

**PLAT MAP RECORDING SHEET**

2003089627 2 PGS

**INSTRUMENT # --**

**DEDICATOR:** Continental Homes of Texas, L.P., by CHTEX of Texas, L.P., its sole General Partner.

**SUBDIVISION NAME: SETTLERS CROSSING SECTION 2**

**PLAT RECORDED IN:** Cabinet Y, Slide 16 and 17

**PROPERTY IS DESCRIBED AS:** 17.794 acres, Willis Donaho, Jr. Survey, Abstract No. 173

**HAND TO:** City of Round Rock (Dianna Hutchens 218-5428)

**INSTRUMENT DATE:** March 20, 2002

**FILE DATE:** September 12, 2003

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

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Nancy E. Rister*

09-12-2003 10:13 AM 2003089627  
DIMAMBRO \$106.00  
NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

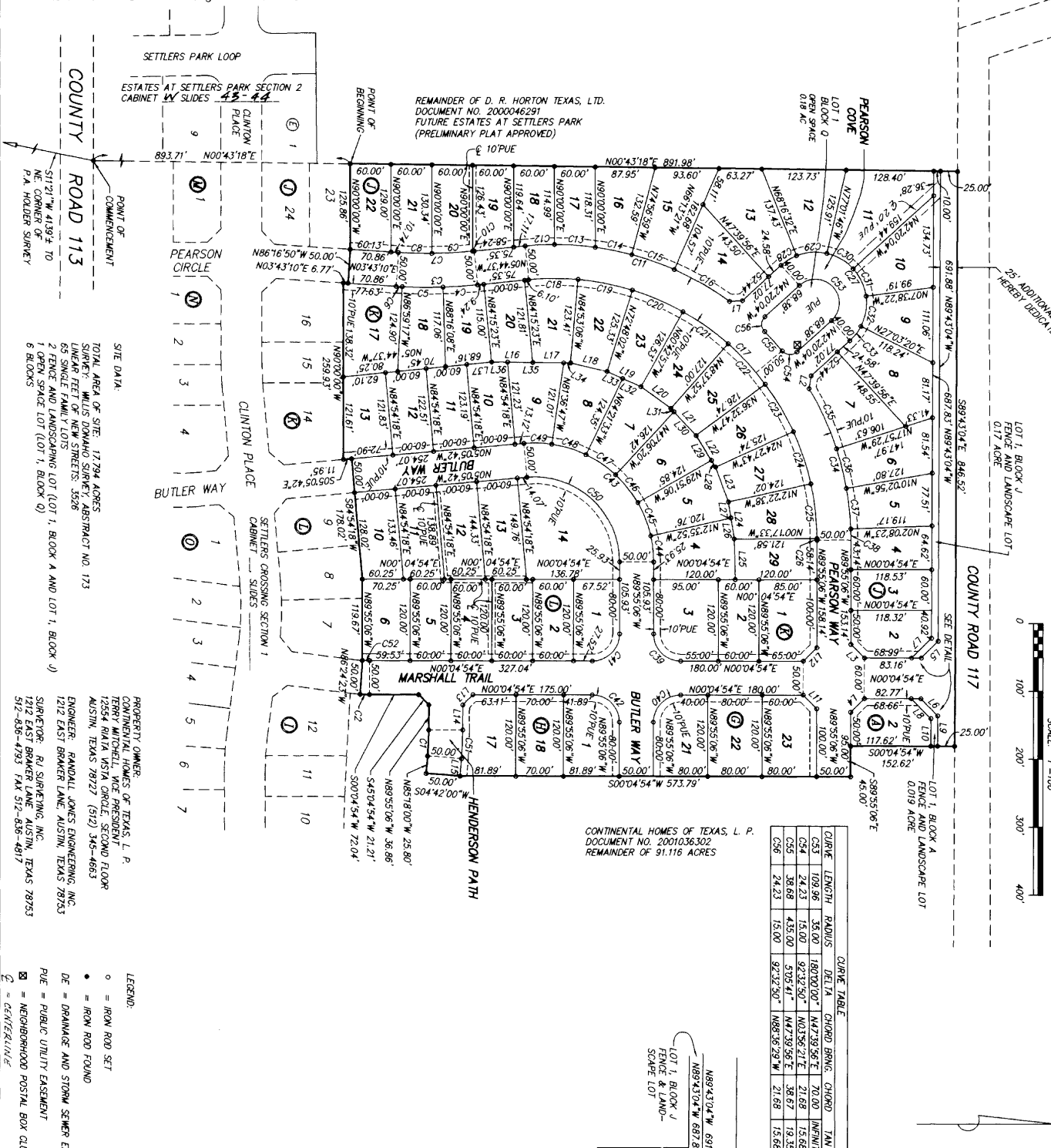
Cabinet Y

Slide 16

Document # 2003089627

# SETTLERS CROSSING SECTION 2

CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS



**PROPERTY OWNER:**  
CONTINENTAL HOMES OF TEXAS, L.P.  
17794 ACRES  
17794 ACRES  
17794 ACRES  
17794 ACRES  
AUSTIN, TEXAS 78727 (512) 345-4653

**ENGINEER:** RANDALL JONES ENGINEERING, INC.  
1212 EAST BRAKER LANE, AUSTIN, TEXAS 78753  
512-838-4193 FAX 512-838-4817

**LEGEND:**  
○ = R/W ROAD SET  
● = R/W ROAD AND STORM SEWER EASEMENT  
— = PUBLIC UTILITY EASEMENT  
⊠ = NEIGHBORHOOD POSTAL BOX CLUSTER  
⊞ = CENTERLINE

**NOTES:**  
1. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.  
2. DRIVEWAY ACCESS TO COUNTY ROAD 117 IS PROHIBITED.  
3. NO FENCE OR OTHER OBSTRUCTION SHALL BE INSTALLED OR PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.  
4. BUILDING SETBACK LINES SHALL BE ESTABLISHED IN ACCORDANCE WITH 5. A PUBLIC UTILITY EASEMENT TEN (10) FEET WIDE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL PUBLIC RIGHTS OF WAY.  
6. THIS DEVELOPER SHALL ESTABLISH THE REQUIRED SUBDIVISION FENCE ALONG THE ENTIRE COUNTY ROAD 117 RIGHT OF WAY. THIS FENCE SHALL BE CONSTRUCTED ON LOT 1, BLOCK J, AND LOT 1, BLOCK A.  
7. LOT 1, BLOCK J, AND LOT 1, BLOCK A SHALL BE DECEDED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
8. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 48490200 C, EFFECTIVE DATE SEPTEMBER 22, 1991, FOR WILLAMSON COUNTY, TEXAS.  
9. A PERMANENT ON SITE BENCH MARK WILL BE ESTABLISHED WITH THE CONSTRUCTION PHASE OF THIS PROJECT.  
10. THIS PLAT MAY NOT BE RECORDED BEFORE SETTLERS CROSSING SECTION 1.

**DATE:** FEB. 20, 2002  
**SCALE:** 1" = 100'

**RJ SURVEYING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 838-4193

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SHEET 1 OF 2 SHEETS

# Cabinet Y Settlers Crossing Section 2 Side 17

## SETTLERS CROSSING SECTION 2

FINAL PLAT OF

## SETTLERS CROSSING SECTION 2

SIDE 17

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	18.97	S03706.11°E	L20	54.37	N4549.02°E
L2	18.97	S9133.58°E	L21	54.34	N47108.02°E
L3	28.28	S45704.54°W	L22	54.49	N66277.14°E
L4	28.28	S44555.08°E	L23	54.79	N69417.18°E
L5	35.92	S44480.08°E	L24	54.29	N69109.10°E
L6	35.42	S45105.58°E	L25	59.88	N68334.27°E
L7	41.70	S44490.08°E	L26	31.37	N61709.10°E
L8	41.23	S45105.58°E	L27	23.88	N61709.10°E
L9	44.91	S89430.04°E	L28	74.92	N68108.10°E
L10	40.80	S89430.04°E	L29	41.07	N68277.14°E
L11	28.28	S45704.54°W	L30	47.57	N47108.02°E
L12	28.28	S44555.08°E	L31	61.77	N47108.02°E
L13	21.21	N44550.06°W	L32	29.60	N4249.40°E
L14	36.86	N89550.06°W	L33	24.95	N4249.40°E
L15	25.90	N89550.06°W	L34	10.19	N0043.51°E
L16	60.39	N0043.51°E	L35	82.56	N0043.51°E
L17	55.73	N0043.51°E	L36	23.37	N0043.51°E
L18	54.90	N1709.13°E	L37	36.75	N0544.57°W
L19	54.55	N2429.40°E			

DESCRIPTION:  
A PARCEL OF LAND OUT OF THE WILLIS DONAHU, JR. SURETY ABSTRACT NO. 1723 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT DESCRIBED AS 91.116 ACRES IN A WARRANT DEED TO CERTAIN CONJUNCTIONAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT NO. 2007036302 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
COMMENCE AT AN IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 113, KNOWN LOCALLY AS RICHEN ROAD, FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 84.49 ACRES IN A GENERAL WARRANTY DEED TO D. R. HORTON, TEXAS, L.P., RECORDED IN DOCUMENT NUMBER 2000046291, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 91.116 ACRE TRACT;  
THENCE N.00°43'18"E, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 113 AND ALONG THE WEST LINE OF THE SAID 91.116 ACRE TRACT, THE SAME BEING THE EAST LINE OF THE 84.49 ACRE TRACT, 89.371 FEET TO AN IRON ROD SET AND THE POINT OF BEGINNING;  
89.371 FEET TO AN IRON ROD SET AND THE POINT OF BEGINNING;  
THENCE N.00°43'18"E, ALONG THE WEST LINE OF THE SAID 91.116 ACRE TRACT, 89.371 FEET TO THE NORTHWEST CORNER OF THE SAID 91.116 ACRE TRACT, THE SOUTH LINE OF COUNTY ROAD 117, 846.52 FEET TO AN IRON ROD SET;  
THENCE S.89°43'04"E, ALONG THE NORTH LINE OF THE SAID 91.116 ACRE TRACT AND ALONG THE SOUTH LINE OF COUNTY ROAD 117, 846.52 FEET TO AN IRON ROD SET;  
THENCE CROSSING THE SAID 91.116 ACRE TRACT THE FOLLOWING 17 COURSES:  
1. S.00°04'54"W, 152.62 FEET TO AN IRON ROD SET;  
2. S.00°04'54"W, 523.29 FEET TO AN IRON ROD SET;  
3. S.00°04'54"W, 50.00 FEET TO AN IRON ROD SET;  
4. S.04°42'00"W, 50.00 FEET TO AN IRON ROD SET;  
5. N.85°18'00"W, 25.90 FEET TO AN IRON ROD SET;  
6. 38.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 476.83, A CENTRAL ANGLE OF 43°7'06", AND A CHORD BEARING N.87°36'33"W, 38.43 FEET TO AN IRON ROD SET;  
7. N.89°55'06"W, 36.86 FEET TO AN IRON ROD SET;  
8. S.49°04'54"W, 21.21 FEET TO AN IRON ROD SET;  
9. S.49°04'54"W, 22.04 FEET TO AN IRON ROD SET;  
10. 13.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 33°04'43", AND A CHORD BEARING S.07°50'15"W, 13.79 FEET TO AN IRON ROD SET;  
11. N.86°24'23"W, 50.00 FEET TO AN IRON ROD SET;  
12. N.89°55'06"W, 118.62 FEET TO AN IRON ROD SET;  
13. S.84°54'18"W, 178.62 FEET TO AN IRON ROD SET;  
14. N.90°00'00"W, 289.93 FEET TO AN IRON ROD SET;  
15. N.02°14'10"E, 6.27 FEET TO AN IRON ROD SET;  
16. N.02°14'10"E, 50.00 FEET TO AN IRON ROD SET;  
17. N.86°16'50"W, 50.00 FEET TO AN IRON ROD SET;  
18. N.90°00'00"W, 125.86 FEET TO AN IRON ROD SET;  
CONTAINING 12,794 ACRES, MORE OR LESS.

DEDICATION  
STATE OF TEXAS  
COUNTY OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS THAT CONJUNCTIONAL HOMES OF TEXAS, L.P., THE OWNER OF THE CERTAIN 91.116 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2007036302 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SURRENDER 12,794 ACRES OUT OF THE SAID TRACTS AND DOES HEREBY STATE THAT THERE ARE NO LEASOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREOF.  
CONJUNCTIONAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHETLY OF TEXAS, INC.,  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
**Mauna S. Jones**  
Notary Public in and for the State of Texas  
My Commission Expires: 07/10/07  
AUSTIN, TEXAS 78727

STATE OF TEXAS  
COUNTY OF TEXAS  
PERSONAL APPEARANCE OF **Mauna S. Jones**, A NOTARY PUBLIC ON THIS DAY BEFORE ME, **Sheryl Kozl**, A NOTARY PUBLIC KNOWN TO ME, FOR PURPOSE TO ME ON THE OATH OF **Mauna S. Jones** ( ) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF **July**, A.D. 2007.  
**Sheryl Kozl**  
Notary Public in and for the State of Texas  
My Commission Expires: 07-17-07  
SEAL



STATE OF TEXAS  
COUNTY OF TEXAS  
I, RANDALL S. JONES DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY AND ACCORDANT TO THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.  
**Randall S. Jones**  
Randall S. Jones  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4391  
DATE 7/1/07  
STATE OF TEXAS  
COUNTY OF TEXAS  
I, RANDALL S. JONES DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLETES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.  
**Randall S. Jones**  
REGISTERED PROFESSIONAL ENGINEER NO. 49972  
DATE 7/1/07



CITY APPROVAL  
APPROVED THIS 10th DAY OF **March**, 2007, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED ON BEHALF OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.  
**Al Kosik**  
Al Kosik, Chair  
Peter Orphan, Vice Chair

PASSED AND ADOPTED ON THE 20th DAY OF **March**, 2007  
**Christine R. Martin**  
Christine R. Martin  
CITY SECRETARY  
CITY OF ROUND ROCK, TEXAS

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
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 17th DAY OF **September**, A.D. 2007, AT 2:15 O'CLOCK P.M. AND DULY RECORDED ON THE 17th DAY OF **September**, A.D. 2007, AT 0:13 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET **Y**, SLIDES **16 and 17**.  
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.  
NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS  
BY: **Janet Metzger**



DATE: FEB. 20, 2002  
SCALE: 1" = 100'  
SHEET 2 OF 2 SHEETS  
**RU SURVEYING, INC.**  
1212 E. BRAKEN LAKE AUSTIN TEXAS 78753 (512) 836-4793

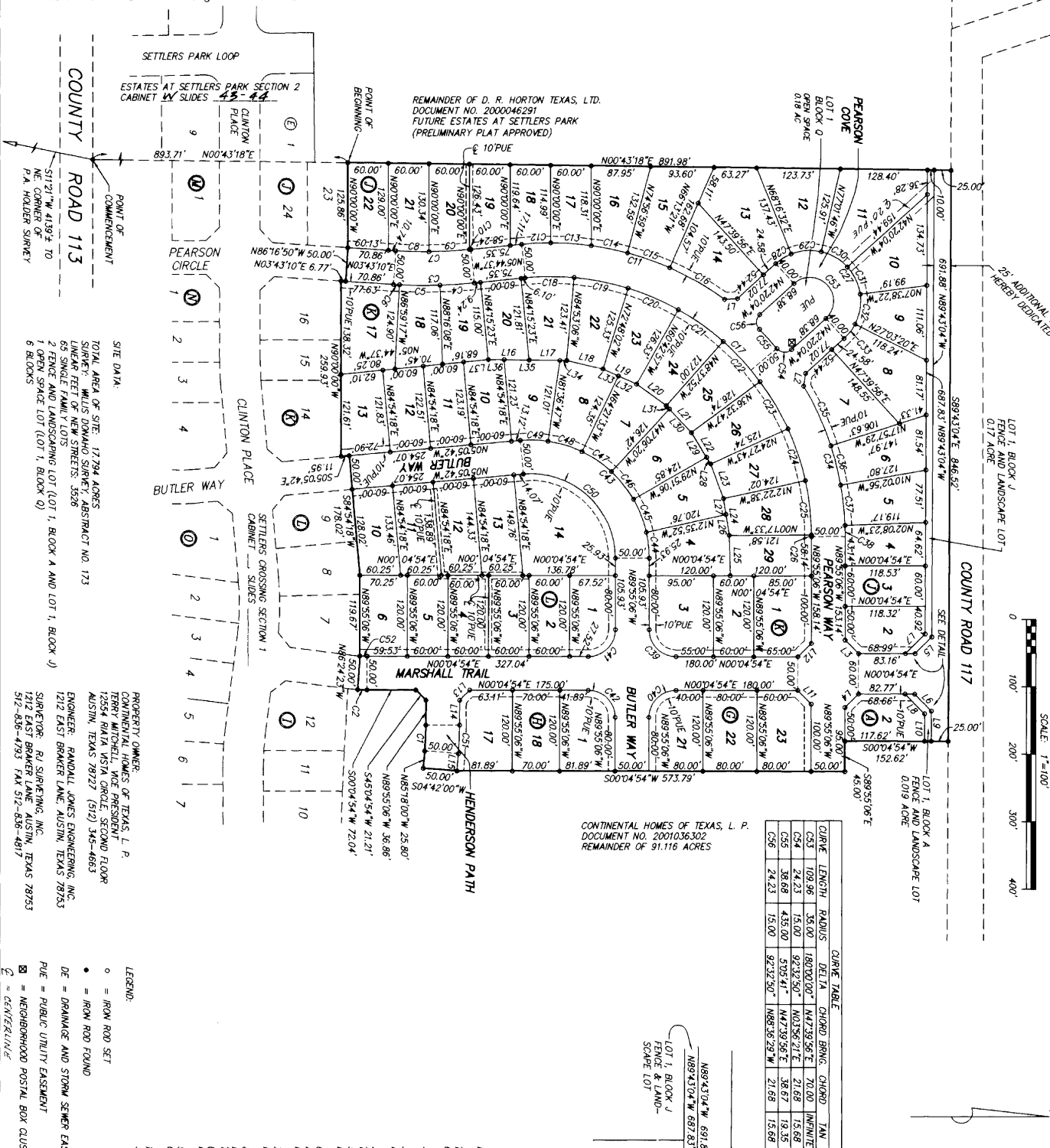
Cabinet Y

Slide 16

Document # 2003089627

# SETTLERS CROSSING SECTION 2

CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS



PROPERTY OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
 PROJECT: ROUNDTOWN FLOOR PLAN  
 ENGINEER: RANDALL JONES ENGINEERING, INC.  
 SURVEYOR: RU SURVEYING, INC.

LEGEND:  
 ○ = R/W ROAD SET  
 ● = DRAINAGE AND STORM SEWER EASEMENT  
 ○ = PUBLIC UTILITY EASEMENT  
 ⊠ = NEIGHBORHOOD POSTAL BOX CLUSTER  
 ⊞ = CENTERLINE

NOTES:  
 1. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.  
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 4. BUILDING SETBACK LINES SHALL BE ESTABLISHED IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.  
 5. A PUBLIC UTILITY EASEMENT TEN (10) FEET WIDE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL PUBLIC RIGHTS OF WAY.  
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 7. LOT 1, BLOCK J, AND LOT 1, BLOCK A SHALL BE DEEDED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
 8. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48390200 C, EFFECTIVE DATE SEPTEMBER 22, 1991, FOR WILLAMSON COUNTY, TEXAS.  
 9. A PERMANENT ON SITE BENCH MARK WILL BE ESTABLISHED WITH THE CONSTRUCTION PHASE OF THIS PROJECT.  
 10. THIS PLAT MAY NOT BE RECORDED BEFORE SETTLERS CROSSING SECTION 1.

DATE: FEB. 20, 2002  
 SCALE: 1" = 100'  
 SHEET 1 OF 2 SHEETS  
**RU SURVEYING, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4193

# Cabinet Y Settlers Crossing Section 2 Side 17

FINAL PLAT OF  
SETTLERS CROSSING SECTION 2

LINE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	38.44	476.83	437.06°	N87°28.53'W	38.43	19.23
C2	13.29	225.00	330.43°	S07°50'55"W	13.29	6.90
C3	119.74	725.00	927.47°	S07°20'43"E	119.61	60.01
C4	50.27	725.00	400.44°	S03°44'12"E	50.26	28.40
C5	60.02	725.00	444.55°	S02°28'25"W	60.00	30.03
C6	48.59	725.00	074.28°	S02°21'25"W	48.55	44.49
C7	111.46	673.00	927.47°	S07°00'43"E	111.36	55.87
C8	49.52	673.00	411.07°	S07°00'43"E	49.51	24.67
C9	60.10	673.00	070.36°	S02°02'03"E	60.08	30.07
C10	2.06	673.00	576.31°	S02°02'03"E	2.06	1.03
C11	317.90	435.00	4152.19°	S10°11'33"W	310.87	186.42
C12	43.05	435.00	540.14°	S02°54'30"E	43.03	21.54
C13	60.19	435.00	755.39°	S03°53'27"W	60.14	30.14
C14	54.63	435.00	711.45°	S12°22'08"W	54.60	27.35
C15	66.26	435.00	843.36°	S19°24'50"W	66.20	33.19
C16	93.77	435.00	829.57°	S29°57'17"E	93.59	47.07
C17	64.93	385.00	9549.30°	S42°10'03"W	571.43	426.28
C18	72.96	385.00	1051.30°	S00°18'51"E	72.85	36.59
C19	81.20	385.00	1205.05°	S17°09'28"W	81.05	40.75
C20	81.20	385.00	1205.05°	S23°14'31"E	81.05	40.75
C21	81.20	385.00	1205.05°	S38°19'35"W	81.05	40.75
C22	81.20	385.00	1205.05°	S47°24'40"E	81.05	40.75
C23	81.20	385.00	1205.05°	S59°29'45"W	81.05	40.75
C24	81.20	385.00	1205.05°	S71°34'50"W	81.05	40.75
C25	2.51	385.00	027.22°	S89°33'55"W	2.51	1.26
C26	25.62	75.00	180.0000°	S47°28'56"W	150.00	13.64
C27	25.62	75.00	072.22°	S32°01'46"E	26.63	13.64
C28	25.62	75.00	341.42°	S02°29'37"E	44.22	23.43
C29	45.42	75.00	341.42°	S07°00'57"W	44.22	23.43
C30	45.42	75.00	341.42°	S08°20'05"W	44.22	23.43
C31	45.42	75.00	341.42°	S08°00'27"W	44.22	23.43
C32	45.42	75.00	341.42°	S07°21'31"E	44.22	23.43
C33	35.36	75.00	341.42°	S03°28'22"E	36.63	13.64
C34	25.44	435.00	1052.45°	S74°38'31"W	23.61	120.14
C35	97.46	435.00	1250.22°	S65°31'20"W	97.28	48.94
C36	60.05	435.00	754.33°	S05°59'42"W	60.00	30.07
C37	60.05	435.00	754.33°	S08°59'15"W	60.00	30.07
C38	76.87	435.00	213.17°	S98°59'15"W	76.86	8.43
C39	62.83	400.00	90.0000°	S45°04'54"W	56.57	40.00
C40	62.83	400.00	90.0000°	S44°55'06"E	56.57	40.00
C41	62.83	400.00	90.0000°	S45°04'54"W	56.57	40.00
C42	62.83	400.00	90.0000°	S45°04'54"W	56.57	40.00
C43	290.20	175.00	99.1036°	N42°29'36"E	256.41	191.57
C44	38.23	175.00	1240.46°	N68°46'31"E	38.65	19.44
C45	52.20	175.00	1715.14°	N68°46'31"E	52.50	28.55
C46	52.20	175.00	1715.14°	N69°13'17"E	52.50	28.55
C47	52.20	175.00	1715.14°	N69°13'17"E	52.50	28.55
C48	52.20	175.00	1715.14°	N69°13'17"E	52.50	28.55
C49	41.18	175.00	1328.55°	N01°38'45"E	41.08	20.68
C50	207.64	125.00	99.1036°	N42°29'36"E	184.58	136.84
C51	42.47	526.63	432.06°	N82°28'33"W	42.45	21.24
C52	10.73	175.00	330.43°	N07°50'15"E	10.73	5.37

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	18.97	S03706.11°E	L20	54.37	N45°49'02"E
L2	18.97	S91°33'58"E	L21	54.34	N47°08'02"E
L3	28.28	S45°04'54"W	L22	54.49	N66°27'14"E
L4	28.28	S44°55'06"E	L23	54.29	N69°41'18"E
L5	35.29	S44°48'08"E	L24	54.29	N69°10'10"E
L6	35.42	S45°10'55"W	L25	59.88	N68°33'42"E
L7	41.20	S44°49'02"E	L26	31.37	N61°09'10"E
L8	41.23	S45°10'55"W	L27	23.88	N61°09'10"E
L9	44.91	S89°43'04"E	L28	14.92	N68°27'14"E
L10	40.80	S89°43'04"E	L29	41.07	N68°27'14"E
L11	28.28	S45°04'54"W	L30	47.57	N47°08'02"E
L12	28.28	S44°55'06"E	L31	61.77	N47°08'02"E
L13	21.21	N44°55'06"W	L32	29.60	N42°29'40"E
L14	36.86	N89°55'06"W	L33	24.95	N42°29'40"E
L15	25.90	N89°55'06"W	L34	10.19	N00°43'51"E
L16	60.39	N00°43'51"E	L35	82.56	N00°43'51"E
L17	55.23	N00°43'51"E	L36	23.37	N00°43'51"E
L18	54.90	N13°09'13"E	L37	36.75	N05°44'57"W
L19	54.55	N24°29'40"E			

DESCRIPTION:  
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THENCE N 00°43'18"E, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 113 AND ALONG THE WEST LINE OF THE SAID 91.116 ACRE TRACT, THE SAME BEING THE EAST LINE OF THE 84.49 ACRE TRACT, 89.31 FEET TO AN IRON ROD SET AND THE POINT OF BEGINNING;  
89.31 FEET TO AN IRON ROD SET AND THE POINT OF BEGINNING;  
THENCE S 89°43'04"E, ALONG THE NORTH LINE OF THE SAID 91.116 ACRE TRACT, 89.31 FEET TO THE NORTHWEST CORNER OF THE SAID 91.116 ACRE TRACT, THE SOUTH LINE OF COUNTY ROAD 117, 846.52 FEET TO AN IRON ROD SET;  
THENCE CROSSING THE SAID 91.116 ACRE TRACT THE FOLLOWING 17 COURSES:  
1. S 00°04'54"W, 152.62 FEET TO AN IRON ROD SET;  
2. S 00°04'54"W, 523.29 FEET TO AN IRON ROD SET;  
3. S 04°42'00"W, 50.00 FEET TO AN IRON ROD SET;  
4. N 85°18'00"W, 25.90 FEET TO AN IRON ROD SET;  
5. N 85°18'00"W, 25.90 FEET TO AN IRON ROD SET;  
6. 38.44 FEET ALONG THE ARC OF A CURVE OF THE LEFT, SAID CURVE HAVING A RADIUS OF 476.83, A CENTRAL ANGLE OF 437°06', AND A CHORD BEARING N 87°28'33"W, 38.43 FEET TO AN IRON ROD SET;  
7. N 89°55'06"W, 36.86 FEET TO AN IRON ROD SET;  
8. S 49°04'54"W, 21.21 FEET TO AN IRON ROD SET;  
9. S 49°04'54"W, 21.21 FEET TO AN IRON ROD SET;  
10. 13.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 330°43', AND A CHORD BEARING S 07°50'15"W, 13.29 FEET TO AN IRON ROD SET;  
11. N 86°24'23"W, 50.00 FEET TO AN IRON ROD SET;  
12. N 86°24'23"W, 118.62 FEET TO AN IRON ROD SET;  
13. S 84°54'18"W, 176.02 FEET TO AN IRON ROD SET;  
14. N 90°00'00"W, 289.93 FEET TO AN IRON ROD SET;  
15. N 90°00'00"W, 6.27 FEET TO AN IRON ROD SET;  
16. N 01°34'10"E, 6.27 FEET TO AN IRON ROD SET;  
17. N 86°16'50"W, 50.00 FEET TO AN IRON ROD SET;  
18. N 90°00'00"W, 125.86 FEET TO AN IRON ROD SET;  
CONTAINING 12,794 ACRES, MORE OR LESS.

DEDICATION  
STATE OF TEXAS  
COUNTY OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS THAT CONJUGAL HOMES OF TEXAS, L.P., THE OWNER OF THE CERTAIN 91.116 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2007036302 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SURRENDER 12,794 ACRES OUT OF THE SAID TRACTS AND DOES HEREBY STATE THAT THERE ARE NO LEASOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREOF.  
CONJUGAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHETLY OF TEXAS, INC.,  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
**Maime D. Calder**  
Notary Public in and for the State of Texas,  
1256 RAINA VISTA CIRCLE, SECOND FLOOR  
AUSTIN, TEXAS 78727

STATE OF TEXAS  
COUNTY OF TEXAS  
BEFORE ME, **Sheryl Kozl**, a Notary Public on this day personally appeared **Sheryl Kozl**, known to me, for purposed to me on the faith of **Sheryl Kozl**, ( ) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, given under my hand and seal of office this **17** day of **July**, A.D. **2003**.  
Notary Public in and for the State of Texas  
**Sheryl Kozl**  
My Commission Expires **3-7-07**



STATE OF TEXAS  
COUNTY OF TEXAS  
I, RANDALL S. JONES 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 THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.  
**Randall S. Jones** 7/1/03  
DATE  
RANDALL S. JONES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4391  
STATE OF TEXAS  
COUNTY OF TEXAS  
I, RANDALL S. JONES DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLETES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.  
**Randall S. Jones** 7/1/03  
DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 49972



CITY APPROVAL  
APPROVED THIS **10th** DAY OF **March** **2002**, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED ON BEHALF OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.  
**Al Kosik**  
AL KOSIK, CHAIR

PASSED AND ADOPTED ON THE **20th** DAY OF **March** **20 02**  
**Christine R. Martin**  
CHRISTINE R. MARTIN, CITY SECRETARY  
CITY OF ROUND ROCK, TEXAS

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
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 **17th** DAY OF **September**, A.D. **2003**, AT **2:15** O'CLOCK **P.M.** AND DULY RECORDED ON THE **12th** DAY OF **September**, A.D. **2003**, AT **0:13** O'CLOCK **A.M.** IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET **Y**, SLIDES **16 and 17**.  
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.  
NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS  
BY: **Janet Metzger**



DATE: FEB. 20, 2002  
SCALE: 1" = 100'  
SHEET 2 OF 2 SHEETS  
**RU SURVEYING, INC.**  
1212 E. BRAKEN LAKE AUSTIN TEXAS 78753 (512) 836-4793