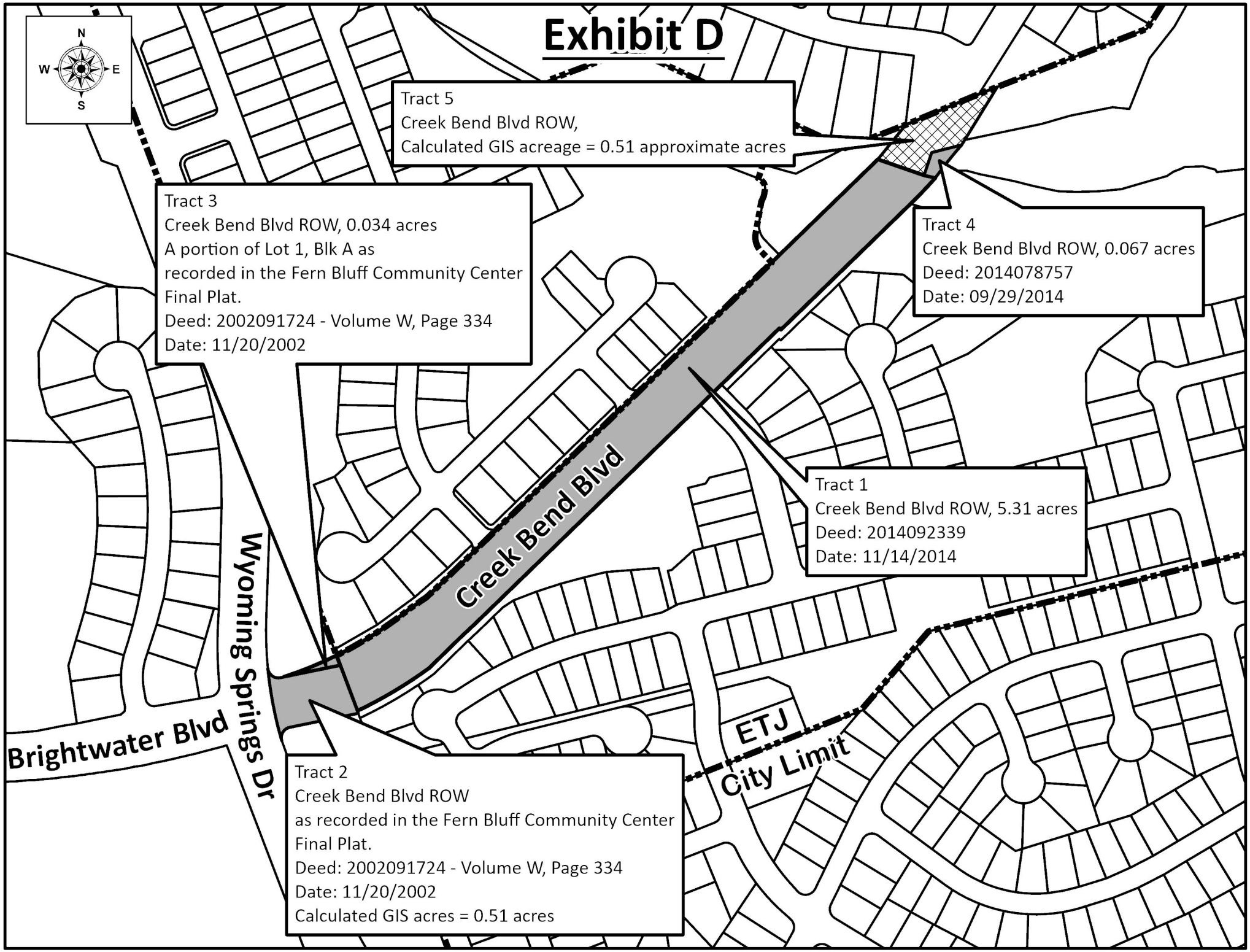


Exhibit D
N
W
E
S
Tract 5
Creek Bend Blvd ROW,
Calculated GIS acreage = 0.51 approximate acres
Tract 3
Creek Bend Blvd ROW, 0.034 acres
A portion of Lot 1, Blk A as
recorded in the Fern Bluff Community Center
Final Plat.
Deed: 2002091724 - Volume W, Page 334
Date: 11/20/2002
Tract 4
Creek Bend Blvd ROW, 0.067 acres
Deed: 2014078757
Date: 09/29/2014
Creek Bend Blvd
Tract 1
Creek Bend Blvd ROW, 5.31 acres
Deed: 2014092339
Date: 11/14/2014
Wyoming Springs Dr
Brightwater Blvd
ETJ
City Limit
Tract 2
Creek Bend Blvd ROW
as recorded in the Fern Bluff Community Center
Final Plat.
Deed: 2002091724 - Volume W, Page 334
Date: 11/20/2002
Calculated GIS acres = 0.51 acres

PLAT MAP RECORDING SHEET

INSTRUMENT # -- 2002091724 2 pgs

DEDICATOR: Fern Bluff Municipal Utility District by Jean I. Cochran, President

SUBDIVISION NAME: **FERN BLUFF COMMUNITY CENTER**

RECORDED IN: Cabinet W, Slides 334 and 335

PROPERTY IS DESCRIBED AS: 4.919 ac. Dugan, W. Svy., Abst. 190

HAND TO: Gray-Jansing Engineering (Jim Brewer 452-0371)

INSTRUMENT DATE: September 30, 2002

FILE DATE: November 20, 2002

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

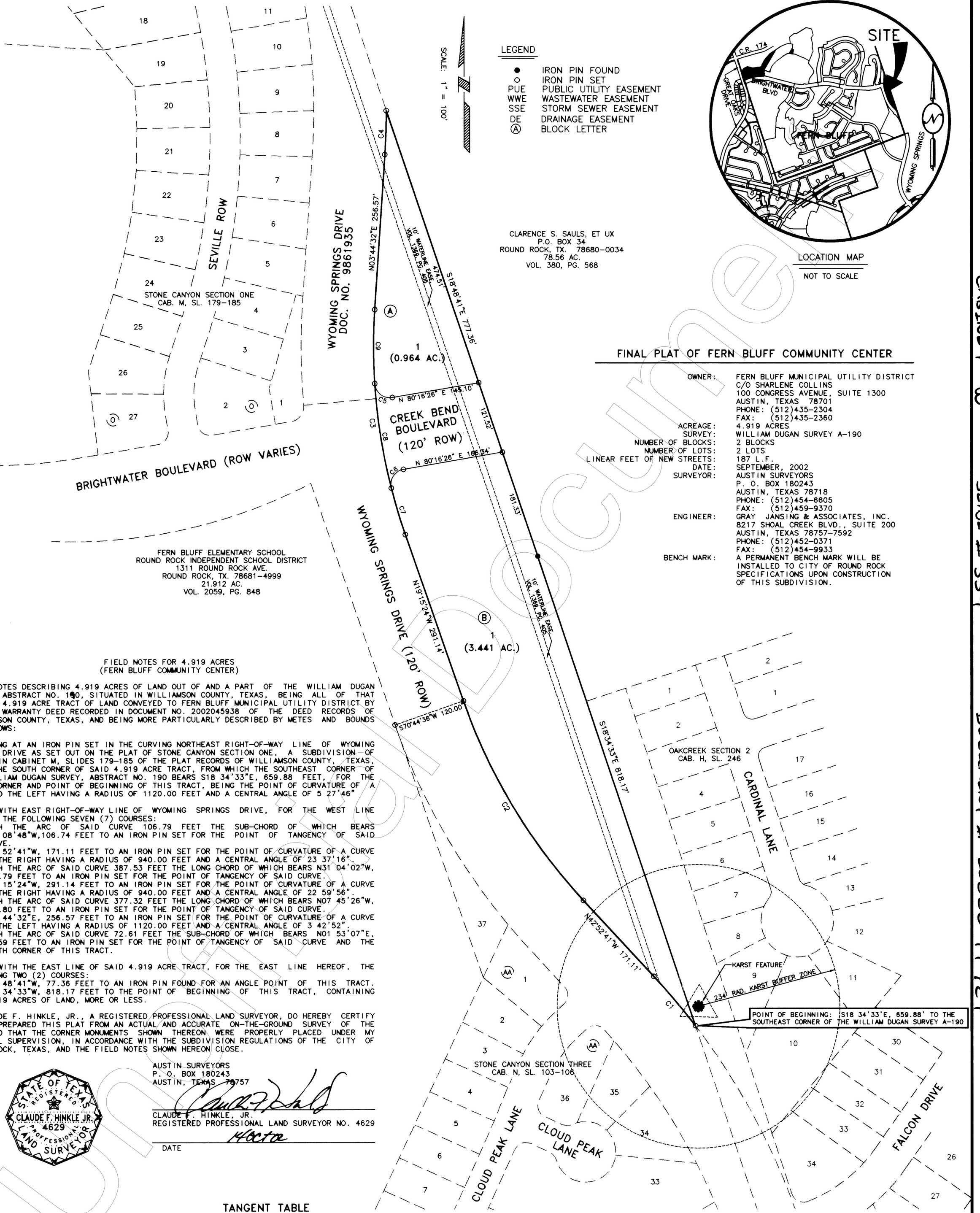
Nancy E. Rister

11-20-2002 10:51 AM 2002091724
HARGETT $106.00
NANCY E. RISTER ,COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

PHOTOGRAPHIC MYLAR

FINAL PLAT OF FERN BLUFF COMMUNITY CENTER



FINAL PLAT OF FERN BLUFF COMMUNITY CENTER

OWNER:	FERN BLUFF MUNICIPAL UTILITY DISTRICT C/O SHARLENE COLLINS 100 CONGRESS AVENUE, SUITE 1300 AUSTIN, TEXAS 78701 PHONE: (512)435-2304 FAX: (512)435-2360
ACREAGE:	4.919 ACRES
SURVEY:	WILLIAM DUGAN SURVEY A-190
NUMBER OF BLOCKS:	2 BLOCKS
NUMBER OF LOTS:	2 LOTS
LINEAR FEET OF NEW STREETS:	187 L.F.
DATE:	SEPTEMBER, 2002
SURVEYOR:	AUSTIN SURVEYORS P. O. BOX 180243 AUSTIN, TEXAS 78718 PHONE: (512)454-6605 FAX: (512)459-9370
ENGINEER:	GRAY JANSING & ASSOCIATES, INC. 8217 SHOAL CREEK BLVD., SUITE 200 AUSTIN, TEXAS 78757-7592 PHONE: (512)452-0371 FAX: (512)454-9933
BENCH MARK:	A PERMANENT BENCH MARK WILL BE INSTALLED TO CITY OF ROUND ROCK SPECIFICATIONS UPON CONSTRUCTION OF THIS SUBDIVISION.

FIELD NOTES FOR 4.919 ACRES
(FERN BLUFF COMMUNITY CENTER)

FIELD NOTES DESCRIBING 4.919 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 4.919 ACRE TRACT OF LAND CONVEYED TO FERN BLUFF MUNICIPAL UTILITY DISTRICT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2002045938 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF WYOMING SPRINGS DRIVE AS SET OUT ON THE PLAT OF STONE CANYON SECTION ONE, A SUBDIVISION OF RECORD IN CABINET M, SLIDES 179-185 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTH CORNER OF SAID 4.919 ACRE TRACT, FROM WHICH THE SOUTHEAST CORNER OF THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 BEARS S18 34'33"E, 659.88 FEET, FOR THE SOUTH CORNER AND POINT OF BEGINNING OF THIS TRACT, BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1120.00 FEET AND A CENTRAL ANGLE OF 5 27'46"

THENCE WITH EAST RIGHT-OF-WAY LINE OF WYOMING SPRINGS DRIVE, FOR THE WEST LINE HEREOF, THE FOLLOWING SEVEN (7) COURSES:

1. WITH THE ARC OF SAID CURVE 106.79 FEET THE SUB-CHORD OF WHICH BEARS N40 08'48"W,106.74 FEET TO AN IRON PIN SET FOR THE POINT OF TANGENCY OF SAID CURVE.
2. N42 52'41"W, 171.11 FEET TO AN IRON PIN SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 23 37'16".
3. WITH THE ARC OF SAID CURVE 387.53 FEET THE LONG CHORD OF WHICH BEARS N31 04'02"W, 384.79 FEET TO AN IRON PIN SET FOR THE POINT OF TANGENCY OF SAID CURVE.
4. N19 15'24"W, 291.14 FEET TO AN IRON PIN SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 22 59'56".
5. WITH THE ARC OF SAID CURVE 377.32 FEET THE LONG CHORD OF WHICH BEARS N07 45'26"W, 374.80 FEET TO AN IRON PIN SET FOR THE POINT OF TANGENCY OF SAID CURVE.
6. N04 44'32"E, 256.57 FEET TO AN IRON PIN SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1120.00 FEET AND A CENTRAL ANGLE OF 3 42'52".
7. WITH THE ARC OF SAID CURVE 72.61 FEET THE SUB-CHORD OF WHICH BEARS N01 53'07"E, 72.59 FEET TO AN IRON PIN SET FOR THE POINT OF TANGENCY OF SAID CURVE AND THE NORTH CORNER OF THIS TRACT.

THENCE WITH THE EAST LINE OF SAID 4.919 ACRE TRACT, FOR THE EAST LINE HEREOF, THE FOLLOWING TWO (2) COURSES:

1. S18 48'41"W, 77.36 FEET TO AN IRON PIN FOUND FOR AN ANGLE POINT OF THIS TRACT.
2. S18 34'33"W, 818.17 FEET TO THE POINT OF BEGINNING OF THIS TRACT, CONTAINING 4.919 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.

STATE OF TEXAS
REGISTERED
CLAUDE F. HINKLE JR.
4629
PROFESSIONAL
LAND SURVEYOR

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

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

DATE

TANGENT TABLE

NUMBER	DISTANCE	BEARING
T1	137.27'	S 18°48'40" E
T2	31.24'	S 55°05'46" W
T3	15.00'	S 34°54'14" E
T4	26.91'	N 55°05'46" E
T5	5.48'	S 18°48'40" E
T6	15.00'	N 71°25'27" E
T7	35.08'	N 18°34'33" W
T8	48.16'	N 71°25'27" E
T9	48.20'	S 66°21'20" W
T10	132.91'	N 18°48'40" W
T11	48.16'	S 71°25'27" W
T12	8.03'	N 18°48'40" W
T13	48.20'	N 66°21'20" E

CURVE TABLE

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHORD
C1	5°27'46"	N 40°08'48" W	1120.00	106.79'	106.74'
C2	23°37'16"	N 31°04'02" W	940.00'	387.53'	384.79'
C3	22°59'56"	N 07°45'26" W	940.00'	377.32'	374.80'
C4	3°42'52"	N 01°53'07" E	1120.00'	72.61'	72.59'
C5	96°01'21"	S 51°42'54" E	25.00'	41.90'	37.16'
C6	94°38'20"	S 32°57'16" W	25.00'	41.29'	36.76'
C7	4°53'30"	S 16°48'39" E	940.00'	80.25'	80.23'
C8	10°39'41"	S 09°02'04" E	940.00'	174.91'	174.66'
C9	7°26'46"	S 00°01'10" W	940.00'	122.16'	122.07'

SHEET 1 OF 2

PROJECT NO:	999-8742-14	DESIGNED BY:	MEW
FILE NO:	8742PLT1.DWG	DRAWN BY:	MEW
DATE:	SEPT., 2002	CHECKED BY:	CFH
SCALE:	1" = 100'	REVISED BY:	

GRAY · JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512)452-0371 FAX(512)454-9933

CABINET W SLIDE # 334
DOCUMENT # 200209724

PHOTOGRAPHIC MYLAR

FINAL PLAT OF FERN BLUFF COMMUNITY CENTER

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

THE COUNTY OF WILLIAMSON :

THAT FERN BLUFF MUNICIPAL UTILITY DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH JEAN I. COCHRAN, PRESIDENT OF ITS BOARD OF DIRECTORS, BEING THE SOLE OWNER OF 4.919 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 4.919 TRACT 1, CONVEYED TO FERN BLUFF MUNICIPAL UTILITY DISTRICT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2002045938 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON; DOES HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT; AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. FERN BLUFF MUNICIPAL UTILITY DISTRICT DOES HEREBY ACKNOWLEDGE THAT IT IS THE SOLE OWNER OF SAID 4.919 ACRES AND DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OR ANY UNPAID DEBT FOR WHICH SAID 4.919 ACRES REPRESENTS COLLATERAL ON ANY LOAN.

WITNESS MY HAND THIS THE 19th DAY OF September, 2002 A.D.

FERN BLUFF MUNICIPAL UTILITY DISTRICT
c/o SHARLENE N. COLLINS
ARMBRUST, BROWN & DAVIS, L.L.P.
100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701

BY: Jean Cochran
JEAN I. COCHRAN, PRESIDENT,

THE STATE OF TEXAS :

THE COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19th DAY OF September, 2002, A.D., BY JEAN I. COCHRAN, PRESIDENT OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT, ON BEHALF OF SAID DISTRICT.

WITNESS MY HAND AND SEAL THIS THE 19th DAY OF September, 2002, A.D.

Judy E. Leahy
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

JUDY E. LEAHY
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 8, 2003

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE ESTABLISHED IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
2. SIDEWALKS SHALL 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.
4. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ABUTTING ALL STREETSIDE PROPERTY LINES OF ALL LOTS SHOWN HEREON IS HEREBY DEDICATED
5. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY FERN BLUFF MUNICIPAL UTILITY DISTRICT.
6. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE FERN BLUFF 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 FERN BLUFF MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT) AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT.
8. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
9. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE DEVELOPMENT PERMIT (CCDP) APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
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. ALL BUILDING SLAB ELEVATIONS SHALL BE 1 FOOT ABOVE ANY POINT ON THE LOT WITHIN 5 FEET OF THE PERIMETER OF THE BUILDING.
12. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

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 COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED, IN WRITING, THE POLLUTION ABATEMENT PLAN.
3. NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED 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 330 D, EFFECTIVE DATE, JANUARY 3, 1997, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 19 DAY OF September, 2002, A.D.

GRAY • JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 100
AUSTIN TEXAS 78758

STEPHEN K. COLLINS
REGISTERED PROFESSIONAL ENGINEER NO. 55969

9-19-02
DATE

STATE OF TEXAS
9-19-02
STEPHEN K. COLLINS
55969
REGISTERED
PROFESSIONAL ENGINEER

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.

RS
PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES

9/20/02
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 19th DAY OF September, 2002.

Shannon Stluka
EMILY STLUKA,
AUTHORIZED ADDRESS COORDINATOR

APPROVED THIS 30th DAY OF SEPTEMBER, 2002 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

Peter Drapes
PETER DRAPES, VICE CHAIRMAN

PASSED AND APPROVED ON THE 30th DAY OF SEPTEMBER, 2002 A.D.

NYLE MAXWELL, MAYOR
CITY OF ROUND ROCK, TEXAS

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

WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

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 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. 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 HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT WAS DULY CONSIDERED, WERE 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.

11-5-02
DATE

John C. Doerfler 11-20-02
JOHN C. DOERFLER, COUNTY JUDGE,
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS

THE COUNTY OF WILLIAMSON

I, NANCY E. RISTER, 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 20th DAY OF November, 2002 A.D., AT 10:30 O'CLOCK A M., AND WAS DULY RECORDED ON THIS THE 20th DAY OF November, 2002 A.D., AT 10:50 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET W, SLIDES 334 and 335.

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

BY: Nancy E. Rister
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

By: Brett Tablerlou
Deputy Clerk

SHEET 2 OF 2

PROJECT NO:	999-8742-14	DESIGNED BY:	MEW
FILE NO:	8742PLT2.DWG	DRAWN BY:	MEW
DATE:	SEPT., 2002	CHECKED BY:	CFH
SCALE:		REVISED BY:	

GRAY • JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512)452-0371 FAX(512)454-9933

CABINET W
SLIDE # 335

Document is NOT OFFICIAL!

ELECTRONICALLY RECORDED
Williamson County Texas
2014078757

DEED

Creek Bend Boulevard Right of Way

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: Sept 29, 2014

Grantor: JORGE L. GONZALEZ

Grantor's Mailing Address (including county):

2211 Hairy Man Road
Round Rock, Texas 78681
Williamson County

Grantee: CITY OF ROUND ROCK, TEXAS

Grantee's Mailing Address (including county):

Attn: City Manager
221 East Main Street
Round Rock, Texas 78664
Williamson County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

All of that certain 0.067 acre tract of land, more or less, out of and situated in the Elisha McDaniel Survey, Abstract No. 441 in Williamson County; being more fully described in Exhibit "A", attached hereto and incorporated herein (Parcel 5);

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements;

Unofficial Document

9691-12-1336

Grantor, a single person, for the consideration stated herein and other good and valuable consideration, the receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

This deed is being delivered in lieu of condemnation.

When the context requires, singular nouns and pronouns include the plural.

Jorge L. Gonzalez

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 29 day of Sept, 2014, by Jorge L. Gonzalez, in the capacity and for the purposes and consideration recited herein.

JULIA BECHARA
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires
JUNE 07, 2018

Notary Public, State of Texas

Unofficial Document

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

City of Round Rock, Texas
Attn: City Manager
221 East Main St.
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Unofficial Document

EXHIBIT A

County: Williamson
Parcel No.: 5
Project: Creek Bend Boulevard

PROPERTY DESCRIPTION FOR PARCEL 5

DESCRIPTION OF A 0.067 ACRE (2,915 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ELISHA MCDANIEL SURVEY, ABSTRACT NO. 441, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 5.985 ACRE TRACT OF LAND CONVEYED TO JORGE L. GONZALEZ BY INSTRUMENT RECORDED IN 2006030815 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.067 ACRE (2,915 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set, being in the existing southerly right-of-way line of Hairy Man Road (County Road 174) (right-of-way width varies), same being in the northerly boundary line of said 5.985 acre tract, for the most northerly corner of the herein described tract and from which a 1" iron pipe found, being in the northerly boundary line of said 5.985 acre tract, same being in said southerly right-of-way line bears N 75°49'09" E at a distance of 210.17 feet;

1) **THENCE**, departing said right-of-way line, through the interior of said 5.985 acre tract, with the proposed easterly right-of-way line of Creek Bend Boulevard (right-of-way width varies), along a curve to the left, having a delta angle of **05°20'16"**, a radius of **1070.00** feet, an arc length of **99.68** feet, and a chord which bears **S 38°39'36" W** for a distance of **99.64** feet to a calculated point, being in the centerline of Brushy Creek, being the northerly boundary line of that 197 acre remainder tract (Third Tract) of land conveyed to Clarence Lorenza Sauls by instrument recorded in Volume 608, Page 936 of the Deed Records of Williamson County, Texas, same being the southerly boundary line of said 5.985 acre tract, for the southeasterly corner of the herein described tract;

2) **THENCE**, with the centerline of said Brushy Creek, same being the common boundary line of said 5.985 acre tract, and said 197 acre remainder tract, **N 78°09'05" W** for a distance of **27.58** feet to a calculated point, being an exterior ell corner of said Hairy Man Road, same being the southwesterly corner of said 5.985 acre tract, for the southwesterly corner of the herein described tract;

THENCE, departing said common boundary line, with said existing southerly right-of-way line, same being the northerly boundary line of said 5.985 acre tract, the following (2) two courses:

3) **N 18°25'39" E** for a distance of **57.08** feet to a calculated point, being an angle point in said Hairy Man Road, same being the northwesterly corner of said 5.985 acre tract, for the northwesterly corner of the herein described tract;

4) **N 75°49'09" E** for a distance of **73.43** feet to the **POINT OF BEGINNING**, containing 0.067 acres (2,915 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83

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

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas

M. Stephen Truesdale — 5 OCT 2012
M. Stephen Truesdale — Date
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LP
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

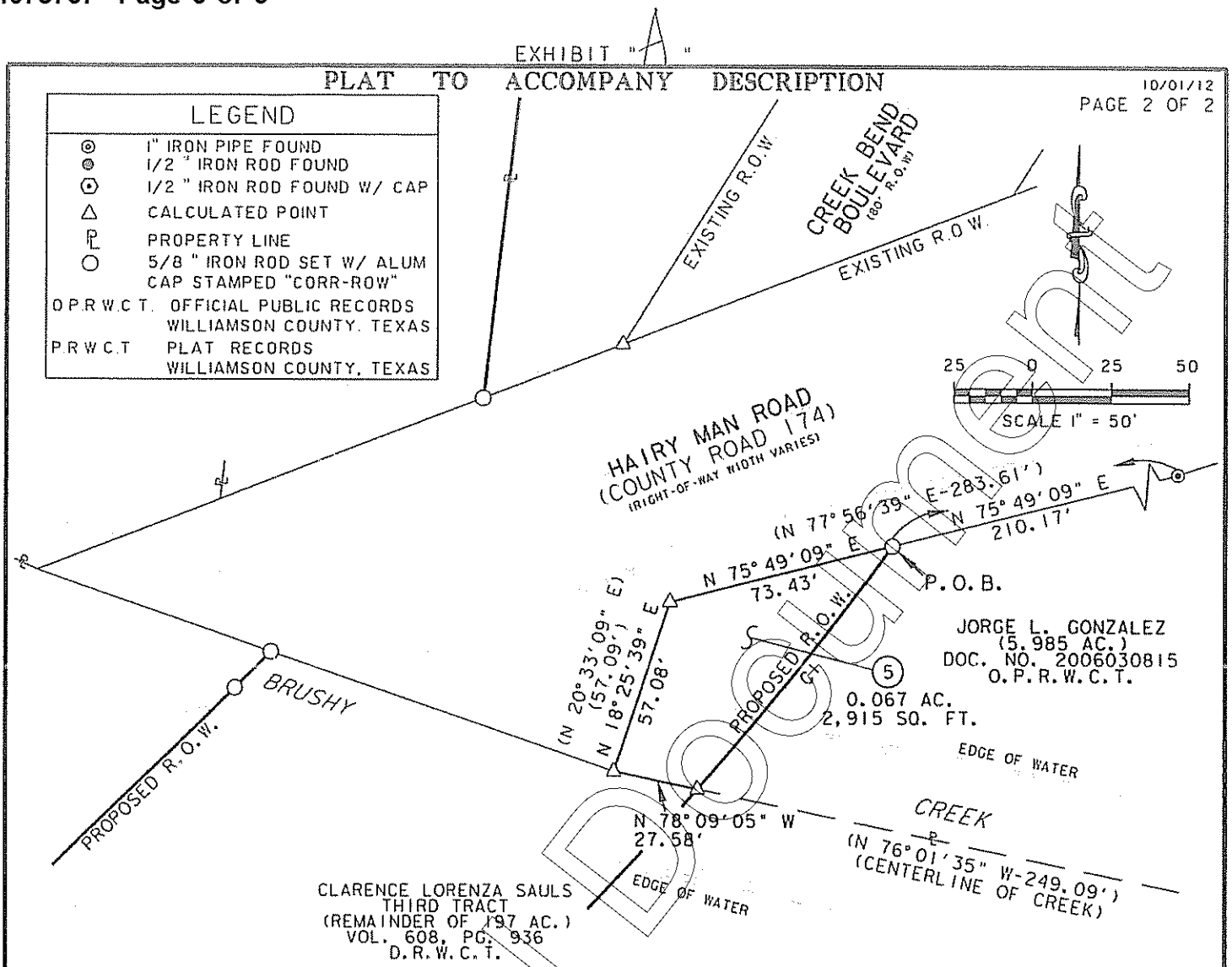
Unofficial Document

EXHIBIT "A"

PLAT TO ACCOMPANY DESCRIPTION

10/01/12
PAGE 2 OF 2

LEGEND	
◎	1" IRON PIPE FOUND
◉	1/2 " IRON ROD FOUND
⊙	1/2 " IRON ROD FOUND W/ CAP
△	CALCULATED POINT
℄	PROPERTY LINE
○	5/8 " IRON ROD SET W/ ALUM CAP STAMPED "CORR-ROW"
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	05° 20' 16"	1070.00'	99.68'	99.64'	S 38° 39' 38" W

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 5OCT2012

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LP
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
SURVEYOR

	ACRES	SQUARE FEET
ACQUISITION	0.067	2,915
CALC/AREA	5.985	260,707
REMAINDER AREA	5.918	257,792

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISOLM TRAIL RD. SUITE 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF

JORGE L. GONZALEZ

SCALE	PROJECT	COUNTY
1" = 50'	CREEK BEND BOULEVARD	WILLIAMSON

Official Document

2014078757
Electronically Recorded
OFFICIAL PUBLIC RECORDS

Nancy E. Rister, County Clerk
9/30/2014 12:25 PM
Pages: 6 Fee: $ 37.00
Williamson County Texas

Unofficial Document

7 PGS 2014092339
DEED

SPECIAL WARRANTY DEED

Creek Bend Boulevard

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, the City of Round Rock, Texas is authorized to purchase land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed Creek Bend Blvd. improvement project ("Project"); and,

WHEREAS, the purchase of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **CLARENCE LORENZA SAULS and MILDRED SAULS**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by the City of Round Rock, Texas, receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the CITY OF ROUND ROCK, TEXAS all of that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described as follows:

> All of that certain 5.331 acre tract of land, more or less, located in the Elisha McDaniel Survey, Abstract Number 441, in Williamson County, Texas, being a portion of the remainder of that called 197 acre tract (Third Tract) of land conveyed to Clarence Lorenza Sauls by Instrument recorded in volume 608, page 936, Deed Records, Williamson County, Texas. Being more fully described in Exhibit "A", attached hereto and incorporated herein (Parcel 6)

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

Unofficial Document

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of the City of Round Rock or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Creek Bend Drive, but shall not be used or exported from the Property for any other purpose.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the City of Round Rock, Texas and its assigns forever; and Grantor does hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the City of Round Rock, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 14 day of November, 2014.

GRANTORS:

Clarence Lorenza Sauls

Mildred Sauls

Unofficial Document

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on this the 14th day of November 2014, by Clarence Lorenza Sauls and Mildred Sauls, in the capacity and for the purposes and consideration therein expressed.

SHANNON S. SHELTON
MY COMMISSION EXPIRES
March 6, 2016

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S ADDRESS:

City of Round Rock
221 East Main
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Texas American Title Company
715 Discovery Blvd., Ste. 205
Cedar Park, TX 78613

Unofficial Document

EXHIBIT A

County: Williamson
Parcel No.: 6
Project: Creek Bend Boulevard

PROPERTY DESCRIPTION FOR PARCEL 6

DESCRIPTION OF A 5.331 ACRE (232,240 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ELISHA MCDANIEL SURVEY, ABSTRACT NO. 441, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 197 ACRE TRACT (THIRD TRACT) OF LAND CONVEYED TO CLARENCE LORENZA SAULS BY INSTRUMENT RECORDED IN VOLUME 608, PAGE 936 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.331 ACRE (232,240 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set, being the easterly boundary line of Lot 1, Block A, Final Plat of Fern Bluff Community Center, a subdivision according to the plat thereof recorded in Cabinet W, Slides 334-335 of the Plat Records of Williamson County, Texas, same being the westerly boundary line of said remainder tract, for the southwesterly corner of the herein described tract and from which a capped iron rod stamped "AUSTIN SURVEYORS" found, bears N 20°32'37" W at a distance of 449.11 feet;

THENCE, departing the easterly boundary line of said Lot 1, with the proposed westerly right-of-way line of Creek Bend Boulevard, through the interior of said remainder tract, the following (5) five courses:

1) Along a curve to the left, having a delta angle of **12°44'37"**, a radius of **935.00** feet, an arc length of **207.96** feet, and a chord which bears **N 57°22'18" E** for a distance of **207.53** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set

2) **N 55°39'17" E** for a distance of **47.14** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;

3) Along a curve to the left, having a delta angle of **02°17'10"**, a radius of **940.00** feet, an arc length of **37.50** feet, and a chord which bears **N 46°59'31" E** for a distance of **37.50** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;

4) **N 45°50'56" E,** passing at a distance of 1412.62 feet a 5/8" iron rod with aluminum cap stamped "REF/ WITNESS" set, being on the high bank of Brushy Creek for the witness to the northwesterly corner hereof and continuing for a total distance of **1457.62** feet to a calculated point in the centerline of said Brushy Creek, same being in the southerly right-of-way line of Hairy Man Road (County Road 174) (right-of-way width varies), being in the northerly line of that called 0.41 acre tract for a Public Road Easement recorded in Volume 1960, Page 435 of the Official Records of Williamson County, Texas, same being in the northerly boundary line of said remainder tract, for the northwesterly corner of the herein described tract;

5) **THENCE**, with said southerly right-of-way line and the general centerline of Brushy Creek, same being the northerly boundary line of said remainder tract, **S 70°56'20" E** for a distance of **116.29** feet to a calculated point, being an exterior ell corner in said Hairy Man Road right-of-way line, being the southwesterly corner of a 5.985 acre tract of land conveyed to Jorge L. Gonzalez by instrument recorded in Document No. 2006030815 of the Official Public Records of Williamson County, Texas;

6) **THENCE**, departing said right-of-way line, with the southerly boundary line of said 5.985 acre tract, being the northerly boundary line of said remainder tract, same being the centerline of Brushy Creek, **S 78°09'05" E** for a distance of **27.58** feet to a calculated point, for the northeasterly corner of the herein described tract;

THENCE, departing the southerly boundary line of said 5.985 acre tract, with the proposed easterly right-of-way line of Creek Bend Boulevard, through the interior of said remainder tract, the following (7) seven courses:

7) Along a curve to the right, having a delta angle of **04°31'10"**, a radius of **1070.00** feet, an arc length of **84.40** feet, and a chord which bears **S 43°35'21" W** for a distance of **84.38** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;

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8) **S 45°50'56" W** for a distance of **431.04** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;

9) **N 44°09'04" W** for a distance of **5.00** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;

10) **S 45°50'56" W** for a distance of **1010.10** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;

11) Along a curve to the right, having a delta angle of **02°17'10"**, a radius of **1065.00** feet, an arc length of **42.49** feet, and a chord which bears **S 46°59'31" W** for a distance of **42.49** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;

12) **S 45°39'54" W** for a distance of **107.42** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;

13) Along a curve to the right, having a delta angle of **10°37'30"**, a radius of **1075.00** feet, an arc length of **199.35** feet, and a chord which bears **S 59°10'37" W** for a distance of **199.06** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set, being in the existing right-of-way line of Creek Bend Boulevard per said final plat, being in the westerly boundary line of said remainder tract, for the southeasterly corner of the herein described tract and from which a capped iron rod stamped "AUSTIN SURVEYORS" found, being the northeasterly corner of Lot 1, Block B, per said final plat, same being the southeasterly corner of said right-of-way bears S 20°32'37" E, at a distance of 6.25 feet;

14) **THENCE,** departing said proposed right-of-way line, with the westerly boundary line of said remainder tract, with in part said existing right-of-way line of Creek Bend Boulevard, and in part said Lot 1, Block A, **N 20°32'37" W,** passing at a distance of 115.26 feet a capped iron rod stamped "AUSTIN SURVEYORS" found, being the northeasterly corner of said existing right-of-way, same being the southeasterly corner of said Lot 1, Block A, and continuing for a total distance of **140.61** feet to the **POINT OF BEGINNING,** containing 5.331 acres (232,240 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

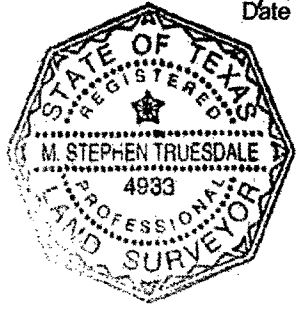
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale 2 Nov 2012

M. Stephen Truesdale Date
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LP
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681



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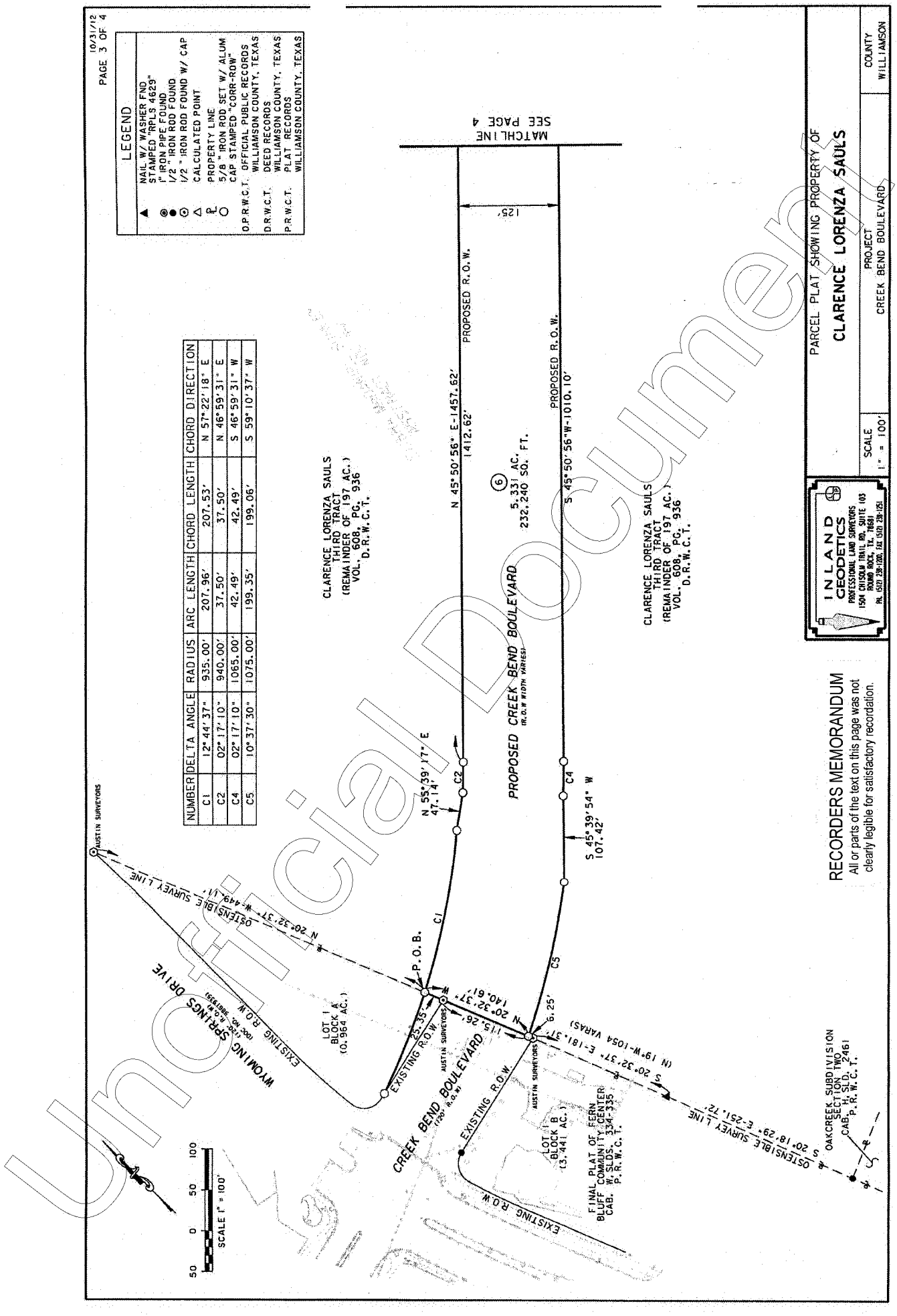

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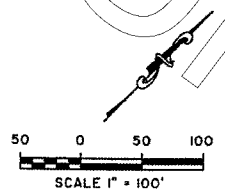
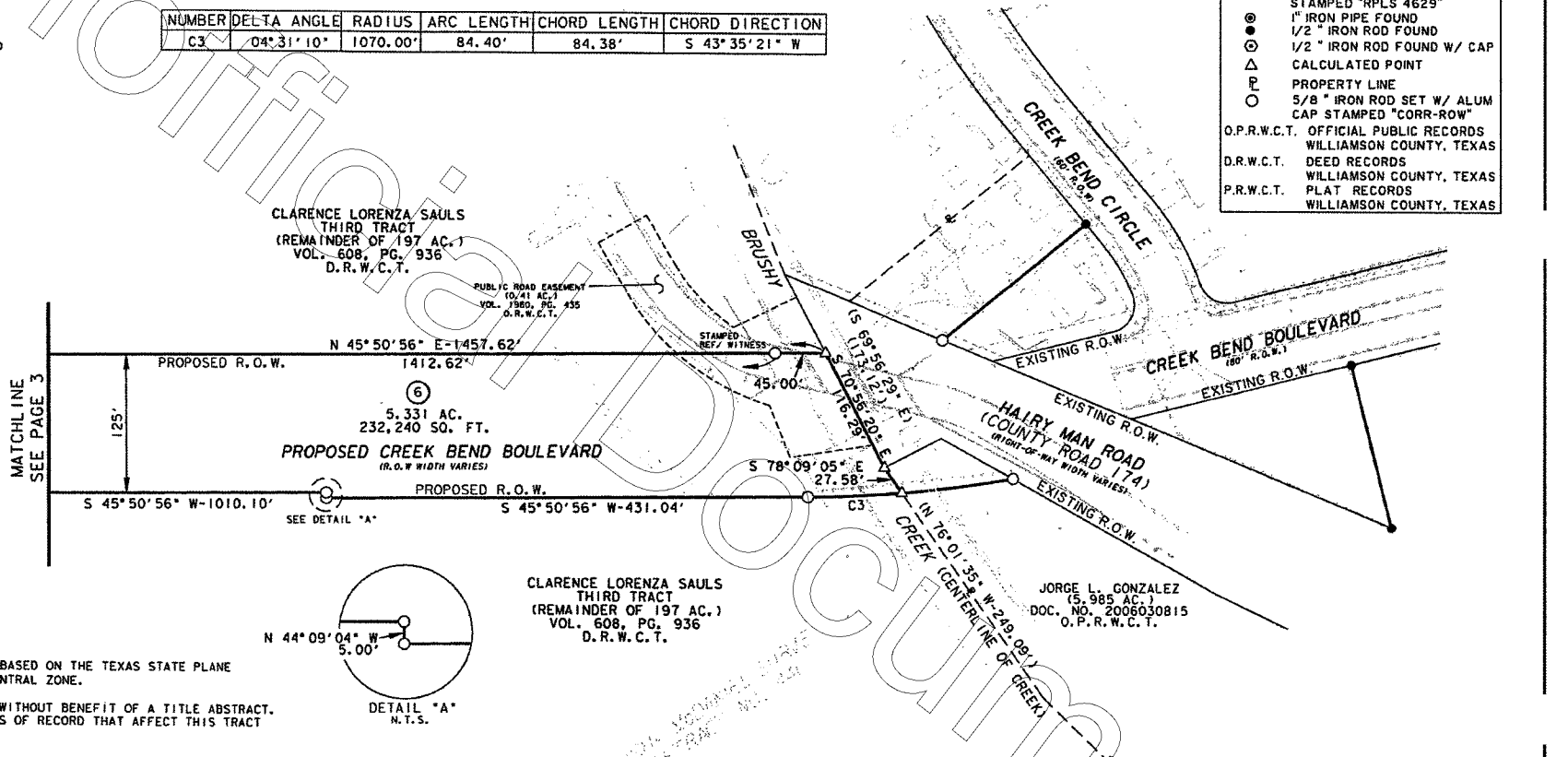


NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C3	04°31'10"	1070.00'	84.40'	84.38'	S 43°35'21" W

LEGEND

▲	NAIL W/ WASHER FND STAMPED "RPLS 4629"
◉	1" IRON PIPE FOUND
●	1/2 " IRON ROD FOUND
⊙	1/2 " IRON ROD FOUND W/ CAP
△	CALCULATED POINT
℄	PROPERTY LINE
○	5/8 " IRON ROD SET W/ ALUM CAP STAMPED "CORR-ROW"
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS



1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 2 Nov 2012

M. STEPHEN TRUESDALE DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LP
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

	ACRES	SQUARE FEET
ACQUISITION	5.331	232,240
APPROXIMATE CALC/ DEED AREA	96.1	4,186,116
REMAINDER AREA	90.8	3,953,876

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISOLM TRAIL RD, SUITE 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF
CLARENCE LORENZA SAULS

SCALE	PROJECT	COUNTY
1" = 100'	CREEK BEND BOULEVARD	WILLIAMSON

RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

Texas American Title Company

(1)

715 Discovery Blvd., Ste. 205
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014092339

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas
November 18, 2014 10:34 AM
FEE: $45.00 DPEREZ

Unofficial Document