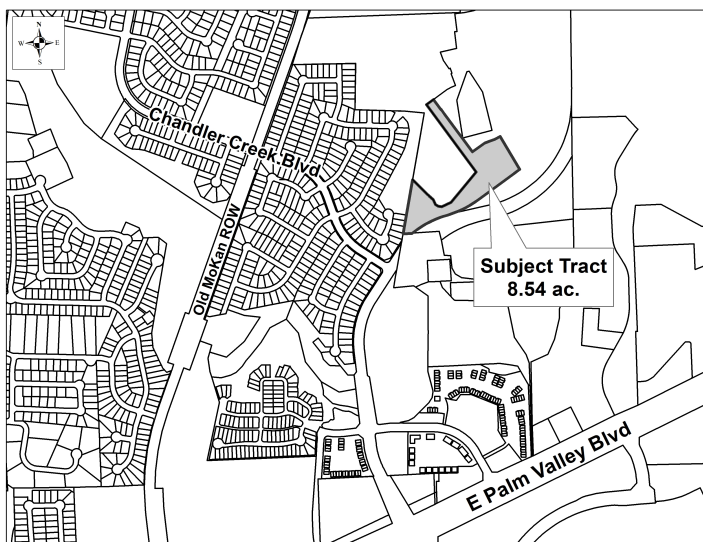


Homestead at Old Settlers Park Ph. 2 **FINAL PLAT FP2001-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of the Final Plat

ZONING AT TIME OF APPLICATION: SF-3

DESCRIPTION: 8.54 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY:Undeveloped (SF-3)

GENERAL PLAN LAND USE DESIGNATION:Residential

ADJACENT LAND USE:

North: Undeveloped (SF-3); Future Phase
 South: Undeveloped; Partially SF-3/Partially ETJ (unzoned)
 East: Undeveloped (SF-3); Future Phase
 West: Legends Village Residential (SF-2)

PROPOSED LAND USE: Residential Development

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	4	7
ROW:	1	1.54
Parkland:	0	0
Other:	0	0
TOTALS:	5	8.54

Owner:
 CRESSMAN KATHRYN A & THE ESTATE
 OF MARVIN R CRESSMAN
 3200 E PALM VALLEY BLVD , ROUND
 ROCK, TX 78665

Agent:
 Kitchen Table Civil Solutions
 Peggy Carrasquillo
 6805 N. Capital of Texas Hwy., Ste. 315
 Austin, TX 78731

Homestead at Old Settlers Park Ph. 2
FINAL PLAT FP2001-002

HISTORY: On January 9, 2019, the Planning and Zoning Commission (P&Z) approved the Concept Plan (CP1812-001) on this 215.89-acre tract. A Preliminary Plat (PP1907-001) was originally approved by the P&Z on August 7, 2019, and then an amendment (PP1912-001) was administratively approved by the Director of Planning and Development Services on January 17, 2020 to adjust some of the phased boundary lines.

DATE OF REVIEW: April 1, 2020

LOCATION: South of E. Old Settlers Blvd., east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates this tract as residential. The Homestead at Old Settlers Park Subdivision consists of approximately 216 acres of land, which is divided into commercial, multifamily and single family lots. There are two commercial lots totaling 11.75 acres fronting E Old Settlers Boulevard and zoned C-2 (Local Commercial). There are 26.51 acres of MF-1 (Multifamily Low Density) along the northern portion of the subdivision behind the commercial lots. The southern portion of the subdivision (170.85 acres) is zoned SF-3 (Single Family Mixed Lot).

For the purposes of this phase, 1 development lot for the amenity center is proposed, 1 right-of-way lot, 2 landscape lots and 1 parkland lot. The proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1912-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) will not be required for this project. In lieu of a TIA, the owner has agreed to roadway improvements for the extension of Kenney Fort Boulevard or fees as specified in a Council-approved Development Agreement.

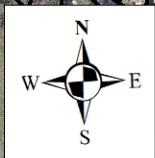
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water will be provided via a connection to an 8-inch waterline in the Homestead Farms Drive to be constructed with the Phase 1 improvements. The only lot within Phase 2 that will require wastewater service is the amenity center lot. Wastewater will be pumped using a low pressure system from the amenity center to a manhole located in the flag that extends north to the intersection with Homestead Farms Drive.

Drainage: A flood study (FLOOD1903-0004) was approved on March 23, 2020 for the proposed development.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. This Final Plat shall be recorded in tandem with the Final Plat for Homestead at Old Settlers Park Phase 1;
2. Prior to recordation, an approved Subdivision Improvement permit must be issued with all improvement installed and accepted or SIP permit issued with acceptable fiscal posted;
3. Update all easement record information from areas of Phase 1 depicted adjacent to this Phase once that Phase is recorded; and
4. Depict all existing and proposed easements with callouts stating beneficiary; landscape easements shall specify the HOA as beneficiary for the east and west side of Homestead Farms.



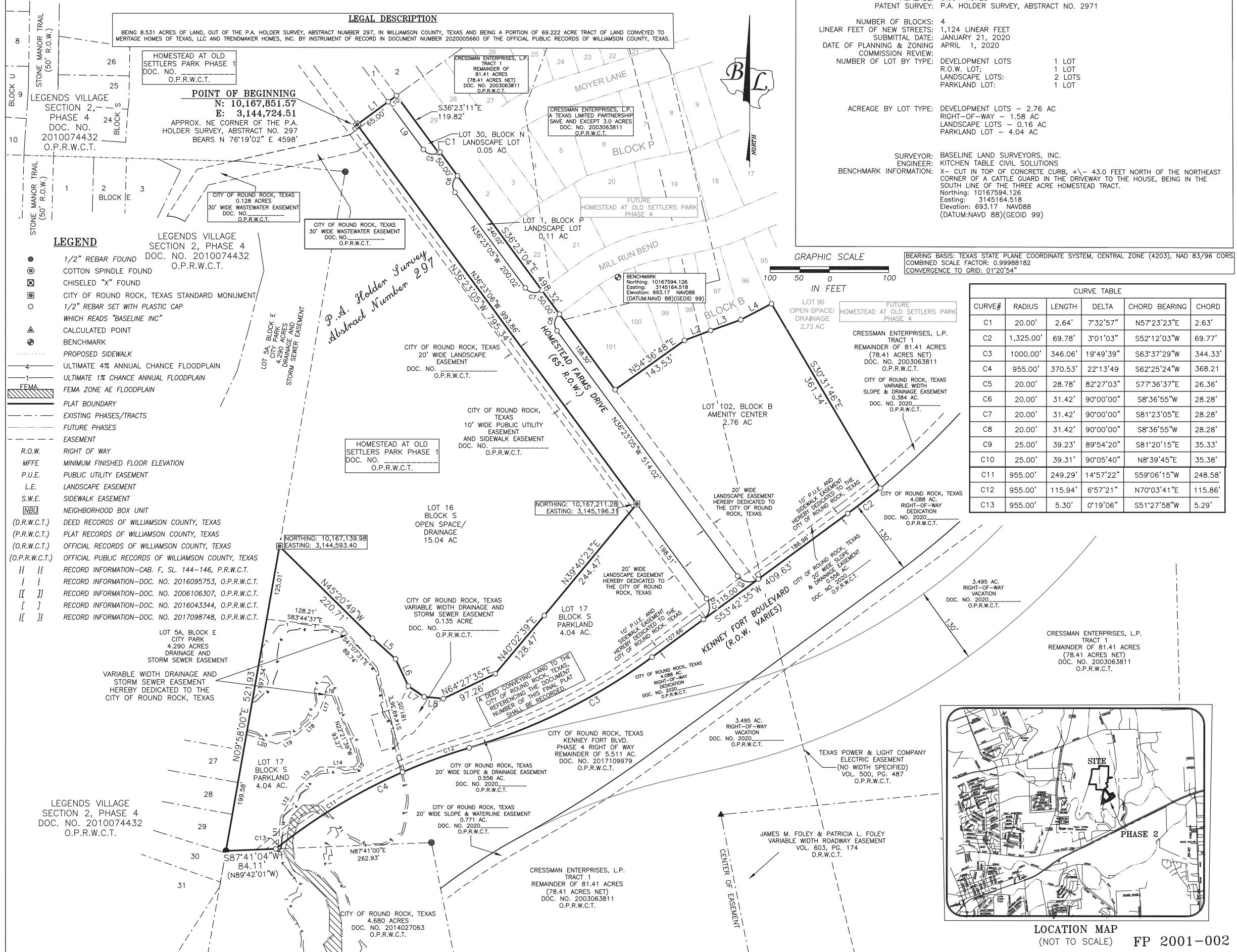
Chandler Creek Blvd

Old MoKan ROW

Subject Tract
8.54 ac.

E Palm Valley Blvd

FINAL PLAT HOMESTEAD AT OLD SETTLERS PARK PHASE 2



LEGAL DESCRIPTION
BEING 8.531 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF 69.222 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC AND TRENDMAKER HOMES, INC. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2020005660 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

POINT OF BEGINNING
N: 10,167,851.57
E: 3,144,724.51
APPROX. NE CORNER OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297
BEARS N 76°19'02" E 4598'

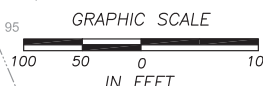
OWNERS: MERITAGE HOMES OF TEXAS, LLC AND TRENDMAKER HOMES, INC.
ACREAGE: 8.531 ACRES
PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297

NUMBER OF BLOCKS: 4
LINEAR FEET OF NEW STREETS: 1,124 LINEAR FEET
SUBMITTAL DATE: JANUARY 21, 2020
DATE OF PLANNING & ZONING: APRIL 1, 2020
COMMISSION REVIEW:
NUMBER OF LOT BY TYPE: DEVELOPMENT LOTS 1 LOT
R.O.W. LOT: 1 LOT
LANDSCAPE LOTS: 2 LOTS
PARKLAND LOT: 1 LOT

ACREAGE BY LOT TYPE: DEVELOPMENT LOTS - 2.76 AC
RIGHT-OF-WAY - 1.58 AC
LANDSCAPE LOTS - 0.16 AC
PARKLAND LOT - 4.04 AC

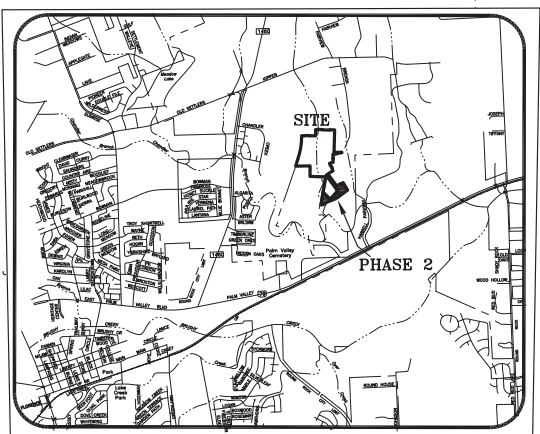
SURVEYOR: BASELINE LAND SURVEYORS, INC.
ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS
BENCHMARK INFORMATION: X- CUT IN TOP OF CONCRETE CURB, +/- 43.0 FEET NORTH OF THE NORTHEAST CORNER OF A CATTLE GUARD IN THE DRIVEWAY TO THE HOUSE, BEING IN THE SOUTH LINE OF THE THREE ACRE HOMESTEAD TRACT.
Northing: 10167594.126
Easting: 3145164.518
Elevation: 693.17 NAVD88
(DATUM:NAVD 88)(GEOID 99)

- LEGEND**
- 1/2" REBAR FOUND
 - COTTON SPINDLE FOUND
 - CHISELED "X" FOUND
 - CITY OF ROUND ROCK, TEXAS STANDARD MONUMENT
 - 1/2" REBAR SET WITH PLASTIC CAP
 - WHICH READS "BASELINE INC"
 - CALCULATED POINT
 - BENCHMARK
 - PROPOSED SIDEWALK
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 1% CHANCE ANNUAL FLOODPLAIN
 - FEMA ZONE AE FLOODPLAIN
 - PLAT BOUNDARY
 - EXISTING PHASES/TRACTS
 - FUTURE PHASES
 - EASEMENT
 - R.O.W. RIGHT OF WAY
 - MFFE MINIMUM FINISHED FLOOR ELEVATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - NBU NEIGHBORHOOD BOX UNIT
 - (D.R.W.C.T.) DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - (P.R.W.C.T.) PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - (O.R.W.C.T.) OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - (O.P.R.W.C.T.) OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - { } RECORD INFORMATION-CAB. F, SL. 144-146, P.R.W.C.T.
 - { } RECORD INFORMATION-DOC. NO. 2016095753, O.P.R.W.C.T.
 - [] RECORD INFORMATION-DOC. NO. 2006106307, O.P.R.W.C.T.
 - [] RECORD INFORMATION-DOC. NO. 2016043344, O.P.R.W.C.T.
 - [] RECORD INFORMATION-DOC. NO. 2017098748, O.P.R.W.C.T.



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83/96 CORRS
COMBINED SCALE FACTOR: 0.99988182
CONVERGENCE TO GRID: 01°20'54"

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	20.00'	2.64'	7°32'57"	N57°23'23"E	2.63'
C2	1,325.00'	69.78'	3°01'03"	S52°12'03"W	69.77'
C3	1000.00'	346.06'	19°49'39"	S63°37'29"W	344.33'
C4	955.00'	370.53'	22°13'49"	S62°25'24"W	368.21'
C5	20.00'	28.78'	82°27'03"	S77°36'37"E	26.36'
C6	20.00'	31.42'	90°00'00"	S8°36'55"W	28.28'
C7	20.00'	31.42'	90°00'00"	S81°23'05"E	28.28'
C8	20.00'	31.42'	90°00'00"	S8°36'55"W	28.28'
C9	25.00'	39.23'	89°54'20"	S81°20'15"E	35.33'
C10	25.00'	39.31'	90°05'40"	N8°39'45"E	35.38'
C11	955.00'	249.29'	14°57'22"	S59°06'15"W	248.58'
C12	955.00'	115.94'	6°57'21"	N70°03'41"E	115.86'
C13	955.00'	5.30'	0°19'06"	S51°27'58"W	5.29'



LOCATION MAP (NOT TO SCALE) FP 2001-002

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
scott@baselinelandsurveyors.net

FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASE 2

File: S:\proj\Cressman Ranch\Drawings\Cressman Ranch Homestead Ph 2 Final Plat.dwg
Scale (hor.): 1"=100'
Date: 03/11/20
Drawn By: MAM
Checked By: RGM
Revision 1:
Revision 2:
Revision 3:

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND TRENDMAKER HOMES, INC., A TEXAS CORPORATION, THE OWNERS OF THAT CERTAIN 8.531 ACRE TRACT OF LAND IN THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 69.222 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, AND TRENDMAKER HOMES, INC. BY INSTRUMENT RECORD IN DOCUMENT NUMBER 2020005660 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "HOMESTEAD AT OLD SETTLERS PARK PHASE 2".

MERITAGE HOMES OF TEXAS, LLC

MATTHEW SCRIVENER, LAND DEVELOPMENT VICE PRESIDENT
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 2020, BY, MATTHEW SCRIVENER, AS LAND DEVELOPMENT VICE PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF MERITAGE HOMES OF TEXAS, LLC,

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

TRENDMAKER HOMES, INC.

TERRY SHUFFLER, VICE PRESIDENT/GENERAL MANAGER
AUSTIN DIVISION
13640 BRIARWICK DRIVE, SUITE 170
AUSTIN, TEXAS 78729

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 2020, BY TERRY SHUFFLER, AS VICE PRESIDENT/GENERAL MANAGER, AUSTIN DIVISION OF TRENDMAKER HOMES, INC, A TEXAS CORPORATION, ON BEHALF OF TRENDMAKER HOMES, INC.

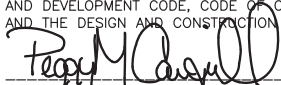
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

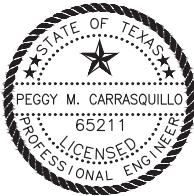
MY COMMISSION EXPIRES:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, PEGGY M. CARRASQUILLO, PE DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 –SUBDIVISION DESIGN AND CONSTRUCTION, PART III–ZONING AND 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.

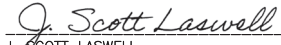
 **3-13-2020**

PEGGY M. CARRASQUILLO, P.E. 65211 DATE
KITCHEN TABLE CIVIL SOLUTIONS
TBPE FIRM NUMBER F-18429
6805 N. CAPITAL OF TEXAS HIGHWAY
STE. 315
AUSTIN, TEXAS 78731
(PHONE) 512-758-7474



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, J. SCOTT LASWELL, 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 PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 –SUBDIVISION DESIGN AND CONSTRUCTION, PART III –ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

 03/12/2020

J. SCOTT LASWELL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5583
BASELINE LAND SURVEYORS, INC.
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100
(PHONE) 512-374-9722



APPROVED THIS _____ DAY OF _____, 20____, 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 CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE 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., 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D., 20____ 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

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND 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.
- 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.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO FENCE, STRUCTURE, 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.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE 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 NUMBER 48491C0492F, EFFECTIVE DATE DECEMBER 20, 2019, AND 48491C0494F, EFFECTIVE DATE DECEMBER 20, 2019, BOTH FOR WILLIAMSON COUNTY, TEXAS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1912-001) APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR ON JANUARY 17, 2020.
- THE FOLLOWING COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION: LOT 30, BLOCK N, LOT 1, BLOCK P, AND LOT 102, BLOCK B.

METES AND BOUNDS DESCRIPTION

BEING 8.531 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF 69.222 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC AND TRENDMAKER HOMES, INC. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2020005660 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET WITH PLASTIC CAP STAMPED "BASELINE INC." IN SAID 69.222 ACRE TRACT, FROM WHICH A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF LOT 5A, BLOCK E, LEGENDS VILLAGE, SECTION 2, PHASE 4, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2010074432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS SOUTH 14°08'38" WEST A DISTANCE OF 81.99 FEET [POINT OF BEGINNING COORDINATES: NORTH – 10,167,851.57, EAST – 3,144,724.51];

THENCE NORTH 53°36'55" EAST, CROSSING THROUGH SAID 69.222 ACRE TRACT, A DISTANCE OF 82.37 FEET TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." IN THE EASTERLY LINE OF THE 69.222 ACRE TRACT AND THE WESTERLY LINE OF AN 81.41 ACRE TRACT OF LAND, DESCRIBED AS "TRACT 1", AS CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE EASTERLY LINE OF THE 69.222 ACRE TRACT AND THE WESTERLY LINE OF SAID 81.41 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

- SOUTH 36°23'11" EAST A DISTANCE OF 119.82 FEET TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." FOR A POINT OF CURVATURE;
- ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A LENGTH OF 2.64 FEET, A DELTA ANGLE OF 7°32'57" AND A CHORD WHICH BEARS N57°23'23" EAST A DISTANCE OF 2.63 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." FOR A POINT OF TANGENCY;
- SOUTH 36°23'04" EAST A DISTANCE OF 498.32 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- NORTH 54°36'48" EAST A DISTANCE OF 143.53 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- NORTH 69°18'27" EAST A DISTANCE OF 47.21 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- NORTH 70°24'21" EAST A DISTANCE OF 54.09 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- NORTH 62°24'40" EAST A DISTANCE OF 58.49 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- SOUTH 30°31'46" EAST A DISTANCE OF 361.34 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." FOR A POINT OF CURVATURE AT THE SOUTHEAST CORNER OF THE 69.222 ACRE TRACT, BEING A CORNER OF THE 81.41 ACRE TRACT, AND BEING IN THE NORTHERLY LINE OF A 4.088 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF ROUND ROCK, TEXAS, OF RECORD IN DOCUMENT NUMBER 2020_____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE SOUTHERLY LINE OF THE 69.222 ACRE TRACT, AND THE NORTHERLY LINE OF SAID 4.088 ACRE RIGHT-OF-WAY TRACT, THE FOLLOWING THREE (3) COURSES:

- ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,325.00 FEET, A LENGTH OF 69.78 FEET, A DELTA ANGLE OF 0°01'03" AND A CHORD WHICH BEARS SOUTH 52°12'03" WEST A DISTANCE OF 69.77 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." FOR A POINT OF TANGENCY;
- SOUTH 53°42'35" WEST A DISTANCE OF 409.63 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." FOR A POINT OF CURVATURE;
- ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, A LENGTH OF 346.06 FEET, A DELTA ANGLE OF 19°49'39" AND A CHORD WHICH BEARS SOUTH 63°37'29" WEST A DISTANCE OF 344.33 FEET, TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." FOR A POINT OF REVERSE CURVATURE AT THE NORTHWEST CORNER OF THE 4.088 ACRE RIGHT-OF-WAY TRACT, AND BEING IN THE NORTHERLY LINE OF A 5.511 ACRE RIGHT-OF-WAY TRACT CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2017109979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE SOUTHERLY LINE OF THE 69.222 ACRE TRACT, AND THE NORTHERLY LINE OF SAID 5.511 ACRE RIGHT-OF-WAY TRACT, ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET, A LENGTH OF 370.53 FEET, A DELTA ANGLE OF 22°13'49" AND A CHORD WHICH BEARS SOUTH 62°25'25" WEST A DISTANCE OF 368.21 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." IN THE NORTH LINE OF A 4.680 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014027063 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 4.680 ACRE TRACT, AND BEING AN ANGLE POINT IN THE WESTERLY LINE OF THE 5.511 ACRE TRACT, BEARS NORTH 87°41'00" EAST A DISTANCE OF 262.93 FEET;

THENCE SOUTH 87°41'00" WEST, ALONG THE SOUTHERLY LINE OF THE 69.222 ACRE TRACT, AND THE NORTHERLY LINE OF THE 4.680 ACRE RIGHT-OF-WAY TRACT, A DISTANCE OF 84.11 FEET TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF THE 69.222 ACRE TRACT, THE NORTHEAST CORNER OF THE 4.680 ACRE TRACT, AND BEING IN THE EAST LINE OF LOT 29, BLOCK E, LEGENDS VILLAGE SECTION 2, PHASE 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2010074432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 09°58'00" EAST (RECORD: NORTH 12°34'57" EAST), ALONG THE WESTERLY LINE OF THE 69.222 ACRE TRACT AND THE EAST LINE OF SAID BLOCK E, LEGENDS VILLAGE SECTION 2, PHASE 4, A DISTANCE OF 521.93 FEET;

THENCE CROSSING THROUGH THE 69.222 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

- SOUTH 87°41'04" WEST A DISTANCE OF 84.11 FEET TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- NORTH 09°58'00" EAST A DISTANCE OF 521.93 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- SOUTH 45°20'49" EAST A DISTANCE OF 220.71 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- SOUTH 47°55'36" EAST A DISTANCE OF 52.32 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- SOUTH 25°10'58" EAST A DISTANCE OF 50.75 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- SOUTH 56°10'44" EAST A DISTANCE OF 32.30 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- SOUTH 84°32'39" EAST A DISTANCE OF 32.30 FEET TO 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.;"
- NORTH 64°27'35" EAST A DISTANCE OF 97.26 FEET TO A 1/2" REBAR SET WITH PLASTIC CAP STAMPED "BASELINE INC."
- NORTH 40°02'39" EAST A DISTANCE OF 128.47 FEET TO A 1/2" REBAR SET WITH PLASTIC CAP STAMPED "BASELINE INC."
- NORTH 39°40'23" EAST A DISTANCE OF 244.47 FEET TO A 1/2" REBAR SET WITH PLASTIC CAP STAMPED "BASELINE INC.;"
- NORTH 36°23'05" WEST A DISTANCE OF 795.34 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 8.531 ACRES OF LAND, MORE OR LESS, OUT OF THE P.A. HOLDER SURVEY ABSTRACT NUMBER 297 IN WILLIAMSON COUNTY, TEXAS.

BASLINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101

AUSTIN, TEXAS 78757
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
scott@baselinelandsurveyors.net

FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASE 2

File: S:\proj\Cressman Ranch\Draw\Homestead Ph 2 Final Plat.dwg					
Scale (1/4"=100')					
Date: 03/12/20					
Drawn By: MAM					
Checked By: RGM					
Revision 1:					
Revision 2:					
Revision 3:					

SHEET
02 of 03

FP 2001-002

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 THIS 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 GRANTEE'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 TOPS, LOPS, 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, IT'S 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.

HOMESTEAD AT OLD SETTLERS PARK RESIDENTIAL LOT PHASE SUMMARY

LOTS	PHASES					
	Ph 1	PH 3	PH 4	PH 5	PH 6	TOTALS
ESTATE	21	4	8	10	4	47
STANDARD	93	41	23	59	36	252
SMALL	73	15	68		26	182
TOTALS	187	60	99	69	66	481

PHASE 2 SPECIAL PURPOSE LOT SUMMARY

BLK	LOT	AREA (SF)	AREA (Ac)	USAGE DESIGNATION
B	102	120,108.23 SF	2.76 Ac	AMENITY CENTER
N	30	1,999.01 SF	0.05 Ac	LANDSCAPE
P	1	4,628.75 SF	0.11 Ac	LANDSCAPE
S	17	175,994.46 SF	4.04 Ac	PARKLAND

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S53°36'55"W	82.37'
L2	N69°18'27"E	47.21'
L3	S70°24'21"W	54.09'
L4	S62°24'40"W	58.49'
L5	N47°55'36"W	52.32'
L6	N25°10'58"W	50.75'
L7	N56°10'44"W	32.30'
L8	N84°32'39"W	32.30'
L9	N36°23'05"W	100.00'
L10	N53°37'35"E	17.37'
L11	N04°15'17"E	49.12'
L12	N30°53'22"E	57.69'
L13	N45°13'50"E	51.48'
L14	N89°48'41"E	58.50'
L15	N40°01'25"E	9.89'
L16	N82°32'47"W	10.38'
L17	S23°06'12"W	37.70'
L18	S46°49'34"W	45.47'
L19	S64°00'16"W	39.03'
L20	N72°33'35"W	53.63'

FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASE 2

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File: S:\proj\Cressman Ranch\Draw\Cressman Ranch Homestead Ph 2 Final Plat.dwg
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Revision 1:
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