

DOC# 9729271

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Rayco Ltd.

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

MAP RECORDED IN CABINET 0, SLIDES 291 & 292

PROPERTY FORMERLY KNOWN AS-- 4.68 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# 9729271
Pages: 2
Date : 07-01-1997
Time : 01:56:59 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 81.00

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Cabinet 0 Slide 291

DOC# 9729271

STATE OF TEXAS: COUNTY OF WILLIAMSON:

That I, HERB QUINAGA, Vice-President of Kaufman and Broad of San Antonio, Inc., general partner, the Owner of the certain tract of land recorded in DOC# 9667261, 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.

Royco, Ltd:

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

STATE OF TEXAS: COUNTY OF WILLIAMSON:

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

Jean J. Horn
Notary Public, State of Texas
Printed Name: TERRI L. HORN
My commission expires: 7/15/97



DESCRIPTION OF 4.68 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, 1995, FROM BRADFORD II, L.L.C., TO RAYCO LTD., AS RECORDED IN DOC# 9667261, 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 Royco Ltd. Tract;

THENCE leaving the PLACE OF COMMENCEMENT and said High Country Boulevard, and entering the Royco Ltd. Tract, N 58°18' W 350.32 feet to the southeast 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 N 82°51' W 905 feet;

THENCE leaving the PLACE OF BEGINNING with the line of Section Two, Phase One, the following three (3) courses:

1. S 66°20' 46" W 183.29 feet;
2. S 16°18' 36" E 65.08 feet;
3. S 76°40' 13" W 129.53 feet to the southwest corner of the herein described tract of land, in the curving west line of the Royco Ltd. Tract, some being the east line of Bradford Park Drive as dedicated by the plat of Bradford Park Section One, as recorded in Cabinet N, Slide 393, Plat Records of Williamson County, Texas.

THENCE with the common line of the Royco Ltd. Tract, said Bradford Park, Section One, and said Bradford Park Drive, with a right breaking curve having a radius length of 740.00 feet, an arc length of 409.47 feet and a chord which bears N 04° 32' 30" E 492.13 feet;

THENCE with the existing north end of said Bradford Park Drive, N 64° 43' 45" W 60.07 feet;

THENCE leaving Bradford Park Section One, with the west line of the Royco Ltd. Tract, some being the proposed west line of Bradford Park Drive, the following eleven (11) courses:

1. with a right 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" E 26.65 feet;
2. N 24° 27' 31" E 286.08 feet to the beginning of a left breaking curve;
3. with said left breaking curve having a radius length of 740.00 feet, an arc length of 150.83 feet and a chord which bears N 18° 37' 10" E 150.57 feet;
4. N 12° 46' 49" E 265.36 feet to the beginning of a left breaking curve;
5. with said left breaking curve having a radius length of 740.00 feet, an arc length of 7.82 feet and a chord which bears N 12° 28' 39" E 7.82 feet;
6. N 12° 10' 30" E 285.92 feet to the beginning of a left breaking curve;
7. with said left breaking curve having a radius length of 740.00 feet, an arc length of 162.63 feet and a chord which bears N 00° 58' 45" E 162.30 feet;
8. N 00° 25' 00" W 215.76 feet;
9. N 16° 27' 10" W 20.62 feet;
10. N 00° 25' 00" W 16.28 feet to the beginning of a left breaking curve;
11. with said left breaking curve having a radius length of 70.00 feet, an arc length of 36.27 feet and a chord which bears N 45° 25' 00" W 35.36 feet to the south line of Gattis School Road, for the northwest corner of the Royco Ltd. Tract, some being the northwest corner of the herein described tract of land;

THENCE with the common line of Gattis School Road and the Royco Ltd. Tract, N 85° 35' 00" E 146.00 feet, to the northerly northeast corner of the herein described tract of land;

THENCE leaving Gattis School Road, with a east line of the Royco Ltd. Tract, some being the proposed east line of Bradford Park Drive, the following two (2) courses:

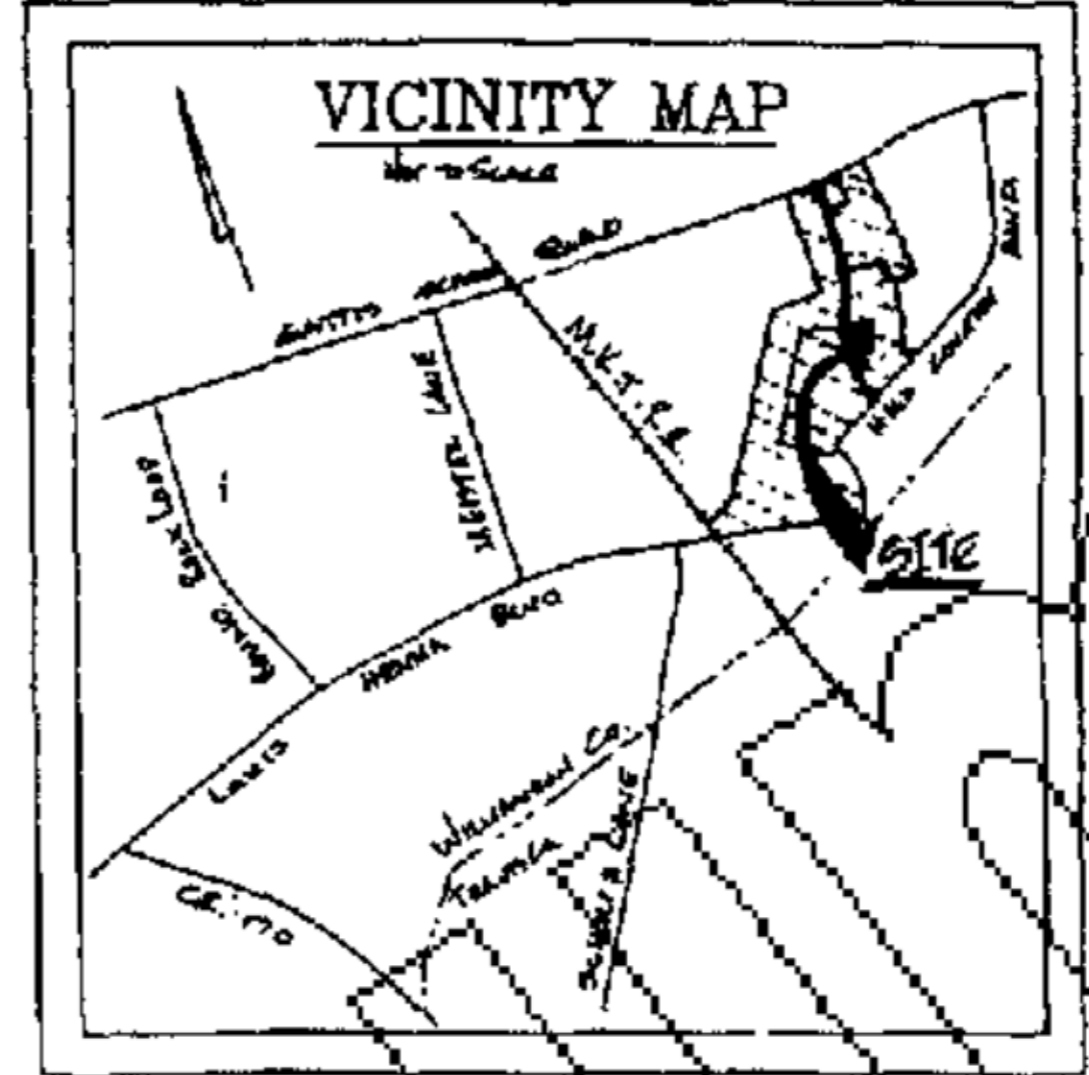
1. with a left breaking curve having a radius length of 25.00 feet, an arc length of 39.28 feet; and a chord which bears S 44° 35' 00" W 35.35 feet;
2. S 00° 25' 00" E 171.22 feet to an interior corner of the Royco Ltd. Tract;

THENCE entering the Royco Ltd. Tract, with the proposed east line of Bradford Park Drive, the following seven (7) courses:

1. S 00° 25' 00" E 80.77 feet to the beginning of a right breaking curve;
2. with said right breaking curve having a radius length of 800.00 feet, an arc length of 175.81 feet and a chord which bears S 05° 52' 45" W 175.46 feet;
3. S 12° 10' 30" W 285.92 feet to the beginning of a right breaking curve;
4. with said right breaking curve having a radius length of 800.00 feet, an arc length of 8.45 feet and a chord which bears S 12° 28' 39" W 8.45 feet;
5. S 12° 46' 49" W 265.37 feet to the beginning of a right breaking curve;
6. with said right breaking curve having a radius length of 800.00 feet, an arc length of 163.06 feet and a chord which bears S 18° 37' 12" W 162.77 feet; and
7. S 24° 27' 31" W 286.08 feet;

THENCE leaving the proposed Bradford Park Drive, with the line of Section Two, Phase One, the following four (4) courses:

1. S 80° 27' 06" E 162.28 feet;
2. S 70° 13' 24" E 133.43 feet;
3. S 09° 03' 43" E 188.46 feet; and
4. S 27° 21' 21" W 58.64 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 4.68 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 5th day of January 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 Kohn Chairman
Ruby R. Belanger Secretary

PASSED AND APPROVED, on the 6th day of January 1997.

Charles Culpepper Mayor
John Lund City Secretary
City of Round Rock, Texas

Doc# 9729271
Pages: 2
Date: 07-01-1997
Time: 01:56:59 P.M.
Filed & Recorded in
Official Records of
WILLIAMSON County,
ELAINE BIZZELL
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 P.E.
DATE: 11-26-94



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 SURVEYOR:
C. Michael McMinn, Jr.
McMinn Land Surveying Company
4210 Spicewood Springs Road, No. 201
Austin, Texas 78709



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 1st day of July, A.D., 1997, at 10 o'clock P.M. and duly recorded on the 1st day of July, A.D., 1997, at 10 o'clock P.M. in the Plat Records of said County, in Cabinet 0, Slide 291.

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: Valerie Thompson Deputy



PDG
PROFESSIONAL DESIGN GROUP
5823B BEE CAVE ROAD
AUSTIN, TEXAS 78746
(512) 327-3032

Mr. Minn
Land Surveying Co.
4210 Spicewood Springs Rd.
Suite 201
Austin, Texas 78709
(512) 345-1970
FAX (512) 546-4868

BRADFORD PARK
SECTION TWO, PHASE ONE

PHOTOGRAPHIC MYLAR

Cabinet 0 Slide 292

NOTES:

BUILDING SETBACK LINE NOTE:

Building setbacks shall be established in accordance with the City of Round Rock Zoning Ordinance.

WALKWAY NOTE:

Streets shall be constructed in accordance with the City of Round Rock Subdivision Ordinance.

LIMITED ACCESS NOTE:

Driveway access to Bradford Park Drive is prohibited, except for Lots 2 and 3, Block "F".

DRAINAGE EASEMENT NOTE:

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

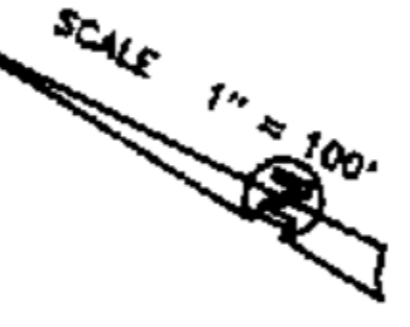
FLOOD PLAIN NOTE:

No portion of this subdivision lies within the 25-year and 100-year flood plain.

EASEMENT NOTE:

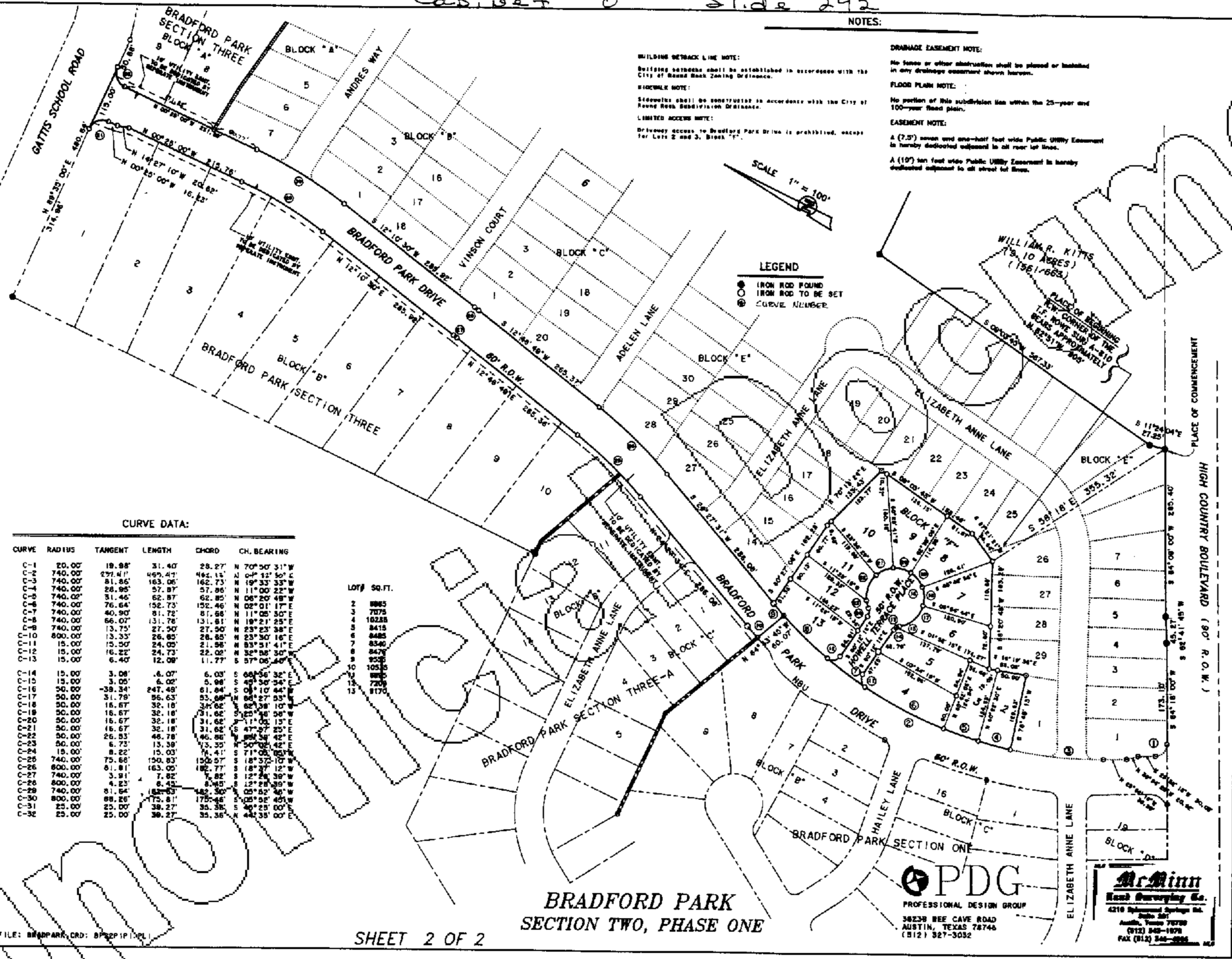
A (7.5') seven and one-half foot wide Public Utility Easement is hereby dedicated adjacent to all rear lot lines.

A (10') ten foot wide Public Utility Easement is hereby dedicated adjacent to all street lot lines.



LEGEND

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



CURVE DATA:

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C-1	20.00'	19.98'	31.40'	28.27'	N 70° 50' 31" W
C-2	740.00'	271.41'	465.41'	462.15'	S 0° 12' 50" E
C-3	740.00'	81.86'	163.06'	162.73'	N 19° 33' 33" W
C-4	740.00'	28.95'	57.87'	57.86'	N 11° 00' 22" W
C-5	740.00'	31.46'	62.87'	62.85'	N 06° 20' 48" W
C-6	740.00'	76.64'	152.73'	152.46'	N 02° 01' 17" E
C-7	740.00'	40.30'	81.72'	81.68'	N 11° 05' 30" E
C-8	740.00'	66.07'	131.78'	131.81'	N 18° 21' 25" E
C-9	740.00'	13.75'	27.50'	27.50'	N 23° 23' 38" E
C-10	800.00'	13.33'	26.65'	26.65'	N 23° 50' 16" E
C-11	15.00'	15.50'	24.05'	21.58'	N 83° 51' 41" E
C-12	15.00'	16.22'	24.73'	22.02'	N 32° 58' 30" W
C-13	15.00'	6.40'	12.80'	11.77'	S 57° 06' 40" W
C-14	15.00'	3.08'	6.07'	6.03'	S 66° 56' 32" E
C-15	15.00'	3.05'	6.02'	5.98'	S 69° 50' 56" E
C-16	50.00'	38.34'	76.67'	61.84'	S 08° 10' 44" W
C-17	50.00'	31.78'	63.53'	53.88'	N 85° 27' 53" W
C-18	50.00'	16.67'	32.18'	31.62'	S 23° 38' 10" W
C-19	50.00'	16.67'	32.18'	31.62'	S 23° 38' 10" W
C-20	50.00'	16.67'	32.18'	31.62'	S 23° 38' 10" W
C-21	50.00'	16.67'	32.18'	31.62'	S 23° 38' 10" W
C-22	50.00'	16.67'	32.18'	31.62'	S 23° 38' 10" W
C-23	50.00'	16.67'	32.18'	31.62'	S 23° 38' 10" W
C-24	50.00'	16.67'	32.18'	31.62'	S 23° 38' 10" W
C-25	50.00'	16.67'	32.18'	31.62'	S 23° 38' 10" W
C-26	800.00'	6.81'	13.61'	13.57'	S 18° 32' 10" W
C-27	740.00'	3.91'	7.82'	7.82'	S 12° 28' 30" W
C-28	800.00'	4.23'	8.45'	8.45'	S 12° 28' 30" W
C-29	740.00'	81.64'	163.28'	162.50'	S 05° 52' 40" W
C-30	800.00'	98.26'	196.51'	195.46'	S 05° 52' 40" W
C-31	25.00'	25.00'	35.35'	35.35'	S 46° 25' 00" E
C-32	25.00'	25.00'	35.35'	35.35'	S 46° 25' 00" E

LOT #	SQ. FT.
2	8865
3	7875
4	18288
5	8415
6	8485
7	8340
8	8475
9	8535
10	10585
11	8885
12	7205
13	8170

BRADFORD PARK SECTION TWO, PHASE ONE



38238 REF CAVE ROAD
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(512) 327-3052

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PHOTOGRAPHIC MYLAR

