SPRINGS DRIVE AT SOUTHWEST CORNER OF SUBJECT TRACT, AS SHOWN HEREON.  
ELEV: 798.35 NAVD 88 (GEOID 12B)  
GRID N. 10,162,289.44  
E. 3,119,717.18

TBM 17-71-2  
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET WEST OF BRIDGE OVER HAIRY MAN ROAD. ~170 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT TRACT, AS SHOWN HEREON.  
ELEV: 774.48 NAVD 88 (GEOID 12B)  
GRID N. 10,163,132.15  
E. 3,120,651.09

TBM 17-71-3  
COTTON SPINDLE IN POWER POLE IN UNDEVELOPED RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE, FIRST POWER POLE SOUTH ON LINE CROSSING OVER HAIRY MAN ROAD. ~130 FEET SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT, AS SHOWN HEREON.  
ELEV: 765.08 NAVD 88 (GEOID 12B)  
GRID N. 10,164,442.77  
E. 3,118,764.93



- LEGEND**
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - DOC. DOCUMENT
  - ESMT. EASEMENT
  - L/D LANDSCAPE/DRAINAGE
  - NUMBER NUMBER
  - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
  - PG. PAGE
  - P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
  - R.O.W. RIGHT-OF-WAY
  - SAN. SANITARY
  - S.E. SEWER EASEMENT
  - STM. STORM
  - VOL. VOLUME
  - W.C.R.T. WILLIAMSON COUNTY REGIONAL TRAIL WASTEWATER EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - ▲ CALCULATED POINT
  - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - SET 1/2" IRON ROD W/ "BGE INC" CAP
  - CONCRETE NAIL SET WITH WASHER STAMPED "BGE INC."
  - RECORD INFORMATION, VOL. 608, PG. 936, O.P.R.W.C.
  - RECORD INFORMATION, DOC. NO. 9861935
  - RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.
  - 1% ANNUAL CHANCE FEMA ZONE "AE" FLOODPLAIN
  - FEMA MAP NO. 4849160490E
  - LIMITS OF ZONE "AE"
  - LIMITS OF BRUSHY CREEK DEVELOPED ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN PER URS STUDY
  - LIMITS OF ULTIMATE DEVELOPED 100-YEAR FLOODPLAIN PER BGE STUDY ON 08/20/2018
  - WILLIAMSON COUNTY REGIONAL TRAIL (W.C.R.T.) EASEMENT
  - AREA OF RIGHT-OF-WAY DEDICATION
  - STREET NAME CHANGE
  - N.B.U. NEIGHBORHOOD BOX UNIT

MATCHLINE  
SEE SHEET  
2 OF 6

MATCHLINE SEE SHEET 2 OF 6

# HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.651 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

OWNER: HMNBC DEVELOPMENT, LLC  
ACREAGE: 28.651 ACRES  
PATENT SURVEY: DAVID CURRY SURVEY, A-130 & E. McDANIEL SURVEY, A-441  
NUMBER OF BLOCKS: 5  
LINEAR FEET OF NEW STREETS: 4,133 FT.  
DATE OF PLANNING & ZONING COMMISSION REVIEW: MAY 7, 2019  
DATE OF PLANNING & ZONING COMMISSION REVIEW: JUNE 5, 2019  
NUMBER OF LOTS BY TYPE:  
WYOMING SPRINGS DRIVE R.O.W. DEDICATION: 1 LOT/1.717 ACRES  
HAIRY MAN ROAD R.O.W. DEDICATION: 3 LOTS/0.163 ACRE  
ROW: 5.603 ACRES  
DEVELOPMENT: 80 LOTS/13.845 ACRES  
-ESTATE LOTS: 7  
-STANDARD LOTS: 34  
-SMALL LOTS: 39  
LANDSCAPE/DRAINAGE: 6 LOTS/7.172 ACRES  
LANDSCAPE: 1 LOT/0.151 ACRES

SURVEYOR/ENGINEER: BGE, INC.

**BEARING BASIS:**  
BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE 4203, NAD83. COORDINATES HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998827235



**BGE, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

MATCHLINE  
SEE SHEET 1 OF 6

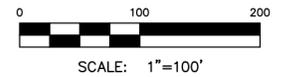
MATCHLINE SEE SHEET 1 OF 6

STONE CANYON,  
SECTION ONE  
CABINET M. SLIDE  
179, O.P.R.W.C.

FUTURE HAIRY MAN  
SUBDIVISION PHASE 2

**BEARING BASIS:**

BEARING ORIENTATION IS BASED ON THE TEXAS  
COORDINATE SYSTEM CENTRAL ZONE 4203, NAD83.  
COORDINATES HEREON ARE IN SURFACE AND CAN  
BE CONVERTED TO GRID BY MULTIPLYING BY A  
COMBINED SCALE FACTOR OF 0.9998827235



CLARENCE LORENZA SAULS  
CALLED 197 ACRES  
(THIRD TRACT)  
VOL. 608, PG. 936,  
D.R.W.C.

**BENCHMARK NOTES:**

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- ▨ STREET NAME CHANGE
- ▨ N.B.U. NEIGHBORHOOD BOX UNIT

# FINAL PLAT HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.651 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | BEARING       | DISTANCE |
| L1         | N 70°12'51" E | 71.82'   |
| L2         | S 56°15'04" E | 62.81'   |
| L3         | S 23°24'13" W | 4.11'    |
| L4         | S 04°06'32" E | 29.51'   |
| L5         | S 44°08'13" E | 21.07'   |
| L6         | S 44°08'13" E | 50.00'   |
| L7         | S 45°51'47" W | 6.12'    |
| L8         | S 55°43'08" W | 47.14'   |
| L9         | N 70°12'51" E | 51.79'   |
| L10        | S 27°39'33" W | 4.00'    |
| L11        | N 20°06'54" E | 5.84'    |
| L12        | S 44°02'51" W | 4.86'    |
| L13        | N 63°05'32" W | 126.21'  |
| L14        | S 46°36'46" W | 6.00'    |
| L15        | N 40°45'09" E | 6.99'    |
| L16        | N 88°16'59" W | 28.03'   |
| L17        | S 46°29'52" W | 20.86'   |
| L18        | N 65°55'55" E | 60.45'   |
| L19        | N 70°04'47" E | 75.27'   |
| L20        | N 64°54'14" E | 89.89'   |
| L21        | N 89°34'31" W | 31.02'   |
| L22        | S 69°28'28" W | 58.95'   |
| L23        | N 65°31'32" W | 10.76'   |
| L24        | N 31°32'17" E | 19.26'   |
| L25        | N 26°34'56" E | 28.71'   |
| L26        | N 44°19'23" W | 99.93'   |
| L27        | N 22°16'35" W | 59.85'   |
| L28        | N 68°42'44" E | 53.19'   |
| L29        | N 47°59'12" E | 33.58'   |
| L30        | N 19°08'04" E | 9.32'    |
| L31        | S 44°08'13" E | 86.63'   |
| L32        | N 73°29'02" E | 14.09'   |
| L33        | N 18°44'30" W | 71.59'   |
| L34        | S 64°54'14" W | 83.46'   |
| L35        | S 70°04'47" W | 70.24'   |
| L36        | N 85°42'14" E | 41.34'   |
| L37        | N 20°31'32" W | 77.41'   |
| L38        | S 69°28'28" W | 89.94'   |
| L39        | N 69°28'28" E | 104.08'  |
| L40        | S 33°44'18" E | 23.91'   |

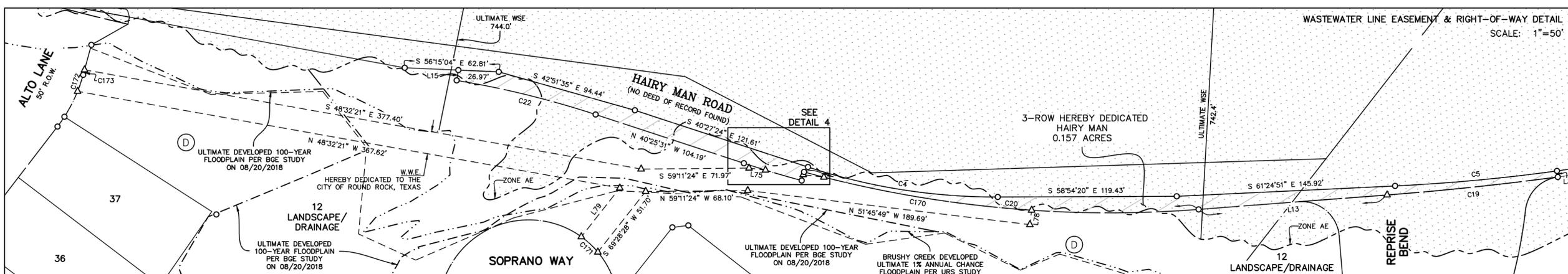
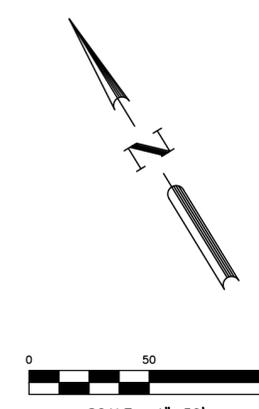
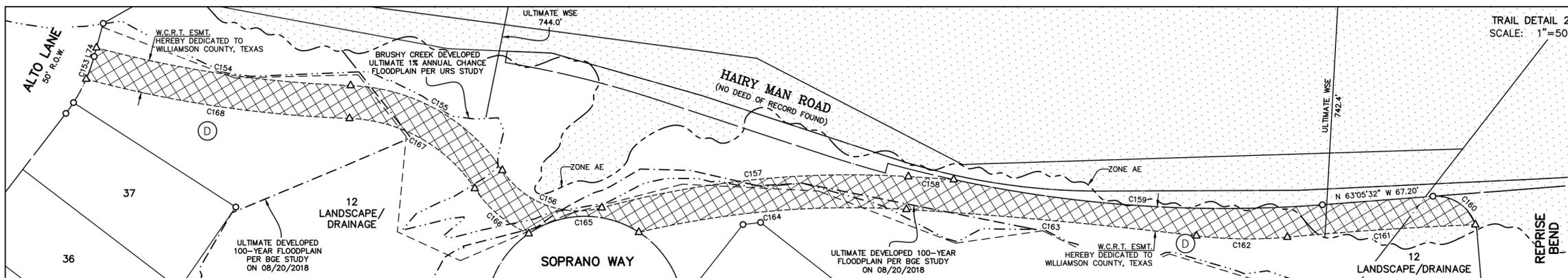
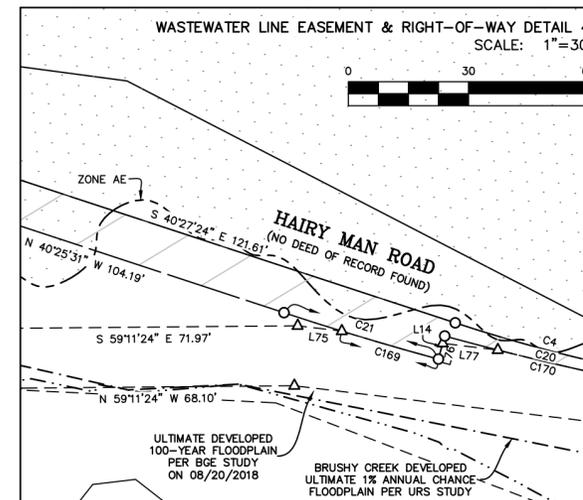
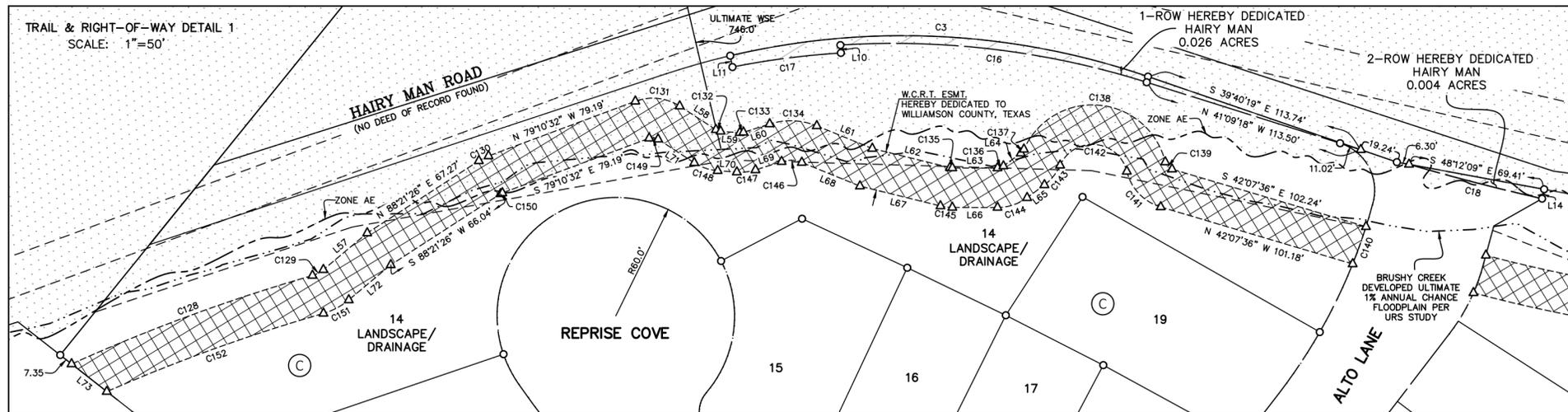
| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | BEARING       | DISTANCE |
| L41        | N 69°28'28" E | 89.94'   |
| L42        | N 69°28'28" E | 104.08'  |
| L43        | N 24°28'04" E | 17.98'   |
| L44        | N 26°07'03" W | 52.50'   |
| L45        | N 27°34'13" W | 52.50'   |
| L46        | S 28°57'54" E | 52.50'   |
| L47        | S 30°35'06" E | 87.15'   |
| L48        | N 33°44'18" W | 72.80'   |
| L49        | N 33°44'18" W | 50.69'   |
| L50        | N 03°57'05" W | 8.17'    |
| L51        | S 86°19'26" E | 46.18'   |
| L52        | S 33°38'33" E | 58.66'   |
| L53        | N 32°52'42" W | 55.34'   |
| L54        | N 31°32'04" W | 55.34'   |
| L55        | N 29°55'04" W | 80.05'   |
| L56        | N 46°29'52" E | 1.02'    |
| L57        | N 81°20'27" E | 28.91'   |
| L58        | S 25°32'38" E | 21.84'   |
| L59        | S 54°27'08" E | 9.70'    |
| L60        | S 76°18'24" E | 13.88'   |
| L61        | S 36°28'55" E | 30.29'   |
| L62        | S 44°46'44" E | 40.43'   |
| L63        | S 58°38'01" E | 22.85'   |
| L64        | N 84°40'55" E | 10.90'   |
| L65        | S 84°40'55" W | 10.90'   |
| L66        | N 58°38'01" W | 22.85'   |
| L67        | N 44°46'44" W | 41.88'   |
| L68        | N 36°28'55" W | 31.74'   |
| L69        | N 76°18'24" W | 13.88'   |
| L70        | N 54°27'08" W | 9.70'    |
| L71        | N 25°32'38" W | 21.84'   |
| L72        | S 81°20'27" W | 27.69'   |
| L73        | N 20°31'32" W | 22.61'   |
| L74        | N 46°29'52" E | 5.48'    |
| L75        | S 51°45'49" E | 11.09'   |
| L76        | N 46°36'46" E | 4.10'    |
| L77        | S 51°45'49" E | 13.89'   |
| L78        | S 38°14'11" W | 9.74'    |
| L79        | N 69°28'28" E | 41.56'   |

| CURVE TABLE |            |           |            |               |                |
|-------------|------------|-----------|------------|---------------|----------------|
| NUMBER      | ARC LENGTH | RADIUS    | DELTA      | CHORD BEARING | CHORD DISTANCE |
| C1          | 247.79'    | 380.00'   | 37°21'43"  | S 58°21'11" E | 243.43'        |
| C2          | 33.59'     | 380.00'   | 5°03'51"   | N 74°30'07" W | 33.58'         |
| C3          | 214.21'    | 380.00'   | 32°17'52"  | N 55°49'15" W | 211.38'        |
| C4          | 128.80'    | 400.00'   | 18°26'55"  | S 49°40'52" E | 128.24'        |
| C5          | 108.54'    | 1,200.00' | 5°10'56"   | S 64°00'19" E | 108.50'        |
| C6          | 33.13'     | 25.00'    | 75°55'31"  | S 75°42'03" W | 30.76'         |
| C7          | 93.53'     | 327.25'   | 16°22'31"  | S 45°55'33" W | 93.21'         |
| C8          | 37.67'     | 200.00'   | 10°47'26"  | S 59°30'32" W | 37.61'         |
| C9          | 22.45'     | 15.00'    | 85°45'40"  | S 22°01'24" W | 20.41'         |
| C10         | 136.36'    | 325.00'   | 24°02'24"  | S 08°50'14" E | 135.36'        |
| C11         | 65.70'     | 275.00'   | 13°41'19"  | S 03°39'41" E | 65.54'         |
| C12         | 23.61'     | 15.00'    | 90°11'10"  | S 00°46'12" W | 21.25'         |
| C13         | 39.19'     | 25.00'    | 89°49'34"  | S 89°14'10" E | 35.30'         |
| C14         | 37.49'     | 940.00'   | 2°17'06"   | S 47°03'22" W | 37.49'         |
| C15         | 208.08'    | 935.00'   | 12°45'03"  | S 57°23'50" W | 207.65'        |
| C16         | 156.78'    | 424.00'   | 21°11'10"  | N 51°44'52" W | 155.89'        |
| C17         | 55.30'     | 419.99'   | 7°32'38"   | N 66°06'27" W | 55.26'         |
| C18         | 69.40'     | 1,126.00' | 3°31'54"   | S 44°11'11" E | 69.39'         |
| C19         | 114.55'    | 2,023.00' | 3°14'39"   | S 64°42'52" E | 114.53'        |
| C20         | 265.85'    | 773.00'   | 19°42'18"  | S 53°14'23" E | 264.54'        |
| C21         | 40.27'     | 779.00'   | 2°57'44"   | S 41°54'23" E | 40.27'         |
| C22         | 95.62'     | 621.00'   | 8°49'20"   | N 44°50'24" W | 95.53'         |
| C23         | 38.87'     | 100.00'   | 22°16'24"  | N 57°38'05" E | 38.63'         |
| C24         | 30.84'     | 100.00'   | 17°40'18"  | N 55°20'01" E | 30.72'         |
| C25         | 8.03'      | 100.00'   | 4°36'07"   | N 66°28'13" E | 8.03'          |
| C26         | 25.23'     | 15.00'    | 96°23'10"  | S 20°34'42" W | 22.36'         |
| C27         | 277.15'    | 2,240.00' | 7°05'21"   | N 24°04'13" W | 276.97'        |
| C28         | 101.43'    | 2,240.00' | 2°35'40"   | S 26°19'03" E | 101.42'        |
| C29         | 117.93'    | 2,240.00' | 3°01'00"   | S 23°30'43" E | 117.92'        |
| C30         | 52.47'     | 2,240.00' | 1°20'32"   | S 21°19'57" E | 52.47'         |
| C31         | 5.31'      | 2,240.00' | 0°08'09"   | S 20°35'37" E | 5.31'          |
| C32         | 18.78'     | 275.00'   | 3°54'43"   | S 22°28'54" E | 18.77'         |
| C33         | 37.30'     | 25.00'    | 85°28'58"  | S 67°10'44" E | 33.93'         |
| C34         | 24.84'     | 275.00'   | 5°10'32"   | N 67°29'31" E | 24.83'         |
| C35         | 21.96'     | 275.00'   | 4°34'28"   | N 67°47'33" E | 21.95'         |
| C36         | 2.89'      | 275.00'   | 0°36'04"   | N 65°12'17" E | 2.89'          |
| C37         | 22.37'     | 15.00'    | 85°25'47"  | N 22°11'21" E | 20.35'         |
| C38         | 278.74'    | 60.00'    | 266°10'39" | N 67°26'13" W | 87.64'         |
| C39         | 21.94'     | 60.00'    | 20°57'02"  | S 10°03'01" E | 21.82'         |
| C40         | 212.22'    | 60.00'    | 202°39'16" | N 78°14'52" W | 117.66'        |
| C41         | 44.58'     | 60.00'    | 42°34'21"  | N 44°21'56" E | 43.56'         |
| C42         | 22.56'     | 15.00'    | 86°10'39"  | S 22°33'47" W | 20.49'         |
| C43         | 24.76'     | 15.00'    | 94°34'13"  | S 67°48'39" E | 22.04'         |
| C44         | 186.27'    | 278.50'   | 38°19'18"  | N 45°44'35" E | 182.82'        |
| C45         | 80.44'     | 278.50'   | 16°32'55"  | N 56°21'40" E | 80.16'         |
| C46         | 80.44'     | 278.50'   | 16°32'55"  | N 39°48'45" E | 80.16'         |
| C47         | 24.09'     | 278.50'   | 4°57'21"   | N 29°03'37" E | 24.08'         |
| C48         | 39.13'     | 25.00'    | 89°40'28"  | N 18°15'18" W | 35.25'         |
| C49         | 166.98'    | 275.00'   | 34°47'20"  | S 14°12'42" E | 164.42'        |
| C50         | 101.27'    | 275.00'   | 21°06'01"  | S 21°03'22" E | 100.70'        |
| C51         | 26.84'     | 15.00'    | 102°31'51" | S 82°52'18" E | 23.40'         |
| C52         | 39.35'     | 25.00'    | 90°10'26"  | N 00°45'50" E | 35.41'         |
| C53         | 28.98'     | 25.00'    | 66°25'19"  | N 12°38'24" E | 27.39'         |
| C54         | 10.36'     | 25.00'    | 23°45'07"  | N 32°26'49" W | 10.29'         |
| C55         | 23.51'     | 15.00'    | 89°48'50"  | N 89°13'48" W | 21.18'         |
| C56         | 126.53'    | 800.00'   | 9°03'42"   | S 50°23'38" W | 126.39'        |
| C57         | 49.10'     | 800.00'   | 3°31'00"   | S 47°37'17" W | 49.10'         |
| C58         | 77.42'     | 800.00'   | 5°32'42"   | S 52°09'08" W | 77.39'         |
| C59         | 273.42'    | 60.00'    | 261°06'00" | N 05°28'29" E | 91.18'         |

| CURVE TABLE |            |           |            |               |                |
|-------------|------------|-----------|------------|---------------|----------------|
| NUMBER      | ARC LENGTH | RADIUS    | DELTA      | CHORD BEARING | CHORD DISTANCE |
| C60         | 7.41'      | 60.00'    | 7°04'31"   | S 58°27'45" W | 7.40'          |
| C61         | 132.32'    | 60.00'    | 126°21'22" | N 54°49'18" W | 107.09'        |
| C62         | 133.69'    | 60.00'    | 127°40'04" | N 72°11'27" E | 107.70'        |
| C63         | 22.47'     | 18.00'    | 71°30'44"  | S 79°43'53" E | 21.04'         |
| C64         | 27.38'     | 18.00'    | 87°08'34"  | S 87°32'48" E | 24.81'         |
| C65         | 39.52'     | 750.00'   | 3°01'08"   | N 47°22'21" E | 39.51'         |
| C66         | 21.06'     | 15.00'    | 80°26'59"  | N 05°38'18" E | 19.37'         |
| C67         | 214.24'    | 325.00'   | 37°46'10"  | N 15°42'07" W | 210.38'        |
| C68         | 52.57'     | 325.00'   | 9°16'07"   | N 29°57'08" W | 52.52'         |
| C69         | 49.93'     | 325.00'   | 8°48'07"   | N 20°55'01" W | 49.88'         |
| C70         | 49.93'     | 325.00'   | 8°48'07"   | N 12°06'54" W | 49.88'         |
| C71         | 49.93'     | 325.00'   | 8°48'07"   | N 03°18'47" W | 49.88'         |
| C72         | 11.88'     | 325.00'   | 2°05'42"   | N 02°08'07" E | 11.88'         |
| C73         | 109.11'    | 275.00'   | 22°43'56"  | N 08°10'59" W | 108.39'        |
| C74         | 25.01'     | 15.00'    | 95°32'48"  | N 67°19'21" W | 22.21'         |
| C75         | 29.36'     | 325.00'   | 5°10'32"   | N 67°29'31" E | 29.35'         |
| C76         | 28.24'     | 325.00'   | 4°58'43"   | S 67°23'36" W | 28.23'         |
| C77         | 1.12'      | 325.00'   | 0°11'49"   | S 69°58'52" W | 1.12'          |
| C78         | 13.62'     | 15.00'    | 52°01'12"  | S 44°04'11" W | 13.16'         |
| C79         | 165.39'    | 50.00'    | 189°31'23" | S 67°10'44" E | 99.65'         |
| C80         | 43.73'     | 50.00'    | 50°06'59"  | S 43°07'04" W | 42.35'         |
| C81         | 38.33'     | 50.00'    | 43°55'31"  | N 89°51'41" W | 37.40'         |
| C82         | 36.65'     | 50.00'    | 42°00'01"  | N 46°53'55" W | 35.84'         |
| C83         | 46.67'     | 50.00'    | 53°28'52"  | N 00°50'31" E | 45.00'         |
| C84         | 13.62'     | 15.00'    | 52°01'12"  | N 01°34'21" E | 13.16'         |
| C85         | 22.19'     | 325.00'   | 3°54'43"   | N 22°28'54" W | 22.19'         |
| C86         | 4.91'      | 18.00'    | 15°37'50"  | N 56°41'50" E | 4.90'          |
| C87         | 71.24'     | 60.00'    | 68°01'59"  | S 37°41'33" W | 67.13'         |
| C88         | 23.56'     | 15.00'    | 90°00'00"  | N 65°31'32" W | 21.21'         |
| C89         | 5.10'      | 15.00'    | 19°28'16"  | N 30°15'41" W | 5.07'          |
| C90         | 18.46'     | 15.00'    | 70°31'44"  | N 75°15'41" W | 17.32'         |
| C91         | 39.27'     | 25.00'    | 90°00'00"  | S 24°28'28" W | 35.36'         |
| C92         | 23.56'     | 15.00'    | 90°00'00"  | S 24°28'28" W | 21.21'         |
| C93         | 368.25'    | 1,120.00' | 18°50'20"  | N 11°06'23" W | 366.60'        |
| C94         | 475.05'    | 2,060.00' | 13°12'46"  | N 27°07'55" W | 474.00'        |
| C95         | 39.27'     | 25.00'    | 90°00'00"  | S 65°31'32" E | 35.36'         |
| C96         | 23.56'     | 15.00'    | 90°00'00"  | S 65°31'32" E | 21.21'         |
| C97         | 23.56'     | 15.00'    | 90°00'00"  | N 24°28'28" E | 21.21'         |
| C98         | 18.46'     | 15.00'    | 70°31'44"  | N 34°12'36" E | 17.32'         |
| C99         | 5.10'      | 15.00'    | 19°28'16"  | N 10°47'24" W | 5.07'          |
| C100        | 528.93'    | 2,190.00' | 13°50'17"  | N 27°26'41" W | 527.65'        |
| C101        | 42.09'     | 2,190.00' | 1°06'04"   | N 21°04'35" W | 42.09'         |
| C102        | 143.79'    | 2,190.00' | 3°45'43"   | N 23°30'28" W | 143.76'        |
| C103        | 55.54'     | 2,190.00' | 1°27'11"   | N 26°06'55" W | 55.53'         |
| C104        | 55.54'     | 2,190.00' | 1°27'11"   | N 27°34'05" W | 55.53'         |
| C105        | 55.54'     | 2,190.00' | 1°27'11"   | N 29°01'16" W | 55.53'         |
| C106        | 92.18'     | 2,190.00' | 2°24'42"   | N 30°57'12" W | 92.18'         |
| C107        | 77.00'     | 2,190.00' | 2°00'52"   | N 33°10'00" W | 77.00'         |
| C108        | 7.26'      | 2,190.00' | 0°11'24"   | N 34°16'08" W | 7.26'          |
| C109        | 119.43'    | 225.00'   | 30°24'45"  | N 19°09'27" W | 118.03'        |
| C110        | 42.07'     | 225.00'   | 10°42'43"  | N 29°00'28" W | 42.00'         |
| C111        | 48.67'     | 225.00'   | 12°23'41"  | N 17°27'17" W | 48.58'         |
| C112        | 28.69'     | 225.00'   | 7°18'22"   | N 07°36'16" W | 28.67'         |
| C113        | 267.73'    | 60.00'    | 255°39'38" | S 56°07'16" E | 94.78'         |
| C114        | 17.16'     | 60.00'    | 16°23'20"  | N 04°14'35" E | 17.10'         |
| C115        | 179.32'    | 60.00'    | 171°14'19" | S 81°56'36" E | 119.65'        |
| C116        | 26.03'     | 15.00'    | 99°25'57"  | S 21°59'34" W | 22.89'         |
| C117        | 20.28'     | 175.00'   | 6°38'25"   | S 31°02'37" E | 20.27'         |
| C118        | 183.72'    | 2,240.00' | 4°41'57"   | S 32°00'51" E | 183.67'        |

| CURVE TABLE |            |           |          |               |                |
|-------------|------------|-----------|----------|---------------|----------------|
| NUMBER      | ARC LENGTH | RADIUS    | DELTA    | CHORD BEARING | CHORD DISTANCE |
| C119        | 31.81'     | 2,240.00' | 0°48'50" | S 33°57'25" E | 31.81'         |
| C120        | 52.53'     | 2,240.00' | 1°20'37" | S 32°52'42" E | 52.53'         |
| C121        | 52.53'     | 2,240.00' | 1°20'37" | S 31°32'04" E | 52.53'         |
| C122        | 46.84'     | 2,240.00' | 1°11'53" | S 30°15'49" E | 46.84'         |
| C123        | 21.35'     |           |          |               |                |

# TRAIL & EASEMENT & RIGHT-OF-WAY DETAILS



## FINAL PLAT HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.651 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

### LEGEND

|            |   |     |   |
|------------|---|-----|---|
| D.R.W.C.   | DEED RECORDS OF WILLIAMSON COUNTY, TEXAS            | ▲   | CALCULATED POINT  |
| DOC.       | DOCUMENT  | ○   | FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED  |
| ESMT.      | EASEMENT  | ⊙   | SET 1/2" IRON ROD W/ "BGE INC" CAP  |
| L/D NO.    | LANDSCAPE/DRAINAGE NUMBER                           | ( ) | CONCRETE NAIL SET WITH WASHER STAMPED "BGE INC."                                    |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS | [ ] | RECORD INFORMATION, VOL. 608, PG. 936, O.P.R.W.C.                                   |
| O.R.W.C.   | OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS        | { } | RECORD INFORMATION, DOC. NO. 9861935  |
| PG.        | PAGE  | ⌋   | RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.                                 |
| P.R.W.C.   | PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS            | ⌋   | 1% ANNUAL CHANCE FEMA ZONE "AE" FLOODPLAIN  |
| R.O.W.     | RIGHT-OF-WAY  | ⌋   | FEMA MAP NO. 4849160490E  |
| SAN.       | SANITARY SEWER EASEMENT                             | ⌋   | LIMITS OF ZONE "AE"   |
| S.E.       | SEWER EASEMENT                                      | ⌋   | LIMITS OF BRUSHY CREEK DEVELOPED ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN PER URS STUDY |
| STM.       | STORM SEWER EASEMENT                                | ⌋   | LIMITS OF ULTIMATE DEVELOPED 100-YEAR FLOODPLAIN PER BGE STUDY ON 08/20/2018        |
| VOL.       | VOLUME  | ⌋   | WILLIAMSON COUNTY REGIONAL TRAIL (W.C.R.T.) EASEMENT                                |
| W.C.R.T.   | WILLIAMSON COUNTY REGIONAL TRAIL                    | ⌋   | AREA OF RIGHT-OF-WAY DEDICATION   |
| W.W.E.     | WASTEWATER EASEMENT                                 | ⌋   | STREET NAME CHANGE  |
|            |   | ⌋   | NEIGHBORHOOD BOX UNIT   |

### BEARING BASIS:

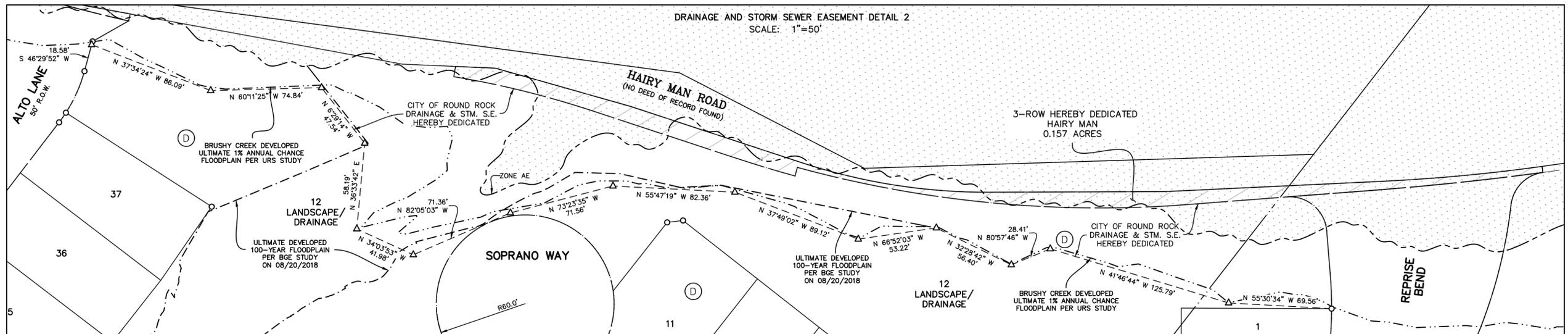
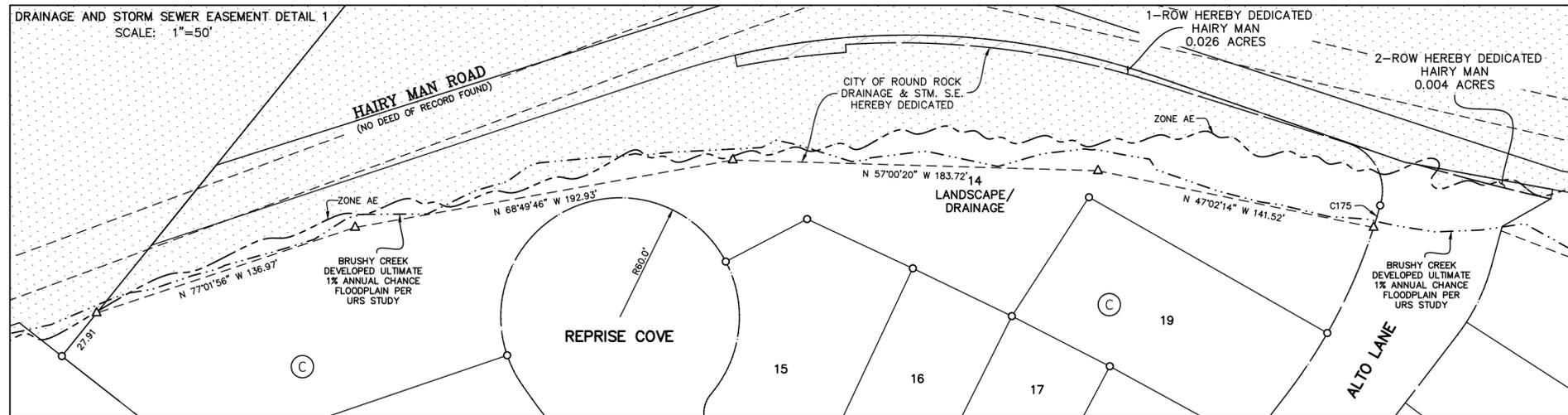
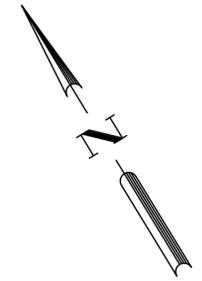
BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE 4203, NAD83. COORDINATES HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998827235



**BGE, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

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# DRAINAGE AND STORM SEWER EASEMENT DETAILS



## FINAL PLAT HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.651 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

### LEGEND

- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DOC. DOCUMENT
- ESMT. EASEMENT
- L/D LANDSCAPE/DRAINAGE NUMBER
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PG. PAGE
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- SAN. SANITARY SEWER EASEMENT
- S.E. SEWER EASEMENT
- STM. STORM SEWER EASEMENT
- VOL. VOLUME
- W.C.R.T. WILLIAMSON COUNTY REGIONAL TRAIL
- W.W.E. WASTEWATER EASEMENT

- ▲ CALCULATED POINT
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD W/ "BGE INC" CAP
- ⊙ CONCRETE NAIL SET WITH WASHER STAMPED "BGE INC."
- ( ) RECORD INFORMATION, VOL. 608, PG. 936, O.P.R.W.C.
- [ ] RECORD INFORMATION, DOC. NO. 9861935
- { } RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.
- ▨ 1% ANNUAL CHANCE FEMA ZONE "AE" FLOODPLAIN
- ▩ FEMA MAP NO. 4849160490E
- LIMITS OF ZONE "AE"
- LIMITS OF BRUSHY CREEK DEVELOPED ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN PER URS STUDY
- LIMITS OF ULTIMATE DEVELOPED 100-YEAR FLOODPLAIN PER BGE STUDY ON 08/20/2018
- WILLIAMSON COUNTY REGIONAL TRAIL (W.C.R.T.) EASEMENT
- ▨ AREA OF RIGHT-OF-WAY DEDICATION
- ▨ STREET NAME CHANGE
- ▨ NEIGHBORHOOD BOX UNIT

### BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE 4203, NAD83. COORDINATES HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998827235



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# METES & BOUNDS DESCRIPTION

# LOT AREA TABLES

## METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 28.651 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE E. McDANIEL SURVEY, ABSTRACT NO. 441, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 40.018 ACRE TRACT OF LAND AS CONVEYED TO HMNBC DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 28.651 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an aluminum capped monument found on the north right-of-way line of Creek Bend Boulevard (variable width right-of-way) as recorded under Document No. 2014092339 of the Official Public Records of Williamson County, Texas, at the most northerly corner of a called 0.034 acre tract of land conveyed as right-of-way by instrument recorded in Document No. 2015020981 of the Official Public Records of Williamson County, Texas, at the southeast corner of the remaining portion of Lot 1, Block A, Fern Bluff Community Center, a subdivision as recorded in Cabinet W, Slides 334 & 335 of the Plat Records of Williamson County, Texas, at the most southerly corner of the above described HMNBC 40.018 acre tract, at the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the westerly line of said HMNBC 40.018 acre tract, N 20°31'32" W, pass a 1/2-inch iron rod found with cap stamped "Austin Surveyors" at the most northerly corner of said Lot 1, Block A, Fern Bluff Community Center at a distance of 449.01 feet, continuing on with an east line of a called 5.100-acre tract dedicated as right-of-way by instrument recorded in Document No. 9861935 of the Official Records of Williamson County, Texas, pass a 1/2-inch iron rod found at the south corner of a called 0.374-acre tract of land described as Tract 1, as conveyed to Fern Bluff Municipal Utility District by instrument recorded in Document No. 2004079127 of the Official Public Records of Williamson County, Texas at a distance of 1,978.99 feet, and continuing on with the east line of said Fern Bluff 0.374-acre tract for a total distance of 2,325.94 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northwest corner of said HMNBC 40.018 acre tract, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod found bears S 27°06'22"E, a distance of 5.34 feet;

THENCE, with the northerly line of said HMNBC 40.018 acre tract, N 70°12'51" E a distance of 71.82 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the occupied south right-of-way line of County Road 174 (Hairy Man Road) (No Record right-of-way information found), for the most northerly corner of the herein described tract;

THENCE, with the occupied south right-of-way line of said County Road 174 (Hairy Man Road), generally as fenced, the following eleven (11) courses:

- 1) S 77°02'03" E a distance of 275.06 feet to 1/2-inch iron rod with cap stamped "BGE Inc" set at a point of curvature of a curve to the right;
- 2) Along said curve to the right, an arc distance of 247.79 feet, having a radius of 380.00 feet, a central angle of 37°21'43" and a chord which bears S 58°21'11" E a distance of 243.43 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for corner;
- 3) S 39°40'19" E a distance of 132.98 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;
- 4) S 48°12'09" E a distance of 262.51 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;
- 5) S 56°15'04" E a distance of 62.81 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;
- 6) S 42°51'35" E a distance of 94.44 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;

- 7) S 40°27'24" E a distance of 121.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at a point of curvature of a curve to the left;
- 8) Along said curve to the left, an arc distance of 128.80 feet, having a radius of 400.00 feet, a central angle of 18°26'55" and a chord which bears S 49°40'52" E a distance of 128.24 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for corner;
- 9) S 58°54'20" E a distance of 119.43 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;
- 10) S 61°24'51" E a distance of 145.92 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at a point of curvature of a curve to the left; and
- 11) Along said curve to the left, an arc distance of 108.54 feet, having a radius of 1,200.00 feet, a central angle of 05°10'56" and a chord which bears S 64°00'19" E a distance of 108.50 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most easterly corner of the herein described tract;

THENCE, leaving the occupied south right-of-way line of said County Road 174 (Hairy Man Road) and over and across said HMNBC 40.018 acre tract, S 23°24'13" W a distance of 4.11 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 33.13 feet, having a radius of 25.00 feet, a central angle of 75°55'31" and a chord which bears S 75°42'03" W a distance of 30.76 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 93.53 feet, having a radius of 327.25 feet, a central angle of 16°22'31" and a chord which bears S 45°55'33" W a distance of 93.21 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of compound curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 37.67 feet, having a radius of 200.00 feet, a central angle of 10°47'26" and a chord which bears S 59°30'32" W a distance of 37.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 64°54'14" W a distance of 338.29 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 22.45 feet, having a radius of 15.00 feet, a central angle of 85°45'40" and a chord which bears S 22°01'24" W a distance of 20.41 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 136.36 feet, having a radius of 325.00 feet, a central angle of 24°02'24" and a chord which bears S 08°50'14" E a distance of 135.36 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 03°10'58" W a distance of 284.02 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 65.70 feet, having a radius of 275.00 feet, a central angle of 13°41'19" and a chord which bears S 03°39'41" E, a distance of 65.54 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 79°29'39" E a distance of 121.39 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 04°06'32" E a distance of 29.51 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 44°08'13" E a distance of 21.07 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 45°51'47" W a distance of 106.93 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 44°08'13" E a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 45°51'47" W a distance of 6.12 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 23.61 feet, having a radius of 15.00 feet, a central angle of 90°11'10" and a chord which bears S 00°46'12" W a distance of 21.25 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 44°19'23" E a distance of 99.97 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 39.19 feet, having a radius of 25.00 feet, a central angle of 89°49'34" and a chord which bears S 89°14'10" E a distance of 35.30 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract for an exterior corner of the herein described tract;

THENCE, with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract the following four (4) courses:

- 1) S 45°51'03" W a distance of 204.54 feet to a 1/2-inch iron rod found for an angle point;
- 2) Along a curve to the right, an arc distance of 37.49 feet, having a radius of 940.00 feet, a central angle of 02°17'06" and a chord which bears S 47°03'22" W a distance of 37.49 feet to a 1/2-inch iron rod found for corner;
- 3) S 55°43'08" W a distance of 47.14 feet to a concrete nail with washer stamped "BGE Inc" set at an angle point; and
- 4) Along a curve to the right, an arc distance of 208.08 feet, having a radius of 935.00 feet, a central angle of 12°45'03" and a chord which bears S 57°23'50" W a distance of 207.65 feet to the POINT OF BEGINNING and containing 28.651 acres of land, more or less.

| LOT AREA TABLE |       |             |
|----------------|-------|-------------|
| LOT            | BLOCK | SQUARE FEET |
| 1              | A     | 10,016      |

| LOT AREA TABLE |       |             |
|----------------|-------|-------------|
| LOT            | BLOCK | SQUARE FEET |
| 1              | C     | 6,307       |
| 2              | C     | 6,357       |
| 3              | C     | 6,357       |
| 4              | C     | 6,270       |
| 5              | C     | 24,844      |
| 6              | C     | 6,476       |
| 7              | C     | 6,476       |
| 8              | C     | 6,475       |
| 9              | C     | 10,738      |
| 10             | C     | 8,969       |
| 11             | C     | 7,287       |
| 12             | C     | 7,475       |
| 13             | C     | 11,630      |
| 14             | C     | 60,194      |
| 15             | C     | 8,249       |
| 16             | C     | 6,464       |
| 17             | C     | 6,464       |
| 18             | C     | 8,336       |
| 19             | C     | 9,462       |

| LOT AREA TABLE |       |             |
|----------------|-------|-------------|
| LOT            | BLOCK | SQUARE FEET |
| 1              | B     | 6,588       |
| 2              | B     | 10,279      |
| 3              | B     | 12,200      |
| 4              | B     | 11,726      |
| 5              | B     | 16,413      |
| 6              | B     | 10,053      |
| 7              | B     | 10,413      |
| 8              | B     | 8,455       |
| 9              | B     | 6,779       |
| 10             | B     | 8,313       |
| 11             | B     | 8,319       |
| 12             | B     | 7,339       |
| 13             | B     | 7,106       |
| 14             | B     | 7,106       |
| 15             | B     | 9,694       |
| 16             | B     | 9,301       |
| 17             | B     | 8,211       |
| 18             | B     | 7,642       |
| 18A            | B     | 2,128       |
| 19             | B     | 6,686       |
| 20             | B     | 8,972       |
| 21             | B     | 10,698      |
| 22             | B     | 6,364       |
| 23             | B     | 6,891       |
| 24             | B     | 6,700       |
| 25             | B     | 6,509       |
| 26             | B     | 6,691       |
| 27             | B     | 6,307       |
| 28             | B     | 91,738      |

| LOT AREA TABLE |       |             |
|----------------|-------|-------------|
| LOT            | BLOCK | SQUARE FEET |
| 1              | D     | 6,848       |
| 2              | D     | 7,463       |
| 3              | D     | 6,715       |
| 3A             | D     | 1,806       |
| 4              | D     | 8,078       |
| 5              | D     | 6,360       |
| 6              | D     | 6,360       |
| 7              | D     | 6,360       |
| 8              | D     | 6,360       |
| 9              | D     | 6,360       |
| 10             | D     | 6,360       |
| 11             | D     | 7,758       |
| 12             | D     | 131,687     |
| 13             | D     | 6,271       |
| 14             | D     | 6,360       |
| 15             | D     | 6,360       |
| 16             | D     | 6,360       |
| 17             | D     | 6,360       |
| 18             | D     | 6,360       |
| 19             | D     | 6,578       |
| 20             | D     | 6,173       |
| 21             | D     | 5,981       |
| 22             | D     | 7,060       |
| 23             | D     | 7,925       |
| 24             | D     | 6,367       |
| 25             | D     | 6,367       |
| 26             | D     | 9,966       |
| 27             | D     | 6,360       |
| 28             | D     | 6,360       |
| 29             | D     | 6,360       |
| 30             | D     | 6,360       |
| 31             | D     | 6,360       |
| 32             | D     | 6,360       |
| 33             | D     | 6,499       |
| 34             | D     | 7,762       |
| 35             | D     | 6,285       |
| 36             | D     | 6,313       |
| 37             | D     | 6,574       |

| RIGHT-OF-WAY DEDICATION - HAIRY MAN |                |             |
|-------------------------------------|----------------|-------------|
| PART                                | BLOCK          | SQUARE FEET |
| 1                                   | ROW DEDICATION | 1,140       |
| 2                                   | ROW DEDICATION | 193         |
| 3                                   | ROW DEDICATION | 5,769       |

| RIGHT-OF-WAY DEDICATION - WYOMING SPRINGS |                |             |
|---|----------------|-------------|
| PART                                      | BLOCK          | SQUARE FEET |
| 1   | ROW DEDICATION | 74,796      |

# FINAL PLAT HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.651 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS



**BGE, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400 • www.bgeinc.com  
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