

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Kaufman and Broad

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

MAP RECORDED IN CABINET 0, SLIDES 295 & 296

PROPERTY FORMERLY KNOWN AS: 18.91 ac Samuel Jenkins Sy, A 347, T.F. Rowe Sy, A 810 & Asa Thomas Sy, A 609

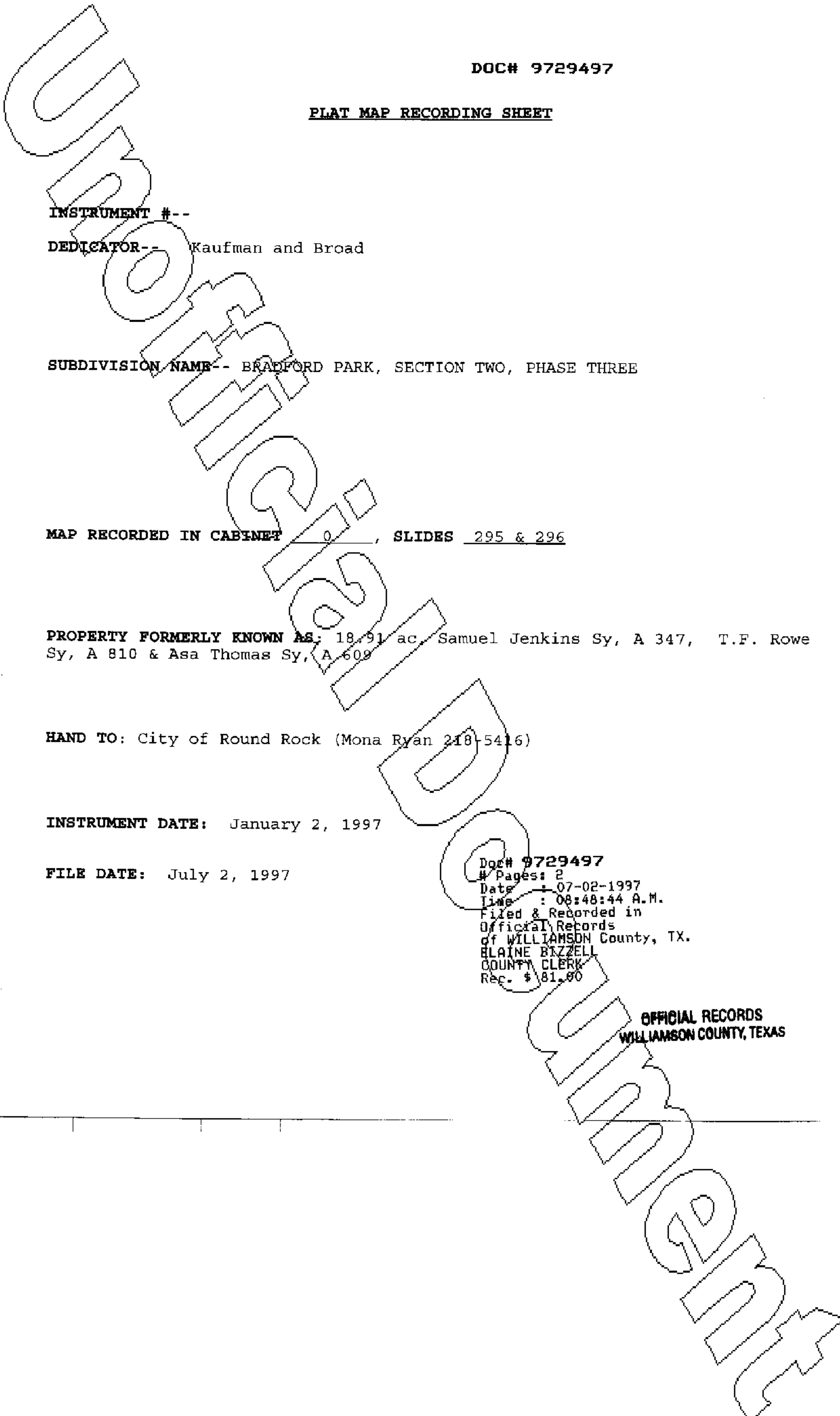
HAND TO: City of Round Rock (Mona Ryan 218-5416)

INSTRUMENT DATE: January 2, 1997

FILE DATE: July 2, 1997

Doc# 9729497
Pages: 2
Date : 07-02-1997
Time : 08:48:44 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 81.00

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

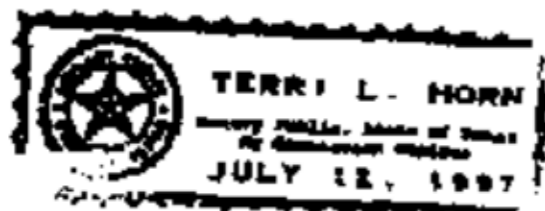


STATE OF TEXAS: COUNTY OF WILLIAMSON: That I, HERB QUINAGA, Vice-President of Koutman and Broad of San Antonio, Inc., general partner, the Owner of the certain tract of land referred in DOCK #667261, Official Records of Williamson County, Texas, do hereby state there are no liens holders of the certain tract of land, and do hereby dedicate to the public use for the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Resco, Ltd: BY: Koutman and Broad of San Antonio, Inc. General partner: Herb Quinaga, Vice-President

STATE OF TEXAS: COUNTY OF WILLIAMSON: This instrument was acknowledged before me at the 2nd day of January 1997, by Herb Quinaga, Vice-President of Koutman and Broad of San Antonio, Inc., General partner of Resco, Ltd.

Printed Name: TERRI L. HORN My commission expires: JULY 12, 1997



- 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') easement and easement fee with Public Utility Easement is hereby dedicated adjacent to all four 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: Driveway access to Bradford Park Drive is prohibited.

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: 11-22-96



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., P.E., S. No. 4267 McMinn Land Surveying Company 2210 W. CEDARWOOD SPRINGS ROAD, No. 201 AUSTIN, TEXAS 78704



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

ACREAGE: 18.91 ACRES SURVEY: SAMUEL JENKINS SURVEY, ABST. NO. 647, T.F. ROWE SURVEY, ABST. NO. 810, ASA THOMAS SURVEY, ABST. NO. 609

NO. OF BLOCKS: 5 NO. OF LOTS: 75 LINEAR FT. OF NEW STREET: 2287 FT. DATE: January 27, 1997 SURVEYOR: MCMINN LAND SURVEYING COMPANY ENGINEER: PROFESSIONAL DESIGN GROUP

CURVE DATA table with columns: CURVE, RADIUS, TANGENT, LENGTH, CHORD, CH. BEARING. Rows C-1 through C-41.

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

FILE: BRADPARK.CRD; SC20LLPH.PLI

DESCRIPTION OF 18.91 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, 1996 FROM BRADFORD II, L.L.C., TO RAYCO LTD., AS RECORDED IN DOCK #667261, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the northwest line of High Country Boulevard, for the southeast corner of the Rayco Ltd. Tract;

THENCE leaving the PLACE OF COMMENCEMENT and said High Country Boulevard, with the east line of the Rayco Ltd. Tract, N 11°24'04"W 27.25 feet and N 09°03'45"E 567.33 feet to the southerly southwest corner and PLACE OF BEGINNING of the herein described tract of land, from which the northwest corner of the T.F. Rowe Survey, Abstract No. 810, bears approximately S 77°24'W 1316 feet;

THENCE leaving the PLACE OF BEGINNING and entering the Rayco Ltd. Tract, the following three (3) courses:

- 1. N 00°47'46"E 120.74 feet; 2. N 84°34'02"W 116.50 feet; and 3. N 78°48'44"W 376.37 feet to the proposed east line of Bradford Park Drive, for the northerly southwest corner of the herein described tract of land;

THENCE with the proposed east line of Bradford Park Drive, the following six (6) courses:

- 1. with a left breaking curve having a radius length of 300.00 feet, an arc length of 132.69 feet and a chord which bears N 17°31'58"E 132.53 feet; 2. N 12°46'49"E 255.37 feet to the beginning of a left breaking curve; 3. with said left breaking curve having a radius length of 300.00 feet, an arc length of 8.45 feet and a chord which bears N 12°28'39"E 8.45 feet; 4. N 12°10'30"E 285.92 feet to the beginning of a left breaking curve; 5. with said left breaking curve having a radius length of 300.00 feet, an arc length of 175.81 feet and a chord which bears N 00°52'45"E 175.46 feet; 6. N 00°25'00"W 80.77 feet to an interior corner of the Rayco Ltd. Tract, same being the southerly northeast corner of the herein described tract of land;

THENCE leaving the proposed east line of Bradford Park Drive, with the line of the Rayco Ltd. Tract, the following three (3) courses:

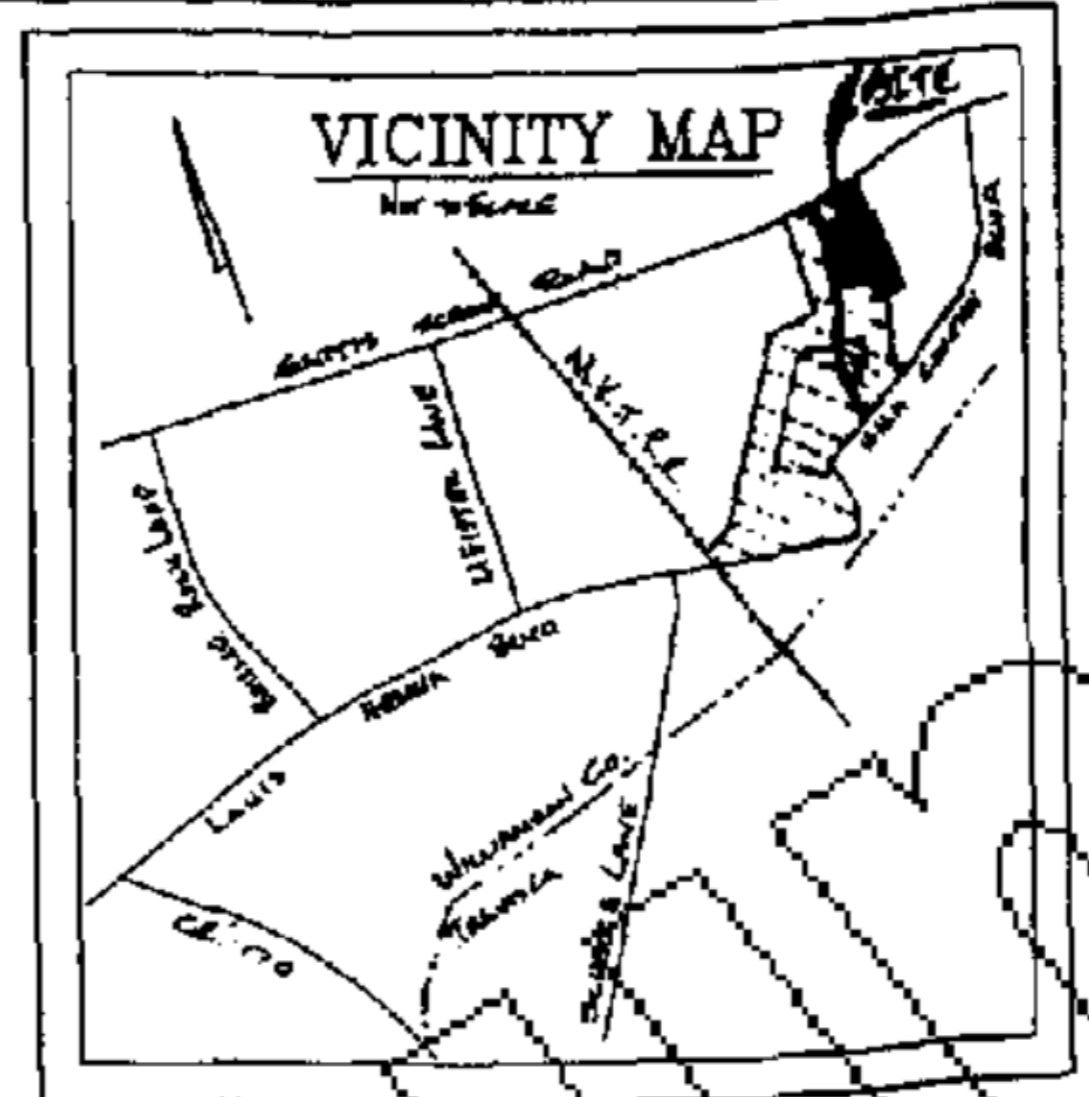
- 1. S 85°14'57"E 81.79 feet; 2. S 79°48'44"E 120.90 feet; and 3. N 00°25'02"W 257.37 feet to the south line of Gottlieb School Road for the northwesterly corner of the Rayco Ltd. Tract, same being the northerly northwest corner of the herein described tract of land;

THENCE with the common line of Gottlieb School Road and the Rayco Ltd. Tract, the following three (3) courses:

- 1. N 76°35'00"E 51.78 feet; 2. N 76°38'00"E 124.25 feet; and 3. N 75°38'00"E 169.87 feet to the north corner of the Rayco Ltd. same being the north corner of the herein described tract of land;

THENCE leaving Gottlieb School Road, with the line of the Rayco Ltd. Tract, the following nine (9) courses:

- 1. S 18°06'30"E 1.95 feet to the beginning of a right breaking curve; 2. with said right breaking curve having a radius length of 184.27 feet, an arc length of 116.54 feet, and a chord which bears S 51°44'30"W 114.87 feet; 3. S 30°58'30"E 227.94 feet; 4. S 77°06'50"W 9.85 feet; 5. S 04°28'49"E 111.03 feet to an iron rod found; 6. S 10°46'12"E 145.52 feet to an iron rod found; 7. S 39°23'06"E 93.89 feet to an iron rod found; 8. S 00°18'31"W 799.88 feet to an iron rod found; 9. N 89°08'33"E 304.13 feet to the PLACE OF BEGINNING. There are contained within the herein described tract of land, 18.91 acres, more or less, of land area, as described from information and measurements made on the ground during December, 1995, by Nathan 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 27th day of February 1997, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed by the County Clerk of Williamson County, Texas. Robert A. Baignard, Secretary City of Round Rock, Texas. APPROVED, on the 6th day of February 1997. James C. Culpepper, Mayor City of Round Rock, Texas. ATTEST: Elaine Bizzell, County Clerk City of Round Rock, Texas.

Doc# 9724497 # Pages: 2 Date: 07-02-1997 Time: 08:44 A.M. Filed & Recorded in Official Records of Williamson County, Texas. ELAINE BIZZELL COUNTY CLERK Rec. # 81.00

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 6th day of February, A.D., 1997, at 8:44 A.M. and duly recorded on the 7th day of February, A.D., 1997, at 8:44 A.M. in the Plat Records of said County, in Cabinet # 295, Slide # 295.

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: [Signature] Deputy



PDG PROFESSIONAL DESIGN GROUP 38230 BEE CAVE ROAD AUSTIN, TEXAS 78746 (512) 327-3032

McMinn Land Surveying Co. 4210 Delwood Springs Rd. Suite 201 Austin, Texas 78700 (512) 545-1970 FAX (512) 546-0000

BRADFORD PARK SECTION TWO, PHASE THREE

PHOTOGRAPHIC MYLAR

AREAS OF LOTS IN BLOCK "A"

LOT#	SQ.FT.	LOT#	SQ.FT.
1	7185	8	6945
2	6845	6	6830
3	6845	7	7345
4	6845		

AREAS OF LOTS IN BLOCK "B"

LOT#	SQ.FT.	LOT#	SQ.FT.
1	7770	10	8055
2	6830	11	7860
3	6830	12	7130
4	6875	13	6880
5	6880	14	7010
6	7910	15	7030
7	6875	16	7205
8	6725	17	8875
9	7485	18	7940

AREAS OF LOTS IN BLOCK "C"

LOT#	SQ.FT.	LOT#	SQ.FT.
1	7370	11	7685
2	8500	12	6705
3	6725	13	7105
4	8500	14	7275
5	8500	15	8890
6	8500	16	8890
7	8840	17	8890
8	8885	18	8890
9	8500	19	8890
10	7850	20	8285

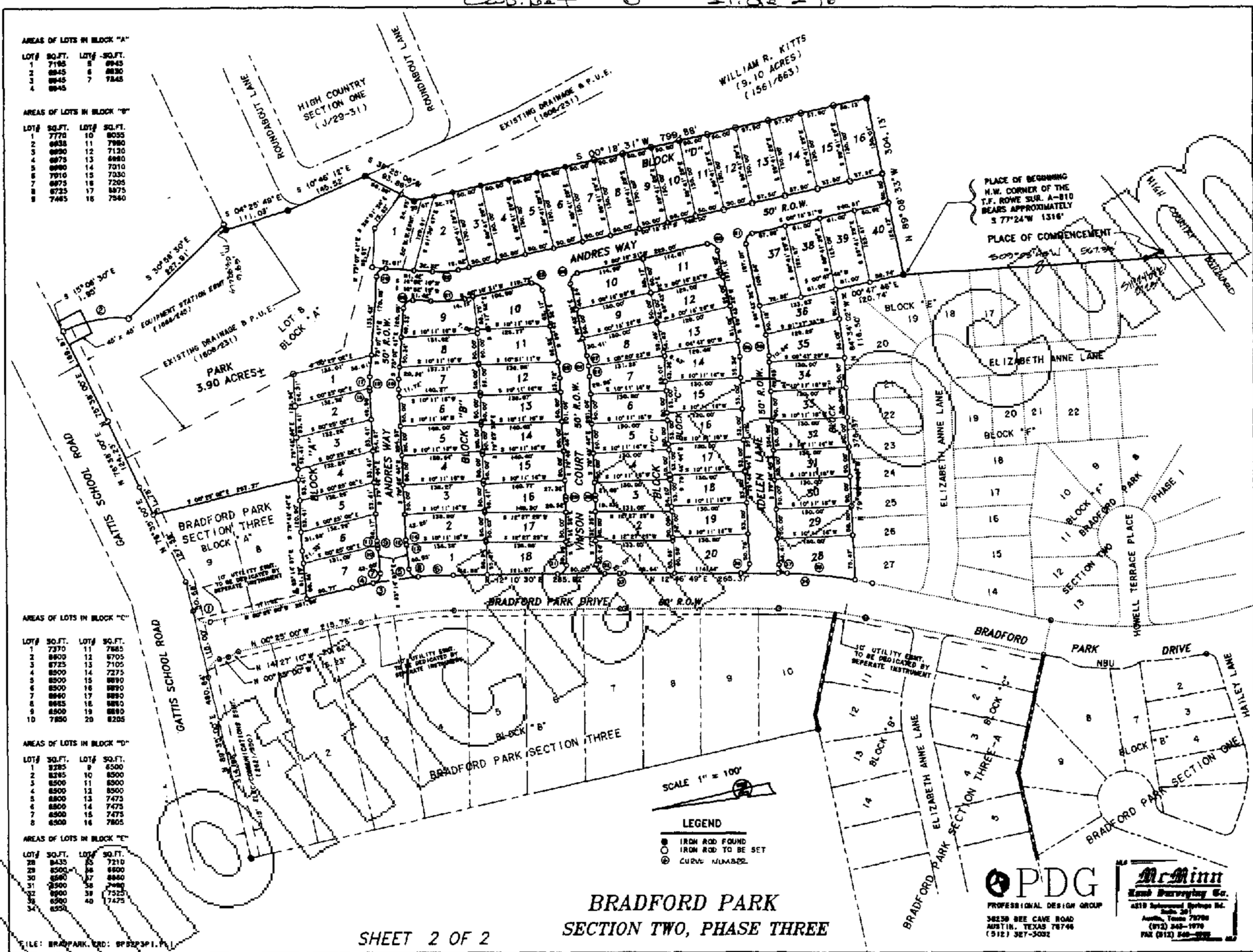
AREAS OF LOTS IN BLOCK "D"

LOT#	SQ.FT.	LOT#	SQ.FT.
1	8285	9	8500
2	8285	10	8500
3	8500	11	8500
4	8500	12	8500
5	8500	13	7475
6	8500	14	7475
7	8500	15	7475
8	8500	16	7805

AREAS OF LOTS IN BLOCK "E"

LOT#	SQ.FT.	LOT#	SQ.FT.
28	8435	35	7210
29	8500	36	8800
30	8500	37	8800
31	8500	38	7980
32	8500	39	7525
33	8500	40	7475
34	8500		

PHOTOGRAPHIC MYLAR



**BRADFORD PARK
SECTION TWO, PHASE THREE**

SCALE 1" = 100'

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

PDG
PROFESSIONAL DESIGN GROUP
38250 BEE CAVE ROAD
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(512) 327-3002

Mr. Mintt
Land Surveying Co.
4518 Springwood Springs Rd.
Austin, Texas 78704
(512) 348-1970
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Submitted