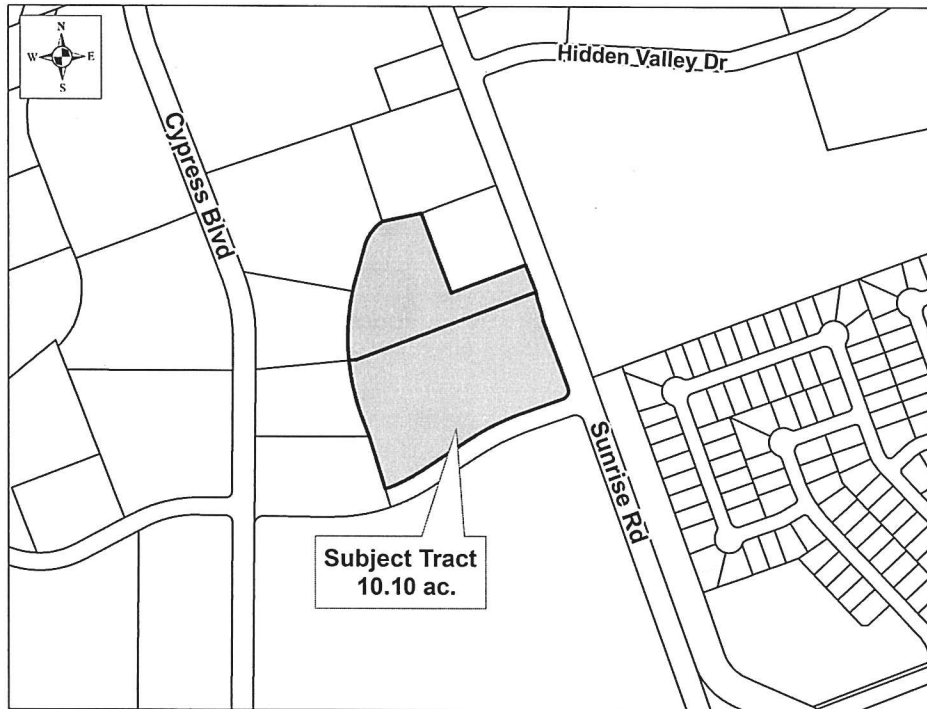


**Chandler Oaks Subdivision Lots 6A and 7A, Block B (Amending Plat)**  
**FINAL PLAT FP1509-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of an Amending Plat of Chadler Oaks Subdivision, Lots 6A and 7A, Block B

**ZONING AT TIME OF APPLICATION:** PUD 86

**DESCRIPTION:** 10.10 acres out of the Ephraim Evans Survey, Abstract No. 212 & David Curry Survey, Abstract N. 130

**CURRENT USE OF PROPERTY:** Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** PUD 86 - Mixed use

**ADJACENT LAND USE:**

North: office and senior housing (C-1a - General Commercial limited and PUD 86)  
 South: undeveloped (PUD 86)  
 East: apartments (PUD 68) and single family (SF-2 - Single family standard lot)  
 West: undeveloped (PUD 86)

**PROPOSED LAND USE:** Mixed use

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 0                     | 0.00           |
| Residential - Multi Unit:     | 0                     | 0.00           |
| Office:                       | 0                     | 0.00           |
| Commercial:                   | 0                     | 0.00           |
| Industrial:                   | 0                     | 0.00           |
| Open/Common Space:            | 1                     | 3.61           |
| ROW:                          | 0                     | 0.00           |
| Parkland:                     | 0                     | 0.00           |
| Other:                        | 1                     | 6.49           |
| <b>TOTALS:</b>                | <b>2</b>              | <b>10.10</b>   |

**Owner:**  
 CHANDLER CREEK PARCEL G&I LP  
 2590 OAKMONT DR  
 STE 210  
 ROUND ROCK, TX 78665-

**Agent**  
 Hagood Engineering Associates, Inc.  
 Terry Hagood  
 One Chisholm Trl., Ste. 5200  
 Round Rock, TX 78681

**Chandler Oaks Subdivision Lots 6A and 7A, Block B (Amending Plat)  
FINAL PLAT      FP1509-001**

**HISTORY:** The Planning and Zoning Commission approved the Final Plat of Lots 1, 6, 7 and 9, Block B in May of 2014.

**DATE OF REVIEW:** October 6, 2015

**LOCATION:** 10.10 acres out of the Ephraim Evans Survey, Abstract No. 212 & David Curry Survey, Abstract No. 130.

**STAFF REVIEW AND ANALYSIS:**

This amended plat corrects a clerical error regarding the boundary survey of the tract. This error was discovered after the plat was recorded and has been acknowledged, however now that the property is being sold, the title company has required that the plat be formally amended to include the correction.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Easements relative to drainage and waterlines currently under construction shall be depicted on the plat.
2. The easements shall be recorded and the document numbers shall be noted on the plat prior to the plat being recorded.

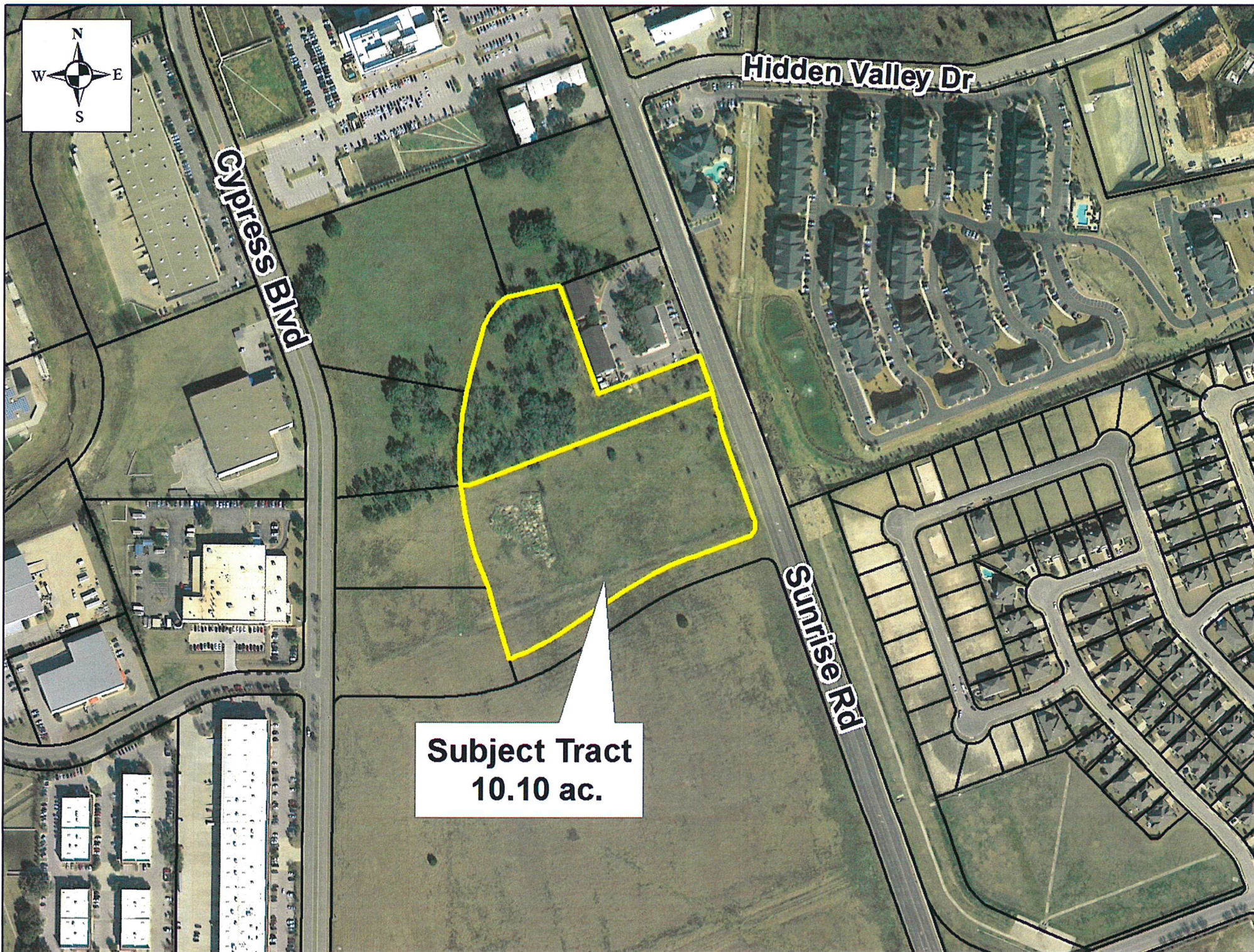


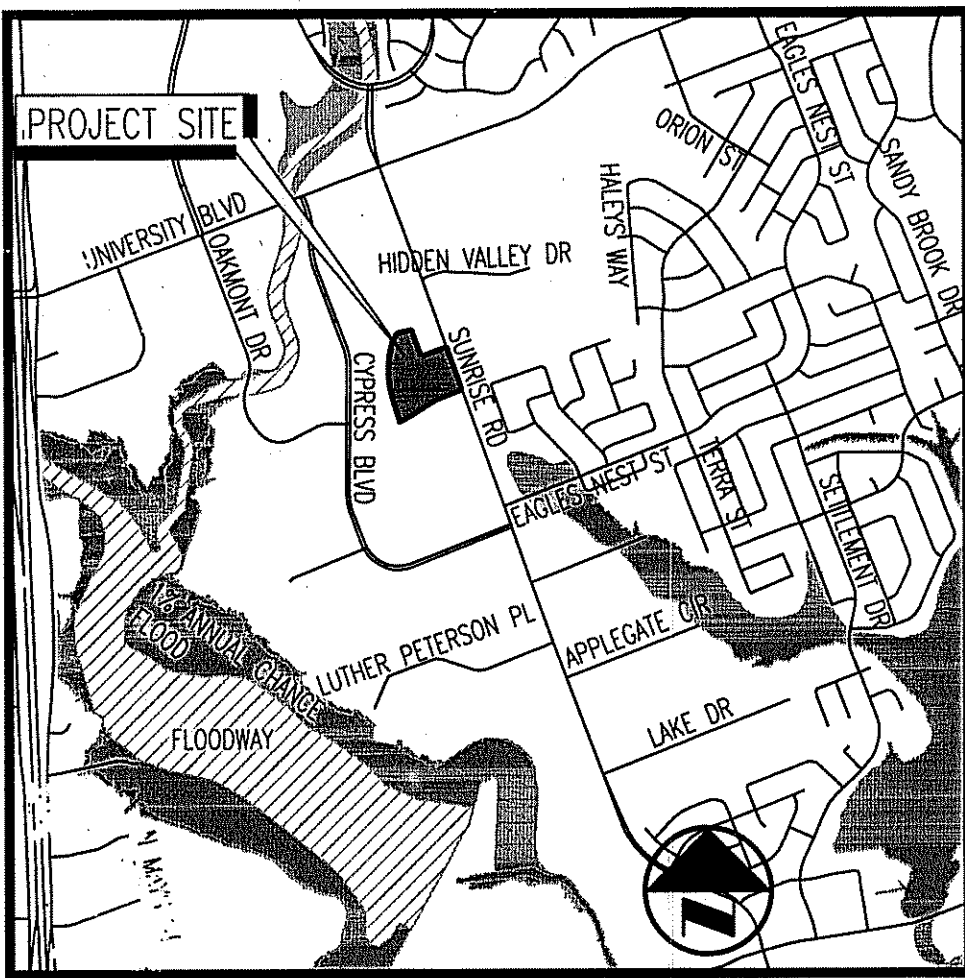
Cypress Blvd

Hidden Valley Dr

Sunrise Rd

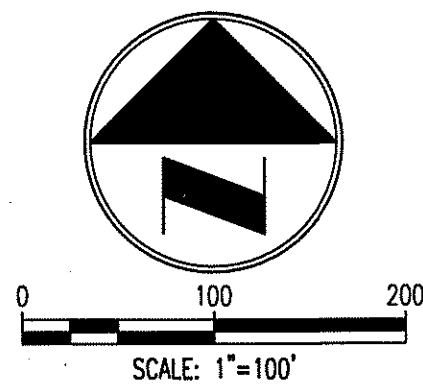
**Subject Tract**  
**10.10 ac.**





VICINITY MAP  
1" = 2000'

- ### LEGEND
- IRON ROD FOUND
  - IRON ROD SET
  - ▲ MONUMENT FOUND
  - ✕ SET
  - ⊗ COTTON SPINDLE SET
  - △ 60D NAIL FOUND
  - 📍 BENCHMARK LOCATION
  - P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
  - O.P.R.W.C. OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY
  - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
  - BOUNDARY
  - RIGHT OF WAY (R.O.W.)
  - EASEMENT
  - - - 5' EASEMENT FOR UNDERGROUND FACILITIES



OWNERS: CHANDLER CREEK PARCEL G & I, L.P.,  
2590 OAKMONT DR. SUITE 210  
ROUND ROCK, TEXAS 78665

ACREAGE: 10.1 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT: 6.49 ACRES  
OPEN SPACE: 3.61 ACRES

SURVEYOR: TEXAS LAND SURVEYING, INC.  
3613 WILLIAMS DRIVE, SUITE 903  
GEORGETOWN, TEXAS 78628  
PHONE (512) 930-1600  
FAX (512) 930-9389  
KENNETH LOUIS CRIDER, R.P.L.S.

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: DEVELOPMENT: 1  
(BY TYPE) OPEN SPACE: 1

LINEAR FEET OF NEW  
STREETS: 0

SUBMITTAL DATE: 9/8/2015

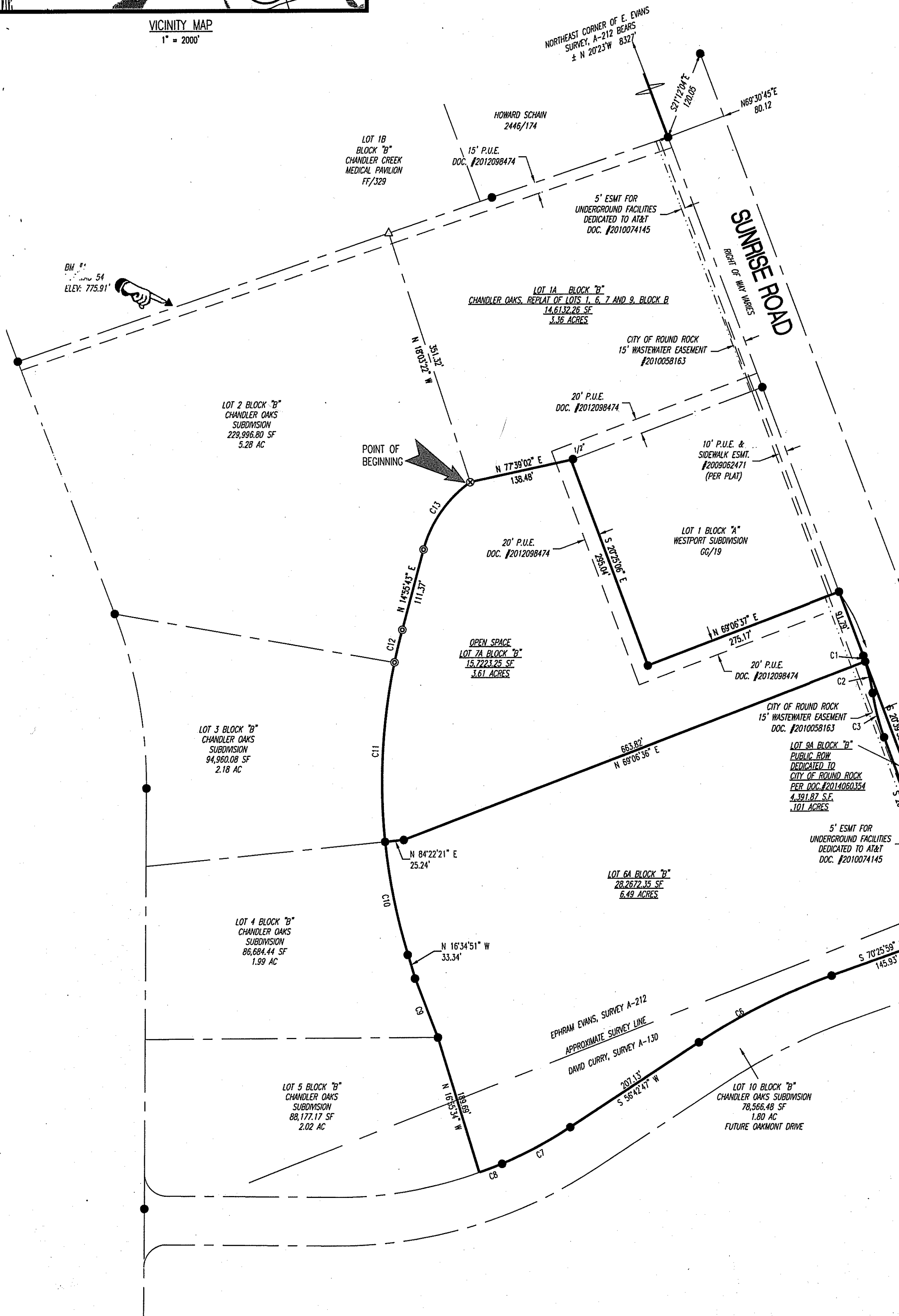
DATE OF PLANNING AND  
ZONING COMMISSION REVIEW: 10/6/2015

BENCHMARKS: TNF MAG 54  
ELEV. = 775.91 (NAVD88)

PATENT SURVEY: EPHRAIM EVANS SURVEY, A-212  
& DAVID CURRY SURVEY A-130

ENGINEER: HAGOOD ENGINEERING ASSOCIATES, INC.  
ONE CHISOLM TRAIL, SUITE 5200  
ROUND ROCK, TEXAS 78681  
PHONE (512) 244-1546  
FAX (512) 244-1010  
TERRY R. HAGOOD, P.E.

| CURVE TABLE |           |          |         |         |               |
|-------------|-----------|----------|---------|---------|---------------|
| NUMBER      | DELTA     | RADIUS   | ARC     | CHORD   | DIRECTION     |
| C1          | 1°37'41"  | 289.50'  | 8.23'   | 8.23'   | S 17°50'59" E |
| C2          | 8°34'18"  | 289.50'  | 43.31'  | 43.27'  | S 13°20'08" E |
| C3          | 11°15'34" | 310.50'  | 61.02'  | 60.92'  | S 14°32'55" E |
| C4          | 90°47'20" | 30.00'   | 47.54'  | 42.72'  | S 25°11'07" W |
| C5          | 89°55'43" | 30.00'   | 47.09'  | 42.40'  | S 25°28'07" W |
| C6          | 13°43'15" | 835.00'  | 199.96' | 199.48' | S 63°34'05" W |
| C7          | 10°32'56" | 565.00'  | 104.02' | 103.88' | S 61°54'38" W |
| C8          | 3°06'09"  | 611.70'  | 33.12'  | 33.12'  | S 69°26'10" W |
| C9          | 0°45'34"  | 8202.13' | 84.85'  | 84.85'  | N 20°58'37" W |
| C10         | 11°14'12" | 785.08'  | 153.97' | 153.72' | N 11°20'55" W |
| C11         | 17°36'39" | 785.08'  | 241.31' | 240.36' | N 03°05'15" E |
| C12         | 3°16'02"  | 785.56'  | 44.80'  | 44.79'  | N 13°31'43" E |
| C13         | 39°09'29" | 164.50'  | 112.43' | 110.25' | N 34°50'26" E |



## AN AMENDING PLAT OF CHANDLER OAKS SUBDIVISION LOTS 6A AND 7A, BLOCK B



One Chisolm Trail, Suite 5200  
Round Rock, TX 78681  
Phone (512) 244-1546  
Fax (512) 244-1010  
www.heo.eng.pro  
TBPE Registration No. F-12709

JOB NO. 13-028 © 2014 HEA, Inc.

SHEET  
**1**  
1 OF 2

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
THAT CHANDLER CREEK PARCEL G & I, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THE REMAINDER OF THAT CERTAIN 13.56 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2011019080, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS AN AMENDING PLAT OF CHANDLER OAKS SUBDIVISION, LOTS 6A AND 7A, BLOCK B.

CHANDLER CREEK PARCEL G & I, LP., A TEXAS LIMITED PARTERSHIP  
BY: CHANDLER CREEK COMPANY, A DELAWARE CORPORATION, G.P.

BRIAN R. BURKE,  
PRESIDENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, 2014, BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ COUNTY.  
NOTARY PUBLIC IN AND FOR SAID STATE

\_\_\_\_\_  
(PRINT NAME) MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, 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.

DAVID PAVLISKA, CHAIRMAN

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND

DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

- 1) NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANELS NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 2) NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 3) NO OBSTRUCTIONS; INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 4) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED AND THE DESIGN AND CONSTRUCTION STANDARDS AND PUD #86.
- 5) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED AND PUD #86.
- 6) OPEN SPACE LOT 7A, BLOCK 'B' SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 7) ONSITE AND OFFSITE EASEMENT(S) SHALL BE RECORDED FOR SERVICEABILITY PURPOSES, AS APPROVED BY THE CITY ENGINEER, PRIOR TO RECORDATION OF THE FINAL PLAT.
- 8) A 10' P.U.E. AND SIDEWALK EASEMENT SHALL BE DEDICATED BY SEPARATE INSTRUMENT ABUTTING FUTURE OAKMONT DRIVE PRIOR TO DEDICATION OF LOT 10, BLOCK B, AS RIGHT OF WAY.
- 9) A 10' SIDEWALK EASEMENT ABUTTING AND ALONG THE SUNRISE PROPERTY LINE DEDICATED BY PLAT, RECORDED IN DOC. #2014060354.
- 10) PUBLIC UTILITY EASEMENTS FOR DRY UTILITIES SHALL BE DEDICATED BY SEPARATE INSTRUMENT AS PART OF SUBDIVISION IMPROVEMENTS OR SITE PLAN PERMIT.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, KENNETH LOUIS CRIDER, 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 CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

\_\_\_\_\_  
SIGNATURE AND SEAL OF LICENSED SURVEYOR

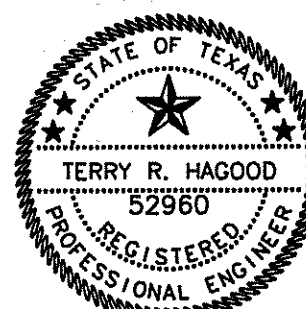
9-22-15  
DATE



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
THAT I, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

\_\_\_\_\_  
SIGNATURE AND SEAL OF LICENSED ENGINEER

9/22/2015  
DATE



#### FIELD NOTES DESCRIPTION

BEING 10.20 ACRES OF LAND OUT OF THE EPHRAH EVANS SURVEY, ABSTRACT NO. 212, WILLIAMSON COUNTY, TEXAS, AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, ALSO BEING LOT 6A BLOCK B, LOT 7A BLOCK B AND LOT 9A BLOCK B OF CHANDLER OAKS, REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B, A SUBDIVISION IN WILLIAMSON COUNTY TEXAS AS RECORDED UNDER DOCUMENT NO. 2014060354 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING: AT AN "X" SET IN A TRANSFORMER BOX FOR AN ANGLE POINT IN THE EAST LINE OF LOT 2 BLOCK B OF CHANDLER OAKS SUBDIVISION A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED UNDER DOCUMENT NO. 2012098474 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF LOT 1A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9 BLOCK B SUBDIVISION, BEING THE NORTHWEST CORNER OF SAID LOT 7A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9 BLOCK B SUBDIVISION AND THIS TRACT, FROM WHICH A 60D NAIL FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 BLOCK B CHANDLER OAKS SUBDIVISION AND THE NORTHWEST CORNER OF SAID LOT 1A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9 BLOCK B SUBDIVISION BEARS N 18°03'22" W 351.32 FEET;

THENCE: N 77°39'02" E 138.48 FEET TO A ½ INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 1A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9 BLOCK B SUBDIVISION, THE NORTHWEST CORNER OF LOT 1 BLOCK A OF WESTPORT SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED UNDER CABINET GG, SLIDE 19 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING AN EXTERIOR CORNER IN THE NORTH LINE OF SAID LOT 7A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9 BLOCK B SUBDIVISION AND THIS TRACT;

THENCE: S 20°25'06" E 295.04 FEET TO A ½ INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED G&R FOUND FOR THE SOUTHWEST CORNER OF SAID WESTPORT SUBDIVISION BEING AN INTERIOR CORNER IN THE NORTH LINE OF SAID LOT 7A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION AND THIS TRACT;

THENCE: N 69°06'37" E 275.17 FEET TO A ½ INCH IRON ROD FOUND IN THE WEST LINE OF SUNRISE ROAD FOR THE SOUTHEAST CORNER OF SAID WESTPORT SUBDIVISION BEING THE NORTHEAST CORNER OF SAID LOT 7A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION AND THIS TRACT;

THENCE: S 20°39'58" E 419.91 FEET WITH THE WEST LINE OF SUNRISE ROAD AND IN PART WITH THE EAST LINE OF SAID LOT 7A BLOCK B AND SAID LOT 9A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION TO A 3/8 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SUNRISE ROAD BEING AN ANGLE POINT IN THE EAST LINE OF SAID LOT 9A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION AND THIS TRACT;

THENCE: CONTINUING WITH THE WEST LINE OF SUNRISE ROAD THE EAST LINE OF SAID LOT 9A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION AND THIS TRACT THE FOLLOWING TWO (2) COURSES,

1. S 14°15'09" E 22.88 FEET TO A ½ INCH IRON ROD WITH A PINK CAP STAMPED TLS INC SET,
2. S 19°29'44" E 7.54 FEET TO A ½ INCH IRON ROD WITH A PINK CAP STAMPED TLS INC SET FOR THE NORTHEAST CORNER OF LOT 10 BLOCK B OF SAID CHANDLER OAKS SUBDIVISION BEING THE SOUTHEAST CORNER OF SAID LOT 9A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 5, 7 AND 9, BLOCK B SUBDIVISION AND THIS TRACT;

THENCE: LEAVING SUNRISE ROAD WITH THE NORTH LINE OF SAID LOT 10 BLOCK B OF SAID CHANDLER OAKS SUBDIVISION AND IN PART WITH THE SOUTH LINE OF SAID LOT 9A BLOCK B AND SAID LOT 6A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION FOR THE SOUTH LINE OF THIS TRACT THE FOLLOWING SEVEN (7) COURSES,

1. 47.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (DELTA=89°55'43", R=30.00', LC=S 25°28'07" W 42.40') TO A ½ INCH IRON ROD WITH A PINK CAP STAMPED TLS INC SET,
2. S 70°45'09" W 11.86 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 9A BLOCK B AND THE SOUTHEAST CORNER OF SAID LOT 6A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION,
3. S 70°25'59" W 145.93 FEET TO A ½ INCH IRON ROD FOUND,
4. 199.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT (DELTA=13°43'15", R=835.00', LC=S 63°34'05" W 199.48 FEET) TO A ½ INCH IRON ROD FOUND,
5. S 56°42'47" W 207.13 FEET TO A ½ INCH IRON ROD WITH AN ILLEGIBLE ORANGE CAP FOUND,
6. 104.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (DELTA=10°32'56", R=565.00', LC=S 61°54'38" W 103.88') TO A ½ INCH IRON ROD FOUND,
7. 33.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (DELTA=03°06'09", R=611.70', LC=S 69°26'10" W 33.12') TO A ½ INCH IRON ROD WITH AN ORANGE CAP STAMPED 4WARD SURVEYING FOUND FOR THE SOUTHEAST CORNER OF LOT 5 BLOCK A OF SAID CHANDLER OAKS SUBDIVISION BEING THE SOUTHWEST CORNER OF SAID LOT 6A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION AND THIS TRACT,

THENCE: WITH THE EAST LINE OF SAID CHANDLER OAKS SUBDIVISION AND THE WEST LINE OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION AND THIS TRACT THE FOLLOWING EIGHT (8) COURSES,

1. N 16°55'34" W 189.69 FEET TO A ½ INCH IRON ROD WITH AN ORANGE CAP STAMPED 4WARD SURVEYING FOUND, FOR THE SOUTHEAST CORNER OF LOT 4 BLOCK B THE NORTHEAST CORNER OF LOT 5 BLOCK B OF SAID CHANDLER OAKS SUBDIVISION,
2. 84.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (DELTA=00°35'34", R=8202.13', LC=N 20°58'37" W 84.85') TO A ½ INCH IRON ROD WITH AN ORANGE CAP STAMPED 4WARD SURVEYING FOUND,
3. N 16°34'51" W 33.34 FEET TO A ½ INCH IRON ROD WITH AN ILLEGIBLE ORANGE CAP FOUND,
4. 153.97 FEET ALONG A CURVE TO THE RIGHT (DELTA=11°14'12", R=785.08', LC=N 11°20'55" W 153.72') TO A ½ INCH IRON ROD WITH AN ORANGE CAP STAMPED 4WARD SURVEYING FOUND FOR THE SOUTHEAST CORNER OF LOT 3 BLOCK B AND THE NORTHEAST CORNER OF LOT 4 BLOCK B OF SAID CHANDLER OAKS SUBDIVISION AND THE NORTHWEST CORNER OF LOT 6A BLOCK B AND THE SOUTHWEST LOT 7A BLOCK B OF SAID CHANDLER OAKS REPLAT OF LOTS 1, 6, 7 AND 9, BLOCK B SUBDIVISION,
5. 241.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (DELTA=17°36'39", R=785.08', LC=N 03°05'15" E 240.36') TO A COTTON SPINDLE SET FOR THE SOUTHEAST CORNER OF LOT 2 BLOCK B AND THE NORTHEAST CORNER OF LOT 3 BLOCK B OF SAID CHANDLER OAKS SUBDIVISION,
6. 44.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (DELTA=03°16'02", R=785.56', LC=N 13°31'43" E 44.79') TO A COTTON SPINDLE SET,
7. N 14°55'43" E 111.37 FEET TO A COTTON SPINDLE SET,
8. 112.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (DELTA=39°09'29", R=164.50', LC=N 34°50'26" E 110.25') TO THE POINT OF BEGINNING AND CONTAINING 10.20 ACRES MORE OR LESS.

BEARINGS CITED HEREON ARE BASE ON TEXAS STATE PLANE COORDINATES, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.

## AN AMENDING PLAT OF CHANDLER OAKS SUBDIVISION LOTS 6A AND 7A, BLOCK B



One Chisholm Trail, Suite 5200  
Round Rock, TX 78681  
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Fax (512) 244-1010  
www.hagoodeng.com  
TBPB Registration No. F-12709

JOB NO. 13-028 © 2014 HEA, Inc.

SHEET

2

2 OF 2