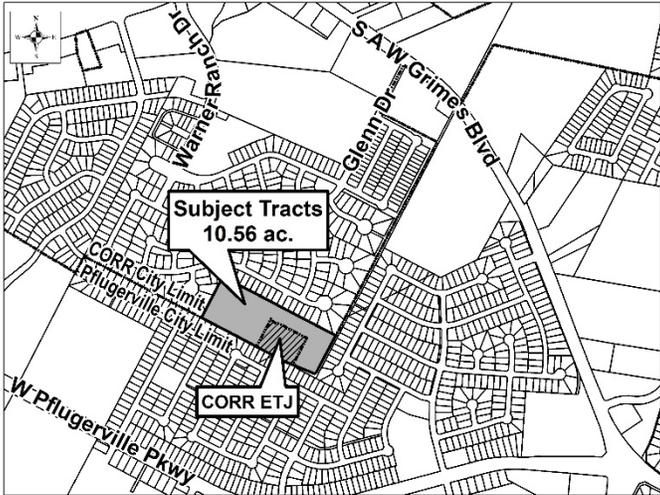


**Cade Lake Section 1
Preliminary Plat PLAT PP23-000008**



CASE PLANNER: Caitlyn Reeves

REQUEST: The request is to Preliminary Plat three development lots and one right-of-way lot.

ZONING AT TIME OF APPLICATION: PUD No. 134 & Unzoned/ETJ

DESCRIPTION: 10.56 acres out of the Memucan Hunt Survey Abstract No. 314 and William Barker Survey Abstract No. 107

CURRENT USE OF PROPERTY: Place of Worship/ Vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: PUD No. 42 - Single Family Residential, Warner Ranch
- South: City of Pflugerville - Single Family Residential
- East: City of Pflugerville - Single Family Residential
- West: PUD No. 42 - Single Family Residential, Warner Ranch

PROPOSED LAND USE: Commercial

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 2 | 8.00 |
| Residential - Multi Unit: | 0 | 0 |
| Office: | 0 | 0 |
| Commercial: | 0 | 0 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 0 | 0 |
| ROW: | 1 | 0.31 |
| Parkland: | 0 | 0 |
| Other: | 1 | 2.25 |
| TOTALS: | 4 | 10.56 |

Owner:
RCG CADE LAKE LLC
11770 Jollyville RD
Austin, TX 78759

Agent:
2P Consultants, LLC
David Urban
203 E. Main Street
#204
Round Rock, TX 78661

Developer:
Cade Lake. LLC
David Cavalier
7000 N. Mopac
2nd floor
Austin, TX 78731

**Cade Lake, Section 1 Preliminary Plat
PRELIMINARY PLAT PP23-000008**

HISTORY: On October 21st, 2021, the City Council approved Planned Unit Development (PUD) No. 134, Cade Lake. On October 27, 2022, the City Council approved Amendment 1 to the PUD to incorporate additional acreage. A 2.25-acre portion of the subject tract (place of worship) was not annexed and zoned at that time and will remain in the City's Extraterritorial Jurisdiction (ETJ). The subject tract has no previous platting history.

DATE OF REVIEW: September 6, 2023.

LOCATION: Generally located east of Warner Ranch Dr and south of S A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive plan designates the subject tract as Residential. The area within the City limits is zoned as PUD No. 134, Cade Lake. PUD No. 134 utilizes a base district of TH (Townhouse) and allows for the use of single-family detached condominiums. A 2.25-acre portion, depicted as Lot 3 of the subject tract, will remain in the ETJ and the current land use is a place of worship.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was not required for the subject tract. Future development will be subject to the Roadway Impact Fees (RIFs) assessed at the time of application for a building permit. Access to the site will be from Cade Lake Drive and additional right-of-way for a cul-de-sac, Cade Lake Cove, will be dedicated.

Water and Wastewater Service: Water service will be provided by the City of Round Rock. Water service will be provided via a connection to an existing 8-inch waterline located in Palo Duro Drive. The subject tract is within the Southwest Water Company's Sewer CCN. Wastewater service will be provided via a connection to an existing 8-inch wastewater line located in Palo Duro Drive.

Drainage: A flood study was not required for the subject tract. Final detention facilities will be determined at the time of Site Development Permit.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Correct City of Round Rock case number, PP23-000008, not PP23-00008.
2. Rectify all outstanding issues/unknowns related to existing easements that impact this property as per supplementary documents submitted with plat. Engage with surveyor to establish all locations and limits as described in record documents, if/when claiming "abandonment" of easement due to no current infrastructure, definitively state as such, etc.
3. Remove depicted setback lines from lots within City limits.
4. Revise lot table from square feet to acreage.



Warner Ranch Dr

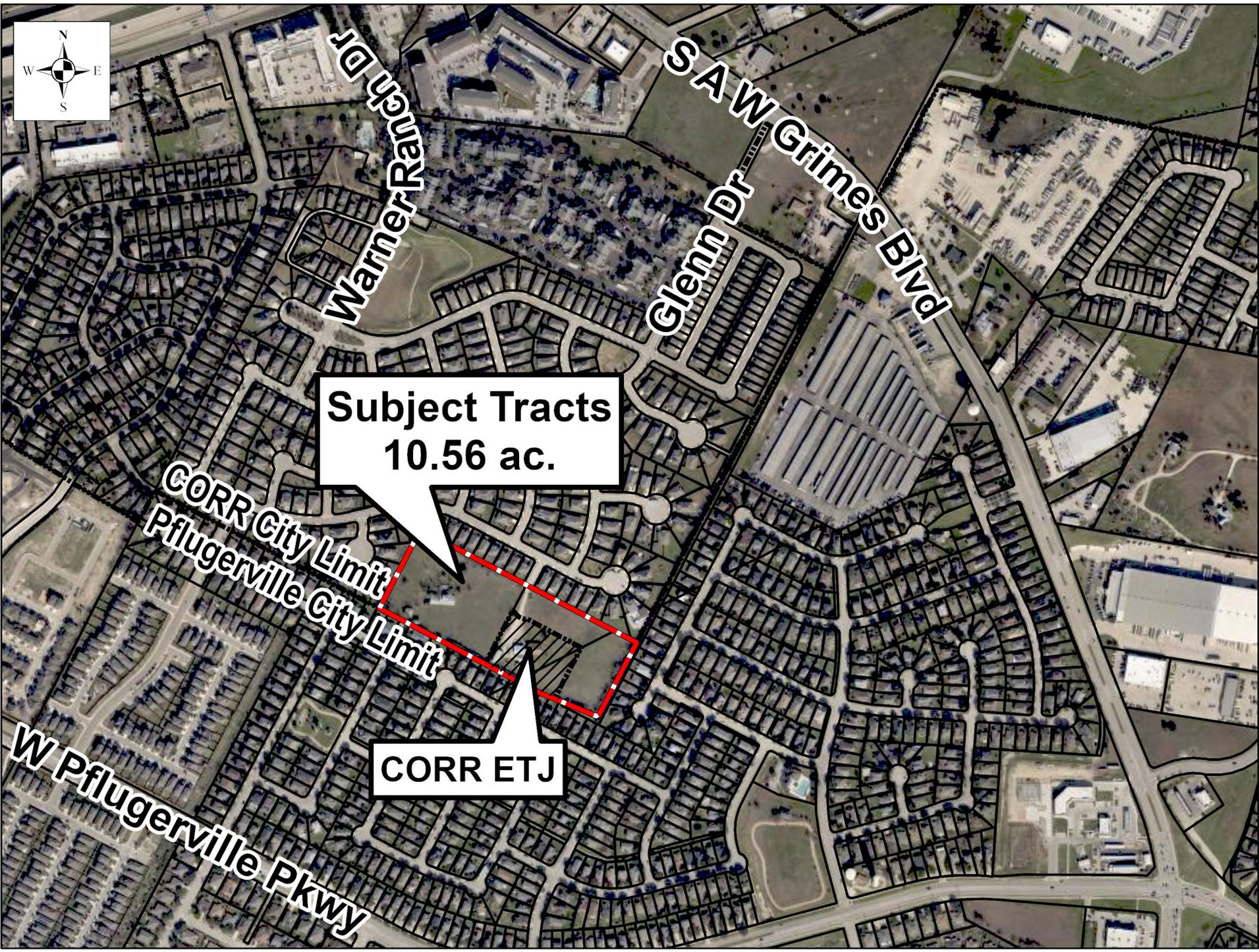
SAW Grimes Blvd
Glenn Dr

Subject Tracts
10.56 ac.

CORR City Limit
Pflugerville City Limit

CORR ETJ

W Pflugerville Pkwy



LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
 TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.W.C.T. Plat Records of Williamson County, Texas
 O.P.R.W.C.T. Official Public Records of Williamson County, Texas
 D.R.W.C.T. Deed Records of Williamson County, Texas
 VOL/P.G./INST# Volume/Page/Instrument Number
 CAB./S.L. Cabinet/Slide
 POB/POC Point of Beginning/Point of Commencing
 P.U.E. Public Utility Easement
 R.O.W. Right-of-way
 S.F. Square Feet
 B.L. Building Setback
 D.E. Drainage Easement

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
 1/2" rebar stamped "JPH Land Surveying" set
 CRS 1/2" rebar stamped "JPH Land Surveying" set
 MNS 1/2" rebar stamped "JPH Land Surveying" set
 TBM Site benchmark (see vicinity map for general location)
 1/2" rebar or Mag nail & washer stamped "JPH Land Surveying" set at lot corner.
 Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
 Elevations, if shown, are NAVD'88, GEOID 18
 Bearings are based on grid north (TxCS,'83,CZ)

LEGEND OF LINE WORK

Subdivision Boundary
 Deed/adjoiner lines
 Easement lines
 Building Setback Lines

| Curve Data Table | | | | |
|------------------|---------|--------|------------|---------------------|
| Curve # | Arc | Radius | Delta | Chord |
| C1 | 22.82' | 15.00' | 087°10'53" | S15°13'45"E 20.69' |
| C2 | 278.82' | 60.00' | 266°15'21" | S74°18'48"W 87.58' |
| C3 | 150.53' | 60.00' | 143°44'50" | N13°03'32"E 114.04' |
| C4 | 69.05' | 60.00' | 065°56'08" | S62°05'59"E 65.30' |
| C5 | 59.24' | 60.00' | 056°34'24" | N00°50'44"W 56.87' |

| Line Data Table | | |
|-----------------|-------------|----------|
| Line # | Bearing | Distance |
| L1 | S52°38'04"W | 19.10' |
| L2 | N67°28'53"W | 164.84' |
| L3 | N68°15'22"W | 112.25' |
| L4 | N62°28'13"W | 97.57' |
| L5 | N62°03'13"W | 468.34' |
| L6 | N62°26'00"W | 276.59' |
| L7 | N27°54'37"E | 12.48' |
| L8 | N27°26'28"E | 87.70' |
| L9 | S62°05'59"E | 13.43' |

PLAT NOTES:

- No portion of this tract is encroached by the ultimate 1% annual chance floodplain.
- No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance flood as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0635F, effective date December 20, 2019, for Williamson County, Texas.
- No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
- 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') PUE 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 PUE or right-of-way shall require written approval from the Utilities Director prior to installation.
- This Preliminary Plat conforms to the Concept Plan in PUD# 134 as approved by the City Council on October 27, 2022.
- 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.
- Water service is provided by: City of Round Rock. Wastewater service is provided by: City of Round Rock
- All sidewalks shall be maintained by each of the adjacent property owners.

EASEMENT / RESTRICTIONS TABLE:

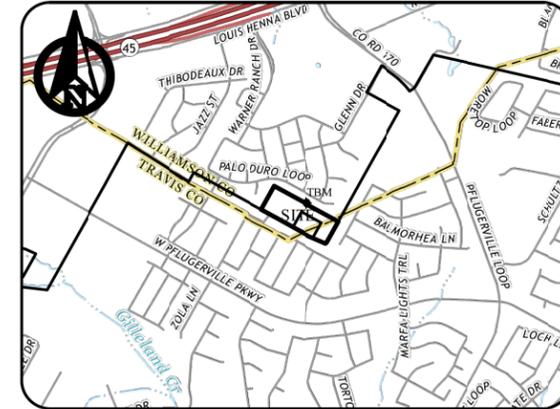
- 25' Ingress & Egress Esmt. reserved for Grantors, Heirs, and Assigns, Vol. 917, Pg. 701, D.R.W.C.T.
- 50' Ingress & Egress Esmt. to Grantees, Heirs, and Assigns, Vol. 917, Pg. 701 & Vol. 917, Pg. 708, D.R.W.C.T.
- 10' Utility Easement to utility providers for installation, repair, maintenance, and replacement of utilities, public and private, including electricity, water, sewer, telephone, and other utilities, Vol. 917, Pg. 701 & Vol. 917, Pg. 708, D.R.W.C.T.
- 25'x15' Ingress & Egress Esmt. reserved for Grantors, Heirs, and Assigns, Vol. 917, Pg. 708, D.R.W.C.T.
- 25'x25' Ingress & Egress Esmt. reserved for Grantors, Heirs, and Assigns, Vol. 787, Pg. 776, D.R.W.C.T.
- 10' Utility Easement to utility providers for installation, repair, maintenance, and replacement of utilities, public and private, including electricity, water, sewer, telephone, and other utilities, Vol. 787, Pg. 776, D.R.W.C.T. & Vol. 6919, Pg. 440, D.R.T.C.T.
- Per Vol. 787, Pg. 776, D.R.W.C.T. & Vol. 6919, Pg. 440, D.R.T.C.T., no building shall be constructed nearer than 50 feet to the road upon which the property abuts, and no nearer than 20 feet to any of the other property lines.
- Per Vol. 917, Pg. 701, D.R.W.C.T. & Vol. 917, Pg. 708, D.R.T.C.T., no building shall be constructed nearer than 50 feet to the road upon which the property abuts, and no nearer than 20 feet to any of the other property lines.

LOT TABLE:

| | |
|----------------|----------------|
| Lot 1, Block A | 224,730 sq.ft. |
| Lot 2, Block A | 123,870 sq.ft. |
| Lot 3, Block A | 97,782 sq.ft. |
| Lot 4, Block A | 13,508 sq.ft. |

VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT OF CADE LAKE, SECTION 1

10.56 ACRES
 SITUATED IN THE

MEMUCAN HUNT SURVEY, ABSTRACT NO. 314,
 WILLIAM BARKER SURVEY, ABSTRACT NO. 107 &
 WILLIAM BARKER SURVEY NO. 47, ABSTRACT NO. 109
 CITY OF ROUND ROCK

WILLIAMSON COUNTY & TRAVIS COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 4 Lots, 1 Block

LINEAR FEET OF NEW STREETS: 99 Feet

ACREAGE BY LOT TYPE:
 Development: 10.25 acres
 ROW: 0.31 of an acre

NUMBER OF LOTS BY TYPE:
 Development: 3 Lots
 ROW: 1 Lot

CONNECTIVITY INDEX: 1.2
 SUBMITTAL DATE AUGUST 8, 2023
 P&Z REVIEW: SEPTEMBER 6, 2023

OWNERS:

RCG Cade Lake LLC, a Texas limited liability company
 11770 Jollyville Road, Austin, Texas 78759

Round Rock Korean Presbyterian Church
 211 Glenn Drive, Round Rock, Texas 78664

SURVEYOR:

JPH Land Surveying, Inc.
 1516 E Palm Valley Blvd, Ste A4
 Round Rock, Texas 78664
 Phone: (512) 778-5688

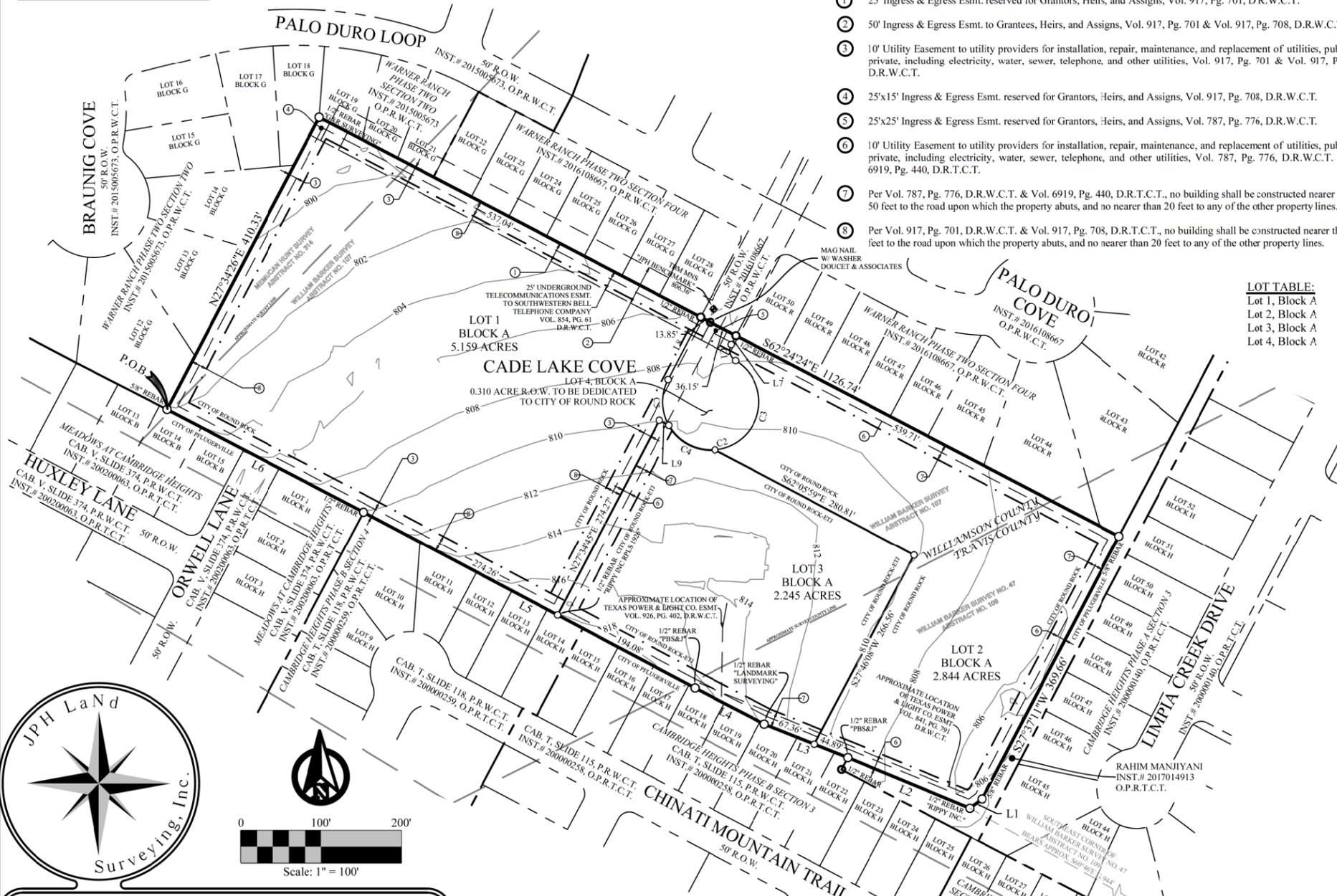
ENGINEER/APPLICANT:

2P Consultants, LLC
 203 E. Main Street, Suite 204
 Round Rock, Texas 78664
 Phone: (512) 344-9664

BENCHMARK:

The site benchmark (TBM) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete curb in the west margin of Cade Lake Drive, located approximately 16 feet northeasterly from the north line of subject property, and approximately 110 feet southwesterly from the intersection of Palo Duro Drive and Cade Lake Drive. Benchmark Elevation = 806.36' (NAVD'88 GEOID 18). See vicinity map for general location.

Street name: Cade Lake Cove
 ROW Width: 50' ROW to 60' Radius Cul-de-Sac
 Pavement Width: 30' to 50' Radius Cul-de-Sac
 Length of Roadway: 99 Feet
 Design Speed: 25 MPH
 Maintenance Authority: City of Round Rock
 Classification: Local Road



JPH Job/Drawing No. (see below)
 2023.073.003 2011 Cade Lake Dr., Round Rock, Wilco.-Travis Co., TX - PRELIMINARY PLAT.dwg
 © 2023 JPH Land Surveying, Inc. - All Rights Reserved
 1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
 Telephone (817) 431-4971 www.jphlandsurveying.com TBP/ELS Firm #10019500
 DFW | Central Texas | West Texas | Houston | San Antonio

WHEREAS, RCG Cade Lake LLC, a Texas limited liability company is the owner of that certain 5.19 acre tract situated in the Memucan Hunt Survey, Abstract No. 314, and the William Barker Survey, Abstract No. 107, in Williamson County, Texas, being all of that tract described as 5.19 acres in a Special Warranty Deed to RCG Cade Lake LLC, a Texas limited liability company (hereinafter referred to as RCG Cade Lake tract), recorded under Instrument Number 2021139049, of the Official Public Records of Williamson County, Texas;

and WHEREAS, Round Rock Korean Presbyterian Church, a Texas non-profit corporation is the owner of that certain 5.368 acre tract situated in the William Barker Survey, Abstract No. 107, in Williamson County, Texas, and the William Barker Survey No. 47, Abstract No. 109, in Travis County, Texas, being all of that tract described as 5.368 acres in a General Warranty Deed to Round Rock Korean Presbyterian Church, a Texas non-profit corporation (hereinafter referred to as Church tract), recorded under Instrument Number 2008092732, of the Official Public Records of Williamson County, Texas, and recorded under Instrument Number 2009001203, of the Official Public Records of Travis County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 5/8-inch rebar found in the north line of Lot 14, Block B, *MEADOWS AT CAMBRIDGE HEIGHTS*, an addition in the City of Round Rock, Williamson and Travis Counties, Texas, recorded in Cabinet V, Slide 374 of the Plat Records of Williamson County, Texas and under Instrument Number 200200063 of said Official Public Records of Travis County, Texas at the common south corner of Lot 12, Block G, *WARNER RANCH PHASE TWO, SECTION TWO*, an addition in the City of Round Rock, Williamson County, Texas, recorded under Instrument Number 2015005673 of said Official Public Records of Williamson County, Texas and said Cade Lake tract;

THENCE NORTH 27° 34' 26" EAST, with the common line of said *WARNER RANCH PHASE TWO, SECTION TWO* and said Cade Lake tract, a distance of 410.33 feet to a 1/2-inch capped rebar stamped "G&R SURVEYING" found at the common corner of Lot 18 and Lot 19, Block G of said *WARNER RANCH PHASE TWO, SECTION TWO* and said Cade Lake tract;

THENCE SOUTH 62° 24' 24" EAST, with the common line of said *WARNER RANCH PHASE TWO, SECTION TWO, WARNER RANCH PHASE TWO, SECTION FOUR*, an addition in the City of Round Rock, Williamson and Travis Counties, recorded under Instrument Number 2016108667 of said Official Public Records of Williamson County, Texas, and said Cade Lake tract, at 537.04 feet passing a 1/2-inch rebar found at the southwest terminal corner of Cade Lake Drive (a 50-foot wide right-of-way, dedicated by Instrument Number 2016108667 of said Official Public Records of Williamson County, Texas), continuing with the common line of said *WARNER RANCH PHASE TWO, SECTION FOUR* and said Cade Lake tract, at 550.72 feet passing a Mag nail with washer stamped "DOUCET & ASSOCIATES" found at the common north corner of said Cade Lake tract and said Church tract, continuing with the common line of said *WARNER RANCH PHASE TWO, SECTION FOUR* and said Church tract, at 587.04 feet passing a 1/2-inch rebar found at the southeast terminal corner of said Cade Lake Drive, continuing with said common line a total distance of 1126.74 feet to a 5/8-inch rebar found at the common east corner of Lot 43, Block R of said *WARNER RANCH PHASE TWO, SECTION FOUR* and said Church tract;

THENCE with the east line of said Church tract the following calls:
1. SOUTH 27° 37' 11" WEST, a distance of 369.66 feet to a 5/8-inch rebar found;
2. SOUTH 52° 38' 04" WEST, a distance of 19.10 feet to a 1/2-inch capped rebar stamped "RIPPY INC" found at the southeast corner of said Church tract;

THENCE with the south line of the herein described tract the following calls:
1. NORTH 67° 28' 53" WEST, a distance of 164.84 feet to a 1/2-inch capped rebar stamped "PBS&J" found in north line of Lot 22, Block H, *CAMBRIDGE HEIGHTS PHASE B, SECTION 3*, an addition in the City of Round Rock, Williamson and Travis Counties, recorded under Instrument Number 200009258 of said Official Public Records of Travis County and in Cabinet T, Slide 115 of said Plat Records of Williamson County, Texas;
2. NORTH 68° 15' 22" WEST, with the common line of said *CAMBRIDGE HEIGHTS PHASE B, SECTION 3* and said Church tract, a distance of 112.25 feet to a 1/2-inch capped rebar stamped "LANDMARK SURVEYING" found in the north line of Lot 20, Block H of said *CAMBRIDGE HEIGHTS PHASE B, SECTION 3*;
3. NORTH 62° 28' 13" WEST, continuing with said common line, a distance of 97.57 feet to a 1/2-inch capped rebar stamped "PBS&J" found in the north line of Lot 18, Block H of said *CAMBRIDGE HEIGHTS PHASE B, SECTION 3*;
4. NORTH 62° 03' 13" WEST, continuing with said common line and with the common line of *CAMBRIDGE HEIGHTS PHASE B, SECTION 4*, an addition in the City of Round Rock, Williamson and Travis Counties, Texas and said Church tract, at 194.08 feet passing a 1/2-inch capped rebar stamped "RIPPY INC RPLS 1926" found in the north line of Lot 14, Block H of said *CAMBRIDGE HEIGHTS PHASE B, SECTION 4* at the common south corner of said Cade Lake tract and said Church tract, continuing with said *CAMBRIDGE HEIGHTS PHASE B, SECTION 4* and said Cade Lake tract a total distance of 468.34 feet to a 1/2-inch rebar found at the common north corner of said *MEADOWS AT CAMBRIDGE HEIGHTS* and said *CAMBRIDGE HEIGHTS PHASE B, SECTION 4*;
5. NORTH 62° 26' 00" WEST, with the common line of said *MEADOWS AT CAMBRIDGE HEIGHTS* and said Cade Lake tract, a distance of 276.59 feet, returning to the **POINT OF BEGINNING** and enclosing 10.56 acres (±459,890 square feet) of land.

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

That Round Rock Korean Presbyterian Church, a Texas non-profit corporation, as the owner of that certain 5.368 acre tract of land recorded under Instrument Number 2008092732, of the Official Records of Williamson County, Texas, and recorded under Instrument Number 2009001203, of the Official Records of Travis County, Texas do hereby 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 *CADE LAKE, SECTION 1*.

Round Rock Korean Presbyterian Church

Kwang Suk Kim
President

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

This instrument was acknowledged before me on the ____ day of _____, 20____, by, Kwang Suk Kim, as President of Round Rock Korean Presbyterian Church, a Texas non-profit corporation, on behalf of said Round Rock Korean Presbyterian Church.

(Notary Public's signature) Print Name
Notary Public in and for the State of Texas

My Commission expires on: _____

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

That Hanmi Bank, the Lien Holder of that certain 5.368 acre tract of land recorded under Instrument Number 2020027511, of the Official Public Records of Williamson County, Texas, and under Instrument Number 2020041974, of the Official Public Records of Travis County, Texas do hereby consent to the subdivision of that certain 5.368 acre tract of land situated in the City of Round Rock and City of Round Rock ETJ, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Hanmi Bank

By: _____, its _____

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

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____.

(Notary Public's signature) Print Name
Notary Public in and for the State of Texas

My Commission expires on: _____

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

That RCG Cade Lake LLC, a Texas limited liability company, as the owner of a portion of that certain 5.19 acre tract of land recorded under Instrument Number 2021139049, of the Official 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 *CADE LAKE, SECTION 1*.

RCG Cade Lake LLC

Lynn Yuan
Manager

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

This instrument was acknowledged before me on the ____ day of _____, 20____, by, Lynn Yuan, as Manager of RCG Cade Lake LLC, a Texas limited liability company, on behalf of said RCG Cade Lake LLC.

(Notary Public's signature) Print Name
Notary Public in and for the State of Texas

My Commission expires on: _____

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

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

J. Terron Evertson, PE, DR, CFM Date
Williamson County Floodplain Administrator

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____, 20____, A.D. at _____ o'clock ____ M., plat records of said county and state as Document Number _____, Official Public Records of Travis County.

WITNESS my hand and seal of the Office of the County Clerk, this ____ day of _____, 20____, A.D.

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Deputy

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

That I, David Urban, 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.

David Urban
Licensed Professional Engineer
No 82783 State of Texas
Date: _____

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

That I, Chris Henderson, 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.

Chris Henderson
Registered Professional Land Surveyor
No 6831 State of Texas
Date: _____

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

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20____, A.D., at ____ o'clock, __M., and duly recorded this the ____ day of _____, 20____, A.D., at ____ o'clock, __M., in the Official Public Records of said County in Document No. _____.

WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
Williamson County, Texas

By: _____, Deputy



JPH Job/Drawing No. (see below)
2023.073.003 2011 Cade Lake Dr., Round Rock, Wilco.-Travis Co., TX - PRELIMINARY PLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston