

**Replat of Lot 2, Block B, The Settlement Section 5  
FINAL PLAT FP1811-003**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to subdivide one (1) three acre tract into two (2) development lots and one (1) right-of-way lot.

**ZONING AT TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 3 acres out of the G.W. Glasscock Survey, Abstract 267

**CURRENT USE OF PROPERTY:** Medical Office and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: E Old Settlers Blvd Right-of-Way/Commercial - Zoned C-1 (General Commercial)  
 South: Chandler Creek Condominiums - Zoned MF-2 (Multifamily - Medium Density)  
 East: Sunrise Road Right-of-Way/Commercial - Zoned C-1 (General Commercial)  
 West: Chandler Creek Condominiums - Zoned MF-2 (Multifamily - Medium Density)

**PROPOSED LAND USE:** Medical Office

| <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:                   | 2                     | 2.99           |
| Industrial:                   | 0                     | 0              |
| Open/Common Space:            | 0                     | 0              |
| ROW:                          | 1                     | 0.015          |
| Parkland:                     | 0                     | 0              |
| Other:                        | 0                     | 0              |
| <b>TOTALS:</b>                | <b>3</b>              | <b>3</b>       |

**Owner:**  
 1499 OLD SETTLERS BLVD LLC  
 Dustin Johnson  
 5608 PARKCREST DR , #STE 325, AUSTIN,  
 TX 78731-4977  
 Austin, TX 78731-4977

**Agent:**  
 Waeltz & Prete, Inc.  
 Antonio Prete, P.E.  
 3000 Joe DiMaggio Boulevard #72  
 Round, TX 78665

**Replat of Lot 2, Block B, The Settlement Section 5  
FINAL PLAT FP1811-003**

**HISTORY:** On May 15, 1986, the Planning and Zoning Commission approved a Final Plat for The Settlement, Section Five, containing 43.45-acres and seven development lots, including the subject tract (Lot 2).

**DATE OF REVIEW:** December 19, 2018

**LOCATION:** Southwest of the intersection of E Old Settlers Boulevard and Sunrise Road

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as offices, retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The Applicant intends to construct a medical office building on Lot 2A. The tract has one existing driveway access point along the property's frontage on E Old Settlers Boulevard. A joint access easement will provide the new and existing developments access to the shared driveway and drive aisles. A Traffic Impact Analysis (TIA) is not required for this application since the future development does not meet the TIA threshold for peak hour trips.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There are existing water and wastewater lines along the right-of-way on E Old Settlers Boulevard. Water/Wastewater service will be obtained from the existing water/wastewater lines located along the tract's northern property line.

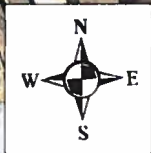
Drainage: Stormwater will be captured by a new area inlet along the southwest corner of the tract and conveyed appropriately. This development will be participating in the City's Regional Storm Water Management Program.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Prior to plat recordation, update the plat to include one (1) right-of-way lot under number of lots by type.
2. Prior to plat recordation, include the following language inside Detail "B" of sheet 1 regarding right-of-way dedication "0.015 Acre R.O.W. hereby dedicated to the City of Round Rock." Label as Lot 2C.
3. The Applicant shall obtain a joint access easement to use the existing driveways and drive aisles between lots 2A and 2B prior to final plat recordation or prior to site development plan closeout, whichever occurs first.





**E Old Settlers Blvd**

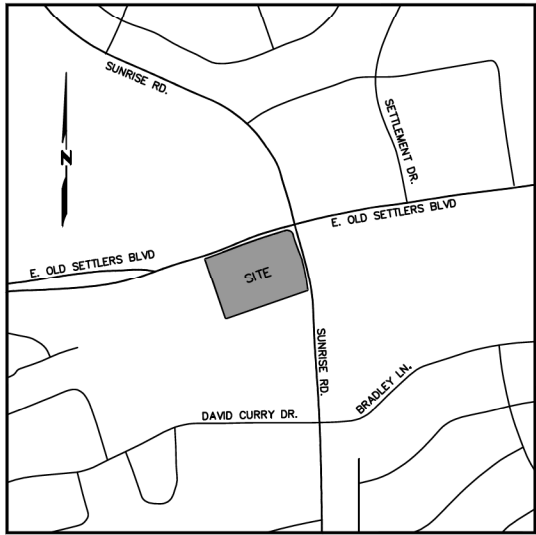
**Sunrise Rd**

**Subject Tract  
3.0 ac.**

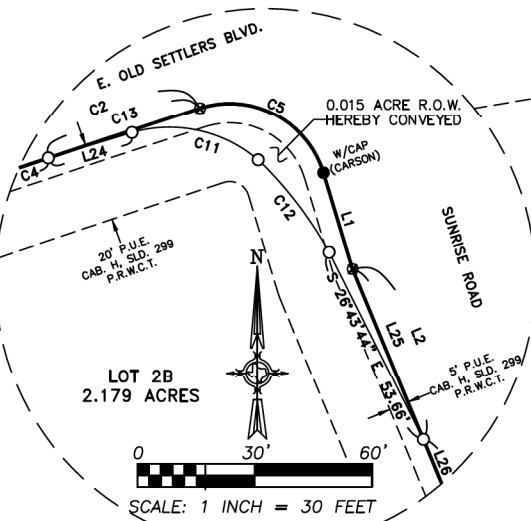




K:\CAD\06-C001 Lot 2 Block B, Settlement Section 5\TRANS\12-04-18\REPLAY OF LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE.dwg, Model, 12/20/2018 1:48:58 PM, 1:59:59:08, W&P, Inc., J.L.



VICINITY MAP  
(NOT TO SCALE)



DETAIL "B"

OWNER: 1499 OLD SETTLERS BLVD, LLC  
5608 PARKCREST DR. #STE 325  
AUSTIN, TEXAS 78731-4977

ACREAGE: TOTAL ACREAGE = 3.001 AC

SURVEYOR: DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628  
(512) 931-3100

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: NOVEMBER 20, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 19, 2018

BENCHMARK: BM # 1: DIAMOND SURVEYING CONTROL POINT:  
PK NAIL SET IN TOP OF CURB AT NOSE OF ISLAND LOCATED EAST OF MEDICAL  
BUILDING ON SOUTH SIDE OF OLD SETTLERS AS SHOWN HEREON.  
ELEVATION = 709.42' VERTICAL DATUM NAVD-88 (GEOID 2012A)  
GRID COORDINATES:  
N: 10169537.22  
E: 3135166.09

PATENT SURVEY: G. W. GLASSCOCK A-267

ENGINEER: WAELTZ & PRETE, INC.  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TEXAS 78665  
(512) 505-8953

NUMBER OF LOTS BY TYPE: 2-DEVELOPMENT

| LOT TABLE        |             |             |
|------------------|-------------|-------------|
| LOT NUMBER       | AREA        | TYPE        |
| LOT 2A           | 0.807 ACRE  | DEVELOPMENT |
| LOT 2B           | 2.179 ACRES | DEVELOPMENT |
| R.O.W DEDICATION | 0.015 ACRE  | R.O.W.      |
| TOTAL            | 3.001 ACRES |             |

| CURVE TABLE |          |            |             |               |              |
|-------------|----------|------------|-------------|---------------|--------------|
| CURVE       | RADIUS   | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 2060.00' | 88.75'     | 2°28'07"    | N68°15'40"E   | 88.75'       |
| C2          | 3568.30' | 320.64'    | 5°08'55"    | N69°28'47"E   | 320.54'      |
| C3          | 3568.30' | 27.71'     | 0°26'42"    | N67°07'41"E   | 27.71'       |
| C4          | 3568.30' | 252.07'    | 04°02'51"   | N69°22'27"E   | 252.02'      |
| C5          | 25.00'   | 39.74'     | 91°04'52"   | S62°14'37"E   | 35.69'       |
| C6          | 960.00'  | 152.23'    | 09°05'09"   | S12°03'24"E   | 152.07'      |
| C7          | 2060.00' | 27.63'     | 00°46'06"   | N69°06'41"E   | 27.63'       |
| C8          | 2060.00' | 10.00'     | 00°16'41"   | N68°35'17"E   | 10.00'       |
| C9          | 2060.00' | 15.60'     | 00°26'02"   | N68°19'29"E   | 15.60'       |
| C10         | 2060.00' | 38.86'     | 01°04'51"   | N67°34'02"E   | 38.86'       |
| C11         | 35.00'   | 34.39'     | 56°17'45"   | S77°45'40"E   | 33.02'       |
| C12         | 100.00'  | 29.85'     | 17°06'11"   | S37°33'54"E   | 29.74'       |
| C13         | 3568.30' | 40.86'     | 00°39'22"   | N71°43'33"E   | 40.86'       |



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



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

## REPLAT OF LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE

FP1811-003

| LEGEND   |   |
|--|---|
| ● = 1/2" IRON ROD FOUND<br>(UNLESS SIZE OTHERWISE STATED)    | PROPERTY ADJOINER LINE  |
| ○ = 1/2" IRON ROD SET WITH CAP<br>MARKED "DIAMOND SURVEYING" | EXISTING EASEMENT LINE  |
| ✱ = COTTON SPINDLE FOUND                                     | R.O.W. TIE LINE   |
| ⊗ = "X" CUT FOUND IN CONCRETE                                | D.R.W.C.T. = DEED RECORDS OF WILLIAMSON<br>COUNTY, TEXAS              |
| ⊙ = BENCHMARK  | O.R.W.C.T. = OFFICIAL RECORDS OF<br>WILLIAMSON COUNTY, TEXAS          |
| P.O.B. = POINT OF BEGINNING                                  | O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS<br>OF WILLIAMSON COUNTY, TEXAS |
| R.O.W. = RIGHT OF WAY  | P.R.W.C.T. = PLAT RECORDS OF<br>WILLIAMSON COUNTY, TEXAS              |

EASEMENT NOTE  
(E) = TEXAS POWER & LIGHT COMPANY  
CENTER OF EASEMENT & R OF W  
(NO WIDTH SPECIFIED)  
VOL. 233, PG. 458  
D.R.W.C.T.  
BEING THE CENTER OF EXISTING  
OVERHEAD UTILITY LINES

GENERAL NOTES:  
1) BEARING BASIS: NAD-83, TEXAS  
CENTRAL (4203), STATE PLANE SYSTEM.  
COORDINATES FOR THIS PROJECT ARE  
GRID.  
2) ALL DOCUMENTS LISTED HEREON ARE  
RECORDED IN THE OFFICE OF THE  
COUNTY CLERK OF WILLIAMSON COUNTY,  
TEXAS.



0 100' 200'  
SCALE: 1 INCH = 100 FEET

AMENDED PLAT OF LOTS 1A AND 1B,  
REPLAT OF LOT 1, BLOCK C, THE  
SETTLEMENT SECTION FIVE  
DOC. NO. 2013060364  
O.P.R.W.C.T.

LOT 1A

LOT 1B

BLOCK C

E. OLD SETTLERS BLVD.  
(120' RIGHT-OF-WAY WIDTH)

LOT 4

LOT 1

LOT 3  
BLOCK A

THE SETTLEMENT  
SECTION FIVE  
CAB. H. SLD. 299  
P.R.W.C.T.

LOT 2B  
2.179 ACRES  
BLOCK B

LOT 2A  
0.807 ACRE  
BLOCK A

LOT 1A  
BLOCK A

AMENDED SUBDIVISION OF  
LOT 1, BLOCK D, THE  
SETTLEMENT SECTION FIVE  
CAB. I, SLD. 341  
P.R.W.C.T.

LOT 1A  
BLOCK A

AMENDED PLAT OF LOT 1,  
BLOCK A, CHANDLER COVE,  
FINAL PLAT  
DOC. NO. 2016121667  
O.P.R.W.C.T.

LOT 1A  
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K:\CADD\06-C001 Lot 2 Block B, Settlement Section\TRANS\TALS\RECEIVED\2018-12-04 from DIAMOND - PLAT\2-04-18 REPLAY OF LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE.dwg, Model, 12/24/2018 1:50:00 PM, 1:59:5998, W&P, Inc., JL

METES AND BOUNDS DESCRIPTION

FOR A 3.001 ACRE TRACT OF LAND, BEING ALL OF LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE, A SUBDIVISION RECORDED IN CABINET H, SLIDE 299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.001 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF DECEMBER, 2018 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a iron rod found with cap marked "Carson" on the northwest corner of said Lot 2, Block B, same being on the an angle point in the northerly boundary line of Chandler Creek Condominiums, a condominium plat recorded in Document No. 2003045421 of the Official Public Records of Williamson County, Texas, same being on a point in the southerly right-of-way line of East Old Settlers Boulevard (120' right-of-way width) for the northwest corner and POINT OF BEGINNING hereof;

THENCE, with the northerly boundary line of said Lot 2, Block B, same being with said southerly right-of-way line of East Old Settlers Boulevard, the following two (2) courses and distances:

1. With a curve to the left an arc length of 88.75 feet, said curve having a radius of 2060.00 feet, a central angle of 02°28'07" and a chord which bears N 68°15'40" E for a distance of 88.75 feet to a 1/2" iron rod found on the beginning of a reverse curve to the right;
2. With said curve to the right an arc length of 320.64 feet, said curve having a radius of 3568.30 feet, a central angle of 05°08'55" and a chord which bears N 69°28'47" E for a distance of 320.54 feet to a "X" scribed in concrete found on the upper northeast corner of said Lot 2, Block B, same being on an angle point in the westerly right-of-way line of Sunrise Road (right-of-way width varies in this area), for the upper northeast corner hereof;

THENCE, with the easterly boundary line of said Lot 2, Block B, same being with said westerly right-of-way line of Sunrise Road, the following four (4) courses and distances:

1. With a curve to the right an arc length of 39.74 feet, said curve having a radius of 25.00 feet, a central angle of 91°04'52" and a chord which bears S 62°14'37" E for a distance of 35.69 feet to an iron rod found with cap marked "Carson", for the lower northeast corner hereof;
2. S 16°50'10" E for a distance of 25.65 feet to a "X" scribed in concrete found, for an angle point hereof;
3. S 22°33'58" E for a distance of 100.47 feet to an iron rod found with cap marked "Carson" on the beginning of a curve to the right;
4. With said curve to the right an arc length of 152.23 feet, said curve having a radius of 960.00 feet, a central angle of 09°05'09" and a chord which bears S 12°03'24" E for a distance of 152.07 feet to a 1/2" iron rod found on the southeast corner of said Lot 2, Block B, same being on the most easterly northeast corner of said Chandler Creek Condominiums, same being on an angle point in the westerly right-of-way line of Sunrise Road (80' right-of-way width in this area), for the southeast corner hereof;

THENCE, with the common boundary line of said Lot 2, Block B, and said Chandler Creek Condominiums, the following two (2) courses and distances:

1. S 69°26'37" W for a distance of 412.55 feet to a cotton gin spindle found on the southwest corner of said Lot 2, Block B, same being on an interior ell corner of said Chandler Creek Condominiums, for the southwest corner hereof;
2. N 20°31'24" W for a distance of 301.43 feet to the POINT OF BEGINNING hereof and containing 3.001 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.

PLAT NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203), STATE PLANE SYSTEM.
- 2) NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 3) NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 4) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 5) 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, AS AMENDED.
- 6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- 7) 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.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT 1499 OLD SETTLERS BLVD, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 3.001 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2014004100, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK B, RECORDED IN CABINET H, SLIDE 299, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS REPLAT OF LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE SUBDIVISION.

1499 OLD SETTLERS BLVD, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
Dustin Johnson, Manager

Date: \_\_\_\_\_, 2018

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS \_\_\_\_\_ OF 1499 OLD SETTLERS BLVD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID 1499 OLD SETTLERS BLVD, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT LONG VIEW EQUITY, LLC, THE LIEN HOLDER OF THAT CERTAIN 3.001 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2014004100, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK B, RECORDED IN CABINET H, SLIDE 299, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 3.001 ACRE TRACT (LOT 2, BLOCK B) SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED TO FOR PUBLIC DEDICATION AS SHOWN HEREON.

TEXAS BANK AND TRUST COMPANY

By: \_\_\_\_\_  
Chip McCharen., Director of Finance

Date: \_\_\_\_\_, 2018

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, 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 WITH IN 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, 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 PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED.

\_\_\_\_\_  
SHANE SHAFER, RPLS  
REGISTRATION NO. 5281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TX 78628

\_\_\_\_\_  
12-04-2018  
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 PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

\_\_\_\_\_  
ANTONIO A. PRETE, P.E.  
LICENSE NO. 93759  
WALTZ & PRETE, INC.  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX 78665

\_\_\_\_\_  
04 Dec 18  
DATE



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., 2018, AT O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018 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 LAS ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

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



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900



WALTZ & PRETE, INC.  
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

REPLAT OF LOT 2, BLOCK B,  
THE SETTLEMENT SECTION  
FIVE

FP1811-003

SHEET 2 OF 2