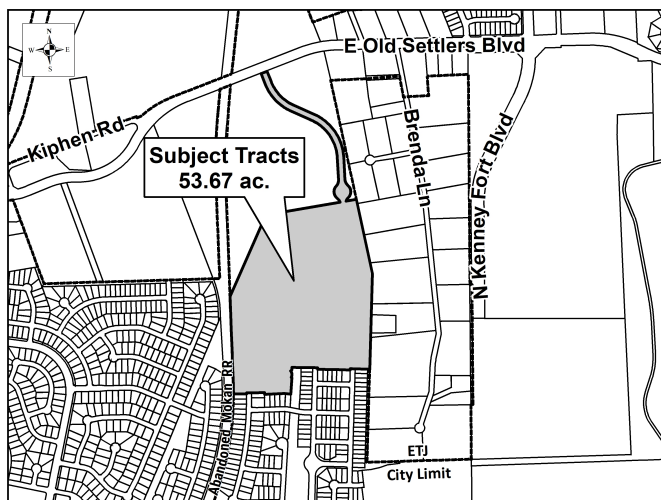


Homestead at Old Settlers Park Ph. 3, 5, 6, & 10 FINAL PLAT FP2009-003



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Final Plat to create 195 development lots, 1 right-of-way lot and 4 open space/drainage lots

ZONING AT TIME OF APPLICATION: SF-3 (Single-Family Mixed Lot)

DESCRIPTION: 53.67 acres out of the Willis Donaho Survey, Abstract No. 173

CURRENT USE OF PROPERTY: Undeveloped/Rural Single Family Residence

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Undeveloped (MF-1, Multifamily-Low Density); Future Phase
 South: Under Construction (SF-3, Single-Family Mixed Lot)
 East: Single Family Residences (ETJ, Unzoned)
 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:	195	33.1
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	4	8.33
ROW:	1	5.23
Parkland:	0	0
Other:	0	0
TOTALS:	200	53.67

Owner:
 Brian Cressman
 3200 E. Palm Valley Blvd.
 Round Rock, TX 78665

Agent:
 KTCivil
 Peggy Carrasquillo
 6805 N. Capital of Texas Hwy., Ste. 315
 Austin, TX 78731

Homestead at Old Settlers Park Ph. 3, 5, 6, & 10
FINAL PLAT FP2009-003

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 internal boundary lines between phases.

DATE OF REVIEW: November 18, 2020

LOCATION: South side of E. Old Settlers Park Boulevard and west of Brenda Lane

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Comprehensive 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 Final Plat, 18 estate lots are proposed with a minimum lot size of 10,000 square feet and 70-feet in lot width; 136 standard lots with a minimum lot size of 6,500 square feet and 50-feet in lot width; and 41 small lots with a minimum lot size of 5,000 square feet and 45-feet in lot width. Additionally, there will be 4 drainage/open space lots and 1 right-of-way lot. The proposal complies with the Comprehensive Plan, Zoning and Subdivision Ordinances, and the revised Preliminary Plat.

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 complete roadway improvements for the extension of Kenney Fort Boulevard or provide fees as specified in a City Council approved Development Agreement.

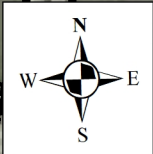
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water will be provided by stubbing to an 8-inch water line constructed for Phase 1 at Sawmill Crossing, Homestead Farms Drive, and Settlers Glen Drive. Wastewater will be provided via an existing 18-inch 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) has approved for the proposed development.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation, provide all recordation document numbers shown on the plat. Also, provide all recordation document numbers indicated on Phase 1 once the documents are recorded.
2. This Final Plat shall not be recorded until the Final Plat for Homestead at Old Settlers Park Phase 1 is recorded and the Subdivision Improvement Permit acceptance letter has been issued.
3. Revise the "open space/drainage lots" acreage to 3.10-acres on the cover sheet.
4. Revise the P&Z date on the cover sheet to November 18, 2020.



Kiphen Rd

**Subject Tracts
53.67 ac.**

E Old Settlers Blvd

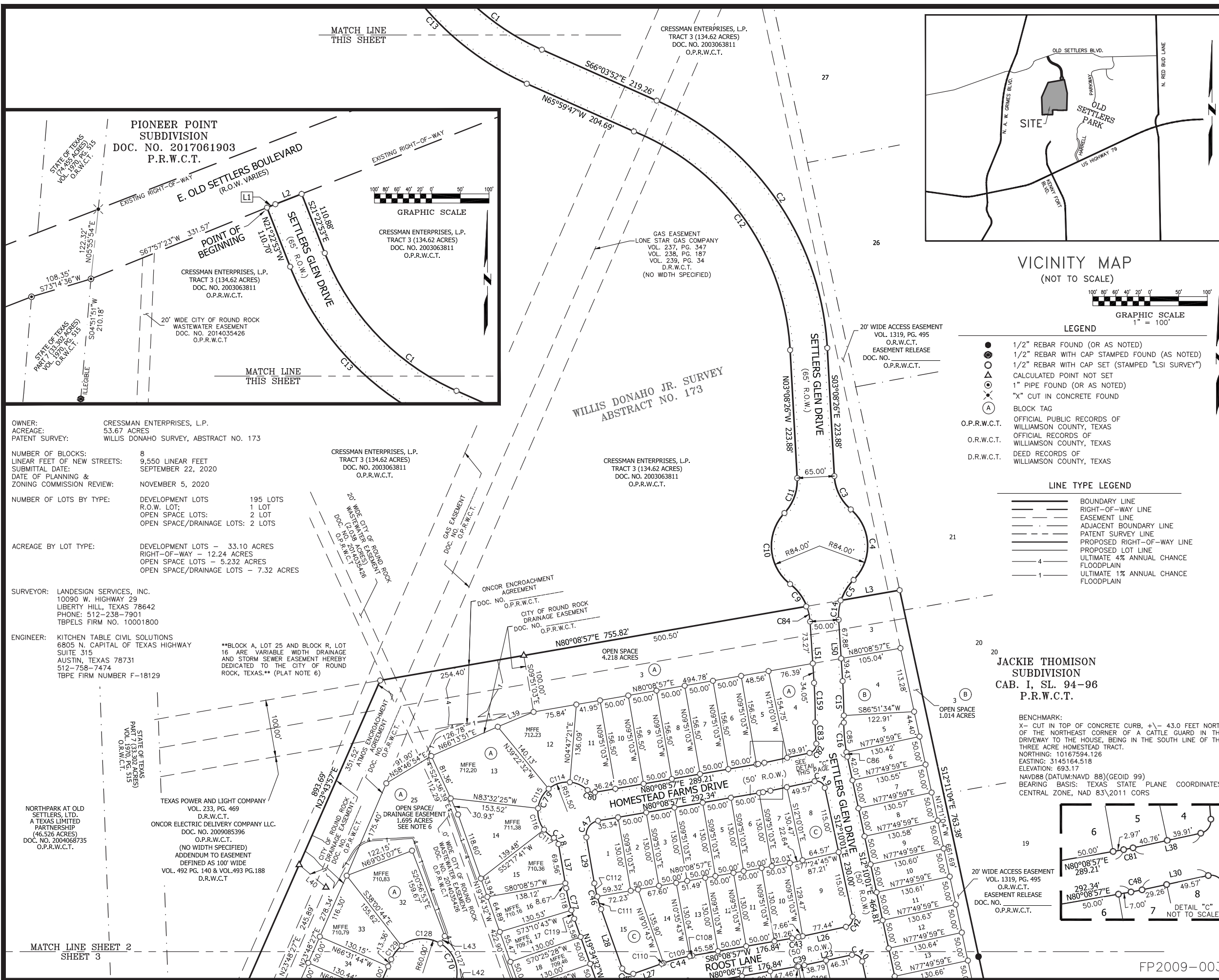
Brenda Ln

N Kenney Fort Blvd

Abandoned Mokon RR

ETJ

City Limit

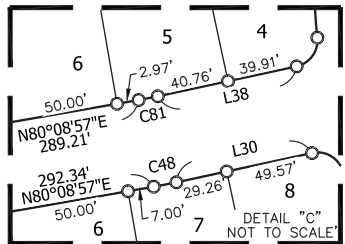


VICINITY MAP
(NOT TO SCALE)

LEGEND

LINE TYPE LEGEND

JACKIE THOMISON
SUBDIVISION
CAB. I, SL. 94-96
P.R.W.C.T.



FP2009-003

LSI LANDESIGN ★
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASES 3, 5, 6, AND 10

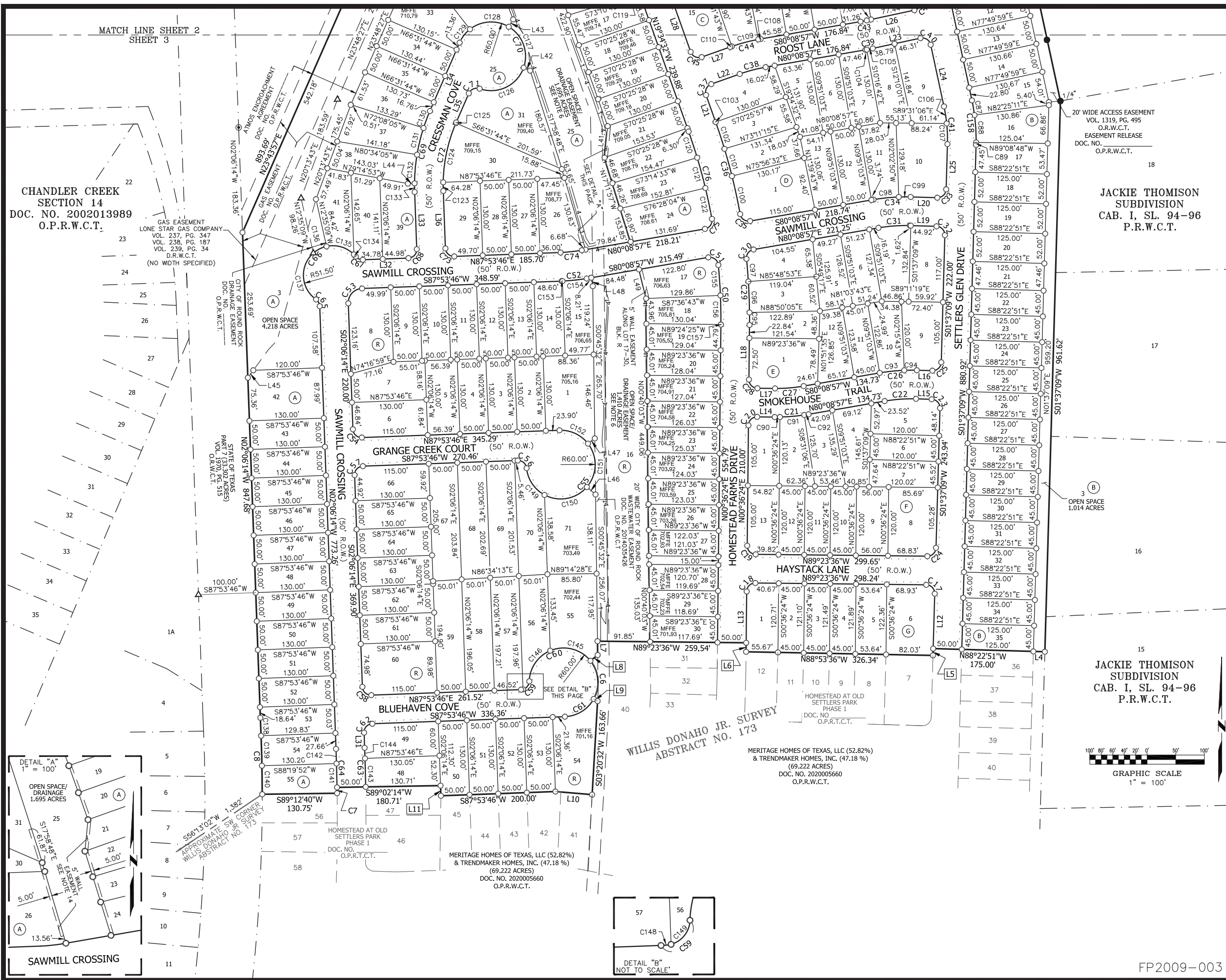
DRAWING NAME: HOMESTEAD PH 3		PROJECT NAME: KTCS CRESSMAN		REVISONS	
JOB NUMBER: 20-033		DATE	DESCRIPTION		
DATE: 08/20/2020		10/01/20	REV	PER	CORR COMMENT NO. 1
DRAWING FILE PATH: C:\PROJECTS\20-033\KTCS CRESSMAN\CADD\DWG\HOMESTEAD PH 3.DWG		11/03/20	REV	PER	CORR COMMENT NO. 2
FIELDNOTE FILE PATH: L:\20033 - KTCS CRESSMAN\DESCRIPTIONS					
RLS: TST	TECH: HAS	PARTYCHIEF: N/A			
CHECKED BY: TST	FIELDBOOK: N/A				

DRAWING PATH: I:\20033 - KTCS CRESSMANICAD\DWG\SS\HOMESTEAD PH 3 DWG SHEET PL OT SIZE: ARCH EULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 11/3/2020 3:45 PM

REVISIONS	
DATE	DESCRIPTION
10/01/20	REV PER CORR COMMENT NO. 1
11/03/20	REV PER CORR COMMENT NO. 2

SHEET
02 of 05

FP2009-003



Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	437.50'	341.19'	44°40'59"	S43° 43' 22"E
C2	502.50'	551.86'	62°55'26"	S34° 36' 09"E
C3	82.50'	66.69'	46°18'55"	S26° 17' 53"E
C4	84.00'	138.36'	94°22'38"	S02° 16' 01"E
C5	90.00'	42.19'	26°51'26"	S31° 29' 34"W
C6	60.00'	70.80'	67°36'35"	S04° 56' 21"E
C7	3375.00'	10.25'	0°10'26"	S00° 52' 33"E
C8	2954.43'	133.54'	2°35'23"	N01° 25' 03"W
C9	90.00'	49.10'	31°15'33"	N36° 42' 32"W
C10	84.00'	140.03'	95°30'48"	N04° 34' 55"W
C11	82.50'	66.69'	46°18'55"	N20° 01' 02"E
C12	437.50'	495.05'	64°49'58"	N35° 33' 25"W
C13	502.50'	391.88'	44°40'59"	N43° 43' 22"W
C14	90.00'	34.20'	21°46'22"	S07° 10' 40"W
C15	1025.00'	72.56'	4°03'21"	S01° 40' 50"E
C16	275.00'	60.06'	12°30'51"	S05° 54' 35"E
C17	15.00'	23.83'	91°00'45"	N43° 53' 13"W
C18	15.00'	23.56'	90°00'00"	S45° 36' 24"W
C19	15.00'	23.56'	90°00'00"	N44° 23' 36"W
C20	15.00'	23.56'	90°00'00"	N45° 36' 24"E
C21	325.00'	59.32'	10°27'27"	N85° 22' 41"E
C22	275.00'	55.05'	11°28'12"	N85° 53' 03"E
C23	15.00'	23.56'	90°00'00"	S43° 22' 51"E
C24	15.00'	23.30'	88°59'15"	S46° 06' 47"W
C25	15.00'	23.56'	90°00'00"	S46° 37' 09"W
C26	325.00'	65.06'	11°28'12"	S85° 53' 03"W
C27	275.00'	50.19'	10°27'27"	S85° 22' 41"W
C28	15.00'	23.56'	90°00'00"	N44° 23' 36"W
C29	1025.00'	115.45'	6°27'13"	N02° 37' 13"W
C30	15.00'	22.51'	86°00'02"	N37° 08' 59"E
C31	275.00'	55.05'	11°28'12"	N85° 53' 03"E
C32	15.00'	23.56'	90°00'00"	S43° 22' 51"E
C33	15.00'	23.56'	90°00'00"	S46° 37' 09"W
C34	325.00'	65.06'	11°28'12"	S85° 53' 03"W
C35	15.00'	23.46'	89°35'35"	N55° 03' 15"W
C36	1025.00'	166.69'	9°19'04"	N14° 55' 00"W
C37	15.00'	23.56'	90°00'00"	N25° 25' 28"E
C38	275.00'	46.68'	9°43'29"	N75° 17' 13"E
C39	325.00'	13.14'	2°18'58"	N78° 59' 28"E
C40	15.00'	23.56'	90°00'00"	S57° 10' 01"E
C41	275.00'	66.17'	13°47'10"	S05° 16' 26"E
C42	15.00'	23.56'	90°00'00"	S32° 49' 59"W
C43	275.00'	11.12'	2°18'58"	S78° 59' 28"W
C44	325.00'	55.16'	9°43'29"	S75° 17' 13"W
C45	15.00'	23.56'	90°00'00"	N64° 34' 32"W
C46	275.00'	46.68'	9°43'29"	N14° 42' 47"W
C47	25.00'	39.27'	90°00'00"	N35° 08' 57"E
C48	325.00'	13.14'	2°18'58"	N78° 59' 28"E
C49	15.00'	23.56'	90°00'00"	S57° 10' 01"E
C50	975.00'	104.14'	6°07'10"	N02° 27' 11"W
C51	15.00'	24.70'	94°20'17"	N52° 40' 55"W
C52	325.00'	43.94'	7°44'49"	S84° 01' 22"W
C53	25.00'	39.27'	90°00'00"	S42° 53' 46"W
C54	15.00'	23.56'	90°00'00"	S47° 06' 14"E
C55	60.00'	278.74'	266°10'39"	S40° 59' 06"W
C56	15.00'	22.56'	86°10'39"	N49° 00' 54"W
C57	15.00'	23.56'	90°00'00"	S42° 53' 46"W
C58	15.00'	23.56'	90°00'00"	S47° 06' 14"E
C59	15.00'	22.56'	86°10'39"	N44° 48' 27"E
C60	60.00'	146.12'	139°32'14"	N71° 29' 14"E
C61	60.00'	61.82'	59°01'49"	S58° 22' 51"W
C62	15.00'	23.56'	90°00'00"	S42° 53' 46"W
C63	3425.00'	68.21'	1°08'28"	S01° 32' 00"E
C64	3375.00'	67.21'	1°08'28"	N01° 32' 00"W
C65	15.00'	13.88'	53°01'20"	N28° 36' 54"W
C66	51.50'	176.21'	196°02'41"	N42° 53' 46"E
C67	15.00'	13.88'	53°01'20"	S65° 35' 34"E
C68	15.01'	23.55'	89°52'11"	N42° 56' 18"E
C69	325.00'	145.07'	25°34'30"	N10° 41' 01"E
C70	60.00'	278.74'	266°10'39"	S23° 26' 25"E

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C71	15.00'	22.56'	86°10'39"	S66° 33' 35"W
C72	275.00'	122.75'	25°34'30"	S10° 41' 01"W
C73	15.00'	23.06'	88°04'46"	S48° 03' 51"E
C74	275.00'	37.18'	7°44'49"	N84° 01' 22"E
C75	15.00'	23.68'	90°26'27"	N34° 55' 44"E
C76	975.00'	157.98'	9°17'02"	N14° 56' 01"W
C77	325.00'	55.16'	9°43'29"	N14° 42' 47"W
C78	15.00'	13.88'	53°01'20"	N36° 21' 43"W
C79	51.50'	176.21'	196°02'41"	N35° 08' 57"E
C80	15.00'	13.88'	53°01'20"	S73° 20' 23"E
C81	275.00'	11.12'	2°18'58"	N78° 59' 28"E
C82	15.00'	22.00'	84°01'48"	N35° 49' 05"E
C83	325.00'	37.12'	6°32'39"	N02° 55' 29"W
C84	90.00'	27.29'	17°22'15"	N12° 23' 38"W
C85	275.00'	52.08'	10°50'59"	S05° 04' 39"E
C86	275.00'	7.99'	1°39'52"	S11° 20' 05"E
C87	325.00'	26.02'	4°35'12"	N09° 52' 25"W
C88	325.00'	47.84'	8°26'00"	N03° 21' 49"W
C89	325.00'	4.34'	0°45'57"	N01° 14' 10"E
C90	325.00'	9.12'	1°36'26"	N89° 48' 11"E
C91	325.00'	42.64'	7°31'04"	N85° 14' 26"E
C92	325.00'	7.56'	1°19'57"	N80° 48' 56"E
C93	325.00'	43.05'	7°35'20"	S83° 56' 37"W
C94	325.00'	22.02'	3°52'52"	S89° 40' 43"W
C95	1025.00'	21.71'	1°12'49"	N00° 00' 01"W
C96	1025.00'	54.07'	3°01'20"	N02° 07' 05"W
C97	1025.00'	39.68'	2°13'04"	N04° 44' 17"W
C98	325.00'	44.26'	7°48'13"	S84° 03' 04"W
C99	325.00'	20.80'	3°39'59"	S89° 47' 10"W
C100	1025.00'	67.98'	3°48'00"	N12° 09' 28"W
C101	1025.00'	49.28'	2°45'18"	N15° 26' 07"W
C102	1025.00'	49.28'	2°45'18"	N18° 11' 24"W
C103	1025.00'	0.15'	0°00'29"	N19° 34' 17"W
C104	325.00'	2.42'	0°25'39"	N79° 56' 08"E
C105	325.00'	10.71'	1°53'19"	N78° 46' 39"E
C106	275.00'	30.11'	6°16'26"	N09° 01' 48"W
C107	275.00'	36.06'	7°30'44"	N02° 08' 13"W
C108	325.00'	4.22'	0°44'40"	S79° 46' 37"W
C109	325.00'	47.84'	8°26'00"	S75° 11' 17"W
C110	325.00'	3.10'	0°32'49"	S70° 41' 52"W
C111	275.00'	23.01'	4°47'38"	S17° 10' 43"E
C112	275.00'	23.67'	4°55'51"	S12° 18' 58"E
C113	51.50'	34.50'	38°22'56"	N66° 01' 11"W
C114	51.50'	39.70'	44°09'53"	S72° 42' 25"W
C115	51.50'	39.70'	44°09'53"	S28° 32' 31"W
C116	51.50'	39.70'	44°09'53"	S15° 37' 22"E
C117	51.50'	22.62'	25°10'05"	S50° 17' 21"E
C118	325.00'	39.54'	6°58'14"	S13° 20' 10"E
C119	325.00'	15.62'	2°45'15"	S18° 11' 54"E
C120	975.00'	47.96'	2°49'05"	N18° 09' 59"W
C121	975.00'	54.88'	3°13'31"	N15° 08' 41"W
C122	975.00'	55.72'	3°16'28"	N11° 53' 42"W
C123	275.00'	15.12'	3°09'04"	S00° 31' 42"E
C124	275.00'	106.32'	22°09'06"	S12° 07' 24"W
C125	275.00'	1.30'	0°16'19"	S23° 20' 06"W
C126	60.00'	94.75'	90°28'35"	N64° 24' 37"E
C127	60.00'	82.10'	78°24'10"	N20° 01' 45"W
C128	60.00'	72.03'	68°46'54"	S86° 22' 43"W
C129	60.00'	29.86'	28°31'00"	S37° 43' 46"W
C130	325.00'	31.80'	5°36'20"	S20° 40' 06"W
C131	325.00'	47.84'	8°26'00"	S13° 38' 55"W
C132	325.00'	50.31'	8°52'11"	S04° 59' 49"W
C133	325.00'	15.12'	2°39'58"	S00° 46' 15"E
C134	51.50'	5.06'	5°38'02"	N41° 53' 54"W
C135	51.50'	52.02'	57°52'13"	N73° 39' 02"W
C136	51.50'	26.10'	29°02'28"	S62° 53' 37"W
C137	51.50'	93.03'	103°29'58"	S03° 22' 35"E
C138	2954.43'	31.40'	0°36'32"	N02° 24' 28"W
C139	2954.43'	52.30'	1°00'51"	N01° 35' 46"W
C140	2954.43'	49.84'	0°58'00"	N00° 36' 21"W

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C141	3375.00'	41.59'	0°42'22"	N01° 18' 57"W
C142	3375.00'	25.62'	0°26'06"	N01° 53' 11"W
C143	3425.00'	49.70'	0°49'53"	N01° 22' 43"W
C144	3425.00'	18.51'	0°18'35"	N01° 56' 57"W
C145	60.00'	77.71'	74°12'43"	N75° 51' 00"W
C146	60.00'	68.41'	65°19'31"	S34° 22' 53"W
C147	15.00'	19.05'	72°46'45"	N38° 06' 30"E
C148	15.00'	3.51'	13°23'54"	N81° 11' 49"E
C149	60.00'	58.49'	55°51'13"	S33° 51' 12"E
C150	60.00'	81.22'	77°33'31"	N79° 26' 27"E
C151	60.00'	81.99'	78°17'58"	N01° 30' 42"E
C152	60.00'	57.04'	54°27'57"	N64° 52' 15"W
C153	325.00'	1.40'	0°14'50"	N87° 46' 21"E
C154	325.00'	42.54'	7°29'59"	N83° 53' 57"E
C155	975.00'	58.86'	3°27'32"	N04° 07' 03"W
C156	975.00'	50.73'	2°58'52"	N00° 53' 51"W
C157	975.00'	0.23'	0°00'49"	N00° 35' 59"E
C158	325.00'	78.20'	13°47'10"	S05° 16' 26"E
C159	975.00'	69.02'	4°03'21"	N01° 40' 50"W

Line Table		
Line #	Direction	Length
L1	N67° 57' 23"E	15.75'
L2	N68° 37' 07"E	49.25'
L3	N80° 08' 57"E	103.76'
L4	N88° 21' 47"W	20.00'
L5	S01° 37' 09"W	11.90'
L6	N00° 36' 24"E	15.77'
L7	S00° 45' 32"E	24.17'
L8	S51° 15' 22"W	16.13'
L9	S61° 08' 03"E	7.70'
L10	N85° 10' 50"W	64.34'
L11	N02° 06' 14"W	17.70'
L12	N01° 37' 09"E	95.92'
L13	S00° 36' 24"W	89.45'
L14	S89° 23' 36"E	30.71'
L15	S88° 22' 51"E	27.27'
L16	N88° 22' 51"W	27.27'
L17	N89° 23' 36"W	30.71'
L18	N00° 36' 24"E	95.34'
L19	S88° 22' 51"E	46.54'
L20	N88° 22' 51"W	46.54'
L21	N19° 34' 32"W	49.78'
L22	N70° 25' 28"E	52.76'
L23	N77° 49' 59"E	85.10'
L24	S12° 10' 01"E	110.17'
L25	S01° 37' 09"W	79.05'
L26	S77° 49' 59"W	85.10'
L27	S70° 25' 28"W	52.76'
L28	N19° 34' 32"W	110.10'
L29	N09° 51' 03"W	81.36'
L30	N77° 49' 59"E	78.83'

Line Table		
Line #	Direction	Length
L31	S02° 06' 14"E	26.49'
L32	N87° 53' 46"E	79.76'
L33	N02° 06' 14"W	99.90'
L34	N23° 28' 16"E	130.12'
L35	S23° 28' 16"W	55.29'
L36	S02° 06' 14"E	100.39'
L37	N09° 51' 03"W	78.24'
L38	N77° 49' 59"E	80.68'
L39	N67° 32' 59"E	67.63'
L40	N49° 56' 17"W	61.09'
L41	N05° 37' 26"E	55.26'
L42	N65° 17' 52"W	12.58'
L43	S30° 46' 10"W	15.00'
L44	S87° 53' 46"W	11.68'
L45	S36° 15' 57"W	16.11'
L46	S49° 20' 57"E	19.99'
L47	S52° 22' 16"W	14.99'
L48	S09° 51' 03"E	15.00'
L49	N13° 43' 11"W	52.27'
L50	S03° 42' 31"E	107.31'
L51	N03° 42' 31"W	107.31'

METES AND BOUNDS:

BEING 53.67 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 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 AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE NORTH LINE OF SAID 134.62 ACRE TRACT AND THE EXISTING SOUTH RIGHT-OF

RESIDENTIAL LOT SUMMARY				
BLK	LOT	AREA (SF)	AREA (Ac)	LOT CLASSIFICATION
A	4	10,051.22 SF	0.23 Ac	STANDARD
A	5	8,051.97 SF	0.18 Ac	STANDARD
A	6	7,825.00 SF	0.18 Ac	STANDARD
A	7	7,825.00 SF	0.18 Ac	STANDARD
A	8	7,825.00 SF	0.18 Ac	STANDARD
A	9	7,825.00 SF	0.18 Ac	STANDARD
A	10	7,825.00 SF	0.18 Ac	STANDARD
A	11	9,164.07 SF	0.21 Ac	STANDARD
A	12	12,060.30 SF	0.28 Ac	STANDARD
A	13	17,821.11 SF	0.41 Ac	STANDARD
A	14	12,456.88 SF	0.29 Ac	STANDARD
A	15	9,806.87 SF	0.23 Ac	STANDARD
A	16	7,526.65 SF	0.17 Ac	STANDARD
A	17	6,806.26 SF	0.16 Ac	STANDARD
A	18	6,500.00 SF	0.15 Ac	STANDARD
A	19	6,500.00 SF	0.15 Ac	STANDARD
A	20	6,500.00 SF	0.15 Ac	STANDARD
A	21	7,088.19 SF	0.16 Ac	STANDARD
A	22	7,782.36 SF	0.18 Ac	STANDARD
A	23	7,778.04 SF	0.18 Ac	STANDARD
A	24	9,774.99 SF	0.22 Ac	STANDARD
A	26	8,266.92 SF	0.19 Ac	STANDARD
A	27	6,500.00 SF	0.15 Ac	STANDARD
A	28	6,500.00 SF	0.15 Ac	STANDARD
A	29	8,361.31 SF	0.19 Ac	STANDARD
A	30	12,433.09 SF	0.29 Ac	ESTATE
A	31	15,534.19 SF	0.36 Ac	ESTATE
A	32	15,128.08 SF	0.35 Ac	ESTATE
A	33	10,625.18 SF	0.24 Ac	STANDARD
A	34	6,514.66 SF	0.15 Ac	STANDARD
A	35	6,529.35 SF	0.15 Ac	STANDARD
A	36	7,228.04 SF	0.17 Ac	STANDARD
A	37	7,894.14 SF	0.18 Ac	STANDARD
A	38	7,490.68 SF	0.17 Ac	STANDARD
A	39	8,022.51 SF	0.18 Ac	STANDARD
A	40	7,293.10 SF	0.17 Ac	STANDARD
A	41	7,277.51 SF	0.17 Ac	STANDARD
A	42	11,375.53 SF	0.26 Ac	ESTATE
A	43	6,500.00 SF	0.15 Ac	STANDARD
A	44	6,500.00 SF	0.15 Ac	STANDARD
A	45	6,500.00 SF	0.15 Ac	STANDARD
A	46	6,500.00 SF	0.15 Ac	STANDARD
A	47	6,500.00 SF	0.15 Ac	STANDARD
A	48	6,500.00 SF	0.15 Ac	STANDARD
A	49	6,500.00 SF	0.15 Ac	STANDARD
A	50	6,500.00 SF	0.15 Ac	STANDARD
A	51	6,500.00 SF	0.15 Ac	STANDARD
A	52	6,500.00 SF	0.15 Ac	STANDARD
A	53	6,500.80 SF	0.15 Ac	STANDARD
A	54	6,861.10 SF	0.16 Ac	STANDARD
A	55	6,633.22 SF	0.15 Ac	STANDARD
B	4	12,012.40 SF	0.28 Ac	ESTATE
B	5	6,918.78 SF	0.16 Ac	STANDARD
B	6	6,526.89 SF	0.15 Ac	STANDARD
B	7	6,527.98 SF	0.15 Ac	STANDARD
B	8	6,528.74 SF	0.15 Ac	STANDARD
B	9	6,529.50 SF	0.15 Ac	STANDARD
B	10	6,530.26 SF	0.15 Ac	STANDARD
B	11	6,529.02 SF	0.15 Ac	STANDARD
B	12	6,533.79 SF	0.15 Ac	STANDARD
B	13	6,532.55 SF	0.15 Ac	STANDARD
B	14	6,533.31 SF	0.15 Ac	STANDARD
B	15	7,077.41 SF	0.16 Ac	STANDARD
B	16	7,270.67 SF	0.17 Ac	STANDARD
B	17	6,579.37 SF	0.15 Ac	STANDARD
B	18	6,500.00 SF	0.15 Ac	STANDARD
B	19	6,500.00 SF	0.15 Ac	STANDARD
B	20	6,500.00 SF	0.15 Ac	STANDARD
B	21	5,932.88 SF	0.14 Ac	SMALL
B	22	5,625.00 SF	0.13 Ac	SMALL
B	23	5,625.00 SF	0.13 Ac	SMALL
B	24	5,625.00 SF	0.13 Ac	SMALL
B	25	5,625.00 SF	0.13 Ac	SMALL
B	26	5,625.00 SF	0.13 Ac	SMALL
B	27	5,625.00 SF	0.13 Ac	SMALL
B	28	5,625.00 SF	0.13 Ac	SMALL
B	29	5,625.00 SF	0.13 Ac	SMALL
B	30	5,625.00 SF	0.13 Ac	SMALL
B	31	5,625.00 SF	0.13 Ac	SMALL
B	32	5,625.00 SF	0.13 Ac	SMALL
B	33	5,625.00 SF	0.13 Ac	SMALL
B	34	5,625.00 SF	0.13 Ac	SMALL
B	35	5,625.00 SF	0.13 Ac	SMALL

RESIDENTIAL LOT SUMMARY				
BLK	LOT	AREA (SF)	AREA (Ac)	LOT CLASSIFICATION
C	1	7,701.85 SF	0.18 Ac	STANDARD
C	2	6,500.00 SF	0.15 Ac	STANDARD
C	3	6,500.00 SF	0.15 Ac	STANDARD
C	4	6,500.00 SF	0.15 Ac	STANDARD
C	5	6,500.00 SF	0.15 Ac	STANDARD
C	6	6,500.00 SF	0.15 Ac	STANDARD
C	7	6,781.82 SF	0.16 Ac	STANDARD
C	8	8,361.32 SF	0.19 Ac	STANDARD
C	9	11,599.19 SF	0.27 Ac	ESTATE
C	10	6,500.06 SF	0.15 Ac	STANDARD
C	11	6,500.00 SF	0.15 Ac	STANDARD
C	12	6,500.00 SF	0.15 Ac	STANDARD
C	13	6,584.55 SF	0.15 Ac	STANDARD
C	14	7,605.83 SF	0.17 Ac	STANDARD
C	15	10,106.52 SF	0.23 Ac	ESTATE
D	1	11,296.80 SF	0.26 Ac	ESTATE
D	2	6,889.50 SF	0.16 Ac	STANDARD
D	3	6,838.11 SF	0.16 Ac	STANDARD
D	4	8,248.69 SF	0.19 Ac	STANDARD
D	5	6,788.27 SF	0.16 Ac	STANDARD
D	6	6,500.00 SF	0.15 Ac	STANDARD
D	7	6,548.52 SF	0.15 Ac	STANDARD
D	8	7,027.77 SF	0.16 Ac	STANDARD
D	9	9,052.11 SF	0.21 Ac	STANDARD
D	10	11,099.22 SF	0.25 Ac	ESTATE
D	11	7,407.75 SF	0.17 Ac	STANDARD
D	12	6,500.00 SF	0.15 Ac	STANDARD
D	13	6,767.38 SF	0.16 Ac	STANDARD
E	1	10,263.65 SF	0.24 Ac	ESTATE
E	2	5,670.79 SF	0.13 Ac	SMALL
E	3	6,908.98 SF	0.16 Ac	STANDARD
E	4	7,008.04 SF	0.16 Ac	STANDARD
E	5	6,771.09 SF	0.16 Ac	STANDARD
E	6	6,502.92 SF	0.15 Ac	STANDARD
E	7	7,834.12 SF	0.18 Ac	STANDARD
E	8	7,879.66 SF	0.18 Ac	STANDARD
E	9	8,126.86 SF	0.19 Ac	STANDARD
E	10	6,238.33 SF	0.14 Ac	SMALL
E	11	5,544.91 SF	0.13 Ac	SMALL
E	12	6,476.58 SF	0.15 Ac	SMALL
F	1	6,530.90 SF	0.15 Ac	STANDARD
F	2	6,398.37 SF	0.15 Ac	SMALL
F	3	6,674.26 SF	0.15 Ac	STANDARD
F	4	7,648.84 SF	0.18 Ac	STANDARD
F	5	7,248.25 SF	0.17 Ac	STANDARD
F	6	5,400.00 SF	0.12 Ac	SMALL
F	7	5,589.12 SF	0.13 Ac	SMALL
F	8	10,109.02 SF	0.23 Ac	ESTATE
F	9	6,720.00 SF	0.15 Ac	STANDARD
F	10	5,400.00 SF	0.12 Ac	SMALL
F	11	5,400.00 SF	0.12 Ac	SMALL
F	12	5,400.00 SF	0.12 Ac	SMALL
F	13	6,530.51 SF	0.15 Ac	STANDARD
G	1	6,657.70 SF	0.15 Ac	STANDARD
G	2	5,440.75 SF	0.12 Ac	SMALL
G	3	5,458.42 SF	0.13 Ac	SMALL
G	4	5,476.09 SF	0.13 Ac	SMALL
G	5	6,550.81 SF	0.15 Ac	STANDARD
G	6	10,148.90 SF	0.23 Ac	ESTATE

RESIDENTIAL LOT SUMMARY				
BLK	LOT	AREA (SF)	AREA (Ac)	LOT CLASSIFICATION
R	1	11,912.49 SF	0.27 Ac	ESTATE
R	2	6,500.00 SF	0.15 Ac	STANDARD
R	3	6,500.00 SF	0.15 Ac	STANDARD
R	4	6,500.00 SF	0.15 Ac	STANDARD
R	5	7,330.87 SF	0.17 Ac	STANDARD
R	6	7,990.92 SF	0.18 Ac	STANDARD
R	7	8,179.89 SF	0.19 Ac	STANDARD
R	8	10,295.33 SF	0.24 Ac	ESTATE
R	9	6,500.00 SF	0.15 Ac	STANDARD
R	10	6,500.00 SF	0.15 Ac	STANDARD
R	11	6,500.00 SF	0.15 Ac	STANDARD
R	12	6,500.00 SF	0.15 Ac	STANDARD
R	13	6,500.00 SF	0.15 Ac	STANDARD
R	14	6,500.00 SF	0.15 Ac	STANDARD
R	15	6,731.58 SF	0.15 Ac	STANDARD
R	17	8,091.26 SF	0.19 Ac	STANDARD
R	18	6,161.21 SF	0.14 Ac	SMALL
R	19	5,830.61 SF	0.13 Ac	SMALL
R	20	5,784.16 SF	0.13 Ac	SMALL
R	21	5,739.12 SF	0.13 Ac	SMALL
R	22	5,694.07 SF	0.13 Ac	SMALL
R	23	5,649.03 SF	0.13 Ac	SMALL
R	24	5,603.98 SF	0.13 Ac	SMALL
R	25	5,558.94 SF	0.13 Ac	SMALL
R	26	5,513.89 SF	0.13 Ac	SMALL
R	27	5,468.85 SF	0.13 Ac	SMALL
R	28	5,408.79 SF	0.12 Ac	SMALL
R	29	5,363.74 SF	0.12 Ac	SMALL
R	30	5,318.70 SF	0.12 Ac	SMALL
R	48	6,645.85 SF	0.15 Ac	STANDARD
R	49	7,752.02 SF	0.18 Ac	STANDARD
R	50	6,500.00 SF	0.15 Ac	STANDARD
R	51	6,500.00 SF	0.15 Ac	STANDARD
R	52	6,500.00 SF	0.15 Ac	STANDARD
R	53	6,500.00 SF	0.15 Ac	STANDARD
R	54	10,042.27 SF	0.23 Ac	ESTATE
R	55	11,464.06 SF	0.26 Ac	ESTATE
R	56	7,941.61 SF	0.18 Ac	STANDARD
R	57	9,888.94 SF	0.23 Ac	STANDARD
R	58	9,831.55 SF	0.23 Ac	STANDARD
R	59	9,773.69 SF	0.22 Ac	STANDARD
R	60	11,648.94 SF	0.27 Ac	ESTATE
R	61	6,500.00 SF	0.15 Ac	STANDARD
R	62	6,500.00 SF	0.15 Ac	STANDARD
R	63	6,500.00 SF	0.15 Ac	STANDARD
R	64	6,500.00 SF	0.15 Ac	STANDARD
R	65	6,500.00 SF	0.15 Ac	STANDARD
R	66	7,740.88 SF	0.18 Ac	STANDARD
R	67	10,221.07 SF	0.23 Ac	STANDARD
R	68	10,163.21 SF	0.23 Ac	STANDARD
R	69	10,105.35 SF	0.23 Ac	STANDARD
R	70	8,613.99 SF	0.20 Ac	STANDARD
R	71	11,999.81 SF	0.28 Ac	ESTATE

SPECIAL PURPOSE LOT SUMMARY				
BLK	LOT	AREA (SF)	AREA (Ac)	USAGE DESIGNATION
A	3	183,747.55 SF	4.22 Ac	OPEN SPACE
A	25	73,843.01 SF	1.70 Ac	OPEN SPACE DRAINAGE
B	3	44,153.63 SF	1.01 Ac	OPEN SPACE
R	16	61,404.81 SF	1.41 Ac	OPEN SPACE DRAINAGE
		533,124.09 SF	12.24 Ac	R.O.W.

LOTS	PHASES					
LOT SIZE	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



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASES 3, 5, 6, AND 10

PROJECT NAME: KTCS CRESSMAN	REVISIONS		DATE	DESCRIPTION
	REV	PER		
JOB NUMBER: 20-033	10/01/20	REV	10/01/20	DESCRIPTION
DATE: 08/20/2020	11/03/20	REV	11/03/20	DESCRIPTION
DRAWING FILE PATH: L:\20033-KTCS		REV		DESCRIPTION
CRESSMAN\CAD\DWG\HOMESTEAD PH 3.DWG		REV		DESCRIPTION
FIELDNOTE FILE PATH: L:\20033 - KTCS CRESSMAN\DESCRIPTIONS		REV		DESCRIPTION
RPLS: TST		REV		DESCRIPTION
TECH: HAS		REV		DESCRIPTION
PARTYCHIEF: N/A		REV		DESCRIPTION
CHECKED BY: TST		REV		DESCRIPTION
FIELDBOOK: N/A		REV		DESCRIPTION

DRAWING NAME:
HOMESTEAD PH 3

SHEET
04 of 05

FP2009-003

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 DONAHU 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 2003063811 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 PHASES 3, 5, 6 AND 10"

CRESSMAN ENTERPRISES, L.P.

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

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2020, BY, _____ AS _____ OF CRESSMAN ENTERPRISES, L.P. A TEXAS LIABILITY PARTNERSHIP, ON BEHALF OF MERITAGE HOMES OF TEXAS, LLC,

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

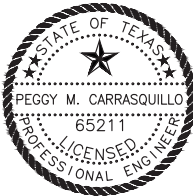
MY COMMISSION EXPIRES:

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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 11-3-2020
PEGGY M. CARRASQUILLO, P.E. 65211
KITCHEN TABLE CIVIL SOLUTIONS
TBP# FIRM NUMBER F-18129
6805 N. CAPITAL OF TEXAS HIGHWAY
STE. 315
AUSTIN, TEXAS 78731
(PHONE) 512-758-7474



STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT I, TRAVIS S. TABOR, 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.

Travis S. Tabor 11/03/2020
TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428
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, EXCEPT THERE WILL BE NO 10' P.U.E. AT THE INTERFACE OF LOT 16, BLOCK R WITH GRANGE CREEK COURT.
- 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 ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- A DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF ROUND ROCK, TEXAS OVER THE ENTIRETY OF LOT 25, BLOCK A AND LOT 16, BLOCK R.
- 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 ENCLOSED 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.
- 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 3 BLOCK A, LOT 25 BLOCK A, LOT 3 BLOCK B, AND LOT 16 BLOCK R.
- NO MOTORIZED VEHICLE ACCESS SHALL BE PROVIDED FROM WEST BOUNDARY OF BLOCK A, LOTS 3 AND 42-55.
- A FIVE (5) FOOT WALL EASEMENT IS HEREBY CONVEYED TO THE HOME OWNERS ASSOCIATION AS SHOWN ON THE FACE OF THIS PLAT FOR THE FOLLOWING: LOTS 17-30 BLOCK R, AND LOTS 19-24, 26, 30, 31 BLOCK A.

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, VENTS, 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 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 BE LIMITED 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 GRANTOR'S 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 AND ITS SUCCESSORS AND ASSIGNS, HEREBY WARRANT AND REPRESENTS, WARRANTS, WARRANTS 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.

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 ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

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



FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASES 3, 5, 6, AND 10

REVISIONS		DATE	DESCRIPTION
1	REV PER CORR COMMENT NO. 1	10/01/20	
2	REV PER CORR COMMENT NO. 2	11/03/20	
PROJECT NAME: KTCS CRESSMAN			
JOB NUMBER: 20-033			
DATE: 08/20/2020			
DRAWING FILE PATH: L:\20033 - KTCS CRESSMAN\HOMESTEAD PH 3.DWG			
FIELDNOTE FILE PATH: L:\20033 - KTCS CRESSMAN\DESCRIPTIONS			
RPLS: TST			
CHECKED BY: TST			
FILEBOOK: N/A			
DRAWING NAME: HOMESTEAD PH 3			
SHEET 05 of 05			

FP2009-003