



**VALUATION OF THE FEE ACQUISITION**



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/07/19  
PAGE 3 OF 4

RITA H. GEORGE  
(1.00 AC.)  
DOC. NO. 2003066118  
O.P.R.W.C.T.

P.O.C.  
STA. 86+37.60  
409.05' LT

DWIGHT E. DAVIS AND WIFE,  
LATRICE A. DAVIS  
(1.00 AC.)  
VOL. 1700, PG. 475  
O.R.W.C.T.

P. A. HOLDER SURVEY  
ABSTRACT NO. 297

NUMBER	DIRECTION	DISTANCE
L1	S02° 30' 18"E	29.00'
(L1)	(S02° 34' 01"E)	(29.00')
L2	N02° 41' 41"W	28.60'

0 30 60  
1" = 60'

ROUND ROCK RANCH  
PHASE ONE  
SECTION ONE  
CAB. J,  
SLDS. 139-142  
P.R.W.C.T.

LOT 2  
SCHOOL TRACT  
(14.711 AC.)

LEONARD DUARTE  
(2.001 AC.)  
DOC. NO. 2016090540  
O.P.R.W.C.T.

BLOCK "N"

SPIRITUAL ASSEMBLY OF  
BAHA'IS FAITH OF ROUND  
ROCK, TEXAS  
(2.00 AC.)  
DOC. NO. 2000012742  
O.P.R.W.C.T.

P.O.B.

STA. 86+42.30  
70.22' LT  
GRID COORDINATES:  
N=10154562.60  
E=3143776.56

CITY OF ROUND ROCK  
15' WIDE P.U.E.  
VOL. 1347, PG. 572  
O.R.W.C.T.

0.156 AC.  
6,817 SQ. FT.

STA. 88+79.07  
70.08' LT

ROUND ROCK  
INDEPENDENT  
SCHOOL DISTRICT  
DOC. 2000046258  
O.P.R.W.C.T.

LOT 1  
FIRE STATION

TEXAS POWER & LIGHT CO. &  
SOUTHWESTERN BELL TELE. CO.  
2' WIDE EASEMENT  
VOL. 699, PG. 905  
D.R.W.C.T.

N88° 08' 08"E 236.77'  
PROPOSED R.O.W.

(S89° 38' 25"W 236.91')  
S88° 13' 55"W 236.68'

EXISTING R.O.W.

5' P.U.E./PLAT  
EXISTING R.O.W.

29' RIGHT-OF-WAY  
DEDICATION PER PLAT  
CAB. J, SLDS. 139-142

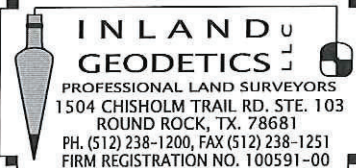
GATTIS SCHOOL ROAD  
(R.O.W. WIDTH VARIES)

PROPOSED GATTIS SCHOOL ROAD BASELINE

PARCEL PLAT SHOWING PROPERTY OF

LEONARD DUARTE

PARCEL 28



SCALE  
1" = 60'

PROJECT  
GATTIS SCHOOL ROAD

COUNTY  
WILLIAMSON