

METES AND BOUNDS DESCRIPTION:

BEING A 2.293 ACRE TRACT OF LAND LOCATED IN THE JOSEPH MARSHALL SURVEY, ABSTRACT NUMBER 409, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A, OF FINAL PLAT RED BUD OFFICE SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NUMBER 2013093070, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [O.P.R.W.C.T.]; SAID 2.293 ACRE TRACT (LOT 1), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF A CALLED 2.251 ACRE TRACT, DESCRIBED TO JOSE TOSCANO IN DOCUMENT NUMBER 19975871 [O.P.R.W.C.T.], SAME BEING THE NORTHEAST CORNER OF A CALLED 2.5153 ACRE TRACT, DESCRIBED TO IN KWON LEE AND YOUN SOHN IN DOCUMENT NUMBER 2009041037 [O.P.R.W.C.T.]; AND SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.301 ACRE TRACT, DESCRIBED AS FIRST STATION NUMBER 8 TO THE CITY OF ROUND ROCK, NO DEED OF RECORD FOUND;

THENCE, N 87°57'22" E, 397.24 FEET WITH THE NORTH LINE OF LOT 1 AND THE SOUTH LINE OF SAID 2.301 ACRE TRACT, TO A MAG NAIL, SET FOR THE COMMON EAST CORNER OF SAID LOT 1 AND SAID 2.301 ACRE TRACT, SAME BEING IN THE WEST RIGHT OF WAY LINE OF RED BUD LANE, A VARIABLE WIDTH RIGHT OF WAY PER SAID RED BUD OFFICE SUBDIVISION PLAT;

THENCE, S 01°37'15" E, 252.04 FEET WITH THE WEST RIGHT OF WAY OF SAID RED BUD LANE, SAME BEING THE EAST LINE OF SAID LOT 1, TO AN IRON ROD WITH "BAKER" CAP, FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 2.50 ACRE TRACT (TRACT 2), DESCRIBED TO IN KWON LEE AND YOUN SOHN IN DOCUMENT NUMBER 2009041037 [O.P.R.W.C.T.];

THENCE, S 87°57'13" W, 395.26 FEET TO A 5/8 INCH IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF A CALLED 2.505 ACRE TRACT (TRACT 1), DESCRIBED TO IN KWON LEE AND YOUN SOHN IN DOCUMENT NUMBER 2009041037 [O.P.R.W.C.T.], AND SAME BEING THE SOUTHEAST CORNER OF SAID 2.5153 ACRE TRACT;

THENCE, N 02°04'18" W, WITH THE WEST LINE OF SAID LOT 1, SAME BEING THE EAST LINE OF SAID 2.5153 ACRE TRACT, FOR A DISTANCE OF 252.05 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2.293 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT RED DORIS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 2.293 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013093070, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY 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 REPLAT OF LOT 1, BLOCK 'A' RED BUD SUBDIVISION.

RED DORIS, LLC

ROBERT FISCHER
OWNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY ROBERT FISCHER, AS OWNER OF RED DORIS, LLC, A STATE OF TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID RED DORIS, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT INDEPENDENT BANK, THE LIEN HOLDER OF THAT CERTAIN 2.293 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013093070, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 2.293 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INDEPENDENT BANK

BY: _____
(SIGNATURE)

(PRINTED NAME) (POSITION)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

BY: _____
(NAME ABOVE)
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

OWNER:
RED DORIS, LLC, A TEXAS
LIMITED LIABILITY COMPANY

ACREAGE:
2.293 ACRES

SURVEYOR:
GARRETT CAVAIUOLO, RPLS - 6714
MC SURVEYING, LLC

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 397.24' (FISCHER COVE)

SUBMITTAL DATE: AUGUST 9, 2022

DATE OF PLANNING AND ZONING
COMMISSION REVIEW: SEPTEMBER 21, 2022

BENCHMARK: NO. 1
ELEVATION: 793.16' NAVD88, GEOID18
DESCRIPTION: SQUARE CUT IN
CONCRETE LOCATED APPROXIMATELY
128 FEET SOUTHWEST FROM THE
NORTHEAST CORNER (MAG NAIL SET)
OF SUBJECT TRACT.

ACREAGE BY LOT TYPE:
2.065 AC DEVELOPMENT
0.228 AC ROW

PATENT SURVEY:
JOSEPH MARSHALL SURVEY, ABSTRACT
NO. 409

ENGINEER:
JAVIER BARAJAS, PE - 99998
TRINE ENGINEERING, LLC

NUMBER OF LOTS BY TYPE:
4 DEVELOPMENT LOTS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, GARRETT CAVAIUOLO, 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 CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

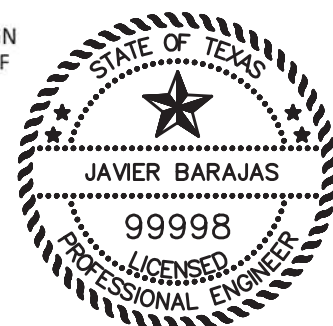

GARRETT CAVAIUOLO, RPLS
TEXAS REGISTRATION NO. 6714
09/07/2022
DATE



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

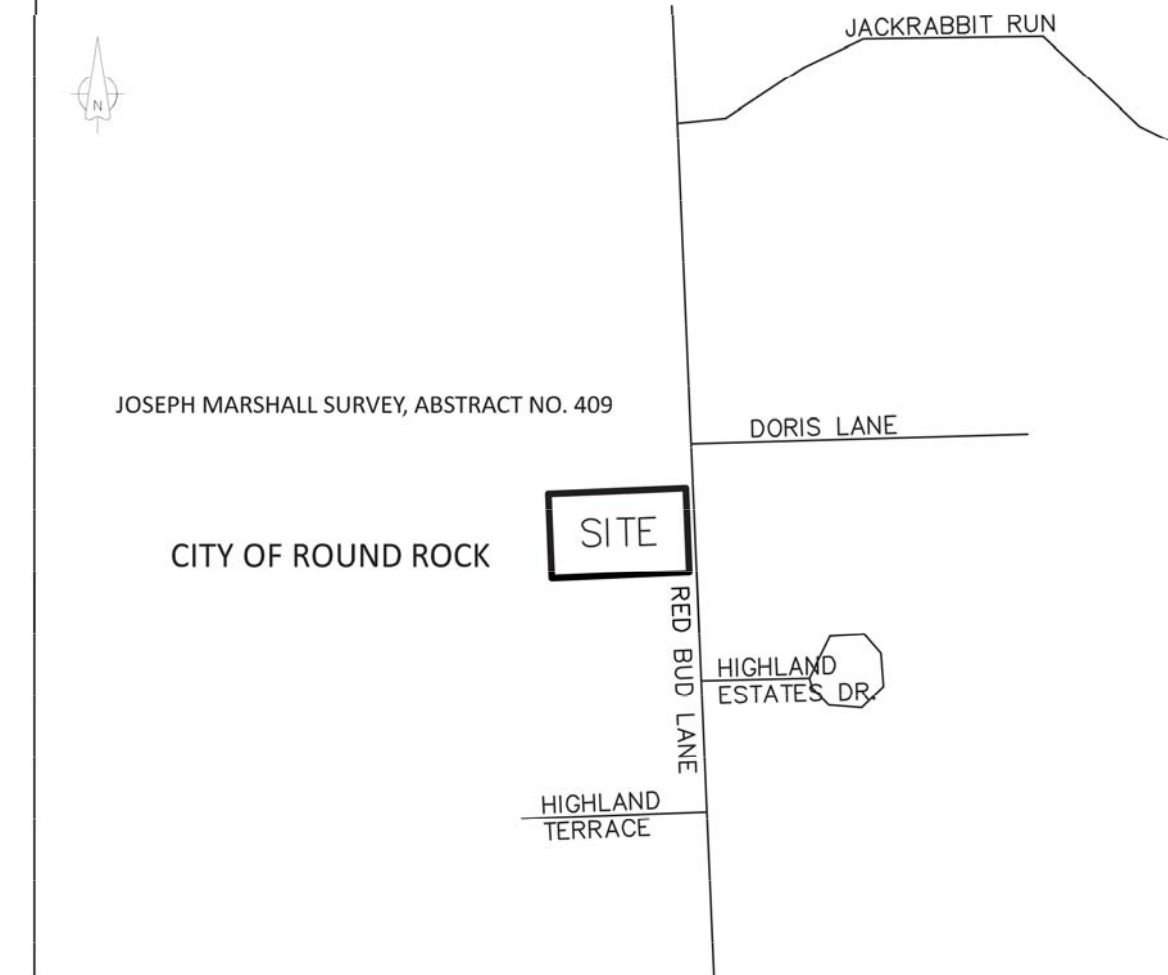
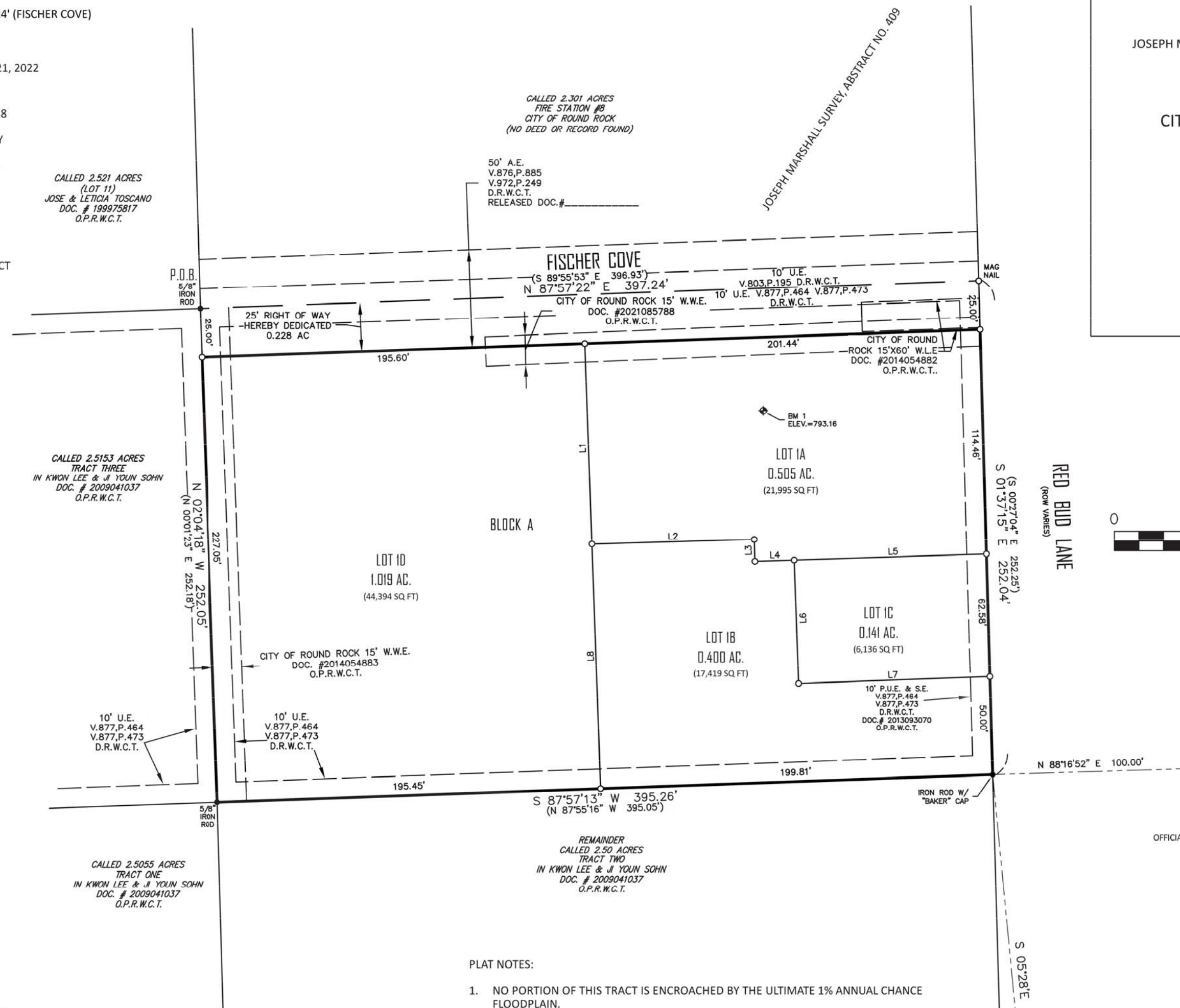
THAT I, JAVIER BARAJAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.


JAVIER BARAJAS, PE
TEXAS REGISTRATION NO. 99998
9.7.2022
DATE

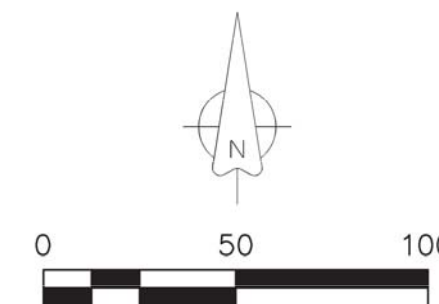


REPLAT OF LOT 1, BLOCK 'A' RED BUD OFFICE SUBDIVISION

EXHIBIT
"A"



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 02°02'01" W	102.20'
L2	S 88°22'45" W	82.70'
L3	N 01°37'15" W	11.20'
L4	S 88°10'22" W	20.01'
L5	N 88°10'22" E	97.99'
L6	N 02°02'50" W	62.95'
L7	S 87°57'10" W	97.52'
L8	N 02°02'01" W	124.84'

LEGEND

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- EASEMENT
- IRON ROD FOUND (AS NOTED)
- 1/2" IRON ROD WITH "RPLS 6714" CAP SET (UNLESS NOTED)
- CALCULATED POINT
- RECORD BEARINGS & DISTANCES
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- ACCESS EASEMENT
- UTILITY EASEMENT
- WASTEWATER EASEMENT
- WATER LINE EASEMENT
- SIDEWALK EASEMENT
- BUILDING
- RIGHT OF WAY
- DEED RECORDS WILLIAMSON COUNTY TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS

PLAT NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- PROPERTY IS SUBJECT TO ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINE EASEMENTS GRANTED TO LONE STAR STATE POWER COMPANY, INC. RECORDED IN VOL. 225, PG. 29, D.R.W.C.T., AND TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOL. 390, PG. 41, VOL. 464, PG. 165, VOL. 464, PG. 173, AND VOL. 504, PG. 641, D.R.W.C.T.
- PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOLUME 793, PAGE 579, VOLUME 876, PAGE 885, VOLUME 877, PAGE 464, VOLUME 877, PAGE 473, DEED RECORDS AND DOCUMENT NO. 2006030340, 2013093070 (PLAT), OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEOID18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSE COMBINED SCALE FACTOR OF 1.000114. UNITS: US SURVEY FEET.

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. THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

JENNIFER HENDERSON, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT 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 _____ DAY OF _____, A.D., 20____, AT O'CLOCK M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D., 20____, AT O'CLOCK M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



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www.MCSurveyTX.com
TBPELS FIRM # 10194678
PR# 0050-WM409A