

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Rayco Ltd.

SUBDIVISION NAME-- BRADFORD PARK, SECTION TWO, PHASE TWO

MAP RECORDED IN CABINET 0, SLIDES 293 & 294

PROPERTY FORMERLY KNOWN AS: 9.03 ac. Samuel Jenkins Sy, A 347, T.F. Rowe Sy, A 810 & Asa Thomas Sy, A 609

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

INSTRUMENT DATE: January 2, 1997

FILE DATE: July 1, 1997

Doc# 9729452  
# Pages: 2  
Date : 07-01-1997  
Time : 04:16:15 P.M.  
Filed & Recorded in  
Official Records  
of WILLIAMSON County, TX.  
ELAINE BIZZELL  
COUNTY CLERK  
Rec. \$ 81.00

OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF WILLIAMSON:

That I, HERB QUIROGA, Vice-President of Kaufman and Broad of San Antonio, Inc., general partner, the Owner of the certain tract of land recorded in DOCN 9667251, Official Records of Williamson County, Texas, do hereby state there are no lien holders of the certain tract of land, and do hereby dedicate to the public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Rayco, Ltd:

BY: Kaufman and Broad of San Antonio, Inc. General partner

BY: Herb Quiroga Vice-President

STATE OF TEXAS: COUNTY OF WILLIAMSON:

This instrument was acknowledged before me of the 27th day of January 1997, by Herb Quiroga Vice-President of Kaufman and Broad of San Antonio, Inc., General partner of Rayco, Ltd.

Notary Public, State of Texas

Printed Name: Terri L. Horn My commission expires: 7/12/97



DESCRIPTION OF 9.03 ACRES, MORE OR LESS, OF LAND AREA, IN THE SAMUEL JENKINS SURVEY, ABSTRACT NO. 347, THE T.F. ROWE SURVEY, ABSTRACT NO. 810, 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 DECEMBER 30, 1986 FROM BRADFORD II, L.L.C., TO RAYCO LTD., AS RECORDED IN DOCN 9667251, 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, for the southeast corner of the Rayco Ltd. Tract, from which the northwest corner of the T.F. Rowe Survey, Abstract No. 810, bears approximately N 76°00' W 1238 feet:

THENCE leaving the PLACE OF BEGINNING with the common line of said High Country Boulevard, and the Rayco Ltd. Tract, the following three (3) courses:

- 1. S 64°09'00"W 285.40 feet to an iron rod found;
2. S 62°41'45"W 45.27 feet to an iron rod found; and
3. S 64°16'00"W 173.10 feet to the southwest corner of Bradford Park, Section One, as recorded in Cabinet N, Slide 393, for the south corner of the Rayco Ltd. Tract, same being the south corner of the herein described tract of land;

THENCE leaving High Country Boulevard with the common line of the Rayco Ltd. Tract, and Bradford Park, Section One, the following five (5) courses:

- 1. with a right breaking curve having a radius length of 20.00 feet, an arc length of 31.40 feet and a chord which bears N 70°50'30"W 26.27 feet;
2. N 25°52'18"W 30.03 feet;
3. N 39°54'29"W 20.62 feet;
4. N 25°52'18"W 39.99 feet to the beginning of a right breaking curve;
5. with said right breaking curve having a radius length of 740.00 feet, an arc length of 163.06 feet and a chord which bears N 19°33'30"W 162.73 feet to the southerly northwest corner of the herein described tract of land;

THENCE leaving Bradford Park, Section One, and entering the Rayco Ltd. Tract, the following seven (7) courses:

- 1. N 76°45'13"E 128.53 feet;
2. N 16°18'36"W 65.08 feet;
3. N 88°20'48"E 183.28 feet;
4. N 27°21'21"E 58.64 feet;
5. N 09°03'43"E 188.48 feet;
6. N 70°13'24"W 133.45 feet; and
7. N 80°27'08"W 162.28 feet to the proposed east line of Bradford Park Drive;

THENCE with the proposed east line of Bradford Park Drive, the following two (2) courses:

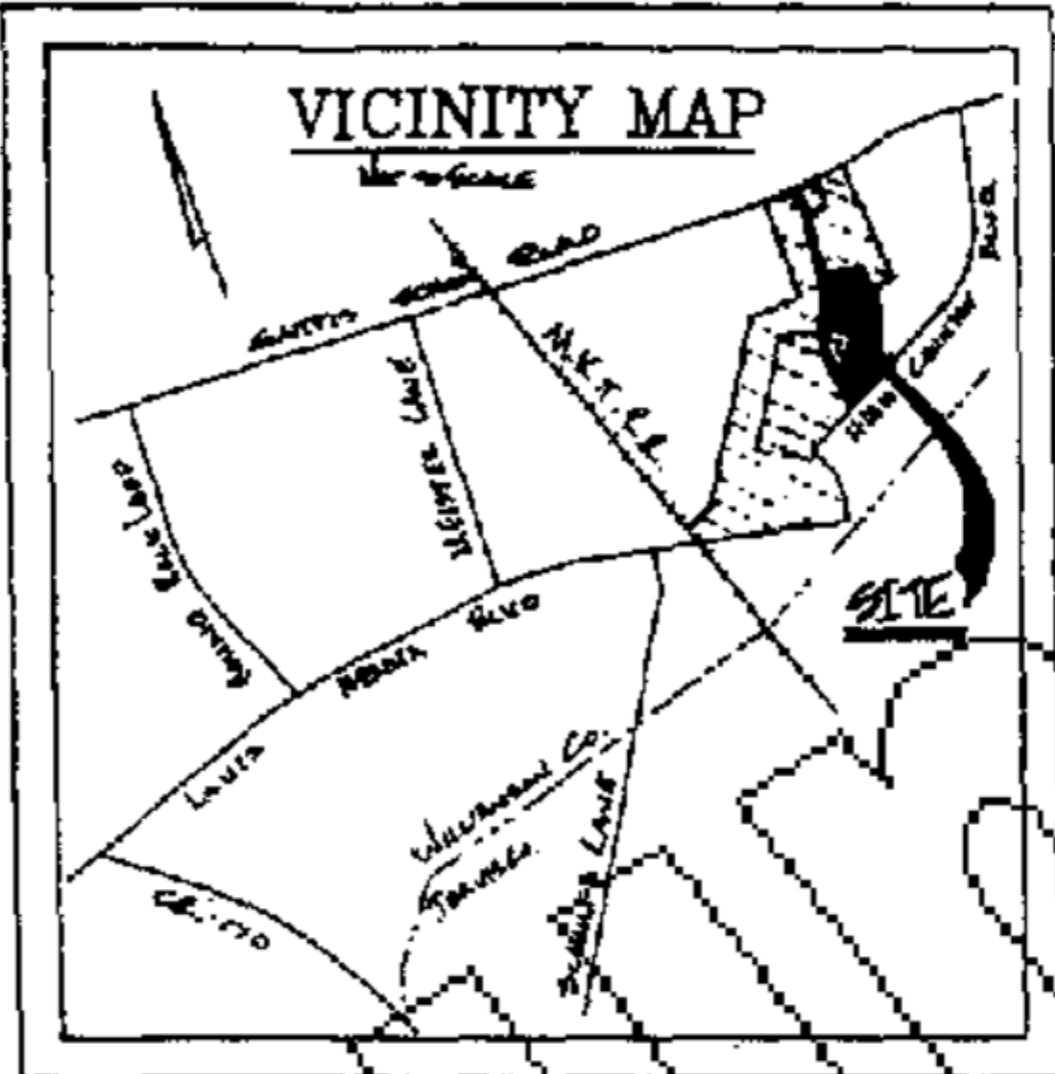
- 1. N 24°27'31"E 286.06 feet to the beginning of a left breaking curve;
2. with said left breaking curve having a radius length of 1900.00 feet, an arc length of 30.36 feet and a chord which bears N 23°22'15"E 30.36 feet to the northerly northwest corner of the herein described tract of land;

THENCE leaving the proposed Bradford Park Drive, with the line of Section Two, Phase Two, the following two (2) courses:

- 1. S 79°48'44"E 376.37 feet;
2. S 84°34'02"E 118.50 feet; and
3. S 00°47'48"W 100.74 feet to an iron rod found for an interior corner of the Rayco Ltd. Tract;

THENCE with the line of the Rayco Ltd. Tract, the following two (2) courses:

- 1. S 09°03'45"W 567.33 feet to an iron rod found; and
2. S 11°24'00"E 32.25 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 9.03 acres, more or less, of land area, as described from record information and measurements made on the ground during December 1996, by McMINN Land Surveying Company of Austin, Texas. I hereby certify that this description closes mathematically to a precision in excess of 1:50,000.



Approved this 6th day of February 1997, 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.
Al Kunk, Chairman; Robert K. Belanger, Secretary.
PASSED AND APPROVED, on the 6th day of February 1997.
Charles Guisepaar, Mayor; JoAnne Leno, City Secretary.
ATTEST: JoAnne Leno, City Secretary.

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ELAINE BIZZELL
COUNTY CLERK
Rec. # 81.00

STATE OF TEXAS: COUNTY OF WILLIAMSON:
1. 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 6th day of February, A.D., 1997, at 4 o'clock P.M. and duly recorded on the 6th day of February, A.D., 1997, at 4 o'clock P.M. in the Plat Records of said County, in Cabinet 0, Slides 293-294.

WITNESS MY HAND AND SEAL of the County Court of said County, at my office in Georgetown, Texas, the date last above written.

ELAINE BIZZELL, Clerk, County Court Williamson County, Texas.
By: Julie Langford Deputy



PDG PROFESSIONAL DESIGN GROUP
38238 BEE CAVE ROAD
AUSTIN, TEXAS 78746
(512) 527-3032

McMinn Land Surveying Co.
4210 Spicewood Springs Rd.
Suite 201
Austin, Texas 78759
(512) 343-1970
FAX (512) 344-4884

BRADFORD PARK SECTION TWO, PHASE TWO

NOTE: THIS PLAT SHALL NOT BE RECORDED UNTIL BRADFORD PARK SECTION TWO, PHASE ONE HAS BEEN RECORDED.

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.

MIKE ALEXANDER, P.E. DATE 11-26-96



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.C.S. No. 4267
McMINN LAND SURVEYING COMPANY
4210 SPICEWOOD SPRINGS ROAD, No. 201
AUSTIN, TEXAS 78759
DATE 11-24-96



OWNER: RAYCO LTD.
4800 Fredricksburg
San Antonio, Texas 78229

ACREAGE: 9.03 ACRES
SURVEY: SAMUEL JENKINS SURVEY, ABST. NO. 347, T.F. ROWE SURVEY, ABST. NO. 810, ASA THOMAS SURVEY, ABST. NO. 609

NO. OF BLOCKS: 2
NO. OF LOTS: 44
LINEAR FT. OF NEW STREET: 1330 LF.
DATE: January 27, 1997
SURVEYOR: McMINN LAND SURVEYING COMPANY
ENGINEER: PROFESSIONAL DESIGN GROUP

PHOTOGRAPHIC MYLAR

**DRAINAGE EASEMENT NOTE:**

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

**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 rear 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:**

Driveways onto High Country Boulevard are prohibited.

Driveway access to Bradford Park Drive is prohibited, except for Lot 1, Block "F".

**CURVE DATA:**

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C-1	20.00'	18.98'	31.40'	28.27'	N 70°30'30"W
C-2	740.00'	61.86'	183.06'	162.73'	N 19°33'30"W
C-3	740.00'	7.65'	15.30'	15.30'	N 25°16'45"W
C-4	740.00'	41.01'	81.93'	81.93'	N 21°51'00"W
C-5	740.00'	32.94'	65.83'	65.81'	N 15°47'45"W
C-6	740.00'	232.47'	486.96'	478.24'	N 08°26'15"E
C-7	15.00'	14.71'	23.27'	23.00'	N 18°45'00"E
C-8	15.00'	17.08'	29.52'	22.35'	N 87°04'45"W
C-9	205.00'	3.66'	7.72'	7.72'	N 85°16'00"E
C-10	188.00'	2.82'	5.84'	5.84'	N 85°16'00"E
C-11	205.00'	111.97'	204.96'	198.53'	S 37°42'15"W
C-12	205.00'	18.89'	37.29'	37.23'	S 81°08'15"W
C-13	205.00'	22.40'	44.81'	44.53'	S 89°41'30"W
C-14	205.00'	22.41'	44.85'	44.58'	S 87°13'00"W
C-15	205.00'	22.39'	44.78'	44.51'	S 84°44'45"W
C-16	205.00'	16.80'	33.82'	33.78'	S 13°47'15"W
C-17	155.00'	64.86'	124.97'	120.58'	S 37°42'15"W
C-18	155.00'	30.58'	60.34'	60.00'	S 50°11'15"W
C-19	155.00'	48.82'	94.38'	93.13'	S 26°38'45"W
C-20	15.00'	14.71'	23.27'	23.00'	S 35°28'30"E
C-21	15.00'	15.82'	25.62'	25.34'	N 38°04'15"E
C-22	90.00'	7.32'	14.38'	14.38'	S 28°05'30"E
C-23	90.00'	29.82'	53.82'	51.33'	S 30°11'15"W
C-24	90.00'	18.73'	32.28'	31.33'	S 10°12'30"E
C-25	90.00'	18.14'	31.22'	30.78'	S 55°35'45"E
C-26	90.00'	215.11'	39.93'	38.89'	N 83°57'30"E
C-27	15.00'	9.38'	18.33'	18.13'	N 80°26'45"W
C-28	15.00'	19.45'	38.60'	38.30'	N 77°40'45"W
C-29	205.00'	23.86'	41.08'	40.83'	N 78°48'45"W
C-30	205.00'	73.34'	141.60'	140.58'	N 74°38'30"W
C-31	205.00'	68.23'	134.40'	133.40'	N 87°35'30"W
C-32	15.00'	15.82'	25.62'	25.34'	N 89°27'30"E
C-33	15.00'	18.08'	28.94'	28.21'	N 20°32'30"W
C-34	800.00'	15.18'	30.34'	30.21'	S 23°22'15"W

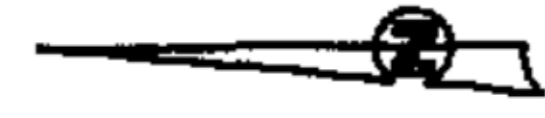
AREAS OF LOTS IN BLOCK "A"

LOT#	SQ. FT.	ACRES
1	9195	0.21
2	7880	0.18
3	6980	0.16
4	6800	0.16
5	6888	0.16
6	6880	0.16
7	7900	0.18
8	6990	0.16
9	10320	0.24
10	8682	0.20
11	7450	0.17
12	8500	0.19
13	8500	0.19
14	8500	0.19

AREAS OF LOTS IN BLOCK "B"

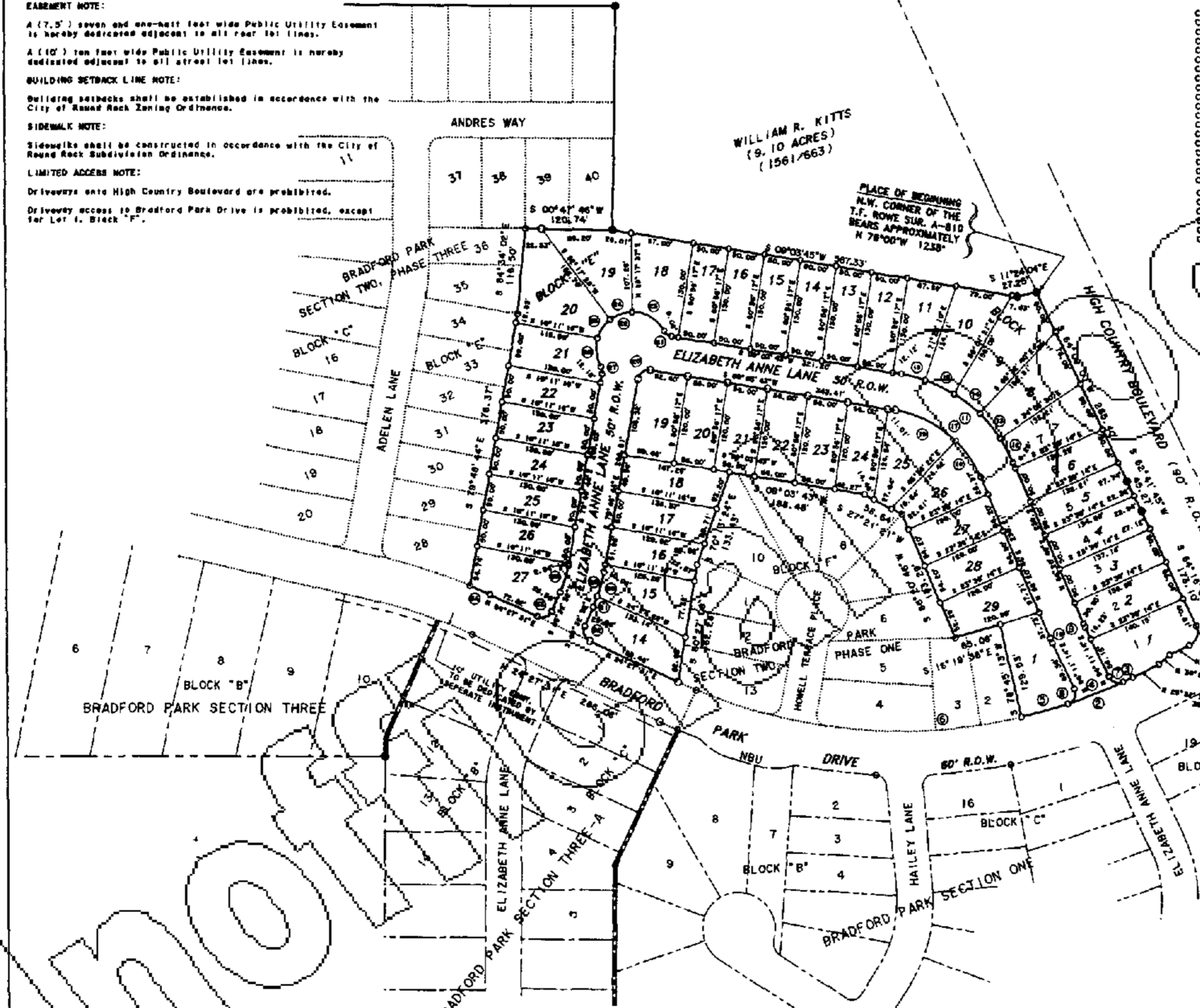
LOT#	SQ. FT.	ACRES
1	8900	0.20
14	8380	0.19
15	7725	0.18
16	6878	0.16
17	6700	0.15
18	7275	0.17
19	8150	0.19
20	8720	0.20
21	8720	0.20

SCALE 1" = 100'



**LEGEND**

- IRON ROD FOUND
- IRON ROD TO BE SET
- ⊙ CURVE NUMBER



**PDG**  
PROFESSIONAL DESIGN GROUP  
3828 MCC GAVE ROAD  
AUSTIN, TEXAS 78744  
(812) 827-3082

**Mr. Minn**  
Land Surveying Co.  
4219 Spanglers Springs Rd.  
Suite 201  
Austin, Texas 78738  
(512) 348-1999  
FAX (512) 348-1998

**BRADFORD PARK  
SECTION TWO, PHASE TWO**

PHOTOGRAPHIC MYLAR

UNOFFICIAL