Doc # 2019091671

EXHIBIT "A"

50.6816 ACRES

[[N87°42'41"E 1,033.48']]
N87°42'27"E 1,033.64'

[[L8]]

THE APPROXIMATE LOCATION OF THE NORTHWEST CORNER OF THE P.A. HOLDER SURVEY ABSTRACT NO. 297 BEARS ± N50°24'E ± 6,839'

MATCH LINE

[C]

S03°49'24"W 217.64'
[[S03°49'39"W 217.41']]

LOT 1
BLOCK "B"

N87°14'26"E 1,066.33'
[[N79°59'46"E 1099.20']]

L9

N03°49'25"E 517.89'

30' ACCESS EASEMENT
VOL. 966, PG. 690
VOL. 1022, PG. 315
O.R.W.C.T.

"RPLS 1481"

L1
(L1)

30' ACCESS EASEMENT
VOL. 966, PG. 690
O.R.W.C.T.

TBM #1

R=2064.96'
L=241.27' D=6°41'40"
N3°28'07"W 241.13'
(R=2064.96')
(L=241.39' D=6°41'52")
(N3°24'30"W 241.25')

10' P.U.E & SIDEWALK EASEMENT
HEREBY DEDICATED

CALLED 15.99 ACRES
(TRACT 4)
CRESSMAN ENTERPRISES, L.P.
DOC. # 2003063811
O.P.R.W.C.T.

LOT 1
BLOCK "A"
50.6816 ACRES

673.13'

S01°55'33"E 769.68'
[S01°55'30"E 769.05']

N01°55'33"W 167.55'

[C]
LOT 2, BLOCK "A"
(1.2319 ACRES)
JOE DIMAGGIO BLVD
(RIGHT-OF-WAY RESERVE, P.U.E & S.W.E)

P.A. HOLDER SURVEY
ABSTRACT NO. 297

CALLED 33.302 ACRES
(PARCEL NO. 2, PART 7)
STATE OF TEXAS
VOL. 1970, PG. 515
O.R.W.C.T.

15' PUBLIC UTILITY EASEMENT
VOL. 1347, PG. 575
O.R.W.C.T.

L23

N06°45'36"W 995.15'
N06°44'09"W 995.26'

L33
L32

10.93'

[B]
15' CITY OF ROUND ROCK
WATER LINE EASEMENT
DOC. # 2005049750
O.P.R.W.C.T.

25.00'

S28°23'15"E 198.20'

30' PRIVATE ACCESS EASEMENT
HEREBY DEDICATED FOR
CEMETERY ACCESS
(DOT HATCH)

N02°01'52"W 518.94'

S02°01'52"E 510.77'

10' SIDEWALK EASEMENT
HEREBY DEDICATED

N64°12'32"E 442.82'
413.70'

S64°12'32"W 438.70'
[S64°11'21"W 438.65']

N67°40'43"E 408.58'

S67°40'43"W 408.94'
[S67°39'32"W 408.95']

10' P.U.E
HEREBY DEDICATED

E PALM VALLEY BLVD.
(A.K.A. US HIGHWAY 79)
(R.O.W. VARIES)
(PARTIALLY DEDICATED IN DOCUMENT NO. 2005049749 O.P.R.W.C.T.)

UNION PACIFIC RAILRAOD
(A.K.A. MISSOURI PACIFIC RAILROAD)
(A.K.A. INTERNATIONAL AND GREAT
NORTHERN RAILROAD)

L28

[A]
20' CITY OF ROUND ROACK
WATER LINE EASEMENT
DOC. # 2005049750
O.P.R.W.C.T.

[D]
10' P.U.E
HEREBY DEDICATED

L24

SEE DETAIL A

S66°22'10"W 228.09'
[S66°19'41"W 227.74']

EXISTING ENTRANCE

SEE DETAIL B

S72°44'00"W 396.85'
[S72°45'16"W 397.18']

10.17'

"TXDOT"

SURVEY CONTROL POINT
GRID N: 10,163,012.56
GRID E: 3,142,458.66
ELEV.=700.91'

P.O.B.
GRID N: 10,162,982.78
GRID E: 3,142,359.36

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

FINAL PLAT
PALM VALLEY LUTHERAN CHURCH SUBDIVISION
City of Round Rock, Williamson County, Texas

FP1906-002

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/20/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	2 OF 4

P:\00747\Dwg\00747_Plat_REV-2019-04-09.dwg