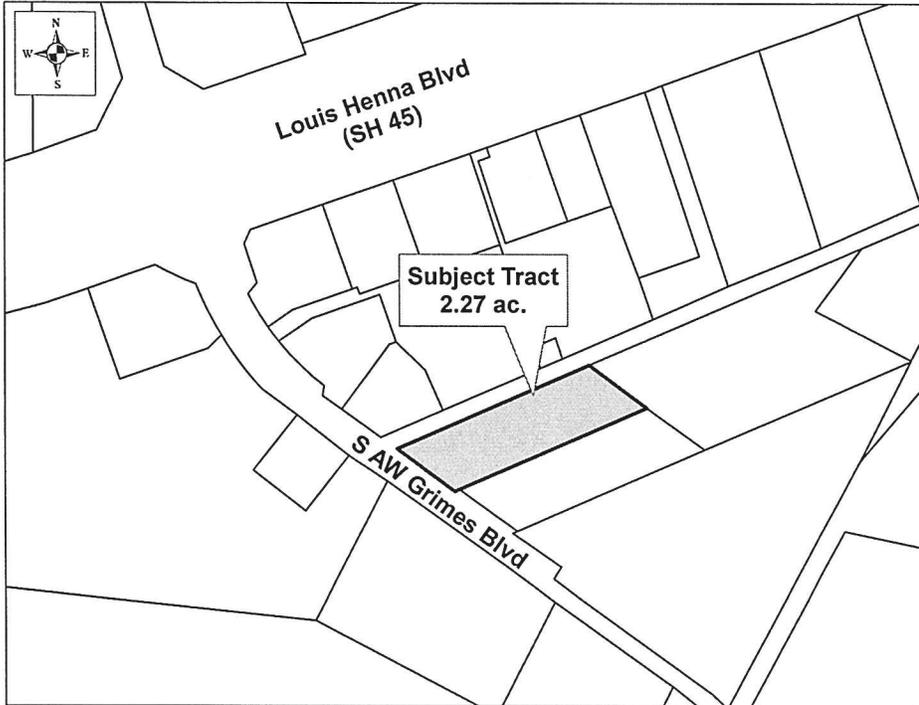


**Rock at Roundville
FINAL PLAT FP1604-001**



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: C1-A

DESCRIPTION: 2.27 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: Office

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: Hotel
- South: Commercial
- East: Vacant
- West: Vacant

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	2.27
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	2.27

Owner:
ROCK & ROE LLC
13710 CAYO CANTILIES CT
CORPUS CHRISTI, TX 78418-

Agent
Noble Surveying & Engineering Works, LLC
F. P. (Tres) Howland III
7614 Hwy 71 W.
Austin, TX 78735

Rock at Roundville
FINAL PLAT FP1604-001

HISTORY: The Planning and Zoning Commission approved the Rock at Roundville Concept Plan November 18, 2015.

DATE OF REVIEW: July 20, 2016

LOCATION: Southeast corner of S. A.W. Grimes Blvd. and Roundville Lane.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the site is commercial, and the zoning is C-1A (General Commercial Limited). The C1-A district allows a variety of commercial uses at a maximum building height of 5 stories, at this location. The district requires that building exteriors shall be masonry except for doors, windows, and trim, and also has compatibility standards designed to soften the transition from commercial uses to nearby residential areas.

Traffic, Access and Roads: The site is accessible from both S. A.W. Grimes Blvd. and Roundville Lane. A traffic impact analysis will not be required until the site plan is developed for the potential retail use.

Water and Wastewater Service: Water and wastewater service will be served from existing mains on the west and north sides of the site.

Drainage: A detention pond is proposed to be located on a shared easement on Lot 1 at the eastern extreme of the property.

Additional Considerations: The Preliminary Plat is being reviewed concurrently with the Final Plat.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Remove the depiction and callout of the 10' PUE and sidewalk on the Final Plat.
2. Remove the words "private" and "easement" from the labeling of Roundville Lane.

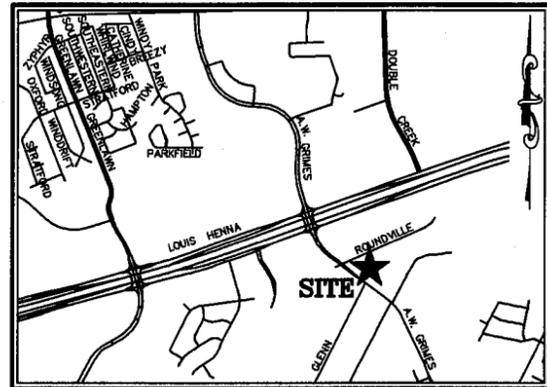


Louis Henna Blvd
(SH 45)

Subject Tract
2.27 ac.

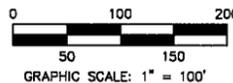
S AW Grimes Blvd





VICINITY MAP

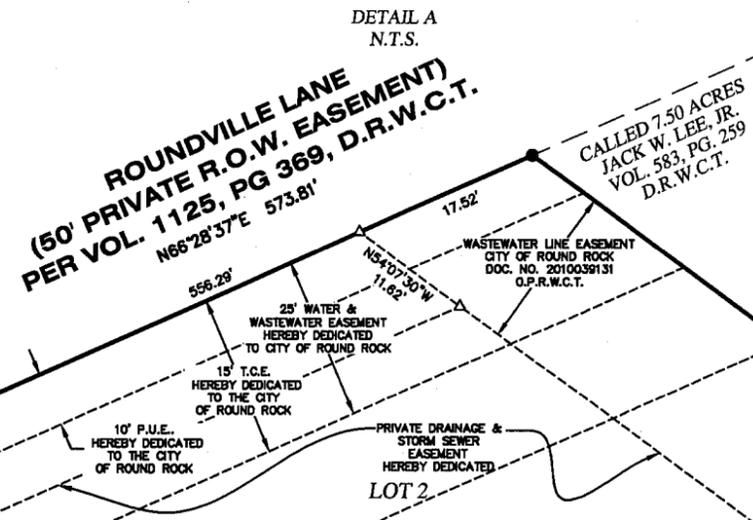
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 100'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116194112.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON SEPTEMBER 25, 2014, 4WARD CONTROL POINT WAS CHECKED TO LORA MONUMENT #AZ70, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10148045.78, E 3129649.436, ELEV. 837.29'.



DETAIL A
N.T.S.

**MEMUCAN HUNT SURVEY,
ABSTRACT NO. 314**

**ROUNDVILLE LANE
(50' PRIVATE R.O.W. EASEMENT)
PER VOL. 1125, PG 369, D.R.W.C.T.**

[A]
CALLED 0.053 ACRES
(TRACT 03)
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2012023828
O.P.R.W.C.T.

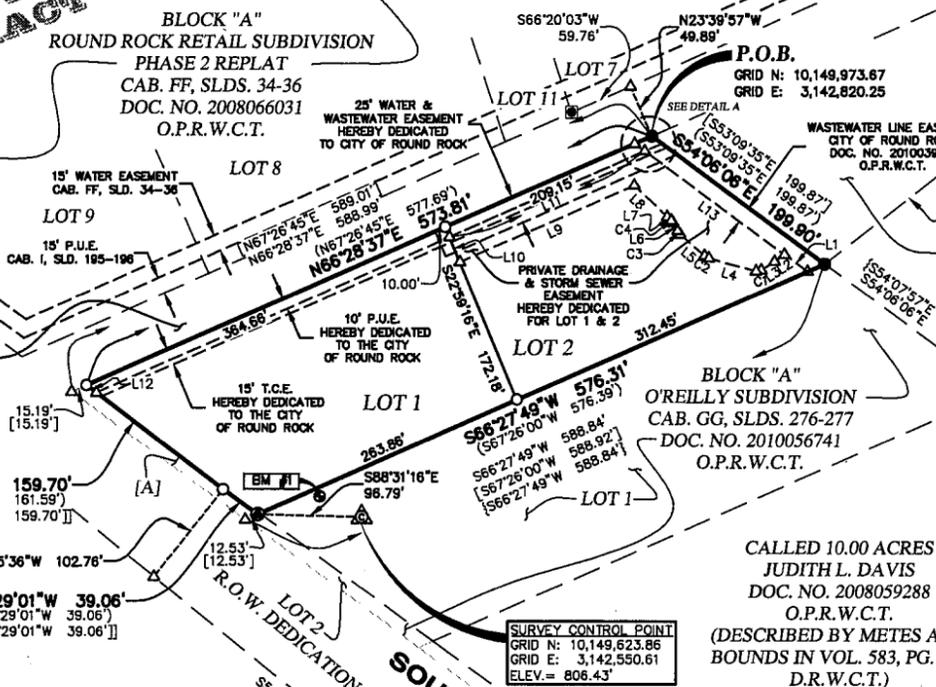
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54°07'30"W	26.38'
L2	S56°39'39"W	11.17'
L3	S56°39'39"W	14.94'
L4	N74°43'54"W	45.43'
L5	N49°38'53"W	30.19'
L6	N29°16'14"W	8.51'
L7	N47°13'00"W	5.15'
L8	N47°13'01"W	42.23'
L9	N86°28'37"E	176.45'
L10	N22°59'16"W	25.00'
L11	N86°28'37"E	197.64'
L12	N53°12'44"W	11.51'
L13	S54°07'30"E	161.95'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	5.09'	6.00'	48°36'28"	S80°57'53"W	4.94'
C2	4.82'	11.00'	25°05'00"	N82°11'24"W	4.78'
C3	3.91'	11.00'	20°22'39"	N39°27'34"W	3.89'
C4	2.82'	9.00'	17°56'45"	N38°14'37"W	2.81'

LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	BENCHMARK
△	CALCULATED POINT
⊙	MAG NAIL WITH "WARD-5811" WASHER SET
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
[.....]	RECORD INFORMATION PER DOC. NO. 2014069358
[.....]	RECORD INFORMATION PER DOC. NO. 2007017220
[.....]	RECORD INFORMATION PER DOC. NO. 2010056741
[.....]	RECORD INFORMATION PER DOC. NO. 2012023828

OWNER: ROCK AND ROE LLC.
ACREAGE: 2.2748
SURVEYOR: JASON WARD, 4WARD LAND SURVEYING
NUMBER OF BLOCKS: 1
LINEAR FEET IN NEW STREETS: 0
SUBMITTAL DATE: APRIL 5, 2018
DATE OF P&Z COMMISSION REVIEW: JULY 20, 2018

BENCHMARK #1 - SQUARE CUT ON TOP OF A CONCRETE CURB NEAR THE ENTRANCE OF O'REILLY'S STORE, ±60' NORTHEAST OF THE SOUTHEAST CORNER OF SAID TRACT, ELEVATION = 803.77'.
ACREAGE BY LOT TYPE: 2.2748 ACRES OF DEVELOPMENT
PATENT SURVEY: MEMUCAN HUNT SURVEY, ABSTRACT NO. 314
ENGINEER: F.P. HOWLAND, P.E., NOBLE ENGINEERING
NUMBER OF LOTS BY TYPE: 2 LOTS OF DEVELOPMENT
PRELIMINARY PLAT APPROVAL DATE: JULY 20, 2018



CALLLED 10.00 ACRES
JUDITH L. DAVIS
DOC. NO. 2008059288
O.P.R.W.C.T.
(DESCRIBED BY METES AND BOUNDS IN VOL. 583, PG. 255 D.R.W.C.T.)

LOT TABLE SUMMARY:
LOT 1 - 1.2440 ACRE(S) (54,187 SQ. FT.)
LOT 2 - 1.0308 ACRE(S) (44,894 SQ. FT.)
TOTAL - 2.2748 ACRE(S) (99,081 SQ. FT.)

**FINAL PLAT
ROCK AT ROUNDVILLE
SUBDIVISION**
City of Round Rock,
Williamson County, Texas

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 7/6/2018
Project: 00358
Scale: 1" = 100'
Reviewer: JSW
Tech: RM
Field Crew: MS/CR
Survey Date: OCT. 2014
Sheet: 1 OF 2

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT MARK C ROCK, MEMBER OF ROCK & ROE, LLC, AS THE OWNER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 2014089358 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:

FINAL PLAT ROCK AT ROUNDVILLE SUBDIVISION

ROCK AND ROE, LLC.

BY: _____
MARK C. ROCK, MEMBER OF ROCK & ROE, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____
20____

BY, MARK C. ROCK MEMBER OF ROCK & ROE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ROCK AND ROE, LLC.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____
20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, F.P. HOWLAND III DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36 SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

F.P. HOWLAND, III, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 90451
T.B.P.E. FIRM #8852
7812-A HWY 71 WEST
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JASON S. WARD, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

JASON S. WARD R.P.L.S. 5811
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744
512-537-2384



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

I, _____, CLERK OF THE COUNTY COURT OF WILLIAMSON 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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

_____, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

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

DAVID PAWLISKA, CHAIRMAN

PLAT NOTES:

- 1) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
- 2) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 3) A TEN (10') PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 4) NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 5) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 6) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 4, 2016.
- 7) NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2006, WILLIAMSON COUNTY, TEXAS.

NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, CONSTRUCTION, OPERATION, ENLARGEMENT, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITION AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY, TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN COOPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOF INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- (A) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- (C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT. IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.2746 ACRES (99,081 SQUARE FEET) OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 2.281 ACRE TRACT CONVEYED TO ROCK & ROE, L.L.C., AND RECORDED IN DOCUMENT #2014089358 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.2746 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203); ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116194112):

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ROUNDVILLE LANE (DESCRIBED AS A 50' PRIVATE ROAD EASEMENT IN VOLUME 1125, PAGE 369 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS [D.R.W.C.T.]), AND BEING THE WEST CORNER OF A CALLED 7.50 ACRE TRACT CONVEYED TO JACK W. LEE, JR., AND RECORDED IN VOLUME 583, PAGE 259 (D.R.W.C.T.), AND BEING THE MOST NORTHERLY CORNER OF SAID ROCK & ROE TRACT, FOR THE MOST NORTHERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF SAID LEE TRACT AND THE NORTHEAST LINE OF SAID ROCK & ROE TRACT, S54°06'06"E, A DISTANCE OF 199.90 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK "A" OF O'REILLY SUBDIVISION, RECORDED IN CABINET GG, SLIDES 278-277 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID ROCK & ROE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE NORTHWEST LINE OF A CALLED 10.00 ACRE TRACT CONVEYED TO JUDITH L. DAVIS, AND RECORDED IN DOCUMENT #2008059288 (O.P.R.W.C.T.), SAID 10.00 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN VOLUME 583, PAGE 255 (D.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID LOT 1, AND BEING THE SOUTH CORNER OF SAID LEE TRACT BEARS, S54°06'06"E, A DISTANCE OF 199.95 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID ROCK & ROE TRACT, AND IN PART WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH A.W. GRIMES BOULEVARD (A.K.A. COUNTY ROAD 170, RIGHT-OF-WAY VARIES), S86°27'49"W, A DISTANCE OF 578.31 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR THE MOST SOUTHERLY CORNER HEREOF, SAID POINT BEING A CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH A.W. GRIMES BOULEVARD, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.053 ACRE TRACT (DESCRIBED AS TRACT 03) CONVEYED TO WILLIAMSON COUNTY, TEXAS, FOR RIGHT-OF-WAY PURPOSES, AND RECORDED IN DOCUMENT #2012023828 (O.P.R.W.C.T.), AND BEING THE MOST SOUTHERLY CORNER OF SAID ROCK & ROE TRACT;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH A.W. GRIMES BOULEVARD, AND WITH THE COMMON LINE OF SAID 0.053 ACRE RIGHT-OF-WAY TRACT AND SAID ROCK & ROE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N54°29'01"W, A DISTANCE OF 39.06 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN ANGLE POINT HEREOF, AND
- 2) N53°12'44"W, A DISTANCE OF 159.70 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR THE MOST WESTERLY CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH A.W. GRIMES BOULEVARD WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ROUNDVILLE LANE, AND BEING THE COMMON NORTH CORNER OF SAID 0.053 ACRE RIGHT-OF-WAY TRACT AND SAID ROCK & ROE TRACT;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ROUNDVILLE LANE AND THE NORTHWEST LINE OF SAID ROCK & ROE TRACT, N86°28'37"E, A DISTANCE OF 573.81 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.2746 ACRES (99,081 SQUARE FEET) MORE OR LESS.

**FINAL PLAT
ROCK AT ROUNDVILLE
SUBDIVISION
City of Round Rock,
Williamson County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 7/6/2016
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Survey Date: OCT. 2014
Sheet: 2 OF 2