

FINAL SUBDIVISION PLAT OF SUBDIVISION OF 8440 ACRES OUT OF THE ROBERT MCNUITT SURVEY, ABSTRACT 422 SITUATED IN WILLIAMSON COUNTY, TEXAS

ROBERT MCNUITT SURVEY ABSTRACT NO. 422

McNUITT PARK Pk. Slid. 12

BEVERLY JOHNSON GORDON DOC. NO. 9835986 (TRACT 3)

BEVERLY JOHNSON GORDON DOC. NO. 9835986 206.29 AC. (TRACT 1)

NOTE: IRON RODS SET WITH HEREON HAVE AN ORANGE CAP THAT LOOKS AS FOLLOWS:



LEGEND

- 1/2" IRON ROD FOUND
1/2" IRON ROD SET
IRON ROD FOUND W/CAP
(BAKER-KENLEN & ASSOC., INC.)
CORNER FOUND
CORNER FOUND
IRON ROD FOUND
CALCULATED POINT
(UNLESS OTHERWISE NOTED)
RECORD INFORMATION FROM A TITLE
RECORD PREPARED BY BAKER-KENLEN
& ASSOC., INC. DATED 10/25/00
WILLIAMSON COUNTY
OFFICIAL RECORDS
W.C.P.R.
WILLIAMSON COUNTY PLAT RECORDS
W.L.
WATER LINE
W.L.
WASTE WATER LINE
P.U.E.
PUBLIC UTILITY EASEMENT
D.E.
DRAINAGE EASEMENT
B.L.
BOUNDARY LINE
POINT OF BEGINNING
P.O.B.
NEIGHBORHOOD MAILBOX UNIT

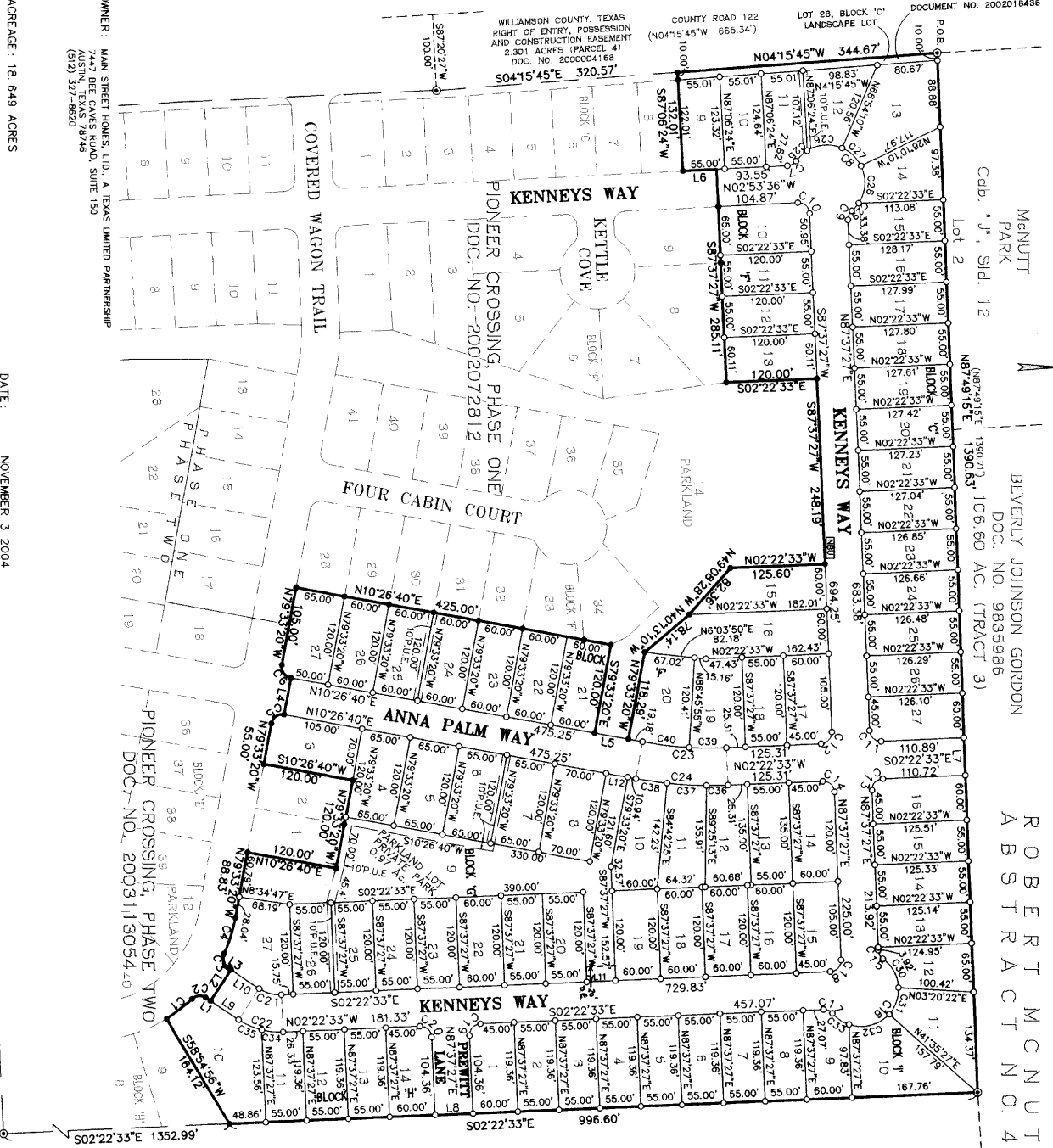
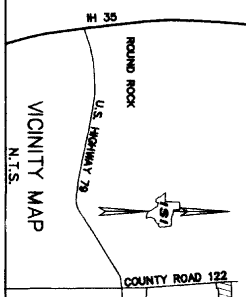


Table with columns: N/M/L DISTANCE, BEARING, SO. FT., and Block LOT.

Table with columns: Block LOT, SO. FT., F. SO. FT., G. SO. FT., H. SO. FT., and Block LOT.

ACREAGE: 18.649 ACRES
SURVEY: ROBERT MCNUITT SURVEY, ABST. NO. 442
NUMBER OF BLOCKS: 5
NUMBER OF LOTS: 83
LINEAR FEET OF NEW STREETS: 3000

DATE: NOVEMBER 3 2004
SURVEYOR: INTERSTATE SURVEYING, INC.
ENGINEER: COOK-STEINMAN & ASSOCIATES, INC.

BENCHMARK: "X" CUT IN TOP OF BOLT AT BASE OF TRAFFIC LIGHT/SIGNAL POLE ON WEST SIDE OF CO. RD. 122, SOUTH SIDE OF U.S. HWY. 79; ELEV. = 649.02'

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning

INTERSTATE SURVEYING, INC.
Professional Surveyors & Mapping Services

Revision Date: 07/15/05
Revision Description: 1/16/04
Scale: 1"=100'
Date: 10/20/04
Drawn By: BLM
Checked By: BLM
Project No.: 183-1234

OF A 18.649 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ROBERT MCNULTY SURVEY, ABSTRACT NO. 422, SITUATED IN WILLIAMSON COUNTY, TEXAS, THE SAID 18.649 ACRES BEING A PORTION OF TRACT AS 65.94 ACRE TRACT CONVEYED TO THE CENTER HOMES, BRANCH OF WELLS FARGO BANK, N.A. BY DEED NO. 2002072812, OF THE Official Records of Williamson County, Texas. THE SAID 18.649 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a plastic surveyor's cap (Baker-Aiklen & Assoc., Inc.) found at the northwest corner of said 65.94 acre tract and the southeast corner of Lot 2, McNulty Park, recorded in Cabinet J, Slide 12, of the Plat Records of Williamson County, Texas, same being in the east line of County Road 122, for the northwest corner hereof;

THENCE along the north line of said 65.94 acre tract and the south line of said Lot 2 and the south line of Tract 3, conveyed to Beverly Johnson Gordon, recorded in Document No. 9835986, of the Official Records of Williamson County, Texas, N87°49'15"E, a distance of 1300.63 feet to a 1/2 inch iron rod with a plastic surveyor's cap (Baker-Aiklen & Assoc., Inc.) found for the northeast corner of said 65.94 acre tract and the northwest corner of Tract 1, of said Document No. 9835986, for the northwest corner hereof;

THENCE along the east line of said 62.94 acre tract and the west line of said Tract 1, S02°22'33"E, a distance of 996.62 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for the north corner of Lot 3, Block 1, in Pioneer Crossing, Phase Two, recorded in Document No. 2003110594, of the Official Records of Williamson County, Texas;

THENCE along the north line of said Pioneer Crossing, Phase Two and the north line of Pioneer Crossing, Phase One, recorded in Document No. 2002072812, of the Official Records of Williamson County, Texas, the following twenty-nine (29) courses and distances:

- 1) S81°54'56"W, a distance of 164.12 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;
- 2) along a curve to the left, having a radius of 200.00 feet, having delta angle of 12°32'57", a chord distance of 43.72 feet (chord bears N37°21'33"W), an arc distance of 43.81 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of reverse curvature hereof;
- 3) along a curve to the right, having a radius of 15.00 feet, a delta angle of 77°22'10", a chord distance of 18.75 feet (chord bears N04°56'57"W), an arc distance of 20.25 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;
- N33°44'09"E, a distance of 7.65 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;
- 5) N61°15'26"W, a distance of 50.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;
- 6) S33°44'09"W, a distance of 5.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of (non-tangent) curvature hereof;
- 7) along a curve to the right, having a radius of 15.00 feet, a delta angle of 81°10'26", a chord distance of 19.52 feet (chord bears S74°19'22"W), an arc distance of 21.25 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of reverse curvature hereof;
- 8) along a curve to the left, having a radius of 200.00 feet, a delta angle of 14°27'55", a chord distance of 50.36 feet (chord bears N72°19'22"W), an arc distance of 50.49 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of tangency hereof;
- 9) N79°33'20"W, a distance of 88.83 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;
- 10) N10°26'40"E, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;
- 11) N79°33'20"W, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;
- 12) S10°26'40"W, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

**FINAL SUBDIVISION PLAN OF PIONEER CROSSING, PHASE THREE**

SUBDIVISION OF 18.649 ACRES OUT OF THE ROBERT MCNULTY SURVEY, ABSTRACT NO. 422 SITUATED IN WILLIAMSON COUNTY, TEXAS

13) N79°33'20"W, a distance of 55.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of curvature hereof;

14) along a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", a chord distance of 21.21 feet (chord bears N24°33'20"W), an arc distance of 23.56 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found to an ell corner hereof;

15) N79°33'20"W, a distance of 50.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

16) along a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", a chord distance of 21.21 feet (chord bears S35°26'40"W), an arc distance of 23.56 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of tangency hereof;

17) N79°33'20"W, a distance of 105.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

18) N10°26'40"E, a distance of 425.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

19) S79°33'20"E, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

20) N10°26'40"E, a distance of 46.07 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

21) N79°33'20"W, a distance of 118.29 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

22) N40°13'10"W, a distance of 78.14 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

23) N49°08'28"W, a distance of 82.36 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

24) N02°22'33"W, a distance of 125.60 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

25) S87°37'27"W, a distance of 248.19 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

26) S02°22'33"E, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

27) S87°37'27"W, a distance of 285.11 feet to a calculated point for an angle point hereof;

28) S02°53'36"E, a distance of 44.27 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof; and

29) S87°06'24"W, a distance of 132.01 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found in the west line of said 65.94 acre tract and the east line of County Road 122, for an angle point hereof;

THENCE along the west line of said 65.94 acre tract and the east line of County Road 122, N04°15'45"W, a distance of 343.47 feet to the POINT OF BEGINNING, containing 18.649 acres of land area, more or less, within these metes and bounds.

NO.	DELTA	ARC	RADIUS	BEARING	DISTANCE
C01	12°32'57"	43.81	200.00	N37°21'33"W	43.72
C02	77°22'10"	20.25	15.00	S4°56'57"E	18.75
C03	81°10'26"	21.25	15.00	N71°19'22"E	19.52
C04	14°27'55"	50.49	200.00	N72°19'22"E	50.36
C05	90°00'00"	23.56	15.00	S34°53'20"E	21.21
C06	90°00'00"	23.56	15.00	N52°26'40"E	21.21
C07	90°00'00"	23.56	15.00	N52°26'40"E	21.21
C08	14°27'55"	189.26	50.00	S42°21'55"W	98.10
C09	90°00'00"	15.00	15.00	S66°21'57"E	13.16
C10	90°00'00"	23.56	15.00	S42°21'56"W	21.21
C11	90°00'00"	23.56	15.00	N42°37'26"E	21.21
C12	90°00'00"	23.56	15.00	N47°22'33"W	21.21
C13	90°00'00"	23.56	15.00	S47°22'37"W	21.21
C14	90°00'00"	23.56	15.00	S47°22'37"W	21.21
C15	51°48'20"	13.56	15.00	N61°43'17"E	13.11
C16	18°54'32"	169.14	50.00	N47°16'07"W	98.27
C17	52°01'12"	13.62	15.00	S23°38'03"W	13.16
C18	90°00'00"	23.56	15.00	N47°22'33"W	21.21
C19	90°00'00"	23.56	15.00	S47°22'33"E	21.21
C20	90°00'00"	23.56	15.00	S47°22'37"W	21.21
C21	36°06'41"	31.51	50.00	N15°40'48"E	30.99
C22	36°06'41"	31.51	50.00	N15°40'48"E	30.99
C23	15°28'13"	121.06	50.00	N4°02'54"E	111.65
C24	23°15'54"	20.30	50.00	S43°16'31"E	20.18
C25	54°44'43"	47.27	50.00	S41°6'32"E	43.98
C26	40°44'00"	35.55	50.00	S43°27'50"W	34.80
C27	60°06'42"	52.46	50.00	N86°06'49"W	50.06
C28	15°42'07"	13.70	50.00	N48°17'24"W	13.66
C29	51°48'20"	45.21	50.00	S61°43'17"W	43.68
C30	44°07'57"	38.51	50.00	N70°18'34"W	37.57
C31	67°20'50"	58.77	50.00	N1°31'41"W	58.45
C32	33°02'24"	26.65	50.00	N34°22'27"E	26.34
C33	16°39'36"	29.08	100.00	N55°17'51"E	28.98
C34	16°39'36"	33.95	100.00	N24°00'56"E	33.79
C35	28°57'19"	28.27	550.00	N03°53'53"W	28.37
C36	32°58'52"	32.63	550.00	N03°19'16"E	32.61
C37	52°58'38"	42.04	500.00	N61°19'12"E	41.86
C38	52°58'38"	42.04	500.00	N61°19'12"E	41.86
C39	71°23'35"	62.92	500.00	N65°20'33"E	62.88

**CSA COOK-STERNMAN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Planning  
 18700 N. HWY. 148, BOX 1-4 (18700, 219-2946)  
 Dallas, Texas 75244-4877 Fax 972-464-2899

**INTERSTATE SURVEYING, INC.**  
 Professional Surveying  
 & Mapping Services  
 18700 N. HWY. 148, BOX 1-4 (18700, 219-2946)  
 Dallas, Texas 75244-4877

Sheet 11-002 Date: 02/28/2024  
 Date: 08/19/12 Rev: 0225-237  
 Drawn by: SAA  
 Checked by: SAA  
 Approved by: SAA  
 Project No: 187-1234

FINAL SUBDIVISION PLAT OF PIONEER CROSSING, PHASE THREE

SUBDIVISION OF 18,649 ACRES OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 SITUATED IN WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS ) X KNOW ALL MEN BY THESE PRESENTS ) X COUNTY OF WILLIAMSON )

THAT WE, MAIN STREET HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THAT CERTAIN 18,649 ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 SITUATED IN WILLIAMSON COUNTY, TEXAS...

THERE ARE NO LIEN HOLDERS FOR THIS TRACT, ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WITNESS OUR HANDS THIS THE 28th DAY of August, 2006 A.D.

MAIN STREET HOMES, LTD., A TEXAS LIMITED PARTNERSHIP

BY STEVE BARBROUWER, PRESIDENT 7747 BEE CREEK ROAD, SUITE 150 AUSTIN, TEXAS 78746 (512) 327-8620

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE BARBROUWER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH AS THE SIGNER OF THE FOREGOING INSTRUMENT AND WHO HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF August, 2006 A.D.

NOTARY PUBLIC: William D. Barber, My Commission Expires: August 2008 A.D.

STATE OF TEXAS ) ) KNOW ALL MEN BY THESE PRESENTS ) ) COUNTY OF WILLIAMSON ) )

THAT I, BLAINE J. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5121, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY...

Blaine J. Miller, Registered Professional Land Surveyor, Texas Registration No. 5121, Interstate Surveying, Inc., 13720 North Highway 163, Bldg. L-4, Austin, Texas 78750



I, JAMES M. COOK, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF ANY FLOODPLAIN FLOODS IN EXCESS OF THE DESIGN FLOOD...

JAMES M. COOK, P.E. TEXAS REGISTRATION NO. 58640 COOK-STEINMAN & ASSOCIATES, INC. 5018 NORTH CARMAN BLVD., SUITE 200



GENERAL NOTES:

- 1) A TEN (10') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET SIDE PROPERTY LINES.
2) SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
3) BUILDING SETBACKS SHALL CONFORM TO THOSE ESTABLISHED IN CHAPTER 11 OF THE CITY OF ROUND ROCK ORDINANCES IN EFFECT IMMEDIATELY PRECEDING THE ADOPTION OF ORDINANCE NO. Z-02-05-23-1233.
4) LOT 28, BLOCK 'C', IS A LANDSCAPE LOT. THIS LOT SHALL BE DEEDED TO THE HOMEOWNERS' ASSOCIATION AND SHALL HAVE LANDSCAPING INSTALLED BY THE OWNER AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
5) NO FENCE OR OTHER OBSTRUCTION SHALL BE PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
6) THE REQUIRED SUBDIVISION FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
7) PRIOR TO PLAT RECORDATION THE OWNER SHALL CERTIFY THAT THERE ARE NO PROTECTED TREES IN THE STREET RIGHTS OF WAY OR PROVIDE AN APPROVED TREE REPLACEMENT PLAN AND AGREEMENT AND PER THAT AGREEMENT REPLACE TREES OR POST FISCAL FOR PROTECTED TREES IN THE STREET RIGHTS OF WAY.

APPROVED THIS THE 14 DAY OF December 20th BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY: Peter Draper, Chairman

ATTEST: Peter Draper, Vice Chairman

PASSED AND APPROVED, ON THIS THE 14 DAY OF December 20th ATTEST: Christine R. Martinez, City Secretary, City of Round Rock, Texas

BY: Blake Maxwell, Mayor, City of Round Rock, Texas

ATTEST: Christine R. Martinez, City Secretary, City of Round Rock, Texas

STATE OF TEXAS COUNTY OF WILLIAMSON
I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF FEBRUARY 2007 A.D., AT 10:50 O'CLOCK A.M., AND DULY RECORDED ON THE 8th DAY OF FEBRUARY 2007 A.D., AT 2:35 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET DD, AT SLIDE(S) 005, 006 AND 007.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GERGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.
NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS.
BY: William Wehling, Deputy
DOCUMENT NO. 2007010512.



CSA COOK-STEINMAN & ASSOCIATES, INC. Consulting Engineers and Land Planning

INTERSTATE SURVEYING, INC. Professional Surveying & Mapping Services

Revision Date: 11/16/04. Scale: 1"=100'. Date: 10/28/04. Sheet 3 of 3.



**PLAT MAP RECORDING SHEET**

**DEDICATOR: MAIN STREET HOMES, LTD  
STEVE BARTHOLOMEW, PRESIDENT**

**SUBDIVISION NAME: PIONEER CROSSING, PHASE THREE, FINAL PLAT**

**PLAT RECORDED IN: CABINET DD SLIDES 5, 6 AND 7**

**PROPERTY IS DESCRIBED AS: AN 18.649 ACRE PARCEL, BEING A  
PORTION OF A 65.94 ACRE TRACT OUT OF  
THE ROBERT McNUTT SURVEY,  
ABSTRACT 422, OF WILLIAMSON COUNTY.**

**Reference: 2005073237  
2002040233**

**HAND TO: CITY OF ROUND ROCK (ASHLEY LUMPKIN (512) 218-5429)**

**INSTRUMENT DATE: AUGUST 28, 2006**

**FILE DATE: FEBRUARY 8, 2007**

**FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL**

**FILED AND RECORDED**

**OFFICIAL PUBLIC RECORDS 2007010512**

*Nancy E. Rister*

02/08/2007 02:35 PM

WEHLING \$161.00

**NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS**

FINAL SUBDIVISION PLAT OF  
SUBDIVISION OF 8440 ACRES OUT OF THE  
ROBERT MCNULT SURVEY, ABSTRACT 422  
SITUATED IN WILLIAMSON COUNTY, TEXAS

ROBERT MCNULT SURVEY  
ABSTRACT NO. 422

McNULT  
PARK  
Cdb. \* J, Sld. 12

BEVERLY JOHNSON GORDON  
DOC. NO. 9835986  
106.60 AC. (TRACT 3)

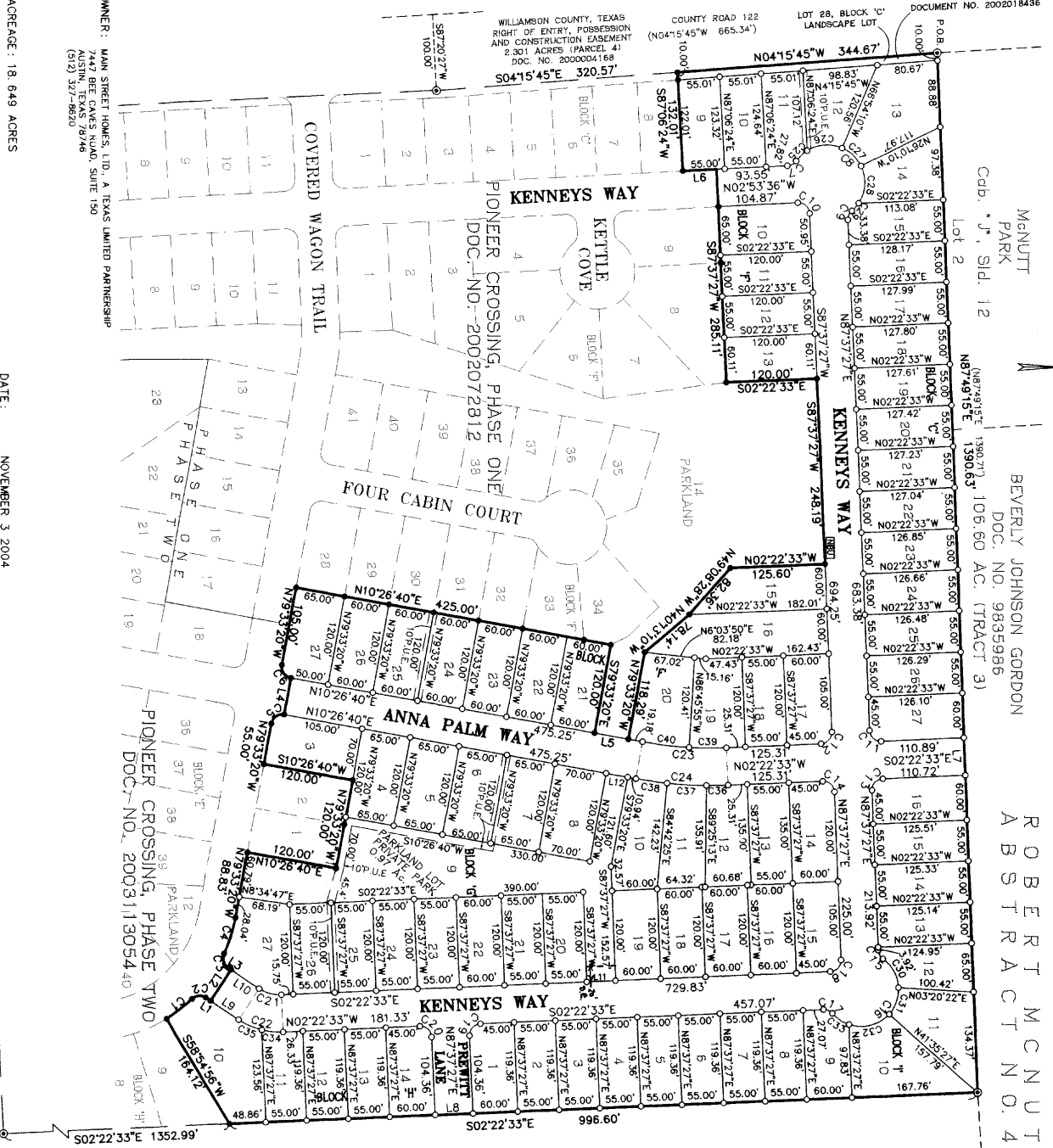
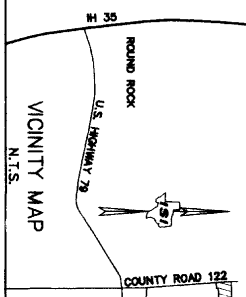
BEVERLY JOHNSON GORDON  
DOC. NO. 9835986  
206.29 AC. (TRACT 1)

NOTE: IRON RODS SET WITH  
MAGNETIC CAPS OR  
HEREON HAVE AN ORANGE  
CAP THAT LOOKS AS FOLLOWS:



**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ▲ IRON ROD FOUND W/CAP (BAKER-MANLEN & ASSOC., INC.)
- ◆ CO. DIAL FOUND
- IRON MARKER FOUND
- ▲ (UNLESS OTHERWISE NOTED)
- (XXX) RECORD INFORMATION FROM A TITLE RECORD PREPARED BY BAKER-MANLEN & ASSOC., INC. DATED 10/25/00
- W.C.R. WILLIAMSON COUNTY PLAT RECORDS
- W.L. WATER LINE
- W.U. WASTE WATER LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BOUNDARY LINE
- P.O.B. POINT OF BEGINNING
- P.O.B. NEIGHBORHOOD MAILBOX UNIT



NUM.	DISTANCE	BEARING
L1	7.65	N33°44'09"E
L2	50.00	N61°52'56"W
L3	5.00	S33°44'09"W
L4	50.00	N79°33'20"W
L5	46.07	N102°56'40"E
L6	44.27	S02°23'55"E
L7	50.00	N87°49'15"E
L8	50.00	S02°22'53"E
L9	45.42	S33°44'09"W
L10	38.06	S02°22'53"E
L11	28.51	N102°26'40"E

Block	LOT	SQ. FT.	Block	LOT	SQ. FT.
1	1	7816	1	1	7816
1	2	7816	1	2	7816
1	3	7816	1	3	7816
1	4	7816	1	4	7816
1	5	7816	1	5	7816
1	6	7816	1	6	7816
1	7	7816	1	7	7816
1	8	7816	1	8	7816
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1	34	7816	1	34	7816
1	35	7816	1	35	7816
1	36	7816	1	36	7816
1	37	7816	1	37	7816
1	38	7816	1	38	7816
1	39	7816	1	39	7816
1	40	7816	1	40	7816
1	41	7816	1	41	7816

PHOTOGRAPHIC MYLAR

ACREAGE: 18.649 ACRES

SURVEY: ROBERT MCNULT SURVEY, ABST. NO. 442

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 83

LINEAR FEET OF NEW STREETS: 3000

DATE: NOVEMBER 3 2004

SURVEYOR: INTERSTATE SURVEYING, INC.

ENGINEER: COOK-STEINMAN & ASSOCIATES, INC.

BENCHMARK: "X" CUT IN TOP OF BOLT AT BASE OF TRAFFIC LIGHT/SIGNAL POLE ON WEST SIDE OF CO. RD. 122, SOUTH SIDE OF U.S. HWY. 79. ELEV. = 649.02'

**CSA COOK-STEINMAN & ASSOCIATES, INC.**  
Consulting Engineers and Land Planning  
Austin, Texas Tel: 512-664-6777 Fax: 512-664-6889

**INTERSTATE SURVEYING, INC.**  
Professional Surveying & Mapping Services  
19740 N HWY 168, Bldg. 4-1 (282) 289-9985  
Austin, Texas 78760 FAX: 512-216-5668

Revision Date: 07/15/05  
Revision Date: 11/6/04

Scale: 1"=100'  
Date: 10/29/04

Drawn By: BLM  
Checked By: BLM  
File: 101297.2006

Approved By: BLM

Project No.: 103-1234

SHEET 1 OF 3

OF A 18.649 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ROBERT MCNULTT SURVEY, ABSTRACT NO. 422, SITUATED IN WILLIAMSON COUNTY, TEXAS, THE SAID 18.649 ACRES BEING A PORTION OF TRACT AS 65.94 ACRE TRACT, CONVEYED TO THE CENTER HOMES, BRANCH OF WELLS FARGO BANK, N.A., TEXAS, THE SAID 18.649 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a plastic surveyor's cap (Baker-Aiklen & Assoc., Inc.) found at the northwest corner of said 65.94 acre tract and the southeast corner of Lot 2, McNutt Park, recorded in Cabinet J, Slide 12, of the Plat Records of Williamson County, Texas, same being in the east line of County Road 122, for the northwest corner hereof;

THENCE along the north line of said 65.94 acre tract and the south line of said Lot 2 and the south line of Tract 3, conveyed to Beverly Johnson Gordon, recorded in Document No. 9835986, of the Official Records of Williamson County, Texas, N87°49'15"E, a distance of 1300.63 feet to a 1/2 inch iron rod with a plastic surveyor's cap (Baker-Aiklen & Assoc., Inc.) found for the northeast corner of said 65.94 acre tract and the northwest corner of Tract 1, of said Document No. 9835986, for the northwest corner hereof;

THENCE along the east line of said 62.94 acre tract and the west line of said Tract 1, S02°22'33"E, a distance of 996.62 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for the north corner of Lot 3, Block 1, in Pioneer Crossing, Phase Two, recorded in Document No. 2003110594, of the Official Records of Williamson County, Texas;

THENCE along the north line of said Pioneer Crossing, Phase Two and the north line of Pioneer Crossing, Phase One, recorded in Document No. 2002072812, of the Official Records of Williamson County, Texas, the following twenty-nine (29) courses and distances:

1) S81°54'56"W, a distance of 164.12 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

2) along a curve to the left, having a radius of 200.00 feet, having a delta angle of 12°32'57", a chord distance of 43.72 feet (chord bears N37°21'33"W), an arc distance of 43.81 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of reverse curvature hereof;

3) along a curve to the right, having a radius of 15.00 feet, a delta angle of 77°22'10", a chord distance of 18.75 feet (chord bears N04°56'57"W), an arc distance of 20.25 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

N33°44'09"E, a distance of 7.65 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

5) N61°15'26"W, a distance of 50.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

6) S33°44'09"W, a distance of 5.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of (non-tangent) curvature hereof;

7) along a curve to the right, having a radius of 15.00 feet, a delta angle of 81°10'26", a chord distance of 19.52 feet (chord bears S74°19'22"W), an arc distance of 21.25 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of reverse curvature hereof;

8) along a curve to the left, having a radius of 200.00 feet, a delta angle of 14°27'55", a chord distance of 50.36 feet (chord bears N72°19'22"W), an arc distance of 50.49 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of tangency hereof;

9) N79°33'20"W, a distance of 88.83 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

10) N10°26'40"E, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

11) N79°33'20"W, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

12) S10°26'40"W, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

**FINAL SUBDIVISION PLAN OF PIONEER CROSSING, PHASE THREE**

SUBDIVISION OF 18.649 ACRES OUT OF THE ROBERT MCNULTT SURVEY, ABSTRACT NO. 422 SITUATED IN WILLIAMSON COUNTY, TEXAS

13) N79°33'20"W, a distance of 55.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of curvature hereof;

14) along a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", a chord distance of 21.21 feet (chord bears N24°33'20"W), an arc distance of 23.56 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found to an ell corner hereof;

15) N79°33'20"W, a distance of 50.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

16) along a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", a chord distance of 21.21 feet (chord bears S35°26'40"W), an arc distance of 23.56 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for a point of tangency hereof;

17) N79°33'20"W, a distance of 105.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

18) N10°26'40"E, a distance of 425.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

19) S79°33'20"E, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

20) N10°26'40"E, a distance of 46.07 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

21) N79°33'20"W, a distance of 118.29 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

22) N40°13'10"W, a distance of 78.14 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

23) N49°08'28"W, a distance of 82.36 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

24) N02°22'33"W, a distance of 125.60 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

25) S87°37'27"W, a distance of 248.19 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

26) S02°22'33"E, a distance of 120.00 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof;

27) S87°37'27"W, a distance of 285.11 feet to a calculated point for an angle point hereof;

28) S02°53'36"E, a distance of 44.27 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an ell corner hereof; and

29) S87°06'24"W, a distance of 132.01 feet to a 1/2" iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found in the west line of said 65.94 acre tract and the east line of County Road 122, for an angle point hereof;

THENCE along the west line of said 65.94 acre tract and the east line of County Road 122, N04°15'45"W, a distance of 343.47 feet to the POINT OF BEGINNING, containing 18.649 acres of land area, more or less, within these metes and bounds.

NO.	DELTA	ARC	RADIUS	BEARING	DISTANCE
C01	12°32'57"	43.81	200.00	N37°21'33"W	43.72
C02	77°22'10"	20.25	15.00	S4°56'57"E	18.75
C03	81°10'26"	21.25	15.00	N71°19'22"E	19.52
C04	14°27'55"	50.49	200.00	N72°19'22"E	50.36
C05	90°00'00"	23.56	15.00	S34°53'20"E	21.21
C06	90°00'00"	23.56	15.00	N52°26'40"E	21.21
C07	90°00'00"	23.56	15.00	N52°26'40"E	21.21
C08	14°27'55"	189.26	50.00	S42°21'55"W	98.10
C09	90°00'00"	15.00	15.00	S66°21'57"E	13.16
C10	90°00'00"	23.56	15.00	S42°21'56"W	21.21
C11	90°00'00"	23.56	15.00	N42°37'26"E	21.21
C12	90°00'00"	23.56	15.00	N47°22'33"W	21.21
C13	90°00'00"	23.56	15.00	S47°22'33"E	21.21
C14	90°00'00"	23.56	15.00	S47°22'33"E	21.21
C15	51°48'20"	13.56	15.00	N61°43'17"E	13.11
C16	18°34'52"	169.14	50.00	N47°16'07"W	98.27
C17	52°01'12"	13.62	15.00	S23°38'03"W	13.16
C18	90°00'00"	23.56	15.00	N47°22'33"W	21.21
C19	90°00'00"	23.56	15.00	S47°22'33"E	21.21
C20	90°00'00"	23.56	15.00	S47°22'33"E	21.21
C21	36°06'41"	31.51	50.00	N15°40'48"E	30.99
C22	36°06'41"	31.51	50.00	N15°40'48"E	30.99
C23	15°28'13"	121.06	50.00	N4°02'04"E	111.65
C24	23°15'54"	20.30	50.00	S43°16'31"E	20.18
C25	54°44'43"	47.27	50.00	S41°6'32"E	43.98
C26	40°44'00"	35.55	50.00	S42°27'50"W	34.80
C27	60°06'42"	52.46	50.00	N86°06'49"W	50.06
C28	15°42'07"	13.70	50.00	N48°17'24"W	13.66
C29	51°48'20"	45.21	50.00	S61°43'17"W	43.68
C30	44°07'57"	38.51	50.00	N70°19'34"W	37.57
C31	67°20'50"	58.77	50.00	N1°31'41"W	58.45
C32	33°02'24"	26.65	50.00	N34°22'27"E	26.34
C33	16°39'36"	29.08	100.00	N55°17'51"E	28.98
C34	16°39'36"	33.95	100.00	N24°00'56"E	33.79
C35	28°57'19"	28.27	550.00	N03°53'53"W	28.37
C36	32°58'52"	32.63	550.00	N51°19'16"E	32.61
C37	52°58'38"	42.04	500.00	N61°19'12"E	42.06
C38	71°23'35"	62.92	500.00	N65°20'33"E	62.88

**CSA COOK-STERNMAN & ASSOCIATES, INC.**  
Consulting Engineers and Land Planning  
Mesa, Texas Tel: 512-464-6777 Fax: 512-464-2899

**INTERSTATE SURVEYING, INC.**  
Professional Surveying & Mapping Services  
19700 N. HWY. 148, BOX 1-A, ADDO, TEXAS 75002  
Phone: 972-412-2222

Sheet: 1-100 Date: 02/28/2024  
Drawn by: VAS/1012 Revis: 02/28/2024  
Checked by: JSM  
Approved by: JSM  
Project No: 103-1234

FINAL SUBDIVISION PLAT OF PIONEER CROSSING, PHASE THREE

SUBDIVISION OF 18,649 ACRES OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 SITUATED IN WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS ) ) KNOW ALL MEN BY THESE PRESENTS ) ) COUNTY OF WILLIAMSON ) )

THAT WE, MAIN STREET HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THAT CERTAIN 18,649 ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 SITUATED IN WILLIAMSON COUNTY, TEXAS...

THERE ARE NO LIEN HOLDERS FOR THIS TRACT, ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WITNESS OUR HANDS THIS THE 28th DAY of August, 2006 A.D.

MAIN STREET HOMES, LTD., A TEXAS LIMITED PARTNERSHIP

BY STEVE BARBROUWER, PRESIDENT 7747 BEE CREEK ROAD, SUITE 150 AUSTIN, TEXAS 78746 (512) 327-8620

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE BARBROUWER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH AS THE SIGNER OF THE FOREGOING INSTRUMENT AND WHO HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF August, 2006 A.D.

NOTARY PUBLIC: William D. Barber, My Commission Expires: August 2008 A.D.

STATE OF TEXAS ) ) KNOW ALL MEN BY THESE PRESENTS ) ) COUNTY OF WILLIAMSON ) )

THAT I, BLAINE J. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5121, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY...

Blaine J. Miller, Registered Professional Land Surveyor, Texas Registration No. 5121, Interstate Surveying, Inc., 13720 North Highway 163, Bldg. L-4, Austin, Texas 78750



1. JAMES M. COOK, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF ANY FLOODPLAIN FLOODS IN EXCESS OF THE DESIGN FLOOD PROTECTION STANDARD OF 1% ANNUAL CHANCE FLOODING AND IS INCORPORATED INTO THE SUBDIVISION PLAT EFFECTIVE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS.



GENERAL NOTES:

- 1) A TEN (10') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET SIDE PROPERTY LINES.
2) SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
3) BUILDING SETBACKS SHALL CONFORM TO THOSE ESTABLISHED IN CHAPTER 11 OF THE CITY OF ROUND ROCK ORDINANCES IN EFFECT IMMEDIATELY PRECEDING THE ADOPTION OF ORDINANCE NO. Z-02-05-23-1233.
4) LOT 28, BLOCK 'C', IS A LANDSCAPE LOT. THIS LOT SHALL BE DEEDED TO THE HOMEOWNERS' ASSOCIATION AND SHALL HAVE LANDSCAPING INSTALLED BY THE OWNER AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
5) NO FENCE OR OTHER OBSTRUCTION SHALL BE PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
6) THE REQUIRED SUBDIVISION FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
7) PRIOR TO PLAT RECORDATION THE OWNER SHALL CERTIFY THAT THERE ARE NO PROTECTED TREES IN THE STREET RIGHTS OF WAY OR PROVIDE AN APPROVED TREE REPLACEMENT PLAN AND AGREEMENT AND PER THAT AGREEMENT REPLACE TREES OR POST FISCAL FOR PROTECTED TREES IN THE STREET RIGHTS OF WAY.

APPROVED THIS THE 14 DAY OF December 20th BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

ATTEST: Peter Drapeš, Vice Chairman

PASSED AND APPROVED, ON THIS THE 14 DAY OF December 20th BY: Blake Maxwell, Mayor, Christine R. Martinez, City Secretary, City of Round Rock, Texas

STATE OF TEXAS COUNTY OF WILLIAMSON
1. NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF FEBRUARY 2007 A.D., AT 10:50 O'CLOCK A.M., AND DULY RECORDED ON THE 8th DAY OF FEBRUARY 2007 A.D., AT 2:35 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET DD, AT SLIDE(S) 005, 006 AND 007.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GERGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.
NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS.
BY: William Wehling, Deputy
DOCUMENT NO. 2007010512.



CSA COOK, STEWART & ASSOCIATES, INC. Consulting Engineers and Land Planning

INTERSTATE SURVEYING, INC. Professional Surveying & Mapping Services

Revision Date: 11/16/04. Scale: 1"=100'. Date: 10/29/04. Sheet 3 of 3.