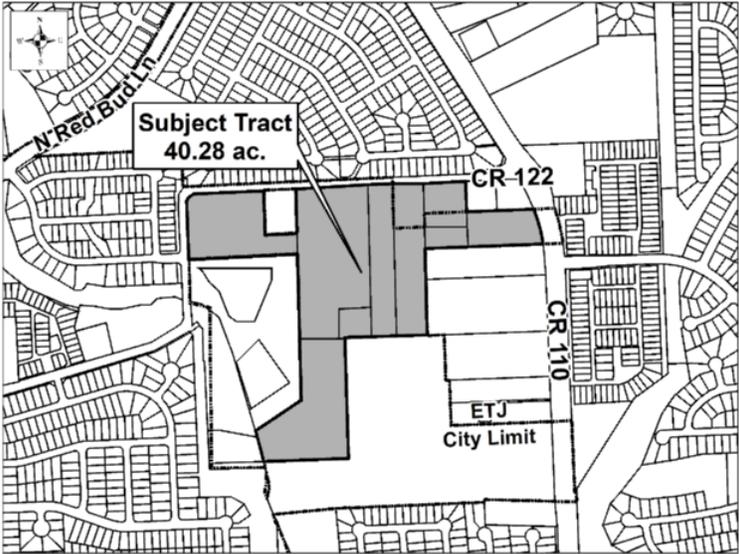


**Settlers Park Junction Final Plat
FINAL PLAT FP23-000003**



CASE PLANNER: Matthew Johnson

REQUEST: The request is to Final Plat three development lots.

ZONING AT TIME OF APPLICATION: PUD No. 147 & Unzoned/ETJ

DESCRIPTION: 40.28 acres out of the Robert McNutt Survey Abstract No. 422

CURRENT USE OF PROPERTY: Residential/ Agricultural

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: ETJ - Single Family Residential - Paloma Lake Subdivision
- South: PUD 138 – Multifamily - Oasis at Round Rock
- East: ETJ – Single Family Residential- Siena Subdivision
- West: SF-3 - Single Family Residential – Chester Ranch

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	2.84
Residential - Multi Unit:	1	37.44
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	3	40.28

Owner:
Blackburn Communities
825 Sisk Ave #200
Oxford MS, 38655

Applicant:
Steve Jamison
Jamison Engineering
13812 Research Blvd
Austin, TX 78750

Developer:
Blackburn Communities
825 Sisk Ave #200
Oxford MS, 38655

**Settlers Park Junction Final Plat
FINAL PLAT FP23-000003**

HISTORY: This final plat is being processed simultaneously with the preliminary plat (PP23-000004).

DATE OF REVIEW: September 20th, 2023

LOCATION: Generally located south of CR 122 and west of CR 110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Residential) is supported by PUD No. 147 which contains a mixture of attached duplex residential units and low density multifamily. The units will not be platted as fee simple lots.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat (PP23-000004).

Traffic, Access and Roads: The subject tract has existing access points from CR 110 and 122. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed, whereas private drives will serve the entire development. A TIA is not required for this development; however, roadway impact fees shall be collected at time of building permitting. CR 122 is being added to the thoroughfare plan as a 2-way traffic with a continuous turn lane and will be placed on the City's Capital Improvement Plan.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. A proposed 8" water line and proposed 8" wastewater line will serve this development by providing connections through the proposed development to the south, Oasis at Round Rock. Additionally, a secondary connection is proposed with a 16" waterline that exists at the northwest corner of the subject property within CR 122.

Drainage: A flood study (FLOOD2304-0001) has been approved by the City. Staff will review a more detailed drainage plan during site permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove all labeling for any waterline and wastewater line easements ". . . HEREBY DEDICATED BY THIS PLAT". Replace with "Doc#_____".
2. Provide Planning and Zoning Commission review date of September 20, 2023.
3. Provide Preliminary plat date approval within note# 14: September 20, 2023



N Red Bud Ln

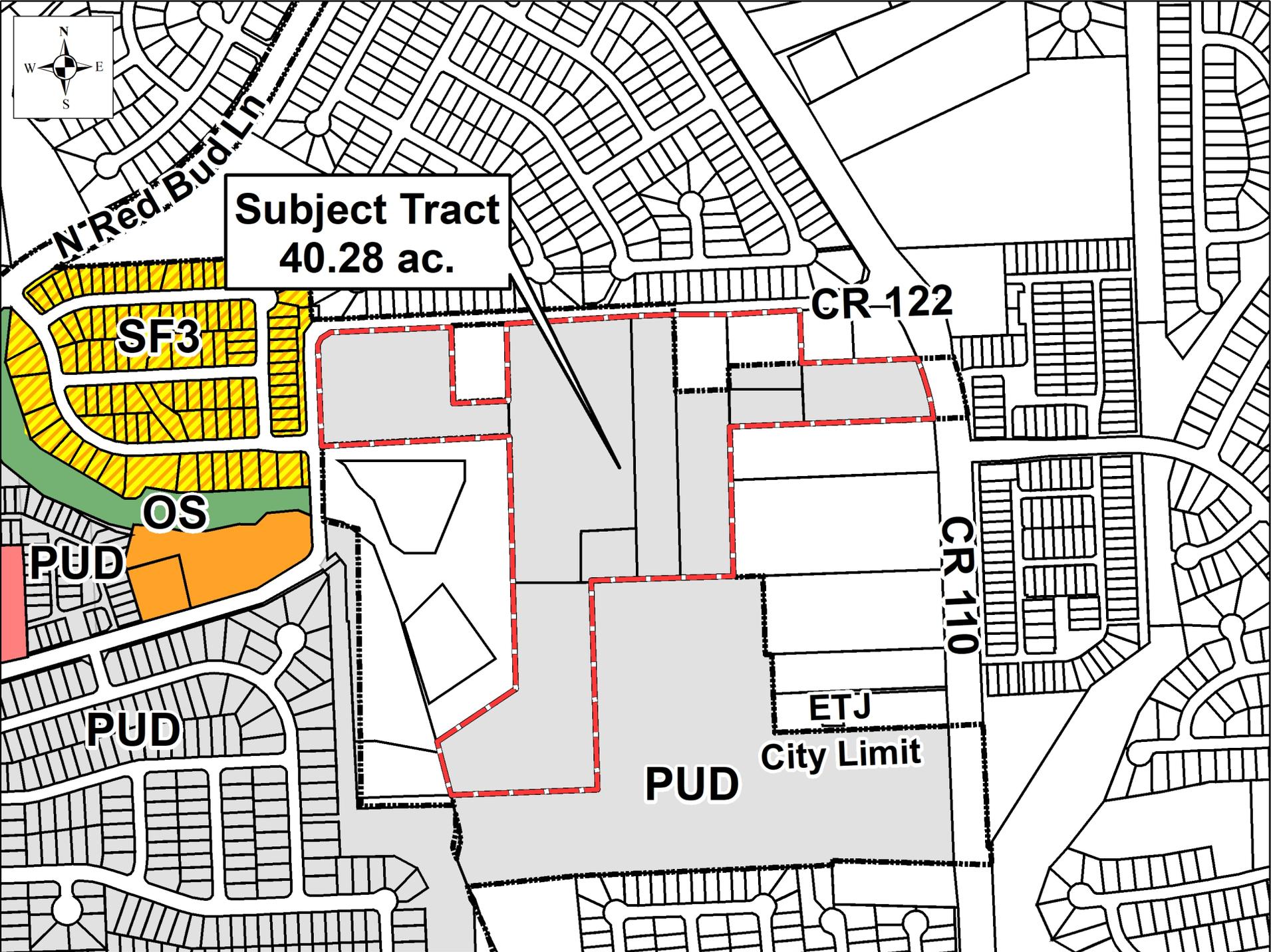
**Subject Tract
40.28 ac.**

CR 122

CR 110

**ETJ
City Limit**





**Subject Tract
40.28 ac.**

SF3

OS

PUD

PUD

PUD

CR-122

CR 110

ETJ

City Limit

W. DONAHO SURVEY
ABSTRACT NO. 173

PALOMA LAKE SECTION 19A
CAB. CO. SL. 169
INST. NO. 2010015312
P.R.W.C.T.

PALOMA LAKE SECTION 19B
INST. NO. 2011058191
P.R.W.C.T.

N. COUNTY ROAD 122
(VARIABLE WIDTH R.O.W.)

SITE

VICINITY MAP
NOT TO SCALE

CALLLED 0.317 ACRES
WILLIAMSON COUNTY
DOC. NO. 2015091187
O.P.R.W.C.T.

L=246.51'
R=1134.36'
Δ=012°27'03"
CHD.=246.02'
CHD.BRG.=S15°08'15"E

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 2

LEGEND / ABBREVIATIONS

---	ADJOINER LINE
---	BOUNDARY LINE
---	FEMA
---	FLOODPLAIN
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
G.C.E.	GENERAL COMMON ELEMENT
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	CAPPED IRON ROD SET
⊕	BENCHMARK
▨	ZONE AE / 1% ANNUAL CHANCE FLOOD

ENGINEER
STEVEN R. JAMISON, P.E. 86951
JAMISON CIVIL ENGINEERING LLC
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
(737) 484-0890
TBPE FIRM NO. F-17756

SURVEYOR
TED A. GOSSETT, RPLS NO. 5991
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
TBPELS REG. NO. 10194220

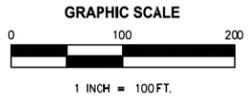
OWNER(S)
ROBERT T. ADAY & SHELLI ADAY
2028 E BEN WHITE BLVD STE 240
AUSTIN, TEXAS 78741

EVANDER PARTNERS
130 E. TRAVIS STREET, STE 530
SAN ANTONIO, TEXAS 78205

LEROY STARNES & BARBARA STARNES
2100 N. COUNTY ROAD 122
ROUND ROCK, TEXAS 78665

BLACKBURN COMMUNITIES, LLC
825 SSK AVE STE 200
OXFORD, MS 38655
662-513-4194

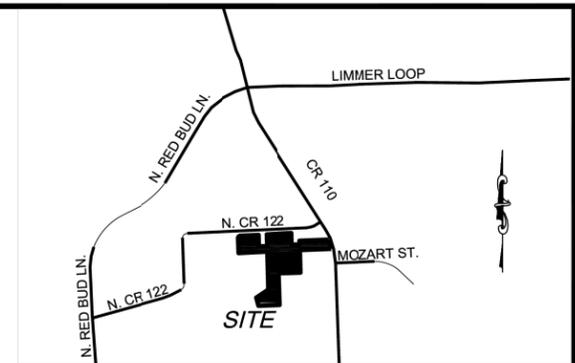
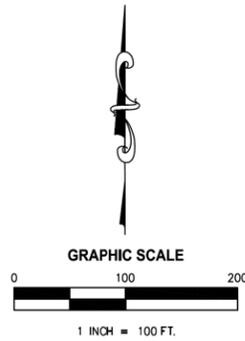
FINAL PLAT
SETTLERS PARK JUNCTION
LOTS 1-3, BLOCK A
A SUBDIVISION OF 40.276 ACRES IN THE
ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 4



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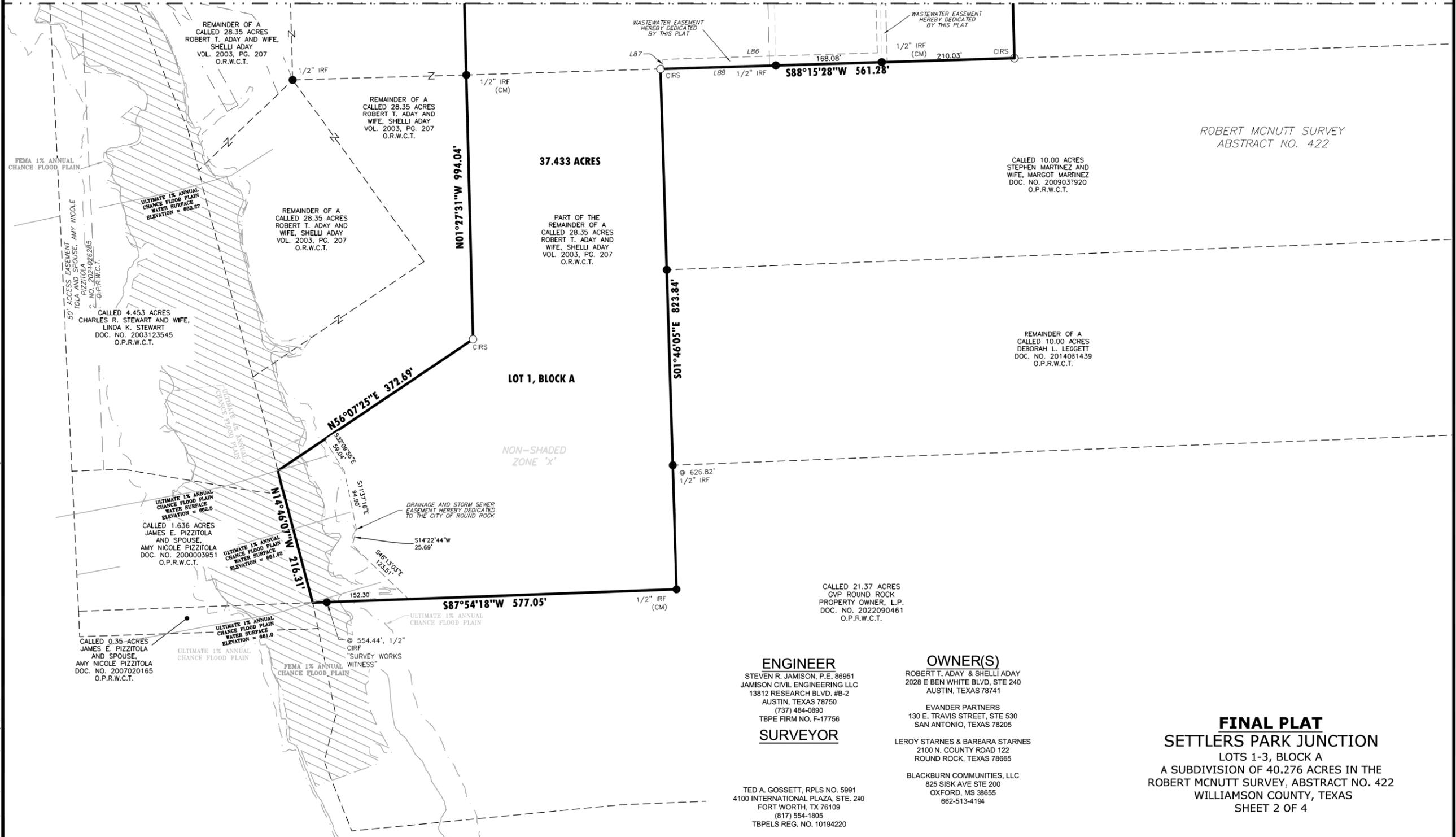
LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- - - FEMA
- - - FLOODPLAIN
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- IRF IRON ROD FOUND
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- CIRS CAPPED IRON ROD SET
- G.C.E. GENERAL COMMON ELEMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CAPPED IRON ROD SET
- ⊕ BENCHMARK
- ▨ ZONE AE / 1% ANNUAL CHANCE FLOOD



VICINITY MAP
NOT TO SCALE

MATCHLINE SEE SHEET 1



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ENGINEER
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13812 RESEARCH BLVD, #B-2
AUSTIN, TEXAS 78750
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TBPE FIRM NO. F-17756

SURVEYOR

TED A. GOSSETT, RPLS NO. 5991
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
TBPELS REG. NO. 10194220

OWNER(S)
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AUSTIN, TEXAS 78741

EVANDER PARTNERS
130 E. TRAVIS STREET, STE 530
SAN ANTONIO, TEXAS 78205

LEROY STARNES & BAREARA STARNES
2100 N. COUNTY ROAD 122
ROUND ROCK, TEXAS 78665

BLACKBURN COMMUNITIES, LLC
825 SISK AVE STE 200
OXFORD, MS 39655
662-513-4194

FINAL PLAT
SETTLERS PARK JUNCTION
LOTS 1-3, BLOCK A
A SUBDIVISION OF 40.276 ACRES IN THE
ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 4

Standard: 1
 557 SQ. FT.
 39 ACRES

ENGINEER
 STEVEN R. JAMISON, P.E. 86951
 JAMISON CIVIL ENGINEERING LLC
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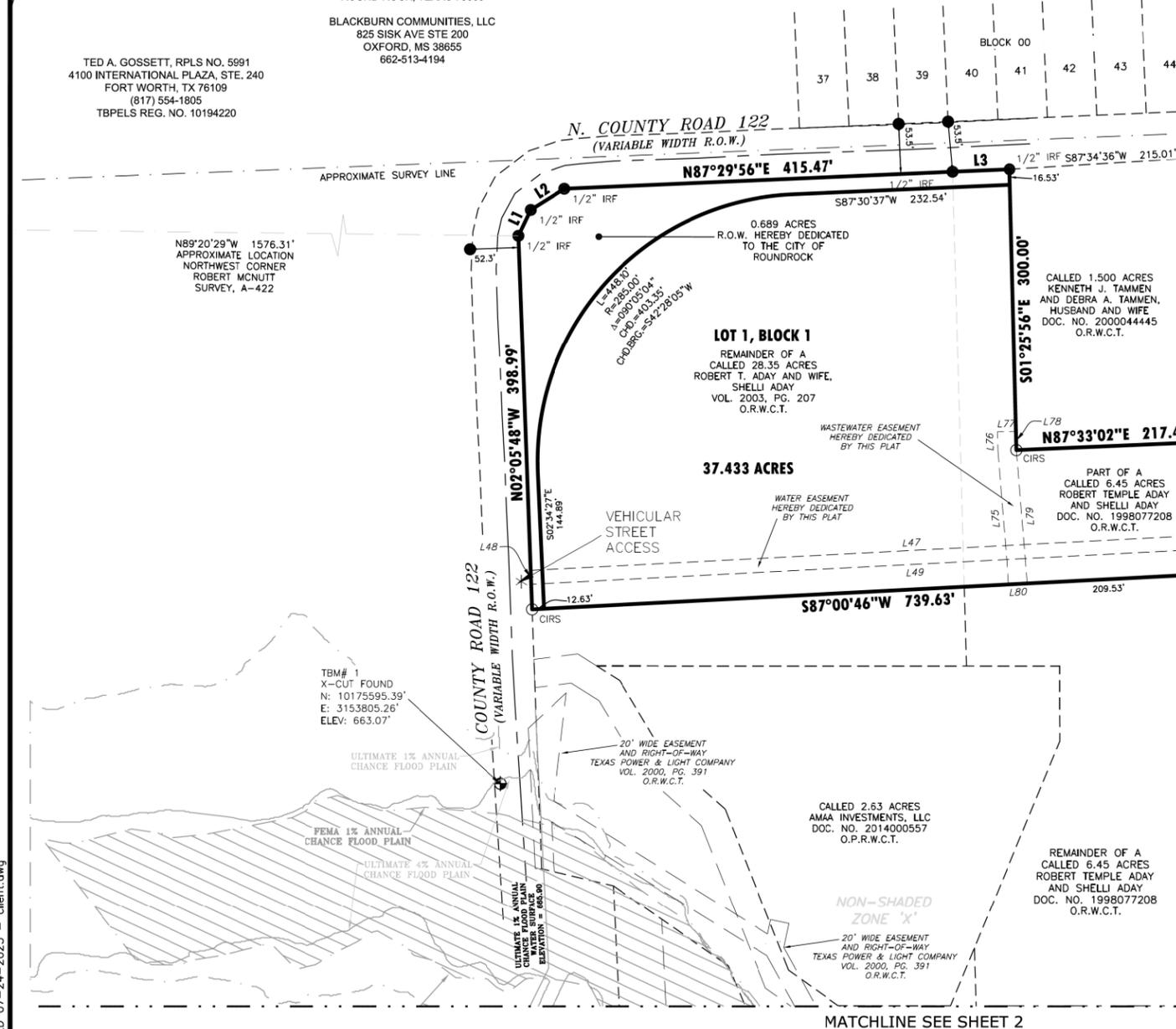
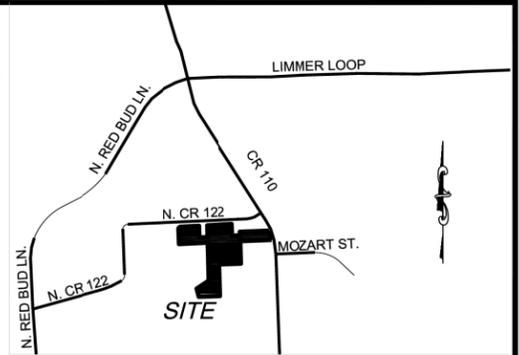
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 825 SISK AVE STE 200
 OXFORD, MS 38655
 662-513-4194

- GENERAL NOTES
- BEARING BASED ON TEXAS STATE PLAN COORDINATES, CENTRAL ZONE, 42C3, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND NGS OPUS SOLUTIONS, VERTICAL DATUM ESTABLISH WITH THE CITY OF ROUND ROCK MONUMENT 01-038 (BRASS DISK H.A.R.N. MONUMENT SET IN CONCRETE), WITH COORDINATES OF NORTHING: 10178429.10 AND EASTING: 3154785.39, AND A PUBLISHED ELEVATION OF 716.20 FEET.
 - PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE AN EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
 - A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
 - ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE 1% ANNUAL CHANCE FLOODPLAIN.
 - THE USE OF THE WORD "CERTIFY" OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE, EITHER EXPRESSED OR IMPLIED.
 - AREA: 40.276 ACRES
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 - WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU-1 AND MU-2 ZONING DISTRICTS, A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON. ANY PRIVATE IMPROVEMENTS WITHIN THE P.U.E. OR RIGHT-OF-WAY SHALL REQUIRE WRITTEN APPROVAL FROM THE UTILITIES DIRECTOR PRIOR TO INSTALLATION.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - WATER AND WASTEWATER WILL PROVIDED BY THE CITY OF ROUND ROCK. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR.
 - A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____, 2023
 - ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART II, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018 AS AMENDED.



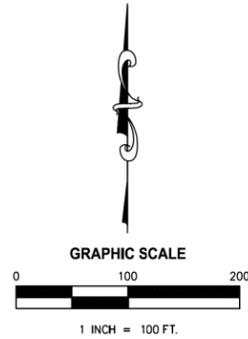
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N25°34'34"E	30.53'
L2	N57°51'57"E	42.47'
L3	N87°34'36"E	60.78'
L4	N35°32'47"E	7.93'
L5	N42°42'33"E	33.07'
L6	N42°42'33"E	55.49'
L7	N66°03'20"E	29.16'
L8	N88°33'20"E	103.44'
L9	N88°33'20"E	19.83'
L10	S80°59'05"E	144.26'
L11	N87°45'55"E	353.09'
L12	N42°45'55"E	38.33'
L13	N02°14'05"W	63.91'
L14	N87°45'55"E	268.46'
L15	N77°58'59"E	28.59'
L16	N15°26'15"W	15.03'
L17	S77°58'59"W	26.41'
L18	S87°45'55"W	282.18'
L19	S02°14'05"E	72.69'
L20	S42°45'55"W	25.90'
L21	S87°45'55"W	218.75'
L22	N02°14'05"W	200.81'
L23	S87°45'55"W	15.00'
L24	S02°14'05"E	200.81'
L25	S87°45'55"W	116.65'

LINE TABLE		
LINE	DIRECTION	LENGTH
L26	N80°59'05"W	116.66'
L27	N09°00'55"E	43.62'
L28	N02°14'05"W	43.09'
L29	S87°45'55"W	15.00'
L30	S02°14'05"E	41.61'
L31	S09°00'55"W	42.14'
L32	N80°59'05"W	12.50'
L33	S88°33'20"W	121.63'
L34	S66°03'20"W	35.24'
L35	S42°42'03"W	92.60'
L36	S35°32'47"W	8.87'
L37	N54°27'13"W	78.43'
L38	N01°26'40"W	107.53'
L39	N47°32'59"W	16.08'
L40	S87°27'01"W	152.78'
L41	S87°27'01"W	194.11'
L42	S87°27'01"W	97.73'
L43	S42°27'01"W	18.01'
L44	S02°32'59"E	58.67'
L45	S33°16'50"E	30.35'
L46	S56°43'10"W	23.73'
L47	S87°00'46"W	816.64'
L48	S02°05'48"E	14.78'
L49	N87°01'42"E	820.93'
L50	N56°43'10"E	42.79'

LINE TABLE		
LINE	DIRECTION	LENGTH
L51	N33°16'50"W	41.23'
L52	N02°32'59"W	48.34'
L53	N42°27'01"E	5.59'
L54	N87°27'01"E	434.71'
L55	N35°32'47"E	15.00'
L56	S54°27'13"E	74.56'
L57	S01°26'40"E	111.10'
L58	N04°38'39"W	142.47'
L59	N01°25'56"W	20.56'
L60	N88°34'04"E	20.00'
L61	S01°25'56"E	20.00'
L62	S04°38'39"E	142.49'
L63	N87°00'46"E	20.01'
L64	N01°26'28"W	733.01'
L65	S87°45'55"W	8.79'
L66	N00°17'58"W	5.58'
L67	S01°26'28"E	723.52'
L68	S88°15'28"W	340.66'
L69	S01°44'32"E	15.00'
L70	N88°15'28"E	355.58'

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- FEMA
- FLOODPLAIN
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- G.C.E. GENERAL COMMON ELEMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CAPPED IRON ROD SET
- ⊕ BENCHMARK
- ▨ ZONE AE / 1% ANNUAL CHANCE FLOOD



FINAL PLAT
SETTLERS PARK JUNCTION
 LOTS 1-3, BLOCK A
 A SUBDIVISION OF 40.276 ACRES IN THE
 ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
 WILLIAMSON COUNTY, TEXAS
 SHEET 3 OF 4

X:\2023\23-0883\Survey\DWG\23-0883 - FINAL PLAT REVISED 07-24-2023 - client.dwg

LEGAL DESCRIPTION

BEING A 40.276 ACRE TRACT OF LAND SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NUMBER 422, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION A TRACT OF LAND CALLED "TRACT I" IN DEED TO LEROY STARNES RECORDED IN VOLUME 946, PAGE 211 OF THE DEED RECORDS OF WILLIAMSON COUNTY TEXAS (D.R.W.C.T.), A PORTION A TRACT OF LAND CALLED "TRACT II" IN DEED TO LEROY STARNES RECORDED IN VOLUME 946, PAGE 214 (D.R.W.C.T.), A PORTION A TRACT OF LAND DESCRIBED IN DEED TO LEROY STARNES AND WIFE, BARBRA STARNES, RECORDED IN VOLUME 946, PAGE 907 (D.R.W.C.T.), A PORTION A TRACT OF LAND DESCRIBED IN DEED TO ROBERT T. ADAY, RECORDED IN DOCUMENT NUMBER 2021152968 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), A PORTION A TRACT OF LAND DESCRIBED IN DEED TO GREGORY L. BEACH, RECORDED IN DOCUMENT NUMBER 9745107, OFFICIAL RECORDS OF WISE COUNTY, TEXAS (O.R.W.C.T.), A PORTION A TRACT OF LAND CALLED "TRACT 2" IN DEED TO STEPHEN J. VREELAND AND WIFE NATALIE B. VREELAND, RECORDED IN DOCUMENT NUMBER 2004042557 (O.P.R.W.C.T.), A PORTION A TRACT OF LAND DESCRIBED IN DEED TO ROBERT T. ADAY AND WIFE SHELLI ADAY, RECORDED IN VOLUME 2003, PAGE 207 (O.R.W.C.T.), A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT TEMPLE ADAY AND SHELLI ADAY, RECORDED IN DOCUMENT NUMBER 1998077208 (O.R.W.C.T.), AND A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO LEROY STARNES RECORDED IN VOLUME 885, PAGE 847 (D.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "WILCO ROW" FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2015091187 O.P.R.W.C.T. AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2016001249 O.P.R.W.C.T. AND BEING IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 110 (VARIABLE WIDTH R.O.W.), ALSO BEING IN THE SOUTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 211-TRACT II) AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO NANCY ARREDONDO AND SPOUSE, THOMAS ARREDONDO, RECORDED IN DOCUMENT NUMBER 2003057598 O.P.R.W.C.T.;

THENCE S 87°45'55" W WITH THE SOUTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 211-TRACT II), THE SOUTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 214-TRACT I) AND THE SOUTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 907) RESPECTIVELY, AND THE COMMON NORTH LINE OF SAID ARREDONDO TRACT, A DISTANCE OF 803.88 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID STARNES TRACT (VOLUME 946, PAGE 907) AND THE COMMON NORTHWEST CORNER OF SAID ARREDONDO TRACT AND IN THE EAST LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968);

THENCE S 01°26'40" E WITH THE EAST LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968) AND THE COMMON WEST LINE OF SAID ARREDONDO TRACT (DOCUMENT NUMBER 2003057598) AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ZOE'S PLACE, LTD., RECORDED IN DOCUMENT NUMBER 2015110894 O.P.R.W.C.T. RESPECTIVELY, A DISTANCE OF 587.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET AT THE SOUTHEAST CORNER OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968) AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, RECORDED IN DOCUMENT NUMBER 2009037920 O.P.R.W.C.T.;

THENCE S 88°15'35" W WITH THE SOUTH LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968), THE SOUTH LINE SAID BEACH TRACT AND THE SOUTH LINE OF SAID VREELAND TRACT RESPECTIVELY, WITH THE COMMON NORTH LINE OF SAID MARTINEZ TRACT, PASSING A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968) AND THE COMMON SOUTHWEST CORNER OF SAID BEACH TRACT AT A DISTANCE OF 210.03 FEET, PASSING A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BEACH TRACT AND THE COMMON SOUTHEAST CORNER OF SAID VREELAND TRACT AT A DISTANCE OF 378.11 FEET AND CONTINUING WITH SAID COMMON LINE A TOTAL DISTANCE OF 561.28 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET IN THE SOUTH LINE OF SAID VREELAND TRACT AND AT NORTHEAST CORNER OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON NORTHWEST CORNER OF SAID MARTINEZ TRACT;

THENCE S 01°46'05" E WITH THE WEST LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON WEST LINE OF SAID MARTINEZ TRACT, THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BEBRAH L. LEGGETT, RECORDED IN DOCUMENT NUMBER 2014081439 O.P.R.W.C.T. AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GVP ROUND ROCK PROPERTY OWNER L.P., RECORDED IN DOCUMENT NUMBER 2022090461 O.P.R.W.C.T. RESPECTIVELY, A DISTANCE OF 823.84 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON NORTHWEST INTERIOR ELL CORNER OF SAID GVP ROUND ROCK PROPERTY OWNER TRACT;

THENCE S 87°54'18" W WITH THE SOUTH LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON NORTH LINE OF SAID GVP ROUND ROCK PROPERTY OWNER TRACT, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED "SURVEY WORKS WITNESS" FOUND AT A DISTANCE 554.44 FEET AND CONTINUING WITH SAID COMMON LINE, A TOTAL DISTANCE OF 577.05 FEET TO THE APPROXIMATE CENTER OF A CREEK AND THE SOUTHWEST CORNER OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES E. PIZZITOLA AND SPOUSE AMY NICOLE PIZZITOLA, RECORDED IN DOCUMENT NUMBER 2000003951 O.P.R.W.C.T.;

THENCE N 14°46'07" W WITH THE WEST LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207), WITH THE APPROXIMATE CENTERLINE OF SAID CREEK AND THE COMMON EAST LINE OF SAID PIZZITOLA TRACT AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CHARLES R. STEWART AND WIFE, LINDA K. STEWART, RECORDED IN DOCUMENT NUMBER 2003123545 O.P.R.W.C.T. RESPECTIVELY, A DISTANCE OF 216.31 FEET;

THENCE OVER AND ACROSS SAID ADAY TRACT (VOLUME 2003, PAGE 207) THE FOLLOWING COURSES AND DISTANCES;

N 56°07'25" E, A DISTANCE OF 372.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET;

N 01°27'31" W, A DISTANCE OF 418.39 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AT THE SOUTHWEST CORNER OF SAID VREELAND TRACT AND THE COMMON SOUTHEAST CORNER OF SAID ADAY TRACT (DOCUMENT NUMBER 1998077208);

N 01°27'31" W WITH THE WEST LINE OF SAID VREELAND TRACT AND THE COMMON EAST LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 1998077208), A DISTANCE OF 575.65 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET;

THENCE S 87°00'46" W OVER AND ACROSS SAID ADAY TRACT (DOCUMENT NUMBER 1998077208) AND SAID ADAY TRACT (VOLUME 2003, PAGE 207), A DISTANCE OF 739.63 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET IN THE WEST LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE EAST MARGIN OF COUNTY ROAD 122 (VARIABLE WIDTH R.O.W.);

THENCE WITH THE WEST AND NORTH LINES OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON EAST AND SOUTH MARGINS OF SAID COUNTY ROAD 122 THE FOLLOWING COURSES AND DISTANCES;

N 02°05'48" W A DISTANCE OF 398.99 FEET TO A 1/2 INCH IRON ROD FOUND;

N 25°34'04" E A DISTANCE OF 30.53 FEET TO A 1/2 INCH IRON ROD FOUND;

N 57°51'57" E A DISTANCE OF 42.47 FEET TO A 1/2 INCH IRON ROD FOUND;

N 87°29'56" E A DISTANCE OF 415.47 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON NORTHWEST CORNER OF SAID ADAY TRACT (DOCUMENT NUMBER 1998077208);

THENCE N 87°34'36" E WITH THE NORTH LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 1998077208) AND CONTINUING WITH THE SOUTH MARGIN OF SAID COUNTY ROAD 122, A DISTANCE OF 60.78 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH J. TAMMEN AND DEBRA A. TAMMEN, HUSBAND AND WIFE, RECORDED IN DOCUMENT NUMBER 2000044445 O.R.W.C.T.;

THENCE S 01°25'56" E WITH THE WEST LINE OF SAID TAMMEN TRACT, A DISTANCE OF 300.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET AT THE SOUTHWEST CORNER OF SAID TAMMEN TRACT;

THENCE N 87°33'02" E WITH THE SOUTH LINE OF SAID TAMMEN TRACT, A DISTANCE OF 217.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET AT THE SOUTHEAST CORNER OF SAID TAMMEN TRACT AND IN THE WEST LINE OF SAID VREELAND TRACT;

THENCE N 01°27'31" W WITH THE WEST LINE OF SAID VREELAND TRACT AND THE COMMON EAST LINE OF SAID TAMMEN TRACT, A DISTANCE OF 304.10 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET AT THE NORTHWEST CORNER OF SAID VREELAND TRACT AND THE COMMON NORTHEAST CORNER OF SAID TAMMEN TRACT AND BEING IN THE SOUTH MARGIN OF SAID COUNTY ROAD 122;

THENCE N 86°33'03" E WITH THE NORTH LINE OF SAID VREELAND TRACT AND THE SOUTH MARGIN OF SAID COUNTY ROAD 122, A DISTANCE OF 490.93 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID VREELAND TRACT AND THE COMMON NORTHWEST CORNER OF SAID BEACH TRACT;

THENCE N 87°55'40" E WITH THE NORTH LINE OF SAID BEACH TRACT AND THE COMMON SOUTH MARGIN OF SAID COUNTY ROAD 122, A DISTANCE OF 667.31 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID STARNES TRACT (VOLUME 885, PAGE 847), COMMON TO THE NORTHWEST CORNER OF A CALLED 0.985 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARIO PONCE AND QUILINA PONCE, RECORDED IN DOCUMENT NO. 2006026772, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S01°42'05"E, WITH THE EAST LINE OF SAID STARNES TRACT (VOLUME 885, PAGE 847) AND THE WEST LINE OF SAID PONCE TRACT (DOCUMENT NO. 2006026772), A DISTANCE OF 208.62 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID PONCE TRACT;

THENCE N 87°45'55" E OVER AND ACROSS SAID STARNES TRACT (VOLUME 885, PAGE 847) AND INTERCEPTING THE NORTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 214-TRACT I), THE NORTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 211-TRACT II) RESPECTIVELY, A DISTANCE OF 465.05 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WILCO ROW" FOUND IN THE NORTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 211-TRACT II) AND AT THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY TRACT (DOCUMENT NUMBER 2015091187);

THENCE WITH THE WEST LINE OF SAID WILLIAMSON COUNTY TRACT (DOCUMENT NUMBER 2015091187) SAME BEING THE WEST R.O.W. LINE OF SAID COUNTY ROAD 110 AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1134.36 FOOT, A DELTA ANGLE OF 12°27'03", A CHORD BEARING OF S 15°08'15" E, A CHORD LENGTH OF 246.02 FEET AND AN ARC LENGTH OF 246.51

FEET TO THE POINT OF BEGINNING AND CONTAINING 40.276 ACRES OF LAND MORE OR LESS.

SURVEYOR

TED A. GOSSETT, RPLS NO. 5991
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
TBPELS REG. NO. 10194220

ENGINEER

STEVEN R. JAMISON, P.E. 86951
JAMISON CIVIL ENGINEERING LLC
13812 RESEARCH BLVD, #B-2
AUSTIN, TEXAS 78750
(737) 484-0890
TBPE FIRM NO. F-17756

OWNER(S)

ROBERT T. ADAY & SHELLI ADAY
2028 E BEN WHITE BLVD, STE 240
AUSTIN, TEXAS 78741

EVANDER PARTNERS
130 E. TRAVIS STREET, STE 530
SAN ANTONIO, TEXAS 78205

LEROY STARNES & BARBARA STARNES
2100 N. COUNTY ROAD 122
ROUND ROCK, TEXAS 78665

BLACKBURN COMMUNITIES, LLC
825 SISK AVE STE 200
OXFORD, MS 38655
662-513-4194

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT BLACKBURN COMMUNITIES, LLC AS THE OWNER OF THAT CERTAIN 11.58 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20203042819 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND EVANDER PARTNERS, A TEXAS GENERAL PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 4.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2023042638, THAT ROBERT T. ADAY, AND SHELLI ADAY, AS THE OWNER OF THAT CERTAIN CALLED 4.998 ACRE TRACT RECORDED IN DOCUMENT NO. 2021152968, OF THE OFFICIAL PUBLIC RECORDS, AND PART OF THAT CERTAIN CALLED 28.35 ACRE TRACT RECORDED IN VOL. 2003, PG. 207, OF THE OFFICIAL PUBLIC RECORDS, AND PART OF THAT CERTAIN CALLED 8.45 ACRE TRACT RECORDED IN DOCUMENT NO. 1998077208, OF THE OFFICIAL PUBLIC RECORDS, THAT LEROY STARNES AND BARBARA STARNES AS OWNERS OF THAT CERTAIN CALLED 2.00 ACRE TRACT RECORDED IN VOL. 985, PG. 847, OFFICIAL PUBLIC RECORDS, THAT CERTAIN CALLED 0.88 ACRE TRACT RECORDED IN VOL. 946, PAGE 907, THE OFFICIAL PUBLIC RECORDS, THAT CERTAIN CALLED 1-1/2 ACRE TRACT (TRACT 1) RECORDED IN VOL. 946, PG. 214, OFFICIAL PUBLIC RECORDS, AND THAT CERTAIN CALLED 1-1/2 ACRES (TRACT II) RECORDED IN VOL. 946, PG. 211, OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS SETTLERS PARK JUNCTION.

EVANDER PARTNERS

AUTHORIZED OFFICER
TITLE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____, 2023, BY _____
AUTHORIZED OFFICER OF _____, ON BEHALF OF SAID _____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

BLACKBURN COMMUNITIES, LLC

AUTHORIZED OFFICER
TITLE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____, 2023, BY _____
AUTHORIZED OFFICER OF _____, ON BEHALF OF SAID _____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ROBERT T. ADAY

OWNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____, 2023, BY _____
AUTHORIZED OFFICER OF _____, ON BEHALF OF SAID _____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

SHELLI ADAY

OWNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____, 2023, BY _____
AUTHORIZED OFFICER OF _____, ON BEHALF OF SAID _____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

LEROY STARNES

OWNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____, 2023, BY _____
AUTHORIZED OFFICER OF _____, ON BEHALF OF SAID _____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

BARBARA STARNES

OWNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____, 2023, BY _____
AUTHORIZED OFFICER OF _____, ON BEHALF OF SAID _____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

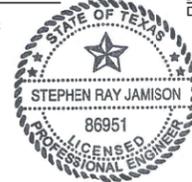
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, STEPHEN R. JAMISON, DO HEREBY CERTIFY THAT DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4- SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Stephen R. Jamison

STEPHEN R. JAMISON P.E. 86951
JAMISON CIVIL ENGINEERING LLC
13812 RESEARCH BLVD, #B-2
AUSTIN, TEXAS 78750
TBPEF-17756
737-484-0880



09/05/2023
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, TED A. GOSSETT, 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

Ted A. Gossett

TED A. GOSSETT
REGIS' ERED PROFESSIONAL LAND SURVEYOR NO. 5991

09/05/2023
DATE



EASEMENT NOTE:

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, and patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories thereto (collectively the "Facilities").

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Williamson County, Texas or Travis County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by his grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the Facilities thereon.

Grantor further grants to Grantee:

- (a) the right to install additional Facilities on the Easement Tract;
- (b) the right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;
- (c) the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantor's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- (d) the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;
- (e) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to any pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all logs, tops, brush and refuse wood shall be burned or removed by Grantee;
- (f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement.

Grantee hereby covenants and agrees:

- (a) Grantee shall not fence the easement;
- (b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the lands;
- (c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, its successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

APPROVED THIS ____ DAY OF ____, 2023, 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.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK.

ROB WENDT, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, 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 ____ DAY OF ____ A.D. 2023, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____ A.D. 2023, AT ____ O'CLOCK, ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
SETTLERS PARK JUNCTION
LOTS 1-3, BLOCK A
A SUBDIVISION OF 40.276 ACRES IN THE
ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 4