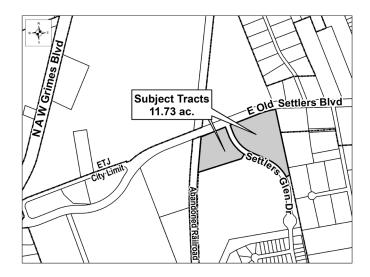
Homestead at Old Settlers Park Ph 9 FINAL PLAT FP2207-002



CASE PLANNER: Matthew Johnson **REQUEST:** Final Plat approval

ZONING AT TIME OF APPLICATION: Low-Density Multifamily (MF-1)

DESCRIPTION: 11.73 acres out of the Willis Donaho Jr Survey, Abstract No. 173

CURRENT USE OF PROPERTY: Vacant/ Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Residential South: Multifamily

East: ETJ/ Rural Residential West: Light Industrial

PROPOSED LAND USE:

	PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	<u>ACREAGE</u>
	Residential - Single Unit:	0	0
	Residential - Multi Unit:	2	11.73
	Office:	0	0
	Commercial:	0	0
	Industrial:	0	0
	Open/Common Space:	0	0
	ROW:	0	0
	Parkland:	0	0
	Other:	0	0
TOTALS:		2	11.73

Owner:	Agent:	Developer:
Brian Cressman	KŤCivil	Meritage Homes of Texas, LLC
3200 E. Palm Valley Blvd.	Peggy Carrasquillo	Kyle Smith
Round Rock, TX 78665	6805 N. Capital of Texas Hwy., Ste.	8920 Business Park Dr
	315	Ste. 350
	Austin, TX 78731	Austin, TX 78759

Homestead at Old Settlers Park Ph 9 FINAL PLAT FP2207-002

HISTORY: A Preliminary Plat was approved on January 17th, 2020 (PP1912-001). A revised Preliminary Plat was approved on August 12th, 2021 The revision solely realigned phase lines. Phase 9 zoning was approved from local commercial to low density multifamily on June 23rd of this year.

DATE OF REVIEW: August 17, 2022

LOCATION: Generally located south of the intersection of E Old Settlers Blvd and Settlers Glen Dr.

STAFF REVIEW AND ANALYSIS:

<u>Comprehensive Plan and Zoning:</u> The Future Land Use Map designation of this area is Residential. Homestead at Old Settlers Park consists of approximately 190-acres of land with zoning districts SF-3 (Single Family-Mixed Lot) to MF-1 (Multifamily-Low Density). The Phase 9 Final Plat will facilitate the final phase of development for the Homestead at Old Settlers Subdivision.

<u>Compliance with the Preliminary Plat:</u> As shown, this Final Plat is in compliance with the revised Preliminary Plat for Homestead at Old Settlers (PP1912-001).

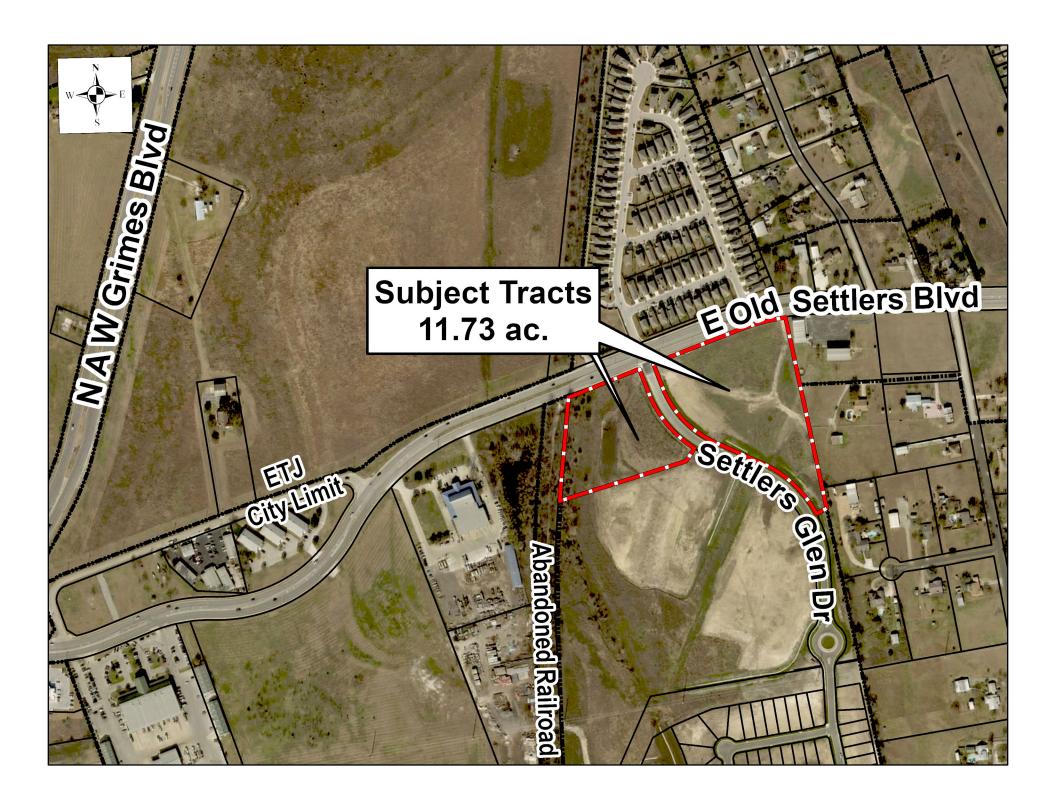
<u>Traffic, Access and Roads:</u> The development tract has frontage along Settlers Glen Drive and Old Settlers Blvd. Driveway access will be provided off of Settlers Glen Drive. A Traffic Impact Analysis (TIA) is not required for this development. Roadway impact fees will be assessed based on the date of plat recordation and charged upon submittal of the building permit application.

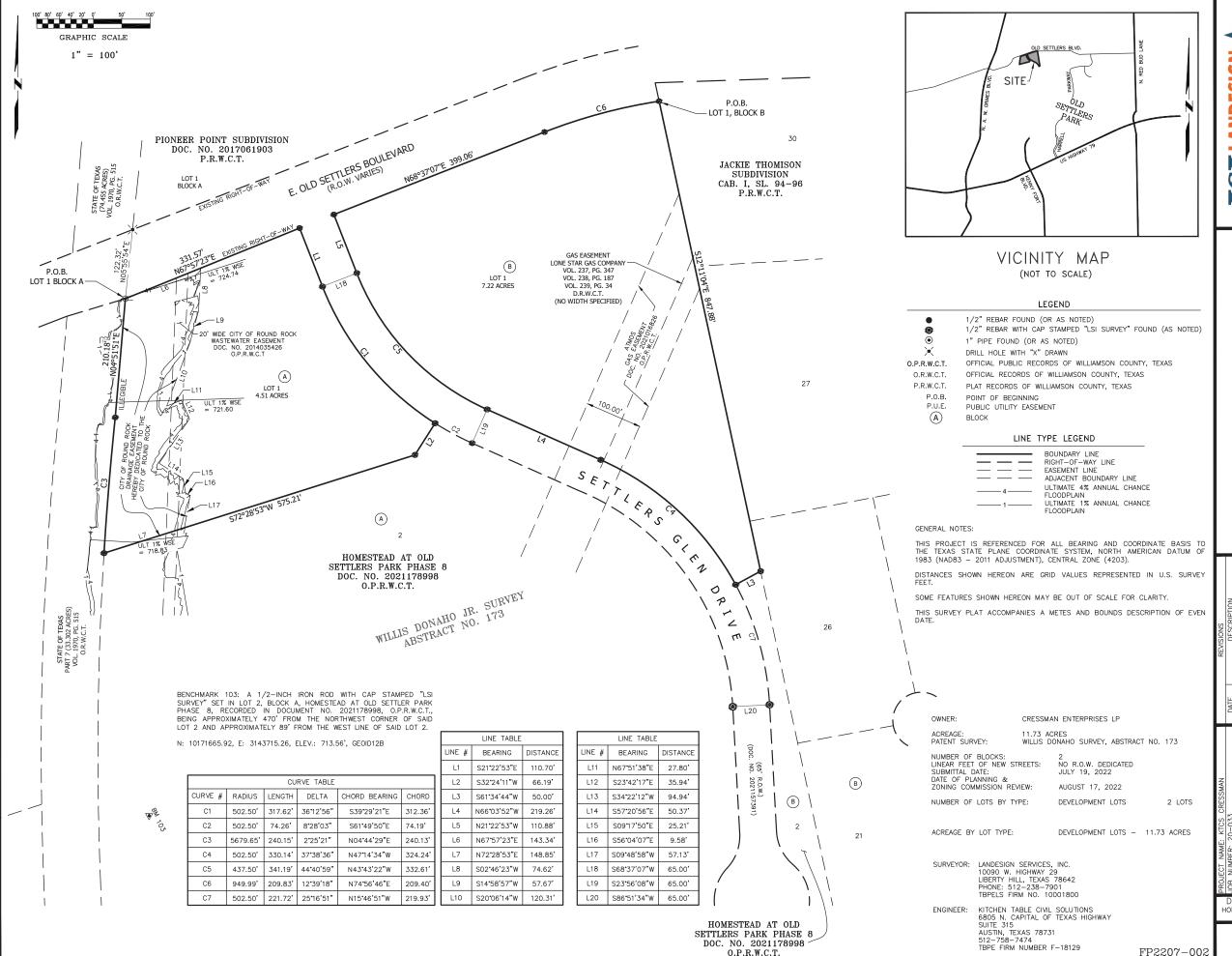
<u>Water and Wastewater Service:</u> Water and wastewater will be provided by the City of Round Rock. Water will be obtained by connecting to an existing 8" waterline and wastewater line within the ROW of Settlers Glen Drive and Phase 8.

<u>Drainage:</u> A flood study has been approved for the final phase of this subdivision (FLOOD2204-0001).

RECOMMENDED MOTION:

Staff recommends approval of the Homestead at Old Settlers Final Plat.





ESIGI E LANDI

> ERS 1 SEI LD T OL PHA 4 D HOMES

HOMESTEAD PHASE

SHEET 01 of 02

STATE OF TEXAS \$

COUNTY OF WILLIAMSON \$

THAT CRESSMAN ENTERPRISES, L.P., A TEXAS LIMITED PARTNERSHIP, THE OWNERS OF THAT CERTAIN 134.62 ACRE TRACT OF LAND IN THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173, IN WILLIAMSON COUNTY, TEXAS DESCRIBED AS TRACT 3 IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P., OF RECORD IN DOCUMENT NUMBER 20303633811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:

"FINAL PLAT HOMESTEAD AT OLD SETTLERS PARK PHASE 9"

CRESSMAN ENTERPRISES, L.P.

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

STATE OF TEXAS \$

COUNTY OF

8

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ______, 2022, ______, AS ________, OF CRESSMAN ENTERPRISES, L.P. TEXAS LIABILITY PARTNERSHIP.

NOTARY PUBLIC. STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS \$

COUNTY OF WILLIAMSON §

THAT I, OUSMANE TRAORE, 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.

(Dronger Irane 08/02/2022 DATE

OUSMANE TRAORE, P.E. 116548 KITCHEN TABLE CIVIL SOLUTIONS TBPE FRM NUMBER F-18129 6805 N. CAPITAL OF TEXAS HIGHWAY



STATE OF TEXAS § COUNTY OF WILLIAMSON §

THAT I, FRANK W, FUNK, 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.

08/01/2022 DATE

FRANK W. FANK REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS NO. 6803 LANDESIGN SERVICES, INC. FIRM REGISTRATION NO. 10001800



GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE, IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- 5. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 6. 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.
- 7. 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 FOR WILLIAMSON COUNTY, TEXAS.
- 8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1912-001) APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR.
- 9. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 10. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING COMMISSION ON 1/17/20.

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, ATTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALUES, WALVES, WALVES, 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.

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 NOONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS SHALL NOT EXTEND TO ANY PRITISENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT EXCENSION THE LEAST PRACTICABLE DAMAGE AND NOONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT EXCENSION THE LEAST PRACTICABLE DAMAGE AND NOONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT EXCENSION THE EXPLOYERS OF GRANTOR TO NOTE THAT SUCH RIGHT OF INGRESS SHALL NOT EXTEND TO ANY PROVIDED THAT SUCH RIGHT OF THE REASEMENT;

(d) THE RIGHT OF THE RIGHT OF THE REASEMENT AND TO THE EASEMENT;

(e) THE RIGHT TO MARK THE LOCATI

(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 RICHTS 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 HEREWITH, AND GRANTOR DOES HEREBY BIND ITSLET, ITS 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.

__ , 20__ , BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS. THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF ROUND ROCK.

JENNIFER HENDERSON CHAIRMAN CITY OF ROUND ROCK PLANNING & ZONING COMMISSION BEING 11.73 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WILLIS DONAHO JR SURVEY, ABSTRACT NO. 173 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A REMAINER OF A CALLED 134.62 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P., AS RECORDED IN DOCUMENT NO. 2003063811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO TRACTS AS FOLLOWS:

LOT 1, BLOCK A: 4.51 ACRES

BEGINNING AT 1 INCH PIPE FOUND IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. OLD SETTLERS BOULEVARD - COUNTY ROAD 113 (R.O.W. VARIES), FOR THE NORTHERLY COMMON CORNER OF SAID 134.62 ACRE TRACT AND OF A CALLED 33.302 ACRE TRACT OF LAND DESCRIBED AS PART 7 IN A DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 1970, PAGE 515 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

THENCE NORTH 67'57'23" EAST WITH THE NORTH LINE OF SAID 134.62 ACRE TRACT AND THE COMMON EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID E. OLD SETTLERS BOULEVARD, A DISTANCE OF 331.57 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE INTERSECTION OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID E. OLD SETTLERS BOULEVARD AND THE EXISTING WEST RIGHT-OF-WAY LINE OF SETTLERS ELEN DRIVE (65' R.O.W. - DOC. NO. 202115739), O.P.R.W.C.T.);

THENCE WITH THE EAST LINE OF SAID REMAINDER OF 134.62 ACRE TRACT AND THE COMMON EXISTING WEST RIGHT-OF-WAY LINE OF SAID SETTLERS GLEN DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1.SOUTH 21"22'53" EAST A DISTANCE OF 110.70 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND: AND
- 2.ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 502.50 FEET, AN ARC LENGTH OF 317.62 FEET, A DELTA ANGLE OF 36"2'56", AND A CHORD WHICH BEARS SOUTH 39"29'21" EAST A DISTANCE OF 312.36 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY" FOUND FOR A NORTHEAST CORNER OF LOT 2, BLOCK A, HOMESTEAD AT OLD SETTLERS PARK PHASE 8, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202178998 OF SAID O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY" FOUND IN THE EXISTING WEST RICHT-OF-WAY LINE OF SAID SETTLERS GLEN DRIVE AND THE COMMON EAST LINE OF SAID LOT 2, BLOCK A, BEARS ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 502.50 FEET, AN ARC LENGTH OF 74.26 FEET, A DELTA ANGLE OF 08"28"03", AND A CHORD WHICH BEARS SOUTH 61"49"50" EAST A DISTANCE OF 74.19 FEET;

THENCE WITH THE SOUTH LINE OF SAID REMAINDER OF 134.62 ACRE TRACT AND THE COMMON NORTH LINE OF SAID LOT 2, BLOCK A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1.SOUTH 32"24"11" WEST A DISTANCE OF 66.19 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND; AND
- 2.SOUTH 72'28'53" WEST A DISTANCE OF 575.21 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND IN THE WEST LINE OF SAID 33.302 ACRE TRACT, FOR THE WESTERLY COMMON CORNER OF THE REMAINDER OF SAID 134.62 ACRE TRACT AND SAID LOT 2, BLOCK A;

THENCE WITH THE WEST LINE OF SAID 134.62 ACRE TRACT AND THE COMMON EAST LINE OF SAID 33.302 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5,679.65 FEET, AN ARC LENGTH OF 240.15 FEET, A DELTA ANGLE OF 02:25'21", AND A CHORD WHICH BEARS NORTH 04'44'29" EAST A DISTANCE OF 240.13 FEET TO A 1/2-INCH REBAR WITH LILEGIBLE CAP FOUND; AND
- 2.NORTH 04'51'51" EAST A DISTANCE OF 210.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.51 ACRES OF LAND, MORE OR LESS.

BEGINNING AT A 1/2-INCH REBAR WITH CAP STAMPED 1.SI SURVEY" FOUND AT AN ANGLE POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID 6. OLD SETTLERS BOULEVARD FOR THE NORTHEAST CORNER OF SAID 13.4.62 ACRE TRACT, SAID POINT BEING IN THE WEST LINE OF LOT 30, BLOCK B. JACKIE THOMSON SUBDIVISION, A SUBDIVISION OF RECORD IN CAB. I, SL. 94-96, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE SOUTH 12'11'04" EAST WITH THE EAST LINE OF SAID 134.62 ACRE TRACT AND THE COMMON WEST LINE OF SAID BLOCK B, JACKIE THOMISON SUBDIVISION, A DISTANCE OF 847.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED '1.51 SURVEY' FOUND FOR THE EASTERLY COMMON CORNER OF SAID 134.62 ACRE TRACT AND LOT 2, BLOCK B, SAID HOMESTEAD AT OLD SETTLERS PARK PHASE 8;

THENCE SOUTH 61'34'44" WEST WITH THE SOUTH LINE OF SAID REMAINDER OF 134.62 ACRE TRACT AND THE COMMON NORTH LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 50.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "4.51 SURVEY" FOUND IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SETTLERS GLEN DRIVE FOR THE WESTERLY COMMON CORNER OF SAID REMAINDER OF 134.62 ACRE TRACT AND OF SAID LOT 2, BLOCK B;

THENCE WITH THE WEST LINE OF SAID REMAINDER OF 134.62 ACRE TRACT AND THE COMMON EXISTING EAST RIGHT-OF-WAY LINE OF SAID SETTLERS GLEN DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 502.50 FEET, AN ARC LENGTH OF 330.14 FEET, A DELTA ANGLE OF 3738'36", AND A CHORD WHICH BEARS NORTH 4714'34" WEST A DISTANCE OF 324.24 FEET TO A 1/2—INCH REBAR WITH CAP STAMPED 'LSI SURVEY" FOUND;
- 2.NORTH 66"03"52" WEST A DISTANCE OF 219.26 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
- 3.ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 437.50 FEET, AN ARC LENGTH OF 341.19 FEET, A DELTA ANGLE OF 44'40'59", AND A CHORD WHICH BEARS NORTH 43'43'22" WEST A DISTANCE OF 332.61 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED '4.51 SURVEY' FOUND; AND
- 4.NORTH 21'22'53" WEST A DISTANCE OF 110.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 1.SI SURVEY" FOUND FOR THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SETTLERS GLEN DRIVE AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID S. OLD SETTLERS BOULEVARD; THENCE WITH THE NORTH LINE OF SAID 134.62 ACRE TRACT AND THE COMMON EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID E. OLD SETTLERS BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1.NORTH 68'37'07" EAST A DISTANCE OF 399.06 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND; AND

2.ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 949.99 FEET, AN ARC LENGTH OF 209.83 FEET, A DELTA ANGLE OF 12'39'18", AND A CHORD WHICH BEARS NORTH 74'56'46" EAST A DISTANCE OF 209.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.22 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS § COUNTY OF WILLIAMSON §

BY:

HAT I, NANCY RISTER	, CLERK OF	THE COUNTY	COURT OF	SAID COUN	ITY, DO HERE	BY CERTIFY THAT THE	
REGOING INSTRUMENT	IN WRITING,	WITH ITS CER	RTIFICATION	OF AUTHEN	TICATION, WAS	FILED FOR RECORD IN	
Y OFFICE ON THE	DAY OF	Δ	D 20	ΔΤ	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,

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

DEPUTY	

SHEET

PARK ERS 4 ß 0 ОM Ö ₹ HOMEST

5

S

HOMESTEAD PHASE

02 of 02

FP2207-002