

SURVEY PREPARED FOR

LEGAL DESCRIPTION

BASIS OF BEARINGS

GRAPHIC SCALE

SCALE: 1"=80'

GCLC, LTD.
1.46 ACRES
DOC. NO. 2022007420

29.684 ACRES
(1,293,018 SQ. FT.)

PARK CENTRAL BUILDING
ASSOCIATES, L.P.
5.28 ACRES
DOC. NO. 2022007421

986.50' (986.49')
 (S20.59.58"E
 S20.59.59"E

671.82' (S21°12'09"E 671.86')

"TLS 10056200"

N20°12'24"N
(N21°12'06"N 106°41')

THE HOMEOWNERS
ASSOCIATION FOR
CHANDLER CREEK, INC.
DOC. NO. 2007067252

CITY OF
ROUND ROCK
0.223 ACRE
DOC. NO.
2000066784

CHANDLER CREEK,
SECTION 13,
DOC. NO. 2001062761

CHANDLER CREEK
SECTION 14,
DOC. NO. 20020139

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A FUTURE TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
6. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
7. SURVEYOR IS NOT AWARE OF ANY PROPOSED RIGHT-OF-WAY CHANGES AFFECTING SUBJECT TRACT AT TIME OF SURVEY.
8. THIS TRACT HAS ACCESS TO EAST OLD SETTLERS BOULEVARD, A DEDICATED PUBLIC RIGHT-OF-WAY.
9. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ALTERATIONS WERE OBSERVED AT THE TIME OF SURVEY.
10. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY AND CAN BE REFERENCED AS FIELD NOTE FILE NO. 2023.118.

TITLE NOTES

IN REFERENCE TO WFG NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT G.F. NO. CV-23250 WITH AN EFFECTIVE DATE OF JUNE 1, 2023 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN SURVEY-RELATED TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN.

PREVIOUSLY RAISED TITLE ISSUES, INSURED OVER OR OTHERWISE DISPOSED OF IN THE
ABOVE TITLE COMMITMENT ARE NOT SHOWN HEREON.

PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

SCHEDULE B

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW

RECORDED UNDER INSTRUMENT NO. 2004041693, 2004058703, 2005081978, 2006021738,
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS,
- DO NOT AFFECT THIS TRACT

- 10H. UTILITY ACCESS AGREEMENT BY AND BETWEEN D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP AND EDWIN A. CARREL], INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF FLORENCE M. CARREL], DECEASED, FILED FEBRUARY 12, 2020, AS INSTRUMENT NO. 2001009436, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- DOES NOT AFFECT THIS TRACT

101. EASEMENT MODIFICATION AGREEMENT BY AND BETWEEN NORTHPARK AT OLD SETTLERS LTD. AND ONCOR ELECTRIC DELIVERY COMPANY, LLC, FILED NOVEMBER 23, 2009, AS INSTRUMENT NO. 2009085395, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

- SUBJECT TO, AS SHOWN HEREON

- 10J. WASTERWATER EASEMENT BY AND BETWEEN NORTHPARK AT OLD SETTLERS, LTD. TO THE CITY OF ROUND ROCK, FILED OCTOBER 31, 2017, RECORDED AS INSTRUMENT NO. 2017100928, 2017100929, 2017100930 AND 2018041278, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO DOCUMENT NO(S) 2017100928 AND 2017100929, AS SHOWN HEREON DOCUMENT NO(S) 2017100930 AND 2018041278 DO NOT AFFECT THIS TRACT;

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48491C0492F WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS. THIS DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY. SPECIAL FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS, SUCH AS LEAKING SEWER GUARANTEE THAT A SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYORS' CERTIFICATION

TO: RESPONSIVE EDUCATION SOLUTIONS, A TEXAS 501 (C) NON-PROFIT CORPORATION; GREYSTAR
DEVELOPMENT CENTRAL, LLC; TEXAS SECURE TITLE COMPANY, LLC AS AGENT FOR WFG NATIONAL TITLE
INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(A), 7(B), 8-10, 11(A), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 27, 2023.

EXECUTED THIS THE 7TH DAY OF JULY, 2023.

PRELIMINARY - FOR REVIEW ONLY

ABRAM C. DASHNER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5901
MANHARD CONSULTING

RECORD DIMENSION					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
(C1)	642.49'	8°54'16"		N86°53'33"E	99.75'
(C2)	688.62'	63°42'26"		N59°30'38"E	726.84'
(C3)	944.45'	15°28'14"		N35°23'57"E	254.24'

[illegible]

Manhard
CONSULTING

6448 E Highway 200, Ste. B-105, Austin, TX 78723 ph-512 244.3395 manhard.com
CIVIL Engineers | Surveys | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

THE HUB AT CHANDLER CREEK
SETTLERS BLVD. ROUND ROCK, TX 78665

PROJ. MGR.: AD
DRAWN BY: MA
SURVEY DATE: 06/27/23
ISSUE DATE: 07/07/23
SCALE: 1"=80

SHEET
1 OF 1
615.001005