

**WILLIAMSON COUNTY CLERK
OFFICIAL PUBLIC RECORDS**

DOCUMENT NUMBER 8626523

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET # SLIDE(S) 246

Cap H. Slide 246

FILED FOR RECORD
at 3:15 o'clock P.M.

26523

See Easement Vacation of
Lot 3, Block O in Vol 1885,
Pg. 32 in the Deed Records

JUL 3 1986
JAMES N. BOYDSTON
Clery County Court, Williamson Co., Tex
By *Arthur J. Huff* Deputy

CLARENCE L. SAULS
508/936

"OAKCREEK SUBDIVISION SECTION TWO"



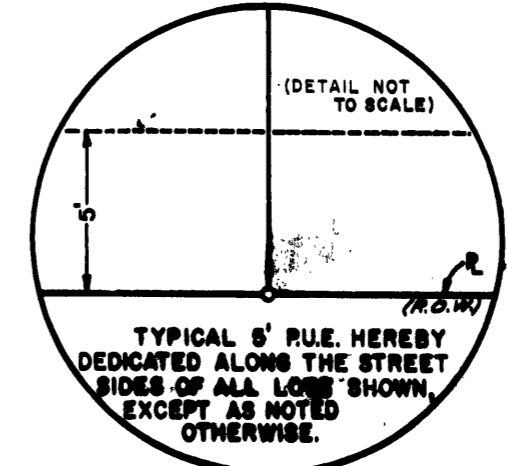
CURVE TABLE

NO.	RADIUS	TANGENT	ARC	DETA
60	355.00	20.01	39.98	06° 27' 12"
63	295.00	16.83	33.23	06° 27' 12"
69	225.00	12.47	23.95	21° 22' 39"
71	175.00	9.33	18.29	21° 22' 39"
97	15.00	17.13	25.54	97° 34' 18"
98	15.00	12.46	20.80	79° 26' 07"
99	15.00	18.19	26.43	100° 58' 12"
102	15.00	11.00	19.01	72° 37' 23"
118	15.00	14.90	23.55	89° 56' 10"
119	15.00	15.02	23.58	90° 03' 50"
130	15.00	16.37	24.87	95° 00' 46"
131	145.00	14.08	22.62	86° 23' 05"
132	15.00	14.01	22.54	86° 05' 21"
133	15.00	14.30	22.85	87° 15' 49"
192	222.14	127.86	232.03	59° 50' 52"
194	530.00	105.11	207.53	22° 26' 08"
195	675.00	134.34	266.67	03° 06' 45"
196	272.14	161.09	290.90	81° 14' 47"
197	1730.00	28.84	57.68	01° 54' 37"
540	725.00	27.51	55.00	04° 20' 48"
541	725.00	30.02	60.00	04° 44' 30"
542	725.00	30.02	60.00	04° 44' 30"
543	725.00	11.17	22.34	01° 45' 55"
552	272.14	26.57	52.97	11° 09' 07"
553	272.14	26.57	52.97	11° 09' 07"
554	272.14	27.59	55.00	11° 34' 47"
555	272.14	27.59	55.00	11° 34' 47"
556	272.14	34.14	67.93	14° 18' 10"
559	530.00	30.78	61.42	06° 23' 30"
560	530.00	28.54	57.02	06° 09' 50"
561	530.00	25.02	50.00	05° 24' 19"
562	530.00	19.54	39.06	04° 13' 22"
594	1730.00	26.92	53.84	01° 46' 59"
595	1730.00	1.92	3.84	00° 07' 38"
611	675.00	39.20	78.31	06° 38' 49"
614	725.00	99.28	197.34	15° 35' 43"
611	15.00	15.33	29.89	91° 14' 13"
612	15.00	14.68	23.24	88° 45' 47"
613	15.00	14.82	23.38	89° 17' 24"
614	15.00	15.00	23.58	90° 00' 00"
615	15.00	15.00	23.58	90° 00' 00"
616	15.00	15.00	23.58	90° 00' 00"
617	15.00	15.81	24.26	93° 00' 00"
618	15.00	11.72	19.97	76° 00' 14"
620	20.00	20.00	31.42	90° 00' 00"
621	20.00	20.00	31.42	90° 00' 00"
622	193.43	68.49	126.29	33° 24' 25"
623	1730.00	6.12	12.24	00° 24' 19"
624	401.83	111.82	217.01	30° 56' 36"
625	15.00	15.00	23.58	90° 00' 00"
626	30.00	12.61	24.38	46° 34' 03"
627	50.00	125.54	119.18	136° 34' 03"
628	50.00	125.54	119.18	136° 34' 03"
629	30.00	12.91	24.38	46° 34' 03"
630	15.00	15.00	23.58	90° 00' 00"
631	30.00	12.91	24.38	46° 34' 03"
632	50.00	125.54	119.18	136° 34' 03"
633	50.00	125.54	119.18	136° 34' 03"
634	30.00	12.91	24.38	46° 34' 03"
635	341.83	95.90	186.84	31° 39' 12"
636	275.00	87.91	170.18	35° 27' 25"
637	50.00	50.00	78.54	90° 00' 00"
638	50.00	50.00	78.54	90° 00' 00"
639	30.00	20.23	35.39	58° 32' 34"
640	253.43	85.80	165.46	37° 24' 25"
641	225.00	96.56	182.42	46° 27' 11"
650	193.43	59.54	115.52	34° 13' 07"
651	193.43	3.38	10.76	03° 11' 18"
652	401.83	57.70	102.83	14° 39' 45"
653	401.83	57.48	114.18	16° 16' 51"
654	50.00	21.93	41.33	4° 21' 27"
655	50.00	29.48	53.29	81° 05' 39"
656	50.00	18.08	34.71	39° 46' 24"
657	50.00	17.05	32.86	37° 39' 12"
658	50.00	18.22	34.94	40° 02' 08"
659	50.00	21.87	41.24	47° 15' 15"
660	50.00	26.07	38.18	45° 54' 54"
661	50.00	21.14	40.00	45° 50' 12"
662	50.00	17.69	34.00	38° 57' 40"
663	50.00	17.79	34.18	39° 09' 53"
664	50.00	17.69	34.00	38° 57' 40"
665	50.00	32.78	54.00	66° 24' 41"
666	341.83	36.35	72.43	12° 08' 25"
667	341.83	58.78	116.42	19° 30' 47"
668	253.43	10.29	20.58	04° 39' 06"
669	253.43	23.50	44.88	10° 08' 53"
670	253.43	42.90	85.00	19° 13' 01"
671	253.43	7.50	15.00	03° 23' 26"
672	50.00	18.25	35.00	40° 06' 25"
673	50.00	23.44	44.00	50° 25' 13"
674	50.00	17.84	33.93	38° 52' 31"
675	50.00	17.69	34.00	38° 57' 40"
676	50.00	18.17	34.85	39° 06' 16"
677	50.00	19.04	34.62	39° 40' 27"
678	275.00	32.67	65.04	13° 33' 05"
679	275.00	33.06	65.40	13° 42' 31"
680	275.00	19.71	39.34	08° 11' 50"
681	225.00	9.51	19.00	04° 50' 16"
682	225.00	27.64	55.00	14° 00' 20"
683	225.00	4.98	9.95	02° 32' 01"
684	222.14	30.18	60.00	15° 28' 33"
685	222.14	43.03	85.00	21° 58' 27"
686	222.14	44.00	85.00	22° 26' 56"
687	225.00	12.51	25.00	06° 21' 56"
688	225.00	35.29	70.00	17° 49' 31"
689	225.00	44.27	87.42	22° 15' 41"
690	401.83	3.49	4.98	00° 42' 38"
691	275.00	20.47	42.78	10° 59' 48"

TANGENT TABLE

NO.	DISTANCE	BEARING
1	116.23	S 46° 11' 41" E
2	90.80	S 30° 45' 00" W
3	15.41	S 27° 35' 36" W
4	60.00	S 62° 24' 24" E
5	1.04	N 27° 35' 36" E
6	187.42	S 06° 33' 28" E
7	96.14	S 77° 35' 37" W
8	133.64	S 18° 53' 19" E
9	160.66	S 78° 29' 26" W
10	170.22	S 67° 43' 24" W
11	19	N 20° 30' 45" W
12	138.69	N 37° 02' 48" E
13	92.85	N 55° 57' 12" W
14	99.36	S 34° 02' 48" W
15	117.92	S 55° 57' 12" E
16	104.70	S 18° 32' 47" E
17	105.00	N 19° 47' 00" W
18	45.43	N 40° 12' 57" E
19	55.00	N 40° 12' 57" E
20	43.92	S 34° 02' 48" W
21	50.29	N 40° 12' 57" E
22	90.00	S 34° 02' 48" W
23	55.00	N 34° 02' 48" E
24	55.85	S 34° 02' 48" W
25	20.00	S 34° 02' 48" W
26	27.93	N 47° 12' 52" W
27	50.00	N 18° 32' 47" W
28	55.00	S 18° 32' 47" E
29	10.00	S 34° 02' 48" W
30	12.00	S 34° 02' 48" W
31	38.59	S 18° 32' 47" E
32	14.11	S 30° 51' 19" W
33	50.74	N 19° 47' 00" W
34	49.04	N 27° 57' 14" E
35	33.00	S 27° 35' 36" W
36	56.38	N 30° 51' 19" E
37	55.00	S 70° 13' 00" W
38	52.41	N 18° 32' 47" W
39	55.00	S 18° 47' 00" E
40	52.29	N 18° 32' 47" W
41	27.28	S 78° 29' 26" W
42	32.74	S 76° 08' 07" W
43	17.18	S 74° 08' 07" W
44	56.40	S 76° 08' 07" W
45	52.78	S 76° 08' 07" W
46	10.00	S 76° 08' 07" W
47	45.00	S 43° 43' 24" W
48	55.00	S 67° 43' 24" W
49	25.22	S 67° 43' 24" W
50	40.00	S 65° 55' 59" W
51	25.00	N 37° 02' 48" E
52	20.00	N 18° 32' 47" W
53	19.40	S 37° 02' 48" W
54	44.36	N 34° 02' 48" E
55	54.29	S 37° 02' 48" W
56	51.98	S 50° 44' 42" E
57	40.62	S 55° 53' 21" E
58	90.00	N 59° 31' 39" W
59	45.52	N 59° 31' 39" W
60	55.00	N 27° 57' 14" E
61	39.31	S 77° 35' 37" W
62	39.46	S 88° 16' 51" E
63	12.92	N 55° 57' 12" W
64	20.00	S 88° 16' 51" E
65	51.98	S 50° 44' 42" E
66	54.87	N 59° 21' 32" W
67	55.00	S 56° 44' 42" E
68	58.08	N 59° 21' 32" W
69	32.11	N 86° 50' 51" W
70	41.52	N 59° 21' 32" W
71	23.45	S 08° 33' 28" E
72	55.82	N 55° 53' 21" W
73	55.00	N 55° 53' 21" W
74	88.18	N 71° 00' 24" E
75	107.48	S 89° 31' 47" W
76	109.21	S 82° 52' 16" W
77	101.43	S 23° 18' 17" E
78	85.52	S 13° 18' 45" E
79	101.59	S 73° 40' 00" W
80	108.50	N 61° 48' 08" W
81	80.71	N 58° 57' 07" W
82	80.00	N 55° 53' 21" W
83	82.96	N 17° 28' 34" W
84	101.43	N 23° 14' 33" E
85	110.09	N 53° 50' 38" E
86	106.29	N 83° 26' 32" E
87	105.33	S 29° 27' 46" W

LEGEND
● IRON ROD FOUND
○ IRON ROD SET
— BUILDING LINE
- - - PUBLIC UTILITY EASEMENT



Engineer:
MEYER-LYTTON-ALLEN INC.
2011 Anchor Lane
Austin, Texas 78723

Surveyor:
ASSOCIATED SURVEYING & MAPPING INC.
2011 B Anchor Lane
Austin, Texas 78723

Cab H, Slide 247

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

That JaC Venture II, a Texas Partnership, being owner of 100.90 acres of land conveyed by deed recorded in Volume 1146 Page 451-455 of the Williamson County Deed Records, do hereby subdivide a total of 29.02 acres of land out of the Elisha McDaniel Survey situated in Williamson County, Texas, to be known as "Oakcreek Subdivision Section Two", and do hereby dedicate to the public all streets, alleys, parks, water-courses, drains, easements, and public places shown hereon.

And, it is further understood that the enforcement of the plat restrictions is the responsibility of the developer-owner. However, the City of Round Rock and the Commissioner's Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal procedure to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been achieved.

WITNESS MY HAND THIS THE 1 DAY OF July 1985.

David Christensen
David Christensen
Attest

John L. Jackson
John L. Jackson
Managing Partner

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority on this day personally appeared John L. Jackson, known to me to be the person whose name is subscribed to the foregoing instrument as managing partner, JaC Venture II, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL of office this the 1 day of July, 1985, A.D.

June R. Williams
Notary Public in and for Williamson County, Texas
My Commission Expires 4-27-88
(Print Name) JUNE R. WILLIAMS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority on this day personally appeared David Christensen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL of office this the 1 day of July, 1985, A.D.

June R. Williams
Notary Public in and for Williamson County, Texas
My Commission Expires 4-27-88
(Print Name) JUNE R. WILLIAMS

I, John W. Whitaker, III, 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.

John W. Whitaker, III 6/28/85
JOHN W. WHITAKER, III, P.E. #47440 DATE

I, Steven R. McAngus, 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 supervision, in accordance with the subdivision regulations of the City of Round Rock, Texas.

Steven R. McAngus 6/28/85
STEVEN R. MCANGUS, R.P.G. #3680 DATE

METES AND BOUNDS DESCRIPTION

BEING 29.02 ACRES OUT OF THE ELISHA MCDANIEL SURVEY, ABS. NO. 441, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING at a 1/2" iron rod found for the southwest corner of said McDaniel survey;
THENCE N 18° 32' 47" W, 1226.22 feet to a 1/2" iron rod set;
THENCE N 70° 13' 00" E, 1127.20 feet to a 1/2" iron rod set;
THENCE along the east line hereof the following seventeen (17) courses:

- 1) S 46° 11' 41" E, 116.23 feet to a 1/2" iron rod set;
- 2) 197.34 feet with the arc of a curve to the left having a radius of 725.00 feet, a central angle of 15° 35' 44", and a chord which bears S 35° 23' 28" W, a distance of 196.73 feet to a 1/2" iron rod set;
- 3) S 27° 35' 36" W, 215.51 feet to a 1/2" iron rod set;
- 4) S 30° 45' 00" W, 90.80 feet to a 1/2" iron rod set;
- 5) S 27° 35' 36" W, 15.41 feet to a 1/2" iron rod set;
- 6) S 62° 24' 24" E, 60.00 feet to a 1/2" iron rod set;
- 7) N 27° 35' 36" E, 1.04 feet to a 1/2" iron rod set;
- 8) 25.54 feet with the arc of a curve to the right having a radius of 15.00 feet, a central angle of 97° 34' 19", and a chord which bears N 76° 22' 50" E, a distance of 22.57 feet to a 1/2" iron rod set;
- 9) 57.68 feet with the arc of a curve to the left having a radius of 1730.00 feet, a central angle of 01° 54' 37", and a chord which bears S 55° 47' 23" E, a distance of 57.67 feet to a 1/2" iron rod set;
- 10) S 56° 44' 42" E, 225.59 feet to a 1/2" iron rod set;
- 11) 207.54 feet with the arc of a curve to the left having a radius of 530.00 feet, a central angle of 22° 26' 08", and a chord which bears S 67° 57' 46" E, a distance of 206.21 feet to a 1/2" iron rod set;
- 12) 19.01 feet with the arc of a curve to the right having a radius of 15.00 feet, a central angle of 72° 37' 23", and a chord which bears S 42° 52' 09" E, a distance of 17.77 feet to a 1/2" iron rod set;
- 13) S 06° 33' 28" E, 187.42 feet to a 1/2" iron rod set;
- 14) 114.98 feet with the arc of a curve to the left having a radius of 675.00 feet, a central angle of 09° 45' 34", and a chord which bears S 11° 26' 14" E, a distance of 114.84 feet to a 1/2" iron rod set;
- 15) 22.54 feet with the arc of a curve to the left having a radius of 15.00 feet, a central angle of 86° 05' 21", and a chord which bears N 59° 21' 42" W, a distance of 20.48 feet to a 1/2" iron rod set;
- 16) S 77° 35' 37" W, 96.14 feet to a 1/2" iron rod set;
- 17) S 18° 53' 19" E, 133.64 feet to a 1/2" iron rod found;

THENCE S 78° 29' 26" W, 160.66 feet to a 1/2" iron rod set;
THENCE S 76° 06' 07" W, 392.00 feet to a 1/2" iron rod found;
THENCE S 67° 43' 24" W, 170.22 feet to a 1/2" iron rod found;
THENCE S 65° 55' 59" W, 309.74 feet to the POINT AND PLACE OF BEGINNING and containing 29.02 acres.

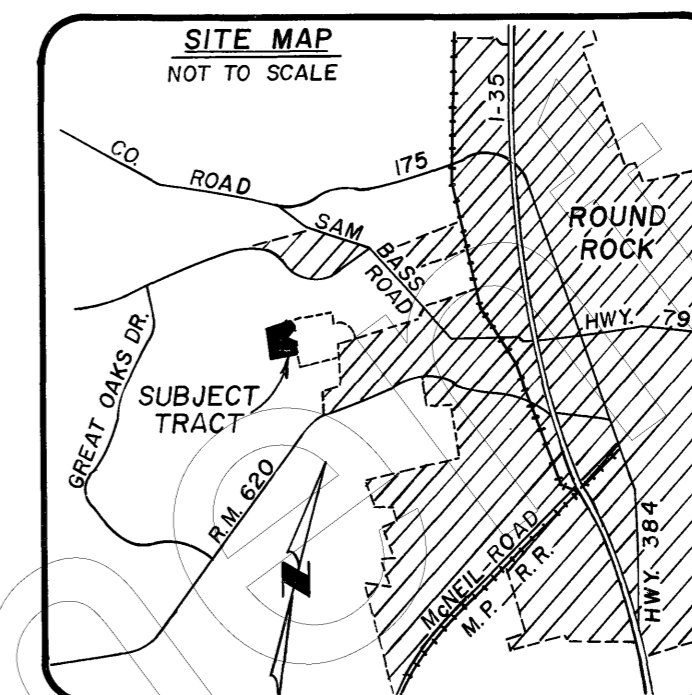
RESTRICTIONS:

1. Prior to construction drainage plans will be submitted to City of Round Rock Public Works Department for review. Rainfall runoff will be limited to maximum rate at undeveloped status by detention or other approved methods.
2. Building slab elevation shall be 1 ft. above any point on the lot within 5 ft. of the perimeter of the building. The first 10 ft. of driveway shall have the same or greater elevation than the top of the curb.
3. Prior to grading, any type of earth moving, construction of, on or under the land in this subdivision, a drainage plan signed by a registered professional engineer shall be submitted for the proposed development, and modifications thereof to the Engineering Department of the City of Round Rock for approval.
4. No lot on this subdivision should be occupied until connected to a potable water supply and a wastewater collection system provided by the City of Round Rock, Texas.
5. No obstructions shall be constructed within the drainage easements.
6. Sidewalks will be constructed as required by city ordinance.

FLOOD PLAIN NOTE:

The 100 Year Flood Plain will be contained within the easements as shown.

"OAKCREEK SUBDIVISION SECTION TWO"



APPROVED FOR ACCEPTANCE

Approved this 15 day of AUGUST, 1985 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.

James Hislop, Jr.
James Hislop, Jr., Chairman
James Dunham
James Dunham, Secretary

Passed and Approved on this 15 day of AUGUST, 1985.

Mike Robinson
Mike Robinson, Mayor, City of Round Rock, Texas

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 3rd day of July, 1985, A.D., at 3:45 o'clock P.M., and duly recorded this 3rd day of July, 1985, A.D., at 3:30 o'clock P.M., in the plat records of said County in Cabinet H, Slide 246-247.

WITNESS my hand and seal at the County Court of said County, at office in Georgetown, the date least above written.

Burton Sheffield Deputy
James N. Boydston, Clerk
County Court, Williamson County, Texas

Owner: JaC VENTURE II
JOHN L. JACKSON, MANAGING PARTNER
Acreage: 29.02 ACRES
Survey: ELISHA MCDANIEL SURVEY, ABSTRACT 441
No. of Blocks: 6
No. of Lots: 113
Linear feet of new streets: 5631
Date: JUNE 1985
Surveyor: ASSOCIATED SURVEYING & MAPPING INC.
2011 B ANCHOR LANE
AUSTIN, TEXAS 78723
Engineer: MEYER-LYTTON-ALLEN INC.
2011 ANCHOR LANE
AUSTIN, TEXAS 78723

