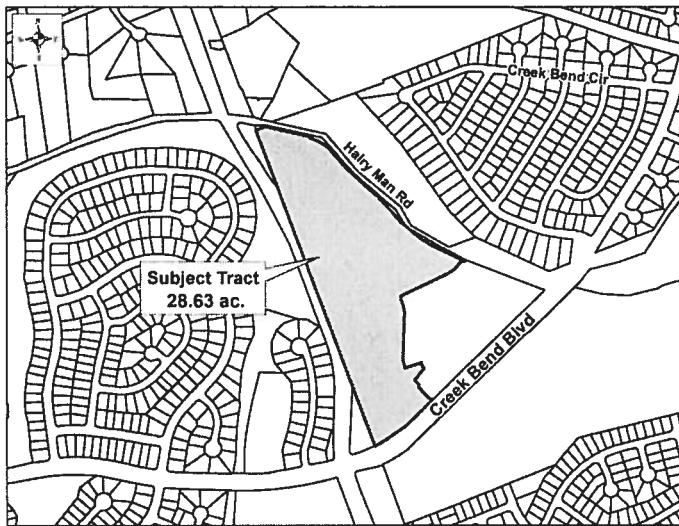


**Hairy Man Subdivision Phase 1
FINAL PLAT FP1902-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

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

DESCRIPTION: 28.63 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 ETJ (extraterritorial jurisdiction)
 East: Creekbend Blvd. and ETJ (extraterritorial jurisdiction)
 West: ETJ and Fern Bluff MUD (Municipal Utility District)

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	79	13.42
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	7	7.74
ROW:	4	7.47
Parkland:	0	0
Other:	0	0
TOTALS:	90	28.63

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 FP1902-001**

HISTORY: The Planning and Zoning Commission approved a preliminary plat and final plat for the Hairy Man subdivision on November 7, 2018. A revised preliminary plat, with an additional number of lots, was approved by the Commission on February 6, 2019.

DATE OF REVIEW: March 6, 2019

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

STAFF REVIEW AND ANALYSIS:

Phase 1: This final plat replaces the final plat approved on November 7, 2018. As Phase 1 of the development, it contains 28.63 acres of the 40.02-acre preliminary plat area. This final plat contains 79 development lots, of which 7 are estate lots, 31 are standard lots and 41 are small lots. With the remaining 23 lots, which will be contained in the second phase of the plat, there will be a total of 14 estate lots, 45 standard lots and 43 small lots, which represent 14%, 44% and 42% of the total number of lots, respectively.

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

**Hairy Man Subdivision Phase 1
FINAL PLAT FP1902-001**

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 revised final plat with the following conditions:

1. Change the date on Note #8, Sheet 6 to 'February 6, 2019'.
2. Depict water surface elevations (WSE) for the Ultimate 1% floodplain at Curve segment "C2" at north boundary; at Line Segment "L2" along northeast boundary; at Line segment "L24" at southeast boundary; across the drainage easement at Lot 5, Block "C" and across drainage easement at line segment "L18".
3. Revise "100-year" floodplain labels and Legend to read "Ultimate 1% Annual Chance Floodplain" typical all location depicted, and revise FEMA within legend to state 1% Annual Chance FEMA Zone "AE" Floodplain and 1% Annual Chance Floodplain per URS Study.
4. Depict bearings for all dimension line crossing Wyoming Springs.
5. Clearly depict limits for Ultimate 1% floodplain along Brushy Creek and within the internal drainage channel.
6. Revise Landscape/Drainage Lot 3A to depict a minimal width of 15 feet.
7. Revise curve segments "C115, and C113" information to eliminate duplicate information.
8. Depict all line segments within future "Phase 2" as dashed.
9. On Sheet 4 of 6, depict Ultimate 1% floodplain limits in each view window of the trail easement

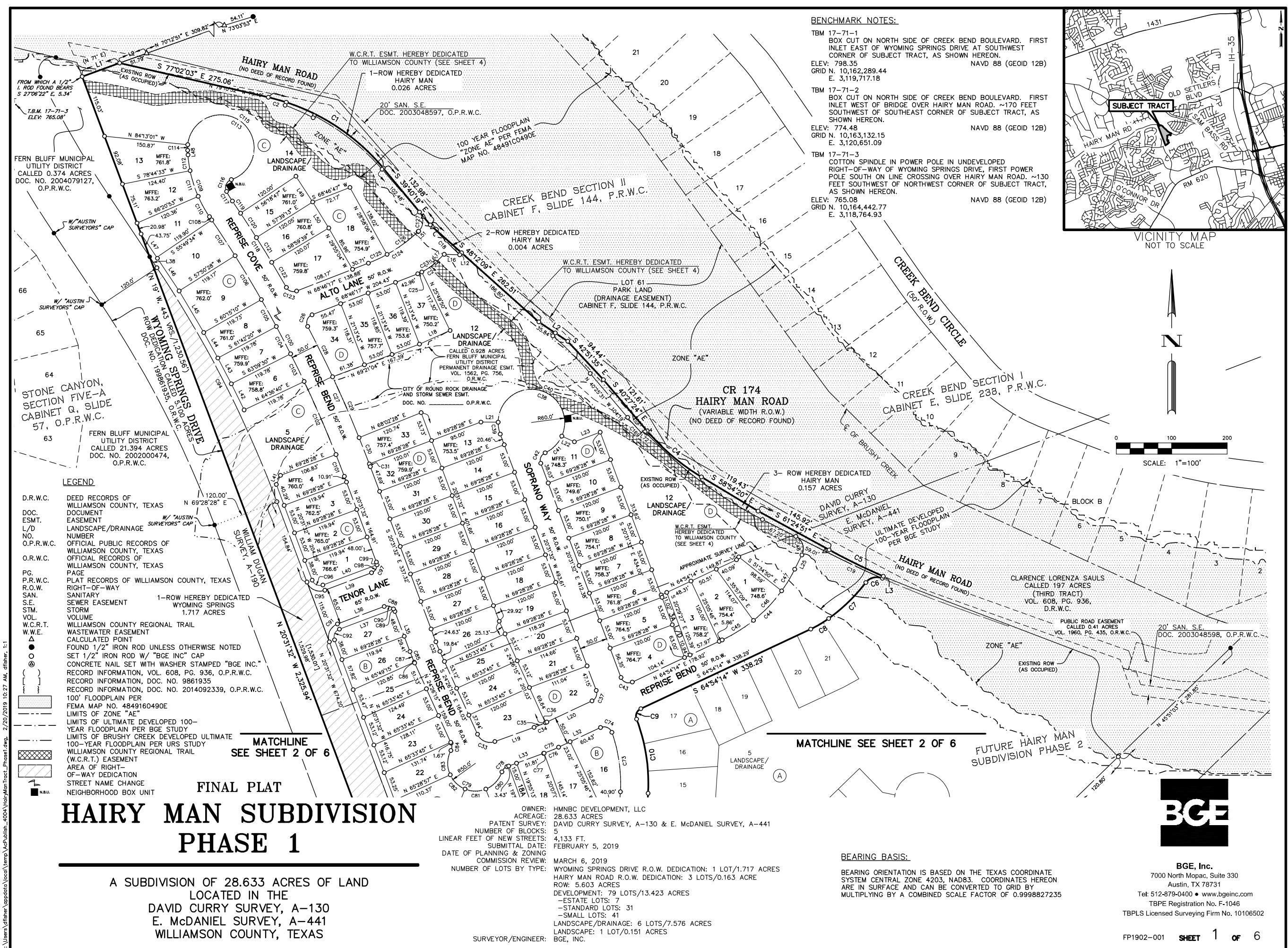


**Subject Tract
28.63 ac.**

Hairy Man Rd

Creek Bend Blvd

Creek Bend Cir



HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.633 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

MATCHLINE SEE
SHEET 1 OF 6

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

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

28

LANDSCAPE

DRAINAGE

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

21

LANDSCAPE

DRAINAGE

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

28

LANDSCAPE

DRAINAGE

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

28

LANDSCAPE

DRAINAGE

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

28

LANDSCAPE

DRAINAGE

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

28

LANDSCAPE

DRAINAGE

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

28

LINEAR FEET OF NEW STREETS		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ALTO LANE	50 FT.	315 FT.
REPRISE BEND	50 FT.	1,653 FT.
REPRISE COVE	50 FT.	365 FT.
SOPRANO WAY	50 FT.	1,409 FT.
OVERTURE PLACE	50 FT.	358 FT.
TENOR LANE	65 FT.	155 FT.
TOTAL LINEAR FEET		4,255 FT.

FINAL PLAT
**HAIRY MAN SUBDIVISION
PHASE 1**

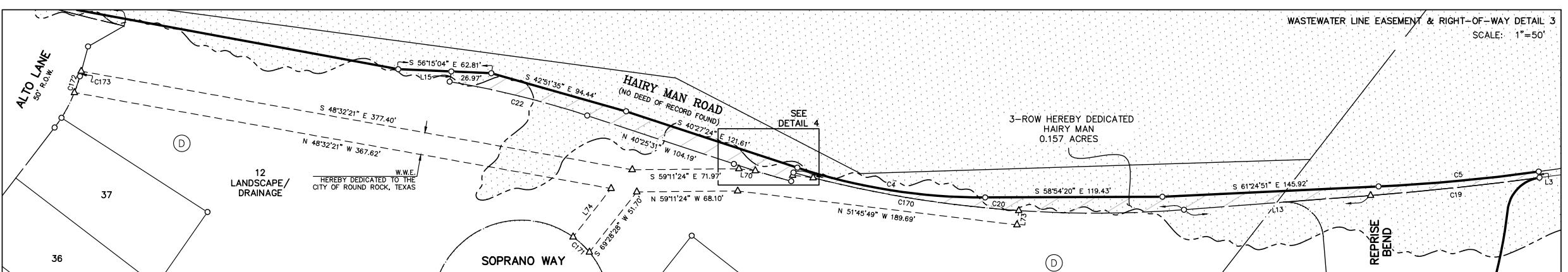
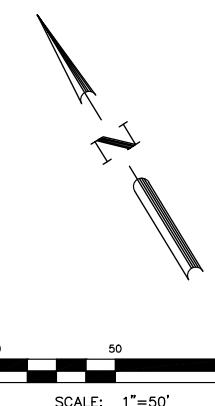
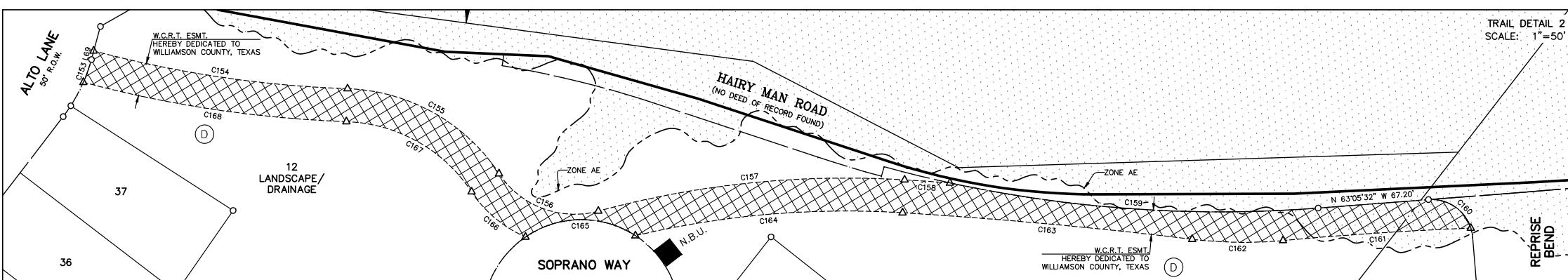
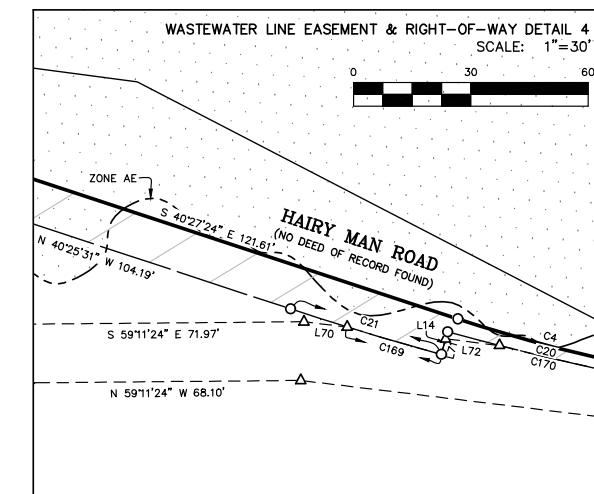
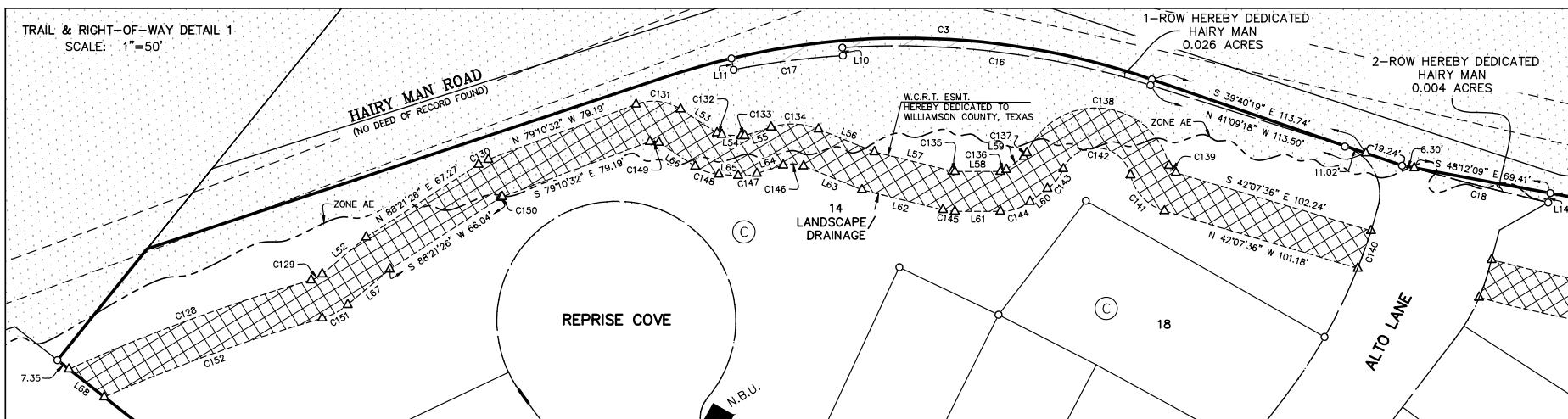
A SUBDIVISION OF 28.633 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

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 01°08'04" E	25.03'
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 66°07'38" E	60.46'
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	N 65°45'06" W	25.00'
L23	S 69°28'28" W	49.66'
L24	N 38°25'10" E	6.63'
L25	N 26°34'56" E	28.71'
L26	N 44°19'23" W	99.93'
L27	N 20°48'31" W	59.85'
L28	S 20°17'20" W	20.00'
L29	S 44°19'23" E	50.42'
L30	N 18°44'49" W	69.40'
L31	N 21°46'00" W	33.39'
L32	S 64°54'14" W	83.46'
L33	S 70°04'47" W	70.24'
L34	N 85°42'14" E	41.34'
L35	N 20°31'32" W	77.41'
L36	S 69°28'28" W	89.94'
L37	N 69°28'28" E	104.08'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L38	S 33°44'18" E	23.91'
L39	N 69°28'28" E	89.94'
L40	N 69°28'28" E	104.08'
L41	N 24°28'04" E	17.98'
L42	N 26°07'03" W	52.50'
L43	N 27°34'13" W	52.50'
L44	S 28°55'47" E	52.50'
L45	S 30°35'06" E	87.15'
L46	N 33°44'18" W	72.80'
L47	N 33°44'18" W	50.69'
L48	N 03°57'05" W	8.17'
L49	N 33°04'25" W	55.22'
L50	N 31°41'19" W	55.22'
L51	N 46°29'52" E	1.02'
L52	N 81°20'27" E	28.91'
L53	S 25°32'38" E	21.84'
L54	S 54°27'08" E	9.70'
L55	S 76°18'24" E	13.88'
L56	S 36°28'55" E	30.29'
L57	S 44°46'44" E	40.43'
L58	S 58°38'01" E	22.85'
L59	N 84°40'55" E	10.90'
L60	S 84°40'55" W	10.90'
L61	N 58°38'01" W	22.85'
L62	N 44°46'44" W	41.88'
L63	N 36°28'55" W	31.74'
L64	N 76°18'24" W	13.88'
L65	N 54°27'08" W	9.70'
L66	N 25°32'38" W	21.84'
L67	S 81°20'27" W	27.69'
L68	N 20°31'32" W	22.61'
L69	N 46°29'52" E	5.48'
L70	S 51°45'49" E	11.09'
L71	N 46°36'46" E	4.10'
L72	S 51°45'49" E	13.89'
L73	S 38°14'11" W	9.74'
L74	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°30'33" 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	74.02'	275.00'	15°25'15"	S 04°31'39" E	73.79'
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	119.69'	2,240.00'	3°03'41"	S 23°29'22" E	119.67'
C30	50.72'	2,239.99'	1°17'50"	S 21°18'37" E	50.72'
C31	5.31'	2,240.08'	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'	205°7'02"	S 10°03'01" E	21.82'
C40	213.44'	60.00'	203°49'24"	N 77°39'48" W	117.42'
C41	43.36'	60.00'	41°24'12"	N 44°57'00" E	42.42'
C42	22.56'	15.00'	86°10'39"	S 22°33'47" W	20.49'
C43	24.76'	15.00'	9°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	66.77'	278.50'	13°44'15"	N 58°02'07" E	

TRAIL & EASEMENT & RIGHT-OF-WAY DETAILS



FINAL PLAT
**HAIRY MAN SUBDIVISION
PHASE 1**

A SUBDIVISION OF 28.633 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. Mc DANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

LEGENDA

R.W.C. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
D.C. DOCUMENT
E.M.T. EASEMENT
D LANDSCAPE/DRAINAGE
D. NUMBER
P.R.W.C. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
R.W.C. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
S. PAGE
R.W.C. PLAT RECORDS OF WILLIAMSON
COUNTY, TEXAS
D.W. RIGHT-OF-WAY
A. SANITARY
E. SEWER EASEMENT
M. STORM
OL. VOLUME
C.R.T. WILLIAMSON COUNTY REGIONAL T
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.
- 100' FLOODPLAIN PER
- FEMA MAP NO. 4849160490E
- LIMITS OF ZONE "AE"
- LIMITS OF DEVELOPED ULTIMATE 100-
- YEAR FLOODPLAIN PER BGE STUDY
- LIMITS OF BRUSHY CREEK DEVELOPED ULTIMATE
- 100-YEAR FLOODPLAIN PER URS STUDY
- 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

BGE

BGE, Inc.
10 North Mopac, Suite 330
Austin, TX 78731
879-0400 • www.bgeinc.com
E Registration No. F-1046
Used Surveying Firm No. 10106502

METES & BOUNDS DESCRIPTION

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 28.633 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 28.633 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 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°47'28" 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 74.02 feet, having a radius of 275.00 feet, a central angle of 15°25'15" and a chord which bears S 04°31'39" E a distance of 73.79 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 77°45'43" E a distance of 122.11 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, S 01°08'04" E a distance of 25.03 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 28.633 acres of land, more or less.

LOT AREA TABLES

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
8	A	9,247

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	8,117
7	B	9,391
8	B	10,558
9	B	7,051
10	B	7,320
11	B	7,326
12	B	6,537
13	B	6,360
14	B	6,360
15	B	9,233
16	B	8,950
17	B	8,562
18	B	7,642
18A	B	2,128
19	B	6,686
20	B	8,972
21	B	10,979
22	B	6,304
23	B	6,886
24	B	6,694
25	B	6,510
26	B	6,480
27	B	6,307
28	B	97,062

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	D	6,281
2	D	7,262
3	D	6,377
3A	D	1,318
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	6,698
12	D	134,554
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	7,776
24	D	6,375
25	D	6,375
26	D	7,098
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	6,281
34	D	7,762
35	D	6,285
36	D	6,313
37	D	6,580

RIGHT-OF-WAY DEDICATION - HAIRY MAN

PART	BLOCK	SQUARE FEET

</tbl_r

