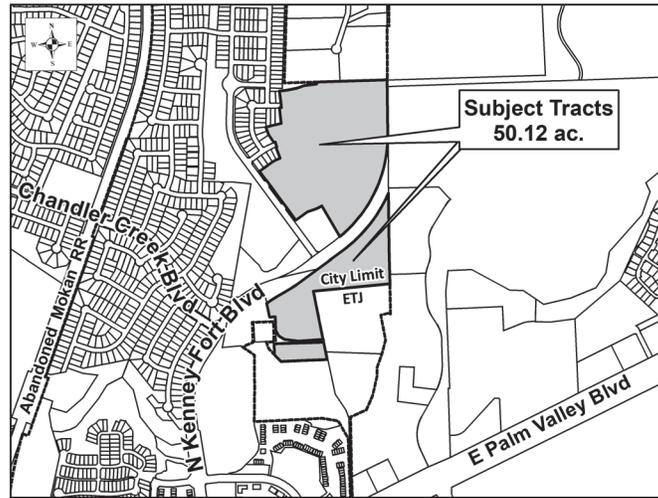


**Homestead at Old Settlers Park Ph. 4 & Ph. 7
FINAL PLAT FP2108-004**



CASE PLANNER: Matthew Johnson

REQUEST: Final plat approval

ZONING AT TIME OF APPLICATION: SF-3 (Single-family mixed lot)

DESCRIPTION: 50.12 acres out of the P.A. Holder Survey

CURRENT USE OF PROPERTY: Residential

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: Residential
- South: Residential
- East: Parkland
- West: Residential

PROPOSED LAND USE: Residential/ Parkland

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	99	15.58
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	2	14.87
ROW:	0	3.47
Parkland:	2	16.2
Other:	0	0
TOTALS:	103	50.12

Owner:
Brian Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
KTCivil
Peggy Carrasquillo
6805 N. Capital of Texas Hwy., Ste. 315
Austin, TX 78731

**Homestead at Old Settlers Park Ph. 4 & Ph. 7
FINAL PLAT FP2108-004**

HISTORY: A Preliminary Plat was approved on January 17th, 2020 (PP1912-001). A revised Preliminary Plat was administratively approved on August 12th, 2021. The revision solely realigned phase lines.

DATE OF REVIEW: October 6, 2021

LOCATION: Generally located south of E. Old Settlers Blvd, and north and south of Kenney Fort Blvd.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area is residential. The Homestead at Old Settlers Subdivision consists of approximately 190-acres of land with a total of three zoning districts within this development ranging from SF-3 (Single Family-Mixed Lot) to MF-1 (Multifamily-Low Density) and C-2 (Local Commercial). Their Final Plat will facilitate the development for both Phase 4 and Phase 7 of the development.

- Phase 4 will create two open space/ drainage lots, and 99 mixed single-family lots (23 standard lots, 68 small lots, and 8 estate lots).
- Phase 7 will create two parkland lots to be dedicated to the City.

Traffic, Access, and Roads: The Final Plat has frontage along Homestead Farms Drive and Kenney Fort Blvd. Phase 4 will create 3.47 acres of local streets that will provide service to Homestead Farms Drive. A Traffic Impact Analysis (TIA) was not 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 will be provided by the City of Round Rock. Water and wastewater will be obtained by connecting to an existing 8" waterline and 8" wastewater line within the right-of-way of Homestead Farms Drive.

Drainage: A flood study has been approved for this development (FLOOD1903-0004)

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove the PUE at front of the lots from the schematic.
2. Sheet 2: Update wall easement note to refer to sheet 5.
3. Update note #13 to state: "A wall easement along the rear lot line of lots 68-89 and lots 91-99, block B will be conveyed by document number _____ to the Home Owners Association". Remove metes and bounds for wall easement and dedicate by separate instrument.
4. Add "N" to the street label for N Kenney Fort Blvd.



**Subject Tracts
50.12 ac.**

Chandler Creek Blvd
Abandoned Mogan RR
N Kenney Fort Blvd

**City Limit
ETJ**

E Palm Valley Blvd



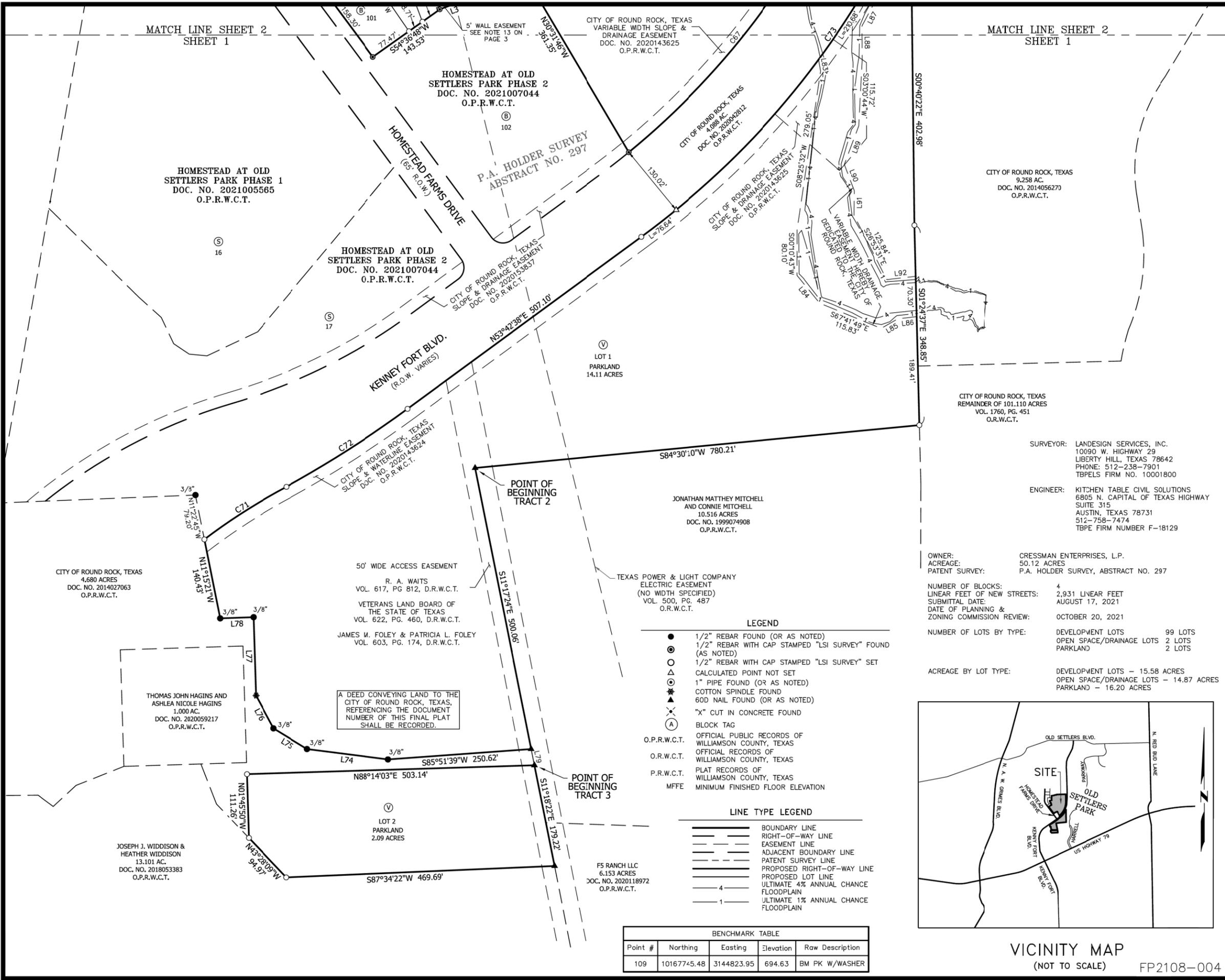
FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASES 4 AND 7

REVISIONS	DATE	DESCRIPTION
PH 7.DWG		

PROJECT NAME:	KTCS CRESSMAN
JOB NUMBER:	20-033
DATE:	09/15/2021
DRAWING FILE PATH:	K:\20033 - KTCS
CRESSMAN\CAD\DWG\HOMESTEAD PH 4 AND	
FIELDNOTE FILE PATH:	K:\20033 - KTCS
CRESSMAN\DESCRIPTIONS	
RPLS:	TST TECH: JRM PARTYCHIEF: N/A
CHECKED BY:	HAS FIELDBOOK: N/A

DRAWING NAME:
 HOMESTEAD PH 4

SHEET
 01 of 05



MATCH LINE SHEET 2
 SHEET 1

MATCH LINE SHEET 2
 SHEET 1

CITY OF ROUND ROCK, TEXAS
 9.258 AC.
 DOC. NO. 2014056273
 O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
 REMAINDER OF 101.110 ACRES
 VOL. 1760, PG. 451
 O.R.W.C.T.

SURVEYOR: LANDESIGN SERVICES, INC.
 10090 W. HIGHWAY 29
 LIBERTY HILL, TEXAS 78642
 PHONE: 512-238-7901
 TBPELS FIRM NO. 10001800

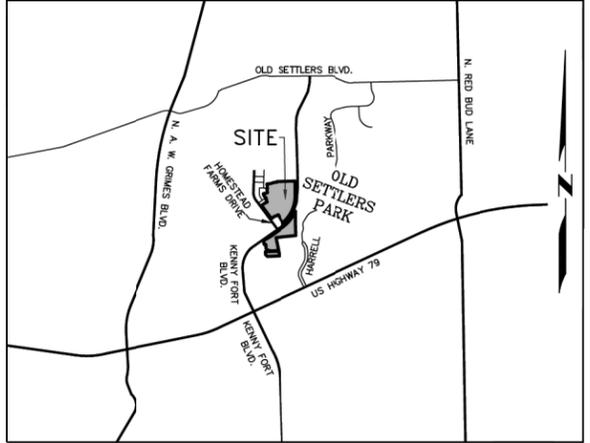
ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS
 6805 N. CAPITAL OF TEXAS HIGHWAY
 SUITE 315
 AUSTIN, TEXAS 78731
 512-758-7474
 TBPE FIRM NUMBER F-18129

OWNER: CRESSMAN ENTERPRISES, L.P.
 ACREAGE: 50.12 ACRES
 PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297

NUMBER OF BLOCKS: 4
 LINEAR FEET OF NEW STREETS: 2,931 LINEAR FEET
 SUBMITTAL DATE: AUGUST 17, 2021
 DATE OF PLANNING & ZONING COMMISSION REVIEW: OCTOBER 20, 2021

NUMBER OF LOTS BY TYPE:
 DEVELOPMENT LOTS 99 LOTS
 OPEN SPACE/DRAINAGE LOTS 2 LOTS
 PARKLAND 2 LOTS

ACREAGE BY LOT TYPE:
 DEVELOPMENT LOTS - 15.58 ACRES
 OPEN SPACE/DRAINAGE LOTS - 14.87 ACRES
 PARKLAND - 16.20 ACRES



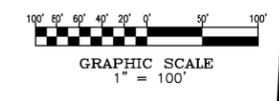
VICINITY MAP
 (NOT TO SCALE) FP2108-004

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
 - △ CALCULATED POINT NOT SET
 - ⊖ 1" PIPE FOUND (OR AS NOTED)
 - ⊛ COTTON SPINDLE FOUND
 - ⊙ 60D NAIL FOUND (OR AS NOTED)
 - ⊙ "X" CUT IN CONCRETE FOUND
 - ⊙ BLOCK TAG
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - MFFE MINIMUM FINISHED FLOOR ELEVATION

- LINE TYPE LEGEND**
- BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - ADJACENT BOUNDARY LINE
 - PATENT SURVEY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN

BENCHMARK TABLE

Point #	Northing	Easting	Elevation	Raw Description
109	10167745.48	3144823.95	694.63	BM PK W/WASHER



LANDESIGN SERVICES, INC.
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPBLS FIRM NO. 10001800
 512-238-7901

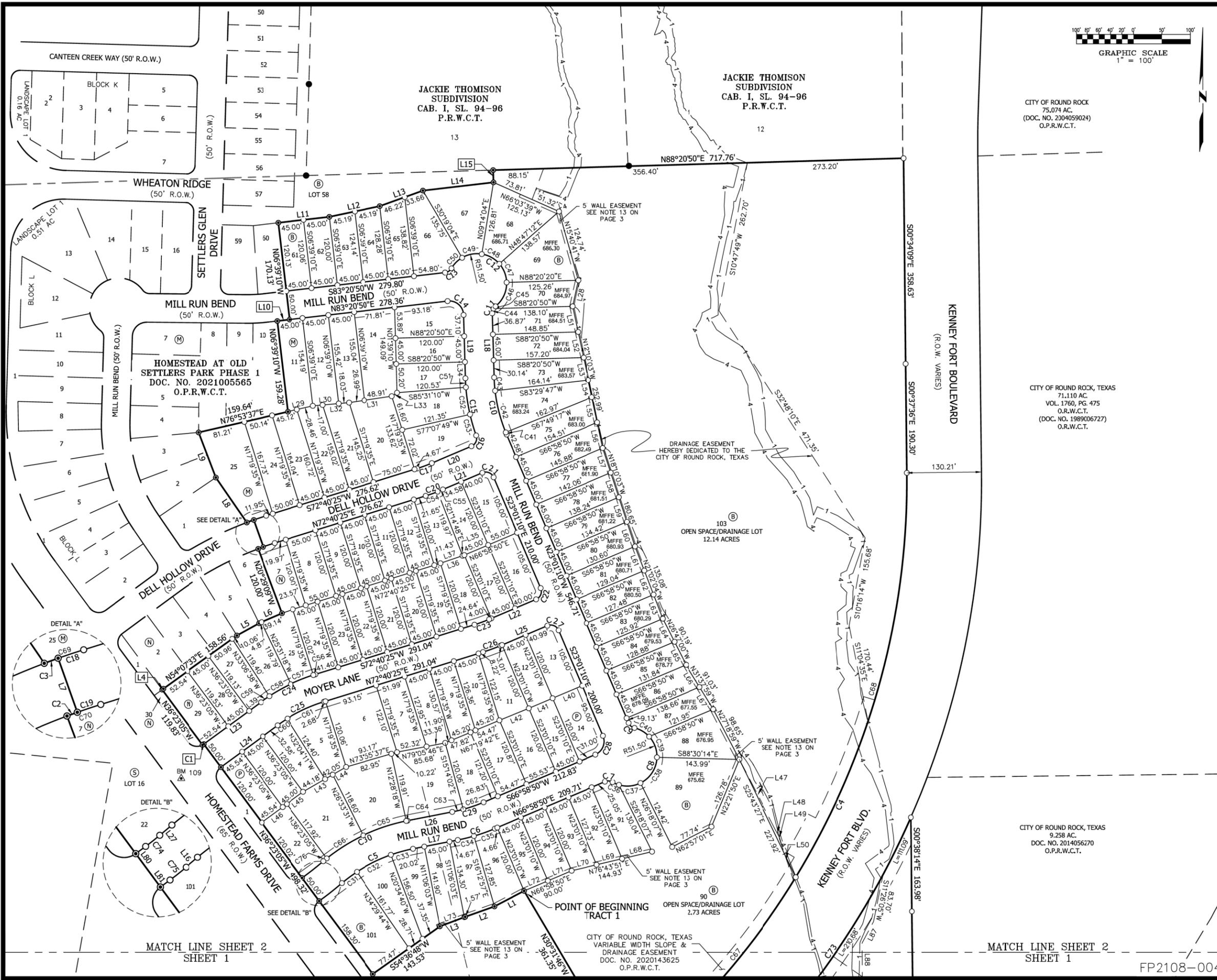
FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASES 4 AND 7

REVISIONS	DATE	DESCRIPTION
	PH 7.DWG	

PROJECT NAME: KTCS CRESSMAN
 JOB NUMBER: 20-033
 DATE: 09/15/2021
 SCALE: 1" = 100'
 DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWG\HOMESTEAD PH 4 AND 7.DWG
 FIELDNOTE FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS
 RPLS: TST | TECH: JRM | PARTY/CHIEF: N/A
 CHECKED BY: HAS | FIELDBOOK: N/A

DRAWING NAME: HOMESTEAD PH 4
 SHEET 02 of 05
 FP2108-004

DRAWING PATH: K:\20033 - KTCS CRESSMAN\CAD\DWG\HOMESTEAD PH 4 AND 7.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 9/22/2021 8:29 AM PLOT DATE: 9/22/2021 8:31 AM



JACKIE THOMISON
 SUBDIVISION
 CAB. I, SL. 94-96
 P.R.W.C.T.

JACKIE THOMISON
 SUBDIVISION
 CAB. I, SL. 94-96
 P.R.W.C.T.

CITY OF ROUND ROCK
 75.074 AC.
 (DOC. NO. 2004059024)
 O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
 71.110 AC.
 VOL. 1760, PG. 475
 O.R.W.C.T.
 (DOC. NO. 1989006727)
 O.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
 9.258 AC.
 DOC. NO. 2014056270
 O.P.R.W.C.T.

MATCH LINE SHEET 2
 SHEET 1

MATCH LINE SHEET 2
 SHEET 1

CITY OF ROUND ROCK, TEXAS
 VARIABLE WIDTH SLOPE &
 DRAINAGE EASEMENT
 DOC. NO. 2020143625
 O.P.R.W.C.T.



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBBELS FIRM NO. 10001800
512-238-7901

FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASES 4 AND 7

PHASE 4 RESIDENTIAL LOT SUMMARY

BLK	LOT	AREA (SF)	AREA (Ac)	LOT CLASSIFICATION
B	61	5,404.36 SF	0.12 Ac	SMALL
B	62	5,401.45 SF	0.12 Ac	SMALL
B	63	5,493.16 SF	0.13 Ac	SMALL
B	64	5,679.49 SF	0.13 Ac	SMALL
B	65	6,009.84 SF	0.14 Ac	SMALL
B	66	8,931.34 SF	0.21 Ac	STANDARD
B	67	9,714.99 SF	0.22 Ac	SMALL
B	68	9,875.08 SF	0.23 Ac	SMALL
B	69	9,781.41 SF	0.22 Ac	SMALL
B	70	5,725.09 SF	0.13 Ac	SMALL
B	71	6,503.86 SF	0.15 Ac	SMALL
B	72	6,885.99 SF	0.16 Ac	SMALL
B	73	7,497.64 SF	0.17 Ac	STANDARD
B	74	8,666.90 SF	0.20 Ac	STANDARD
B	75	7,214.97 SF	0.17 Ac	SMALL
B	76	6,758.65 SF	0.16 Ac	SMALL
B	77	6,478.61 SF	0.15 Ac	SMALL
B	78	6,306.72 SF	0.14 Ac	SMALL
B	79	6,134.84 SF	0.14 Ac	SMALL
B	80	5,962.95 SF	0.14 Ac	SMALL
B	81	5,841.91 SF	0.13 Ac	SMALL
B	82	5,771.72 SF	0.13 Ac	SMALL
B	83	5,701.54 SF	0.13 Ac	SMALL
B	84	5,733.06 SF	0.13 Ac	SMALL
B	85	5,866.28 SF	0.13 Ac	SMALL
B	86	6,086.27 SF	0.14 Ac	SMALL
B	87	5,975.82 SF	0.14 Ac	SMALL
B	88	8,480.10 SF	0.19 Ac	SMALL
B	89	16,977.13 SF	0.39 Ac	ESTATE
B	91	6,694.02 SF	0.15 Ac	STANDARD
B	92	5,921.95 SF	0.14 Ac	SMALL
B	93	5,573.98 SF	0.13 Ac	SMALL
B	94	5,400.00 SF	0.12 Ac	SMALL
B	95	5,400.00 SF	0.12 Ac	SMALL
B	96	6,235.08 SF	0.14 Ac	SMALL
B	97	6,466.17 SF	0.15 Ac	SMALL
B	98	6,214.38 SF	0.14 Ac	SMALL
B	99	7,117.24 SF	0.16 Ac	STANDARD
B	100	7,631.13 SF	0.18 Ac	STANDARD
B	101	12,832.12 SF	0.29 Ac	ESTATE
M	11	7,052.94 SF	0.16 Ac	SMALL
M	12	6,966.12 SF	0.16 Ac	SMALL
M	13	6,999.80 SF	0.16 Ac	SMALL
M	14	10,004.74 SF	0.23 Ac	ESTATE
M	15	6,932.42 SF	0.16 Ac	STANDARD
M	16	5,400.00 SF	0.12 Ac	SMALL
M	17	5,670.58 SF	0.13 Ac	SMALL
M	18	7,131.22 SF	0.16 Ac	STANDARD
M	19	7,538.45 SF	0.17 Ac	STANDARD
M	20	10,457.84 SF	0.24 Ac	ESTATE
M	21	6,756.11 SF	0.16 Ac	SMALL

PHASE 4 RESIDENTIAL LOT SUMMARY

BLK	LOT	AREA (SF)	AREA (Ac)	LOT CLASSIFICATION
M	22	7,137.80 SF	0.16 Ac	SMALL
M	23	7,306.99 SF	0.17 Ac	SMALL
M	24	8,294.12 SF	0.19 Ac	STANDARD
M	25	11,952.71 SF	0.27 Ac	STANDARD
N	7	5,732.60 SF	0.13 Ac	SMALL
N	8	6,600.00 SF	0.15 Ac	STANDARD
N	9	5,400.00 SF	0.12 Ac	SMALL
N	10	5,400.00 SF	0.12 Ac	SMALL
N	11	5,400.00 SF	0.12 Ac	SMALL
N	12	5,400.00 SF	0.12 Ac	SMALL
N	13	5,758.89 SF	0.13 Ac	SMALL
N	14	5,568.48 SF	0.13 Ac	SMALL
N	15	6,551.71 SF	0.15 Ac	STANDARD
N	16	6,551.71 SF	0.15 Ac	STANDARD
N	17	5,400.00 SF	0.12 Ac	SMALL
N	18	6,017.61 SF	0.14 Ac	SMALL
N	19	5,400.00 SF	0.12 Ac	SMALL
N	20	5,400.00 SF	0.12 Ac	SMALL
N	21	5,400.00 SF	0.12 Ac	SMALL
N	22	5,400.00 SF	0.12 Ac	SMALL
N	23	5,400.00 SF	0.12 Ac	SMALL
N	24	5,400.02 SF	0.12 Ac	SMALL
N	25	6,159.35 SF	0.14 Ac	SMALL
N	26	6,100.44 SF	0.14 Ac	SMALL
N	27	5,692.90 SF	0.13 Ac	SMALL
N	28	5,400.00 SF	0.12 Ac	SMALL
N	29	6,620.10 SF	0.15 Ac	STANDARD
P	2	5,464.29 SF	0.13 Ac	SMALL
P	3	5,400.00 SF	0.12 Ac	SMALL
P	4	5,958.21 SF	0.14 Ac	SMALL
P	5	7,095.04 SF	0.16 Ac	STANDARD
P	6	11,278.10 SF	0.26 Ac	ESTATE
P	7	6,500.13 SF	0.15 Ac	STANDARD
P	8	5,857.22 SF	0.13 Ac	SMALL
P	9	5,781.05 SF	0.13 Ac	SMALL
P	10	5,591.59 SF	0.13 Ac	SMALL
P	11	5,967.59 SF	0.14 Ac	SMALL
P	12	5,400.00 SF	0.12 Ac	SMALL
P	13	6,670.51 SF	0.15 Ac	STANDARD
P	14	6,585.87 SF	0.15 Ac	STANDARD
P	15	5,400.00 SF	0.12 Ac	SMALL
P	16	6,688.08 SF	0.15 Ac	STANDARD
P	17	6,592.33 SF	0.15 Ac	STANDARD
P	18	6,779.96 SF	0.16 Ac	STANDARD
P	19	11,907.32 SF	0.27 Ac	ESTATE
P	20	11,324.73 SF	0.26 Ac	ESTATE
P	21	10,032.86 SF	0.23 Ac	ESTATE
P	22	6,516.79 SF	0.15 Ac	STANDARD

HOMESTEAD AT OLD SETTLERS PARK
RESIDENTIAL LOT PHASE SUMMARY

LOTS	PHASES						TOTALS
	PH 1	PH 3	PH 4	PH 5	PH 6		
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 4 AND 7 SPECIAL PURPOSE LOT SUMMARY

BLK	LOT	AREA (SF)	AREA (Ac)	USAGE DESIGNATION
B	90	119,025.22 SF	2.73 Ac	OPEN SPACE DRAINAGE
B	103	528,762.62 SF	12.14 Ac	OPEN SPACE DRAINAGE
V	1	614,525.93 SF	14.11 Ac	PARKLAND
V	2	90,926.85 SF	2.09 Ac	PARKLAND

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	20.00'	2.64'	7°32'56"	S57° 23' 23"W	2.63'
C2	565.00'	9.59'	0°58'21"	N70° 00' 20"E	9.59'
C3	615.00'	12.88'	1°12'01"	S89° 53' 29"W	12.88'
C4	1325.00'	1187.63'	51°21'20"	S25° 00' 18"W	1148.27'
C5	275.00'	139.66'	29°05'52"	N54° 21' 01"E	138.16'
C6	325.00'	67.61'	11°55'07"	N72° 56' 23"E	67.48'
C7	15.00'	13.88'	53°01'20"	S86° 30' 30"E	13.39'
C8	51.50'	176.21'	196°02'41"	N21° 58' 50"E	101.99'
C9	15.00'	13.88'	53°01'20"	N49° 31' 50"W	13.39'
C10	275.00'	102.55'	21°22'00"	N12° 20' 10"W	101.96'
C11	15.00'	13.88'	53°01'20"	N24° 51' 30"E	13.39'
C12	51.50'	180.71'	201°02'41"	N49° 09' 10"W	101.27'
C13	15.00'	13.88'	53°01'20"	S56° 50' 10"W	13.39'
C14	25.00'	41.45'	95°00'00"	S49° 09' 10"E	36.86'
C15	325.00'	101.91'	17°57'57"	S10° 38' 09"E	101.49'
C16	15.00'	22.67'	86°35'57"	S23° 40' 51"W	20.57'
C17	275.00'	27.32'	5°41'35"	S89° 49' 37"W	27.31'
C18	615.00'	23.42'	2°10'55"	S71° 34' 57"W	23.42'
C19	565.00'	21.52'	2°10'55"	N71° 34' 57"E	21.51'
C20	325.00'	32.29'	5°41'35"	N59° 49' 37"E	32.28'
C21	15.00'	23.56'	90°00'00"	S68° 01' 10"E	21.21'
C22	15.00'	23.56'	90°00'00"	S21° 58' 50"W	21.21'
C23	275.00'	27.32'	5°41'35"	S89° 49' 37"W	27.31'
C24	325.00'	108.11'	19°03'30"	S63° 08' 40"W	107.61'
C25	275.00'	91.47'	19°03'30"	N53° 08' 40"E	91.05'
C26	325.00'	32.29'	5°41'35"	N59° 49' 37"E	32.28'
C27	15.00'	23.56'	90°00'00"	S68° 01' 10"E	21.21'
C28	25.00'	39.27'	90°00'00"	S21° 58' 50"W	35.36'
C29	275.00'	57.20'	11°55'07"	S72° 56' 23"W	57.10'
C30	325.00'	165.05'	29°05'52"	S64° 21' 01"W	163.28'
C31	275.00'	32.54'	6°46'48"	S53° 11' 29"W	32.52'
C32	275.00'	67.19'	13°59'54"	S63° 34' 50"W	67.02'
C33	275.00'	39.93'	8°19'10"	S74° 44' 22"W	39.90'
C34	325.00'	29.01'	5°06'54"	N76° 20' 30"E	29.00'
C35	325.00'	38.59'	6°48'13"	N70° 22' 57"E	38.57'
C36	51.50'	12.13'	13°29'30"	S66° 44' 34"E	12.10'
C37	51.50'	38.48'	42°48'48"	N85° 06' 17"E	37.59'
C38	51.50'	55.91'	62°12'07"	N32° 35' 50"E	53.20'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C39	51.50'	39.63'	44°05'18"	N20° 32' 53"W	38.66'
C40	51.50'	30.07'	33°26'59"	N59° 19' 01"W	29.64'
C41	275.00'	4.04'	0°50'27"	S22° 35' 57"E	4.04'
C42	275.00'	75.23'	15°40'30"	S14° 20' 28"E	75.00'
C43	275.00'	23.28'	4°51'03"	S04° 04' 42"E	23.28'
C44	15.00'	8.60'	32°50'22"	S14° 46' 01"W	8.48'
C45	15.00'	5.28'	20°10'58"	S41° 16' 41"W	5.26'
C46	51.50'	47.67'	53°01'50"	N24° 51' 15"E	45.98'
C47	51.50'	35.55'	39°33'08"	N21° 26' 14"W	34.85'
C48	51.50'	35.55'	39°33'08"	N60° 59' 22"W	34.85'
C49	51.50'	35.55'	39°33'08"	S79° 27' 30"W	34.85'
C50	51.50'	26.39'	29°21'27"	S45° 00' 13"W	26.10'
C51	325.00'	15.80'	2°47'07"	S03° 02' 44"E	15.80'
C52	325.00'	47.83'	8°25'54"	S08° 39' 14"E	47.78'
C53	325.00'	38.28'	6°44'56"	S16° 14' 39"E	38.26'
C54	325.00'	22.33'	3°56'12"	N70° 42' 19"E	22.33'
C55	325.00'	9.96'	1°45'23"	N67° 51' 32"E	9.96'
C56	325.00'	3.60'	0°38'04"	S72° 21' 23"W	3.60'
C57	325.00'	42.89'	7°33'39"	S68° 15' 31"W	42.86'
C58	325.00'	43.05'	7°35'20"	S60° 41' 02"W	43.01'
C59	325.00'	18.57'	3°16'27"	S55° 15' 08"W	18.57'
C60	275.00'	20.71'	4°18'54"	S55° 46' 22"W	20.71'
C61	275.00'	70.76'	14°44'36"	S65° 18' 07"W	70.57'
C62	275.00'	37.37'	7°47'08"	N70° 52' 24"E	37.34'
C63	275.00'	19.84'	4°07'58"	N76° 49' 58"E	19.83'
C64	325.00'	2.14'	0°22'41"	S78° 42' 36"W	2.14'
C65	325.00'	80.11'	14°07'21"	S71° 27' 35"W	79.90'
C66	325.00'	75.13'	13°14'41"	S57° 46' 34"W	74.96'
C67	1325.00'	446.48'	19°18'25"	N41° 01' 46"E	444.38'
C68	1325.00'	741.15'	32°02'55"	N15° 21' 05"E	731.52'
C69	615.00'	36.30'	3°22'56"	S70° 58' 57"W	36.30'
C70	565.00'	31.11'	3°09'16"	S71° 05' 47"W	31.10'
C71	1020.00'	170.03'	9°33'03"	N57° 19' 56"E	169.83'
C72	2000.00'	252.21'	7°13'31"	N57° 19' 22"E	252.05'
C73	1455.00'	751.18'	29°58'27"	N38° 43' 13"E	752.53'
C74	275.00'	18.30'	3°48'49"	N51° 42' 30"E	18.30'
C75	325.00'	21.63'	3°48'49"	N51° 42' 30"E	21.63'
C76	325.00'	7.67'	1°21'09"	S50° 28' 40"W	7.67'

Line Table		
Line #	Direction	Length
L1	S62° 24' 40"W	58.49'
L2	S70° 24' 21"W	54.09'
L3	S69° 18' 27"W	47.21'
L4	N53° 36' 55"E	2.63'
L5	N61° 01' 02"E	44.01'
L6	N66° 41' 10"E	44.01'
L7	N19° 30' 30"W	50.00'
L8	N34° 20' 45"W	94.96'
L9	N20° 42' 29"W	84.12'
L10	N83° 20' 50"E	21.62'
L11	N83° 25' 46"E	90.00'
L12	N78° 05' 24"E	90.38'
L13	N70° 09' 46"E	79.88'
L14		



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASES 4 AND 7

REVISIONS	
DATE	DESCRIPTION
PH 7.DWG	

DRAWING NAME:
HOMESTEAD PH 4

SHEET
04 of 05

DRAWING PATH: K:\00033 - KTC'S CRESSMAN\CADD\DWG\HOMESTEAD PH 4 AND PH 7.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (16.00 X 24.00 INCHES) LAST SAVED: 9/22/2021 8:29 AM PLOT DATE: 9/22/2021 8:31 AM

METES AND BOUNDS – TRACT 1

BEING 33.92 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A REMAINDER OF A CALLED 78.41 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P., RECORDED IN DOCUMENT NO. 2003063811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF THE REMAINDER OF A CALLED 3.00 ACRE TRACT OF LAND DESCRIBED AS SAVE AND EXCEPT, IN SAID DOCUMENT NO. 2003063811 OF SAID O.P.R.W.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE NORTHEAST CORNER OF LOT 102, BLOCK B, HOMESTEAD AT OLD SETTLERS PARK PHASE 2, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021007044 OF SAID O.P.R.W.C.T.;

THENCE WITH THE NORTH LINE OF SAID LOT 102 AND A COMMON LINE OF THE REMAINDER OF SAID 78.41 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 62°24'40" WEST A DISTANCE OF 58.49 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
2. SOUTH 70°24'21" WEST A DISTANCE OF 54.09 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
3. SOUTH 69°18'27" WEST A DISTANCE OF 47.21 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND; AND
4. SOUTH 54°36'48" WEST A DISTANCE OF 143.53 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN EXTERIOR CORNER OF SAID LOT 102;

THENCE WITH THE EASTERLY LINE OF SAID HOMESTEAD AT OLD SETTLERS PARK PHASE 2 AND THE COMMON WEST LINE OF THE REMAINDER OF SAID 78.41 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 36°23'05" WEST A DISTANCE OF 498.32 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 2.64 FEET, A DELTA ANGLE OF 0°32'56" AND A CHORD WHICH BEARS SOUTH 57°23'33" WEST A DISTANCE OF 2.63 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHEAST CORNER OF LOT 30, BLOCK N, SAID HOMESTEAD AT OLD SETTLERS PARK PHASE 2; AND
3. NORTH 36°23'05" WEST A DISTANCE OF 119.83 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE NORTHEAST CORNER OF SAID LOT 30 AND THE COMMON SOUTHEAST CORNER OF LOT 1, BLOCK N, HOMESTEAD AT OLD SETTLERS PARK PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021005565 OF SAID O.P.R.W.C.T., ALSO BEING THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK N;

THENCE WITH THE EASTERLY LINE OF SAID HOMESTEAD AT OLD SETTLERS PARK PHASE 1 AND THE COMMON WEST LINE OF THE REMAINDER OF SAID 78.41 ACRE TRACT, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

1. NORTH 53°36'55" EAST A DISTANCE OF 2.63 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
2. NORTH 54°07'33" EAST A DISTANCE OF 158.56 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHEAST CORNER OF LOT 4, SAID BLOCK N AND THE COMMON SOUTHWEST CORNER OF LOT 5, SAID BLOCK N;
3. NORTH 61°01'02" EAST A DISTANCE OF 44.01 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 5, AND THE COMMON SOUTHWEST CORNER OF LOT 6, SAID BLOCK N;
4. NORTH 66°41'10" EAST A DISTANCE OF 44.01 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 6;
5. NORTH 20°29'09" WEST A DISTANCE OF 120.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6, AND IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DELL HOLLOW DRIVE (50' R.O.W.);
6. WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID DELL HOLLOW DRIVE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET, AN ARC LENGTH OF 9.59 FEET, A DELTA ANGLE OF 00°58'21", AND A CHORD WHICH BEARS NORTH 70°00'20" EAST A DISTANCE OF 9.59 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
7. NORTH 19°30'30" WEST A DISTANCE OF 50.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID DELL HOLLOW DRIVE;
8. WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID DELL HOLLOW DRIVE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, AN ARC LENGTH OF 12.88 FEET, A DELTA ANGLE OF 01°12'01", AND A CHORD WHICH BEARS SOUTH 69°53'29" WEST A DISTANCE OF 12.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK M, SAID HOMESTEAD AT OLD SETTLERS PARK PHASE 1;
9. NORTH 34°20'45" WEST A DISTANCE OF 94.96 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE COMMON SOUTHEAST CORNER OF LOT 2, SAID BLOCK M;
10. NORTH 20°42'29" WEST A DISTANCE OF 84.12 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE NORTHEAST CORNER OF LOT 3, SAID BLOCK M AND THE COMMON SOUTHEAST CORNER OF LOT 4, SAID BLOCK M, ALSO BEING THE COMMON SOUTHWEST CORNER OF LOT 8, SAID BLOCK M;
11. NORTH 76°53'37" EAST A DISTANCE OF 158.64 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHEAST CORNER OF LOT 10, SAID BLOCK M;
12. NORTH 06°39'10" WEST A DISTANCE OF 159.28 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE NORTHEAST CORNER OF SAID LOT 10, AND IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILL RUN BEND (50' R.O.W.);
13. NORTH 83°20'50" EAST A DISTANCE OF 21.62 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
14. NORTH 06°39'10" WEST A DISTANCE OF 170.13 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHEAST CORNER OF LOT 60, BLOCK B, SAID HOMESTEAD AT OLD SETTLERS PARK PHASE 1 AND IN THE SOUTH LINE OF LOT 58, SAID BLOCK B;
15. NORTH 83°25'46" EAST A DISTANCE OF 90.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
16. NORTH 78°05'24" EAST A DISTANCE OF 90.38 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
17. NORTH 70°09'46" EAST A DISTANCE OF 79.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND;
18. NORTH 83°20'50" EAST A DISTANCE OF 123.97 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND; AND
19. NORTH 01°39'10" WEST A DISTANCE OF 21.40 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE NORTHEAST CORNER OF SAID LOT 58, AND IN THE SOUTH LINE OF LOT 13, JACKIE THOMISON SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET I, SLIDE 94-96 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE NORTH 88°20'50" EAST WITH THE SOUTH LINE OF SAID JACKIE THOMISON SUBDIVISION AND THE NORTH LINE OF THE REMAINDER OF SAID 78.41 ACRE TRACT, A DISTANCE OF 717.76 FEET TO 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET FOR THE NORTHEAST CORNER OF SAID 78.41 ACRE TRACT, THE COMMON SOUTHEAST CORNER OF LOT 12, SAID JACKIE THOMISON SUBDIVISION, AND THE COMMON SOUTHWEST CORNER OF A CALLED 75.074 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2004059024 OF SAID O.P.R.W.C.T., ALSO BEING THE COMMON NORTHWEST CORNER OF A CALLED 71.110 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN VOLUME 1760, PAGE 475 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.);

THENCE WITH THE WEST LINE OF SAID 71.110 ACRE TRACT OF LAND AND THE EAST LINE OF THE REMAINDER OF SAID 78.41 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 00°34'09" EAST A DISTANCE OF 358.63 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET; AND
2. SOUTH 00°37'36" EAST A DISTANCE OF 190.30 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF KENNY FORT BOULEVARD (R.O.W. VARIES – DOCUMENT NO. 2020042812);

THENCE WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID KENNY FORT BOULEVARD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,325.00 FEET, AN ARC LENGTH OF 1,187.63 FEET, A DELTA ANGLE OF 51°21'20", AND A CHORD WHICH BEARS SOUTH 25°00'18" WEST A DISTANCE OF 1,148.27 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 102, BLOCK B;

THENCE NORTH 30°31'46" WEST WITH THE EAST LINE OF SAID LOT 102, BLOCK B, A DISTANCE OF 361.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.92 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS – TRACT 2

BEING 14.11 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A REMAINDER OF A CALLED 78.41 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P., RECORDED IN DOCUMENT NO. 2003063811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR THE NORTHWEST CORNER OF A CALLED 10.516 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JONATHAN MATTHEY MITCHELL AND CONNIE MITCHELL, RECORDED IN DOCUMENT NO. 1999074908 OF SAID O.P.R.W.C.T., AND A COMMON INTERIOR CORNER OF THE REMAINDER OF SAID 78.41 ACRE TRACT;

THENCE SOUTH 111°7'24" EAST WITH THE WEST LINE OF SAID 10.516 ACRE TRACT AND A COMMON EAST LINE OF THE REMAINDER OF SAID 78.41 ACRE TRACT, A DISTANCE OF 500.06 FEET TO A 60D NAIL FOUND FOR A SOUTHEAST CORNER OF SAID 78.41 ACRE TRACT AND THE COMMON CORNER OF A CALLED 4.680 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014027063 OF SAID O.P.R.W.C.T., FROM WHICH A 60D NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 2.09 ACRE TRACT, BEARS SOUTH 111°1'27" EAST A DISTANCE OF 28.84 FEET;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID 78.41 ACRE TRACT AND A COMMON LINE OF SAID 4.680 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 85°51'39" WEST A DISTANCE OF 250.62 FEET TO A 3/8-INCH REBAR FOUND;
2. NORTH 82°42'31" WEST A DISTANCE OF 142.60 FEET TO A 3/8-INCH REBAR FOUND;
3. NORTH 58°37'07" WEST A DISTANCE OF 69.36 FEET TO A 3/8-INCH REBAR FOUND;
4. NORTH 28°19'17" WEST A DISTANCE OF 65.01 FEET TO A COTTON SPINDLE WITH WASHER FOUND;
5. NORTH 01°48'42" WEST A DISTANCE OF 136.78 FEET TO A 3/8-INCH REBAR FOUND;
6. SOUTH 87°59'46" WEST A DISTANCE OF 57.83 FEET TO A 3/8-INCH REBAR FOUND; AND
7. NORTH 11°15'21" WEST A DISTANCE OF 140.43 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF KENNEY FORT BOULEVARD (R.O.W. VARIES – DOCUMENT NO. 2017109979, SAID O.P.R.W.C.T.), FROM WHICH A 3/8-INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 4.680 ACRE TRACT, BEARS NORTH 11°22'45" WEST A DISTANCE OF 79.20 FEET;

THENCE WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID KENNEY FORT BOULEVARD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1020.00 FEET, AN ARC LENGTH OF 170.03 FEET, A DELTA ANGLE OF 09°33'03" AND A CHORD WHICH BEARS NORTH 57°19'56" EAST A DISTANCE OF 169.83 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET FOR THE POINT OF REVERSE CURVATURE;
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2000.00 FEET, AN ARC LENGTH OF 252.21 FEET, A DELTA ANGLE OF 07°13'31" AND A CHORD WHICH BEARS NORTH 57°19'22" EAST A DISTANCE OF 252.05 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
3. NORTH 53°42'38" EAST A DISTANCE OF 507.10 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET; AND
4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1455.00 FEET, AN ARC LENGTH OF 751.18 FEET, A DELTA ANGLE OF 29°58'27" AND A CHORD WHICH BEARS NORTH 38°43'13" EAST A DISTANCE OF 752.53 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET IN THE WEST LINE OF A CALLED 9.258 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014056270 OF SAID O.P.R.W.C.T.;

THENCE WITH THE EAST LINE OF THE REMAINDER OF SAID 78.41 ACRE TRACT AND THE COMMON WEST LINE OF SAID 9.258 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 00°38'14" EAST A DISTANCE OF 163.98 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
2. SOUTH 00°40'22" EAST A DISTANCE OF 402.98 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET; AND
3. SOUTH 01°24'37" EAST A DISTANCE OF 348.85 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET FOR THE NORTHEAST CORNER OF SAID 10.516 ACRE TRACT AND IN THE WEST LINE OF THE REMAINDER OF A CALLED 101.110 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED TO CITY OF ROUND ROCK, TEXAS, RECORDED IN VOLUME 1760, PAGE 451 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.);

THENCE SOUTH 84°30'10" WEST WITH THE NORTH LINE OF SAID 10.516 ACRE TRACT A COMMON LINE OF SAID 78.41 ACRE TRACT, A DISTANCE OF 780.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.11 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS – TRACT 3

BEING 2.09 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 2.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P., RECORDED IN DOCUMENT NO. 2003063811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 2.09 ACRE TRACT AND A COMMON CORNER OF SAID 4.680 ACRE TRACT, ALSO BEING IN THE WEST LINE OF SAID 10.516 ACRE TRACT, FROM WHICH A 60D NAIL FOUND FOR A SOUTHEAST CORNER OF THE REMAINDER OF SAID 78.41 ACRE TRACT, BEARS NORTH 111°1'27" WEST A DISTANCE OF 28.84 FEET;

THENCE SOUTH 111°8'22" EAST WITH THE EAST LINE OF SAID 2.09 ACRE TRACT, THE COMMON WEST LINE OF SAID 10.516 ACRE TRACT, AND THE COMMON WEST LINE OF A CALLED 6.153 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO FS RANCH LLC, RECORDED IN DOCUMENT NO. 2020118972 OF SAID O.P.R.W.C.T., A DISTANCE OF 179.22 FEET, TO A 60D NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 2.09 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 13.101 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOSEPH J. WIDDISON AND HEATHER WIDDISON, RECORDED IN DOCUMENT NO. 2018053383 OF SAID O.P.R.W.C.T.;

THENCE WITH THE SOUTH LINE OF SAID 2.09 ACRE TRACT AND A COMMON NORTHERLY LINE OF SAID 13.101 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 87°34'22" WEST A DISTANCE OF 469.69 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET; AND
2. NORTH 43°28'09" WEST A DISTANCE OF 94.97 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET IN A LINE OF SAID 4.680 ACRE TRACT;

THENCE NORTH 01°45'50" WEST WITH THE WEST LINE OF SAID 2.09 ACRE TRACT AND A COMMON LINE OF SAID 4.680 ACRE TRACT, A DISTANCE OF 111.26 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;

THENCE NORTH 88°14'03" EAST WITH THE NORTH LINE OF SAID 2.09 ACRE TRACT AND A COMMON LINE OF SAID 4.680 ACRE TRACT, A DISTANCE OF 503.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.09 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT CRESSMAN ENTERPRISES, L.P., A TEXAS LIMITED PARTNERSHIP, THE OWNERS OF THAT CERTAIN REMAINDER OF A CALLED 78.41 ACRE TRACT OF LAND IN THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, IN WILLIAMSON COUNTY, TEXAS DESCRIBED AS TRACT 1 AND BEING ALL OF A CALLED 2.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, ALSO BEING ALL OF THE REMAINDER OF A CALLED 3.00 ACRE TRACT OF LAND DESCRIBED AS SAVE AND EXCEPT, ALL DESCRIBED IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P. OF RECORD IN DOCUMENT NUMBER 2003063811 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:

"FINAL PLAT HOMESTEAD AT OLD SETTLERS PARK PHASES 4 AND 7"

CRESSMAN ENTERPRISES, L.P.

SCOTT CRESSMAN, MANAGER
3200 PALM VALLEY BOULEVARD
ROUND ROCK, TEXAS 78664

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY _____ AS _____ OF CRESSMAN ENTERPRISES, L.P. A TEXAS LIABILITY PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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.

Peggy M. Carrasquillo
09/22/2021
PEGGY M. CARRASQUILLO, P.E. 65211 DATE
KITCHEN TABLE CIVIL SOLUTIONS
TPE FIRM NUMBER F-18129
6805 N. CAPITAL OF TEXAS HIGHWAY
STE. 315
AUSTIN, TEXAS 78731
(PHONE) 512-758-7474

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, TRAVIS S. TABOR, 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.

Travis S. Tabor
09/22/2021
TRAVIS S. TABOR DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428
LANDESIGN SERVICES, INC.
FIRM REGISTRATION NO. 10001800



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 HEREON.
- 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 ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- A DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF ROUND ROCK, TEXAS OVER THE ENTIRETY OF LOT 90, BLOCK B.
- 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.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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 NUMBERS 48491C0492F, EFFECTIVE DATE DECEMBER 20, 2019 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.
- THE FOLLOWING COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION: LOT 90 BLOCK B AND LOT 103 BLOCK B.
- A FIVE (5) FOOT WALL EASEMENT ALONG THE REAR LOT LINE OF LOTS 68-89 AND LOTS 91-99, BLOCK B IS HEREBY CONVEYED TO THE HOME OWNERS ASSOCIATION.

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:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- 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;
- 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;
- 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;
- 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;
- 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:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTOR'S PRIVATE ROADS OR LANES ON THE LANDS;
- 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 GRANTEE DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES TO WARRANT AND FOREVER DEFEND, ALONE 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.

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 ROUND ROCK.

JENNIFER HENDERSON, 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., 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



FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASES 4 AND 7

REVISIONS	DESCRIPTION	DATE
	PH7.DWG	

PROJECT NAME: KTCS CRESSMAN
JOB NUMBER: 20-033
DATE: 09/15/2021 | SCALE: 1" = 100'
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWG\HOMESTEAD PH 4 AND 7
FIELDNOTE FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS
RPLS: TST | TECH: JRM | PARTYCHIEF: N/A
CHECKED BY: HAS | FIELDBOOK: N/A

DRAWING NAME:
HOMESTEAD PH 4

SHEET
05 of 05