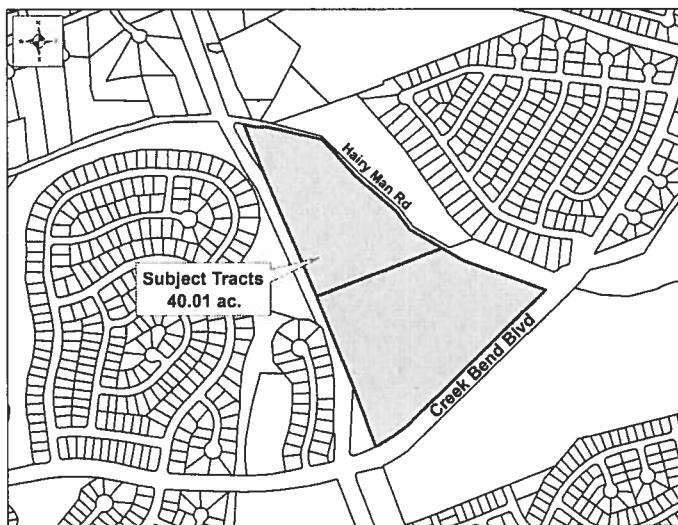


**Hairy Man Tract**  
**FINAL PLAT FP1810-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the final plat

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

**DESCRIPTION:** 40.01 acres out of the David Curry Survey, Abstract No. 130 and E. McDaniel Survey, Abstract No. 441

**CURRENT USE OF PROPERTY:** vacant

**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 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:	81	19.6
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	6	18.51
ROW:	4	1.9
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>91</b>	<b>40.01</b>

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**Owner:**  
Mildred Sauls  
P.O. Box 34  
Round Rock, TX 78681

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

**Hairy Man Tract  
FINAL PLAT FP1810-001**

**HISTORY:** The Planning and Zoning Commission recommended approval of the zoning of this property and it was annexed into the City and zoned as SF-3 (Single Family – Mixed Lot) on April 12, 2018.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Northeast of the intersection of Creek Bend Blvd. and Wyoming Springs Dr.

**STAFF REVIEW AND ANALYSIS:**

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. An exception to the specified 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. In instances such as this, the SF-3 district provides an alternative standard - the subdivision must provide a connectivity index of 1.4 or greater and the following design features must be constructed:

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.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the approved preliminary plat.

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.

**Hairy Man Tract  
FINAL PLAT FP1810-001**

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

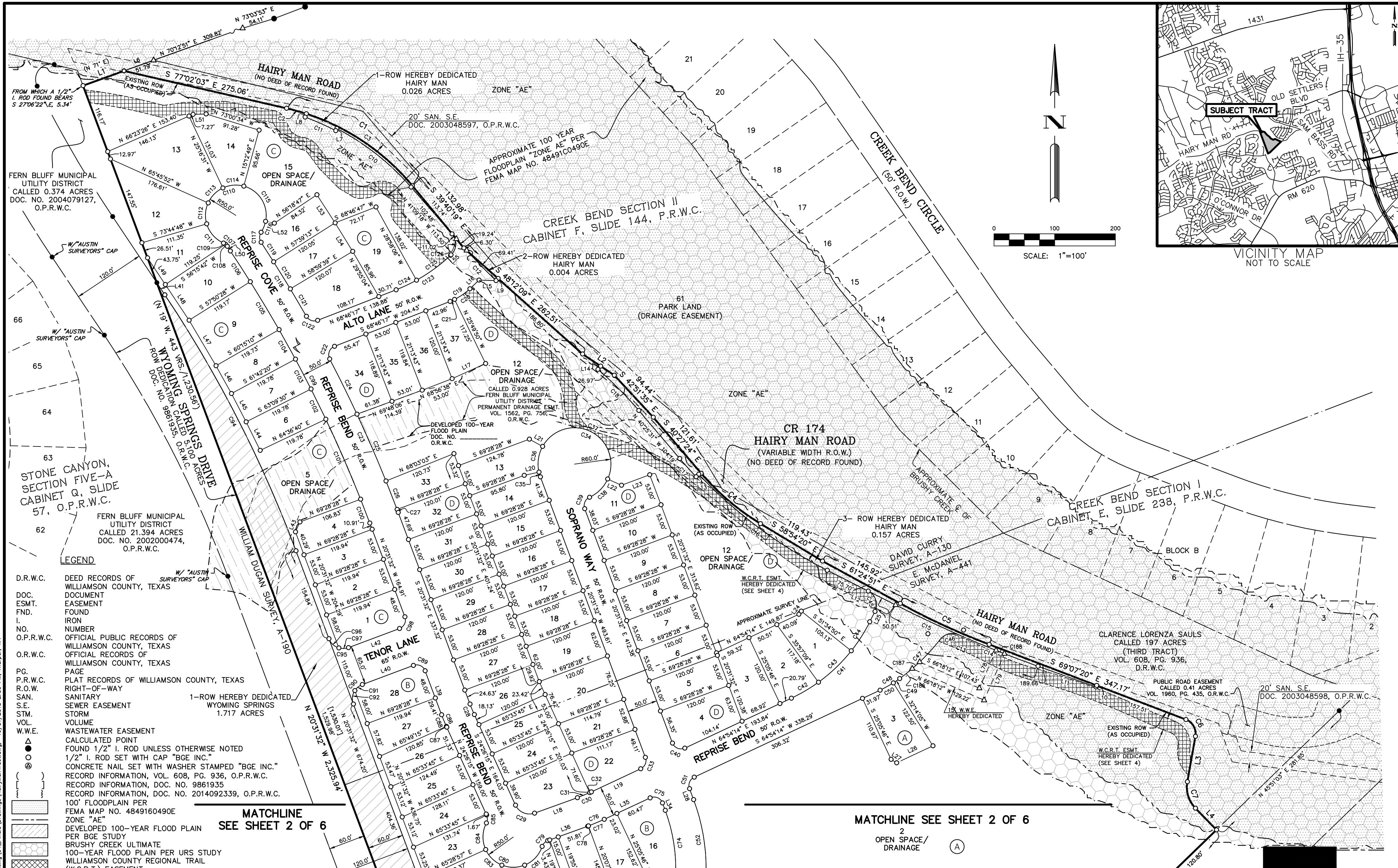
1. Change 'Number of Blocks' note to state '6'.
2. Revise note stating 'W.C.R.T. ESMT. HEREBY DEDICATED' to add 'TO WILLIAMSON COUNTY'
3. Receive approval from Williamson County regarding the precise alignment of the trail easement, specifically the areas within Block C and within Block D, with regard to Soprano Way, prior to recordation.
4. Development Lot acreage note – 14.427 acres needs to be consistent with the same note on the preliminary plat – 21.28 acres.
5. Open Space acreage note – 18.171 acres needs to be consistent with the same note on the preliminary plat – 18.38 acres.
6. Include the note from the preliminary plat, indicating the number of Estate, Regular and Small Lots.
7. Include NBU in legend and depict locations.
8. Identify prism symbol at C126 segment or remove it.
9. Identify "double pennant" symbol at C104 segment or remove it.
10. Depict MFFE on plat sheets 1 & 2 for lots as follows: Block C, Lots (1-4,6-9,13,14,16-19); Block D, Lots (33,13 1-3,5-11); and Block A, Lot 3.
11. Regarding 15' wastewater easement with statement "Hereby dedicated" – either add the required easement dedication block/statement or provide a place holder for recordation by separate instrument. If by separate instrument, easement must be recorded prior to recordation.
12. Depict drainage easement with bearings and distance to include limits of the Ultimate 1% Floodplain, and revise recordation callout to state "Ultimate 1% Annual Chance Floodplain".
13. Depict survey tie to monument of patent survey.
14. Subdivision improvement plan must be approved prior to recordation.
15. The terms of the development agreement between Williamson County and Milestone Community Builders, approved on March 22, 2018, including the deposit of \$100,000 into a Reserve Account with Williamson County, shall be met prior to recordation.



**Subject Tracts  
40.01 ac.**

*Hairy Man Rd*

*Creek Bend Blvd*



# HAIRY MAN SUBDIVISION

A SUBDIVISION OF 40.018 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

PATENT SURVEY: DAVID CURRY SURVEY, A-130,  
E. McDANIEL SURVEY, A-441  
NUMBER OF BLOCKS: 4  
LINEAR FEET OF NEW STREETS: 4,112 FT.  
SUBMITTAL DATE: OCTOBER 9, 2018  
DATE OF PLANNING & ZONING COMMISSION REVIEW: NOVEMBER 7, 2018  
NUMBER OF LOTS BY TYPE:  
WYOMING SPRINGS DRIVE ROW DEDICATION: 1 LOT/1.717 ACRES  
HAIRY MAN ROAD ROW DEDICATION: 3 LOTS/0.187 ACRE  
ROW: 5.380 ACRES  
DEVELOPMENT: 81 LOTS/14.427 ACRES  
OPEN SPACE/DRAINAGE: 5 LOTS/18.171 ACRES  
OPEN SPACE: 1 LOT/0.136 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

### BENCHMARK NOTE:

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.

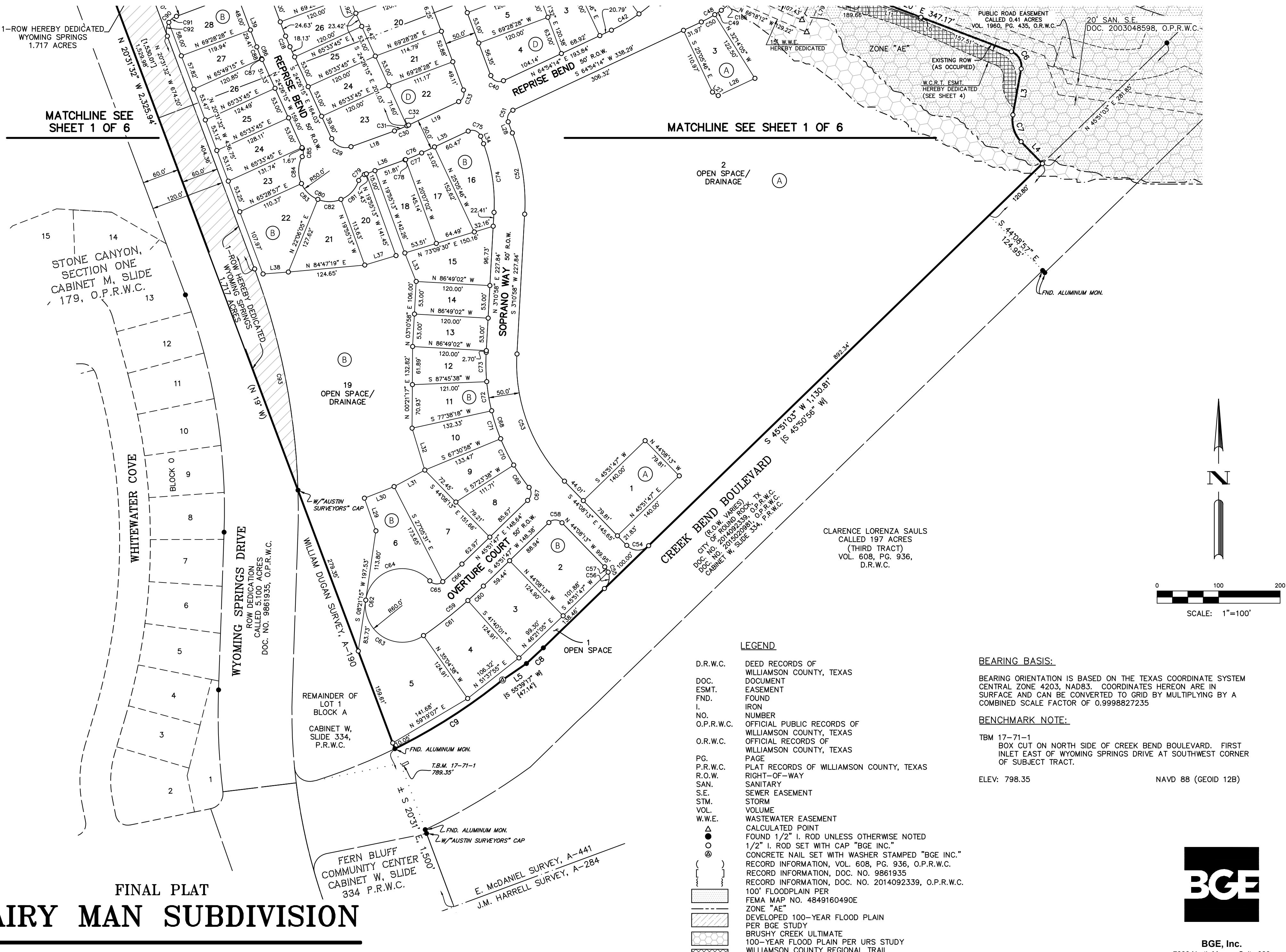
ELEV: 798.35

NAVD 88 (GEOID 12B)

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

# HAIRY MAN SUBDIVISION

A SUBDIVISION OF 40.018 ACRES OF LAND  
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DAVID CURRY SURVEY, A-130  
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TBPE Registration No. F-1046  
Licensed Surveying Firm No. 10106502

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 70°12'51" E	71.82'
L2	S 56°15'04" E	62.81'
L3	S 10°07'11" W	76.00'
L4	S 44°08'57" E	49.74'
L5	S 55°43'08" W	47.14'
L6	N 70°12'51" E	51.79'
L7	S 27°39'33" W	4.00'
L8	N 20°06'54" E	5.84'
L9	S 44°02'51" W	4.86'
L10	S 19°39'51" W	2.72'
L11	N 70°20'09" W	101.63'
L12	N 63°05'32" W	126.21'
L13	S 46°36'46" W	6.00'
L14	N 40°45'09" E	6.99'
L15	N 88°16'59" W	28.03'
L16	S 46°29'52" W	20.86'
L17	N 65°30'07" E	60.49'
L18	N 70°04'47" E	75.27'
L19	N 64°54'14" E	89.89'
L20	S 77°19'51" W	25.00'
L21	N 61°02'30" W	25.00'
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	19.13'
L26	N 64°54'14" E	66.04'
L27	S 58°43'01" E	10.84'
L28	S 20°31'32" E	19.38'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L29	N 19°26'35" W	56.35'
L30	N 68°42'25" E	51.76'
L31	N 61°47'25" E	56.71'
L32	N 16°51'00" W	71.20'
L33	N 21°46'00" W	49.98'
L34	N 20°31'32" W	12.98'
L35	S 64°54'14" W	83.49'
L36	S 70°04'47" W	70.24'
L37	N 73°09'30" E	53.08'
L38	N 85°42'14" E	41.34'
L39	N 20°31'32" W	77.41'
L40	S 69°28'28" W	89.94'
L41	S 33°44'18" E	23.91'
L42	N 69°28'28" E	89.94'
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	70.69'
L49	N 33°44'18" W	52.79'
L50	N 33°51'29" W	9.19'
L51	N 88°21'26" E	21.56'
L52	S 78°41'13" E	14.66'
L53	N 33°04'25" W	55.22'
L54	N 31°41'19" W	55.22'
L55	N 46°29'52" E	1.02'

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.	251 FT.
SOPRANO WAY	50 FT.	1,392 FT.
OVERTURE COURT	50 FT.	346 FT.
TENOR LANE	65 FT.	155 FT.
TOTAL LINEAR FEET		4,112 FT.

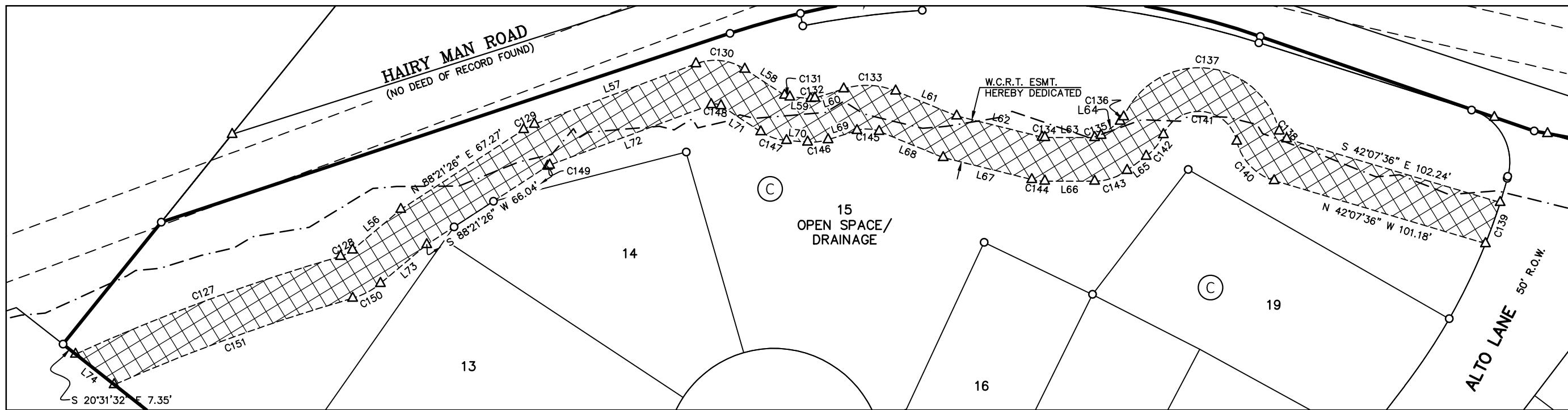
# FINAL PLAT

## HAIRY MAN SUBDIVISION

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LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

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	161.44'	1,200.00'	7°42'29"	S 65°16'05" E	161.31'
C6	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.89'
C7	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C8	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C9	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'
C10	156.78'	424.00'	21°11'10"	N 51°44'52" W	155.89'
C11	55.30'	419.99'	7°32'38"	N 66°06'27" W	55.26'
C12	69.40'	1,126.00'	3°31'54"	S 44°11'11" E	69.39'
C13	255.76'	2,023.00'	7°14'37"	N 66°42'51" W	255.59'
C14	141.22'	2,023.00'	3°59'59"	N 68°20'10" W	141.19'
C15	114.54'	2,023.00'	3°14'38"	S 64°42'52" E	114.52'
C16	265.85'	773.00'	19°42'18"	S 53°14'23" E	264.54'
C17	40.27'	779.00'	2°57'44"	S 41°54'23" E	40.27'
C18	95.62'	621.00'	8°49'20"	N 44°50'24" W	95.53'
C19	38.87'	100.00'	22°16'24"	N 57°38'05" E	38.63'
C20	30.84'	100.00'	17°40'18"	N 55°20'01" E	30.72'
C21	8.03'	100.00'	4°36'07"	N 66°28'13" E	8.03'
C22	25.23'	15.00'	96°22'49"	S 20°34'31" W	22.36'
C23	277.15'	2,240.00'	7°05'21"	S 24°04'13" E	276.97'
C24	101.52'	2,240.00'	2°35'49"	S 26°18'59" E	101.52'
C25	119.99'	2,240.00'	3°04'09"	S 23°29'00" E	119.97'
C26	50.33'	2,240.00'	1°17'14"	S 21°18'18" E	50.32'
C27	5.31'	2,240.00'	0°08'09"	S 20°35'37" E	5.31'
C28	18.78'	275.00'	3°54'43"	S 22°28'54" E	18.77'
C29	37.30'	25.00'	85°28'58"	S 67°10'44" E	33.93'
C30	24.84'	275.00'	5°10'32"	N 67°29'31" E	24.83'
C31	21.96'	275.00'	4°34'28"	N 67°47'33" E	21.95'
C32	2.89'	275.00'	0°36'04"	N 65°12'17" E	2.89'
C33	22.37'	15.00'	85°25'47"	N 22°11'21" E	20.35'
C34	278.74'	60.00'	266°10'39"	N 67°26'13" W	87.64'
C35	8.23'	60.00'	7°51'24"	S 16°35'51" E	8.22'
C36	43.59'	60.00'	41°37'38"	S 08°08'40" W	42.64'
C37	183.56'	60.00'	175°17'24"	N 63°23'48" W	119.90'
C38	43.36'	60.00'	41°24'12"	N 44°57'00" E	42.42'
C39	22.56'	15.00'	86°10'39"	S 22°33'47" W	20.49'
C40	24.76'	15.00'	94°34'13"	S 67°48'39" E	22.04'
C41	183.93'	275.00'	38°19'18"	N 45°44'35" E	180.52'
C42	52.11'	275.00'	10°51'23"	N 59°28'33" E	52.03'
C43	75.01'	275.00'	15°37'41"	N 46°14'01" E	74.78'
C44	56.82'	275.00'	11°50'14"	N 32°30'03" E	56.71'
C45	39.13'	25.00'	89°40'27"	N 18°15'17" W	35.25'
C46	33.12'	25.00'	75°54'22"	S 75°41'29" W	30.75'
C47	93.53'	327.25'	16°22'31"	S 45°55'33" W	93.21'
C48	37.67'	200.00'	10°47'26"	N 59°30'32" E	37.61'
C49	12.75'	200.00'	3°39'06"	S 55°56'22" W	12.74'
C50	24.92'	200.00'	7°08'20"	S 61°20'05" W	24.90'
C51	22.37'	15.00'	85°25'47"	S 22°11'21" W	20.35'
C52	134.48'	325.00'	23°42'31"	N 08°40'17" W	133.53'
C53	227.12'	275.00'	47°19'11"	S 20°28'37" E	220.72'
C54	39.28'	25.00'	90°00'44"	S 89°08'35" E	35.36'
C55	39.26'	25.00'	89°59'16"	N 00°51'25" E	35.35'
C56	29.03'	25.00'			

# TRAIL & EASEMENT DETAILS



# TRAIL & EASEMENT LINE & CURVE TABLES

# LOT AREA TABLES

LINE TABLE		
NUMBER	BEARING	DISTANCE
L56	N 81°20'27" E	28.91'
L57	S 79°10'32" E	79.19'
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	N 79°10'32" W	79.19'
L73	S 81°20'27" W	27.69'
L74	N 20°31'32" W	22.61'
L75	N 46°29'52" E	5.48'
L76	S 63°05'32" E	75.70'
L77	S 10°07'11" W	26.24'
L78	N 23°41'48" E	68.09'
L79	S 23°41'48" W	83.65'
L80	S 51°45'49" E	11.09'
L81	N 46°36'46" E	4.10'
L82	S 51°45'49" E	13.89'
L83	S 38°14'11" W	9.74'
L84	N 69°28'28" E	41.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C127	129.81'	900.07'	8°15'49"	S 78°54'54" E	129.70'
C128	6.25'	15.00'	23°52'34"	S 86°43'17" E	6.21'
C129	5.44'	25.00'	12°28'02"	S 85°24'33" E	5.43'
C130	23.40'	25.00'	53°37'54"	S 52°21'35" E	22.56'
C131	2.52'	5.00'	28°54'30"	S 39°59'53" E	2.50'
C132	1.91'	5.00'	21°51'16"	S 65°22'46" E	1.90'
C133	24.33'	35.00'	39°49'29"	S 56°23'39" E	23.84'
C134	1.21'	5.00'	13°51'16"	S 51°42'22" E	1.21'
C135	3.20'	5.00'	36°41'04"	S 76°58'33" E	3.15'
C136	2.57'	5.00'	29°25'56"	N 69°57'57" E	2.54'
C137	94.15'	37.86'	142°27'42"	S 53°31'10" E	71.70'
C138	5.20'	5.00'	59°37'29"	S 12°06'04" E	4.97'
C139	20.03'	275.00'	4°10'26"	S 50°57'37" W	20.03'
C140	26.07'	25.00'	59°44'33"	N 12°09'36" W	24.90'
C141	44.42'	17.86'	142°27'42"	N 53°31'10" W	33.83'
C142	12.84'	25.00'	29°25'56"	S 69°57'57" W	12.70'
C143	16.01'	25.00'	36°41'04"	N 76°58'33" W	15.73'
C144	6.05'	25.00'	13°51'16"	N 51°42'22" W	6.03'
C145	10.43'	15.00'	39°49'29"	N 56°23'39" W	10.22'
C146	9.54'	25.00'	21°51'16"	N 65°22'46" W	9.48'
C147	12.61'	25.00'	28°54'30"	N 39°59'53" W	12.48'
C148	4.68'	5.00'	53°37'54"	N 52°21'35" W	4.51'
C149	1.09'	5.00'	12°28'02"	N 85°24'33" W	1.09'
C150	14.59'	35.00'	23°52'34"	N 86°43'17" W	14.48'
C151	116.49'	880.07'	7°35'03"	N 78°34'31" W	116.41'
C152	14.57'	100.00'	8°21'03"	N 50°40'25" E	14.56'
C153	156.08'	689.92'	12°57'45"	S 50°12'22" E	155.75'
C154	109.48'	114.99'	54°33'04"	S 29°24'42" E	105.39'
C155	68.85'	54.99'	71°43'48"	S 38°00'04" E	64.44'
C156	187.63'	574.78'	18°42'13"	S 64°30'52" E	186.80'
C157	27.55'	2,993.08'	0°31'38"	S 54°53'57" E	27.55'
C158	224.73'	773.00'	16°39'25"	S 54°45'49" E	223.94'
C159	33.77'	25.00'	77°23'31"	S 24°23'47" E	31.26'
C160	122.78'	2,165.98'	3°14'52"	N 62°22'51" W	122.76'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C161	55.24'	259.97'	12°10'29"	N 57°50'52" W	55.14'
C162	176.55'	2,973.08'	3°24'09"	N 53°27'42" W	176.53'
C163	163.30'	554.78'	16°51'53"	N 63°35'42" W	162.71'
C164	70.78'	60.00'	67°35'19"	N 59°22'44" W	66.75'
C165	43.32'	74.99'	33°05'47"	N 18°41'04" W	42.72'
C166	90.44'	94.99'	54°33'04"	N 29°24'42" W	87.06'
C167	161.75'	709.92'	13°03'15"	N 50°09'36" W	161.40'
C168	3.94'	327.25'	0°41'22"	N 38°04'59" E	3.94'
C169	21.69'	25.00'	49°42'52"	N 62°35'41" E	21.02'
C170	8.42'	321.61'	1°30'03"	S 69°00'22" E	8.42'
C171	68.80'	615.59'	6°24'12"	S 65°17'13" E	68.76'
C172	67.11'	299.96'	12°49'04"	S 68°29'39" E	66.97'
C173	165.55'	1,124.87'	8°25'57"	S 70°41'12" E	165.40'
C174	20.87'	1,427.33'	0°50'16"	S 66°03'06" E	20.87'
C175	65.34'	1,274.85'	2°56'12"	S 67°06'04" E	65.34'
C176	55.15'	40.00'	79°00'05"	S 29°04'08" E	50.88'
C177	18.69'	30.00'	35°41'39"	S 07°24'55" E	18.39'
C178	53.25'	50.00'	61°01'36"	N 20°04'54" W	50.77'
C179	27.57'	20.00'	79°00'05"	N 29°04'08" W	25.44'
C180	66.37'	1,294.85'	2°56'12"	N 67°06'04" W	66.36'
C181	20.58'	1,407.33'	0°50'16"	N 66°03'06" W	20.58'
C182	162.61'	1,104.87'	8°25'57"	N 70°41'12" W	162.46'
C183	71.58'	319.96'	12°49'04"	N 68°29'39" W	71.43'
C184	66.35'	595.59'	6°22'58"	N 65°16'36" W	66.31'
C185	23.58'	341.61'	3°57'19"	N 67°44'28" W	23.58'
C186	26.40'	327.25'	4°37'21"	N 51°48'08" E	26.39'
C187	16.47'	327.25'	2°52'59"	N 48°02'58" E	16.47'
C188	15.01'	2,022.79'	0°25'31"	S 68°27'05" E	15.01'
C189	25.10'	779.00'	1°50'45"	S 42°27'52" E	25.10'
C190	140.62'	773.00'	10°25'22"	S 49°37'01" E	140.42'
C191	15.09'	60.00'	14°24'46"	N 15°42'26" W	15.05'
C192	11.64'	100.00'	6°40'12"	N 49°49'58" E	11.63'
C193	3.50'	51.28'	3°54'53"	N 46°32'23" E	3.50'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	B	5,928
2	B	12,927
3	B	12,037
4	B	12,282
5	B	18,801
6	B	10,342
7	B	12,964
8	B	7,120
9	B	7,120
10	B	7,846
11	B	7,430
12	B	6,730
13	B	6,360
14	B	6,360
15	B	9,543
16	B	9,576
17		

STATE OF TEXAS  
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS:

THAT HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GARRETT S. MARTIN, MANAGER, OWNER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 40.018 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS HAIRY MAN SUBDIVISION AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
9111 JOLLYVILLE ROAD, SUITE 111  
AUSTIN, TEXAS 78759

BY: MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

GARRETT S. MARTIN, MANAGER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARRETT S. MARTIN, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

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

THAT I, ROBERT A. HARPER, 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.

ROBERT A. HARPER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6582  
BGE, INC.  
7000 N. MOPAC EXPRESSWAY, SUITE 330  
AUSTIN, TEXAS 78731

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

THAT I, RICHARD L. RYCHLIK, JR, 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.

RICHARD L. RYCHLIK, JR. P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 123927  
BGE, INC.  
7000 N. MOPAC EXPRESSWAY, SUITE 330  
AUSTIN, TEXAS 78731

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

## FINAL PLAT HAIRY MAN SUBDIVISION

A SUBDIVISION OF 40.018 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. MCDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS:

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., 2018, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018 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 \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS:

THAT PIONEER BANK, SSB, A TEXAS SAVING BANK, ACTING HEREIN BY AND THROUGH DONNA DAY, SENIOR VICE PRESIDENT, LIEN HOLDER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NUMBER 2018082057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION OF THIS SUBDIVISION AS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: PIONEER BANK, SSB, A TEXAS SAVING BANK

DONNA DAY, SENIOR VICE PRESIDENT  
P.O. BOX 300279  
AUSTIN, TEXAS 78703

STATE OF TEXAS  
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DONNA DAY, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

### METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 40.018 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 16.5 ACRE TRACT OF LAND AND A CALLED 197 ACRE TRACT OF LAND AS CONVEYED TO CLARENCE LORENZA SAULS BY INSTRUMENT RECORDED IN VOLUME 608, PAGE 936 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 40.018 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 A SOUTHERLY CORNER OF SAID SAULS REMAINDER TRACT, FOR THE MOST SOUTHERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY LINE OF SAID SAULS REMAINDER 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 FOR THE NORTHWEST CORNER OF SAID SAULS 16.5-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 SAULS 16.5-ACRE TRACT, N 70°12'51" 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;

11) ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 161.44 FEET, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 07°42'29" AND A CHORD WHICH BEARS S 65°16'05" E A DISTANCE OF 161.31 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR CORNER; AND

12) S 69°07'20" E, A DISTANCE OF 347.17 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, LEAVING THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 174 (HAIRY MAN ROAD), AND ACROSS SAID SAULS REMAINDER TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 34.58 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79°14'30" AND A CHORD WHICH BEARS S 29°30'04" E A DISTANCE OF 31.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR CORNER;

THENCE, LEAVING THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 174 (HAIRY MAN ROAD), AND ACROSS SAID SAULS REMAINDER TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 76.00 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;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 47.36 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 54°16'08" AND A CHORD WHICH BEARS S 17°00'53" E A DISTANCE OF 45.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR CORNER;

THENCE S 44°08'57" E A DISTANCE OF 49.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CREEK BEND BOULEVARD, FOR THE MOST SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CREEK BEND BOULEVARD BEARS N 45°51'03" E, A DISTANCE OF 281.85 FEET;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CREEK BEND BOULEVARD AND THE SOUTHEAST LINE OF SAID SAULS REMAINDER TRACT, THE FOLLOWING FOUR (4) COURSES:

1) S 45°51'03" W A DISTANCE OF 1,130.81 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

2) ALONG SAID 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 A POINT OF CURVATURE OF A CURVE TO THE RIGHT; AND

4) ALONG SAID 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 40.018 ACRES OF LAND, MORE OR LESS.

### NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SIDE STREET PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, REVISED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% FLOODPLAIN. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS (MFEE): BLOCK A, LOT 3=743.5'; BLOCK C, LOT 4=759', LOT 6=757', LOT 13=748', LOT 14=748', LOT 16=748', LOT 19=747.5'; BLOCK D, LOT 1=744.25', LOT 11=747', LOT 13=750', LOT 33=752', LOT 34=756', LOT 35=755', LOT 36=754', LOT 37=752.25'.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 7, 2018.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPERTY ANALYSIS.
- WILLIAMSON COUNTY REGIONAL TRAIL EASEMENT IS HEREBY DEDICATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON COUNTY AND MILESTONE COMMUNITY BUILDERS, APPROVED ON MARCH 22, 2018.

