

DOC# 9729548

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Austin Custom Home Builders and
Alborz Corpotion

SUBDIVISION NAME-- BRADFORD PARK, SECTION THREE

MAP RECORDED IN CABINET 0, SLIDES 299 & 300

PROPERTY FORMERLY KNOWN AS: 8.15 ac. Samuel Jenkins Sy, A 347 and
Asa Thomas Sy, A 609

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

INSTRUMENT DATE: June 19, 1996

FILE DATE: July 2, 1997

Doc# 9729548
Pages: 2
Date : 07-02-1997
Time : 11:33:52 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 81.00

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Cab: set @ Slide 299

DCN 9729548

CURVE DATA:

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
1	25.00'	25.00'	39.27'	35.36'	S 45°25'00"E
2	25.00'	25.00'	39.27'	35.36'	N 44°35'00"E
3	740.00'	81.64'	182.63'	182.30'	S 02°52'45"W
4	740.00'	28.80'	57.17'	57.16'	S 01°47'48"W
5	740.00'	52.81'	105.45'	105.56'	S 08°05'53"W
6	740.00'	5.91'	7.88'	7.82'	S 12°28'38"W
7	740.00'	48.29'	98.44'	88.37'	S 16°35'29"W

COURSE DATA:

L-1	S 00°25'00"E	16.23'
L-2	S 14°27'14"E	20.92'

OWNER: AUSTIN CUSTOM HOME BUILDERS
 RICK JENKINS, MANAGING VENTURER

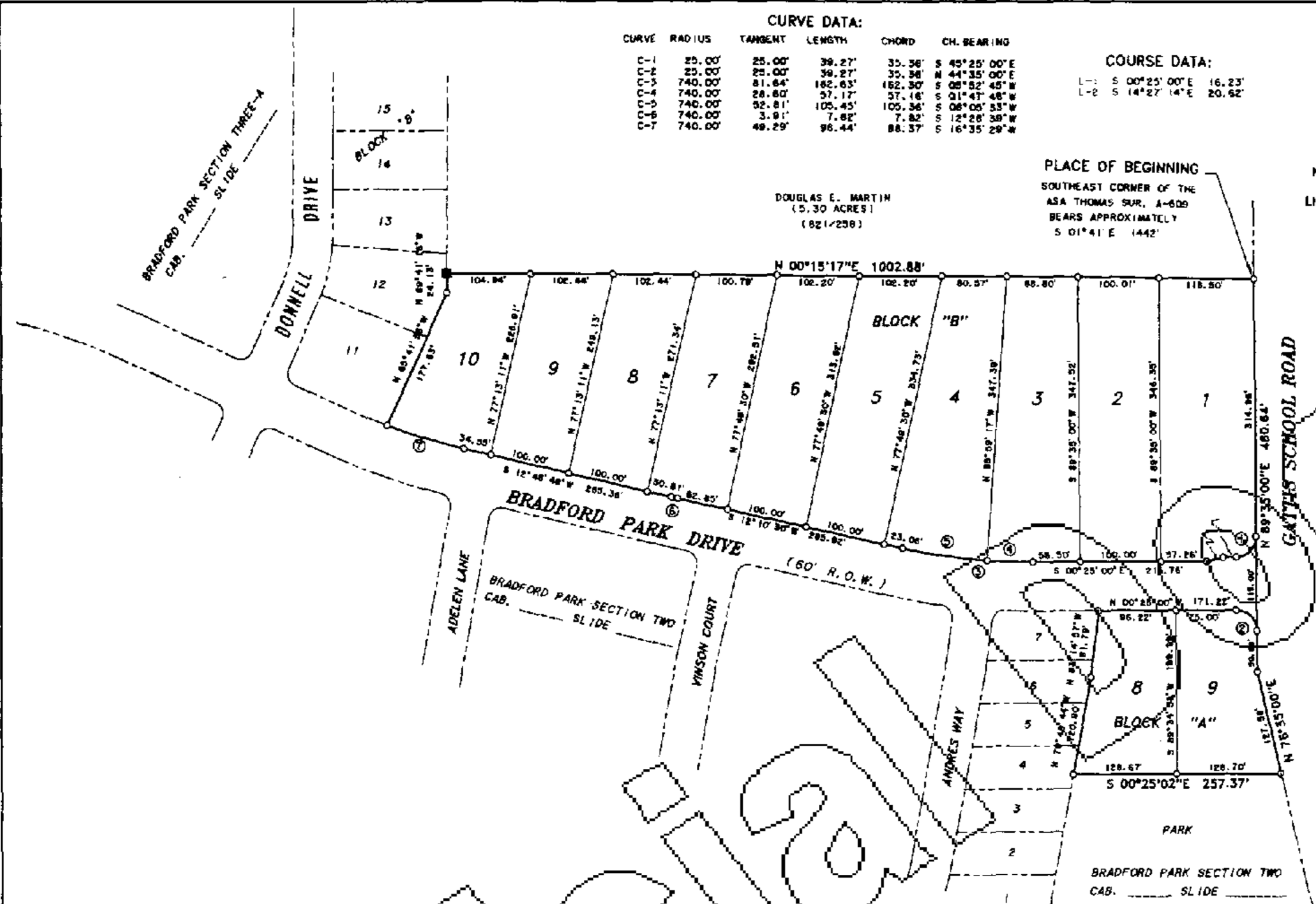
ALBORZ CORPORATION
 MIKE HASSIBI, PRESIDENT

ACREAGE: 8.15 ACRES
SURVEY: SAMUEL JENKINS SURVEY, ABST. NO. 347,
 ASA THOMAS SURVEY, ABST. NO. 609

NO. OF BLOCKS: 2
NO. OF LOTS: 12
LINEAR FT. OF NEW STREET: -0- LF.
DATE: MAY 28, 1996
SURVEYOR: McMINN LAND SURVEYING COMPANY
ENGINEER: PROFESSIONAL DESIGN GROUP

PLACE OF BEGINNING
 SOUTHEAST CORNER OF THE
 ASA THOMAS SUR. A-609
 BEARS APPROXIMATELY
 S 01°41' E 1442'

DOUGLAS E. MARTIN
 (5.30 ACRES)
 (821/238)



Min. floor elevation for gravity flow of wastewater on Lots 8 and 9, Block "A", and Lots 1 and 2, Block "B", shall be 786.5'.

Doc# 9729548
 # Pages: 2
 Date : 07-02-1997
 Time : 11:33:52 A.M.
 Filed & Recorded in
 Official Records
 of Williamson County, TX.
 ELAINE BITZELL
 COUNTY CLERK
 Rec. # 81.00

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
 MIKE ALEXANDER, P.E.
 6-19-96
 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.S. No. 4267
 McMINN LAND SURVEYING COMPANY
 210 SPICEDOOD SPRINGS ROAD, No. 201
 AUSTIN, TEXAS 78799

5-8196
 DATE

PDG
 PROFESSIONAL DESIGN GROUP
 38238 BEE CAVE ROAD
 AUSTIN, TEXAS 78746
 (512) 327-3032

McMinn
 Land Surveying Co.
 4210 Spicewood Springs Rd.
 Suite 201
 Austin, Texas 78759
 (512) 342-1870
 FAX (512) 348-4986

BRADFORD PARK SECTION THREE

PHOTOGRAPHIC MYLAR

FILE: BRADPARK.DRD:SEC3.PLA

STATE OF TEXAS: COUNTY OF WILLIAMSON:

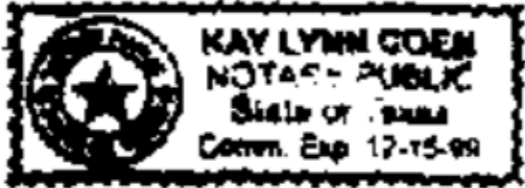
That I, Mike Hassibi, President of Alberz Corporation, the owner of the certain tract of land recorded in DOCK 9548492, of the Official Records of Williamson County, Texas, do hereby dedicate to the public use forever the streets, alleys, easements and all other lands intended for public dedication shown herein.

Signature: Mike Hassibi, President Alberz Corporation

STATE OF TEXAS: COUNTY OF WILLIAMSON:

This instrument was acknowledged before me of the 19th day of June 1996, by Mike Hassibi, President of Alberz Corporation, on behalf of said Alberz Corporation.

Signature: Kay Lynn Coen, Notary Public, State of Texas. Printed Name: KAY LYNN COEN. My commission expires: 12-28-97



STATE OF TEXAS: COUNTY OF WILLIAMSON:

That Hill Country Bank, acting by and through Denny W. Buchanan, its Senior Vice-President, being the holder of a lien by way of a Deed of Trust recorded in DOCK 9548491, Official Records of Williamson County, Texas, does hereby consent to the subdivision of 8.15 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.

Signature: Denny W. Buchanan, Senior Vice-President

STATE OF TEXAS: COUNTY OF WILLIAMSON:

This instrument was acknowledged before me on the 19th day of June 1996, by Denny W. Buchanan, Senior Vice-President, on behalf of said Hill Country Bank.

Signature: Kristy M. Ferguson, Notary Public, State of Texas. Printed Name: Kristy M. Ferguson. My Commission expires: 1-16-97



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 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 Gattis School Road are prohibited.

BENCHMARK NOTE:

A permanent benchmark will be established during construction of Bradford Park Section Two.

BOUNDARY OF BRADFORD PARK SECTION THREE

DESCRIPTION OF 8.15 ACRES, MORE OR LESS, OF LAND AREA, IN THE SAMUEL JENKINS SURVEY, ABSTRACT NO. 347, AND THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, AND BEING PORTIONS 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 ALBERZ CORPORATION, AS RECORDED IN DOCK 9548492, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, IN TWO TRACTS, AS FOLLOWS:

FIRST TRACT:

BEGINNING at the northwest corner of the Austin Custom Homes Tract, same being the northwest corner of the herein described tract of land, in the south line of Gattis School Road, from which, the southeast corner of the Asa Thomas Survey, Abstract No. 609, bears approximately S 91°41'E 1442';

THENCE leaving the PLACE OF BEGINNING, with the common line of Gattis School Road and the Austin Custom Homes Tract, N 89°35'00"E 314.96 feet the beginning of a right breaking curve, for the northwest corner of the proposed Bradford Park Section Two, same being the northeast corner of the herein described tract of land;

THENCE leaving Gattis School Road, and entering the the Austin Custom Homes Tracts, with the line of said proposed Bradford Park Section Two, the following nine (9) courses:

- 1. with said right breaking curve having a radius length of 25.00 feet, an arc length of 39.27 feet and a chord which bears S 45° 25'00"E 35.36 feet;
2. S 80°25'00"E 16.23 feet;
3. S 14°27'10"E 20.62 feet;
4. S 80°25'00"E 215.76 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 162.63 feet and a chord which bears S 05° 52'45"W 162.30 feet;
6. S 12°10'30"W 285.92 feet to the beginning of a right breaking curve;
7. with said right breaking curve having a radius length of 740.00 feet, an arc length of 7.82 feet and a chord which bears S 12° 28'39"W 7.82 feet;
8. S 12°46'49"W 265.36 feet to the beginning of a right breaking curve;
9. with said right breaking curve having a radius length of 740.00 feet, an arc length of 96.44 feet and a chord which bears S 12° 35'29"W 98.37 feet, to the southeast corner of the herein described tract of land;

THENCE leaving the proposed Bradford Park Section Two, the following two (2) courses:

- 1. N 55°41'58"W 177.63 feet; and
2. N 84°41'16"W 24.13 feet to an iron rod found for the west corner of the herein described tract of land and being an interior corner of the Austin Custom Homes Tract;

THENCE with the line of the Austin Custom Homes Tract, N 00°15'17"E 1002.88 to the PLACE OF BEGINNING. There are contained within these metes and bounds, 7.15 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. I hereby certify that this description closes mathematically to a precision in excess of 1:50,000'.

SECOND TRACT:

COMMENCING at the northwest corner of the Austin Custom Homes Tract, same being the northwest corner of the herein described tract of land, in the south line of Gattis School Road;

THENCE leaving the PLACE OF COMMENCEMENT, with the common line of Gattis School Road and the Austin Custom Homes Tract, N 89° 35'00"E 429.96 feet the northeast corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE leaving the PLACE OF BEGINNING, with the common line of Gattis School Road and the Austin Custom Homes Tract, the following two (2) courses:

- 1. N 89°35'00"E 50.58 feet; and
2. N 76°35'00"E 127.58 feet to the an exterior corner of the proposed Bradford Park Section Two, same being the northeast corner of the herein described tract of land, same being

THENCE leaving Gattis School Road, and entering the the Austin Custom Homes Tracts, with the line of said proposed Bradford Park Section Two, the following five (5) courses:

- 1. S 00°25'02"E 257.37 feet;
2. N 79°48'44"W 120.90 feet;
3. N 83°14'57"W 81.79 feet;
4. N 80°25'00"W 171.22 feet to the beginning of a right breaking curve; and
5. with said right breaking curve having a radius length of 25.00 feet, an arc length of 39.27 feet and a chord which bears N 44° 35'00"E 35.36 feet, to the PLACE OF BEGINNING. There are contained within these metes and bounds, 1.00 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. I hereby certify that this description closes mathematically to a precision in excess of 1:50,000'.

Approved this 21st day of June, 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.

Signature: Al Kosh, Chairman. Signature: Robert R. Belanger, Secretary.

PASSED AND APPROVED, on the 27th day of June 1996.

Signature: Charles Guiseppe, Mayor. Signature: Jeanne Land, City Secretary. City of Round Rock, Texas.

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 19th day of June, A.D., 1996, at 12 o'clock P.M. and duly recorded on the 19th day of June, A.D., 1996 at 11:30 o'clock A.M. in the Plat Records of said County, in Cabinet 0, Slides 299-300.

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

Signature: Elaine Bizzell, Deputy. County Court of Williamson County, Texas.



PDG PROFESSIONAL DESIGN GROUP 38238 BEE CAVE ROAD AUSTIN, TEXAS 78746 (512) 327-3032

McMinn Land Surveying Co. 4210 Splenwood Springs Rd. Suite 201 Austin, Texas 78786 (512) 343-1870 FAX (512) 348-4996

BRADFORD PARK SECTION THREE

UNRECORDED

PHOTOGRAPHIC MYLAR