

Scale: 1" = 200'

LAKEVIEW ESTATES
VOL. 1, PG. 63 & 64
A.C.M.R.

JORGE L.
ORTEGA JR.
6,960 AC.

LISA A. LIZOTTE
CRYAN
5,198 AC.

MAGNO L.
AUSTRIA
5,21 AC.

LARRY &
LINDA ULRICH
5,19 AC.

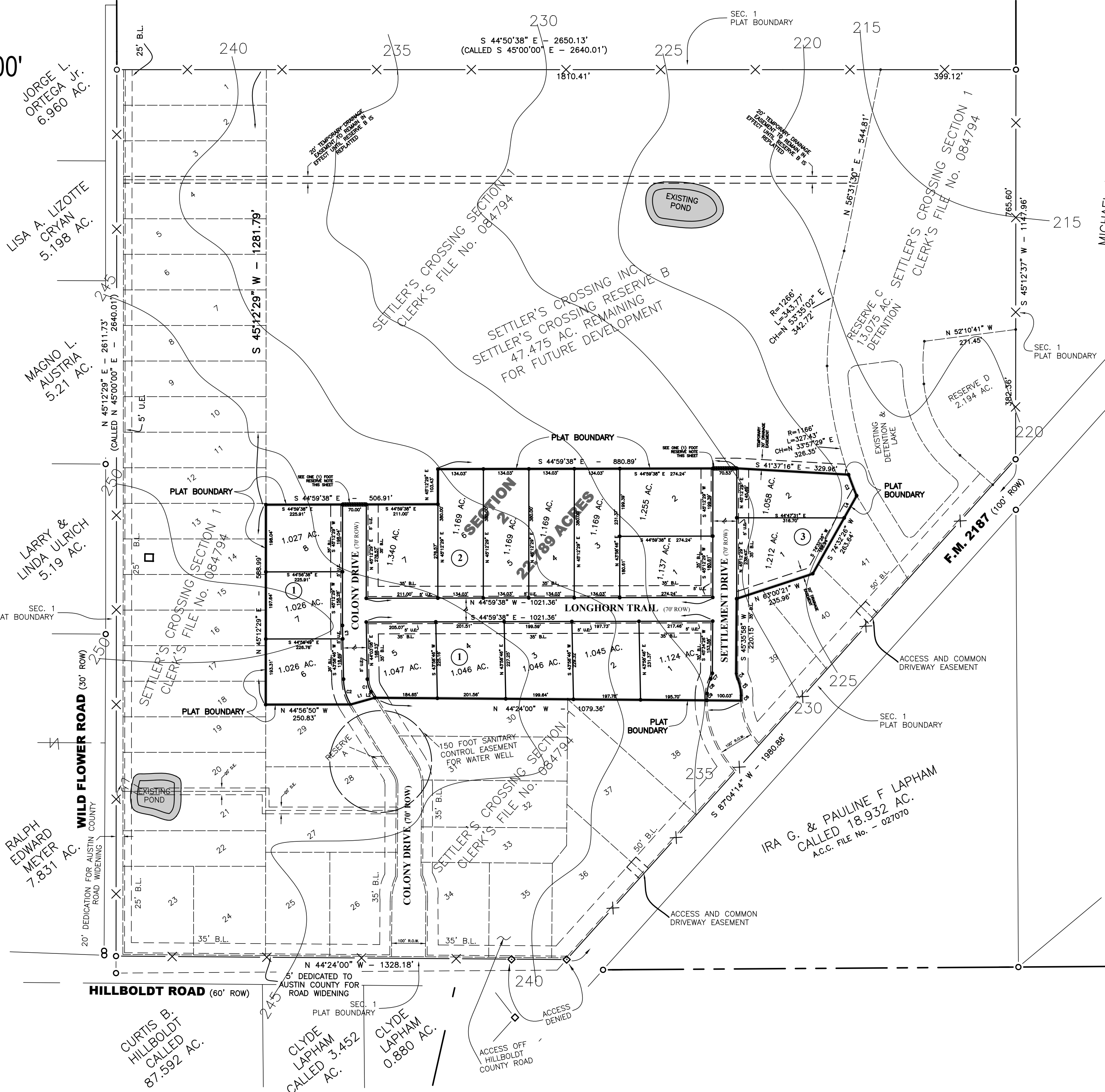
RALPH
EDWARD
MEYER
7,831 AC.

CURTIS B.
HILLBOLDT
CALLED 87,592 AC.

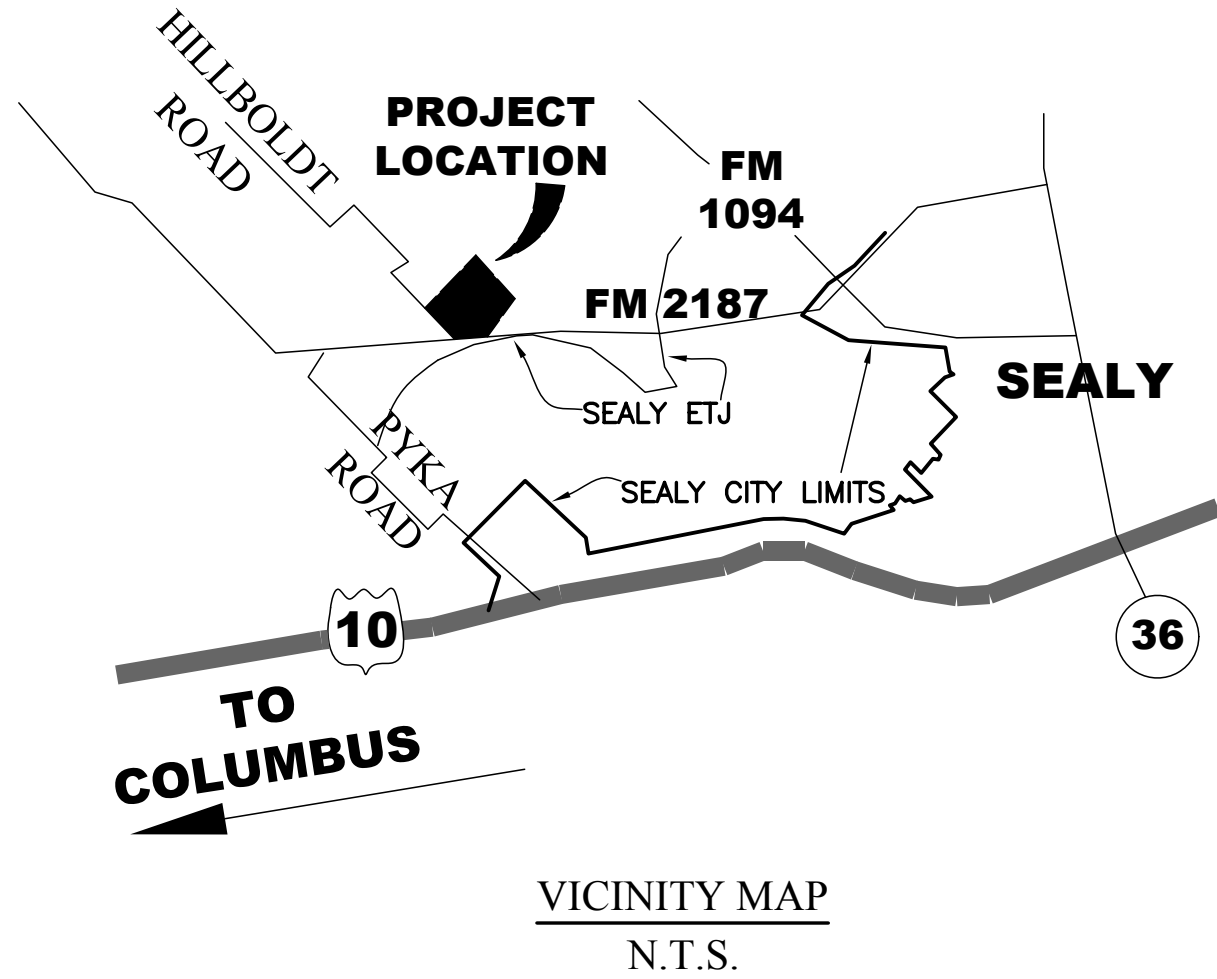
CLYDE
LAPHAM
CALLED 3,452 AC.

CLYDE
LAPHAM
CALLED 0,880 AC.

PAT BUECHMANN
160 ACRES
A.C.C. FILE No. 025225



- KEY**
- B.L. - Building Line
 - U.E. - Utility Easement
 - A.C.D.R. - Austin County Deed Records
 - A.C.C. - Austin County Clerk's File
 - CH - Chord of Curve
 - A.C.M.R. - Austin County Map Records



CURVE TABLE				
RADIUS	LENGTH	CHORD BEARING	DISTANCE	
C1	70'	39.33'	N 29°06'44" E	38.81'
C2	140'	78.66'	S 29°06'44" W	77.63'
C3	1166'	66.73'	S 24°16'26" W	66.72'
C4	55'	17.13'	S 29°57'12" W	17.06'
C5	120'	49.55'	S 33°28'13" W	49.19'
C6	200'	15.43'	S 46°15'15" W	15.43'
C7	55'	17.13'	S 61°14'44" W	17.06'
C8	120'	44.58'	S 59°05'15" W	44.32'
C9	300'	20.43'	S 46°32'10" W	20.43'

LINE TABLE		
L1	N 60°24'43" W	73.03'
L2	N 13°01'00" E	20.83'
L3	S 43°58'46" W	39.55'
L4	S 74°32'26" W	74.70'

NOTES:

1. THESE LOTS ARE BEING DEVELOPED FOR SINGLE USE FAMILY HOMES WHICH WILL BE SERVED BY A PUBLIC WATER SYSTEM. PRIVATE WATER WELLS ARE PROHIBITED.
2. ALL LOTS WILL HAVE A 10 FOOT SIDE BUILDING LINE (B.L.).
3. THIS ENTIRE TRACT IS IN AUSTIN COUNTY AND OUTSIDE THE E.T.J. OF ANY CITY.
4. ALL LOTS ARE A MINIMUM OF 1.0 ACRE NET OF ALL EASEMENTS.

ONE (1) FOOT RESERVE NOTE:

ONE (1) FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR REPLATTED IN A RECORDED PLAT, THE ONE (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

BUILDING SLAB ELEVATIONS TABLE					
BLOCK 1		BLOCK 2		BLOCK 3	
LOT No.	ELEV.	LOT No.	ELEV.	LOT No.	ELEV.
1	238.7	1	236.0	1	230.5
2	242.5	2	235.3	2	230.4
3	246.1	3	239.1		
4	249.2	4	241.0		
5	250.7	5	242.7		
6	250.0	6	244.5		
7	252.1	7	245.6		
8	248.4				

DRIVEWAY CULVERT DIAMETER TABLE					
BLOCK 1		BLOCK 2		BLOCK 3	
LOT No.	SIZE	LOT No.	SIZE	LOT No.	SIZE
1	18"	1	24"	1	18"
2	18"	2	24"	2	18"
3	18"	3	18"		
4	18"	4	18"		
5	18"	5	18"		
6	18"	6	18"		
7	18"	7	18"		
8	18"				

DEVELOPER:
Settler's Crossing Inc.
Stephen Cryan, President
Amy Cryan, Secretary
P.O. Box 790
Sealy, Texas 77474
(979) 885-6262
Fax: (979) 885-0164

ENGINEER &
SURVEYOR:
Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493
(281) 391-0173
Fax: (281) 391-1554

Reason for Replat: To convert part of Reserve "B" of Settler's Crossing Section 1 into single family Lots.

This property is not in the 100 year Flood Plain, according to the Austin County, Texas Flood Plain Map Community Panel No. 48015C0325 E dated Sept. 03, 2010.

Bench Mark: "X" cut in South culvert Northeast corner F.M. 2187 at Hillboldt Road. Elevation 237.48

17 Lots, 3 Blocks, No Reserves

Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
Texas Registered Engineering Firm Number F-2309
Katy, Texas

**SETTLER'S CROSSING
SECTION 2 - 22,789 ACRES**

BEING A PARTIAL REPLAT OF RESERVE B OF SETTLER'S CROSSING SECTION 1 (AUSTIN COUNTY CLERK'S FILE No. 084794)
OUT OF A 136.997 ACRE TRACT OF LAND OUT OF AN ORIGINAL 160 ACRE TRACT (VOLUME 276, PAGE 144 IN DEED RECORDS) AND BEING SITUATED
IN THE H. & T.C.R.R. COMPANY SURVEY, SECTION 164, AND BEING PART OF THE M.M. KENNEY SURVEY, ABSTRACT 370, AUSTIN COUNTY, TEXAS.

Scale : 1" = 200'

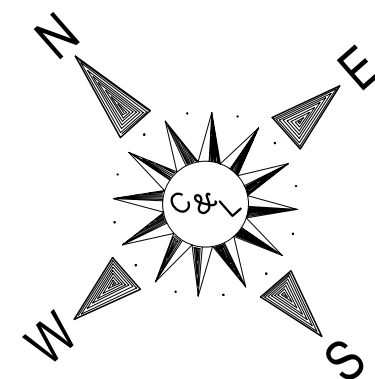
Job No. :SETTLER'S CROSSING SEC. 2

Dwn. By:BR Date:Revised: Aug., 2013

(COORD. FILE: 07-143)

3-29-10

Sheet Number 01 of 03



Scale: 1" = 100'

SEC. 1
PLAT BOUNDARY

LARRY &
LINDA ULRICH
5.19 AC.
30' R.O.W.

WILD FLOWER ROAD (30' ROW)

RALPH
EDWARD
MEYER
7.831 AC.
20' DEDICATION FOR AUSTIN COUNTY
ROAD WIDENING

HILLBOLDT ROAD (60' ROW)

SETTLER'S CROSSING INC. SETTLER'S
CROSSING RESERVE B
47.475 AC. REMAINING
FOR FUTURE DEVELOPMENT

SETTLER'S CROSSING
CLERK'S FILE No. 084794

SETTLER'S CROSSING
CLERK'S FILE No. 084794

SECTION 2
22.789 ACRES

IRA G. & PAULINE F LAPHAM
CALLED 18.932 AC.
A.C.C. FILE No. - 027070

ONE (1) FOOT RESERVE NOTE:

ONE (1) FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR REPLATTED IN A RECORDED PLAT, THE ONE (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

Reason for Replat: To convert part of Reserve "B" of Settler's Crossing Section 1 into single family Lots.

Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
Texas Registered Engineering Firm Number F-2309
Katy, Texas

SETTLER'S CROSSING
SECTION 2 - 22.789 ACRES

BEING A PARTIAL REPLAT OF RESERVE B OF SETTLER'S CROSSING SECTION 1 (AUSTIN COUNTY CLERK'S FILE No. 084794)
OUT OF A 136.997 ACRE TRACT OF LAND OUT OF AN ORIGINAL 160 ACRE TRACT (VOLUME 276, PAGE 144 IN DEED RECORDS) AND BEING SITUATED
IN THE H. & T.C.R.R. COMPANY SURVEY, SECTION 164, AND BEING PART OF THE M.M. KENNEY SURVEY, ABSTRACT 370, AUSTIN COUNTY, TEXAS.

Scale : 1" = 200'

Job No. :SETTLER'S CROSSING SEC. 2

Dwn. By:BR Date:Revised: Aug., 2013

(COORD. FILE: 07-143) 3-29-10

Sheet Number 02 of 03

LEGAL DESCRIPTION FOR A 22.789 ACRE TRACT OUT OF RESERVE B (70.264 Acres) IN SETTLER'S CROSSING SECTION 1 A SUBDIVISION AS RECORDED IN AUSTIN COUNTY CLERK'S FILE No. 084794 AND BEING SITUATED IN THE H. & T.C.R.R. COMPANY SURVEY, SECTION 164, AND BEING PART OF THE M. M. KENNEY SURVEY, ABSTRACT 370, AUSTIN COUNTY, TEXAS.

COMMENCING: At a ½ inch iron pipe found for the Southwest corner of Settler's Crossing Section 1 located at the intersection of the Northeast ROW line of Hillboldt Road (60' ROW) and in the Southeast ROW line of Wild Flower Road (30 foot lane); said corner bears North 45° 12' 29" East a distance of 50.17 feet from a P.K. Nail set at the Northwest corner of the M.M. Kennedy Survey, Abstract 370 as located in the Right-of-Way of Hillboldt Road;

THENCE: North 75° 55' 55" East a distance of 862.39 feet to the POINT OF BEGINNING and a ½ inch iron rod found for the West corner of the herein described tract, the West corner of Reserve B and the Northwest corner of Lot 29 of Settler's Crossing Section 1;

THENCE: North 45° 12' 29" East a distance of 588.99 feet along the Northwest line of the herein described tract and the Northwest line of Reserve B of Settler's Crossing Section 1 to a ½ inch iron rod set for the North corner of the herein described tract;

THENCE: South 44° 59' 38" East a distance of 506.91 feet along the Northeast line of the herein described tract to a ½ inch iron rod set for an interior corner of the herein described tract;

THENCE: North 45° 12' 29" East a distance of 103.43 feet continuing along the Northeast line to a North corner of the herein described tract;

THENCE: South 44° 59' 38" East a distance of 880.89 feet continuing along the Northeast line of the herein described tract to a ½ inch iron rod set for a corner of the herein described tract;

THENCE: South 41° 37' 16" East a distance of 329.96 feet continuing along the Northeast line of the herein described tract to a ½ inch iron rod set for the East corner of the herein described tract and lying in the East line of Reserve B and the West line of Reserve C of Settler's Crossing Section 1 and in a curve to the left;

THENCE: Following along the common line of Reserve B and Reserve C of Settler's Crossing Section 1 with said curve to the left having a radius of 1,166.00 feet and an arc length of 66.73 feet with a chord bearing of South 24° 16' 26" West a distance of 66.72 feet to a ½ inch iron rod found for the Northeast corner of Lot 41 of Settlers Crossing Section 1 and an interior corner of the herein described tract;

THENCE: South 74° 32' 26" West, leaving the West line of Reserve C of Settler's Crossing Section 1, a distance of 263.64 feet along the Southeast line of Reserve B of Settler's Crossing Section 1 and the herein described tract to a ½ inch iron rod found for a corner of the herein described tract;

THENCE: North 63° 00' 21" West a distance of 235.96 feet along the Southeast line of Reserve B of Settler's Crossing Section 1 and the herein described tract to a ½ inch iron rod found for an interior corner of the herein described tract and lying in the East right-of-way line of Settlement Drive (70 foot width);

THENCE: South 45° 35' 58" West a distance of 220.15 feet along the East right-of-way line of Settlement Drive (70 foot width) to a ½ inch iron rod found for a point of tangency to the left;

THENCE: Following the East right-of-way of Settlement Drive (width varies) with said curve to the left having a radius of 55.00 feet and an arc length of 17.13 feet with a chord bearing of South 29° 57' 12" West a distance of 17.06 feet to a ½ inch iron rod found for a point of tangency with a reverse curve to the right;

THENCE: Following the East right-of-way of Settlement Drive (width varies) with said curve to the right having a radius of 120.00 feet and an arc length of 49.55 feet with a chord bearing of South 33° 28' 13" West a distance of 49.19 feet to a ½ inch iron rod found for a point of tangency with a reverse curve to the left;

THENCE: Following the East right-of-way of Settlement Drive (width varies) with said curve to the left having a radius of 200.00 feet and an arc length of 15.43 feet with a chord bearing of South 46° 15' 15" West a distance of 15.43 feet to a ½ inch iron rod found for the South corner of Reserve B and the herein described tract;

THENCE: North 44° 24' 00" West a distance of 1079.36 feet along the Southwest line of Reserve B of Settlers Crossing Section 1 to a ½ inch iron rod found for the Northwest corner of Lot 30 and lying in the East right-of-way line of Colony Drive (70 foot width) and an interior corner of the herein described tract;

THENCE: North 60° 24' 43" West a distance of 73.03 feet along the Southwest line of Reserve B of Settler's Crossing Section 1 to a ½ inch iron rod found for the East corner of Lot 29 and lying in the West right-of-way line of Colony Drive (70 foot width) and an interior corner of the herein described tract;

THENCE: North 44° 56' 50" West a distance of 250.83 feet along the Southwest line of Reserve B and the Northeast line of Lot 29 of Settler's Crossing Section 1 to the POINT OF BEGINNING and containing 22.789 Acres of land.

All bearings recited herein are based on the Northeast right-of-way line of Hillboldt Road running North 44° 24' 00" West.

STATE OF TEXAS §
COUNTY OF AUSTIN §

We, Stephen Cryan and Amy Cryan, President and Secretary respectively, of Settler's Crossing, Inc., owner of the property subdivided, in this plat of Settler's Crossing Section 2, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets alleys, parks and easements as shown, and dedicated for public use, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and the drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land as dedicated.

There is hereby dedicated a twenty (20) foot utility easement along and adjacent to all interior property lines or lot lines in the subdivision being ten (10) feet on each side of the interior property lines or lot lines for a total width of twenty (20) feet.

There is hereby dedicated a fifteen (15) foot utility easement along and adjacent to all roads and streets in the subdivision.

There is hereby dedicated to the utility companies the right to build and maintain buried or aerial utility lines across all roads and streets in order to provide service to all lots and tracts within the subdivision.

In Testimony, hereto, the Settler's Crossing, Inc., has caused to be signed by Stephen Cryan, its President, and Amy Cryan, its Secretary, and its seal, this_____of_____, 2013.

Settler's Crossing, Inc.
By:_____
Stephen Cryan, President
Attest:_____
Amy Cryan, Secretary

STATE OF TEXAS §
COUNTY OF AUSTIN §

BEFORE ME, the undersigned authority, on this day personally appeared Stephen Cryan, President and Amy Cryan, Secretary of Settler's Crossing, Inc., known to me to be the persons whose names are subscribed to the foregoing instruments and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____DAY OF _____, 2013.

Notary Public in and for
In and for Austin County, Texas

We, Enterprise Bank, Owner and Holder of a lien against the above described property, the lien, being evidenced by an Instrument of Record in County Clerk's File No. _____ Official Records, Austin County, Texas, subordinate to the subdivision and dedication the lien, and we confirm that we are the present owner of the lien and have not assigned the same, nor any part.

Except as expressly modified hereby, the lien shall remain in full force and effect.

Executed this the _____ day of _____, 2013.

Enterprise Bank
By:_____
Albert Dashiell, Senior Vice President

STATE OF TEXAS §
COUNTY OF AUSTIN §

BEFORE ME, the undersigned authority, on this day personally appeared Albert Dashiell, Senior Vice President of Enterprise Bank, known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that the same was the act of the bank, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____DAY OF _____, 2013.

Notary Public in and for
In and for Austin County, Texas

This is to certify that I, David Leyendecker, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

David Leyendecker, R.P.L.S.
State Registration No. 2085

Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's Office for specific information.

No pipe line or pipe line easement exist within the boundaries of this plat.

ENGINEER &
SURVEYOR:
Clay & Leyendecker, Inc.
1350 Avenue D
Katy, Texas 77493
(281) 391-0173
Fax: (281) 391-1554

DEVELOPER:
Settler's Crossing Inc.
Stephen Cryan, President
Amy Cryan, Secretary
P.O. Box 790
Sealy, Texas 77474
(979) 885-6262
Fax: (979) 885-0164

APPROVAL BY PLAT ROOM RECORDER

Date _____ Plat Book Recorder

County Clerk's File No. _____

Plat Cabinet No. _____ Page No. _____

17 Lots, 3 Blocks, No Reserves

SETTLER'S CROSSING SECTION 2 - 22.789 ACRES

BEING A PARTIAL REPLAT OF RESERVE B OF SETTLER'S CROSSING SECTION I (AUSTIN COUNTY CLERK'S FILE No. 084794)
OUT OF A 136.997 ACRE TRACT OF LAND OUT OF AN ORIGINAL 160 ACRE TRACT (VOLUME 276, PAGE 144 IN DEED RECORDS) AND BEING SITUATED
IN THE H. & T.C.R.R. COMPANY SURVEY, SECTION 164, AND BEING PART OF THE M.M. KENNEY SURVEY, ABSTRACT 370, AUSTIN COUNTY, TEXAS.

Scale : N.A.

Job No. :SETTLER'S CROSSING SEC. 2

Dwn. By:BR Date:Revised: Aug., 2013

(COORD. FILE: 07-143) 3-29-10

Sheet Number 03 of 03

Notes:

Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until a street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement, or maintenance.

The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on this plat or of constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

THIS PLAT IS GENERALLY IN COMPLIANCE WITH THE AUSTIN COUNTY PRIVATE SEWAGE REGULATIONS AND CURRENT T.C.E.Q. REGULATIONS.

AUSTIN COUNTY ENVIRONMENTAL OFFICE DATE

SPECIAL NOTE

Access to Settler's Crossing Section 2 is by way of Colony Drive and Settlement Drive as shown on the plat of Settler's Crossing Section 1, according to a map or plat thereof recorded under County Clerk's File No. 084794. The roads in Section 1 have not been accepted by Austin County for maintenance by the County. Austin County shall not be obligated to accept the roads proposed in this plat of Settler's Crossing Section 2, nor shall the County be obligated to maintain the roads proposed in this plat of Settler's Crossing Section 2, until such time as the roads in Settler's Crossing Section 1 have been accepted for maintenance by Austin County.

Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
Texas Registered Engineering Firm Number F-2309
Katy, Texas