

PLAT MAP RECORDING SHEET

INSTRUMENT # -

DEDICATOR - Alborz Corporation

SUBDIVISION NAME - BRADFORD PARK, SECTION THREE-A

MAP RECORDED IN CABINET 0, SLIDES 257 & 258

PROPERTY FORMERLY KNOWN AS: 13.03 acres William Barker Sy, A 903, Samuel Jenkins Sy, A 347, T. F. Rowe Sy, A 810, C. E. Rowe Sy, A 871, Asa Thomas Sy, A 609 (Document #9549492)

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

INSTRUMENT DATE: June 19, 1996

FILE DATE: June 13, 1997

Doc# 9726333
Pages: 2
Date : 06-13-1997
Time : 03:51:29 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County,
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 81.00

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY TEXAS

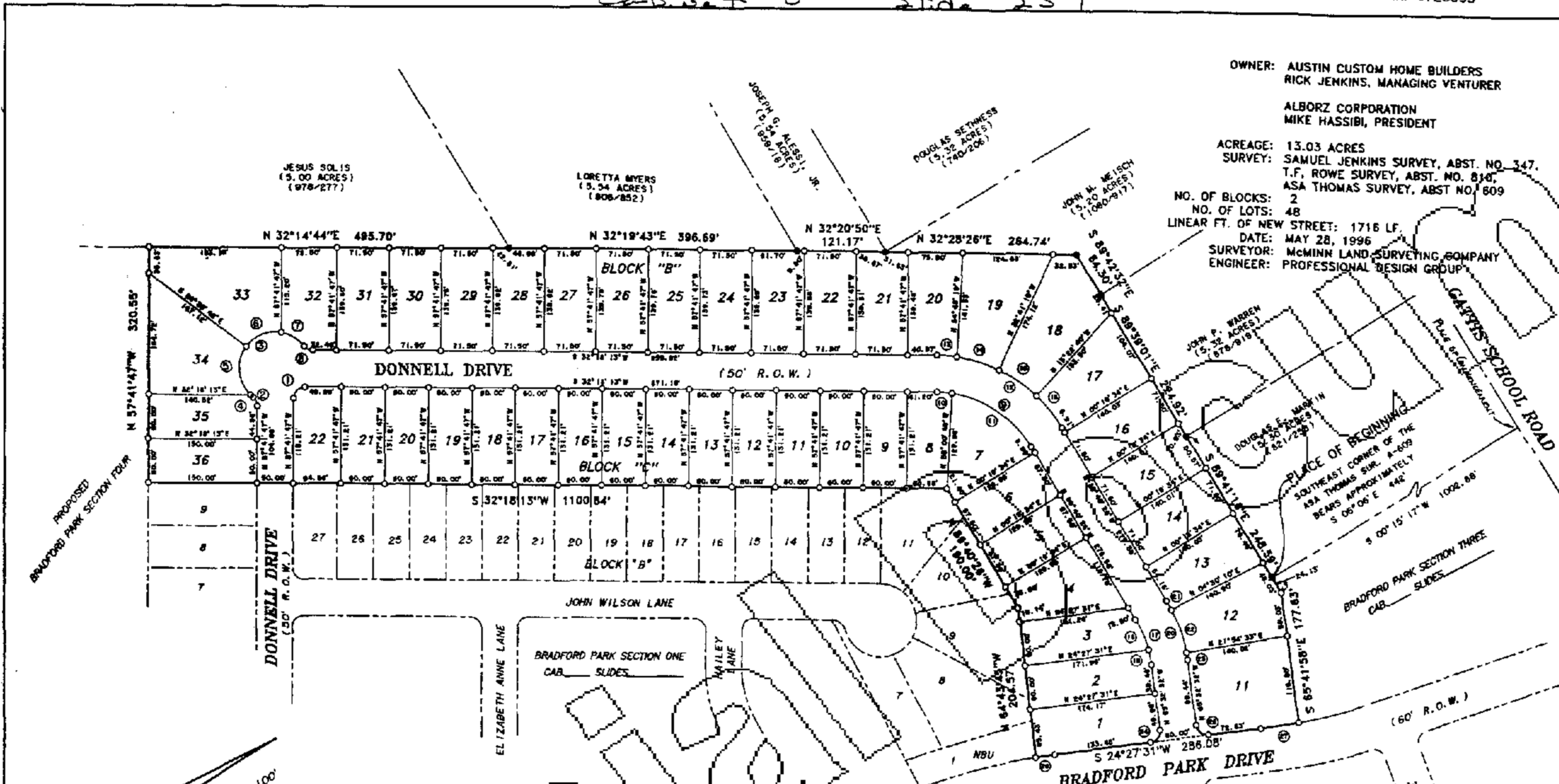
OWNER: AUSTIN CUSTOM HOME BUILDERS
RICK JENKINS, MANAGING VENTURER

ALBORZ CORPORATION
MIKE HASSIBI, PRESIDENT

ACREAGE: 13.03 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: 48
LINEAR FT. OF NEW STREET: 1716 LF.

DATE: MAY 28, 1996
SURVEYOR: McMINN LAND SURVEYING COMPANY
ENGINEER: PROFESSIONAL DESIGN GROUP



LEGEND

- IRON ROD FOUND
- IRON ROD TO BE SET
- IRON ROD FOUND W/ CONCRETE

CURVE DATA:

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C-1	15.00	7.32	23.56	21.21	N 123°41'47"W
C-2	15.00	7.32	13.62	13.16	S 83°42'25"E
C-3	50.00	24.49	169.32	99.29	N 12°51'47"W
C-4	50.00	4.90	4.90	4.90	S 73°00'00"W
C-5	50.00	24.49	72.18	62.06	N 62°43'03"W
C-6	50.00	30.72	85.10	62.55	N 10°08'33"E
C-7	50.00	18.48	37.17	36.32	N 63°01'40"E
C-8	100.00	7.32	13.62	13.16	S 38°18'30"W
C-9	100.00	15.64	27.24	26.32	N 61°18'33"E
C-10	100.00	10.43	20.82	19.91	N 38°08'00"E
C-11	100.00	72.81	136.14	131.84	N 5°09'49"E
C-12	205.00	115.88	207.60	196.84	N 61°18'33"E
C-13	205.00	15.87	27.88	27.87	N 38°12'00"E
C-14	205.00	30.86	60.86	60.84	N 48°58'14"E
C-15	205.00	31.51	62.53	62.28	N 85°50'48"E
C-16	205.00	28.34	56.32	56.14	N 82°27'18"E
C-17	155.00	34.13	65.26	64.80	S 77°38'28"E
C-18	155.00	22.00	44.69	44.34	S 81°24'30"E
C-19	155.00	10.35	20.58	20.58	S 89°20'33"E
C-20	205.00	43.82	86.34	85.71	S 77°38'29"E
C-21	205.00	7.04	14.07	14.07	S 87°42'26"E
C-22	205.00	31.48	62.48	62.24	S 77°00'32"E
C-23	205.00	4.89	9.79	9.79	S 66°34'30"E
C-24	15.00	7.32	13.62	13.16	S 20°32'30"E
C-25	15.00	7.32	13.62	13.16	S 88°21'30"W
C-26	15.00	7.32	13.62	13.16	N 23°30'18"E
C-27	748.00	15.38	26.85	26.85	S 22°25'00"W
C-28	748.00	26.21	52.39	52.38	S 22°25'00"W

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: 6-19-96

STATE OF TEXAS,
COUNTY OF WILLIAMSON:
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.L.S. No. 4267
McMINN LAND SURVEYING COMPANY
4210 SPICEWOOD SPRINGS ROAD, No. 201
AUSTIN, TEXAS 78759



PDG
PROFESSIONAL DESIGN GROUP
3823B BEE CAVE ROAD
AUSTIN, TEXAS 78746
(512) 327-3032

McMinn
Land Surveying Co.
4210 Spicewood Springs Rd.
Austin, Texas 78706
(512) 243-1870
FAX (512) 243-0888

BRADFORD PARK SECTION THREE-A

Doc# 9726333
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Official Records
of WILLIAMSON County, TX
ELRINE BIZZELL
COUNTY CLERK
Rec. # 81.00

FILE: BRADPARK.CRD:REGSAP1.DLI

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PHOTOGRAPH BY MICHAEL NIELSEN

STATE OF TEXAS: COUNTY OF WILLIAMSON:

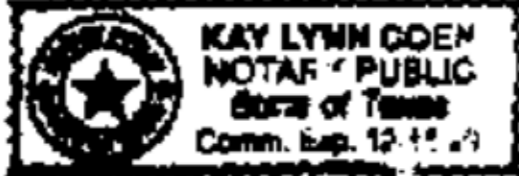
That I, Mike Hassibi, President of Alberz Corporation, the owner of the certain tract of land recorded in DOCR 9549492, of the Official Records of Williamson County, Texas, do hereby dedicate to the public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Signature: Mike Hassibi, President Alberz Corporation

STATE OF TEXAS: COUNTY OF WILLIAMSON:

This instrument was acknowledged before me of the 19 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. My commission expires 12-12-96



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 DOCR 9549492, Official Records of Williamson County, Texas, does hereby consent to the subdivision of 13.03 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 hereon.

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. My Commission Expires 6-16-97



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:

Side Access driveways onto Bradford Park Drive are prohibited.

BENCHMARK NOTE:

A permanent benchmark will be established during construction as required by the City of Round Rock Public Works Department.

BOUNDARY OF BRADFORD PARK SECTION THREE-A

DESCRIPTION OF 13.03 ACRES, MORE OR LESS, OF LAND AREA, IN THE WILLIAM BARKER SURVEY, ABSTRACT NO. 903, THE SAMUEL JENKINS SURVEY, ABSTRACT NO. 347, THE T.F. ROWE SURVEY, ABSTRACT NO. 810, THE C.E. ROWE SURVEY, ABSTRACT NO. 871, 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 ALBERZ CORPORATION, AS RECORDED IN DOCR 9549492, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, IN TWO TRACTS, AS FOLLOWS:

COMMENCING at the northwest corner of the Austin Custom Homes Tract, in the south line of Gattis School Road;

THENCE leaving the PLACE OF COMMENCEMENT and said Gattis School Road, with the line of the Austin Custom Homes Tract, S 00°15'17"W 1002.88 to an iron rod found in concrete monument found in the north line of the herein described tract of land, for the PLACE OF BEGINNING;

THENCE leaving the PLACE OF BEGINNING, and entering the Austin Custom Homes Tracts the following two (2) courses:

- 1. S 89°41'16"E 24.13 feet; and
2. S 65°41'58"E 177.63 feet to the line of the proposed Bradford Park Section Two, same being the northeast corner of the herein described tract of land;

THENCE with the line of said proposed Bradford Park Section Two, the following eleven (11) courses:

- 1. with a right breaking curve having a radius length of 740.00 feet, an arc length of 52.39 feet and a chord which bears S 22° 25'50"W 52.38 feet;
2. S 24°27'31"W 286.08 feet to the beginning of a right breaking curve;
3. with a left breaking curve having a radius length of 800.00 feet, an arc length of 26.65 feet and a chord which bears S 23° 30'16"W 26.65 feet to the north line of the proposed Bradford Park Section One, for the southeast corner of the herein described tract of land;

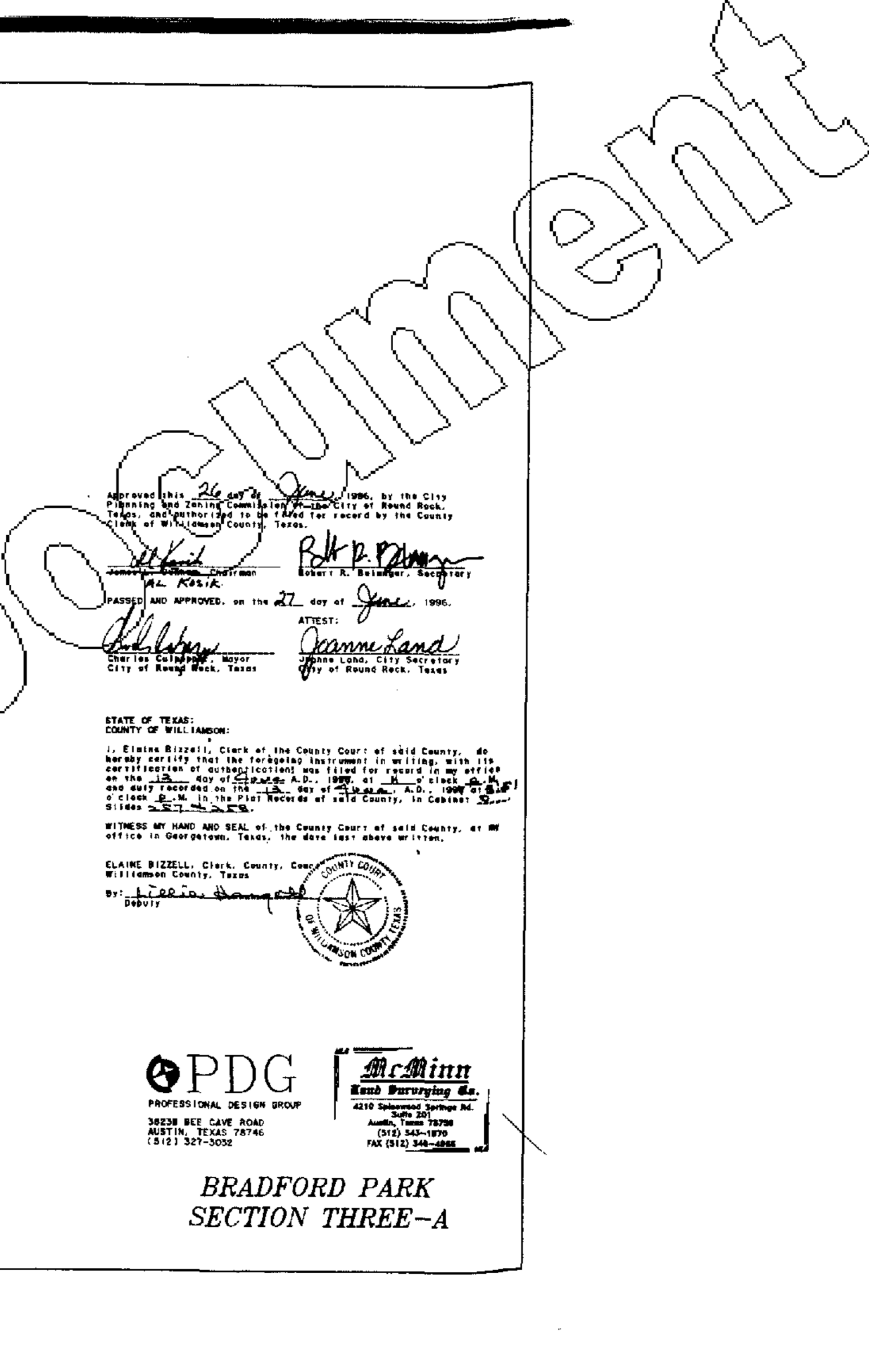
THENCE leaving the proposed Bradford Park Section Two, with the line of the proposed Bradford Park Section One, the following three (3) courses:

- 1. N 64°43'45"W 204.57 feet;
2. N 89°40'26"W 190.00 feet; and
3. S 32°18'13"W 1190.84 feet to the west corner of the proposed Bradford Park Section One, same being the southwest corner of the herein described tract of land;

THENCE leaving the proposed Bradford Park Section One, N 57°41'47"W 120.55 feet to west corner of the herein described tract of land in the northeast line of the Austin Custom Homes Tract;

THENCE with the line of the Austin Custom Homes Tract, the following seven (7) courses:

- 1. N 38°16'44"E 435.70 feet to an iron rod found;
2. N 32°19'43"E 396.89 feet to an iron rod found;
3. N 32°20'50"E 21.17 feet to an iron rod found;
4. N 32°28'36"E 204.74 feet to an iron rod found;
5. S 89°42'33"E 64.30 feet to an iron rod found;
6. S 89°19'01"E 224.92 feet to an iron rod found; and
7. S 89°40'16"E 224.46 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 13.03 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 26 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 KOSIK, Chairman; Robert R. Belanger, Secretary

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

Signature: Charles Calabrese, Mayor; Johnne Lohd, 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 13 day of June, A.D., 1996, at 11 o'clock P.M. and duly recorded on the 13 day of June, A.D., 1996, at 11 o'clock P.M. in the Plat Records of said County, in Cabinet 0, Slides 257-258.

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

Signature: Debbie



BRADFORD PARK SECTION THREE-A

PHOTOGRAPHIC MYLAR