

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Kaufman and Broad of Texas, Ltd.

SUBDIVISION NAME-- High Country Section Five

MAP RECORDED IN CABINET P , SLIDES 84 and 85.

PROPERTY FORMERLY KNOWN AS: 9.088 ac Samuel Jenkins Survey
Abstract - 347

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

INSTRUMENT DATE: October 23, 1997

FILE DATE: November 13, 1997

Doc# 9752749
Pages: 2
Date : 11-13-1997
Time : 03:09:05 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 81.00

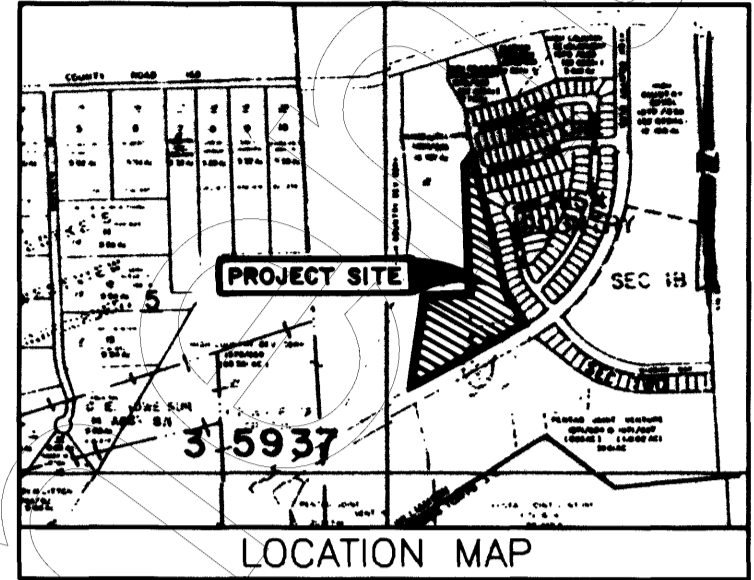
OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

HIGH COUNTRY SECTION FIVE

Final Plat

In Round Rock, Williamson County, Texas

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SCALE: 1" = 100'

LEGEND
○ Iron pin set
● Iron pin found

COURSE	BEARING	DISTANCE
T1	N 11°33'15"W	27.29'
T2	S 72°56'39"W	62.50'
T3	N 10°44'10"W	15.72'
T4	N 64°07'18"E	23.46'
T5	S 64°07'18"E	30.08'
T6	S 80°26'46"E	10.00'
T7	S 89°42'24"E	45.16'
T8	S 00°15'56"W	29.86'
T9	S 89°44'04"E	5.00'
T10	N 00°17'36"E	8.84'
T11	S 12°30'23"E	51.66'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	1190.37'	73.23'	3°31'29"	73.22'	S 62°21'50"W
C2	15.00'	21.25'	81°10'39"	19.52'	N 66°28'02"W
C3	20.00'	25.62'	73°23'54"	23.90'	S 36°14'41"W
C4	50.00'	221.13'	253°23'54"	80.18'	N 53°45'18"W
C5	15.00'	20.60'	78°42'10"	19.02'	N 33°35'34"E
C6	175.00'	18.44'	60°1'28"	18.39'	N 02°44'48"W
C7	15.00'	30.41'	116°08'39"	25.46'	S 57°48'23"E
C8	75.00'	97.99'	74°51'28"	91.17'	N 26°41'34"E
C9	20.00'	25.62'	73°23'54"	23.90'	N 47°26'08"W
C10	50.00'	221.13'	253°23'54"	80.18'	N 42°33'53"E
C11	125.00'	163.31'	74°51'28"	151.94'	S 26°41'34"W
C12	15.00'	23.56'	90°00'00"	21.21'	S 19°07'18"W
C13	50.00'	34.96'	40°03'47"	34.25'	N 19°34'38"E
C14	50.00'	42.24'	48°24'29"	41.00'	N 63°48'47"E
C15	50.00'	86.61'	101°32'13"	77.48'	S 41°12'52"E
C16	50.00'	55.32'	63°23'24"	52.54'	S 41°14'57"W
C17	50.00'	73.68'	84°25'40"	67.19'	N 41°55'14"W
C18	50.00'	63.94'	73°16'15"	59.67'	N 36°55'44"E
C19	50.00'	83.51'	95°41'58"	74.14'	S 58°35'09"E
C20	125.00'	80.95'	37°06'10"	79.54'	N 07°48'55"E
C21	125.00'	55.63'	25°29'55"	55.17'	N 39°06'58"E
C22	125.00'	26.74'	12°15'23"	26.89'	N 57°59'37"E
C23	1190.37'	60.01'	2°53'18"	60.00'	S 62°02'44"W
C24	1190.37'	13.22'	0°38'11"	13.22'	S 63°48'29"W

FLOOD PLAIN NOTE:

NO PART OF THIS SUBDIVISION LIES IN THE 100 YEAR FLOOD PLAIN AS DEPICTED ON F.I.R.M. PANEL #48491-C0335-C EFFECTIVE DATE, SEPTEMBER 27, 1991.

SIDEWALK NOTE:

SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.

DRAINAGE EASEMENT NOTE:

NO FENCE OR OTHER OBSTRUCTION SHALL BE INSTALLED OR PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.

BUILDING SETBACK NOTE:

BUILDING SETBACKS SHALL BE ESTABLISHED IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCES.

EASEMENT NOTE:

THERE WILL BE A 10 FOOT P.U.E. PARALLEL AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.

ACCESS NOTE:

NO LOT SHALL HAVE ACCESS ONTO HIGH COUNTRY BOULEVARD.

VARIANCE NOTE:

A VARIANCE IS HEREBY GRANTED ALLOWING HIGH COTTON WAY TO EXCEED 600 FEET IN LENGTH.

DEDICATION NOTE:

LOTS 14 AND 15 ARE HEREBY DEDICATED TO THE PUBLIC.

HIGH COUNTRY SECTION FIVE - FINAL PLAT

OWNER: Kaufman and Broad of Texas, Ltd., a Texas Limited Partnership
Herbert Quiroga, General Partner

ACREAGE: 9.088 AC.

SURVEY: Samuel Jenkins Survey, Abstract No. 347

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 31 Residential Lots
1 Park Lot
1 Drainage and Public Utility Easement Lot

LINEAR FEET OF NEW STREET: 1050

DATE: April 2, 1997

SURVEYOR: Austin Surveyors

ENGINEER: S. D. Kallman, Inc.

BENCHMARK: Upon completion of the subdivision improvements and prior to acceptance of the improvements by the City of Round Rock, a benchmark, constructed in accordance with the City of Round Rock Subdivision Regulations, shall be installed.

S. D. KALLMAN, INC.
Engineers and Environmental Consultants

1106 South Mays, Suite 100
Round Rock, TX. 78664
Phone: (512) 218-4404
Fax: (512) 218-1668

AUSTIN SURVEYORS

2105 Justin Lane #103
Austin, Texas 78757
512-454-6605



Consult P Side 84

Doc# 9752749

HIGH COUNTRY SECTION FIVE

Final Plat

In Round Rock, Williamson County, Texas

FIELD NOTES FOR 9.088 ACRES

All that certain tract or parcel of land situated in Williamson County, Texas and being a part of the Samuel Jenkins Survey, A-347, and being also a part of a 126.68 acre tract of land described in a deed to Kaufman and Broad of Texas, Ltd. by deed recorded in Document #9720918 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the intersection of the Northwest line of High Country Boulevard and the West line of the above mentioned 126.68 acre tract, for the Southeast corner of a 16.69 acre tract, designated as Tract Two, described in Document #9617426 of the said Official Records and the South corner of this tract.

THENCE with the West line of the said 126.68 acre tract and the East line of the said 16.69 acre tract for the following five (5) courses:
(1) N 11°33'15" W 27.29 feet to an iron pin found
(2) N 09°03'38" E 567.59 feet to an iron pin found
(3) S 89°07'30" E 304.56 feet to an iron pin found
(4) N 00°17'36" E 799.85 feet to an iron pin found
(5) N 39°22'14" E 93.85 feet to an iron pin found on the West line of High Country Section One as recorded in Cabinet J, Slide 29 of the Plat Records of Williamson County, Texas for the North corner of this tract.

THENCE with the West line of High Country Section One for the following four (4) courses:
(1) S 10°43'20" E 281.75 feet to an iron pin found
(2) S 15°07'11" E 151.64 feet to an iron pin found
(3) S 10°44'10" E 463.54 feet to an iron pin found
(4) S 29°22'04" E 241.61 feet to an iron pin found on the curving Northwest line of High Country Boulevard, in the South corner of the said Section One, for the East corner of this tract.

THENCE with the arc of a curve to the right 73.23 feet, said curve having a radius of 1190.37 feet, a central angle of 03°31'29", and a sub-chord which bears S 62°21'50" W 73.22 feet to an iron pin found for the PT of the said curve.

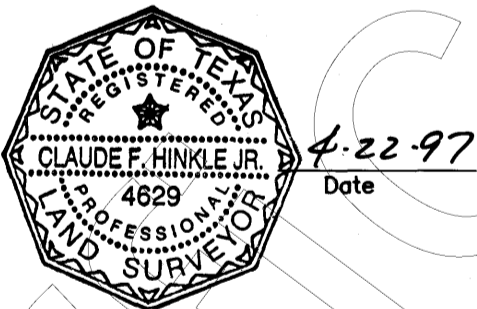
THENCE S 64°07'18" W 760.25 feet to the POINT OF BEGINNING containing 9.088 acres of land, more or less.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, that

I, Claude F. Hinkle, 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 thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Round Rock, Texas. I hereby certify that the field notes close.

Claude F. Hinkle, Jr.
Claude F. Hinkle, Jr.
Registered Professional
Land Surveyor No. 4629

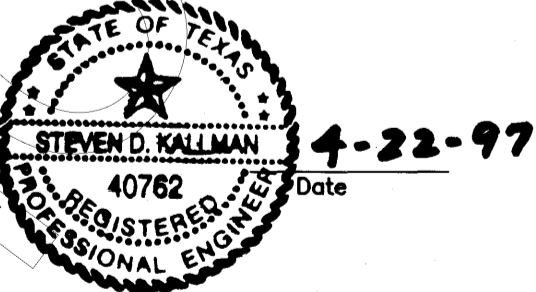


STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, that

I, Steven D. Kallman, 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.

Steven D. Kallman
Steven D. Kallman
Registered Professional Engineer
No. 40762



STATE OF TEXAS
COUNTY OF WILLIAMSON

That Kaufman and Broad of Texas, Ltd., a Texas Limited Partnership, acting herein by and through its General Partner, Herb Quiroga, (the sole owner of that tract of land recorded in Document #9720918 of the 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.

Herb Quiroga
Herb Quiroga, General Partner
Kaufman and Broad of Texas, Ltd., a Texas Limited Partnership

THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 23rd day of October, 1997, by Herb Quiroga.

Terril L. Horn
Notary Public, State of Texas
Printed name: Terril L. Horn
My Commission expires: 7/12/2001



Approved this the 30 day of April, 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 Kosik
Al Kosik
Chairman

Robert R. Belanger
Robert R. Belanger
Secretary

PARTY AND APPROVED, on the 22 day of October, 1997

Charles Culpepper
Charles Culpepper, Mayor
City of Round Rock, Texas

Joanne Land
Joanne Land, City Secretary
City of Round Rock, Texas

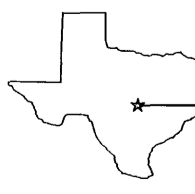
THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, Elaine Bizzell, Clerk of County Court of the 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 13th day of November, 1997 A.D., at 1:00 o'clock P.M. and was duly recorded on the 13th day of November, 1997 A.D. at 3:00 o'clock P.M. in the Plat Records of Williamson County in Cabinet 7, Slides 8408.

WITNESS MY HAND AND SEAL of the County Court of said County the date last above written.

Elaine Bizzell
Elaine Bizzell, Clerk, County Court
Williamson County, Texas

Barbara Lockey
Barbara Lockey
Deputy

 **AUSTIN SURVEYORS**
2105 Justin Lane #103
Austin, Texas 78757
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Cabinet 7 Slide 85