

CALLED 3.558 ACRE TRACT
OWNER: FLORENCE RAW LAND, LLC
DOC. NO. 2015086884, O.P.R.W.C.T.

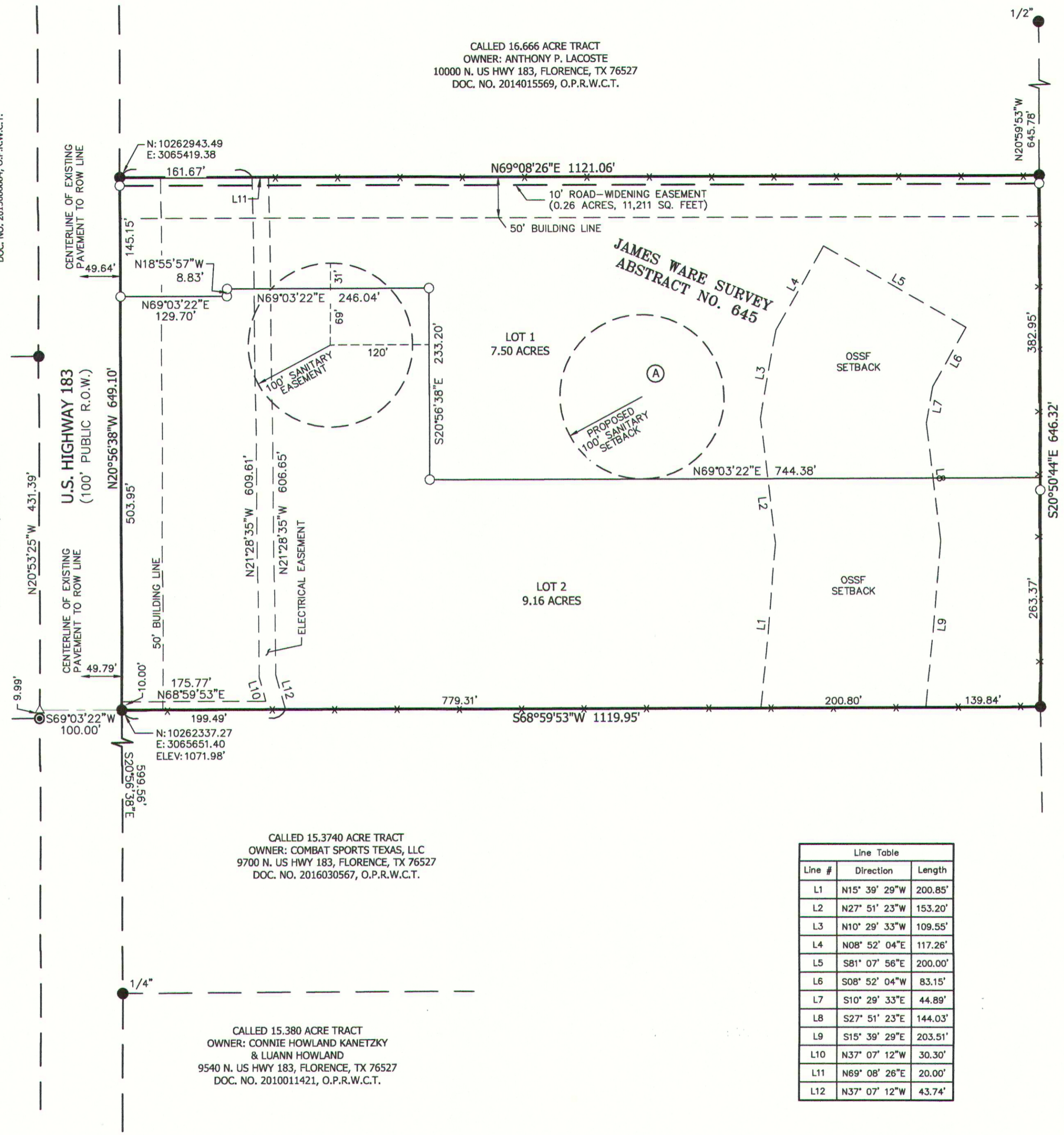
CALLED 2 ACRE TRACT
OWNER: NORTH CORNER 236 LP
DOC. NO. 2015086884, O.P.R.W.C.T.

U.S. HIGHWAY 183
(100' PUBLIC R.O.W.)

CALLED 16.666 ACRE TRACT
OWNER: ANTHONY P. LACOSTE
10000 N. US HWY 183, FLORENCE, TX 76527
DOC. NO. 2014015569, O.P.R.W.C.T.

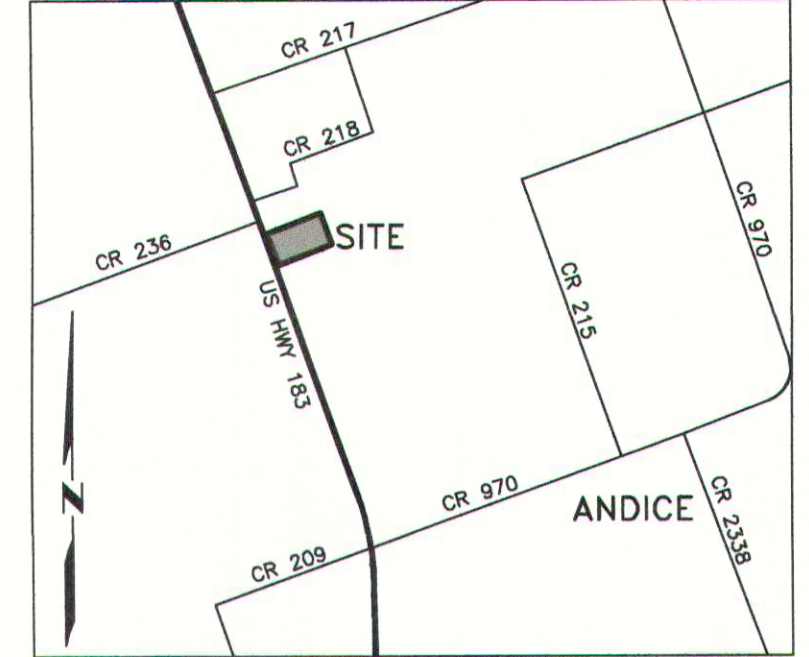
CALLED 15.3740 ACRE TRACT
OWNER: COMBAT SPORTS TEXAS, LLC
9700 N. US HWY 183, FLORENCE, TX 76527
DOC. NO. 2016030567, O.P.R.W.C.T.

CALLED 15.380 ACRE TRACT
OWNER: CONNIE HOWLAND KANETZKY
& LUANN HOWLAND
9540 N. US HWY 183, FLORENCE, TX 76527
DOC. NO. 2010011421, O.P.R.W.C.T.

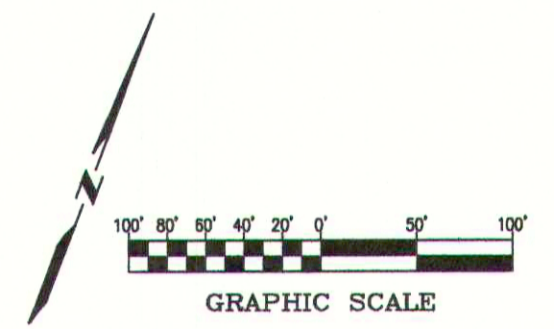


Line Table		
Line #	Direction	Length
L1	N15° 39' 29"W	200.85'
L2	N27° 51' 23"W	153.20'
L3	N10° 29' 33"W	109.55'
L4	N08° 52' 04"E	117.26'
L5	S81° 07' 56"E	200.00'
L6	S08° 52' 04"W	83.15'
L7	S10° 29' 33"E	44.89'
L8	S27° 51' 23"E	144.03'
L9	S15° 39' 29"E	203.51'
L10	N37° 07' 12"W	30.30'
L11	N69° 08' 26"E	20.00'
L12	N37° 07' 12"W	43.74'

CALLED 126.41 ACRE TRACT
OWNER: RUTH H. DAVIS
881 CR 218, FLORENCE, TX 76527
DOC. NO. 2006056132, O.P.R.W.C.T.



VICINITY MAP (NOT TO SCALE)



- LEGEND**
- 3/8-INCH REBAR FOUND (OR AS NOTED)
 - 1/2-INCH REBAR SET WITH CAP STAMPED "LANDESIGN"
 - ⊙ 1/2-INCH REBAR FOUND WITH ILLEGIBLE CAP
 - △ CALCULATED POINT (NOT SET OR FOUND)
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER/DEVELOPER: FLAWLESS LEASING, LLC
9870 N. HIGHWAY 183, SUITE 150
FLORENCE, TEXAS, 76527
512-993-8083
C.SPINKS@FLAWLESSGROUPLLC.COM

SURVEYOR: LANDESIGN SERVICES, INC.
1220 McNEIL ROAD | SUITE 200
ROUND ROCK, TEXAS 78681
T.TABOR@LNDSGN.COM

SUBMITTAL DATE: OCTOBER 11, 2018

**SETTLEMENT POINT
SUBDIVISION
FINAL PLAT**

LANDESIGN SERVICES, INC.

1220 McNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBP.LS FIRM NO. 10001800
512-238-7901

DATE	REVISIONS
01/15/19	ADJUST LOT 1 - WELL COMMENT
01/25/19	ADDED ELEC. EASEMENT

PROJECT NAME: 9870 N HWY 183
JOB NUMBER: 18-033
DATE: 10/01/2018 SCALE: 1"=100'
DRAWING FILE PATH:
L:\18033-9870 N HWY 183\CAD\DWGS\9870 N HWY 1836.DWG
RPLS: TST TECH: CDS | PARTYCHIEF: JE
CHECKED BY: TST | FIELDBOOK: 299/52

DRAWING NAME:
9870 N HWY 183

SHEET
01 of 02

THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THE PRESENTS:

THAT, FLAWLESS LEASING, LLC A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016009201 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

SETTLEMENT POINT SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 26th DAY OF March 2019 A.D.

Michael Mentzer
Michael Mentzer, COO
FLAWLESS LEASING, LLC
9870 N. HIGHWAY 183, SUITE 150
FLORENCE, TEXAS, 76527
512-993-8083

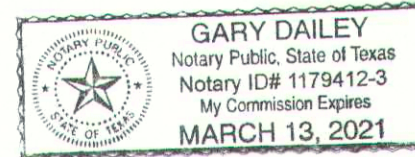
THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Michael* known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 26th DAY OF March 2019 A.D.

Gary Dailey
Gary Dailey
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME

March 13, 2021
MY COMMISSION EXPIRES



LAND SURVEYOR'S STATEMENT

I, TRAVIS S. TABOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, THIS TRACT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Travis S. Tabor
TRAVIS S. TABOR, R.P.L.S. NO. 6428
DATE 03/26/2019

LANDESIGN SERVICES, INC. | FIRM REGISTRATION NO. 10001800
1220 MCNEIL ROAD SUITE 200 | ROUND ROCK, TEXAS 78681



IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

WATER SERVICE FOR LOT 1 AND LOT 2 IS PROVIDED BY AN ON-SITE WELL.

SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0001188

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0075E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. Terron Evertson
J. TERRON EVERTSON, PE, DR, CFM
DATE 3/27/19

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 27th DAY OF March 2019 A.D.

Teresa Baker
Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

METES AND BOUNDS:

BEING 16.66 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES WARE SURVEY, ABSTRACT NO. 645 IN WILLIAMSON COUNTY, TEXAS AND BEING THE SAME CALLED 16.66 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO FLAWLESS INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NO. 2016009201, 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 3/8-INCH REBAR FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 (100' R.O.W.), FOR THE SOUTHWEST CORNER OF SAID 16.66 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF A CALLED 15.3740 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO COMBAT SPORTS TEXAS, LLC AS RECORDED IN DOCUMENT NO. 2016030567 OF SAID O.P.R.W.C.T., FROM WHICH A 1/4-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID 15.3470 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 15.380 ACRE TRACT OF LAND DESCRIBED IN A GIFT DEED TO CONNIE HOWLAND KANETZKY AND LUANN HOWLAND, AS RECORDED IN DOCUMENT NO. 2010011421 OF SAID O.P.R.W.C.T., BEARS SOUTH 20°56'38" EAST A DISTANCE OF 599.56 FEET;

THENCE NORTH 20°56'38" WEST WITH THE COMMON LINE OF SAID U.S. HIGHWAY 183 AND SAID 16.66 ACRE TRACT, A DISTANCE OF 649.10 FEET TO A 3/8-INCH REBAR FOUND FOR THE NORTHWEST CORNER OF SAID 16.66 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 16.666 ACRE TRACT OF LAND DESCRIBED IN A WRAPAROUND WARRANTY DEED TO ANTHONY P. LACOSTE, AS RECORDED IN DOCUMENT NO. 2014015569 OF SAID O.P.R.W.C.T.;

THENCE NORTH 69°08'26" EAST WITH THE COMMON LINE OF SAID 16.66 ACRE TRACT AND SAID 16.666 ACRE TRACT, A DISTANCE OF 1121.06 FEET TO A 3/8-INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 16.66 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 16.666 ACRE TRACT AND BEING IN THE WEST LINE OF A CALLED 126.41 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO RUTH H. DAVIS, AS RECORDED IN DOCUMENT NO. 2006056132 OF SAID O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 16.666 ACRE TRACT, BEARS NORTH 20°59'53" WEST A DISTANCE OF 645.78 FEET;

THENCE SOUTH 20°50'44" EAST WITH THE COMMON LINE OF SAID 16.66 ACRE TRACT AND SAID 126.41 ACRE TRACT, A DISTANCE OF 646.32 FEET TO A 3/8-INCH REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID 16.66 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 15.3740 ACRE TRACT;

THENCE SOUTH 68°59'53" WEST WITH THE COMMON LINE OF SAID 16.66 ACRE TRACT AND SAID 15.3740 ACRE TRACT, A DISTANCE OF 1119.95 FEET TO THE POINT OF BEGINNING.

THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THE PRESENTS:

I, BILL GRAVELL, JR, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Bill Gravell, Jr.
BILL GRAVELL, JR, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THESE PRESENTS

I, NANCY E., RISTER, CLERK OF COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20____, A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED THIS THE _____ DAY OF _____ 20____, A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK, COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPFS FIRM NO. 10001800
512-238-7901



SETTLEMENT POINT
SUBDIVISION
FINAL PLAT

REVISIONS	DATE	DESCRIPTION
	01/15/19	ADJUST LOT 1 - WELL COMMENT
	01/25/19	ADDED ELEC. EASEMENT

PROJECT NAME: 9870 N HWY 183	SCALE: 1"=100'
JOB NUMBER: 18-033	DATE: 10/01/2018
DRAWING FILE PATH: L:\18033-9870 N HWY 183\CADD\DWGS\9870 N HWY 1836.DWG	RPLS: TST
TECH: CDS	PARTYCHIEF: JE
CHECKED BY: TST	FIELDBOOK: 299/32

DRAWING NAME:
9870 N HWY 183