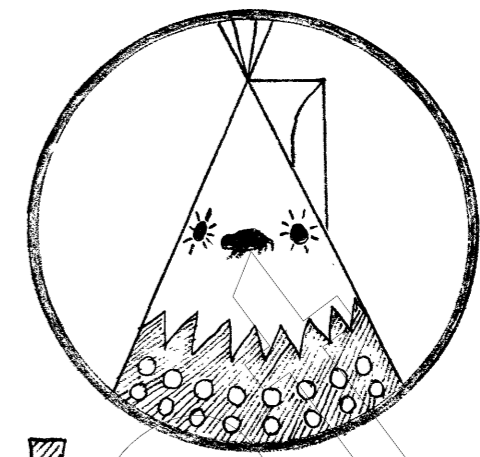
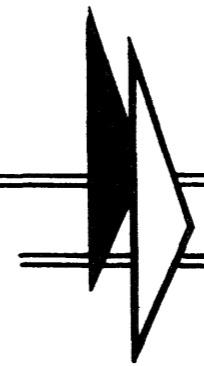
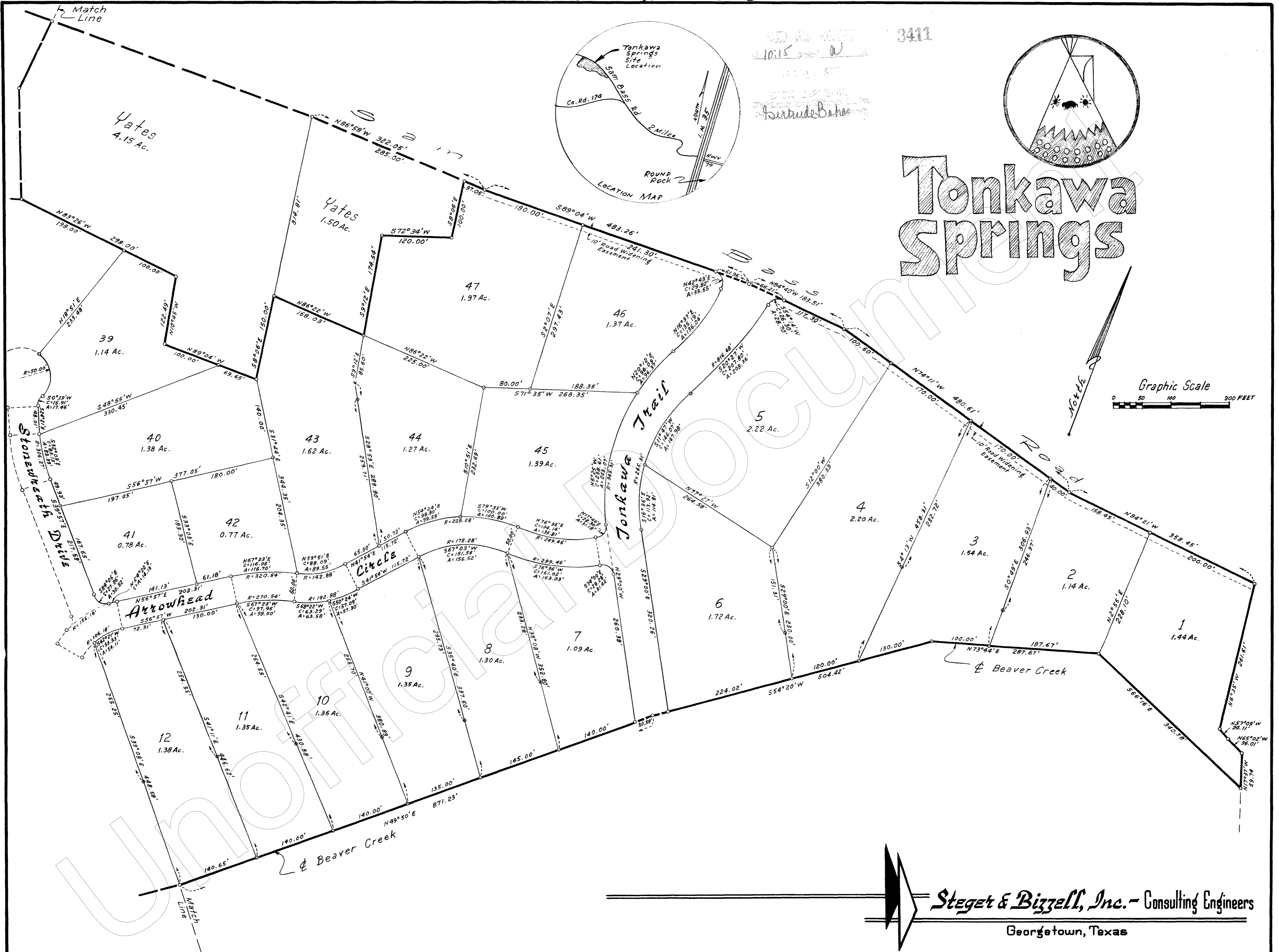
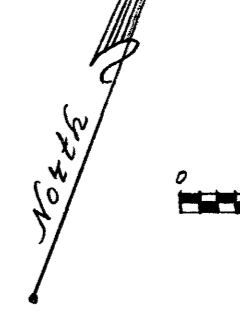


1015
Surrender Books

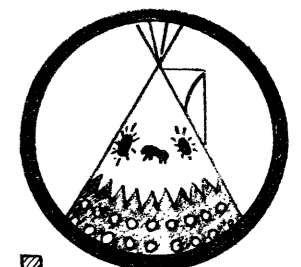
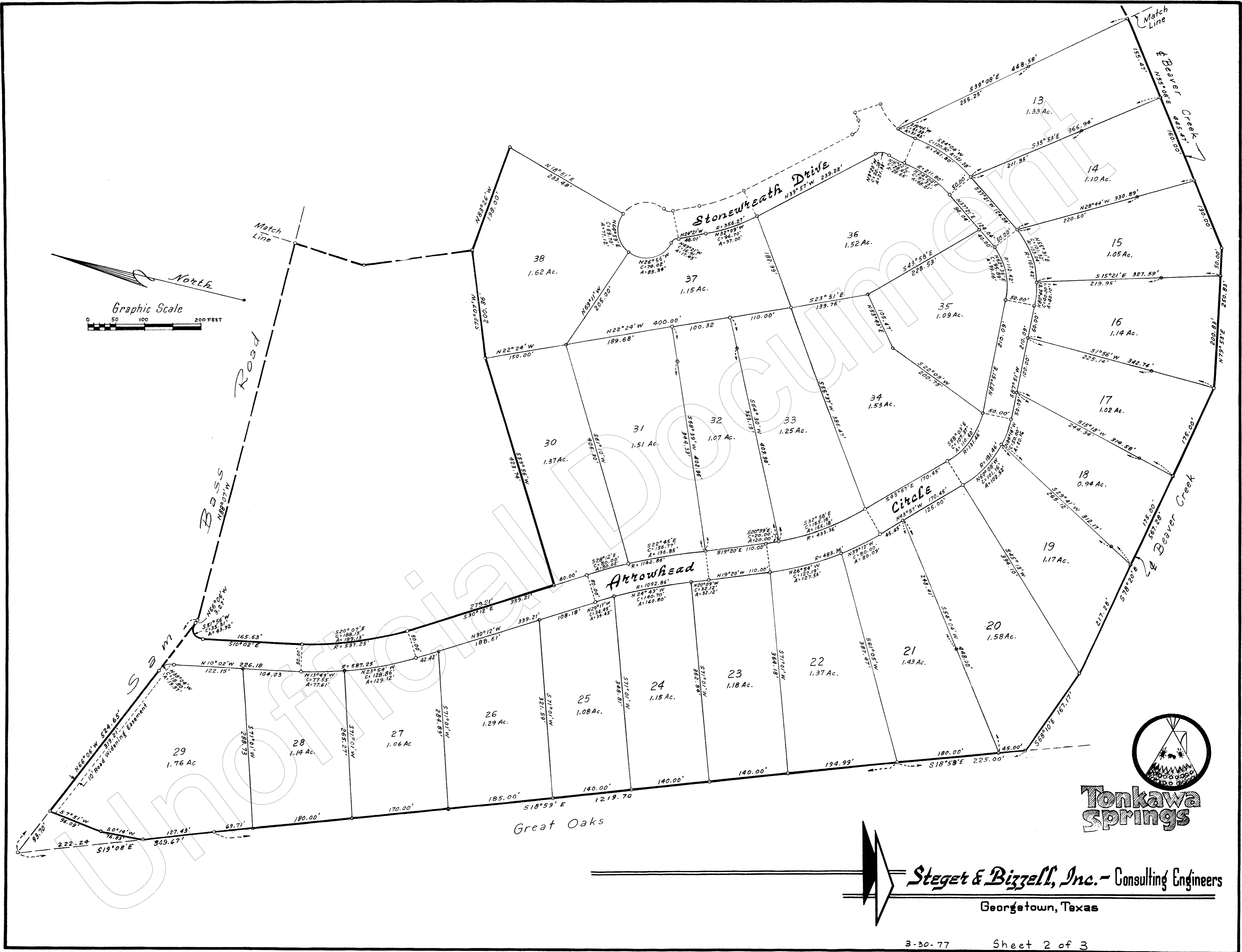


Tonkawa Springs

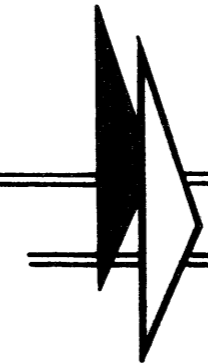


Steget & Bizzell, Inc. - Consulting Engineers

Georgetown, Texas



Tonkawa Springs



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Georgetown, Texas

FIELD NOTES FOR TONKAWA SPRINGS, INC.:

BEING 68.17 acres of land out of the William Kincaid Survey, Abstract No. 374 and the William Dugan Survey, Abstract No. 190 in Williamson County, Texas. Said land also being out of a certain 170.21-acre tract conveyed by deed from Round Rock Lime Co. to Jack Garey, of record in Volume 646, Page 12 of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of January, 1977 by Don H. Bizzell, Registered Professional Engineer, and described more fully as follows:

BEGINNING at an iron pin set in the West line of the said 170.21-acre tract. Said point being S 19° 08' E, 224.24 feet from the N.W. corner of the said 170.21-acre tract. Said point also being S 19° 08' E, 1024.24 feet from the N.W. corner of the said Kincaid Survey, for the N.W. corner hereof;

THENCE, following a fence along the West line of the said 170.21-acre tract, as follows:

- S 19° 08' E, 127.43 feet to an iron pin found;
- S 18° 59' E, 1219.70 feet to an iron pin found; and
- S 18° 58' E, 225.00 feet to a point in a creek for the S.W. corner hereof;

THENCE, down the meanders of a small creek, as follows:

- S 68° 10' E, 167.17 feet; S 78° 20' E, 567.28 feet;
- N 79° 53' E, 250.83 feet; N 55° 08' E, 445.47 feet;
- N 49° 50' E, 871.23 feet; N 54° 20' E, 504.22 feet;
- N 73° 44' E, 287.67 feet; and S 66° 16' E, 340.38 feet to a point in the East fence line of the said 170.21-acre tract for the S.E. corner hereof;

THENCE, following a fence along the East line of the said 170.21-acre tract, as follows:

- N 17° 37' W, 59.74 feet to an iron pin set near a 26" elm tree;
- N 65° 02' W, 36.01 feet to an iron pin set near a 13" cedar tree;
- N 57° 09' W, 24.11 feet to an iron pin set near a 30" live oak tree; and
- N 06° 35' W, 261.61 feet to an iron pin near a cedar corner post in the South margin of Sam Bass Road, for the N.E. corner hereof;

THENCE, along the South margin of Sam Bass Road, as follows:

- N 84° 21' W, 358.45 feet to a large nail set in the base of a 20" forked live oak tree;
- N 74° 11' W, 480.61 feet to an iron pin set near a cedar fence post;
- N 84° 40' W, 183.51 feet to an iron pin set near a cedar fence post;
- S 89° 04' W, 483.26 feet to an iron pin set near a cedar fence post; and
- N 86° 58' W, 37.05 feet to an iron pin set;

THENCE S 08° 06' E, 100.00 feet to an iron pin set;

THENCE S 72° 34' W, 120.00 feet to an iron pin set;

THENCE S 09° 12' E, 174.54 feet to an iron pin set;

THENCE N 86° 22' W, 168.03 feet to an iron pin set in the East line of a certain 4.15-acre tract conveyed by deed from Round Rock Lime Company to Ray Yates, of record in Volume 594, Page 383 of the Deed Records of Williamson County, Texas;

THENCE, following a fence along the East and South boundaries of the said 4.15-acre tract, as follows:

- S 08° 06' E, 150.00 feet to an iron pin found;
- N 89° 04' W, 169.65 feet to an iron pin found;
- N 10° 45' W, 122.49 feet to an iron pin found; and
- N 83° 26' W, 298.00 feet to an iron pin found;

THENCE S 72° 07' W, 200.36 feet to an iron pin set;

THENCE S 59° 56' W, 423.74 feet to an iron pin set in the East line of a road;

THENCE N 30° 12' W, 279.21 feet to an iron pin set at the beginning of a curve (R = 537.25 feet);

THENCE, along the said curve (long chord bears N 20° 07' W, 188.15 feet), a distance of 189.13 feet to an iron pin at the end of the said curve;

THENCE N 10° 02' W, 165.63 feet to an iron pin at the beginning of a curve (R = 20.00 feet);

THENCE, along the said curve (long chord bears N 51° 56' E, 35.31 feet), a distance of 43.92 feet to an iron pin in the South margin of Sam Bass Road;

THENCE, along Sam Bass Road, N 66° 06' W, 427.68 feet to an iron pin set;

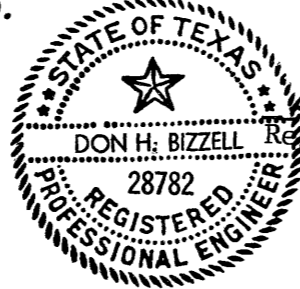
THENCE S 07° 51' W, 96.09 feet to an iron pin;

THENCE S 00° 14' W, 76.83 feet to the Place of BEGINNING and containing 68.17 acres of land.

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON

I, Don H. Bizzell, Registered Professional Engineer, do hereby certify that the above-described tract of land was surveyed on the ground under my personal supervision during the month of January, 1977, and that said description is true and correct to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 12th day of April, 1977, A.D.



Don H. Bizzell
Don H. Bizzell
Registered Professional Engineer, No. 28782
State of Texas

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON

That, Tonkawa Springs, Inc. and Jack Garey, Owners of TONKAWA SPRINGS, a subdivision in the William Kincaid Survey, Abstract No. 374 and the William Dugan Survey, Abstract No. 190 in Williamson County, Texas, do hereby dedicate to the public all streets and easements shown hereon.

TO CERTIFY WHICH, WITNESS my hand this the 20th day of APRIL, 1977, A.D.

Jack Garey
Jack Garey - President
Tonkawa Springs, Inc.
Jack Garey
Jack Garey - Individually

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Jack Garey, 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.

GIVEN UNDER MY HAND AND SEAL of office, this the 20th day of APRIL, 1977, A.D.

Kenneth S. Jackson
Kenneth S. Jackson
Notary Public in and for
Williamson County, Texas.

In approving this Plat by the Commissioners' Court of Williamson County, Texas, it is understood that the building of all streets, roads or other public thoroughfares designated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads or other public thoroughfares or in connection therewith, shall be the responsibility of the owner or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas, and said Commissioners' Court assumes no responsibility or obligation to build or maintain any streets, roads or other public thoroughfares shown on this plat or of constructing or maintaining any culverts, bridges, etc., in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 80% occupancy of the lots along the roadways and streets in the subdivision has been achieved, and all driveway drain pipes have been installed on written permission from the County Commissioner, the Commissioners' Court assumes full responsibility for maintenance of said streets, roads and drainage facilities.

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON

I, C. L. Chance, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, and the surveyor's certificate appearing hereon, that Tonkawa Springs, a subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Dated: April 25, 1977
C. L. Chance
C. L. Chance, Judge, Williamson Co., Texas

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Dick Cervenka, Williamson County Clerk, do hereby certify that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my Office on the 25th day of April, 1977, at 10:15 o'clock A.M., and was duly recorded in Volume 121, Page 50-52, of the Plat Records of Williamson County, Texas. on 25th day of April, 1977 at 11:00 AM

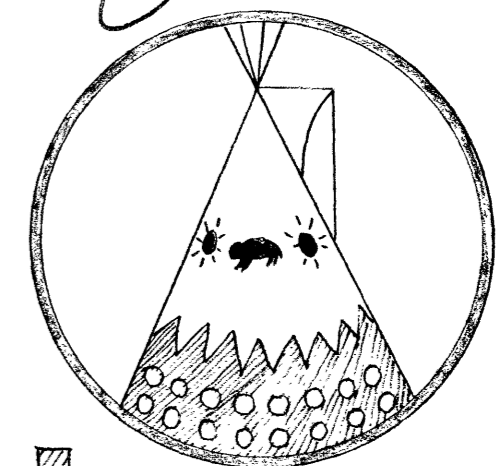
WITNESS my hand and seal of the Court of said County at the date written above.

Dick Cervenka, Clerk of the said County Court:

Bertrude Babac
Deputy

This Subdivision is APPROVED for 47 septic tank(s).

Date: April 22 1977
Edward J. Gaida
Williamson County Health Department



Tonkawa Springs

Steget & Bizzell, Inc. - Consulting Engineers
Georgetown, Texas