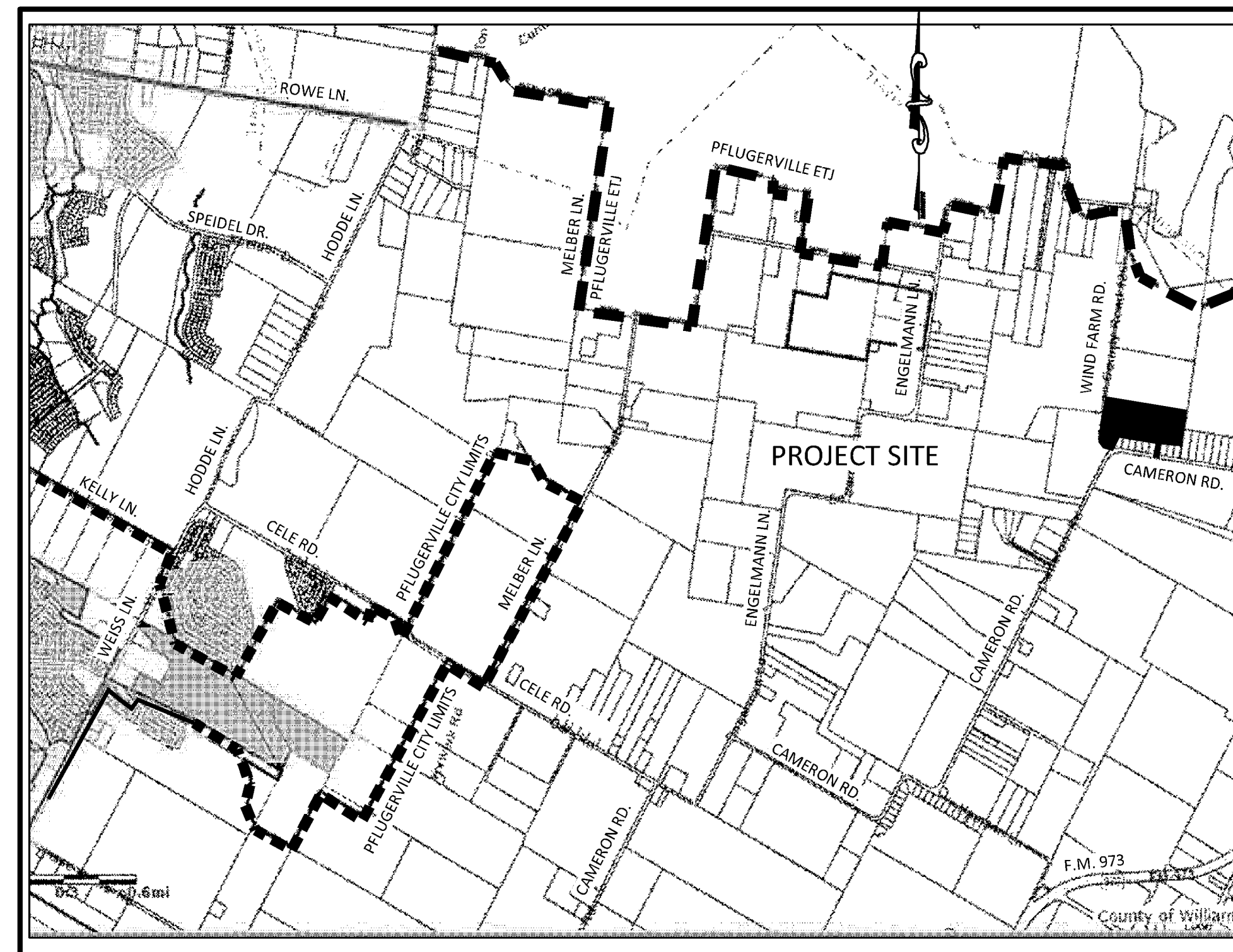


MAYNARD SUBDIVISION

FINAL PLAT



LOCATION MAP

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OF HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY USES OF LAND THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

MAYNARD SUBDIVISION

FINAL PLAT

Owner/Subdivider: Beau S. King
B&V Investments, LP
1718 State Street
Houston, Texas 77007
888/774-5720

Engineer: Tom Curran, P.E.
Chan & Partners Engineering, LLC
4319 James Casey Street, Suite 300
Austin, Texas 78745
512/480-8155

Surveyor: Paul Flugel
Flugel-Wuest Group
2007 S 1st Street, Suite 103
Austin, Texas 78704
512/394-1900

Legal Description: BEING A 41.36 ACRE REMAINDER PORTION OF A 135.00 ACRE TRACT OF LAND OUT OF THE R.W. FORD SURVEY NO. 533, ABSTRACT NO 2213, AND THE WILLIAM B. JONES SURVEY NO. 9, ABSTRACT NO. 442 SITUATED IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED IN DOCUMENT NO. 2006200703

Benchmarks: (Minimum of 2; identify Location, Elevation, Northing and Easting)

Total Number of Blocks: 2
Total Number of Lots: 26 Total Acreage: 41.36

	Linear Feet:	WIDTH:	Acres:
BRAVEHEART CT.	615	60	—
MAYNARD CT.	615	60	—
WIND FARM ROAD	1396	70	—
Total:	2626		—

For Plats associated with multi-phased residential developments, the following shall be provided on the plat for the residential and public parkland use:

	Lots	Acres
Residential:	26	—
Non-Residential:	—	—
Private Open Space:	—	—
Detention:	—	—
Residential included in this phase:	Lots	Acres
Previous residential phases:	26	—
Total residential:	—	—
Public parkland included in this phase:	Lots	Acres
Total parkland required:	N/A*	—
Total parkland dedicated to date:	—	—

*Owner paid parkland dedication and development fee in lieu of parkland dedication.

STANDARD FINAL PLAT NOTES:
APPLICABILITY OF CERTAIN NOTES HAS BEEN CLARIFIED THROUGH ITALICIZED COMMENTARY WITHIN PARENTHESIS AND IS NOT TO BE INCLUDED IN THE PLAT NOTES.

- THIS SUBDIVISION AND THE HOME OWNERS ASSOCIATION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS.
- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION, AND WASTEWATER SHALL BE PROVIDED BY ON-SITE WASTEWATER SYSTEMS. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 25-FT DRAINAGE AND PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL **PER ORDINANCE NO. 1206-15-02-24**, THE GRANTOR (PROPERTY OWNER(S)), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION **PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25 8A**.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY **CITY ORDINANCE # 1203-15-02-24**.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

Drainage Easement Notes:

- No objects, including but not limited to, buildings, fences, or landscaping, shall be allowed in a drainage easement except as approved by Travis County.
- All drainage easements on private property shall be maintained by the owner and/or his/her assigns.
- Detention ponds shall be maintained by the Homeowners Association (HOA).
- Drainage plans shall be submitted to Travis County for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.

Landscape Easement Notes:

- Lots 1, 2, and 16 will contain the landscape easement.
- The adjacent lot fencing, any subdivision perimeter fencing, subdivision signage, and street yard trees will be in the landscape easement.
- Landscape Lot easements shall be managed and maintained by the Homeowners Association (HOA).

Access Easements Notes:

- The holders of the easement are required to provide the regular maintenance, repair and improvement of the easement; and keep the area of the driving surface of the access easement free and clear of any construction, fencing, landscaping, vehicle parking or other uses that in any manner would create an obstruction to free access; and keep the area, within their lot boundary outside of the driving surface of the easement, free and clear of trash, or any objects that could encroach upon free access of the driving surface.

82.945 Travis County Subdivision Plat Notes

- (a) The following plat notes related to requirements in this Subchapter shall be included on each final subdivision plat. Additional notes may be required to more accurately reflect individual subdivision plat conditions.

- No cut or fill on any lot may exceed eight feet, excluding driveways, a building structure's footprint, or a parking area footprint, in accordance with the Travis County Code.
- Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County development permit and, when applicable, obtain and implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent Best Management Practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County Code.
- The owner is responsible for maintaining and operating all permanent water quality controls in compliance with all applicable standards and requirements of the Travis County Code.
- An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.

- (a) The subdivision final plat must depict the following information related to the requirements of this chapter:

- Clearly marked and labeled, the location and dimensions of any easement for placement of a permanent water quality control required by the Travis County Code, or required by another jurisdiction;
- The locations listed in paragraphs (1) shall be integrated into the drainage, floodplain, and other easements.

Travis County On-site Wastewater Program Plat Notes:

- No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
- This subdivision is subject to all the terms and conditions of Chapter 48, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.
- Each residential lot in this subdivision is restricted to no more than one single family dwelling per acre.
- These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Stacey Scheffel D.R. #OS0011143
Program Manager,
On-Site Wastewater, Travis County TNR

SHEET 1 OF 4

MAYNARD SUBDIVISION

FINAL PLAT

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT I, BEAU KING, BEING THE OWNER OF 41.36 ACRE REMAINDER PORTION OF A 135.00 ACRE TRACT OF LAND OUT OF THE R.W. FORD SURVEY NO. 533 ABSTRACT NO 2213, AND THE WILLIAM B. JONES SURVEY NO. 9, ABSTRACT NO. 442 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED IN DOCUMENT NO. 2006200703, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 41.36 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS MAYNARD SUBDIVISION IN ACCORDANCE WITH CHAPTER 232 OF THE LOCAL GOVERNMENT CODE, AND DEDICATED TO THE PUBLIC USE FOREVER ANY EASEMENTS & ROADS THAT ARE SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, ____ AD

OWNER'S NAME
OWNER'S ADDRESS

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20 ____ A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS (SEAL)

NOTARY SIGNATURE AND DATE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT I, PAUL FLUGEL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

PAUL J. FLUGEL, R.P.L.S. # 5096
FLUGEL LAND SURVEYING
FIRM # 10193837

ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0305H, DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

TOM CURRAN, P.E. #61905
DOUCET+CHAN
FIRM # 3937

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, ____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

TAMMIE WILLIAMSON, CHAIR
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

PLANNING DIRECTOR ATTEST:

CITY SECRETARY

TRAVIS COUNTY COMMISSIONERS COURT CERTIFICATION: (FINAL PLAT IS IN THE ETJ)

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 20 ____ A.D., AT _____ O'CLOCK _____M., DULY RECORDED ON THE ____ DAY OF _____ 20 ____ A.D., AT _____ O'CLOCK _____M, OF SAID COUNTY AND STATE IN _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE ____ DAY OF _____ 20 ____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____ 20 ____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

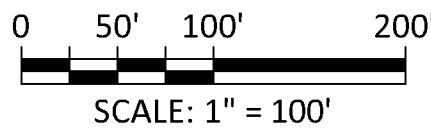
WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE ____ DAY OF _____ 20 ____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SHEET 2 OF 4

MAYNARD SUBDIVISION

FINAL PLAT



J. MURPHY
SURVEY NO. 10
ABSTRACT NO. 567
166.49 ACRES

LYDIA H. & KERMIT HEES TRACT
VOL. 6870, PG. 2080, T.C.D.R.

10.50 ACS
FIRST TRACT
TAXID#838510
(21.01 ACRES TOTAL)
PAULA VILLEGAS
DOC. 2013144626

LEGEND

- ☒ BENCHMARK
- 1/2" IRON ROD FOUND
- IRON ROD SET WITH CAP
- CONCRETE MONUMENT FOUND
- x— BARBED WIRE FENCE
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.O.R. TRAVIS COUNTY OFFICIAL RECORDS
- P.O.B. POINT OF BEGINNING

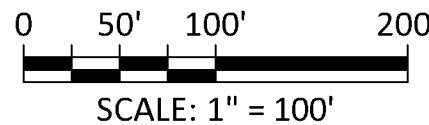
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - DRAINAGE AND P.U.E.
- - - LANDSCAPE EASEMENT
- - - ADJACENT PROPERTY LINES

BM #2 - COTTON SPINDLE SET IN POWER POLE ON NORTH SIDE OF CAMERON ROAD AT ITS INTERSECTION WITH WINDFARM RD AND AT THE SOUTH CORNER OF LOT 1, BLK A, MAYNARD SUBDIVISION. ELEVATION = 590.96

TRACT 1A
DOC. # 2005217723
43.72 AC

MAYNARD SUBDIVISION

FINAL PLAT



SMITH, D B
SURVEY NO. 8
ABS 703
200.00 ACRES
137.73 ACRES IN TRAVIS COUNTY
DARRELL BLACKMAN

10.51 ACS
SECOND TRACT
TAXID#838510
(21.01 ACRES TOTAL)
PAULA VILLEGAS
DOC. 2013144626

CURVE TABLE

CURVE #	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	83° 11' 39"	25.00'	22.19'	36.30'	33.19'	S41° 05' 29.64"E
C2	49° 40' 52"	25.00'	11.57'	21.68'	21.00'	N72° 28' 18.66"E
C3	279° 21' 35"	60.00'	50.92'	292.54'	77.65'	S7° 18' 40.50"W
C4	49° 40' 47"	25.00'	11.57'	21.68'	21.00'	N57° 50' 55.41"W
C5	96° 48' 21"	25.00'	28.16'	42.24'	37.39'	S48° 54' 30.36"W
C6	68° 36' 54"	110.00'	75.06'	131.73'	124.00'	S25° 01' 52.06"E
C7	90° 02' 52"	24.98'	25.01'	39.27'	35.35'	N52° 51' 51.40"E
C8	49° 40' 47"	25.00'	11.57'	21.68'	21.00'	N16° 59' 58.33"W
C9	279° 21' 34"	60.00'	50.92'	292.54'	77.65'	S82° 09' 34.72"E
C10	49° 40' 47"	25.00'	11.57'	21.68'	21.00'	S32° 40' 48.89"W
C11	89° 47' 13"	25.00'	24.91'	39.18'	35.29'	S37° 24' 43.86"E

CURVE TABLE

CURVE #	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C12	44° 14' 08"	60.00	24.39	46.32	45.18	S55° 07' 36"E
C13	44° 02' 55"	60.00	24.27	46.13	45.00	N80° 43' 53"E
C14	44° 02' 55"	60.00	24.27	46.13	45.00	N36° 40' 58"E
C15	44° 02' 55"	60.00	24.27	46.13	45.00	N7° 21' 57"W
C16	44° 02' 55"	60.00	24.27	46.13	45.00	N51° 24' 52"W
C17	44° 02' 55"	60.00	24.27	46.13	45.00	S84° 32' 13"W
C18	14° 52' 45"	60.01	7.84	15.58	15.54	S55° 04' 19"W
C19	33° 03' 02"	60.00	17.80	34.61	34.13	S25° 18' 51"E
C20	53° 18' 53"	60.00	30.12	55.83	53.84	S17° 52' 06"W
C21	53° 18' 53"	60.00	30.12	55.83	53.84	S71° 10' 59"W
C22	53° 18' 53"	60.00	30.12	55.83	53.84	N55° 30' 08"W
C23	53° 18' 53"	60.00	30.12	55.83	53.84	N2° 11' 16"W
C24	33° 03' 02"	60.00	17.80	34.61	34.13	N40° 59' 41"E

MCSHEPHERD RANCHES
BRUSHY CREEK ACREAGE UNIT
VOL. 63, PG. 73
T.C.P.R.

(211.53 ACRES)
ROBERT GARLAND DIAS
THOMAS CHARLES DIAS &
SARAH ANN COVINGTON FENLEY BAER
DOC. #2007153494

BM #1 - COTTON SPINDLE SET IN POWER POLE ON NORTH SIDE OF CAMERON ROAD APPROXIMATELY 49' EAST OF THE SOUTHWEST CORNER OF LOT 2, NEW SWEEDEN GREEN SUBDIVISION, AND APPROXIMATELY 249' EAST OF THE CENTERLINE OF PROPOSED MAYNARD COURT. ELEVATION 584.70