

Doc# 9664993
Pages: 2
Date : 12-13-1996
Time : 04:46:45 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 81.00

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Austin Custom Home Builders (Rick Jenkins) &
Alborz Corporation (Mike Hassibi)

SUBDIVISION NAME-- BRADFORD PARK, SECTION ONE

MAP RECORDED IN CABINET N SLIDE 393 & 394

PROPERTY FORMERLY KNOWN AS: 17.26 ac. Samuel Jenkins Sy, A 347, T.F. Rowe Sy,
A 810, C.E. Rowe Sy, A 871, William Barker Sy, A 107 & Asa Thomas Sy, A 609,
Document #9549492

HAND TO: City of Round Rock (Mona Ryan 218-5416)

INSTRUMENT DATE: 9-12-96

FILE DATE: December 13, 1996

OFFICIAL RECORDS
WILLIAMSON COUNTY TEXAS

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, MIKE ALEXANDER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS. THE 100-YEAR FLOOD PLAIN IS TO BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

MIKE ALEXANDER, P.E.

10-1-96
DATE



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT I, C. MICHAEL McMINN, JR., 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

AS SURVEYED BY:

C. MICHAEL McMINN, JR., R.P.L.S. No. 2345

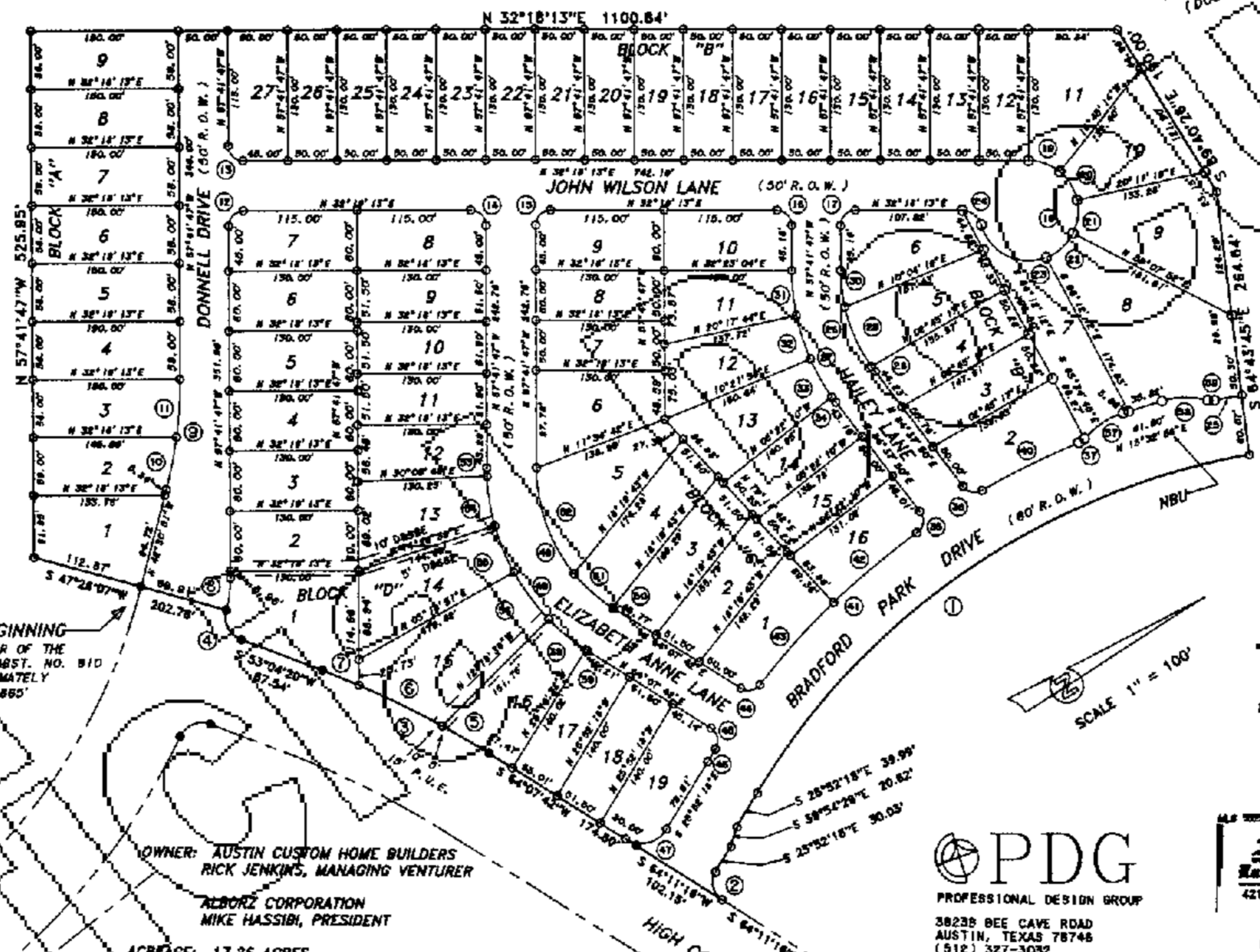
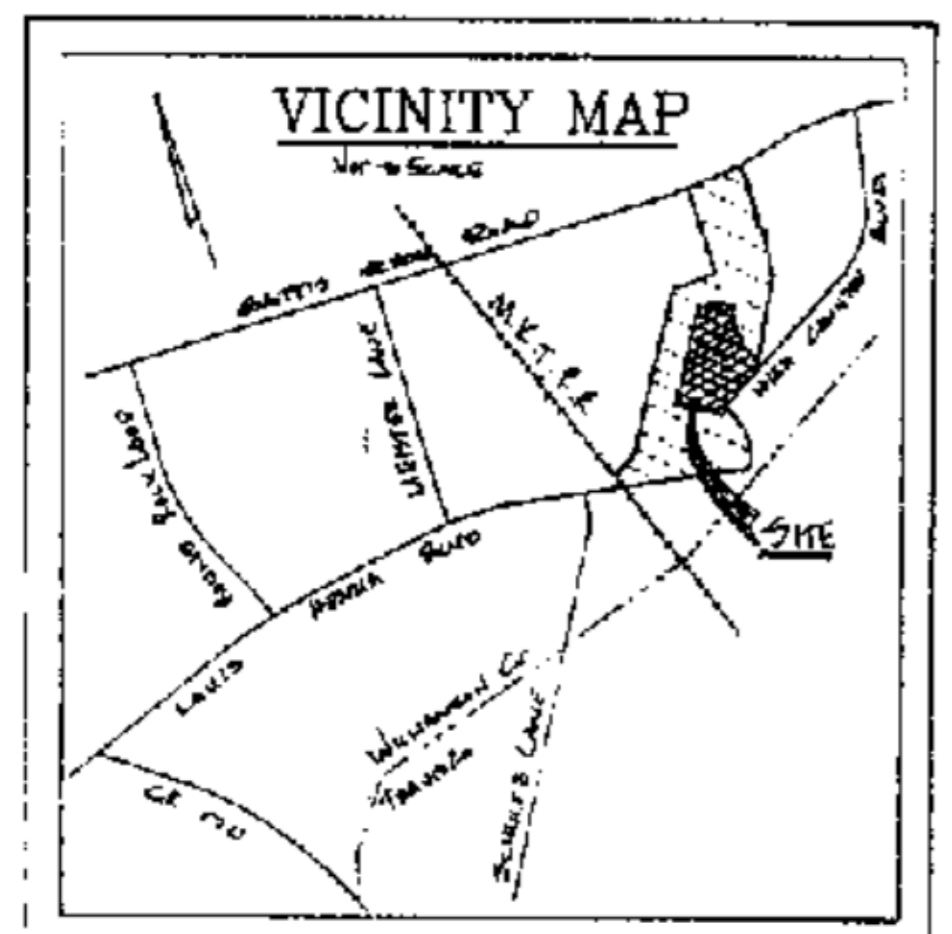
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LOT AREAS:

| AREAS OF LOTS IN BLOCK "A" | | | AREAS OF LOTS IN BLOCK "C" | | |
|----------------------------|---------|------|----------------------------|------|---------|
| LOT# | SQ. FT. | LOT# | SQ. FT. | LOT# | SQ. FT. |
| 1 | 8485 | 6 | 8700 | 1 | 8550 |
| 2 | 8150 | 7 | 8700 | 2 | 7610 |
| 3 | 8620 | 8 | 8700 | 3 | 8300 |
| 4 | 8700 | 9 | 8700 | 4 | 8840 |
| 5 | 8700 | | | 5 | 10905 |
| | | | | 6 | 9510 |
| | | | | 7 | 6500 |
| | | | | 8 | 6500 |
| | | | | 9 | 7750 |
| | | | | 10 | 6895 |
| | | | | 11 | 6695 |
| | | | | 12 | 7020 |
| | | | | 13 | 8920 |
| | | | | 14 | 10960 |
| | | | | 15 | 14185 |
| | | | | 16 | 9480 |
| | | | | 17 | 7315 |
| | | | | 18 | 7210 |
| | | | | 19 | 8160 |



PLACE OF BEGINNING
NORTHWEST CORNER OF THE
T.F. ROWE SURVEY, ABST. NO. 810
BEARS APPROXIMATELY
N 11° 16' W 865'

LEGEND
● IRON ROD FOUND
○ IRON ROD TO BE SET
DASSE DRAINAGE & STORM SEWER EASEMENT



OWNER: AUSTIN CUSTOM HOME BUILDERS
RICK JENKINS, MANAGING VENTURER
ALBORZ CORPORATION
MIKE HASSIBI, PRESIDENT

ACREAGE: 17.26 ACRES
SURVEY: SAMUEL JENKINS SURVEY, ABST. NO. 347,
T.F. ROWE SURVEY, ABST. NO. 810,
C.E. ROWE SURVEY, ABST. NO. 871
WILLIAM BARKER SURVEY, ABST. NO. 107
ASA THOMAS SURVEY, ABST. NO. 609

NO. OF BLOCKS: 4
NO. OF LOTS: 70
LINEAR FT. OF NEW STREET: 3262 LF.
DATE: JANUARY 9, 1996
SURVEYOR: McMINN LAND SURVEYING COMPANY
ENGINEER: PROFESSIONAL DESIGN GROUP

REVISED: SEPTEMBER 10, 1996

PDG
PROFESSIONAL DESIGN GROUP
38235 BEE CAVE ROAD
AUSTIN, TEXAS 78748
(512) 327-3082

McMinn
Land Surveying Co.
4210 Spinnwood Springs Rd.
Suite 201
Austin, Texas 78759
(512) 845-1970
FAX (512) 348-8888

BRADFORD PARK, SECTION ONE

PHOTOGRAPHIC MYLAR

Unrecorded

CURVE DATA:

| CURVE | RADIUS | TANGENT | LENGTH | CHORD | CH. BEARING |
|-------|---------|---------|---------|---------|--------------|
| C-1 | 740.00' | 351.00' | 622.53' | 604.34' | S 01°46'17"E |
| C-2 | 20.00' | 19.98' | 31.40' | 28.27' | S 70°50'31"E |
| C-3 | 975.00' | 94.35' | 187.12' | 187.83' | S 58°38'28"W |
| C-4 | 25.00' | 22.50' | 36.64' | 33.45' | N 84°49'25"W |
| C-5 | 875.00' | 27.39' | 54.78' | 54.78' | S 82°31'36"W |
| C-6 | 875.00' | 46.89' | 93.31' | 93.27' | S 58°10'33"W |
| C-7 | 875.00' | 20.03' | 40.06' | 40.05' | S 84°15'26"W |
| C-8 | 121.88' | 16.24' | 32.30' | 32.20' | N 90°06'18"W |
| C-9 | 421.40' | 56.16' | 111.66' | 111.34' | S 90°06'18"E |
| C-10 | 421.40' | 29.14' | 56.18' | 56.14' | S 93°44'27"E |
| C-11 | 421.40' | 26.78' | 53.48' | 53.44' | S 46°08'59"E |
| C-12 | 15.00' | 15.00' | 23.56' | 21.21' | N 12°41'47"W |
| C-13 | 15.00' | 15.00' | 23.56' | 21.21' | S 77°18'13"W |
| C-14 | 15.00' | 15.00' | 23.56' | 21.21' | N 77°18'13"E |
| C-15 | 15.00' | 15.00' | 23.56' | 21.21' | N 12°41'47"W |
| C-16 | 15.00' | 15.00' | 23.56' | 21.21' | N 77°18'13"E |
| C-17 | 15.00' | 15.00' | 23.56' | 21.21' | N 12°41'47"W |
| C-18 | 50.00' | -57.08' | 221.13' | 80.18' | S 20°59'49"E |
| C-19 | 50.00' | 17.88' | 33.88' | 33.33' | N 51°46'30"E |
| C-20 | 50.00' | 17.88' | 33.88' | 33.33' | S 88°18'57"E |
| C-21 | 50.00' | 17.88' | 33.88' | 33.33' | S 90°20'25"E |
| C-22 | 50.00' | 19.42' | 37.06' | 36.21' | S 09°38'32"E |
| C-23 | 80.00' | 53.73' | 82.13' | 75.21' | S 58°38'36"W |
| C-24 | 20.00' | 14.81' | 25.82' | 23.90' | S 69°00'11"W |
| C-25 | 800.00' | 14.19' | 28.38' | 28.38' | N 21°32'48"E |
| C-26 | 185.00' | 56.29' | 106.48' | 106.55' | N 76°31'56"W |
| C-27 | 215.00' | 73.35' | 141.37' | 138.83' | S 78°31'58"E |
| C-28 | 185.00' | 3.26' | 6.51' | 6.51' | S 85°45'39"W |
| C-29 | 185.00' | 33.10' | 65.34' | 64.81' | N 81°45'54"W |
| C-30 | 185.00' | 18.40' | 36.80' | 36.57' | N 64°03'32"W |
| C-31 | 215.00' | 22.61' | 45.08' | 44.98' | S 83°42'01"E |
| C-32 | 215.00' | 23.11' | 46.04' | 45.95' | S 75°50'19"E |
| C-33 | 215.00' | 21.79' | 43.43' | 43.35' | S 87°45'32"E |
| C-34 | 215.00' | 3.42' | 6.85' | 6.85' | N 88°32'54"E |
| C-35 | 15.00' | 15.85' | 24.10' | 21.59' | S 48°20'32"E |
| C-36 | 15.00' | 13.11' | 21.65' | 18.74' | S 45°25'53"W |
| C-37 | 15.00' | 3.58' | 7.02' | 6.96' | S 53°17'00"E |
| C-38 | 215.00' | 24.40' | 48.80' | 48.48' | N 71°12'56"E |
| C-39 | 215.00' | 1.15' | 2.30' | 2.30' | N 64°26'05"E |
| C-40 | 800.00' | 54.53' | 108.88' | 106.80' | N 06°13'45"E |
| C-41 | 800.00' | 111.41' | 221.40' | 220.68' | S 11°14'35"E |
| C-42 | 800.00' | 54.88' | 109.58' | 109.50' | S 07°14'20"E |
| C-43 | 800.00' | 56.00' | 111.81' | 111.72' | S 15°10'01"E |
| C-44 | 15.00' | 13.34' | 21.81' | 19.94' | S 22°28'43"W |
| C-45 | 15.00' | 15.28' | 23.84' | 21.41' | S 70°20'28"E |
| C-46 | 800.00' | 7.41' | 14.82' | 14.82' | S 25°20'28"E |
| C-47 | 30.00' | 30.00' | 47.15' | 42.43' | S 18°07'48"W |
| C-48 | 185.00' | 91.79' | 187.53' | 180.43' | N 86°47'02"W |
| C-49 | 215.00' | 118.41' | 218.30' | 209.04' | S 85°47'02"E |
| C-50 | 185.00' | 0.86' | 1.72' | 1.72' | S 64°20'38"W |
| C-51 | 185.00' | 25.88' | 51.29' | 51.08' | S 73°37'56"W |
| C-52 | 185.00' | 36.67' | 74.52' | 72.23' | N 77°34'46"W |
| C-53 | 215.00' | 4.11' | 8.22' | 8.22' | S 58°47'29"E |
| C-54 | 215.00' | 25.25' | 50.28' | 50.17' | S 68°35'11"E |
| C-55 | 215.00' | 25.25' | 50.28' | 50.17' | S 79°59'10"E |
| C-56 | 215.00' | 29.30' | 58.63' | 58.45' | N 85°30'07"E |
| C-57 | 85.00' | 24.87' | 47.83' | 47.83' | N 00°34'18"W |
| C-58 | 85.00' | 24.08' | 46.88' | 46.50' | N 31°21'18"E |
| C-59 | 15.00' | 3.58' | 6.97' | 6.81' | S 33°50'45"W |

DESCRIPTION

DESCRIPTION OF 17.26 ACRES, MORE OR LESS, OF LAND AREA, IN THE SAMUEL JENKINS SURVEY, ABSTRACT NO. 347, THE T.F. ROWE SURVEY, ABSTRACT NO. 810, THE C.E. ROWE SURVEY, ABSTRACT NO. 871, THE WILLIAM BARKER SURVEY, ABSTRACT NO. 107, AND THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED DATED OCTOBER 25, 1995 FROM THE COUNTY OF WILLIAMSON TO AUSTIN CUSTOM HOME BUILDERS JV AND ALBORZ CORPORATION, AS RECORDED IN DOCS 9549492, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT 0.278 OF AN ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JANUARY 29, 1996 FROM JAMES N. CRUISE, TO ALBORZ CORPORATION AND AUSTIN CUSTOM HOME BUILDERS JV, AS RECORDED IN DOCS 9611258, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the northwest line of High Country Boulevard, a 2.373 acre tract of land as described in a dedication of Right of Way of record in Volume 1502, Page 841, Official Records of Williamson County, Texas, being the southeast corner of that strip of land to be known as Donnell Drive, from which the northwest corner of the T.F. Rowe Survey, Abstract No. 810, bears approximately N 11°16'W 865 feet;

THENCE leaving the PLACE OF BEGINNING and said High Country Boulevard, and entering the Austin Custom Homes tract, the following ten (10) courses:

- S 47°26'07"W 112.87 feet to the south corner of the herein described tract of land;
- N 57°41'47"W 525.95 feet to the west corner of the herein described tract of land;
- N 32°18'11"E 1100.84 feet to the north corner of the herein described tract of land;
- S 89°40'26"E 190.00 feet;
- S 64°43'45"E 264.64 feet to the northerly east corner of the herein described tract of land;

- with a left breaking curve having a radius length of 740.00 feet, an arc length of 622.53 feet and a chord which bears S 01°46'17"E 604.34 feet;
- S 25°52'18"E 39.99 feet;
- S 39°54'29"E 20.62 feet;
- S 25°52'18"E 30.03 feet to the beginning of a left breaking curve; and
- with said left breaking curve having a radius length of 20.00 feet, an arc length of 31.40 feet and a chord which bears S 70°50'31"E 28.27 feet on the northwest line of High Country Boulevard, said being the southeast line of the Austin Custom Homes Tracts, for the southerly east corner of the herein described tract of land;

THENCE with the common line of High Country Boulevard and the Austin Custom Homes Tracts, the following six (6) courses:

- S 64°11'16"W 102.15 feet to an iron rod found;
- S 64°07'42"W 174.80 feet to an iron rod found at the beginning of a left breaking curve;
- with said left breaking curve having a radius length of 975.00 feet, an arc length of 188.12 feet and a chord which bears S 58°36'28"W 187.83 feet, to an iron rod found;
- S 53°04'20"W 87.54 feet to an iron rod found at the beginning of a right breaking curve;
- with said right breaking curve having a radius length of 25.00 feet, an arc length of 36.64 feet and a chord which bears N 54°49'33"W 34.45 feet; and
- S 47°26'07"W 89.91 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 17.26 acres, more or less, of land area, as described from record information and measurements made on the ground during December 1995, by McMinn Land Surveying Company of Austin, Texas, hereby partly that this description closes mathematically to a precision in excess of 1:50,000.

PLAT NOTES:

DRAINAGE EASEMENT NOTE:

No fence or other obstruction shall be placed or installed in any drainage easement shown herein.

FLOOD PLAIN NOTE:

No portion of this subdivision lies within the 25-year and 100-year flood plain.

EASEMENT NOTE:

A (7.5') seven and one-half foot wide Public Utility Easement is hereby dedicated adjacent to all road lot lines.

A (10') ten foot wide Public Utility Easement is hereby dedicated adjacent to all street lot lines.

BUILDING SETBACK LINE NOTE:

Building setbacks shall be established in accordance with the City of Round Rock Zoning Ordinance.

SIDEWALK NOTE:

Sidewalks shall be constructed in accordance with the City of Round Rock Subdivision Ordinance.

LIMITED ACCESS NOTE:

Vehicle access to High Country Boulevard and Bradford Park Drive is prohibited.

A specific exception is hereby authorized to allow Lots 7 and 8 of Block "B" as double front lots.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

That I, Mike Hassibi, President of Alborz Corporation, the owner of the certain tract of land recorded in DOCS 9549492, Official Records of Williamson County, Texas, do hereby consent to the subdivision of 17.26 acres of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to all dedications and plat notes shown herein.

Mike Hassibi
Mike Hassibi, President
Alborz Corporation

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

This instrument was acknowledged before me on the 12 day of Sept. 1996, by Mike Hassibi, President of Alborz Corporation, on behalf of said Alborz Corporation.

Kay Lynn Coen
Notary Public, State of Texas

Printed Name: *KAY LYNN COEN*
My commission expires: *12-15-99*



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

That First Continental Investment Co., Ltd., acting by and through John Bonner, its Manager, being the holder of a lien by way of a Deed of Trust recorded in DOCS 957719, Official Records of Williamson County, Texas, does hereby consent to the subdivision of 17.26 acres of land situated in the City of Round Rock, Williamson County, Texas, and does further hereby join, approve, and consent to all dedications and plat notes shown herein.

John Bonner
John Bonner, Manager

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

This instrument was acknowledged before me on the 2nd day of October, 1996, by John Bonner, Manager, on behalf of said First Continental Investment Co., Ltd.

Kathryn Evans
Notary Public, State of Texas

Printed Name: *Kathryn Evans*
My Commission expires: *1-1-98*



Approved this 9th day of October 1996, 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.

At Risk, Chairman
Robert R. Balinger, Secretary

PASSED AND APPROVED, on the 9th day of October, 1996.

Charles Guiseppe, Mayor
John Land, City Secretary

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, Elaine Bizzell, 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 12 day of September, A.D., 1996, at 4:16 o'clock P.M. and duly recorded on the 12 day of September, A.D., 1996 at 4:16 o'clock P.M. in the Plat Records of said County, in Cabinet 12, Slide 394-395.

WITNESS MY HAND AND SEAL of the County Court of said County, at my office in Georgetown, Texas, the 12th day of September, 1996.

ELAINE BIZZELL, Clerk, County Court of Williamson County, Texas
By: *Heather Hampton*
Deputy



PHOTODUPLICATION