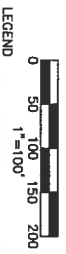
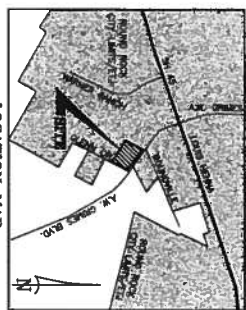
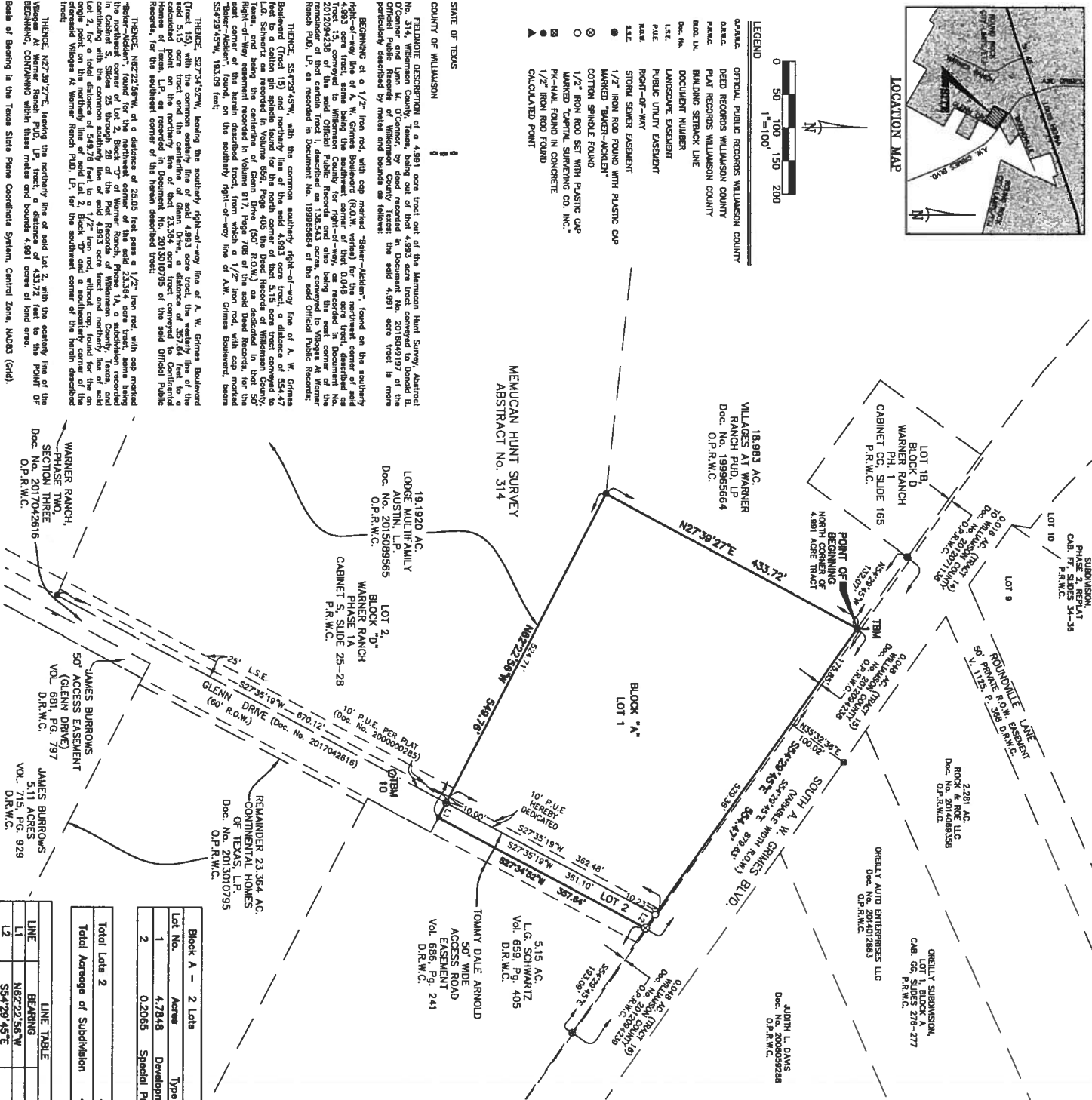


THE O'CONNOR SUBDIVISION FINAL PLAT



- LEGEND**
- OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY
 - DEED RECORDS WILLAMSON COUNTY
 - PLAT RECORDS WILLAMSON COUNTY
 - BUILDING STRUCK LINE
 - DOCUMENT NUMBER
 - LANDSCAPE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - RIGHT-OF-WAY
 - STORM SEWER EASEMENT
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP
 - MARKED "TAKER-MCKLEN"
 - COTTON SPINDLE FOUND
 - 1/2" IRON ROD SET WITH PLASTIC CAP
 - MARKED "CAPITAL SURVEYING CO. INC."
 - PK-NAL FOUND IN CONCRETE
 - 1/2" IRON ROD FOUND
 - CALCULATED POINT



OWNERS:
DONALD B. O'CONNOR
LYNNE M. O'CONNOR

ACREAGE BY LOT TYPE:
4.75 AC. DEVELOPMENT
0.2065 AC. RIGHT-OF-WAY

NUMBER OF BLOCKS: ONE
NUMBER OF LOTS AND TYPE: 1 LOT FOR DEVELOPMENT USE
LINEAR FEET OF NEW STREET: NONE

PLAT SUBMITTAL: OCTOBER 3, 2017

PATENT SURVEY: MEMUCAN HUNT SURVEY, ABSTRACT No. 314

BENCHMARKS:
TBM 1 - 1/2" IRON ROD WITH CAP MARKED "TAKER-MCKLEN"
FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK "A".
ELEV. = 800.03 F.B. 1801/63

NOTE:
TBM 10 - "D" CUT IN HEADWALL APPROXIMATELY 93 FEET
SOUTHWEST OF THE SOUTHEAST CORNER OF LOT 2,
BLOCK "A".
ELEV. = 805.60' F.B. 1801/63

SURVEYOR:
CAPITAL SURVEYING CO., INC.
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
Firm Registration No. 101287-0

ENGINEER:
MURFRE ENGINEERING COMPANY
1101 Capital of Texas Highway South
Building D, Suite 210
Austin, Texas 78746

Notes:
1. THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS
SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYORS CODE, AS AMENDED, SPECIFICALLY SECTION 653.13
- 653.19.
2. THE COORDINATE VALUES SHOWN HEREON ARE IN FEET AND BASED
ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,
NAD83 DATUM (GRID).
3. BENCHMARKS ARE BASED ON NAVD 88 DATUM OBTAINED BY GPS
OBSERVATION.
4. LOT 2 IS HEREBY DEDICATED AS RIGHT-OF-WAY TO THE CITY OF
ROUND ROCK.

Block A - 2 Lots

Lot No.	Acres	Type
1	4.7848	Development
2	0.2065	Special Purpose

Total Lots 2
Total Acreage of Subdivision 4.9913 Ac.

LINE	BEARING	LENGTH
L1	N62°22'56"W	25.05'
L2	S54°28'45"E	25.24'

**THE O'CONNOR SUBDIVISION
FINAL PLAT**

**EXHIBIT
"A"**

CSCI
CREATED BY: [Name]
DATE: [Date]
JOB NO.: 17504-10
WAL: [Name]
SCALE: N/A
JOB DATE: 17504-10
DATE: MARCH 20, 2017
JOB NO.: 17504-10
CWB #: 17504
SHEET NO.: 1 OF 2

