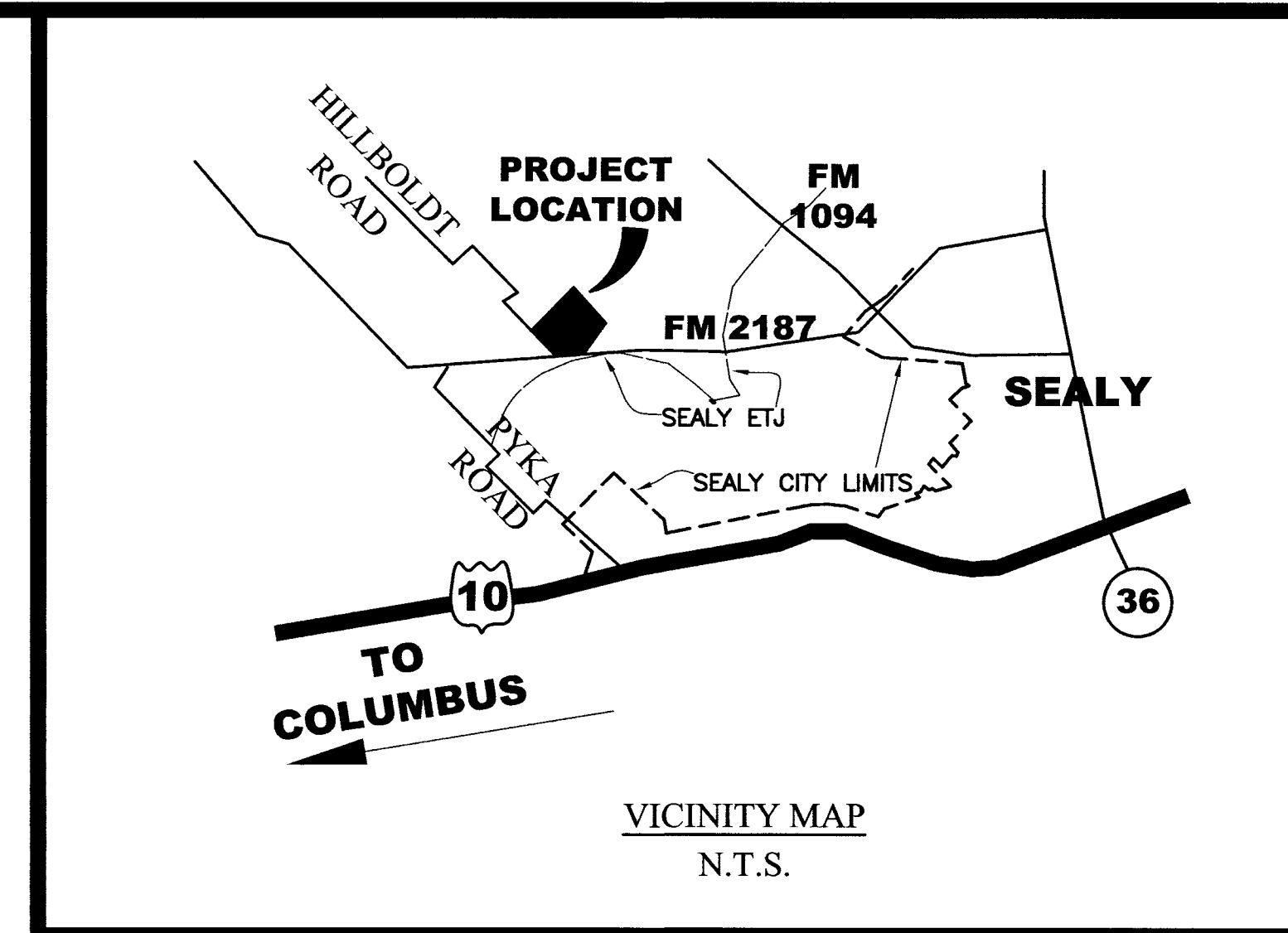


Scale: 1" = 200'

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

**KEY**

- B.L. - Building Line
- D.E. - Drainage Easement
- 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
- D.B.L.24 - Double Barrel 24" Culvert



**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, EXCEPT LOT 4, BLOCK 1.
5. THE FINISHED FLOOD OF ALL HOMES SHALL BE A MINIMUM OF 18-INCHES ABOVE THE NATURAL GROUND OF EACH LOT.

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT No.	ELEV	LOT No.	ELEV	LOT No.	ELEV	LOT No.	ELEV
1	246.5	1	235.0	1	241.5	1	229.0
2	243.5	2	235.0	2	239.0	2	227.0
3	241.5	3	236.5	3	238.0	3	225.0
4	240.0	4	232.0	4	236.5	4*	222.0
5	237.0	5	231.5	5	236.5	5*	222.0
6	236.5	6	231.5	6	235.0	6	222.5
7	236.5	7	231.5	7	232.0	7	224.0
8	236.5	8	230.0	8	232.0	8	226.5
		9	225.0			9	226.5
		10	229.0				

\*Note: Lots 4 & 5 Filled to Elevation 220.0' MSL

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT No.	SIZE	LOT No.	SIZE	LOT No.	SIZE	LOT No.	SIZE
1	24"	1	18"	1	18"	1	NP
2	DBL24"	2	18"	2	24"	2	24"
3	DBL24"	3	18"	3	DBL24"	3	24"
4	18"	4	18"/NP*	4	DBL24"	4	24"
5	24"	5	18"	5	DBL24"	5	24"
6	DBL24"	6	24"	6	DBL24"	6	18"
7	DBL24"	7	24"	7	DBL24"	7	NP
8	DBL24"	8	18"	8	24"	8	24"
		9	18"			9	18"
		10	18"/NP*				

\* Lot 3, Block 1: If Driveway is downstream of Pipe A, then No Pipe, otherwise use DBL24"  
 \* Lot 4, Block 2: If Driveway is on Pioneer use 18", if Driveway is on Frontier, then No Pipe.  
 \* Lot 10, Block 2: If Driveway is on Pioneer use 24", if Driveway is on Frontier, then No Pipe.



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.

This survey relies on record data furnished by Lawyers Title Insurance Corporation dated May 23, 2007, G.F. No. 36920.

All bearings recited hereon are based on the Northeast ROW line of Hillboldt Road running North 44° 24' 00" West.

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

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

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

\*REVISED: 04-08-16  
 \*REVISED: 03-03-16  
 \*REVISED: 02-05-16  
 \*REVISED: 10-29-15

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

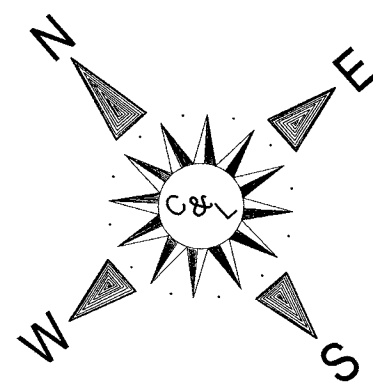
35 LOTS, 4 BLOCKS, 1 RESERVE

**Clay & Leyendecker, Inc.**  
Consulting Engineers & Surveyors  
Katy, Texas

**SETTLERS CROSSING  
SECTION 3 - 47.475 ACRES**

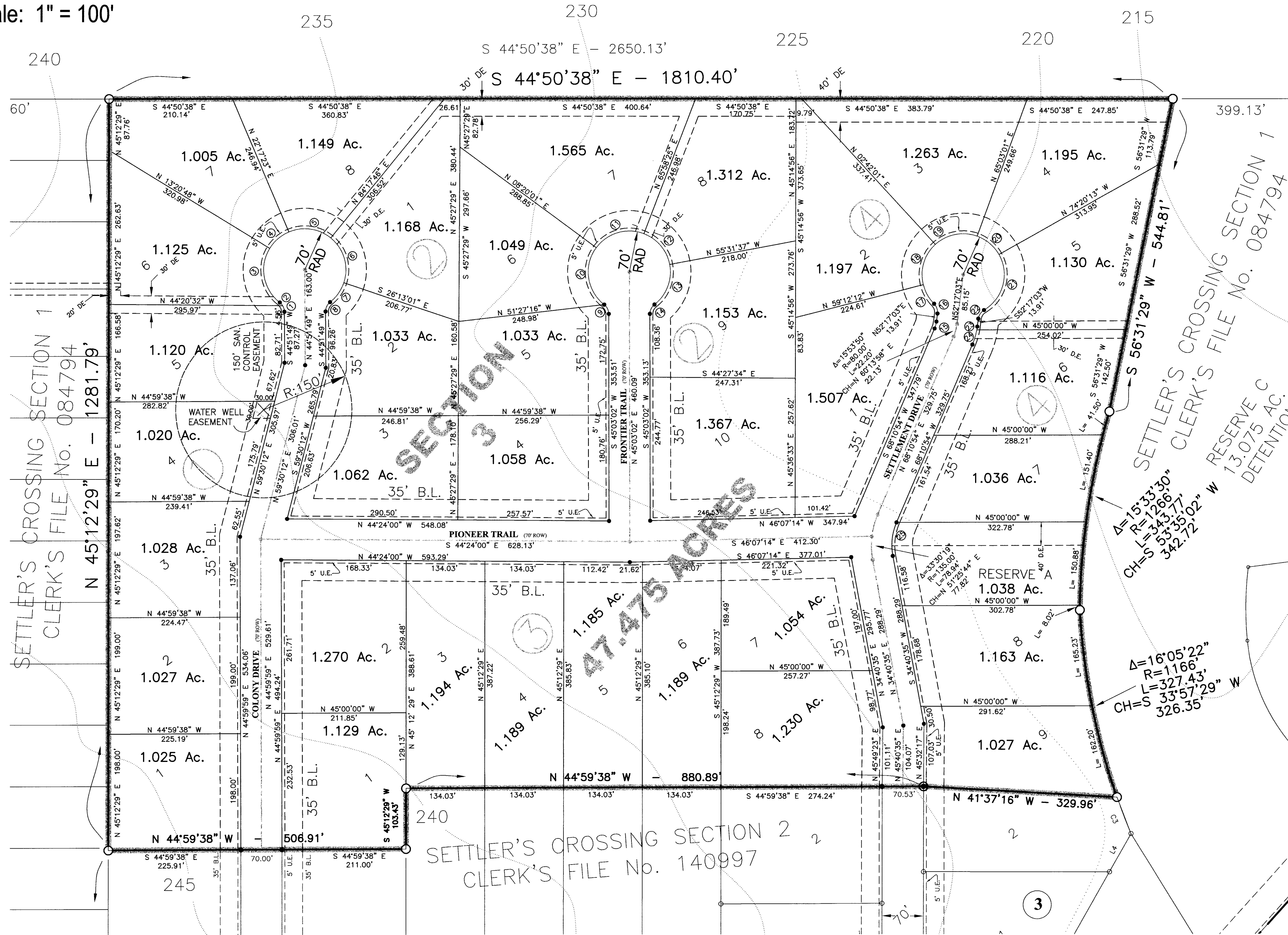
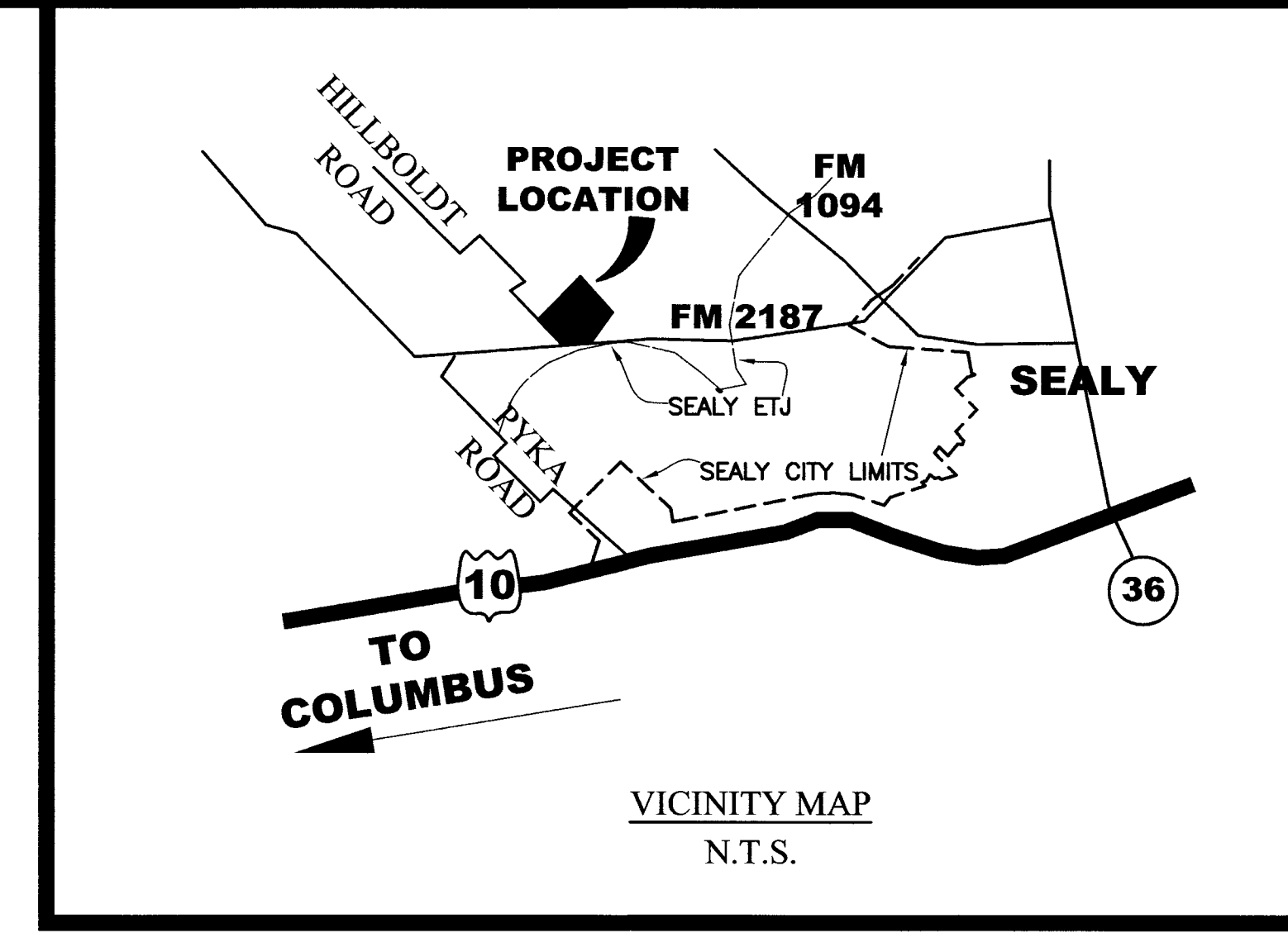
BEING A PARTIAL REPLAT OF RESERVE B OF SETTLER'S CROSSING SECTION 1 (AUSTIN COUNTY CLERK'S FILE No. 084794) OUT OF A 136.997 ACRE TRACT OF LAND OUT OF AN ORIGINAL 160 ACRE TRACT (VOLUME 276, PAGE 144 IN DEED RECORDS) AND BEING SITUATED IN THE H. & T.C.R.R. COMPANY SURVEY, SECTION 164, AND BEING PART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

Scale :	1" = 200'
Job No. :	Section 3 FINAL(07-143)
Dwn. By :	BR/JL
Date :	06-12-15
Sheet Number	01 of 03



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

Scale: 1" = 100'



CURVE DATA TABLE

CURVE	RAD.	LEN.	CHORD	DIST.
1	20'	11.04'	N29°03'07"E	10.90'
2	20'	7.23'	N02°53'08"E	7.19'
3	70'	102.27'	N34°35'37"E	93.79'
4	70'	43.54'	S85°31'42"E	42.84'
5	70'	75.76'	S36°42'26"E	72.11'
6	70'	84.89'	S29°02'22"W	79.79'
7	70'	40.82'	S80°29'18"W	40.24'
8	20'	18.27'	S71°01'43"W	17.64'
9	20'	18.27'	N18°53'08"E	17.64'
10	70'	108.67'	N37°11'37"E	98.08'
11	70'	90.78'	S61°10'48"E	84.55'
12	70'	71.47'	S05°13'24"W	68.41'
13	70'	76.86'	S65°55'37"W	73.05'
14	20'	18.27'	S71°12'36"W	17.64'
15	45'	12.49'	N60°13'58"E	12.45'
16	20'	18.27'	N26°07'09"E	17.64'
17	70'	37.68'	N15°22'32"E	37.23'
18	70'	75.63'	N61°44'38"E	72.00'
19	70'	76.17'	S56°07'28"E	72.47'
20	70'	49.62'	S04°38'35"E	48.59'
21	70'	108.67'	S60°08'20"W	98.08'
22	20'	18.27'	S78°26'57"W	17.64'
23	115'	5.76'	S53°43'05"W	5.75'
24	115'	26.15'	S61°40'00"W	26.10'
25	100'	58.48'	S51°25'44"W	57.65'

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 September 3, 2010.

This survey relies on record data furnished by Lawyers Title Insurance Corporation dated May 23, 2007, G.F. No. 36920.

All bearings recited hereon are based on the Northeast ROW line of Hillboldt Road running North 44° 24' 00" West.

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

- \*REVISED: 04-08-16
- \*REVISED: 03-03-16
- \*REVISED: 02-05-16
- \*REVISED: 10-29-15

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**Clay & Leyendecker, Inc.**  
Consulting Engineers & Surveyors  
Katy, Texas

**SETTLERS CROSSING SECTION 3 - 47.475 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" = 100'

Job No. : Section 3 FINAL(07-143)

Dwn. By : BR/JL Date : 06-12-15

Sheet Number 02 of 03



FIELD NOTES FOR A 47.475 ACRE TRACT 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, AUSTIN COUNTY, TEXAS.

COMMENCING: At a 1/2 inch iron pipe found for the Southwest corner of Settler's Crossing Section 1 (Austin County Clerk's File Number 084794) located at the intersection of the Northeast right-of-way line of Hillboldt Road (60' ROW) and in the Southeast right-of-way line of the 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 45° 12' 29" East a distance of 2611.73 feet along the Northwest line of Settler's Crossing Section 1 and the Southeast right-of-way line of Wild Flower Road to a 1/2 inch iron rod found for the North corner of Section 1;

THENCE: South 44° 50' 38" East a distance of 419.82 feet along the Northeast line of Settler's Crossing Section 1 and the Southwest line of a 160 acre tract (Austin County Clerks File Number 025225) to a 1/2 inch iron rod found for the North corner of Section 3 as the PLACE OF BEGINNING;

THENCE: South 44° 50' 38" East a distance of 1810.40 feet along the Northeast line of Section 3 and Southwest line of before described 160 acre tract to a 1/2 inch iron rod set for the East corner of Section 3 from which a 1/2 inch iron rod bears South 44° 50' 38" East a distance of 399.12 feet as the West corner of Settler's Crossing Section 1;

THENCE: South 56° 31' 29" West a distance of 544.81 feet along the Southeast line of this tract and the Northwest line of the 13.075 acre Reserve C of Settler's Crossing Section 1 to a 1/2 inch iron rod set for the Point of Curvature of a curve to the left;

THENCE: Following said curve to the left having a radius of 1266.00 feet and an arc length of 342.77 feet with a chord bearing of South 53° 35' 02" West a distance of 342.72 feet to a 1/2 inch iron rod set for the Point of Compound Curvature with a curve to the left;

THENCE: Following said curve to the left having a radius of 1166.00' and an arc length of 327.43 feet with a chord bearing of South 33° 57' 29" West a distance of 326.35 feet to a 1/2 inch iron rod set for the South corner of this tract;

THENCE: North 41° 37' 16" West a distance of 329.96 feet along the Southwest line of this tract and the Northeast line of a 22.789 acre Settler's Crossing Section 2 (Austin County Clerk's File Number 140997) to a 1/2 inch iron rod found along the Southwest line of this tract;

THENCE: North 44° 59' 38" West a distance of 880.89 feet to a 1/2 inch iron rod found along the Southwest line of this tract and the Northwest line of Settler's Crossing Section 2;

THENCE: South 45° 12' 29" West a distance of 103.43 feet to a 1/2 inch iron rod found along the Southwest line of this tract and the Northwest line Settler's Crossing Section 2;

THENCE: North 44° 59' 38" West a distance of 506.91 feet along the Southwest line of this tract and the Settler's Crossing Section 2 to a 1/2 inch iron rod found for the West corner of this tract;

THENCE: North 45° 12' 29" East a distance of 1281.79 feet along the Northwest line of this tract and along a line of Settler's Crossing Section 1 to the PLACE OF BEGINNING and containing 47.475 acres of land.

The bearings recited herein are based on the Northeast line of this tract running South 44° 50' 38" East.

**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

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 3, 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.

There is hereby dedicated a twenty (20) foot drainage easement along all natural drainage ways in 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 \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016.

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

We, Allegiance Bank Texas, 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 \_\_\_\_\_, 2016.

Allegiance Bank Texas  
By: \_\_\_\_\_  
Margaret Vandever, Senior Vice President

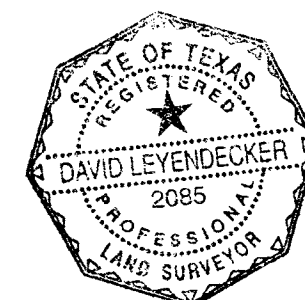
STATE OF TEXAS §  
COUNTY OF AUSTIN §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret Vandever, Senior Vice President of Allegiance Bank Texas, 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 \_\_\_\_\_, 2016.

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  
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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

APPROVED by the Commissioner's Court of Austin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Reese Turner Commissioner, Precinct 1 Robert "Bobby" Rinn Commissioner, Precinct 2

Tim Lapham  
County Judge

Randy Reichardt Commissioner, Precinct 3 Douglas King Commissioner, Precinct 4

I, Charles A Kalkomey, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

Date \_\_\_\_\_ Austin County Engineer

\*REVISED: 04-08-16  
\*REVISED: 03-03-16  
\*REVISED: 02-05-16  
\*REVISED: 10-29-15

APPROVAL BY PLAT ROOM RECORDER

Date \_\_\_\_\_ Plat Book Recorder \_\_\_\_\_  
County Clerk's File No. \_\_\_\_\_  
Plat Cabinet No. \_\_\_\_\_ Page No. \_\_\_\_\_

Clay & Leyendecker, Inc.  
Consulting Engineers & Surveyors  
Katy, Texas

SETTLERS CROSSING  
SECTION 3 - 47.475 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. : Section 3 FINAL(07-143)  
Dwn. By : BR/JL Date : 06-11-15  
Sheet Number 03 of 03