



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair Jennifer Henderson  
Alternate Vice Chair Greg Rabaey  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Paul Emerson  
Commissioner Jennifer Sellers  
Commissioner Rob Wendt

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Wednesday, April 1, 2020

6:00 PM

City Council Chambers, 221 East Main St.

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#### NOTE:

*Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19. Some Commissioners may be present in the chamber while others may attend the meeting via videoconferencing.*

*This meeting can be viewed live online [roundrocktexas.gov/replay](http://roundrocktexas.gov/replay) or [roundrocktexas.gov/about/tv](http://roundrocktexas.gov/about/tv), or viewed on Spectrum Channel 10 or U-Verse Channel 99.*

*Members of the public that wish to speak during citizen communication or a public hearing need to visit [roundrocktexas.gov](http://roundrocktexas.gov) and register via the link provided in the calendar entry for this meeting.*

#### A. CALL MEETING TO ORDER

#### B. ROLL CALL

#### C. PLEDGES OF ALLEGIANCE

#### D. CITIZEN COMMUNICATION

*[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]*

#### E. CONSENT AGENDA:

- E.1 [PZ-2020-027](#) Consider approval of the minutes for the March 4, 2020, Planning and Zoning Commission meeting.
- E.2 [PZ-2020-028](#) Consider a 30-day extension request for the Siena Section 35 Subdivision Final Plat, generally located northeast of the intersection of N. Red Bud Ln. and CR 110. Case No. FP2003-001

- E.3     [PZ-2020-034](#)     Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003

**F.     PLATTING AND ZONING:**

- F.1     [PZ-2020-029](#)     Consider public testimony regarding, and a recommendation concerning the request filed by Bleyl Engineering, on behalf of the property owners, The Madsen Joyce Trustee of the Madsen Family Revocable Trust, et al, to zone 8.8 acres as PUD (Planned Unit Development), rezoning 3.31 acres from C-2 (Local Commercial) and 3.63 acres from OF-1 (General Office) and providing for original zoning of 1.86 acres of land to be known as the Chester Ranch PUD, generally located northeast of the intersection of CR 117 and Red Bud Ln. Case No. ZON2003-001
- F.2     [PZ-2020-030](#)     Consider public testimony regarding, and a recommendation concerning the City initiated rezoning of the properties indicated on the map shown below from SF-2 (Single-family Standard Lot) zoning district to the SF-D (Single-family Downtown) zoning district, generally located on the west side of N. Nelson St. between E. Austin Ave. and E. Liberty Ave. Case No. ZON2003-002
- F.3     [PZ-2020-031](#)     Consider approval of the Safa Valley Subdivision Final Plat, generally located southeast of the intersection of Windy Park Dr. and Gattis School Rd. Case No. FP2003-003
- F.4     [PZ-2020-032](#)     Consider approval of the Homestead at Old Settlers Park Phase 1 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP1911-004
- F.5     [PZ-2020-033](#)     Consider approval of the Homestead at Old Settlers Park Phase 2 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP2001-002

**G.     STAFF REPORT:**

- G.1     [PZ-2020-035](#)     Consider an update regarding Council actions related to Planning and Zoning items.

**H. ADJOURNMENT**

*In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:*

*§551.071 Consultation with Attorney*

*§551.072 Deliberations regarding Real Property*

*§551.073 Deliberations regarding Gifts and Donations*

*§551.074 Personnel Matters*

*§551.076 Deliberations regarding Security Devices*

*§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 26th day of March 2020 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Sara L. White, TRMC, City Clerk*

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, MARCH 4, 2020 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in a regular session on March 4, 2020, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Vice-Chair Jennifer Henderson, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Paul Emerson, Commissioner Greg Rabaey, and Commissioner Rob Wendt. Commissioner Jennifer Sellers was absent.

Planning and Development Services Department staff included Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Laton Carr, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department and Charlie Crossfield from the City attorney's office.

**C. PLEDGES OF ALLEGIANCE**

**D. CITIZEN COMMUNICATION**

**E. CONSENT AGENDA:**

- E1. Consider approval of the minutes for the February 19, 2020, Planning and Zoning Commission meeting.**
- E2. Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 1 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP1911-004**
- E3. Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 2 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP2001-002**
- E4. Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003**

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Commissioner Rabaey, second by Vice-Chair Henderson to approve as presented.

**Vote: AYES:** Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Rabaey, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**F. PLATTING AND ZONING:**

- F1. Consider approval of the Sunrise Luxury Living Preliminary Plat, generally located west of Sunrise Rd. and south of Luther Peterson Pl. Case No. PP2002-001**

Ms. Reeves reviewed the preliminary plat application noting that the purpose of the application was to approve 1 development lot and 1 special purpose lot. She noted City Council approved the rezoning from C-1 (General Commercial) to TH (Townhouse) on December 5, 2018. Staff recommended approval of the preliminary plat application as presented.

The owner's representative, Mr. Harun Rashid, with MHR Engineering, was available to answer questions.

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Vice-Chair Henderson, second by Commissioner Bryan to approve the preliminary plat as presented.

**Vote: AYES:** Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Rabaey, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**G. STAFF REPORT:**

**G1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Dushkin informed the Commission that City Council had not taken action on any Commission related items since the last meeting. Also, he reminded the Commission about the upcoming Round Rock 2030 comprehensive plan open house and available office hours for anyone who would like to attend. Lastly, he stated a draft of the comprehensive plan is available on-line and urged the Commission to start reviewing the draft. A link to the comprehensive plan draft was sent to the Commission.

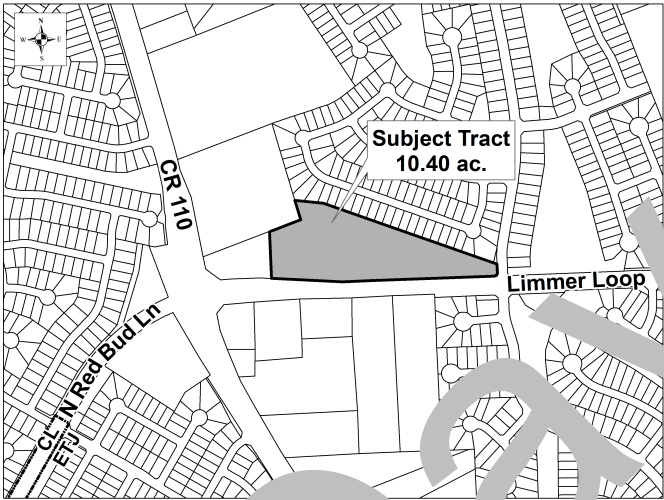
**H. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:07 p.m.

Respectfully Submitted

Veronica Chandler, Planning Technician

Siena Section 35  
FINAL PLAT FP2003-001



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 10.4 acres out of the William Dunn Survey, Abstract No. 196

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USES:

North:  
South:  
East:  
West:

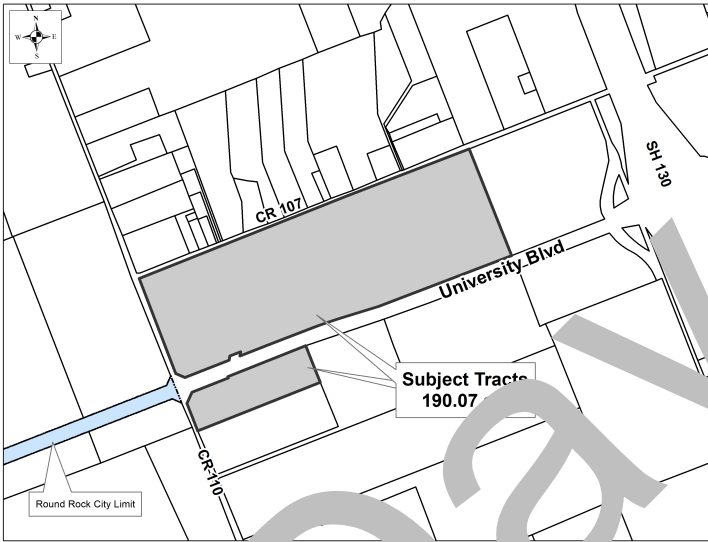
PROPOSED LAND USE:

<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:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>3</b>	<b>10.4</b>

**Owner:**  
Siena North Devco, Inc.  
John S. Lloyd  
4720-4 Rockcliff Road  
Austin, TX 78746

**Agent:**  
Randall Jones & Associates Engineering, Inc.  
J. Keith Collins, P.E.  
2900 Jazz St.  
Round Rock, TX 78664

University Heights Preliminary Plat  
PRELIM PLAT PP1911-003



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 190.07 acres out of the Henry M. and S. Survey, Abstract No. 452

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USES:

North:  
South:  
East:  
West:

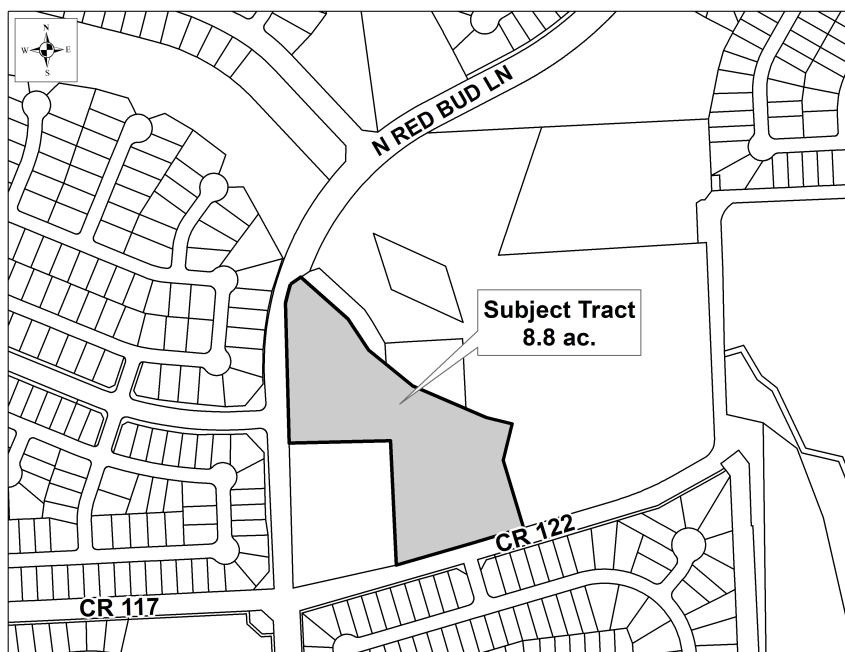
PROPOSED LAND USE:

<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:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>577</b>	<b>190.07</b>

**Owner:**  
JSL North Investments, LLC  
John S. Lloyd  
4720-4 Rockcliff Road  
Austin, TX 78746

**Agent:**  
Randall Jones & Associates Engineering, Inc.  
Israel Ramirez  
2900 Jazz Street  
Round Rock, TX 78664

**Chester Ranch PUD  
ZONING ZON2003-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of recommendation for PUD (Planned Unit Development) zoning district to allow a common lot single family development

**ZONING AT TIME OF APPLICATION:** C-2 (Local Commercial), OF-1 (General Office) and un-zoned

**DESCRIPTION:** 8.8 acres out of the Robert McNutt Survey, Abstract No. 422

**CURRENT USE OF PROPERTY:** large lot single family

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

- North: McNutt Creek, open space
- South: local commercial and single family (across CR 112)
- East: large lot single family
- West: local commercial and single family (across Red Bud Lane)

**PROPOSED LAND USE:** single family common lot

**TOTAL ACREAGE:** 8.8

**Owner:**

Madson Joyce Trustee of The Madsen Family  
Revocable Trust  
1501 N County Road 122  
Round Rock, TX 78665

**Agent:**

Bleyl Engineering  
Steve Ihnen  
125007 Technology Blvd., Ste. 150  
Austin, TX 78727

**Chester Ranch PUD**  
**ZONING        ZON2003-001**

**HISTORY:** The property is part of a larger tract that was annexed into the City in 2006. A portion of the property was zoned in 2007 to C-2 (Local Commercial) and OF-1 (General Office).

**DATE OF REVIEW:** April 1, 2020

**LOCATION:** North east of the intersection of CR 117 and Red Bud Ln.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the site for residential. Of the 8.8 acre site, approximately 3.31 acres are zoned for C-2 (Local Commercial), 3.63 acres are zoned for OF-1 (General Office) and approximately 1.86 acres are un-zoned.

Traffic, Access and Roads: The site has access to both County Road 122 and N. Redbud Lane. A TIA (Traffic Impact Assessment) has been approved by the City. The project will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Redbud Lane and County Road 122 / County Road 117 and for intersection improvements at N. Redbud Lane and Old Settlers Blvd. (US 79).

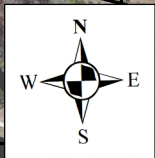
Proposed PUD: The property will be developed with a maximum of 65 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwellings will be established as condominium units.

The PUD specifies garage door upgrades, perimeter fencing, building setbacks and landscaping. A total of four parking spaces per unit are required, with two garage enclosed parking spaces and two parking spaces located in front of the garage. In addition, guest parking will be provided at a rate of one space for every five units. A four-foot wide sidewalk will be located on one side of the drive aisle.

Additional Considerations: The surrounding property to the north is in the process of being rezoned to OS (Open Space) along McNutt Creek and SF-3 (Single Family – Mixed Lot) to the north of the creek.

**RECOMMENDED MOTION:**

Staff recommends approval of the PUD zoning to allow for a single family common lot development.



**N RED BUD LN**

**Subject Tract  
8.8 ac.**

**CR 122**

**CR 117**

## **II. DEVELOPMENT STANDARDS**

### **1. DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

### **2. PROPERTY**

This Plan covers approximately 8.80 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

### **3. PURPOSE**

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

### **4. APPLICABILITY OF CITY ORDINANCES**

#### **4.1. Zoning Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

#### **4.2. Other Ordinances**

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

### **5. PROJECT OVERVIEW**

#### **5.1. Purpose of Plan**

The purpose of the Plan is to provide a single family residential development.

#### **5.2. Land Use**

- (1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.
- (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
- (3) A maximum of 65 units shall be allowed.

## **6. DEVELOPMENT STANDARDS**

### **6.1. Private Drive Aisles**

- (1) The private drive aisles shall be in accordance with **Exhibit “B”**.

### **6.2. Visitor Parking**

- (1) A minimum of one (1) visitor parking space for every five (5) units shall be provided, as 90-degree spaces adjacent to the drive aisles and in accordance with City Transportation DACS (Design and Construction Standards).

### **6.3. Garage Door Treatment**

- (1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.
- (2) Upgraded garage doors shall not be required for swing in, side entry garages.

### **6.4. Yard Fencing**

- (1) No fences permitted between the front of the house and the drive aisle.
- (2) All fences shall provide a finished face to abutting drive aisles.
- (3) Fences shall not conflict with sight visibility triangles at drive aisle intersections or obstruct views from adjacent driveways.
- (4) Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete based masonry, or concrete pillars of sound structural integrity.
- (5) Fence posts and fence panels for non-wood fences shall be capped.
- (6) Maximum fence height: six (6) feet.

### **6.5. Perimeter Fencing and Subdivision Wall**

- (1) Perimeter fencing shall be in accordance with **Exhibit “C”**.
  - (a) Where the platted lot boundaries are adjacent to a public right-of-way, a subdivision wall, in compliance with Section 4-30 of the Code, shall be constructed; and
  - (b) Where the platted lot boundaries are not adjacent to an area zoned for OS (Open Space), a cedar privacy fence with a picket size of 1” x 6”, a top cap, treated rails and metal posts, with the finished side facing the abutting properties, shall be constructed.
  - (c) Where the platted lot boundaries are adjacent to an area zoned for OS (Open Space), view fencing, such as a decorative metal or wrought iron fence shall be constructed.

(d) Maximum fence height: six (6) feet.

**6.6. Building Setbacks**

- (1) The building setback for the lot on which multiple residential units are located shall be 10' from any lot boundary.
- (2) Individual condominium unit lot building setbacks shall be according to **Exhibit "D"**.

**6.7. Park Land Requirement**

- (1) The TH (Townhouse) zoning district shall be used for the purpose of applying Chapter 4, Article V of the Code to determine the parkland requirement.

**6.8. Protected Tree Size**

- (1) Trees having a diameter of 20 inches or more are protected trees for the purpose of applying Chapter 8, Article III – Tree Protection and Preservation.

**6.9. Landscaping**

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
  - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
  - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
  - (c) Each single family dwelling unit shall be provided with a minimum of one (1) large species tree and one (1) small species tree, whether through the preservation of existing trees or planting of three-inch (3") caliper container-grown trees. Newly planted trees are eligible for mitigation credit.

**6.10. Home-Owner's Association**

- (1) A private home-owner's association will be established for the maintenance of private drive aisles, private utility lines, landscape areas, signage, walls, medians, common open spaces, stormwater detention areas and any other non-public infrastructure.

## **7. CHANGES TO DEVELOPMENT PLAN**

### **7.1. Minor Changes**

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

### **7.2. Major Changes**

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

## **LIST OF EXHIBITS**

Exhibit "A"	Survey
Exhibit "B"	Drive Aisles
Exhibit "C"	Perimeter Fencing
Exhibit "D"	Building Setbacks
Exhibit "E"	Utility Cross-Section

Exhibit " A "

(Zoning Exhibit)  
Robert McNutt Survey, Abstract No. 422

PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.7982 ACRES (383,250 SQUARE FEET) OUT OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 4.46 ACRE TRACT, CONVEYED TO DUVAL C. JARL, RECORDED IN VOLUME 792, PAGE 319 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING OUT OF THE REMAINDER OF A CALLED 161.11 ACRE TRACT, CONVEYED TO CHESTER MADSEN & JOYCE MADSEN, TRUSTEES OF THE MADSEN FAMILY REVOCABLE TRUST, RECORDED IN DOCUMENT #2012088599 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING OUT OF A CALLED 4.86 ACRE TRACT, CONVEYED TO RONALD R. & JANETTE M. MADSEN, RECORDED IN VOLUME 745, PAGE 671 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 8.7982 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found in the east right-of-way line of N. Red Bud Lane (right-of-way varies), and being the southwest corner of a called 4.46 acres tract conveyed to Duval C. Jarl in Volume 792, Page 319 (D.R.W.C.T.), and being the northwest corner of a called 2.00 acre tract, described as Tract II, conveyed to Lonestar Preschools, LLC, recorded in Document #2018077903 (O.P.R.W.C.T.), and being the most northerly southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with illegible cap found at the intersection of the east right-of-way line of said N. Red Bud Lane, with the north right-of-way line of Country Road 122 (right-of-way varies), and being the southwest corner of a called 2.00 acre tract, described as Tract I, conveyed to said Lonestar Preschools LLC, recorded in Document #2018077903 (O.P.R.W.C.T.) bears S01°19'08"E, a distance of 240.83 feet to a 1/2-inch iron rod found for a common westerly corner of Tract I and Tract II of said Lonestar Preschool tracts, and being a point in the east right-of-way line of said N. Red Bud Lane, and S01°43'26"E, a distance of 273.63 feet;

**THENCE**, with the east right-of-way line of N. Red Bud Lane, and with the west line of said Jarl tract, N01°34'24"W, a distance of 496.69 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the west line of said Jarl tract, and being the most southerly corner of Lot 1 (N. Red Bud Lane), said Lot 1 dedicated as right-of-way by plat of Paloma Lake, N. Red Bud Ln., recorded in Document #2007061555 (O.P.R.W.C.T.), also recorded in Cabinet "DD", Slide 227-228 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

**THENCE**, with the east right-of-way line of said N. Red Bud Lane, in part with a north line of said Jarl tract, in part with the west line of said Madsen Revocable trust tract the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is 1,000.00 feet, whose arc length is 69.68 feet and whose chord bears N14°40'32"E, a distance of 69.67 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) N56°03'21"E, a distance of 44.12 feet to a Mag Nail with "4Ward-Boundary" washer set for

the northwest corner hereof, from which a Mag Nail with "4Ward-Boundary" washer set bears, N56°03'21"E, a distance of 38.03 feet;

**THENCE**, leaving the east right-of-way line of said N. Red Bud Lane, over and across said remainder of Madsen Revocable trust tract, in part said Madsen 4.86 acres tract, in part said Jarl tract the following seven (7) courses and distances:

- 1) **S48°30'55"E**, a distance of **223.73** feet to a calculated point for an angle point hereof,
- 2) **S33°20'08"E**, a distance of **131.50** feet to a calculated point for an angle point hereof,
- 3) **S50°54'44"E**, a distance of **202.05** feet to a calculated point for an angle point hereof,
- 4) **S66°39'11"E**, a distance of **283.95** feet to a calculated point for an angle point hereof,
- 5) **S76°29'08"E**, a distance of **94.32** feet to a calculated point for the northeast corner hereof,
- 6) **S14°09'12"W**, a distance of **133.22** feet to a calculated point for an angle point hereof,
- 7) **S16°43'49"E**, a distance of **249.89** feet to a calculated point for the most northerly southeast corner hereof, being in the south line of said remainder of Madsen Revocable trust tract, and being in the north right-of-way line of County Road 122 (no dedication of right-of-way found for this section of roadway, offsets from subdivision plats on the south side of said road, were used to establish this right-of-way line location, no fences exist along this portion of said County road either);

**THENCE**, with the established north right-of-way line of said County Road 122, continuing over and across said 161.11 acre Madsen tract, **S73°16'32"W**, a distance of **186.96** feet to a calculated point for an angle point hereof, and

**THENCE**, continuing with the north row line of said County Road 122, with the south line of said 4.86 acre Madsen tract, **S73°46'53"W**, a distance of **282.15** feet to a 3/4-inch iron rod found for the most southerly southwest corner hereof, said point being the southwest corner of said 4.86 acre Madsen tract, and being the southeast corner of said Lonestar Preschools Tract I, and being in the north right-of-way line of said County Road 122;

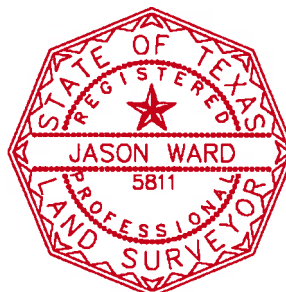
**THENCE**, leaving the north right-of-way line of said County Road 122, with the west line of said 4.86 acre Madsen tract, and with the east line of said Lonestar Preschools Tract I and Tract II, **N02°39'06"W**, a distance of **442.02** feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point being the northeast corner of said Lonestar Preschools Tract II, and being the southeast corner of said 4.46 acre Jarl tract, and being in the west line of said 4.86 acre Madsen tract;

**THENCE**, with the south line of said 4.46 acre Jarl tract, and with the north line of said Lonestar Preschools Tract II, **S88°34'13"W**, a distance of **358.77** feet to the **POINT OF BEGINNING**, and containing 8.7982 Acres (383,250 Square Feet) more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000120668897. See attached sketch (reference drawing: 00879\_MF1.dwg)

  
 1/27/2020  
 Jason Ward, RPLS #5811  
 4Ward Land Surveying, LLC



REMAINDER OF A  
 CALLED 161.11 ACRES  
 CHESTER MADSEN &  
 JOYCE MADSEN  
 AS TRUSTEES OF THE  
 MADSEN FAMILY  
 REVOCABLE TRUST  
 DOC. # 2012088599  
 O.P.R.W.C.T.  
 IDENTICAL M&B'S AS  
 CALLED 161.11 AC  
 VOL, 434, PG. 176

ZONING EXHIBIT  
 8.7982 ACRE(S)  
 383,250 SQUARE FEET

S88°34'13"W 358.77'  
 [[S88°52'30"E 358.83']]  
 ((N88°47'00"W 359.13'))

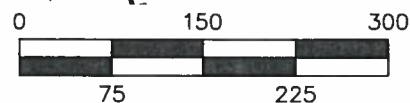
P.O.B.

[E] GRID N: 10,175,385.47  
 GRID E: 3,152,303.26

APPROXIMATE LOCATION  
 OF SURVEY LINE

CALLED 2.00 ACRES  
 (TRACT I)  
 LONESTAR  
 PRESCHOOLS, LLC  
 DOC. # 2018077903  
 O.P.R.W.C.T.

S77°23'53"W 374.35'  
 [[S79°57'00"W 374.41']]



**8.7982 ACRES**  
**ZONING EXHIBIT**  
**City of Round Rock,**  
**Williamson County,**  
**Texas**

**4WARD**  
 Land Surveying  
 A Limited Liability Company

PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	1/27/2020
Project:	00879
Scale:	1" = 150'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	1 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°03'21"E	44.12'
L2	S48°30'55"E	223.73'
L3	S33°20'08"E	131.50'
L4	S50°54'44"E	202.05'
L5	S66°39'11"E	283.95'
L6	S76°29'08"E	94.32'
L7	S14°09'12"W	133.22'
L8	S16°43'49"E	249.89'
L9	S73°16'32"W	186.96'
L10	S73°46'53"W	282.15'
L11	N02°39'06"W	201.51'
L12	N02°39'06"W	240.52'
L13	N56°03'21"E	38.03'
L14	N56°03'21"E	82.15'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
[L10]	S76°32'00"W	282.13'
[[L11]]	N00°05'30"W	201.35'
[[L12]]	N00°05'30"W	240.72'
(L14)	S58°57'11"W	82.15'

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000120668897.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	69.68'	1,000.00'	3°59'33"	N14°40'32"E	69.67'

CURVE TABLE (RECORD)					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	69.68'	1,000.00'	3°59'34"	N17°34'22"E	69.67'

**8.7982 ACRES**  
**ZONING EXHIBIT**  
**City of Round Rock,**  
**Williamson County,**  
**Texas**



Date:	1/27/2020
Project:	00879
Scale:	NA
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	2 OF 3

**[A]  
WILLIS DONAHO  
SURVEY  
ABSTRACT NO. 173**

**[B]  
ROBERT McNUTT  
SURVEY  
ABSTRACT NO. 422**

**[C]  
CALLED 4.46 ACRES  
DUVAL C. JARL  
VOL. 792, PG. 319  
D.R.W.C.T.**

**[D]  
CALLED 4.86 ACRES  
RONALD R. & JANETTE M. MADSEN  
VOL. 745, PG. 671  
D.R.W.C.T.**

**[E]  
CALLED 2.00 ACRES  
(TRACT II)  
LONESTAR PRESCHOOLS, LLC  
DOC. # 2018077903  
O.P.R.W.C.T.**

**[F]  
PALOMA LAKE BLVD.  
(65' R.O.W. WIDTH)**

**[G]  
N. RED BUD LANE  
(R.O.W. WIDTH VARIES)**

**[H]  
COUNTY ROAD 117  
(R.O.W. WIDTH VARIES)**

**[I]  
COUNTY ROAD 122  
(R.O.W. WIDTH VARIES)**

**8.7982 ACRES  
ZONING EXHIBIT  
City of Round Rock,  
Williamson County,  
Texas**

**LEGEND**

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	MAG WITH "4WARD BOUNDARY" WASHER SET
	IRON ROD WITH "RJ SURVEY" CAP FOUND
	MAG NAIL FOUND
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT CAB. DD SLD. 227-228
[.....]	RECORD INFORMATION PER VOL. 745, PG. 671
((.....))	RECORD INFORMATION PER VOL. 792, PG. 319
[[.....]]	RECORD INFORMATION PER DOC. NO. 2018077903

EXHIBIT 'A'  
Page 5 of 5

**[J]  
ATHEA LANE  
(50' R.O.W. WIDTH)**

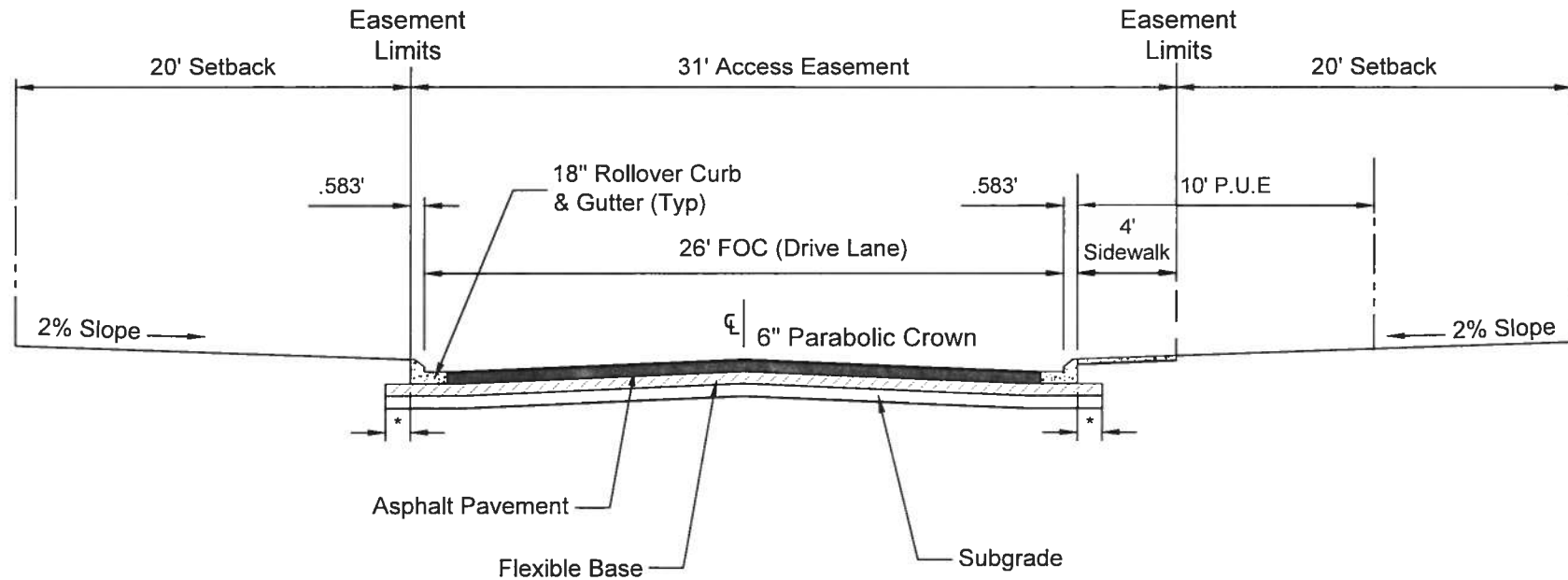


*Jason Ward*  
1/27/2020



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	1/27/2020
Project:	00879
Scale:	NA
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	3 OF 3



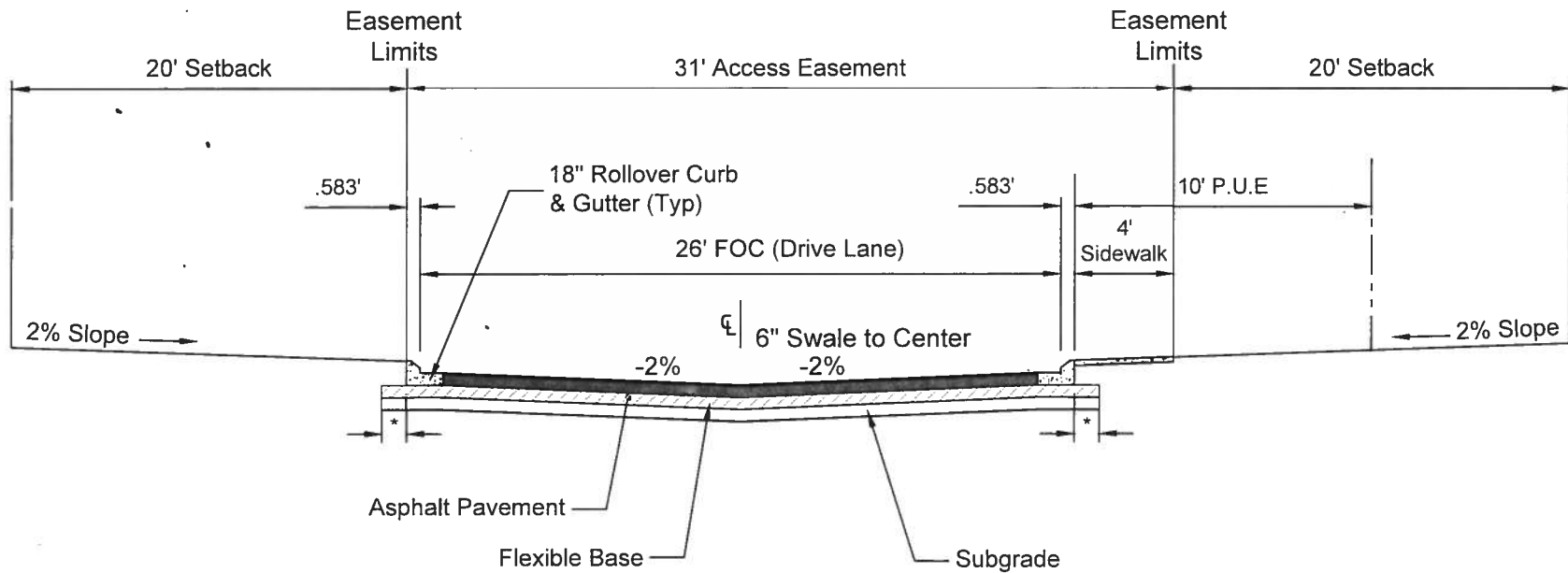
\* 1.5' to 3.0' Depending on PI per DACS.

### Residential Drive with Rollover Curb

#### Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)\*\*
6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.

\*\* If wastewater is required to be public all public standards apply.



\* 1.5' to 3.0' Depending on PI per DACS.

### Residential Drive with Rollover Curb

#### Notes:

1. Drive aisle subgrade, flexbase, and pavement to be in accordance with the City.
  2. Transportation DACS (Design and Construction Standards) for Pavement Design of local streets.
  3. Drive aisle design to be in accordance with City Transportation DACS (Design and Construction Standards)
  4. City water mains shall be in a 15-foot exclusive easement. Overlap of private improvements, private easements, or non-City utilities are not permitted within waterline easements unless approved in writing by the Utilities Director.
  5. Wastewater improvements shall adhere to City standards but will remain privately owned and maintained by the Homeowners Association (HOA)\*\*
  6. Standard assignments for water mains shall be 1 foot behind the curb, unless approved to vary in writing by the Utilities Director.
  7. PUEs (Public Utility Easements) must be provided for any/all dry utilities and shall not encroach City utility easements unless approved to vary in writing by the Utilities Director.
  8. P.U.E.s shall be shown in the site permit with all other proposed and existing utility alignments.
- \*\* If wastewater is required to be public all public standards apply.

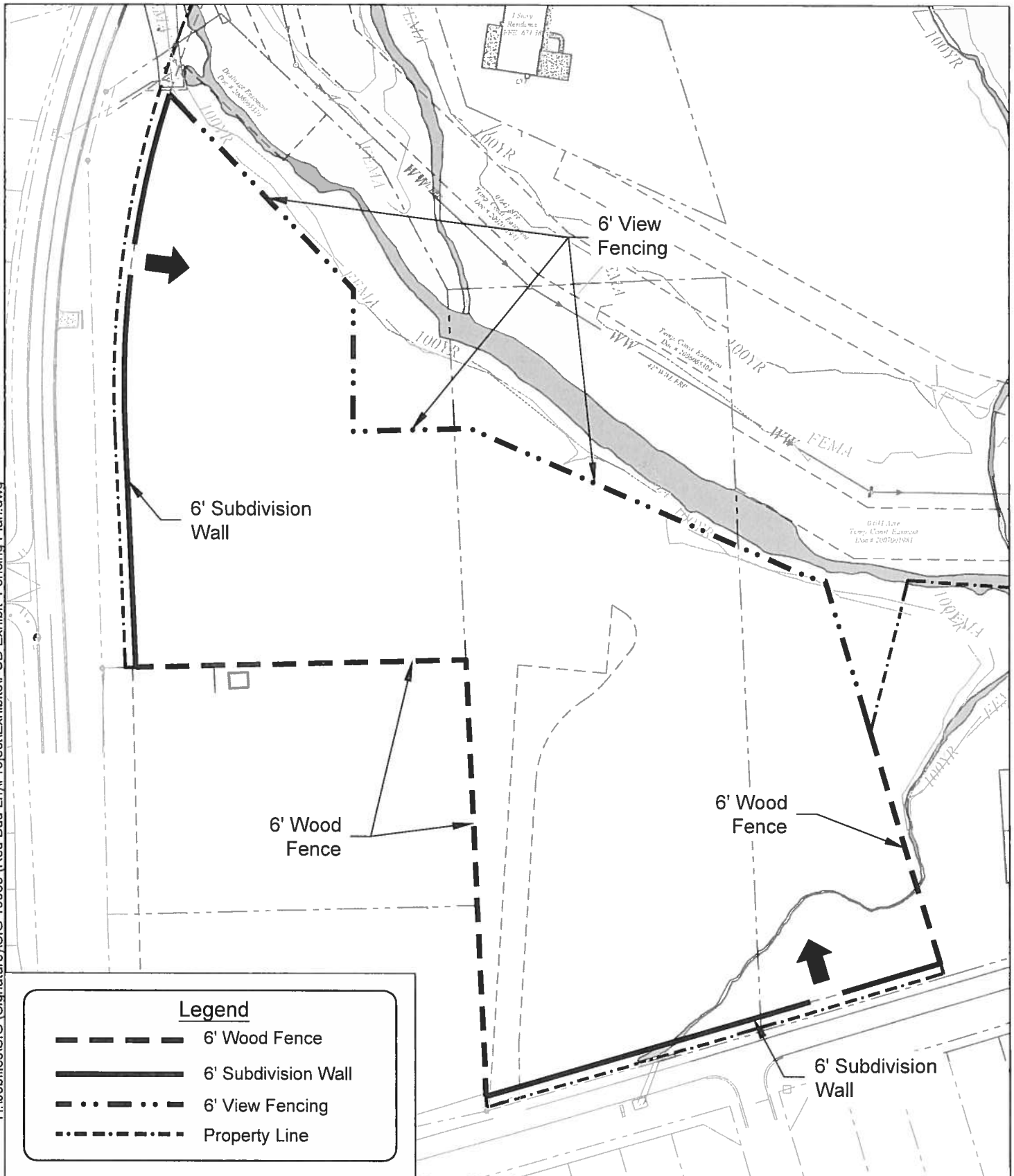
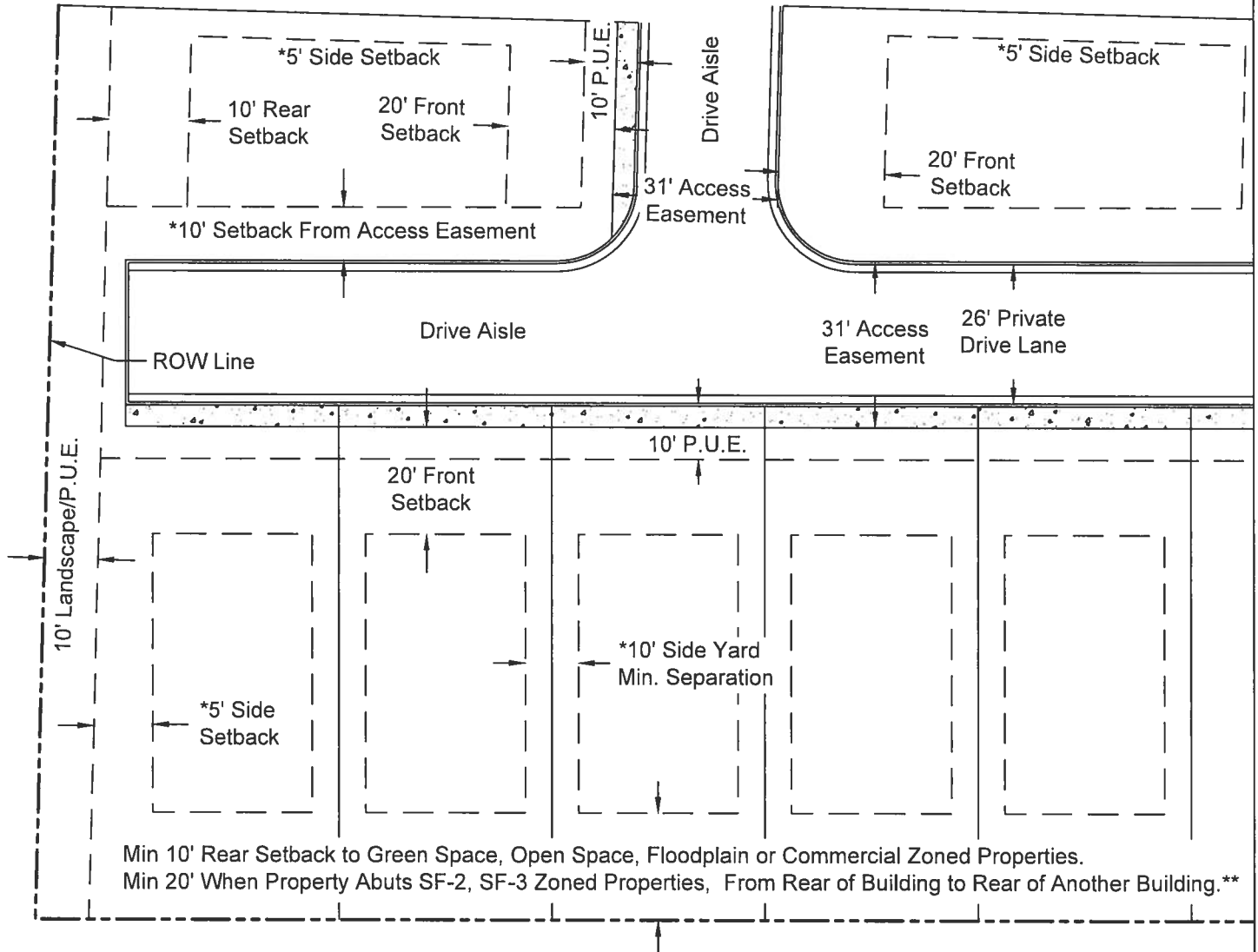


Exhibit C

Chester Ranch PUD  
Fencing Plan  
1455 County Road 122  
Round Rock, Texas 78665

**BLEYL ENGINEERING**  
PLANNING • DESIGN • MANAGEMENT  
12007 Technology Blvd, Ste 150, Austin TX 78727  
Texas Firm Registration No. F-678  
Tel. 512-454-2400  
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON



\* Side setback is measured roof eave to roof eave

\*\* 20' Rear Building Setback, Facing a Drive Aisle  
 From the Back of the Curb at the Drive Aisle to the  
 Back of the Garage or House.

## Exhibit D Typical Building Setbacks

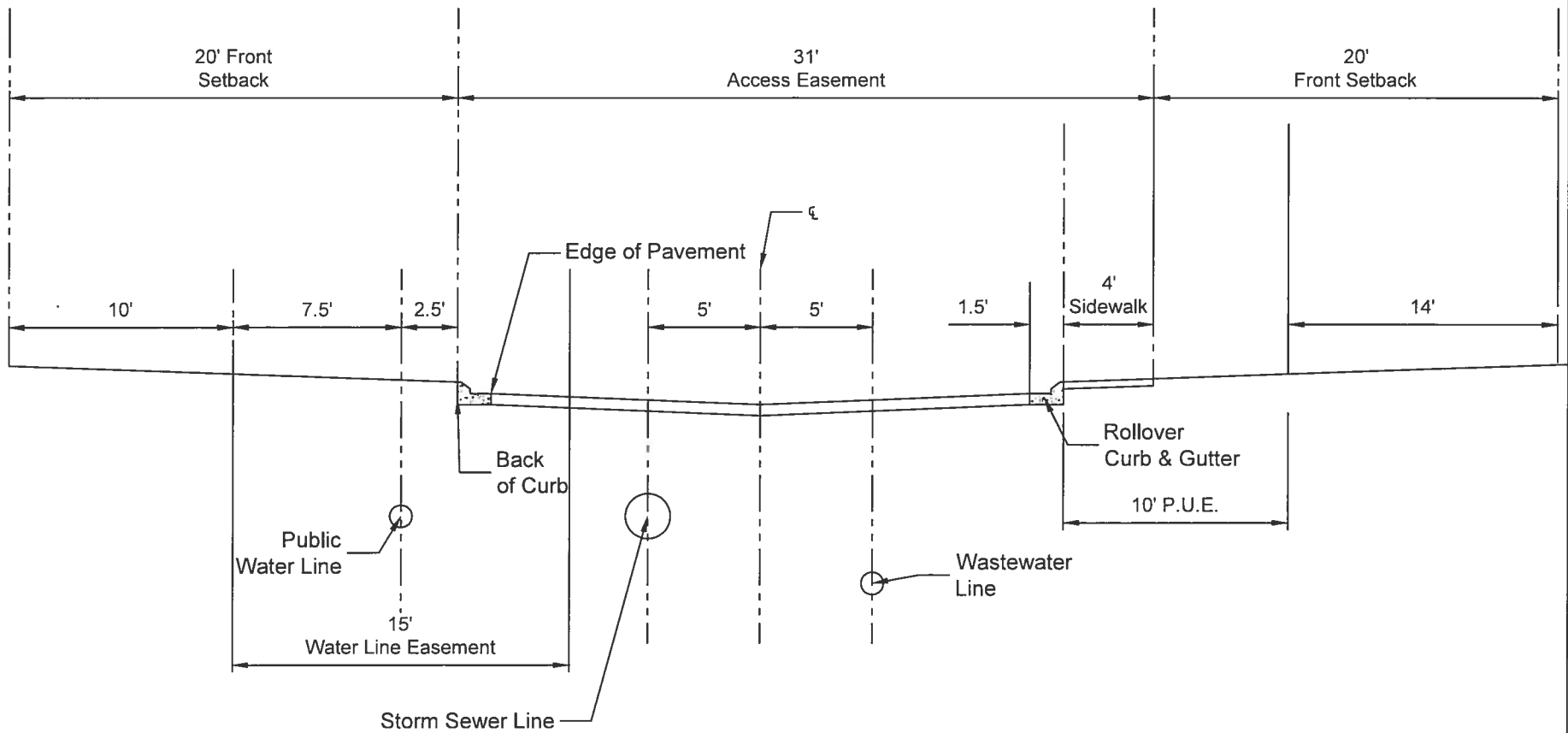
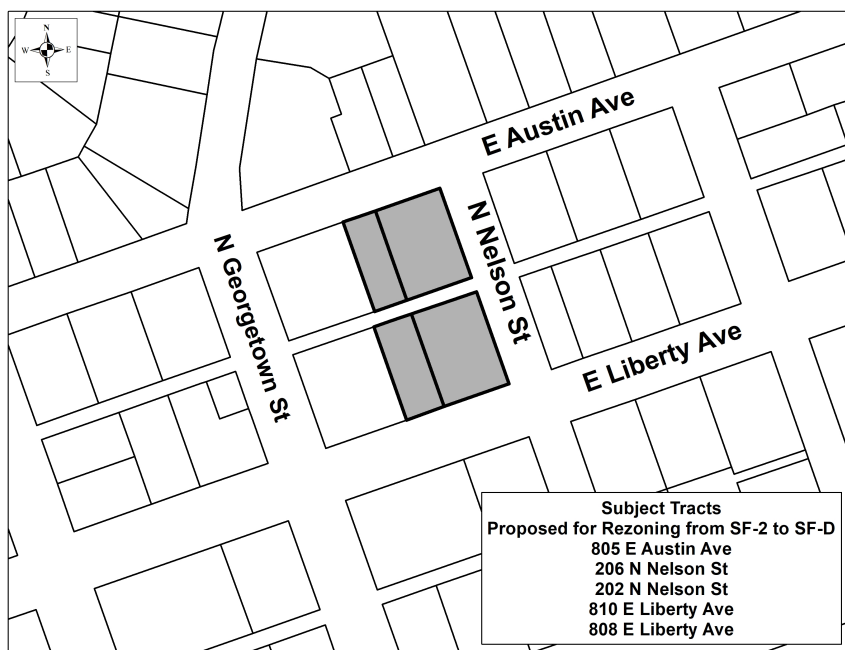


Exhibit E  
Typical Utility Cross - Section

**City Initiated Downtown Rezoning from SF-2 to SF-D  
ZONING ZON2003-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a recommendation for a rezoning from SF-2 (Single Family - Standard Lot) to SF-D (Single Family Downtown)

**ZONING AT TIME OF APPLICATION:** SF-2 (Single Family - Standard Lot)

**DESCRIPTION:** 0.81 acres out of the Nelson Addition, Block 5, Lots 1, 2, 3, 7, 8, and 9

**CURRENT USE OF PROPERTY:** Single family and vacant

**GENERAL PLAN LAND USE DESIGNATION:** Downtown Mixed Use

**ADJACENT LAND USE:**

North: single family  
South: single family  
East: single family  
West: single family

**PROPOSED LAND USE:** SF-D (Single Family - Downtown)

**TOTAL ACREAGE:** 0.81

**Owners:**

Helen Chapa  
Vicky Jost  
Jonas Martinez  
John Charles and Gina Suzanne Richardson

**Applicant:**

City of Round Rock  
301 W. Bagdad Ave., Ste. 210  
Round Rock, TX 78664

## City Initiated Rezoning from SF-2 to SF-D ZONING      ZON2003-002

**HISTORY:** The City adopted downtown zoning districts, including MU-1 (Mixed-Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density), MU-L (Mixed-Use Limited), and SF-D (Single Family Downtown) in 2013.

**DATE OF REVIEW:** April 1, 2020

**LOCATION:** West side of N. Nelson St. Between E. Austin Ave. and E. Liberty Ave.

### STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site as Downtown Mixed Use. It is zoned as SF-2 (Single Family Standard Lot)

Reason for Zoning Change: The SF-D zoning district was created to accommodate low density single family development on lots that are not large enough to meet the requirements of the SF-2 (Single Family Standard Lot) zoning district. The SF-D district includes standards to reinforce the scale and design of an established residential neighborhood which contains numerous historic structures. When the SF-D district was applied to parcels in the downtown area, those chosen were between Austin Avenue and Liberty Avenue on the north and south, Nelson Street on the west and the lots extending beyond Rye Street on the east. The subject lots are contiguous to the existing SF-D area, across Nelson Street on the western edge. This partial list of standards illustrates the difference between the two districts:

<u>Standards (partial list)</u>	<u>SF-2 (Standard Lot)</u>	<u>SF-D (Downtown)</u>
Minimum lot area	6,500 sq. ft.	4,356 sq. ft.
Minimum lot width	50 ft.	None
Minimum setback from street ROW	20 ft.	Contextual
Minimum rear setback	20 ft.	5 ft.
On-site parking	4 spaces with 2 in garage	None for residential use; no garage
Scale and façade elements	None	Required

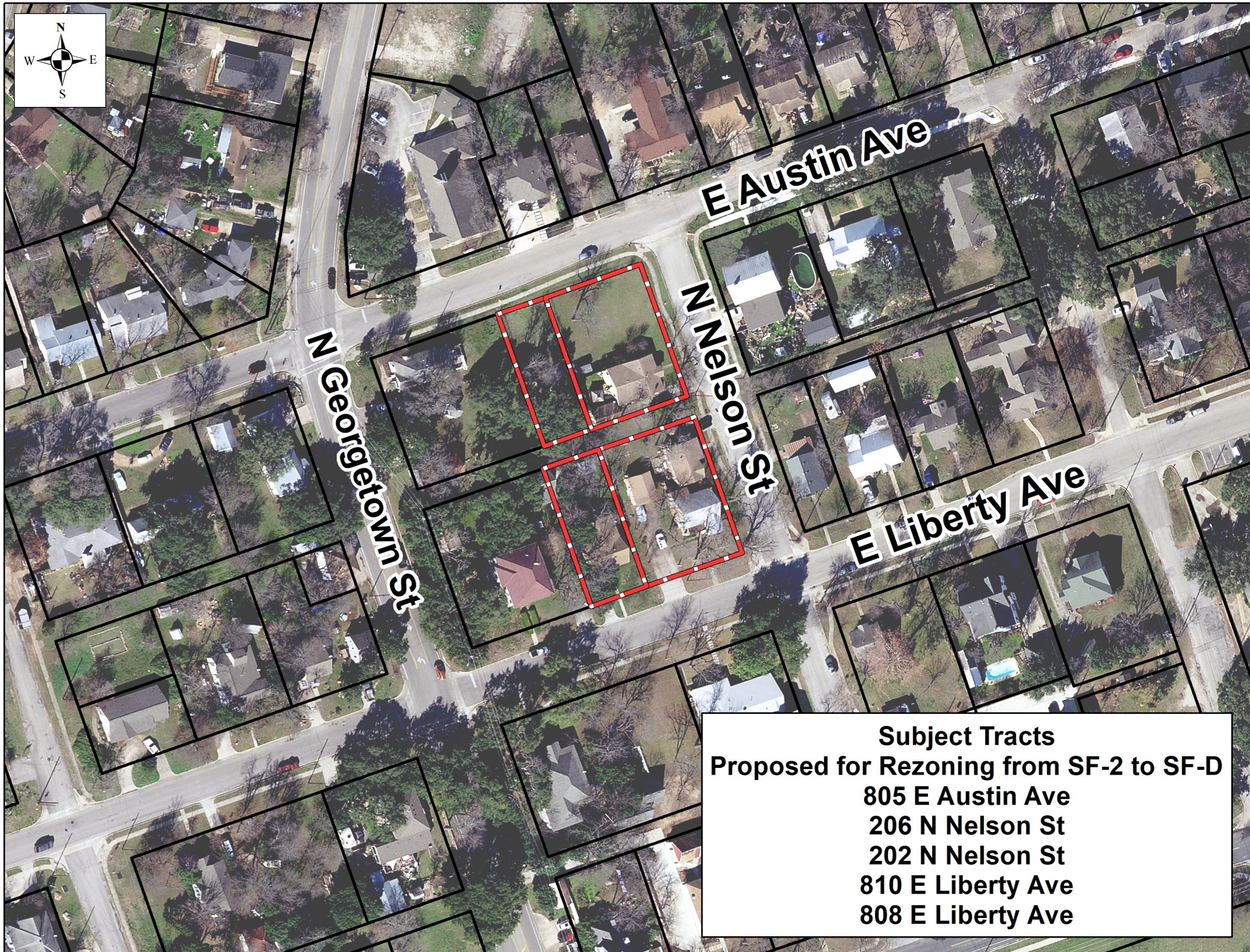
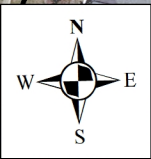
Additional Considerations: The owner of the property at 206 Nelson has an approximately 11,249 square foot lot which contains one residence, which is located on the southern half of the lot. The owner would like to subdivide the lot to provide for a second residence, but the SF-2 district requires each lot to be at least 6,500 square feet. This rezoning would reduce the lot size requirement to 4,356 square feet, which would allow for the lot to be subdivided.

Property Owners: While this is a City initiated rezoning, each property owner was notified of the proposed action, they were provided with copies of the SF-D zoning district and were offered an opportunity to meet with City staff. Only the owner of 206 Nelson has communicated with City staff and she is in favor of the rezoning.

Neighborhood: The leaders of the Heart of Round Rock Neighborhood Association were notified of the proposed rezoning and one of the members, Cathey Carter, has expressed support for the rezoning.

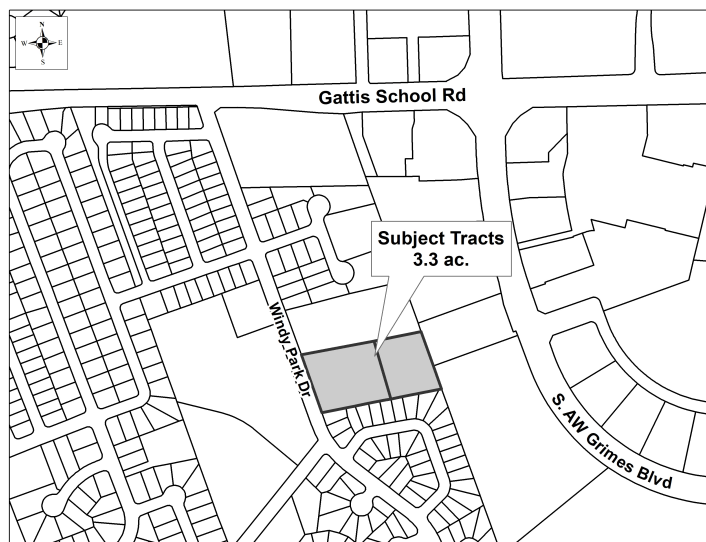
### RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-2 (Single Family – Standard Lot) to SF-D (Single Family – Downtown).



**Subject Tracts**  
**Proposed for Rezoning from SF-2 to SF-D**  
805 E Austin Ave  
206 N Nelson St  
202 N Nelson St  
810 E Liberty Ave  
808 E Liberty Ave

## Safa Valley Subdivision FINAL PLAT FP2003-003



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Final Plat approval to create 13 development lots, 1 open space/drainage lot, and 1 right-of-way lot.

**ZONING AT TIME OF APPLICATION:** SF-2 (Single Family Standard Lot)

**DESCRIPTION:** 3.3 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** Existing Single Family Dwelling

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Single Family Residence - Zoned SF-2 (Single Family Standard Lot)  
 South: Single Family Residences - Zoned SF-2 (Single Family Standard Lot)  
 East: Commercial Uses - Zoned PUD (Planned Unit Development) No. 62  
 West: Windy Park Drive Right-of-Way - Unzoned

**PROPOSED LAND USE:** Single Family Residences

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	13	2.36
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	0.3
ROW:	1	0.64
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>15</b>	<b>3.3</b>

**Owner:**  
 Mohideen, Mohamed & Mohamed  
 Segudhuman  
 2009 Hat Bender Loop  
 Round Rock, TX 78664

**Agent:**  
 Waeltz & Prete, Inc.  
 Shane Cannon, P.E.  
 211 N. A.W. Grimes Blvd.  
 Round Rock, TX 78665

**Safa Valley Subdivision  
FINAL PLAT      FP2003-003**

**HISTORY:** The Planning and Zoning Commission approved the Preliminary Plat for a 3.3-acre tract on February 19, 2020.

**DATE OF REVIEW:** April 1, 2020

**LOCATION:** Generally located southeast of the intersection of Windy Park Dr. and Gattis School Road.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right.

Traffic, Access and Roads:

The subject tract will have access from Windy Park Drive. A Traffic Impact Analysis (TIA) was deemed not necessary as the development does not meet the a.m. and p.m. peak hour trip threshold to require a TIA. The Applicant will be dedicating approximately 480 linear feet of right-of-way, 50 feet in width, for the creation of a new cul-de-sac (Safa Cove) to provide legal access to each of the newly created lots. Safa Cove will be designed and constructed by the Applicant and then dedicated to the City of Round Rock.

Water and Wastewater Service:

Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line located along Windy Park Drive. Wastewater will connect to an existing 15-inch wastewater line located along Windy Park Drive.

Drainage:

A drainage lot will be developed on Lot No. 14 to detain stormwater on-site. Additionally, there are existing storm sewer and inlets along Windy Park Drive that will convey runoff from the subdivision.

**RECOMMENDED MOTION:**

Staff recommends approval of the Final Plat with the following conditions:

1. Prior to plat recordation, a subdivision improvement permit (SIP) shall be issued, installed and accepted for the improvements or SIP issuance with acceptable fiscal posted.

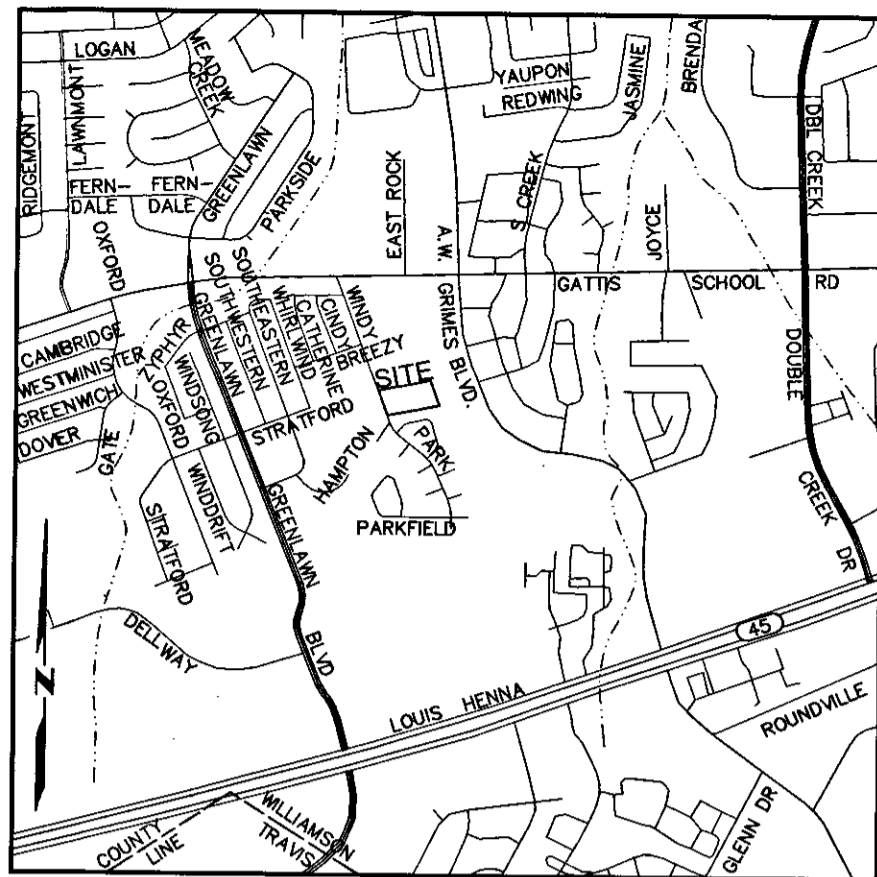


**Gattis School Rd**

**Subject Tracts  
3.3 ac.**

**Windy Park Dr**

**S. AW Grimes Blvd**



**VICINITY MAP  
(NOT TO SCALE)**

**OWNERS:** MOHAMED MOHIDEEN & MOHAMED NIJAM MANJI SEGUDHUMAN  
2009 HAT BENDER LOOP  
ROUND ROCK, TEXAS 78664

**SURVEYOR:** SHANE SHAFER, RPLS #5281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628  
T.B.P.L.S. FIRM NO. 10006900

**ENGINEER:** ANTONIO A. PRETE, P.E.  
WALTZ & PRETE, INC.  
211 N. A.W. GRIMES BLVD.  
ROUND ROCK, TEXAS 78665

**SUBMITTAL DATE:** MARCH 03, 2020

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** APRIL 1, 2020

**PATENT SURVEY:** ASA THOMAS SURVEY, ABSTRACT 609

**BENCHMARK DESCRIPTION:** PK NAIL SET IN TOP OF CURB, WEST SIDE OF WINDY PARK DRIVE. ELEVATION: 749.06'. VERTICAL DATUM: NAVD 88 (GEOID 2012A). GRID COORDINATES: N=10153070.39 E=3138722.54

**ACREAGE:** 3.301

**NUMBER OF LOTS:** 15

**NUMBER OF BLOCKS:** 1

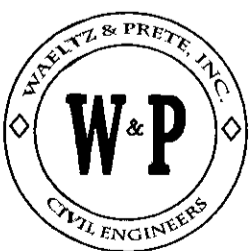
**LINEAR FEET OF NEW STREETS:** 377.5'

**CONNECTIVITY INDEX:** 1.0

**ACREAGE BY LOT TYPE:** 2.365 ACRES DEVELOPMENT  
0.300 ACRE DETENTION  
0.636 ACRE RIGHT-OF-WAY

**NUMBER OF LOTS BY TYPE:** 13 DEVELOPMENT  
1 OPEN SPACE DRAINAGE  
1 RIGHT-OF-WAY

LOT TABLE		
LOT/BLOCK	AREA IN SQUARE FEET	USE
LOT 1, BLOCK A	7,683	DEVELOPMENT
LOT 2, BLOCK A	7,623	DEVELOPMENT
LOT 3, BLOCK A	7,690	DEVELOPMENT
LOT 4, BLOCK A	7,906	DEVELOPMENT
LOT 5, BLOCK A	8,502	DEVELOPMENT
LOT 6, BLOCK A	8,300	DEVELOPMENT
LOT 7, BLOCK A	9,292	DEVELOPMENT
LOT 8, BLOCK A	8,978	DEVELOPMENT
LOT 9, BLOCK A	8,456	DEVELOPMENT
LOT 10, BLOCK A	7,918	DEVELOPMENT
LOT 11, BLOCK A	7,650	DEVELOPMENT
LOT 12, BLOCK A	6,508	DEVELOPMENT
LOT 13, BLOCK A	6,536	DEVELOPMENT
LOT 14, BLOCK A	13,049	OPEN SPACE DRAINAGE
LOT 15, BLOCK A	27,698	ROW



**WALTZ & PRETE, INC.**  
**CIVIL ENGINEERS**  
211 N. A.W. GRIMES BLVD.  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900

**TIMOTHY R. LEGGETT AND SPOUSE, REBECCA A. CASTILLO**  
CALLED 0.8354 ACRE  
DOC. NO. 2006041122  
O.P.R.W.C.T.

**WEST R.O.W. (60') LINE PER CAB. I, SLD. 232 PER DEED NO. 2013060442 O.P.R.W.C.T.**

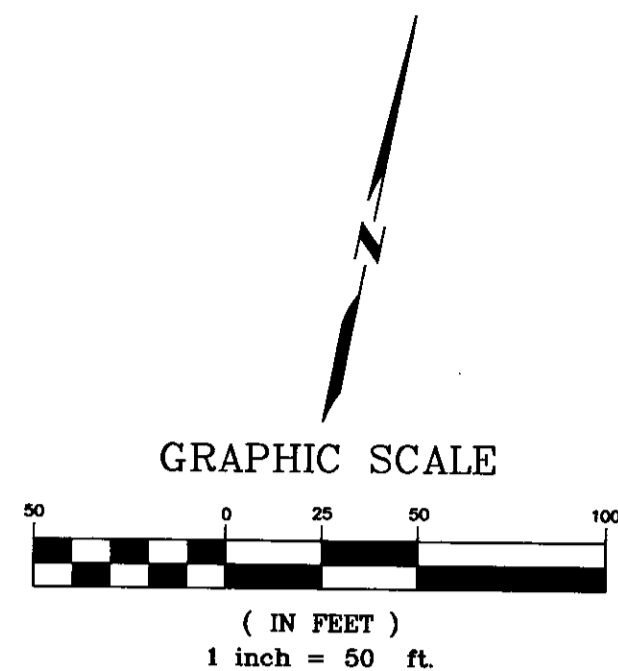
**ISLAMIC CENTER OF ROUND ROCK**  
CALLED 10.30 ACRE  
DOC. NO. 2013060442  
O.P.R.W.C.T.

**EASEMENT LEGEND**  
[E1] CENTERLINE OF TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT # 1 (1' EAST OF R.O.W.) VOL. 537, PG. 762 D.R.W.C.T. (NO WIDTH SPECIFIED)

**JOSEPH V. GREGOR AND SPOUSE, JUDITH E. GREGOR**  
CALLED 2.7412 ACRES  
VOL. 2516, PG. 853  
O.R.W.C.T.

**LEGEND**

- IRON ROD FOUND
- ▲ 60D NAIL FOUND IN 6" WOOD POST
- RAILROAD SPIKE FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ⊙ BENCHMARK
- △ CALCULATED POINT
- [NBU] NEIGHBORHOOD BOX UNIT
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED 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



**LOT 1  
BLOCK A**  
PROVIDENT CROSSINGS,  
SECTION VI  
DOC. NO. 2018014147  
O.P.R.W.C.T.

**LOT 1  
BLOCK A**  
PROVIDENT CROSSINGS,  
SECTION V  
DOC. NO. 2016111788  
O.P.R.W.C.T.

**LOT 1  
BLOCK A**  
PROVIDENT CROSSINGS,  
SECTION V  
DOC. NO. 2016111788  
O.P.R.W.C.T.

**50' X 20' ONCOR ELECTRIC EASEMENT**  
CAB. EE, SLD. 359  
P.R.W.C.T.

**LOT 5  
BLOCK A**  
PROVIDENT CROSSINGS,  
SECTION I  
CAB. EE, SLD. 359-360  
P.R.W.C.T.

**SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT AGREEMENT FOR UNDERGROUND FACILITIES**  
5' WIDE  
DOC. NO. 2011037355  
O.P.R.W.C.T.

**SURFACE COORDINATES:**  
N=10154421.61  
E=3139602.64

**SURFACE COORDINATES:**  
N=10154166.90  
E=3139694.08

**SHEET 1 OF 2**

# **FINAL PLAT OF: SAFA VALLEY SUBDIVISION**

FP2003-003

# METES AND BOUNDS DESCRIPTION

FOR A 3.301 ACRE TRACT OF LAND SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO MOHAMED MOHIDEEN AND MOHAMED NIJAM MANJI SEGUDHUMAN, RECORDED IN DOCUMENT NO. 2019028366 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 1.30 ACRE TRACT OF LAND CONVEYED TO MOHAMED MOHIDEEN AND MOHAMED NIJAM MANJI SEGUDHUMAN, RECORDED IN DOCUMENT NO. 2019028382 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.301 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found monumenting the most northerly northeast corner of Windy Park Drive a 60' wide right-of-way as shown on Windy Park Section Two - Revised, a subdivision recorded in Cabinet I, Slides 232-234 of the Plat Records of Williamson County, Texas, and the southwest corner of Windy Park Drive a 60' wide right-of-way as shown on Windy Park Section One Revised, a subdivision recorded in Cabinet H, Slides 273-274 of the Plat Records of Williamson County, Texas, same being on the west boundary line of Lot 17, Block A, Hillside Terrace a subdivision recorded in Cabinet Y, Slide 239 of the Plat Records of Williamson County, Texas, from which a 1/2" iron rod found monumenting the northwest corner of said Windy Park Section Two - Revised, the southwest corner of Lot 1, Block D of said Windy Park Section One Revised, the northeast corner of the called 0.8354 acre tract of land conveyed to Timothy R. Leggett and spouse, Rebecca A. Castillo, recorded in Document No. 2006041122 of the Official Public Records of Williamson County, Texas, and the most northerly northwest corner of the called 10.30 acre tract of land conveyed to Islamic Center of Round Rock, recorded in Document No. 2013060442 of the Official Public Records of Williamson County, Texas, same being on the west right-of-way line said Windy Park Drive, bears S 71°48'02" W for a distance of 59.93 feet;

THENCE, S 19°50'01" E with said east right-of-way line of Windy Park Drive common with said Windy Park Section Two - Revised, the west boundary line of said Hillside Terrace and the west boundary line of the called 2.7412 acre tract of land conveyed to Joseph V. Gregor and spouse, Judith E. Gregor, recorded in Volume 2516, Page 853 of the Official Records of Williamson County, Texas, passing at a distance of 60.11 feet a 1/2" iron rod found 0.13' east of this line, passing at a distance of 163.19 feet a railroad spike found monumenting the southwest corner of Lot 20, Block A of said Hillside Terrace and the northwest corner of said 2.7412 acre Gregor tract, in all a total distance of 371.16 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said 2.7412 acre Gregor tract and the northwest corner of said 2.00 acre Mohideen and Segudhuman tract, for the northwest corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found bears S 78°56'42" W for a distance of 0.20 feet;

THENCE, N 78°56'42" E with the south boundary line of said 2.7412 acre Gregor tract, the north boundary line of said 2.00 acre Mohideen and Segudhuman tract and the north boundary line of said 1.30 acre Mohideen and Segudhuman tract for a distance of 538.78 feet to a 1/2" iron rod found monumenting the southeast corner of said 2.7412 acre Gregor tract and the northeast corner of said 1.30 acre Mohideen and Segudhuman tract, same being on the west boundary line of Lot 1, Block A, Provident Crossings Section V, a subdivision recorded in Document No. 2016111788 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof;

THENCE, S 19°44'50" E with the east boundary line of said 1.30 acre Mohideen and Segudhuman tract, said west boundary line of Lot 1, Block A and in part with the west boundary line of Lot 5, Block A, Provident Crossings, Section I, a subdivision recorded in Cabinet EE, Slides 359-360 of the Plat Records of Williamson County, Texas, passing at a distance of 160.28 feet on an iron rod found with cap marked "COTTON" monumenting the southwest corner of said Lot 1, Block A and the northwest corner of said Lot 5, Block A, in all a total distance of 270.63 feet to a 1/2" iron rod found monumenting the southeast corner of said 1.30 acre Mohideen and Segudhuman tract and the northeast corner of Lot 11, Block A of said Windy Park Section Two - Revised, for the southeast corner hereof;

THENCE, S 79°03'39" W with the south boundary line of said 1.30 acre Mohideen and Segudhuman tract, the south boundary line of said 2.00 acre Mohideen and Segudhuman tract, and the north boundary line of Block A of said Windy Park Section Two - Revised, passing at a distance of 18.25 feet a 1/2" iron rod found 0.13' north of this line, passing at a distance of 176.56 feet a 1/2" iron rod found 0.12' north of this line, passing at a distance of 386.32 feet a 1/2" iron rod found, passing at a distance of 430.47 feet a 1/2" iron rod found, in all a total distance of 538.54 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said 2.00 acre Mohideen and Segudhuman tract and the northwest corner of Lot 1, Block A of said Windy Park Section Two - Revised, same being on said east right-of-way line of Windy Park Drive, for the southwest corner hereof, from which a 1/2" iron rod found bears S 35°17'24" E for a distance of 0.90 feet;

THENCE, N 19°50'01" W with the west boundary line of said 2.00 acre Mohideen and Segudhuman tract and said east right-of-way line of Windy Park Drive for a distance of 269.59 feet to the POINT OF BEGINNING hereof and containing 3.301 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

## PLAT NOTES:

- 1) NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN.
- 2) NO PORTION OF THIS TRACT IS ENCRONCHED BY 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.
- 3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 4) 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.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 6) 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.
- 7) 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, AS AMENDED.
- 8) WITH THE EXCEPTION OF LOT 1, ALL RESIDENTIAL LOTS (LOT 2 THRU 13) SHALL TAKE DRIVEWAY ACCESS FROM SAFA COVE.
- 9) ALL OPEN SPACE DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
- 10) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP2001-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 19, 2020.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Mohamed Mohideen and Mohamed Nijam Manji Segudhuman, as the owners of that certain 2.00 acre tract of land recorded in Document No. 2019028366 and that certain 1.30 acre tract of land recorded in Document No. 2019028382 both 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 other lands intended for public dedication as shown hereon to be known as SAFA VALLEY SUBDIVISION.

Mohamed Mohideen  
2009 Hat Bender Loop  
Round Rock, Texas 78664

Mohamed Nijam Manji Segudhuman  
2009 Hat Bender Loop  
Round Rock, Texas 78664

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 16<sup>th</sup> day of March, 2020, by, Mohamed Mohideen.

Notary Public, State of Texas

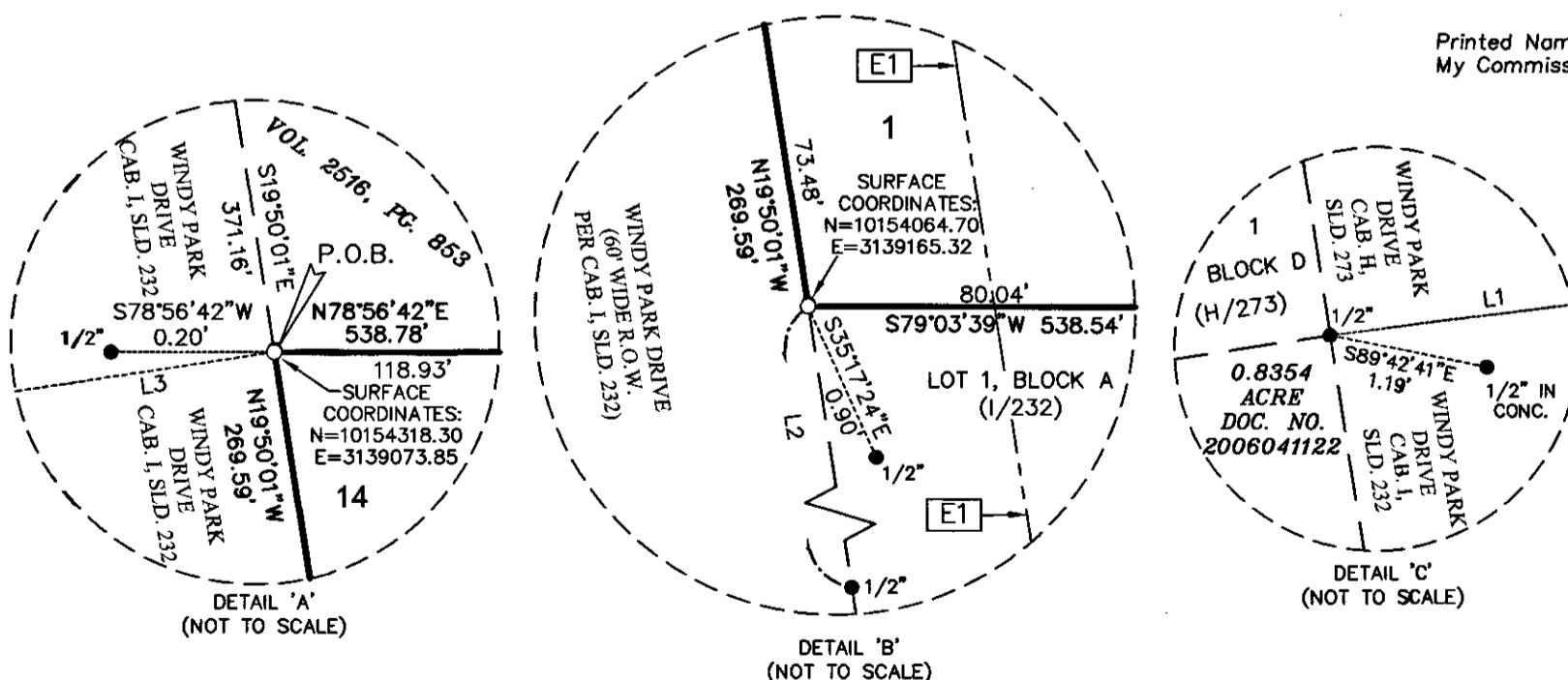
Printed Name: Rudy Saquiche  
My Commission Expires: 06/17/2023

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 16<sup>th</sup> day of March, 2020, by, Mohamed Nijam Manji Segudhuman.

Notary Public, State of Texas

Printed Name: Rudy Saquiche  
My Commission Expires: 06/17/2023



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.02'	27.70'	9°04'07"	N74°43'47"E	27.67'
C2	15.00'	15.12'	57°46'09"	N50°22'46"E	14.49'
C3	60.00'	309.49'	295°32'17"	S10°44'10"E	64.00'
C4	15.00'	15.12'	57°46'09"	N71°51'05"W	14.49'
C5	125.02'	19.79'	9°04'07"	S74°43'47"W	19.77'
C6	175.02'	15.31'	5°00'46"	N72°42'06"E	15.31'
C7	175.02'	12.39'	4°03'22"	N77°14'10"E	12.39'
C8	60.00'	56.18'	53°38'45"	N48°19'04"E	54.15'
C9	60.00'	52.93'	50°32'56"	S79°35'05"E	51.23'
C10	60.00'	44.23'	42°14'01"	S33°11'37"E	43.23'
C11	60.00'	38.14'	36°25'12"	S06°08'00"W	37.50'
C12	60.00'	38.14'	36°25'12"	S42°33'11"W	37.50'
C13	60.00'	79.87'	76°16'12"	N81°06'07"W	74.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°48'02"W	59.93'
L2	S19°50'01"E	41.24'
L3	S70°09'57"W	59.90'
L4	S64°49'09"E	28.29'
L5	S25°10'51"W	28.28'

## RECORD INFORMATION SHEET 1

A	WINDY PARK SECTION ONE REVISED CAB. H. SLDS. 273-274 P.R.W.C.T.
	WINDY PARK DRIVE (60' WIDE R.O.W. PER CAB. H. SLD. 273)

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, 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 BY 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.

Shane Shafer  
SHANE SHAFER, RPLS  
REGISTRATION NO. 5281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TX 78628  
T.B.P.L.S. FIRM NO. 10006900

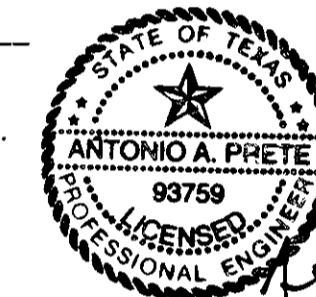
MAR. 16, 2020  
DATE



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., 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.

Antonio A. Prete  
ANTONIO A. PRETE, P.E.  
LICENSE NO. 93759  
WAELEZ & PRETE, INC.  
211 N. A.W. GRIMES BLVD.  
ROUND ROCK, TX 78665  
FIRM TX. REG. #F-10308



13 MAR 20  
DATE

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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 FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020, AT O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020 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.

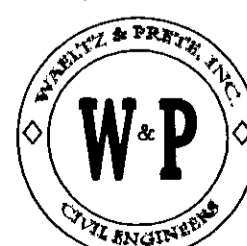
NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

SHEET 2 OF 2

FINAL PLAT OF:  
**SAFA VALLEY SUBDIVISION**  
FP2003-003

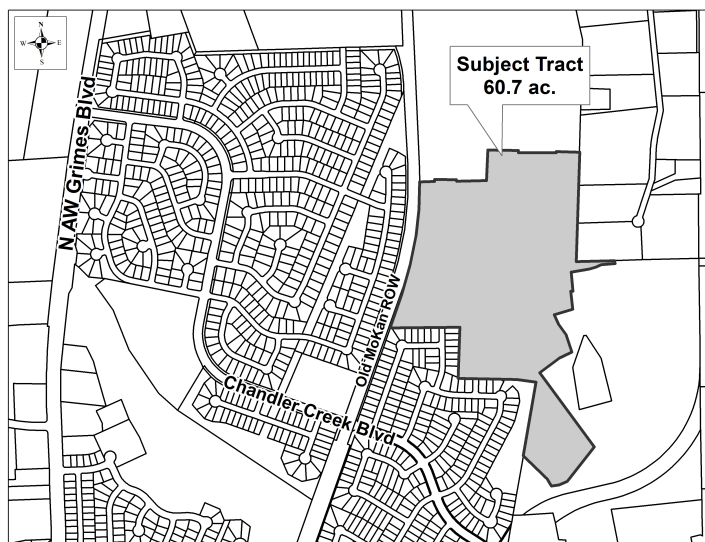
**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



**WAELEZ & PRETE, INC.**  
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

# Homestead at Old Settlers Park Ph. 1 FINAL PLAT FP1911-004



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Approval of the Final Plat

**ZONING AT TIME OF APPLICATION:** SF-3

**DESCRIPTION:** 60.7 acres out of the Willis Donaho Survey, Abstract No. 173 and the P.A. Holder Survey, Abstract No. 297.

**CURRENT USE OF PROPERTY:**Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:**Residential

**ADJACENT LAND USE:**

North: Undeveloped (SF-3); Future Phase  
 South: Kenney Fort Blvd; Undeveloped (SF-3); Future Phase  
 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:	187	31.2
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	10	17.8
ROW:	1	11.7
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>198</b>	<b>60.7</b>

**Owner:**  
 CRESSMAN KATHRYN A & THE ESTATE  
 OF MARVIN R CRESSMAN  
 3200 E PALM VALLEY BLVD , ROUND  
 ROCK, TX 78665  
 , 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. 1  
FINAL PLAT      FP1911-004**

**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, 21 estate lots are proposed with a minimum lot size of 10,000 square feet and 70-feet in lot width; 93 standard lots with a minimum lot size of 6,500 square feet and 50-feet in lot width; and 73 small lots with a minimum lot size of 5,000 square feet and 45-feet in lot width. Additionally, there will be 10 drainage/landscape/open space lots and 1 right-of-way 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 an existing 8-inch water line at Sheffield Way and Stone Manor Trail in the Legends Village Subdivision. Wastewater will be provided via an existing 18-inch and 21-inch diameter gravity wastewater line that transects the tract between E. Old Settlers Boulevard and Stone Manor Trail in the Legends Village Subdivision.

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

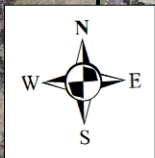
**RECOMMENDED MOTION:**

Staff recommends approval with the following condition:

- 1) This Final Plat shall be recorded in tandem with the Final Plat for Homestead at Old Settlers Park Phase 2;
- 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) 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; and

**Homestead at Old Settlers Park Ph. 1  
FINAL PLAT      FP1911-004**

- 4) Prior to recordation, complete minor edits per the conditionally approved flood study.

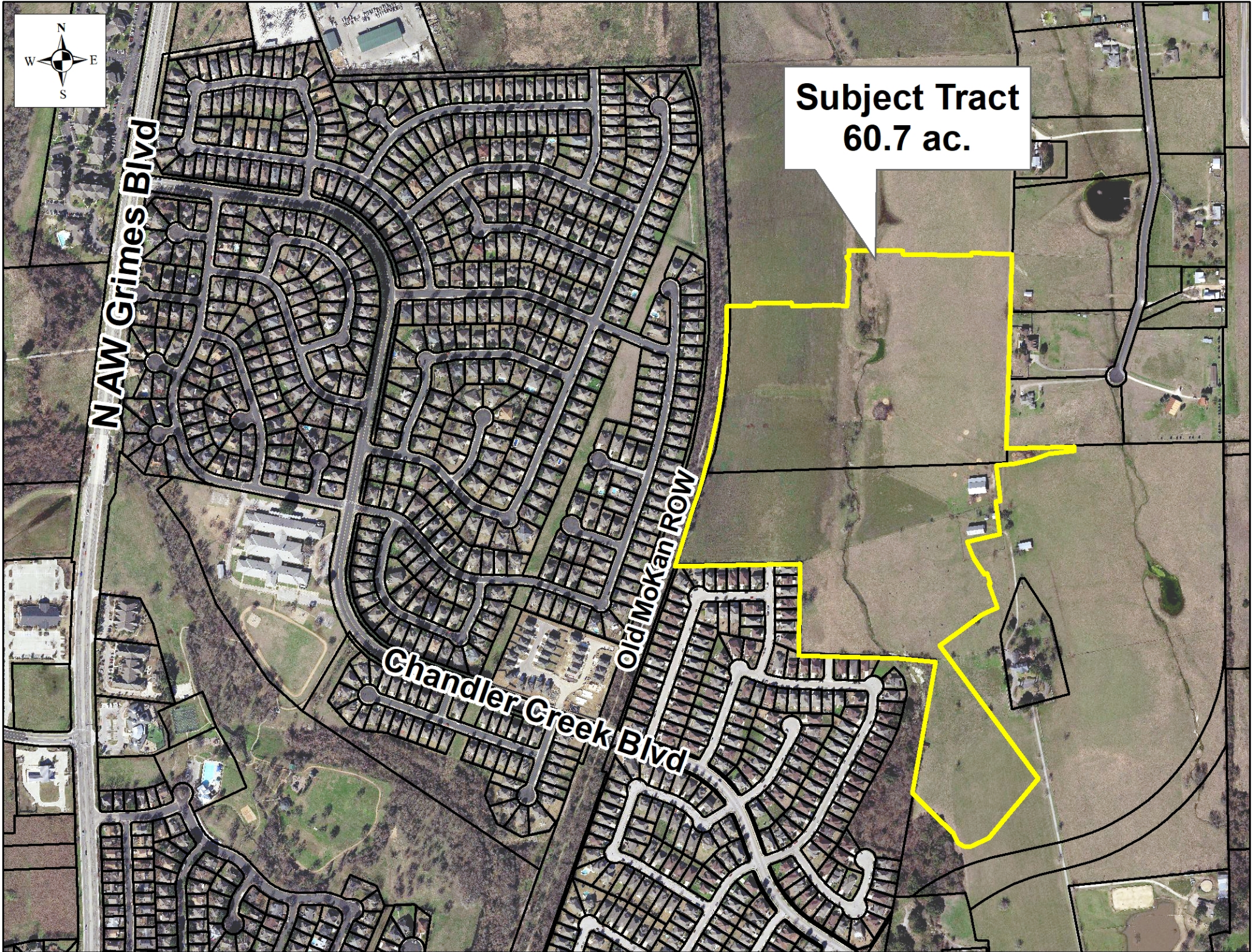


**N AW Grimes Blvd**

**Chandler Creek Blvd**

**Old Moka ROW**

**Subject Tract  
60.7 ac.**



FINAL PLAT HOMESTEAD AT OLD SETTLERS PARK PHASE 1

LEGAL DESCRIPTION

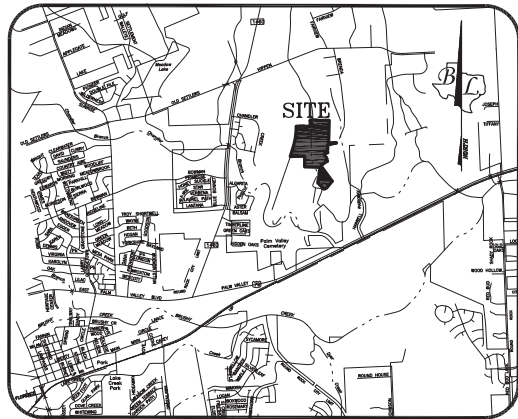
60.691 ACRE TRACT OF LAND IN THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 69.222 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC AND TRENDMAKER HOMES, INC. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2020005660 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



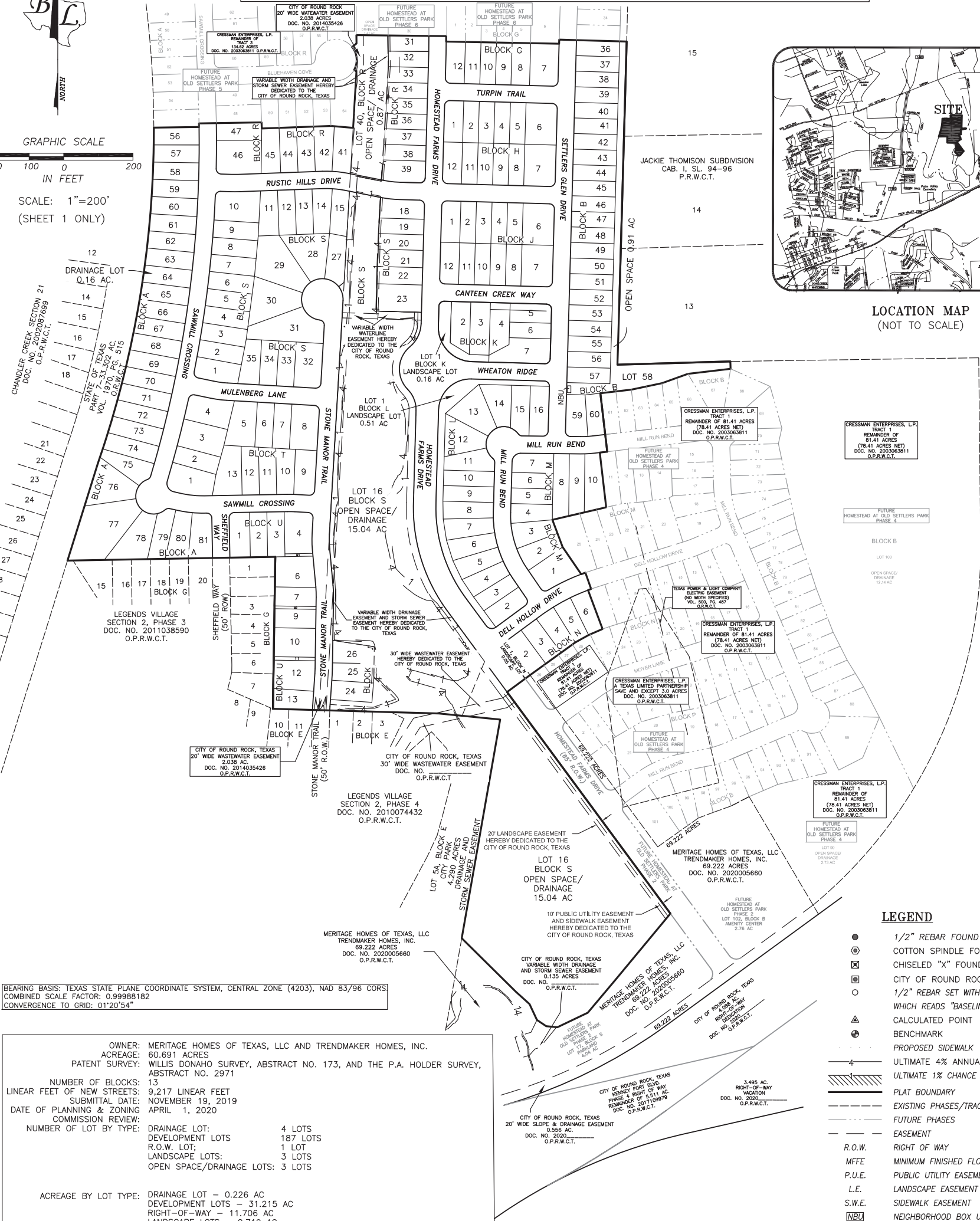
GRAPHIC SCALE

200 100 0 200  
IN FEET

SCALE: 1"=200'  
(SHEET 1 ONLY)



LOCATION MAP  
(NOT TO SCALE)



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"

OWNER: MERITAGE HOMES OF TEXAS, LLC AND TRENDMAKER HOMES, INC.  
ACREAGE: 60.691 ACRES  
PATENT SURVEY: WILLIS DONAHO SURVEY, ABSTRACT NO. 173, AND THE P.A. HOLDER SURVEY, ABSTRACT NO. 297  
NUMBER OF BLOCKS: 13  
LINEAR FEET OF NEW STREETS: 9,217 LINEAR FEET  
SUBMITTAL DATE: NOVEMBER 19, 2019  
DATE OF PLANNING & ZONING COMMISSION REVIEW: APRIL 1, 2020  
NUMBER OF LOT BY TYPE: DRAINAGE LOT: 4 LOTS  
DEVELOPMENT LOTS: 187 LOTS  
R.O.W. LOT: 1 LOT  
LANDSCAPE LOTS: 3 LOTS  
OPEN SPACE/DRAINAGE LOTS: 3 LOTS  
ACREAGE BY LOT TYPE: DRAINAGE LOT - 0.226 AC  
DEVELOPMENT LOTS - 31.215 AC  
RIGHT-OF-WAY - 11.706 AC  
LANDSCAPE LOTS - 0.719 AC  
OPEN SPACE/DRAINAGE LOTS - 16.822 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

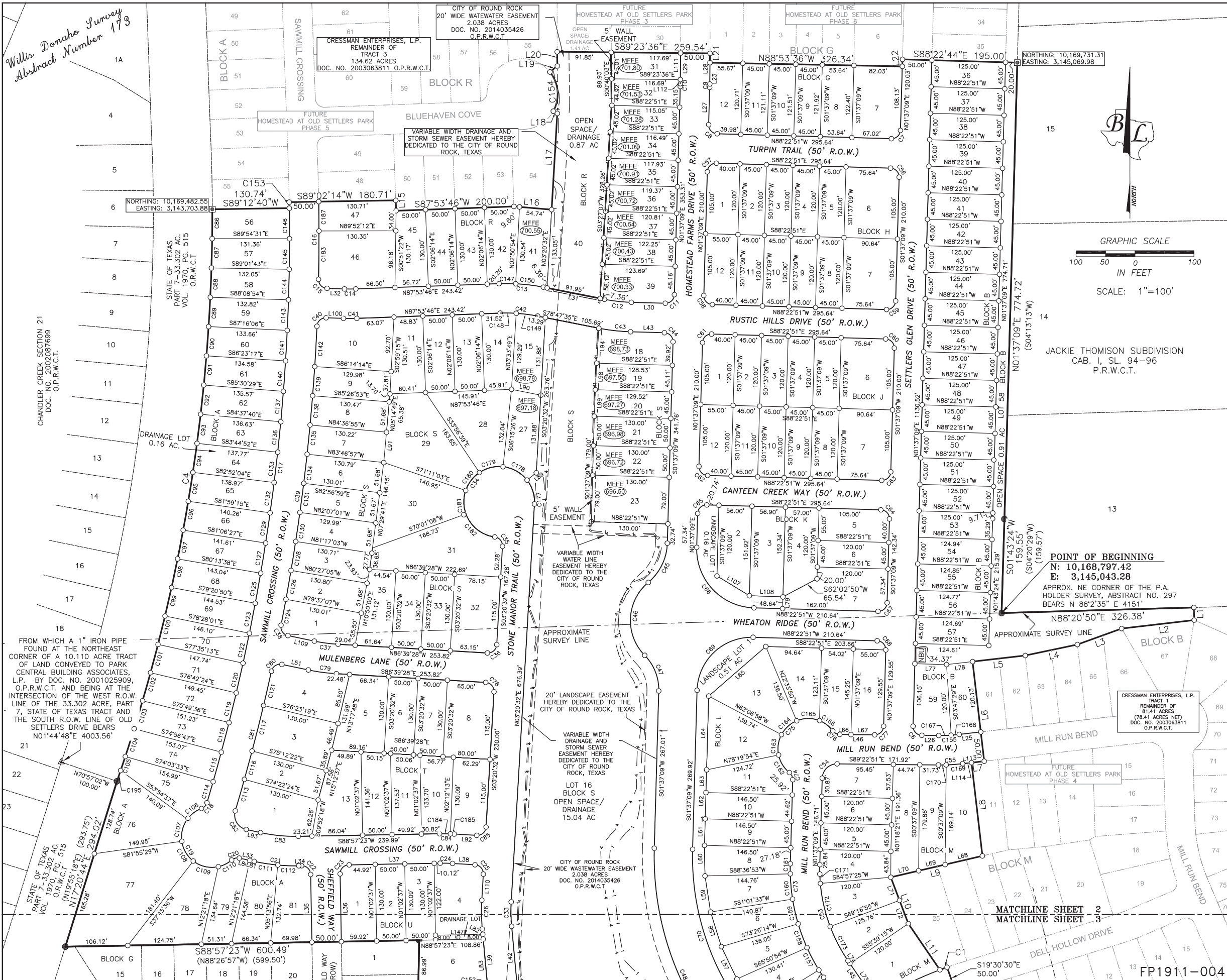
- 1/2" REBAR FOUND
- COTTON SPINDLE FOUND
- CHISELED "X" FOUND
- CITY OF ROUND ROCK, TEXAS STANDARD MONUMENT
- 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
- CALCULATED POINT
- BENCHMARK
- PROPOSED SIDEWALK
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% CHANCE ANNUAL FLOODPLAIN
- 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.

FP1911-004

01 of 07

FINAL PLAT  
HOMESTEAD AT OLD SETTLERS PARK  
PHASE 1

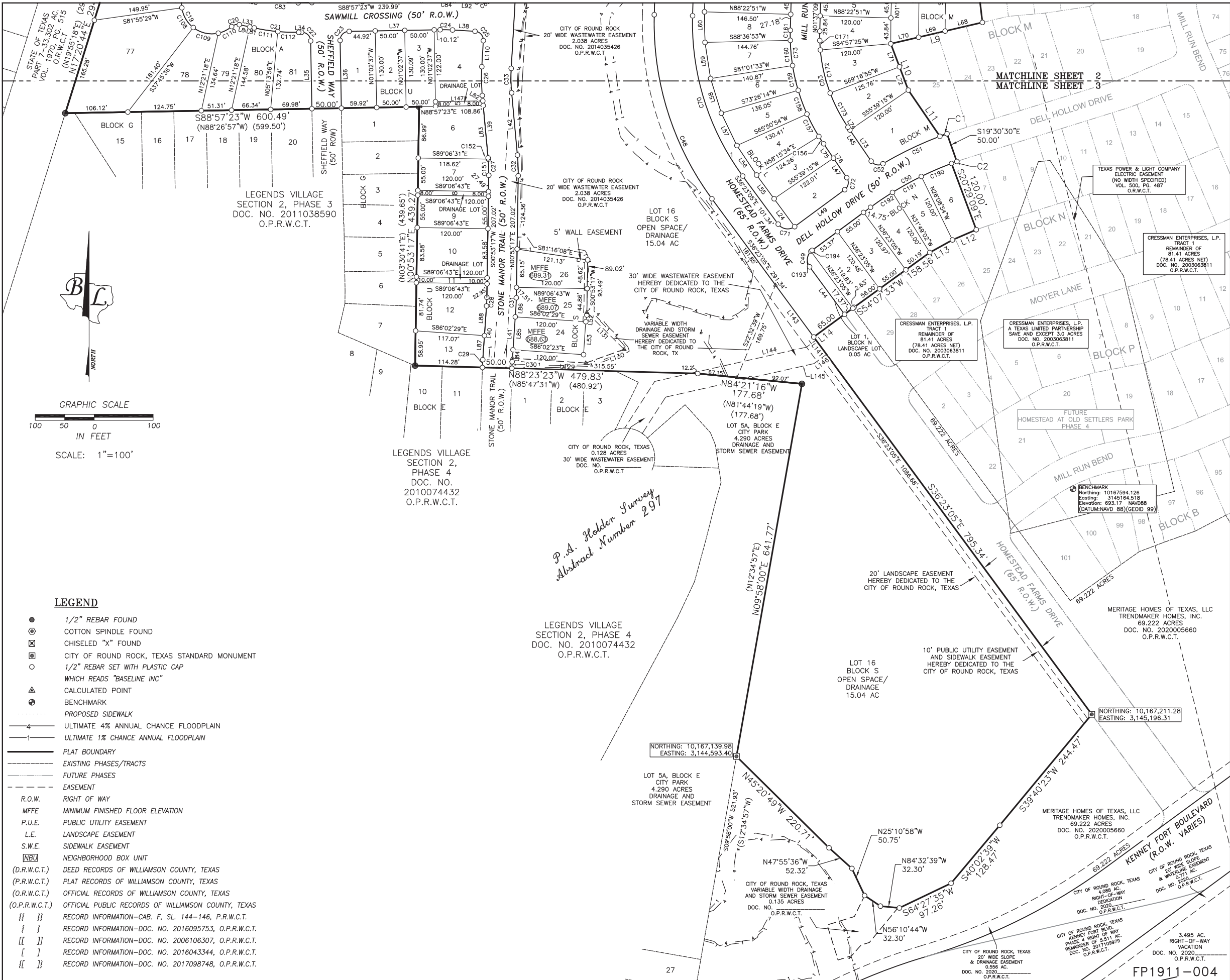
BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101  
AUSTIN TEXAS 78757  
OFFICE: (512) 374-9722  
REGISTERED FIRM #10015100  
@baselinelandsurveyors.net



**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101  
AUSTIN TEXAS 78757  
OFFICE: (512) 374-9722  
REGISTERED FIRM #10015100  
robert@baselinelandsurveyors.net

# FINAL PLAT HOMESTEAD AT OLD SETTLERS PARK PHASE 1

Job No.	Date: 03/15/2020
Scale (Hor.): 1"=100'	Scale (Vert.):
Checked By: RGM	Drawn By: MAM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	



GRAPHIC SCALE  
100 50 0 100  
IN FEET  
SCALE: 1"=100'

**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
- 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
- NBL 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.

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101  
AUSTIN TEXAS 78757  
OFFICE: (512) 374-9722  
REGISTERED FIRM #10015100  
robert@baselinelandsurveyors.net

FINAL PLAT  
HOMESTEAD AT OLD SETTLERS PARK  
PHASE 1

Job No.	Date: 03/15/2020
Scale (Hor.): 1"=100'	Scale (Vert.):
Checked By: RGM	Drawn By: MAM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET  
03 of 07

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	615.00'	12.88'	1°12'01"	N69°53'29"E	12.88'
C2	565.00'	9.59'	0°58'21"	N70°00'20"E	9.59'
C4	2,954.27'	988.59'	19°10'23"	N9°27'49"E	983.99'
C6	15.00'	23.82'	91°00'00"	S43°52'51"E	21.40'
C7	15.00'	23.56'	90°00'00"	N46°37'09"E	21.21'
C8	15.00'	23.56'	90°00'00"	S43°22'51"E	21.21'
C9	325.00'	5.74'	1°00'45"	N1°06'47"E	5.74'
C10	275.00'	4.86'	1°00'45"	N1°06'47"E	4.86'
C11	15.00'	23.56'	90°00'00"	N46°37'09"E	21.21'
C12	275.00'	46.02'	9°35'16"	S83°35'13"E	45.96'
C13	325.00'	47.41'	8°21'31"	N82°58'21"W	47.37'
C14	275.00'	19.26'	4°00'46"	N89°54'09"E	19.26'
C15	15.00'	23.39'	89°20'02"	S43°25'27"E	21.09'
C16	3,425.00'	131.83'	2°12'19"	N0°08'24"E	131.82'
C17	3,375.00'	1032.54'	17°31'44"	N7°48'06"E	1028.52'
C18	15.00'	14.00'	53°28'25"	N43°18'11"E	13.50'
C19	51.50'	180.40'	200°42'26"	N30°18'49"W	101.32'
C20	15.00'	13.88'	53°01'20"	S75°50'38"W	13.39'
C21	325.00'	76.00'	13°23'55"	S84°20'40"E	75.83'
C22	15.00'	23.56'	90°00'00"	N46°02'37"W	21.21'
C23	15.00'	23.56'	90°00'00"	S43°57'23"W	21.21'
C24	275.00'	21.05'	4°23'09"	N88°51'03"W	21.05'
C25	15.00'	23.56'	90°00'00"	N41°39'28"W	21.21'
C26	325.00'	49.02'	8°38'30"	S0°58'43"E	48.97'
C27	275.00'	29.70'	6°11'15"	N2°12'20"W	29.68'
C28	275.00'	14.74'	3°04'13"	N2°25'24"E	14.73'
C29	325.00'	13.32'	2°20'54"	S2°47'04"W	13.32'
C30	275.00'	11.27'	2°20'54"	S2°47'04"W	11.27'
C31	325.00'	17.42'	3°04'13"	N2°25'24"E	17.41'
C32	325.00'	35.10'	6°11'15"	N2°12'20"W	35.08'
C33	275.00'	41.48'	8°38'30"	S0°58'43"E	41.44'
C34	60.00'	278.74'	266°10'39"	S50°15'13"W	87.64'
C35	15.00'	22.56'	86°10'39"	N39°44'47"W	20.49'
C36	15.00'	23.56'	90°00'00"	N48°20'32"E	21.21'
C37	275.00'	40.57'	8°27'13"	S82°25'51"E	40.54'
C38	15.00'	23.39'	89°20'02"	S33°32'14"E	21.09'
C39	3,425.00'	511.37'	8°33'16"	N6°51'09"E	510.90'
C40	15.00'	23.39'	89°20'02"	S47°14'31"W	21.09'
C41	325.00'	22.76'	4°00'46"	N89°54'09"E	22.76'
C42	275.00'	63.89'	13°18'39"	N85°26'54"W	63.74'
C43	325.00'	54.39'	9°35'16"	S83°35'13"E	54.32'
C44	15.00'	23.56'	90°00'00"	N43°22'51"W	21.21'
C45	90.00'	76.39'	48°37'48"	N25°56'03"E	74.12'
C46	84.00'	139.20'	94°56'43"	S2°46'36"W	123.81'
C47	82.50'	66.69'	46°18'55"	N21°32'18"W	64.89'
C48	502.50'	333.31'	38°00'14"	S17°22'58"E	327.23'
C49	20.00'	31.42'	90°00'00"	S8°36'55"W	28.28'
C50	565.00'	55.90'	5°40'08"	S61°01'02"W	55.88'
C51	615.00'	107.30'	9°59'49"	S64°17'34"W	107.17'
C52	15.00'	22.61'	86°21'35"	S77°31'33"E	20.53'
C53	275.00'	172.62'	35°57'54"	S16°21'48"E	169.80'
C54	25.00'	38.83'	89°00'00"	S46°07'09"W	35.05'
C55	325.00'	41.25'	7°16'19"	N86°58'59"E	41.22'
C56	15.00'	23.56'	90°00'00"	N43°22'51"W	21.21'
C57	15.00'	23.56'	90°00'00"	S46°37'09"W	21.21'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C58	15.00'	23.56'	90°00'00"	S43°22'51"E	21.21'
C59	15.00'	23.56'	90°00'00"	N46°37'09"E	21.21'
C60	15.00'	23.56'	90°00'00"	N43°22'51"W	21.21'
C61	15.00'	23.56'	90°00'00"	S46°37'09"W	21.21'
C62	15.00'	23.56'	90°00'00"	S43°22'51"E	21.21'
C63	15.00'	23.56'	90°00'00"	N46°37'09"E	21.21'
C64	15.00'	23.56'	90°00'00"	N43°22'51"W	21.21'
C65	15.00'	23.56'	90°00'00"	S46°37'09"W	21.21'
C66	100.00'	157.08'	90°00'00"	S43°22'51"E	141.42'
C67	15.00'	23.56'	90°00'00"	N46°37'09"E	21.21'
C68	15.00'	23.56'	90°00'00"	N43°22'51"W	21.21'
C69	92.50'	145.30'	90°00'00"	S46°37'09"W	130.81'
C70	437.50'	290.19'	38°00'14"	S17°22'58"E	284.90'
C71	20.00'	31.42'	90°00'00"	S81°23'05"E	28.28'
C72	15.00'	23.03'	87°57'40"	N9°38'05"E	20.83'
C73	325.00'	204.01'	35°57'54"	S16°21'48"E	200.67'
C74	15.00'	13.88'	53°01'20"	N24°53'31"W	13.39'
C75	51.50'	35.55'	39°33'08"	S47°39'36"W	34.85'
C76	15.00'	13.88'	53°01'20"	S62°52'11"E	13.39'
C77	15.00'	23.30'	89°00'00"	N46°07'09"E	21.03'
C78	15.00'	23.56'	90°00'00"	N41°39'28"W	21.21'
C79	325.00'	47.95'	8°27'13"	S82°25'51"E	47.91'
C80	15.00'	23.39'	89°20'02"	S57°07'44"W	21.09'
C81	3,425.00'	244.92'	4°05'50"	N14°30'39"E	244.87'
C82	25.00'	41.10'	94°12'16"	S30°32'34"E	36.63'
C83	275.00'	64.31'	13°23'55"	S84°20'40"E	64.16'
C84	325.00'	24.88'	4°23'09"	N88°51'03"W	24.87'
C85	15.00'	23.56'	90°00'00"	N48°20'32"E	21.21'
C86	2,954.27'	49.83'	0°57'59"	N0°21'37"E	49.83'
C87	2,954.27'	49.83'	0°57'59"	N1°19'36"E	49.82'
C88	2,954.27'	49.82'	0°57'58"	N2°17'34"E	49.81'
C89	2,954.27'	49.80'	0°57'57"	N3°15'32"E	49.80'
C90	2,954.27'	49.79'	0°57'56"	N4°13'29"E	49.79'
C91	2,954.27'	49.78'	0°57'56"	N5°11'25"E	49.78'
C92	2,954.27'	49.76'	0°57'55"	N6°09'20"E	49.76'
C93	2,954.27'	49.75'	0°57'53"	N7°07'14"E	49.75'
C94	2,954.27'	49.73'	0°57'52"	N8°05'07"E	49.73'
C95	2,954.27'	49.72'	0°57'51"	N9°02'59"E	49.72'
C96	2,954.27'	49.70'	0°57'50"	N10°00'49"E	49.70'
C97	2,954.27'	49.68'	0°57'48"	N10°58'38"E	49.68'
C98	2,954.27'	49.66'	0°57'47"	N11°56'26"E	49.66'
C99	2,954.27'	49.64'	0°57'46"	N12°54'12"E	49.64'
C100	2,954.27'	49.61'	0°57'44"	N13°51'57"E	49.61'
C101	2,954.27'	49.59'	0°57'42"	N14°49'40"E	49.59'
C102	2,954.27'	49.57'	0°57'41"	N15°47'22"E	49.57'
C103	2,954.27'	49.54'	0°57'39"	N16°45'02"E	49.54'
C104	2,954.27'	49.50'	0°57'36"	N17°42'39"E	49.50'
C105	2,954.27'	24.99'	0°29'05"	N18°25'59"E	24.99'
C106	51.50'	30.52'	33°57'01"	S53°03'53"W	30.07'
C107	51.50'	39.70'	44°09'53"	S14°00'26"W	38.72'
C108	51.50'	39.70'	44°09'53"	S30°09'27"E	38.72'
C109	51.50'	44.94'	49°59'50"	S77°14'19"E	43.53'
C110	51.50'	25.55'	28°25'48"	N63°32'52"E	25.29'
C111	325.00'	40.40'	7°07'22"	S81°12'23"E	40.38'
C112	325.00'	35.60'	6°16'33"	S87°54'21"E	35.58'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C113	3,425.00'	55.75'	0°55'58"	N16°05'35"E	55.75'
C114	3,375.00'	37.26'	0°37'57"	N16°15'00"E	37.26'
C115	3,375.00'	51.85'	0°52'49"	N15°29'37"E	51.85'
C116	3,425.00'	49.78'	0°49'58"	N15°12'37"E	49.78'
C117	3,425.00'	79.69'	1°19'59"	N14°07'39"E	79.69'
C118	3,375.00'	51.84'	0°52'48"	N14°36'48"E	51.84'
C119	3,375.00'	51.84'	0°52'48"	N13°44'00"E	51.84'
C120	3,375.00'	51.84'	0°52'48"	N12°51'11"E	51.84'
C121	3,425.00'	59.70'	0°59'55"	N12°57'41"E	59.70'
C122	3,375.00'	51.84'	0°52'48"	N11°58'23"E	51.84'
C123	3,375.00'	51.84'	0°52'48"	N11°05'35"E	51.84'
C124	3,425.00'	44.72'	0°44'53"	N10°45'20"E	44.72'
C125	3,375.00'	51.84'	0°52'48"	N10°12'46"E	51.84'
C126	3,425.00'	49.78'	0°49'58"	N9°57'54"E	49.78'
C127	3,375.00'	51.84'	0°52'48"	N9°19'58"E	51.84'
C128	3,425.00'	49.78'	0°49'58"	N9°07'56"E	49.78'
C129	3,375.00'	51.84'	0°52'48"	N8°27'09"E	51.84'
C130	3,425.00'	49.78'	0°49'58"	N8°17'58"E	49.78'
C131	3,425.00'	49.78'	0°49'58"	N7°28'00"E	49.78'
C132	3,375.00'	51.84'	0°52'48"	N7°34'21"E	51.84'
C133	3,375.00'	51.84'	0°52'48"	N6°41'32"E	51.84'
C134	3,425.00'	49.78'	0°49'58"	N6°38'02"E	49.78'
C135	3,425.00'	49.78'	0°49'58"	N5°48'04"E	49.78'
C136	3,375.00'	51.84'	0°52'48"	N5°48'44"E	51.84'
C137	3,375.00'	51.84'	0°52'48"	N4°55'55"E	51.84'
C138	3,425.00'	49.78'	0°49'58"	N4°58'06"E	49.78'
C139	3,425.00'	49.71'	0°49'54"	N4°08'10"E	49.71'
C140	3,375.00'	51.84'	0°52'48"	N4°03'07"E	51.84'
C141	3,375.00'	51.84'	0°52'48"	N3°10'18"E	51.84'
C142	3,425.00'	68.46'	1°08'43"	N3°08'52"E	68.46'
C143	3,375.00'	51.84'	0°52'48"	N2°17'30"E	51.84'
C144	3,375.00'	51.84'	0°52'48"	N1°24'41"E	51.84'
C145	3,375.00'	51.84'	0°52'48"	N0°31'53"E	51.84'
C146	3,375.00'	51.84'	0°52'48"	N0°20'55"W	51.84'
C147	325.00'	28.09'	4°57'08"	N89°37'40"W	28.08'
C148	275.00'	27.20'	5°40'02"	N89°16'13"W	27.19'
C149	275.00'	36.69'	7°38'36"	N82°36'53"W	36.66'
C150	325.00'	47.41'	8°21'31"	N82°58'21"W	47.37'
C151	275.00'	27.55'	3°57'46"	N1°58'53"W	27.53'
C152	275.00'	2.15'	0°26'55"	N05°04'30"W	2.15'
C153	3,375.00'	10.25'	0°10'26"	N0°52'33"W	10.25'
C154	60.00'	70.80'	67°36'35"	N4°56'21"W	66.76'
C155	275.00'	34.90'	7°16'19"	N86°58'59"E	34.88'
C156	325.00'	14.78'	2°36'19"	S33°02'35"E	14.78'
C157	325.00'	43.05'	7°35'20"	S27°56'46"E	43.01'
C158	325.00'	43.05'	7°35'20"	S20°21'26"E	43.01'
C159	325.00'	43.05'	7°35'20"	S12°46'06"E	43.01'
C160	325.00'	43.05'	7°35'20"	S5°10'47"E	43.01'
C161	325.00'	17.04'	3°00'16"	S0°07'01"W	17.04'
C162	51.50'	35.72'	39°44'05"	S31°32'09"E	35.00'
C163	51.50'	35.55'	39°33'08"	S8°06'28"W	34.85'
C164	51.50'	35.55'	39°33'08"	S47°39'36"W	34.85'
C165	51.50'	39.73'	44°11'46"	S89°32'03"W	38.75'
C166	51.50'	28.77'	32°00'34"	N52°21'47"W	28.40'
C167	275.00'	21.17'	4°24'38"	N88°24'50"E	21.16'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C168	275.00'	13.73'	2°51'41"	N84°46'40"E	13.73'
C169	325.00'	27.97'	4°55'54"	N85°48'47"E	27.97'
C170	325.00'	13.27'	2°20'25"	N89°26'57"E	13.27'
C171	275.00'	31.98'	6°39'44"	S1°42'43"E	31.96'
C172	275.00'	75.23'	15°40'30"	S12°52'50"E	75.00'
C173	275.00'	65.41'	13°37'40"	S27°31'55"E	65.26'
C177	60.00'	43.36'	41°24'35"	N17°21'45"W	42.43'
C178	60.00'	47.83'	45°40'32"	N60°54'19"W	46.57'
C179	60.00'	42.10'	40°12'04"	S76°09'23"W	41.24'
C180	60.00'	39.00'	37°14'25"	S37°26'09"W	38.32'
C181	60.00'	40.63'	38°47'48"	S0°34'58"E	39.86'
C182	60.00'	65.82'	62°51'15"	S51°24'29"E	62.57'
C183	3,425.00'	82.05'	1°22'21"	N0°33'23"E	82.05'
C184	325.00'	18.42'	3°14'50"	N89°25'12"W	18.42'
C185	325.00'	6.46'	1°08'19"	N87°13'38"W	6.46'
C187	3,425.00'	49.78'	0°49'58"	N20°32'47"W	49.78'
C190	565.00'	55.90'	5°40'08"	S66°41'10"W	55.88'
C191	565.00'	55.90'	5°40'08"	S61°01'02"W	55.88'
C192	565.00'	45.04'	4°34'03"	S55°53'56"W	45.03'
C193	20.00'	28.78'	82°27'03"	S4°50'26"W	26.36'
C194	20.00'	2.64'	7°32'57"	S49°50'26"W	2.63'
C195	2,954.27'	19.31'	0°22'28"	N18°51'46"E	19.31'
C196	179.92'	282.52'	89°58'14"	S43°21'58"E	254.38'
C197	140.00'	118.83'	48°37'48"	N25°56'03"E	115.29'
C198	160.00'	135.80'	48°37'48"	N25°56'03"E	131.76'
C199	208.00'	344.68'	94°56'43"	S2°46'36"W	306.57'
C200	188.00'	311.54'	94°56'43"	S2°46'36"W	277.09'
C201	165.00'	259.18'	90°00'00"	S46°37'09"W	233.35'

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 60.691 ACRE TRACT OF LAND IN THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, BOTH 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, 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 1".

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

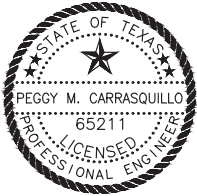
PRINTED NAME:

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.

*Peggy M. Carrasquillo* 3-13-2020  
PEGGY M. CARRASQUILLO, P.E. 65211 DATE  
KITCHEN TABLE CIVIL SOLUTIONS  
TBPE FIRM NUMBER F-18129  
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.

*J. Scott Laswell* 03/13/2020  
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 \_\_\_\_\_, 2020 , 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

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, EXCEPT THERE WILL BE NO 10' P.U.E. AT THE INTERFACE OF STONE MANOR TRAIL AND LOT 16, BLOCK S.
- 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.
- NO PORTION OF THIS TRACT IS ENCROACHED 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, 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.
- THE FOLLOWING COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION: LOT 40 BLOCK R, LOT 58 BLOCK B, LOT 1 BLOCK N, LOT 1 BLOCK L, LOT 1 BLOCK K, LOT 16 BLOCK S, LOT 64 BLOCK A, LOTS 5, 8, AND 11, BLOCK U.
- NO MOTORIZED VEHICLE ACCESS SHALL BE PROVIDED FROM WEST BOUNDARY OF BLOCK A, LOTS 56-77.
- A FIVE (5) FOOT WALL EASEMENT ALONG THE REAR LOT LINE OF LOTS 31-39, BLOCK R AND LOTS 18-23, AND LOTS 25-26, BLOCK S, IS HEREBY CONVEYED TO THE HOME OWNERS ASSOCIATION.

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., 2020, AT \_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_ A.D., 2020 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

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 GRANTORS 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 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.

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 1

File: S:\proj\Cressman Ranch\Draw\Cressman Ranch Homestead Ph 1 Final Plat.dwg					
Scale (Horizontal): 1"=100'					
03/13/2020					
Drawn By: MAM					
Checked By: RGM					
Revision 1:					
Revision 2:					
Revision 3:					

PHASE 1 RESIDENTIAL LOT SUMMARY

BLK	LOT	AREA (SF)	AREA (Ac)	LOT CLASSIFICATION
A	56	6,662.11 SF	0.15 Ac	STANDARD
A	57	6,694.72 SF	0.15 Ac	STANDARD
A	58	6,731.04 SF	0.15 Ac	STANDARD
A	59	6,771.08 SF	0.16 Ac	STANDARD
A	60	6,814.80 SF	0.16 Ac	STANDARD
A	61	6,862.20 SF	0.16 Ac	STANDARD
A	62	6,913.25 SF	0.16 Ac	STANDARD
A	63	6,967.94 SF	0.16 Ac	STANDARD
A	65	7,088.16 SF	0.16 Ac	STANDARD
A	66	7,153.63 SF	0.16 Ac	STANDARD
A	67	7,222.66 SF	0.17 Ac	STANDARD
A	68	7,295.22 SF	0.17 Ac	STANDARD
A	69	7,371.27 SF	0.17 Ac	STANDARD
A	70	7,450.79 SF	0.17 Ac	STANDARD
A	71	7,533.76 SF	0.17 Ac	STANDARD
A	72	7,620.14 SF	0.17 Ac	STANDARD
A	73	7,709.90 SF	0.18 Ac	STANDARD
A	74	7,801.81 SF	0.18 Ac	STANDARD
A	75	7,797.02 SF	0.18 Ac	STANDARD
A	76	12,455.88 SF	0.29 Ac	STANDARD
A	77	23,644.30 SF	0.54 Ac	STANDARD
A	78	11,606.34 SF	0.27 Ac	STANDARD
A	79	7,191.57 SF	0.17 Ac	STANDARD
A	80	7,824.96 SF	0.18 Ac	STANDARD
A	81	8,143.55 SF	0.19 Ac	STANDARD
B	36	5,625.00 SF	0.13 Ac	SMALL
B	37	5,625.00 SF	0.13 Ac	SMALL
B	38	5,625.00 SF	0.13 Ac	SMALL
B	39	5,625.00 SF	0.13 Ac	SMALL
B	40	5,625.00 SF	0.13 Ac	SMALL
B	41	5,625.00 SF	0.13 Ac	SMALL
B	42	5,625.00 SF	0.13 Ac	SMALL
B	43	5,625.00 SF	0.13 Ac	SMALL
B	44	5,625.00 SF	0.13 Ac	SMALL
B	45	5,625.00 SF	0.13 Ac	SMALL
B	46	5,625.00 SF	0.13 Ac	SMALL
B	47	5,625.00 SF	0.13 Ac	SMALL
B	48	5,625.00 SF	0.13 Ac	SMALL
B	49	5,625.00 SF	0.13 Ac	SMALL
B	50	5,625.00 SF	0.13 Ac	SMALL
B	51	5,625.00 SF	0.13 Ac	SMALL
B	52	5,625.00 SF	0.13 Ac	SMALL
B	53	5,623.87 SF	0.13 Ac	SMALL
B	54	5,620.28 SF	0.13 Ac	SMALL
B	55	5,616.60 SF	0.13 Ac	SMALL
B	56	5,612.92 SF	0.13 Ac	SMALL
B	57	5,609.24 SF	0.13 Ac	SMALL
B	59	7,131.84 SF	0.16 Ac	STANDARD
B	60	5,706.68 SF	0.13 Ac	SMALL
G	7	10,021.20 SF	0.23 Ac	ESTATE
G	8	6,552.71 SF	0.15 Ac	STANDARD
G	9	5,477.19 SF	0.13 Ac	SMALL
G	10	5,459.08 SF	0.13 Ac	SMALL
G	11	5,440.96 SF	0.12 Ac	SMALL
G	12	6,587.92 SF	0.15 Ac	STANDARD
H	1	6,551.71 SF	0.15 Ac	STANDARD
H	2	5,400.00 SF	0.12 Ac	SMALL
H	3	5,400.00 SF	0.12 Ac	SMALL
H	4	5,400.00 SF	0.12 Ac	SMALL
H	5	5,400.00 SF	0.12 Ac	SMALL
H	6	10,828.74 SF	0.25 Ac	ESTATE
H	7	10,828.74 SF	0.25 Ac	ESTATE
H	8	5,400.00 SF	0.12 Ac	SMALL
H	9	5,400.00 SF	0.12 Ac	SMALL
H	10	5,400.00 SF	0.12 Ac	SMALL
H	11	5,400.00 SF	0.12 Ac	SMALL
H	12	6,551.71 SF	0.15 Ac	STANDARD
J	1	6,551.71 SF	0.15 Ac	STANDARD
J	2	5,400.00 SF	0.12 Ac	SMALL
J	3	5,400.00 SF	0.12 Ac	SMALL
J	4	5,400.00 SF	0.12 Ac	SMALL
J	5	5,400.00 SF	0.12 Ac	SMALL
J	6	10,828.74 SF	0.25 Ac	ESTATE
J	7	10,828.74 SF	0.25 Ac	ESTATE
J	8	5,400.00 SF	0.12 Ac	SMALL
J	9	5,400.00 SF	0.12 Ac	SMALL
J	10	5,400.00 SF	0.12 Ac	SMALL
J	11	5,400.00 SF	0.12 Ac	SMALL
J	12	6,551.71 SF	0.15 Ac	STANDARD

PHASE 1 RESIDENTIAL LOT SUMMARY

BLK	LOT	AREA (SF)	AREA (Ac)	LOT CLASSIFICATION
K	2	7,613.66 SF	0.17 Ac	STANDARD
K	3	8,655.89 SF	0.20 Ac	STANDARD
K	4	7,761.79 SF	0.18 Ac	STANDARD
K	5	6,551.71 SF	0.15 Ac	STANDARD
K	6	5,400.00 SF	0.12 Ac	SMALL
K	7	10,694.72 SF	0.25 Ac	ESTATE
L	2	6,804.66 SF	0.16 Ac	STANDARD
L	3	5,793.83 SF	0.13 Ac	SMALL
L	4	6,514.63 SF	0.15 Ac	SMALL
L	5	6,869.27 SF	0.16 Ac	SMALL
L	6	7,187.90 SF	0.17 Ac	SMALL
L	7	7,455.91 SF	0.17 Ac	SMALL
L	8	6,984.28 SF	0.16 Ac	SMALL
L	9	6,592.50 SF	0.15 Ac	SMALL
L	10	6,536.88 SF	0.15 Ac	SMALL
L	11	7,557.31 SF	0.17 Ac	STANDARD
L	12	9,814.51 SF	0.23 Ac	SMALL
L	13	10,531.86 SF	0.24 Ac	SMALL
L	14	8,177.29 SF	0.19 Ac	SMALL
L	15	7,477.63 SF	0.17 Ac	STANDARD
L	16	7,915.76 SF	0.18 Ac	STANDARD
M	1	10,101.76 SF	0.23 Ac	ESTATE
M	2	7,003.83 SF	0.16 Ac	STANDARD
M	3	7,219.75 SF	0.17 Ac	STANDARD
M	4	6,117.86 SF	0.14 Ac	SMALL
M	5	5,400.00 SF	0.12 Ac	SMALL
M	6	5,400.00 SF	0.12 Ac	SMALL
M	7	6,648.82 SF	0.15 Ac	STANDARD
M	8	8,586.77 SF	0.20 Ac	SMALL
M	9	7,847.26 SF	0.18 Ac	SMALL
M	10	8,747.96 SF	0.20 Ac	SMALL
N	2	6,719.85 SF	0.15 Ac	STANDARD
N	3	6,600.00 SF	0.15 Ac	STANDARD
N	4	6,619.24 SF	0.15 Ac	STANDARD
N	5	6,011.83 SF	0.14 Ac	SMALL
N	6	6,011.83 SF	0.14 Ac	SMALL
R	31	5,273.65 SF	0.12 Ac	SMALL
R	32	5,323.53 SF	0.12 Ac	SMALL
R	33	5,209.50 SF	0.12 Ac	SMALL
R	34	5,274.30 SF	0.12 Ac	SMALL
R	35	5,339.09 SF	0.12 Ac	SMALL
R	36	5,403.89 SF	0.12 Ac	SMALL
R	37	5,468.68 SF	0.13 Ac	SMALL
R	38	5,533.48 SF	0.13 Ac	SMALL
R	39	7,736.14 SF	0.18 Ac	SMALL
R	41	7,098.28 SF	0.16 Ac	STANDARD
R	42	7,025.07 SF	0.16 Ac	STANDARD
R	43	6,500.00 SF	0.15 Ac	STANDARD
R	44	6,500.00 SF	0.15 Ac	STANDARD
R	45	6,936.91 SF	0.16 Ac	STANDARD
R	46	12,640.21 SF	0.29 Ac	ESTATE
R	47	6,634.20 SF	0.15 Ac	STANDARD
S	1	7,712.17 SF	0.18 Ac	STANDARD
S	2	6,612.18 SF	0.15 Ac	STANDARD
S	3	6,649.64 SF	0.15 Ac	STANDARD
S	4	6,609.40 SF	0.15 Ac	STANDARD
S	5	6,591.31 SF	0.15 Ac	STANDARD
S	6	6,611.97 SF	0.15 Ac	STANDARD
S	7	6,615.65 SF	0.15 Ac	STANDARD
S	8	6,609.23 SF	0.15 Ac	STANDARD
S	9	6,596.98 SF	0.15 Ac	STANDARD
S	10	11,229.25 SF	0.26 Ac	ESTATE
S	11	7,101.01 SF	0.16 Ac	STANDARD
S	12	6,500.00 SF	0.15 Ac	STANDARD
S	13	6,500.00 SF	0.15 Ac	STANDARD
S	14	6,795.15 SF	0.16 Ac	STANDARD
S	15	6,543.56 SF	0.15 Ac	STANDARD
S	18	7,057.28 SF	0.16 Ac	STANDARD
S	19	5,806.10 SF	0.13 Ac	SMALL
S	20	5,839.11 SF	0.13 Ac	SMALL
S	21	6,500.00 SF	0.15 Ac	STANDARD
S	22	6,500.00 SF	0.15 Ac	STANDARD
S	23	10,270.00 SF	0.24 Ac	ESTATE
S	24	6,600.00 SF	0.15 Ac	STANDARD
S	25	6,500.15 SF	0.15 Ac	STANDARD
S	26	6,826.47 SF	0.16 Ac	STANDARD
S	27	7,389.15 SF	0.17 Ac	STANDARD
S	28	12,598.89 SF	0.29 Ac	STANDARD
S	29	16,346.62 SF	0.38 Ac	STANDARD
S	30	13,610.71 SF	0.31 Ac	STANDARD
S	31	15,767.03 SF	0.36 Ac	ESTATE

PHASE 1 RESIDENTIAL LOT SUMMARY

BLK	LOT	AREA (SF)	AREA (Ac)	LOT CLASSIFICATION
S	32	10,110.76 SF	0.23 Ac	ESTATE
S	33	6,500.00 SF	0.15 Ac	STANDARD
S	34	6,500.00 SF	0.15 Ac	STANDARD
S	35	6,901.97 SF	0.16 Ac	STANDARD
T	1	10,014.32 SF	0.23 Ac	ESTATE
T	2	6,551.30 SF	0.15 Ac	STANDARD
T	3	10,548.85 SF	0.24 Ac	ESTATE
T	4	10,093.52 SF	0.23 Ac	ESTATE
T	5	10,107.41 SF	0.23 Ac	ESTATE
T	6	6,500.00 SF	0.15 Ac	STANDARD
T	7	6,500.00 SF	0.15 Ac	STANDARD
T	8	10,351.71 SF	0.24 Ac	ESTATE
T	9	7,861.93 SF	0.18 Ac	STANDARD
T	10	6,973.02 SF	0.16 Ac	STANDARD
T	11	6,769.42 SF	0.16 Ac	STANDARD
T	12	6,972.31 SF	0.16 Ac	STANDARD
T	13	10,014.86 SF	0.23 Ac	ESTATE
U	1	7,740.88 SF	0.18 Ac	STANDARD
U	2	6,500.00 SF	0.15 Ac	STANDARD
U	3	6,500.00 SF	0.15 Ac	STANDARD
U	4	9,647.48 SF	0.22 Ac	STANDARD
U	6	10,110.40 SF	0.23 Ac	ESTATE
U	7	6,586.97 SF	0.15 Ac	STANDARD
U	9	6,600.00 SF	0.15 Ac	STANDARD
U	10	10,029.67 SF	0.23 Ac	ESTATE
U	12	10,105.45 SF	0.23 Ac	ESTATE
U	13	6,533.82 SF	0.15 Ac	STANDARD

PHASE 1 SPECIAL PURPOSE LOT SUMMARY

BLK	LOT	AREA (SF)	AREA (Ac)	USAGE DESIGNATION
A	64	7,026.25 SF	0.16 Ac	DRAINAGE LOT
B	58	39,582.52 SF	0.91 Ac	OPEN SPACE
K	L	7,153.60 SF	0.16 Ac	LANDSCAPE
L	L	22,156.74 SF	0.51 Ac	LANDSCAPE
N	L	1,999.01 SF	0.05 Ac	LANDSCAPE
R	40	37,774.28 SF	0.87 Ac	OPEN SPACE  DRAINAGE
S	16	655,328.34 SF	15.04 Ac	OPEN SPACE  DRAINAGE
U	5	645.04 SF	0.01 Ac	DRAINAGE LOT
U	8	960.00 SF	0.02 Ac	DRAINAGE LOT
U	11	1,200.00 SF	0.03 Ac	DRAINAGE LOT

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S01°39'10"E	21.40'
L2	S83°20'50"W	123.97'
L3	S70°09'46"W	79.88'
L4	S78°05'24"W	90.38'
L5	S83°25'46"W	90.00'
L6	S06°39'10"E	170.13'
L7	S83°20'50"W	21.62'
L8	S06°39'10"E	159.28'
L9	S76°53'37"W	159.64'
L10	S20°42'29"E	84.12'
L11	S34°20'45"E	94.96'
L12	S66°41'10"W	44.01'
L13	S61°01'02"W	44.01'
L14	S53°36'55"W	85.00'
L15	S02°06'14"E	17.70'
L16	N85°10'50"W	64.34'
L17	N03°20'32"E	163.66'
L18	N61°08'03"W	7.70'
L19	N51°15'22"E	16.13'
L20	N00°45'32"W	24.17'
L21	S00°36'24"W	15.77'
L22	N06°38'11"W	15.39'
L23	N00°36'24"E	36.16'
L24	N36°23'05"W	58.77'
L25	S83°20'50"W	36.76'
L26	N89°22'51"W	28.68'
L27	N01°37'09"E	63.31'
L28	N00°36'24"E	51.93'
L29	N00°36'24"E	51.93'
L30	S88°22'51"E	57.49'
L31	S78°47'35"E	105.69'
L32	S88°05'28"E	29.52'
L33	S77°38'42"E	26.00'
L34	N88°57'23"E	4.95'
L35	S01°02'37"E	115.00'
L36	N01°02'37"W	115.00'
L37	N88°57'23"E	155.04'
L38	S86°39'28"E	89.05'
L39	S05°17'58"E	106.14'
L40	S03°57'31"W	91.28'
L41	N03°57'31"E	91.28'
L42	N05°17'58"W	106.14'
L43	S88°22'51"E	57.49'
L44	S36°23'05"E	100.00'
L45	N34°20'45"W	69.78'
L46	S89°22'51"E	59.23'
L47	S34°20'45"E	39.99'
L49	S53°36'55"W	105.52'
L51	N78°12'15"W	45.95'
L52	S07°55'27"W	15.27'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L53	S03°42'26"W	52.30'
L54	N34°25'19"W	58.74'
L55	N36°23'05"W	50.00'
L56	N33°47'53"W	60.18'
L57	N25°39'45"W	60.91'
L58	N17°15'13"W	61.53'
L59	N08°46'01"W	62.04'
L60	S01°00'55"E	51.85'
L61	N01°37'09"E	45.00'
L62	N01°37'09"E	44.62'
L63	N01°37'09"E	38.54'
L64	N01°37'09"E	125.13'
L65	N49°01'25"E	128.35'
L66	S89°22'51"E	18.96'
L67	N89°22'51"W	40.27'
L68	S76°53'37"W	64.90'
L69	S76°53'37"W	46.32'
L70	S76°53'37"W	48.41'
L71	S20°42'29"E	41.88'
L72	S20°42'29"E	42.24'
L73	N34°20'45"W	63.90'
L74	N34°20'45"W	5.88'
L75	S34°20'45"E	29.54'
L76	S34°20'45"E	69.53'
L77	S88°22'43"E	53.76'
L78	N83°25'46"E	44.50'
L79	N01°37'09"E	20.00'
L80	S77°38'42"E	18.22'
L81	S77°38'42"E	7.77'
L82	S05°17'58"E	9.07'
L83	S05°17'58"E	89.05'
L84	N03°57'31"E	20.26'
L85	N03°57'31"E	56.00'
L86	N03°57'31"E	15.02'
L87	N03°57'31"E	40.87'
L88	N03°57'31"E	50.41'
L89	S51°55'57"E	20.00'
L90	S78°43'43"E	50.72'
L91	N05°10'16"E	51.68'
L92	S86°39'28"E	38.25'
L93	S77°38'42"E	24.88'
L94	S03°27'43"W	59.49'
L98	S02°52'18"W	45.12'
L99	S02°14'08"W	45.00'
L100	S88°05'28"E	29.52'
L107	S58°42'02"E	64.46'
L108	S87°57'02"E	56.90'
L109	N78°12'15"E	45.95'
L110	S03°20'32"W	44.28'
L111	N00°36'24"E	45.00'

METES AND BOUNDS DESCRIPTION

BEING 60.691 ACRES OF LAND, OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, BOTH 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 found in the easterly line of said 69.222 acre tract and being the southwest corner of Lot 13 in the Jackie Thomison Subdivision a subdivision of record in Cabinet I, Slides 94–96, of the Plat Records of Williamson County, Texas; from which a 1/2" rebar found in the east line of the 69.222 acre tract and the west line of said Lot 13, Jackie Thomison Subdivision, bears N01°43'24"E a distance of 159.95 feet;

THENCE North 88°20'50" East (record: South 89°05'30" East), along the north line of the 69.222 acre tract and the south line of the Jackie Thomison Subdivision, a distance of 326.38 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a northwest corner of an 81.41 acre tract of land described as "Tract 1" and 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 lines of the 69.222 acre tract and the westerly lines of said 81.41 acre tract, the following sixteen (16) courses:

1. South 01°39'10" East a distance of 21.40 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. South 83°20'50" West a distance of 123.97 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
3. South 70°09'46" West a distance of 79.88 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
4. South 78°05'24" West a distance of 90.38 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
5. South 83°25'46" West a distance of 90.00 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
6. South 06°39'10" East a distance of 170.13 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
7. South 83°20'50" West a distance of 21.62 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
8. South 06°39'10" East a distance of 159.28 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
9. South 76°53'37" West a distance of 159.64 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
10. South 20°42'29" East a distance of 84.12 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
11. South 34°20'45" East a distance of 94.96 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of curvature;
12. Along a tangential curve to the right having a radius of 615.00 feet, a length of 12.88 feet, a delta angle of 01°12'01" and a chord which bears North 69°53'29" East a distance of 12.88 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of tangency;
14. South 19°30'30" East a distance of 50.00 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
12. Along a tangential curve to the left having a radius of 565.00 feet, a length of 9.59 feet, a delta angle of 00°58'21" and a chord which bears South 70°00'20" West a distance of 9.59 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of tangency;
13. South 20°29'09" East a distance of 120.00 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
14. South 66°41'10" West a distance of 44.01 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
15. South 61°01'02" West a distance of 44.01 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
16. South 54°07'33" West a distance of 158.56 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

THENCE South 53°36'55" West, continuing along the easterly line of the 69.222 acre tract and the westerly line of the remainder of an 81.41 acre tract, and crossing into the 69.222 acre tract, a distance of 85.00 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

THENCE continuing through the 69.222 acre tract the following nine (9) courses:

1. South 36°23'05" East, a distance of 795.34 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of curvature;
2. South 39°40'23" West a distance of 244.47 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
3. South 40°02'39" West a distance of 128.47 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
4. South 64°27'35" West a distance of 97.26 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
5. North 84°32'39" West a distance of 32.30 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
6. North 56°10'44" West a distance of 32.30 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
7. North 25°10'58" West a distance of 50.75 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE INC.";
8. North 47°55'36" West a distance of 52.32 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE INC.";
9. North 45°20'49" West a distance of 220.71 feet to 1/2" rebar set with plastic cap, stamped "BASELINE, INC." in the westerly line of the 69.222 acre tract and the east line of Lot 5A, 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 641.77 feet to a 1/2 rebar found for the northeast corner of Lot 5A, Block E, Legends Village Section 2, Phase 4;

THENCE continuing along the westerly line of the 69.222 acre tract and the north line of Block E, Legends Village Section 2, Phase 4 the following two (2) courses:

1. North 84°21'16" West a distance of 177.68 feet (record: North 81°44'19" West a distance of 177.68 feet), to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 88°23'23" West a distance of 479.83 feet (record: North 85°47'31" West a distance of 480.92 feet) to a 1/2" rebar found in the north line of Lot 10, Block E, Legends Village Section 2, Phase 4, and being the southeast corner of Lot 7, Block G, Legends Village Section 2, Phase 3, a subdivision of record in Document Number 2011038590 of the Official Public Records of Williamson County, Texas;

THENCE North 00°53'17" East (record: North 03°30'41" East), continuing along the westerly line of the 69.222 acre tract and the east line of said Block G, Legends Village Section 2, Phase 3, a distance of 439.27 feet (record: 439.65 feet) to a 1/2" rebar found for the northeast corner of Lot 1, Block G, Legends Village Section 2, Phase 3;

THENCE South 88°57'23" West (record: North 88°26'57" West), continuing along the westerly line of the 69.222 acre tract and along the north line of Block G, Legends Village Section 2, Phase 3, a distance of 600.49 feet (record: 599.50 feet) to a 1/2" rebar found for the northwest corner of Lot 14, Block G, Legends

METES AND BOUNDS CONTINUED

Village Section 2, Phase 3, and also being in the east line of the 33.302 acre tract;

THENCE along the west line of the 69.922 acre tract and the east line of the 33.302 acre tract the following two (2) courses:

1. North 17°20'44" East a distance of 294.02 feet (record: North 19°55'18" East a distance of 293.75 feet) to a 1/2" rebar found for a point of curvature;
2. Along a tangential curve to the left, having a radius of 2954.27 feet (record: 2954.43 feet), a length of 988.59 feet , a delta angle of 19°10'23" and a chord which bears North 09°27'49" East a distance of 983.99 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northwest corner of the 69.222 acre tract and the southwest corner of a 134.62 acre tract of land described as "Tract 3" and conveyed to Cressman Enterprises, L.P. by said instrument of record in Document Number 2003063811 of the Official Public records of Williamson County, Texas.

THENCE along the north line of the 69.222 acre tract and the south line of said 134.62 acre tract, the following fifteen (15) courses:

1. North 89°12'40" East a distance of 130.74 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of curvature;
2. Along a tangential curve to the left, having a radius of 3375.00 feet, a length of 10.25 feet , a delta angle of 00°10'26" and a chord which bears North 00°52'33" West a distance of 10.25 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of tangency;
3. North 89°02'14" East a distance of 180.71 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
4. South 02°06'14" East a distance of 17.70 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
5. North 87°53'46" East a distance of 200.00 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
6. South 85°10'50" East a distance of 64.34 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
7. North 03°20'32" East a distance of 163.66 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
8. North 61°08'03" West a distance of 7.70 feet to a to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
9. Along a non–tangential curve to the left, having a radius of 60.00 feet, a delta angle of 70.80 feet, a delta angle of 67°36'35", and a chord which bears North 04°56'21" West a distance of 66.76 feet to a to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
10. North 51°15'22" East a distance of 16.13 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE INC.";
11. North 00°45'32" West a distance of 24.17 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE INC.";
12. South 89°23'36" East a distance of 259.54 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE INC.";
13. South 00°36'24" West a distance of 15.77 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
14. South 88°53'36" East a distance of 326.34 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
15. North 01°37'09" East a distance of 11.90 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
16. South 88°22'15" East a distance of 195.00 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 84.083 acre tract, the southeast corner of the 134.62 acre tract, and being in the west line of Lot 15 of the Jackie Thomison Subdivision;

THENCE along the easterly line of the 69.222 acre tract and the west line of the Jackie Thomison Subdivision the following two (2) courses:

1. South 01°37'09" West a distance of 774.72 feet to a 1/2" rebar found in the east line of the 84.083 acre tract and the west line of Lot 13 in the Jackie Thomison Subdivision;
2. South 01°43'24" West a distance of 159.55 feet to the POINT OF BEGINNING.

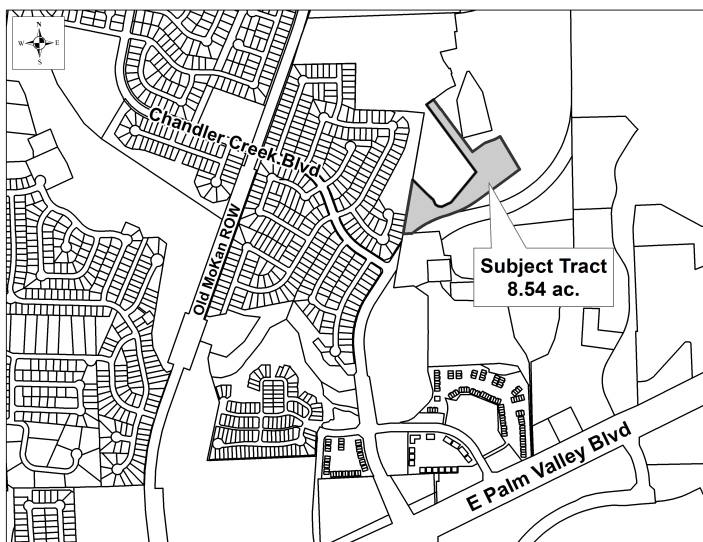
This tract contains 60.691 acres of land, more or less, out of the P.A. Holder Survey Abstract Number 297 and the Willis Dunahoe Survey, Abstract Number 173, both in Williamson County, Texas

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 1

File: S:\proj\Cressman Ranch\Draw\Cressman Ranch Homestead Ph 1 Final Plat.dwg	
Scale (Horizontal): 1"=100'	
03/13/2020	
Drawn By: MAM	
Checked By: RGM	
Revision 1:	
Revision 2:	
Revision 3:	

## 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
<b>TOTALS:</b>	<b>5</b>	<b>8.54</b>

**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.

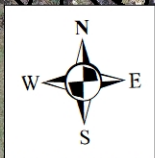
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water will be provided via a connection to an 8-inch waterline in the Homestead Farms Drive to be constructed with the Phase 1 improvements. The only lot within Phase 2 that will require wastewater 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.



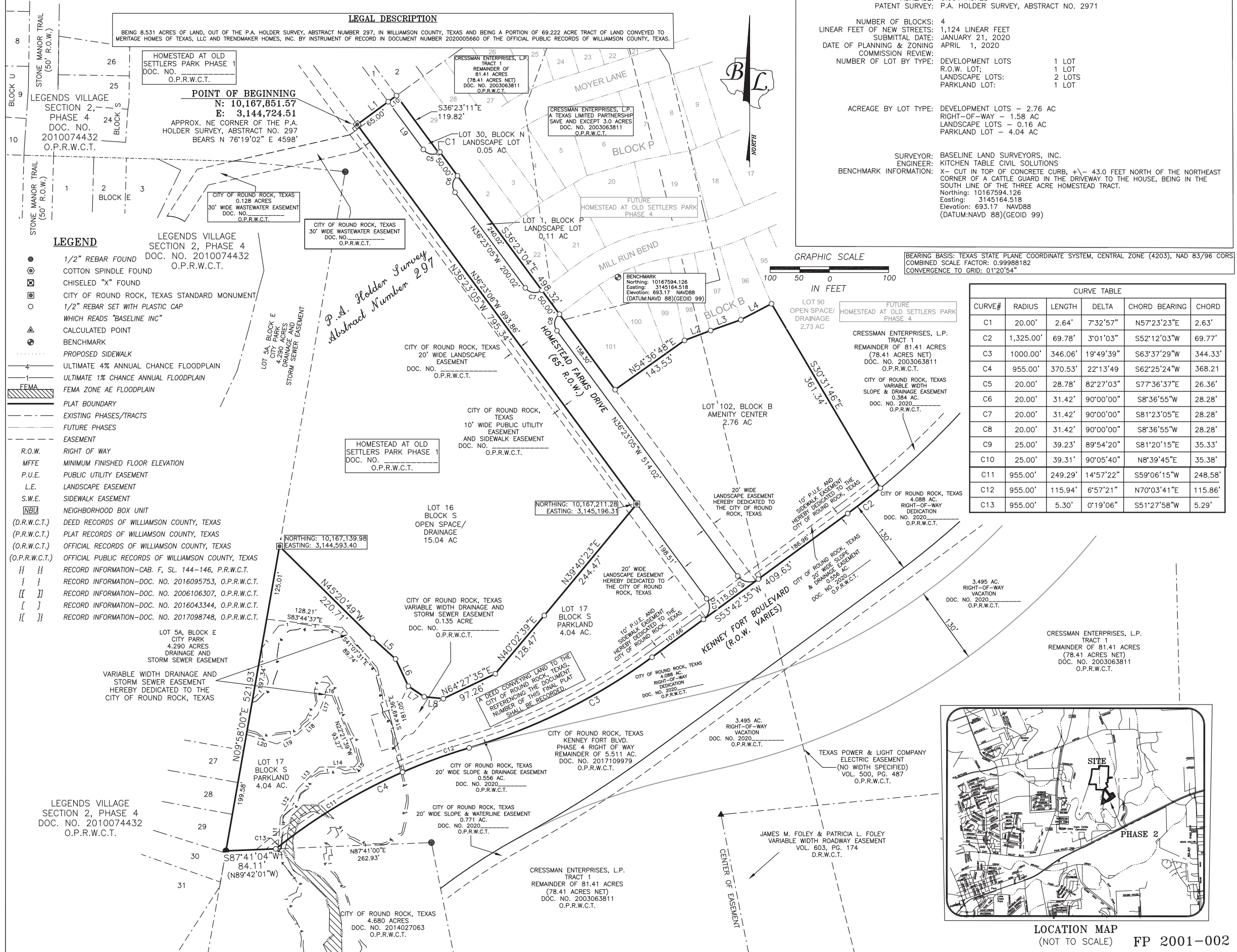
Chandler Creek Blvd

Old MoKan ROW

**Subject Tract**  
**8.54 ac.**

E Palm Valley Blvd

FINAL PLAT HOMESTEAD AT OLD SETTLERS PARK PHASE 2



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:	RCM
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.

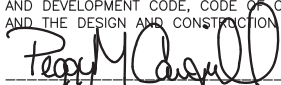
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

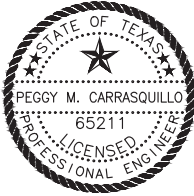
PRINTED NAME:

MY COMMISSION EXPIRES:

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

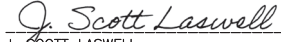
THAT I, PEGGY M. CARRASQUILLO, PE DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 –SUBDIVISION DESIGN AND CONSTRUCTION, PART III–ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS 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.

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\Draw\Homestead Ph 2 Final Plat.dwg

Scale (Horizontal): 1" = 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

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

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