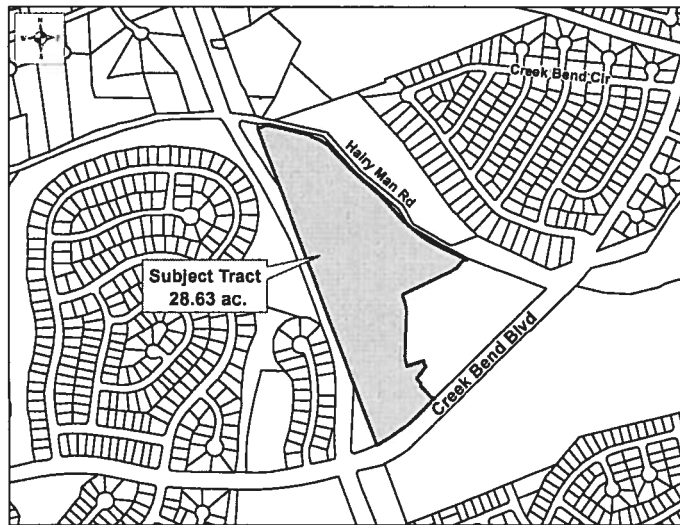


**Hairy Man Subdivision Phase 1  
FINAL PLAT FP1905-002**



**CASE PLANNER:** Clyde von Rosenberg

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

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

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

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: Hairy Man Road and SF-2 (Single family - standard lot) - Creekbend subdivision

South: Creekbend Blvd. and ET J (extraterritorial jurisdiction)

East: Creekbend Blvd. and ET J (extraterritorial jurisdiction)

West: ET J & Fern Bluff MUD (Municipal Utility District)

**PROPOSED LAND USE:** single family residential

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

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

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

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

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

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

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

**STAFF REVIEW AND ANALYSIS:**

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

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

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

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

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

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

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

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

**RECOMMENDED MOTION:**

Staff recommends approval of the final plat.



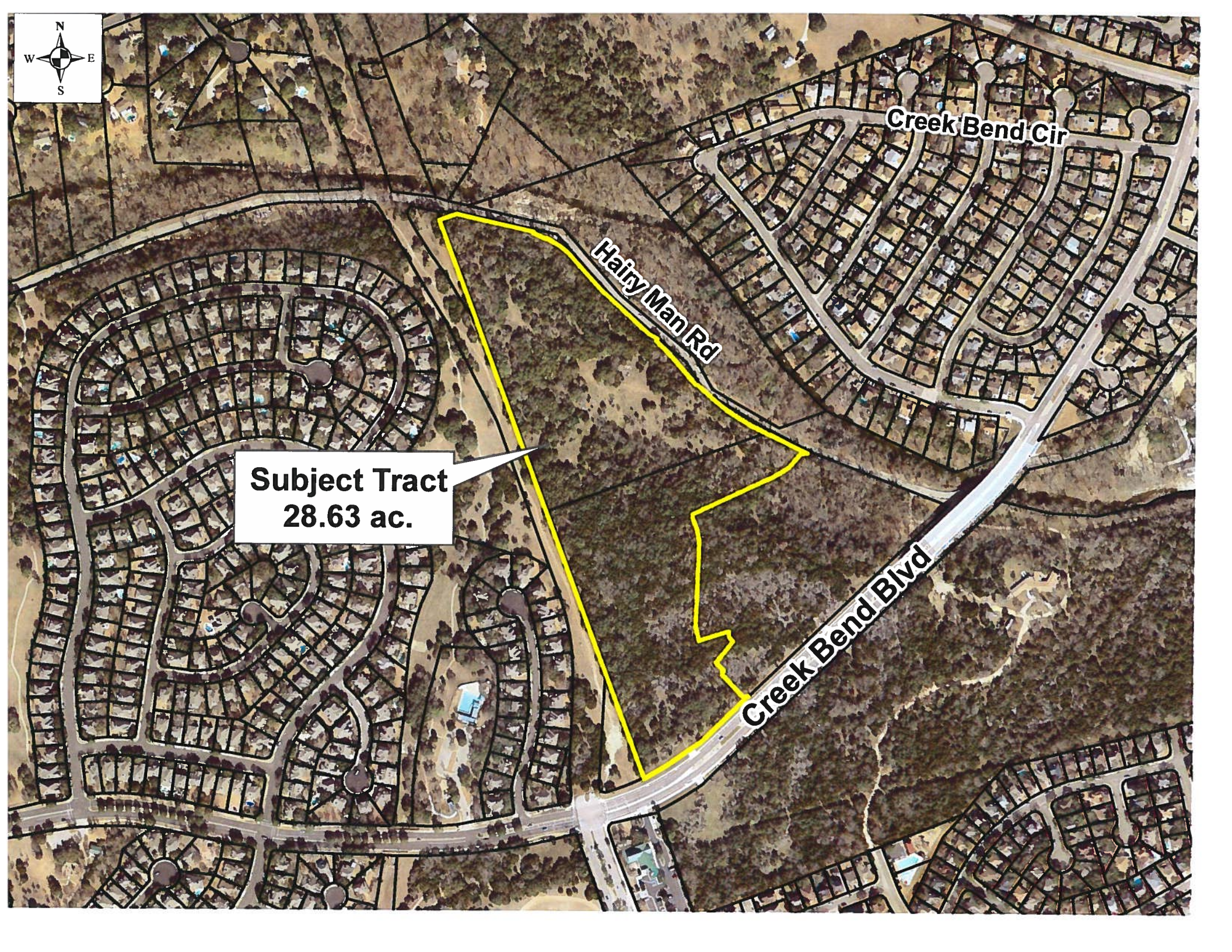


**Subject Tract**  
**28.63 ac.**

**Hairy Man Rd**

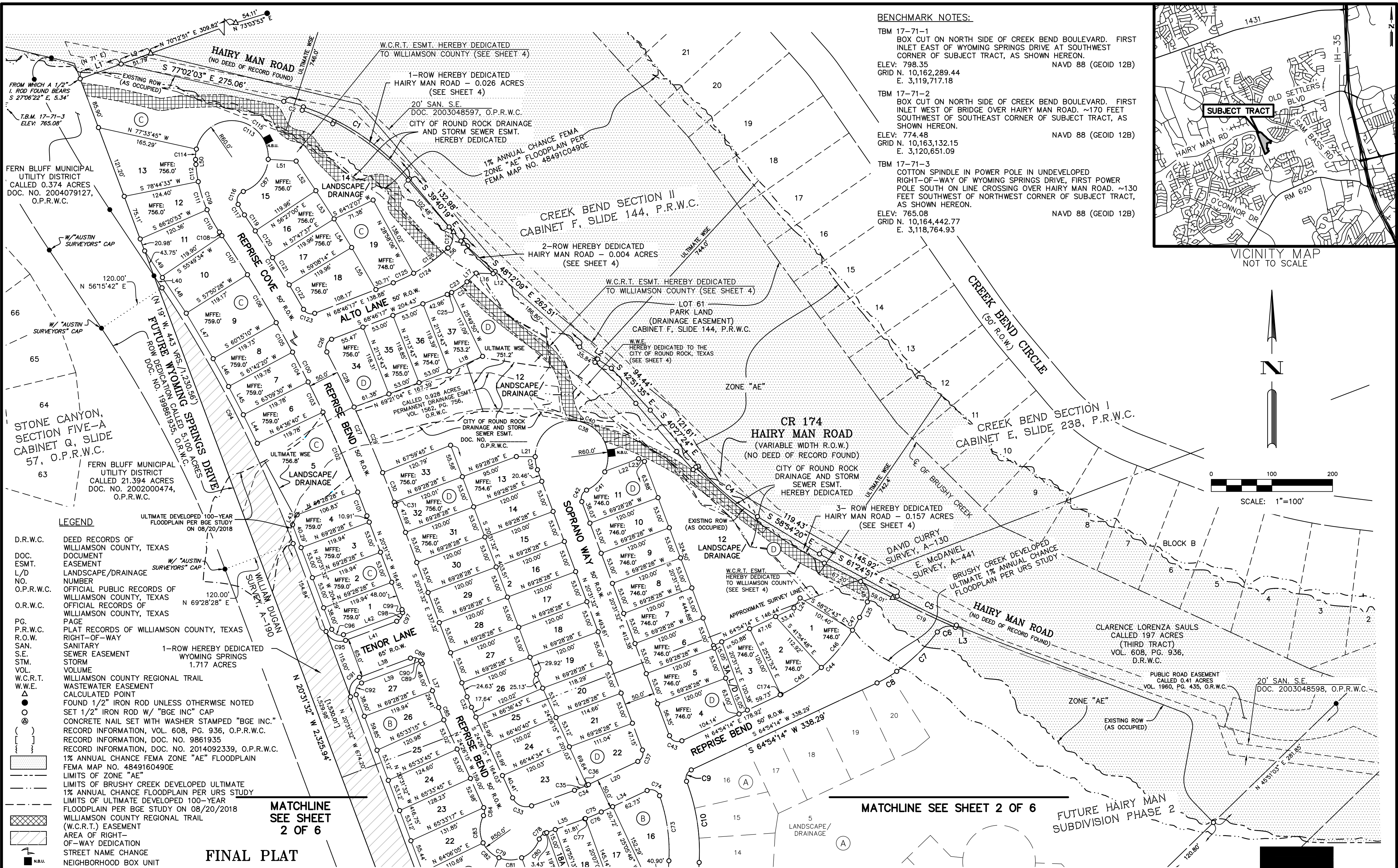
**Creek Bend Cir**

**Creek Bend Blvd**





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**BENCHMARK NOTES:**

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

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

TBM 17-71-3  
COTTON SPINDLE IN POWER POLE IN UNDEVELOPED RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE, FIRST POWER POLE SOUTH ON LINE CROSSING OVER HAIRY MAN ROAD. ~130 FEET SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT, AS SHOWN HEREON.  
ELEV: 765.08 NAVD 88 (GEOID 12B)  
GRID N. 10,164,442.77  
E. 3,120,651.93

**LEGEND**

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

1-RW HEREBY DEDICATED  
WYOMING SPRINGS  
1.717 ACRES

1-RW HEREBY DEDICATED  
HAIRY MAN ROAD - 0.026 ACRES  
(SEE SHEET 4)

20' SAN. S.E.  
DOC. 2003048597, O.P.R.W.C.  
CITY OF ROUND ROCK DRAINAGE  
AND STORM SEWER ESMT.  
HEREBY DEDICATED

1% ANNUAL CHANCE FEMA  
ZONE "AE" FLOODPLAIN PER  
FEMA MAP NO. 4849160490E

W.C.R.T. ESMT. HEREBY DEDICATED  
TO WILLIAMSON COUNTY (SEE SHEET 4)

1-RW HEREBY DEDICATED  
HAIRY MAN ROAD - 0.004 ACRES  
(SEE SHEET 4)

W.C.R.T. ESMT. HEREBY DEDICATED  
TO WILLIAMSON COUNTY (SEE SHEET 4)

LOT 61  
PARK LAND  
(DRAINAGE EASEMENT)  
CABINET F, SLIDE 144, P.R.W.C.

W.W.E. HEREBY DEDICATED TO THE  
CITY OF ROUND ROCK, TEXAS  
(SEE SHEET 4)

CR 174  
HAIRY MAN ROAD  
(VARIABLE WIDTH R.O.W.)  
(NO DEED OF RECORD FOUND)  
CITY OF ROUND ROCK  
DRAINAGE AND STORM  
SEWER ESMT.  
HEREBY DEDICATED

3-RW HEREBY DEDICATED  
HAIRY MAN ROAD - 0.157 ACRES  
(SEE SHEET 4)

DAVID CURRY  
SURVEY, A-130  
E. McDANIEL  
SURVEY, A-441

BRUSHY CREEK DEVELOPED  
ULTIMATE 1% ANNUAL CHANCE  
FLOODPLAIN PER URS STUDY

HAIRY MAN ROAD  
(NO DEED OF RECORD FOUND)

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

PUBLIC ROAD EASEMENT  
CALLED 0.41 ACRES  
VOL. 1960, PG. 435, O.R.W.C.

20' SAN. S.E.  
DOC. 2003048598, O.P.R.W.C.

EXISTING ROW  
(AS OCCUPIED)

ZONE "AE"

EXISTING ROW  
(AS OCCUPIED)

20' SAN. S.E.  
DOC. 2003048598, O.P.R.W.C.

HAIRY MAN SUBDIVISION  
PHASE 2

MATCHLINE  
SEE SHEET  
2 OF 6

MATCHLINE SEE SHEET 2 OF 6

# HAIRY MAN SUBDIVISION PHASE 1

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

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

**BEARING BASIS:**

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



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





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

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

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

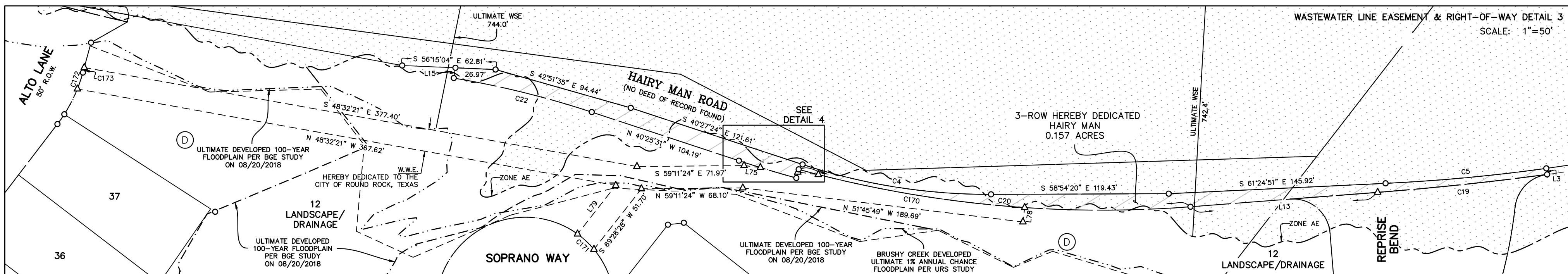
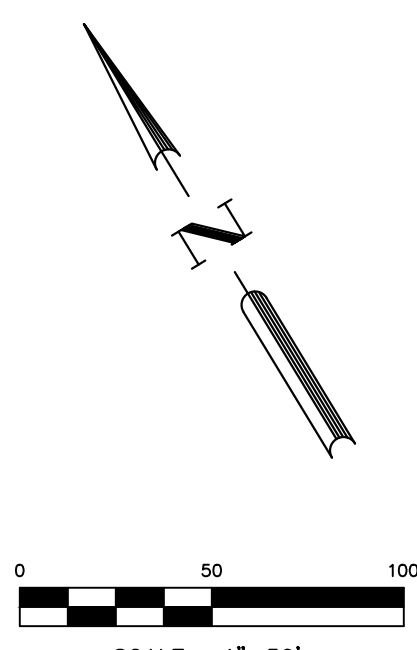
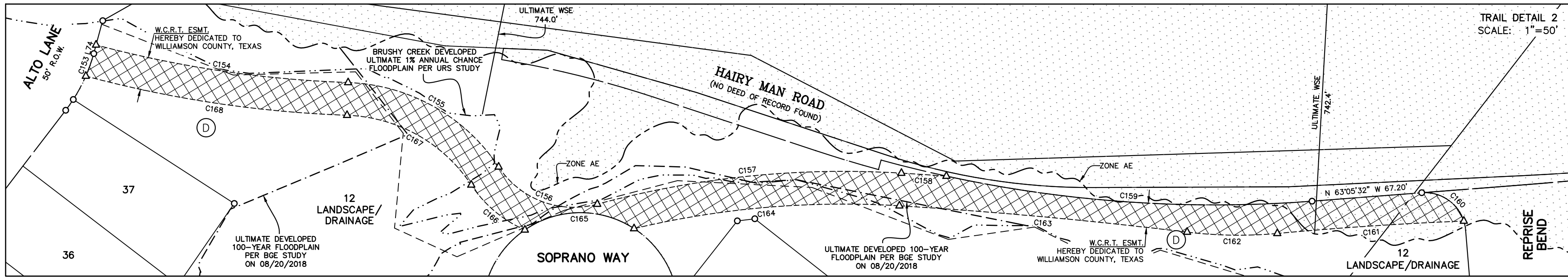
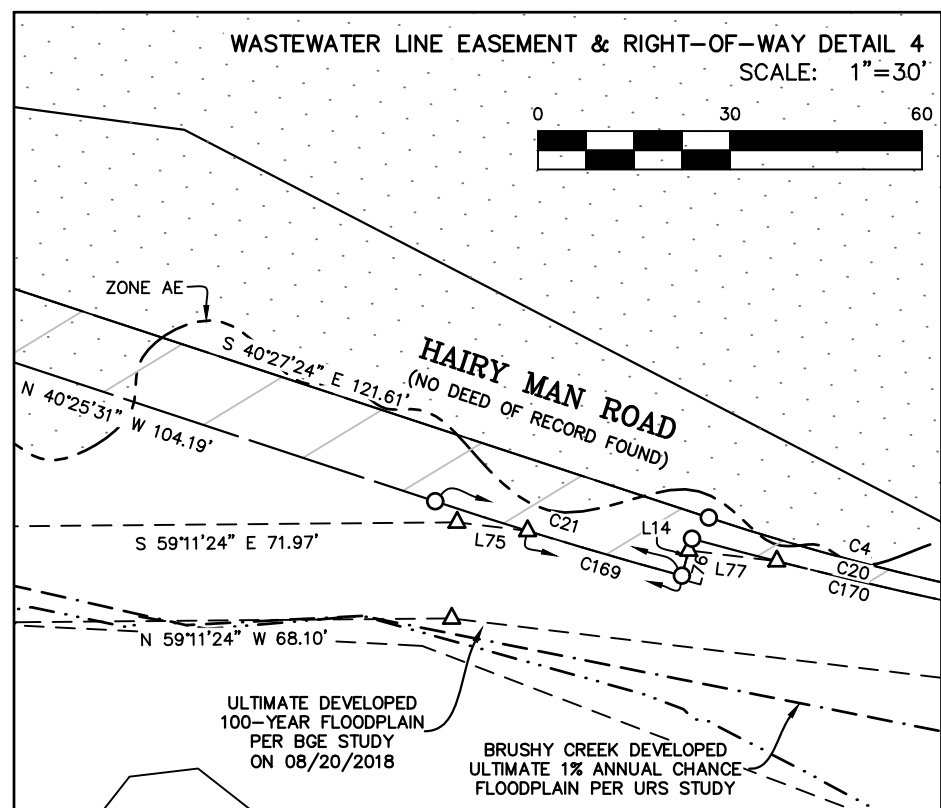
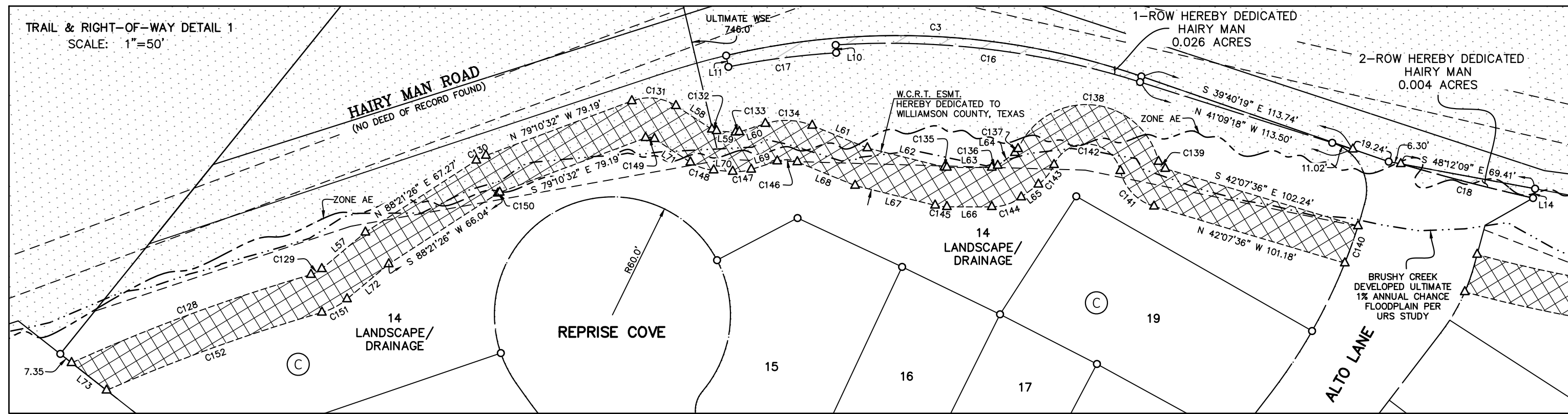
A SUBDIVISION OF 28.651 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

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	108.54'	1,200.00'	5°10'56"	S 64°00'19" E	108.50'
C6	33.13'	25.00'	75°55'31"	S 75°42'03" W	30.76'
C7	93.53'	327.25'	16°22'31"	S 45°55'33" W	93.21'
C8	37.67'	200.00'	10°47'26"	S 59°30'32" W	37.61'
C9	22.45'	15.00'	85°45'40"	S 22°01'24" W	20.41'
C10	136.36'	325.00'	24°02'24"	S 08°50'14" E	135.36'
C11	65.70'	275.00'	13°41'19"	S 03°39'41" E	65.54'
C12	23.61'	15.00'	90°11'10"	S 00°46'12" W	21.25'
C13	39.19'	25.00'	89°49'34"	S 89°14'10" E	35.30'
C14	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C15	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'
C16	156.78'	424.00'	21°11'10"	N 51°44'52" W	155.89'
C17	55.30'	419.99'	7°32'38"	N 66°06'27" W	55.26'
C18	69.40'	1,126.00'	3°31'54"	S 44°11'11" E	69.39'
C19	114.55'	2,023.00'	3°14'39"	S 64°42'52" E	114.53'
C20	265.85'	773.00'	19°42'18"	S 53°14'23" E	264.54'
C21	40.27'	779.00'	2°57'44"	S 41°54'23" E	40.27'
C22	95.62'	621.00'	8°49'20"	N 44°50'24" W	95.53'
C23	38.87'	100.00'	22°16'24"	N 57°38'05" E	38.63'
C24	30.84'	100.00'	17°40'18"	N 55°20'01" E	30.72'
C25	8.03'	100.00'	4°36'07"	N 66°28'13" E	8.03'
C26	25.23'	15.00'	96°23'10"	S 20°34'42" W	22.36'
C27	277.15'	2,240.00'	7°05'21"	N 24°04'13" W	276.97'
C28	101.43'	2,240.00'	2°35'40"	S 26°19'03" E	101.42'
C29	117.93'	2,240.00'	3°01'00"	S 23°30'43" E	117.92'
C30	52.47'	2,240.00'	1°20'32"	S 21°19'57" E	52.47'
C31	5.31'	2,240.08'	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'	20°57'02"	S 10°03'01" E	21.82'
C40	212.22'	60.00'	202°39'16"	N 78°14'52" W	117.66'
C41	44.58'	60.00'	42°34'21"	N 44°21'56" E	43.56'
C42	22.56'	15.00'	86°10'39"	S 22°33'47" W	20.49'
C43	24.76'	15.00'	94°34'13"	S 67°48'39" E	22.04'
C44	186.27'	278.50'	38°19'18"	N 45°44'35" E	182.82'
C45	80.44'	278.50'	16°32'55"	N 56°21'40" E	80.16'
C46	80.44'	278.50'	16°32'55"	N 39°48'45" E	80.16'
C47	24.09'	278.50'	4°57'21"	N 29°03'37" E	24.08'
C48	39.13'	25.00'	89°40'28"	N 18°15'18" W	35.25'
C49	166.98'	275.00'	34°47'20"	S 14°12'42" E	164.42'
C50	101.27'	275.00'	21°06'01"	S 21°03'22" E	100.70'
C51	26.84'	15.00'	102°31'51"	S 82°52'18" E	23.40'
C52	39.35'	25.00'	90°10'26"	N 00°45'50" E	35.41'
C53	28.98'	25.00'	66°25'19"	N 12°38'24" E	27.39'
C54	10.36'	25.00'	23°45'07"	N 32°26'49" W	10.29'
C55	23.51'	15.00'	89°48'50"	N 89°13'48" W	21.18'
C56	126.53'	800.00'	9°03'42"	S 50°23'38" W	126.39'
C57	49.10'	800.00'	3°31'00"	S 47°37'17" W	49.10'
C58	77.42'	800.00'	5°32'42"	S 52°09'08" W	77.39'
C59	273.42'	60.00'	261°06'00"	N 05°28'29" E	91.18'

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

CURVE TABLE	
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# TRAIL & EASEMENT & RIGHT-OF-WAY DETAILS



## FINAL PLAT HAIRY MAN SUBDIVISION PHASE 1

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

### LEGEND

D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
DOC.	DOCUMENT
ESMT.	EASEMENT
L/D	LANDSCAPE/DRAINAGE
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
PG.	PAGE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
S.E.	SEWER EASEMENT
STM.	STORM
VOL.	VOLUME
W.C.R.T.	WILLIAMSON COUNTY REGIONAL TRAIL
W.W.E.	WASTEWATER EASEMENT

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

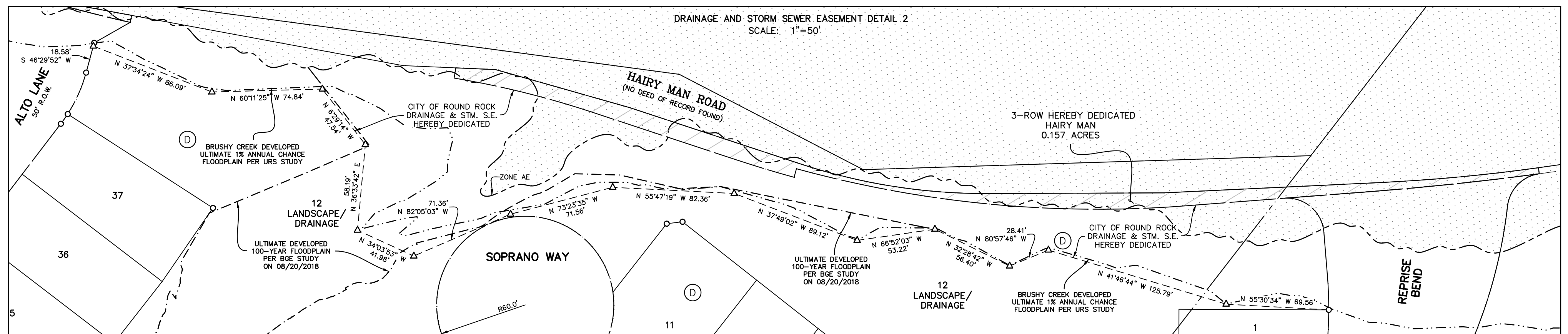
### BEARING BASIS:

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



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





FP1905-002 SHEET 5 OF 7



METES & BOUNDS DESCRIPTION

METES & BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LOT AREA TABLES

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

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

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

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

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

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

FINAL PLAT  
HAIRY MAN SUBDIVISION  
PHASE 1

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



BGE, Inc.  
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Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

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

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 28.651 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 PHASE 1 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

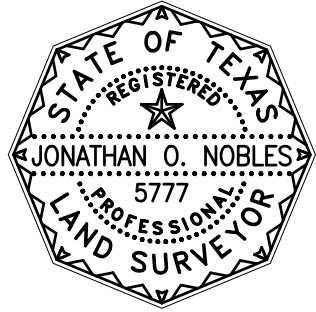
\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

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

THAT I, JONATHAN O. NOBLES, 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 4 – SUBDIVISION DESIGN AND CONSTRUCTION. PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

**PRELIMINARY, THIS DOCUMENT SHALL NOT  
BE RECORDED FOR ANY PURPOSE AND  
SHALL NOT BE USED OR VIEWED OR RELIED  
UPON AS A FINAL SURVEY DOCUMENT**

JONATHAN O. NOBLES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777  
BGE, INC.  
7000 N. MOPAC EXPRESSWAY, SUITE 330  
AUSTIN, TEXAS 78731

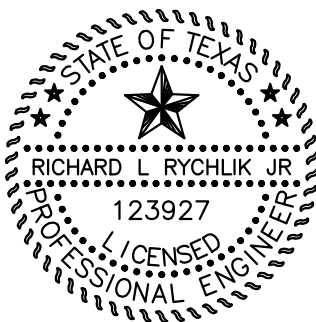


STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WILLIAMSON §

THAT I, RICHARD L. RYCHLIK, JR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

**PRELIMINARY, THIS DOCUMENT SHALL NOT  
BE RECORDED FOR ANY PURPOSE AND  
SHALL NOT BE USED OR VIEWED OR RELIED  
UPON AS A FINAL SURVEY DOCUMENT**

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



# FINAL PLAT

# HAIRY MAN SUBDIVISION

# PHASE 1

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

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

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

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

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 \_\_\_\_\_

#### 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, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE 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.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 6, 2019.
- 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.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- A PUBLIC DRAINAGE EASEMENT IS HEREBY DEDICATED ON LOTS 18A BLOCK B AND 3A BLOCK D. EASEMENT/OPEN SPACE LOT SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY HOME OWNER'S ASSOCIATION.
- THERE SHALL BE A 3' MINIMUM SEPARATION FROM EDGE OF TRAIL SURFACE TO LOT LINE.

#### EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
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., 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, 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

**BGE, Inc.**

7000 North Mopac, Suite 330  
Austin, TX 78731

Tel: 512-879-0400 • www.bgeinc.com

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