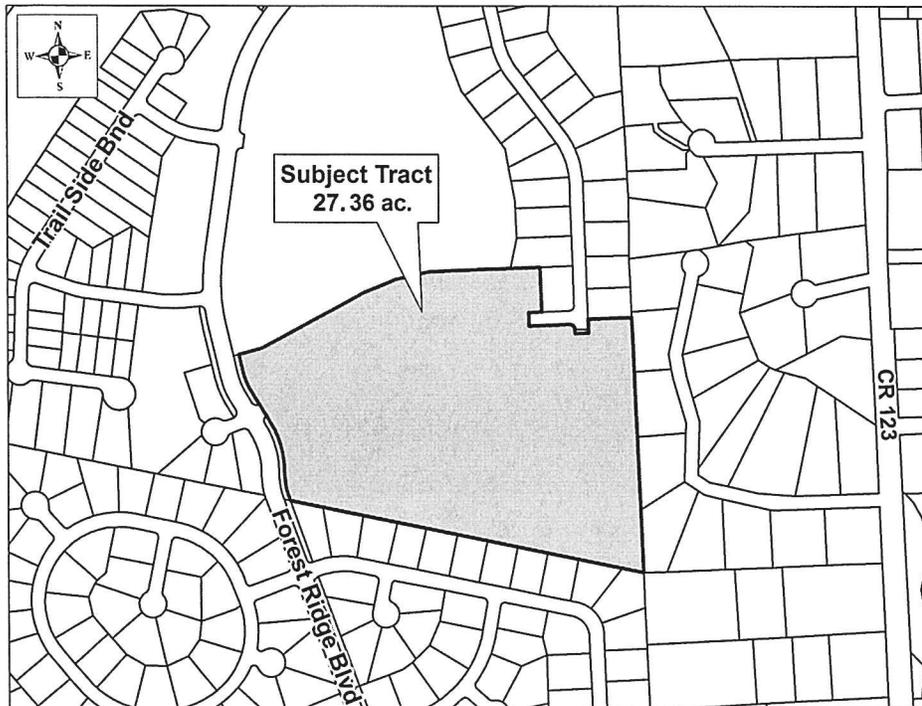


**Freeman Park Subdivision - Phase 4  
FINAL PLAT FP1503-003**



**CASE PLANNER:** Ashley Lumpkin

**REQUEST:** Request approval of the Final Plat.

**ZONING AT TIME OF APPLICATION:** PUD #95

**CURRENT USE OF PROPERTY:** Updeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

- North: Proposed Freeman Park Phase 3 (Zoned PUD 95)
- South: Existing single-family residential (zoned PUD for Single-family residential)
- East: Existing large lot residential (ETJ, unzoned)
- West: Freeman Park Phase 1 (Zoned PUD 95)

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	43	21.68
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	2.97
Parkland:		
Other:	1	2.71
<b>TOTALS:</b>	<b>44</b>	<b>27.36</b>

**Owner:**  
KB Home Lone Star, Inc.  
John Zinsmeyer  
10800 Pecan Park, Suite 200  
Austin, TX 78750

**Agent**  
Carlson, Brigance & Doering, Inc.  
Geoff Guerrero  
5501 W. William Cannon  
Austin, TX 78749

**Freeman Park Subdivision - Phase 4  
FINAL PLAT FP1503-003**

**HISTORY:** The Planning and Zoning Commission approved the Preliminary Plat in September 2013. Phases 3 and 4 were switched with the submittal of the Final Plat of Phase 3.

**DATE OF REVIEW:** April 15, 2015

**DESCRIPTION:** 27.36 acres out of the J. Marshall Survey, Abstract No. 409.

**LOCATION:** Southwest of E. Palm Valley Blvd. and Red Bud Ln. along the eastern side of Forest Ridge Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Planned Unit Development (PUD) zoning allows single family residential uses in conformance with the General Plan residential designation. The Final Plat of Phase 4 consists of 33 single family lots with a minimum lot area of 18,000 square feet, 10 single family lots with a minimum lot area of 8,450 square feet, and a drainage lot that will be owned and maintained by the Homeowner's Association. This phase also includes a 20-foot vegetative buffer along the south and east property lines for the lots adjacent to the existing residences.

The PUD contains heightened architectural standards as well as landscaping standards for the single-family lots. There are architectural standards including heightened masonry standards, fencing standards, roofing material requirements, and front door and garage door design specifications. The development will also require increased landscaping standards on each residential lot and the developer cannot remove any existing, healthy trees within the 20-foot vegetative buffer. The approved standards exceed the existing SF-2 (Single-family – Standard Lot) district standards.

Compliance with the Preliminary Plat: The proposed Final Plat is in compliance with the approved Preliminary Plat.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) for the entire development has been reviewed and approved by the Transportation Department.

Water and Wastewater Service: The site will be served by the City of Round Rock through the extension of services through the subdivision.

Drainage: The proposed limits of the floodplain will be contained within the drainage lots and finished floor elevations have been provided for lots adjacent to any floodplain.

Additional Considerations:

The approved PUD set stringent requirements in regard to the multitude of protected and monarch trees on site. In order to meet the standards of the PUD, the developer submitted a plan showing how each lot with a protected and/or Monarch tree would be developed without impacting the tree.

It is important to note that in addition to the standard building permit review, construction plans for each residence must be reviewed by Planning & Development Services for compliance with the PUD agreement for exterior materials, building elevations and to ensure that building development will take place within the approved development envelope.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Provide an updated tree survey prior to recordation.

**Freeman Park Subdivision - Phase 4**  
**FINAL PLAT      FP1503-003**

2. Remove PUE/Sidewalk note #4 and indicate location on the plat schematic. For monarch tree conflict locations, the PUE cannot encroach the critical root zone.
3. Update benchmarks to be permanent instead of temporary prior to recordation.
4. Call out all proposed/existing easements. (Ex.: 20' LSE/SWE/PUE along Forest Ridge Blvd.)
5. Provide the Planning & Zoning Commission review date in the plat synopsis.
6. Update note 7 to begin "this tract is not".
7. Note #6 will be updated to indicate the Preliminary Plat update.

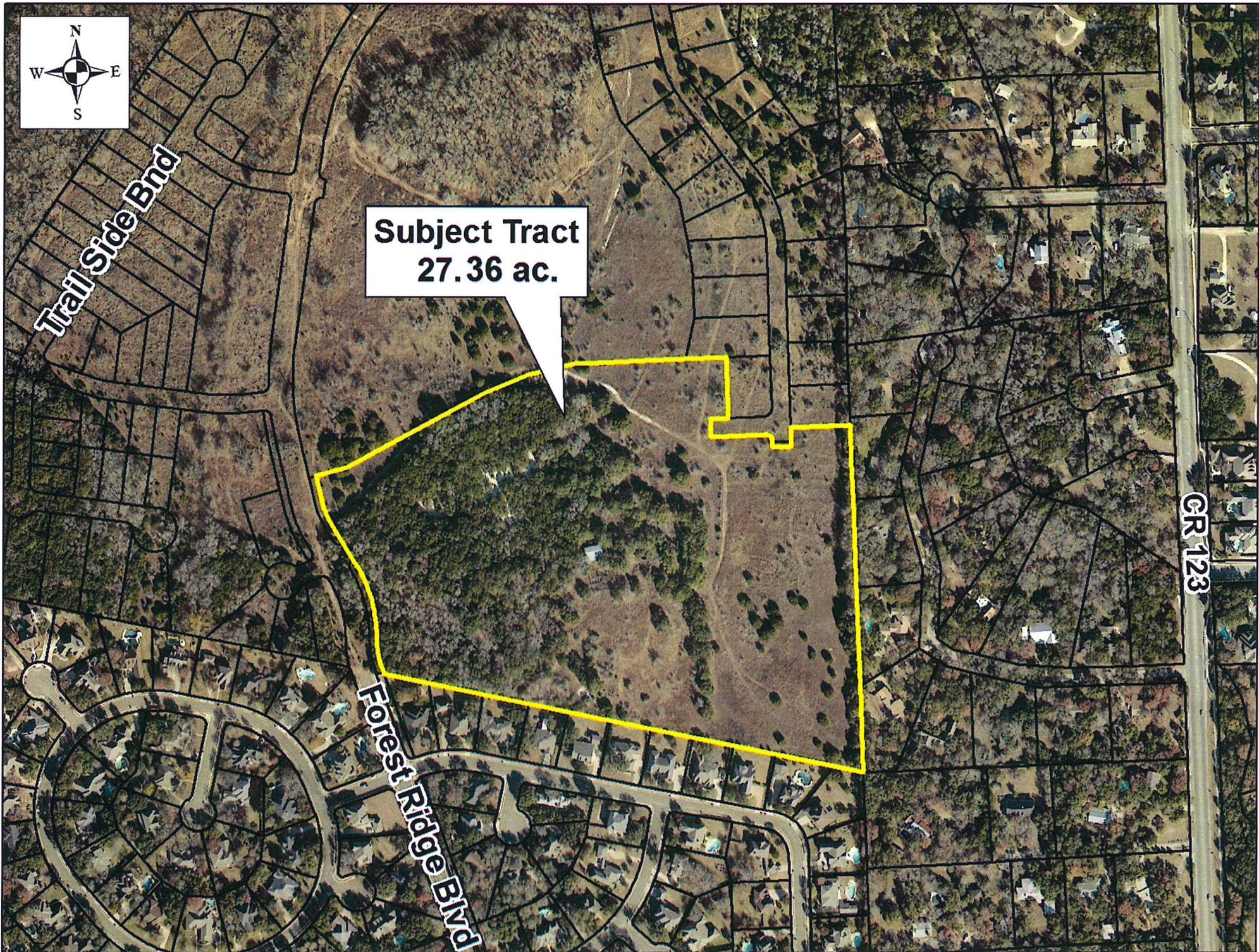


Trail Side Bnd

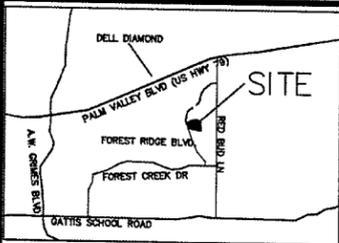
Subject Tract  
27.36 ac.

Forest Ridge Blvd

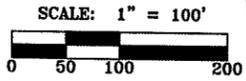
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# FREEMAN PARK SUBDIVISION PHASE 4, FINAL PLAT

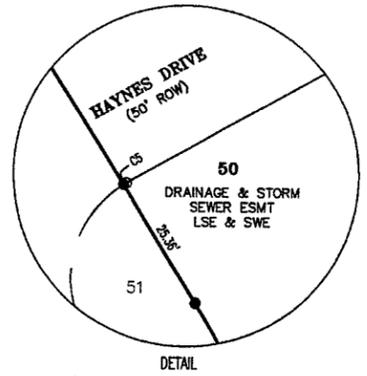


LOCATION MAP  
NOT TO SCALE

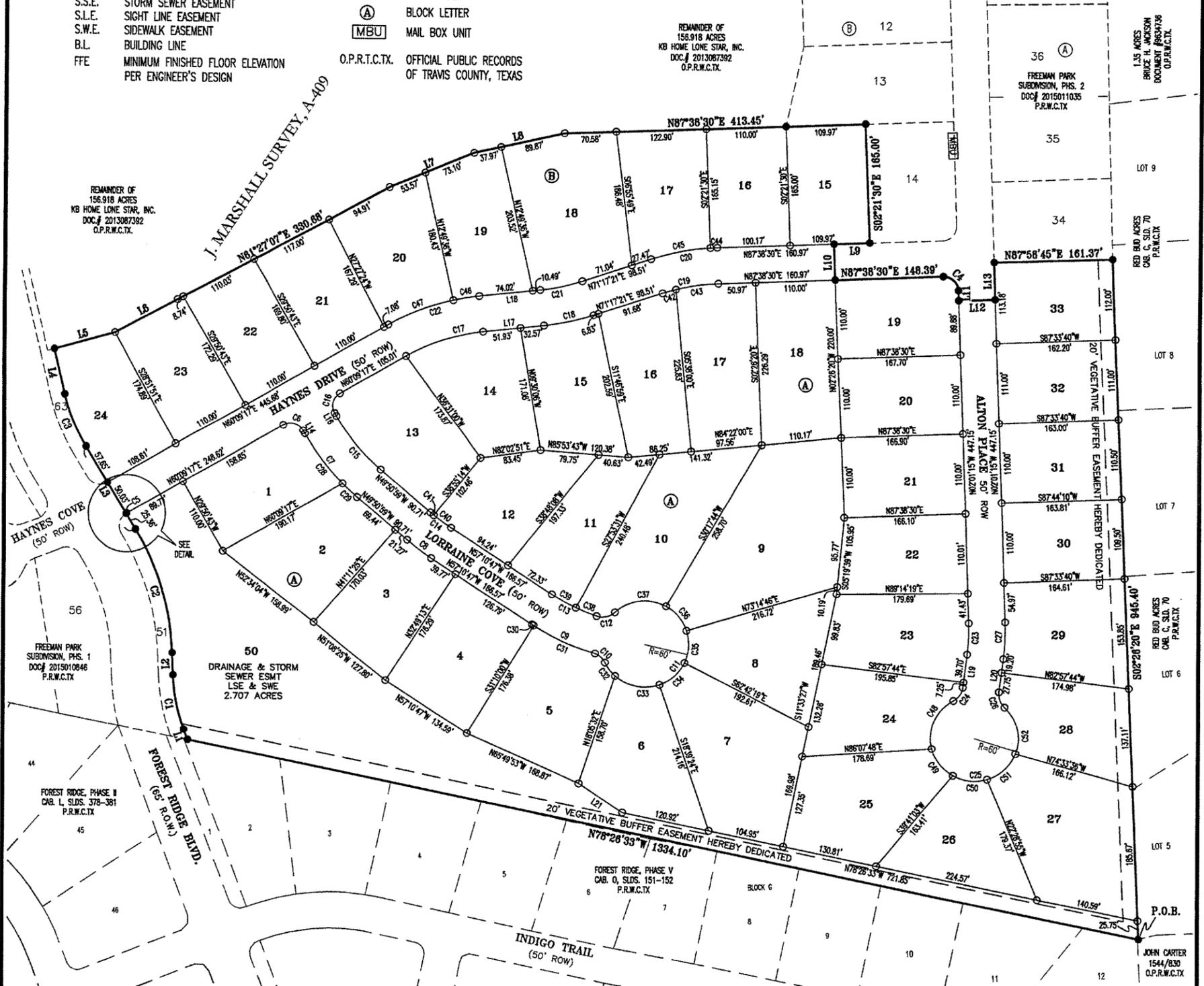


### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.S.E. STORM SEWER EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- B.L. BUILDING LINE
- FFE. MINIMUM FINISHED FLOOR ELEVATION PER ENGINEER'S DESIGN
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- 1 LOT NUMBER
- (A) BLOCK LETTER
- MBU MAIL BOX UNIT
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



DETAIL



SUBMITTAL DATE: MARCH 3, 2015

DEVELOPER & OWNER:  
KB HOME LONE STAR, INC.  
ATTN: JOHN ZINSMEYER  
10800 PECAN PARK, SUITE 200  
AUSTIN, TX 78750

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone  
(512) 280-5165 fax

TOTAL ACREAGE: 27.359 ACRES  
SURVEY: J. MARSHALL SURVEY, ABSTRACT NO. 409

F.E.M.A. MAP NO. 48491C 0515E  
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.  
DATED: SEPTEMBER 26, 2008

DATE OF PLANNING AND ZONING COMMISSION REVIEW: \_\_\_\_\_, 2014

TOTAL OF LOTS:	44
NO. OF TYPE "A" LOTS:	33
ACREAGE OF TYPE "A" LOTS:	16.956
NO. OF TYPE "B" LOTS:	10
ACREAGE OF TYPE "B" LOTS:	4.723
NO. OF DRAINAGE LOTS:	1
ACREAGE OF DRAINAGE LOTS:	2.707
ACREAGE OF ROW:	2.973

SHEET NO. 1 OF 4 MSW

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #F3791    REG. # 10024900

Civil Engineering	Surveying
5501 West William Cannon	Austin, Texas 78749
Phone No. (512) 280-5160	Fax No. (512) 280-5165

FP1503-003

PATH-J: 4712\SURVEY\PLAT-PH 4

# FREEMAN PARK SUBDIVISION PHASE 4, FINAL PLAT

**FIELD NOTES**

BEING ALL OF A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING THE REMAINDER OF 156.918 ACRES, MORE OR LESS, OUT OF THE J. MARSHALL SURVEY, ABSTRACT NUMBER 409, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING CONVEYED TO KB HOME LONE STAR, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2013087392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.X.), SAID 27.359 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2" iron rod found at the northwest corner of that certain tract of land conveyed to John Carter in Volume 1544, Page 830, Deed Records of Williamson County, Texas (D.R.W.C.T.X.), and being the southwest corner of Lot 5, Red Bud Acres, a subdivision recorded in Cabinet C, Slide 70, Plat Records of Williamson County, Texas (P.R.W.C.T.X.), and being the northeastern corner of lot 12 Forest Ridge, Phase V, a subdivision recorded in cabinet O, Slides 151-152 (P.R.W.C.T.X.), also being the southwestern corner of said remainder of 156.918 acre tract, and the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, with the common boundary line of said Lot 12 and said remainder of 156.918 acre tract, N78°26'33"W, a distance of 1334.10 feet to a capped 1/2" iron rod found for the northwestern corner of Lot 2 of said Forest Ridge, Phase V, and being the southeastern corner of Lot 51, Freeman Park Subdivision, Phase 1, a subdivision recorded in Cabinet C, Slide 70 (P.R.W.C.T.X.), and being the southwestern corner of the herein described tract,

**THENCE**, with the common boundary line of said Freeman Park Subdivision, Phase 1, and said remainder of 156.918 acre tract, the following seven (7) courses and distances, numbered 1 through 7,

1. N20°19'25"W, a distance of 15.41 feet to a capped 1/2" iron rod found at a point of curvature to the right,
2. with said curve to the right, having a radius of 247.50 feet, an arc length of 77.37 feet, and whose chord bears N11°22'07"W, a distance of 77.05 feet to a capped 1/2" iron rod found,
3. N02°24'49"W, a distance of 31.18 feet to a capped 1/2" iron rod found at a point of curvature to the left,
4. with said curve to the left having a radius of 352.50 feet, an arc length of 179.12 feet, and whose chord bears N16°58'15"W, a distance of 177.20 feet to a capped 1/2" iron rod found,
5. N31°31'40"W, a distance of 133.03 feet to a capped 1/2" iron rod found, at a point of curvature to the right,
6. with said curve to the right having a radius of 247.50 feet, an arc length of 78.50 feet, and whose chord bears N22°26'30"W, a distance of 78.17 feet to a capped 1/2" iron rod found, and
7. N13°21'20"W, a distance of 63.89 feet to a capped 1/2" iron rod found for a northwestern corner of Lot 63 of said Freeman Park Subdivision, Phase 3,

**THENCE**, leaving the common boundary line of said Freeman Park Subdivision, Phase 1, and said remainder of 156.918 acre tract, and crossing said remainder of 156.918 acre tract, the following six (6) courses and distances, numbered 1 and 6,

1. N74°21'13"E, a distance of 87.77 feet to a capped 1/2" iron rod set,
2. N61°32'30"E, a distance of 98.30 feet to a capped 1/2" iron rod set,
3. N61°27'07"E, a distance of 330.68 feet to a capped 1/2" iron rod set,
4. N67°20'31"E, a distance of 126.68 feet to a capped 1/2" iron rod set,
5. N76°46'57"E, a distance of 127.84 feet to a capped 1/2" iron rod set, and
6. N87°38'30"E, a distance of 413.45 feet to a capped 1/2" iron rod found in the western boundary line of Freeman Park Subdivision, Phase 2, a subdivision recorded in Cabinet C, Slide 70 (P.R.W.C.T.X.),

**THENCE**, with the common boundary line of said Freeman Park Subdivision, Phase 2, said remainder of 156.918 acre tract, the following nine (9) courses and distances, numbered 1 through 9,

1. S02°21'30"E, a distance of 165.00 feet to a capped 1/2" iron rod found in the southern boundary line of Lot 14, Block B, of said Freeman Park Subdivision, Phase 2,
2. S87°38'30"W, a distance of 49.18 feet to a capped 1/2" iron rod found in the northern right-of-way line of Haynes Drive (50' R.O.W.),
3. S02°21'31"E, a distance of 50.00 feet to a capped 1/2" iron rod found in the southern right-of-way line of said Haynes Drive,
4. N87°38'30"E, a distance of 148.39 feet to a capped 1/2" iron rod found at a point of curvature to the right,
5. with said curve to the right, having a radius of 20.00 feet, an arc length of 31.53 feet, and whose chord bears S47°11'22"E, a distance of 28.37 feet to a capped 1/2" iron rod found,
6. S02°01'15"E, a distance of 14.17 feet to a capped 1/2" iron rod found,
7. N87°58'45"E, a distance of 50.00 feet to a capped 1/2" iron rod found,
8. N02°01'15"W, a distance of 52.00 feet to a capped 1/2" iron rod found, and
9. N87°58'45"E, a distance of 161.37 feet to a capped 1/2" iron rod found in the western boundary line of Lot 8, Red Bud Acres, a subdivision recorded in Cabinet C, Slide 70 (P.R.W.C.T.X.), and being the southeastern corner of Lot 34, Block A, of said Freeman Park Subdivision Phase 2, also being a northeastern corner of said remainder 156.918 acre tract,

**THENCE**, with the common boundary line of said Red Bud Acres and said remainder of 156.918 acre tract S02°26'20"E, a distance of 945.40 feet to the **POINT OF BEGINNING** and containing 27.359 acres of land.

**BENCHMARKS:**

TBM #1 MAG NAIL IN ASPHALT APPROXIMATELY 271 FEET NORTH OF INDIGO TRAIL  
ELEVATION = 699.68' (NAVD '88)

TBM #2 MAG NAIL SET IN ASPHALT APPROXIMATELY 118 FEET SOUTH OF FOREST RIDGE BLUFF  
ELEVATION = 665.91' (NAVD '88)

**RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS**

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH
ALTON PLACE	50' ROW	610'	0.895 ACRES	LOCAL	30' FF
LORRAINE COVE	50' ROW	601'	0.859 ACRES	LOCAL	30' FF
HAYNES DRIVE	50' ROW	1,062'	1.219 ACRES	LOCAL	30' FF

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	77.37	247.50	N11°22'07"W	77.05	39.00	175°43'38"
C2	179.12	352.50	N16°58'15"W	177.20	91.54	29°06'51"
C3	78.50	247.50	N22°26'30"W	78.17	39.58	18°10'20"
C4	31.53	20.00	S47°11'22"E	28.37	20.12	80°20'14"
C5	0.59	20.00	S59°18'49"W	0.59	0.29	1°40'58"
C6	31.42	20.00	N74°50'43"W	28.28	20.00	90°00'00"
C7	113.47	325.00	S39°50'51"E	112.90	57.32	20°00'17"
C8	41.58	325.00	S53°30'53"E	41.55	20.82	7°19'48"
C9	93.85	325.00	S69°28'04"E	93.32	47.15	16°30'33"
C10	20.99	25.00	N49°37'55"W	20.38	11.16	48°06'51"
C11	300.84	60.00	N10°44'09"E	71.08	44.09	28°22'44"
C12	26.84	25.00	N77°47'59"E	25.57	14.88	6°13'03"
C13	68.48	275.00	S64°18'48"E	68.30	34.42	1°16'02"
C14	35.18	275.00	S53°50'53"E	35.16	17.81	7°19'48"
C15	96.02	275.00	S39°50'51"E	95.53	48.50	20°00'17"
C16	31.42	20.00	S15°09'17"W	28.28	20.00	90°00'00"
C17	112.58	275.00	S71°53'00"W	111.80	57.09	23°27'25"
C18	69.90	325.00	N77°27'02"E	69.76	35.08	12°19'21"
C19	78.49	275.00	S79°27'56"W	78.22	39.51	18°21'10"
C20	92.76	325.00	S79°27'56"W	92.44	46.70	18°21'10"
C21	59.14	275.00	N77°27'02"E	59.03	29.89	12°19'21"
C22	133.03	325.00	S71°53'00"W	132.13	67.47	23°27'25"
C23	43.48	275.00	N02°30'30"E	43.43	21.78	9°03'31"
C24	23.55	25.00	N54°01'18"E	22.89	12.73	53°58'05"
C25	301.53	60.00	S82°57'44"E	70.59	43.64	28°56'10"
C26	23.55	25.00	S19°56'47"E	22.89	12.73	53°58'05"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	51.38	325.00	N02°30'30"E	51.33	25.75	9°03'31"
C28	86.04	325.00	S37°25'46"E	85.79	43.27	15°10'07"
C29	27.43	325.00	S47°25'54"E	27.42	13.72	4°50'10"
C30	2.71	325.00	S57°25'06"E	2.71	1.35	0°28'37"
C31	90.84	325.00	S65°40'22"E	90.64	45.77	16°01'56"
C32	23.45	60.00	S36°46'16"E	23.30	11.88	22°23'34"
C33	64.44	60.00	S78°44'03"E	61.38	36.72	61°31'59"
C34	47.34	60.00	N47°53'43"E	48.12	24.98	45°12'30"
C35	48.16	60.00	N03°15'02"E	45.03	24.29	44°04'52"
C36	45.00	60.00	N40°16'38"W	43.95	23.82	42°58'25"
C37	74.55	60.00	S82°38'29"W	69.85	42.95	71°11'24"
C38	30.55	275.00	S68°15'51"E	30.54	15.29	6°21'57"
C39	37.92	275.00	S87°07'50"E	37.89	18.98	75°4'04"
C40	29.28	275.00	S54°07'47"E	29.27	14.65	6°06'02"
C41	5.90	275.00	S50°27'53"E	5.90	2.95	1°13'47"
C42	18.02	275.00	S73°16'14"W	19.02	9.51	35°7'45"
C43	59.47	275.00	S81°28'48"W	59.35	29.85	12°23'24"
C44	9.83	325.00	S88°46'31"W	9.83	4.92	1°43'59"
C45	82.93	325.00	S78°35'56"W	82.70	41.69	14°31'11"
C46	36.52	325.00	S80°23'33"W	36.50	18.28	6°26'18"
C47	96.53	325.00	S68°39'51"W	96.18	48.63	17°01'08"
C48	79.09	60.00	S23°14'37"W	73.49	48.48	75°31'29"
C49	48.35	60.00	S37°36'08"E	47.05	25.57	46°10'01"
C50	48.67	60.00	S83°55'25"E	47.35	25.76	46°28'33"
C51	54.28	60.00	N48°55'15"E	52.45	29.16	51°50'08"
C52	71.14	60.00	N12°57'48"W	67.05	40.42	67°56'00"

Line Table		
Line #	Length	Direction
L1	15.41	N20°19'25"W
L2	31.18	N02°24'49"W
L3	133.03	N31°31'40"W
L4	63.89	N13°21'20"W
L5	87.77	N74°21'13"E
L6	98.30	N61°32'30"E
L7	126.68	N67°20'31"E
L8	127.84	N76°46'57"E
L9	49.18	S87°38'30"W
L10	50.00	S02°21'30"E
L11	14.17	S02°01'15"E
L12	50.00	N87°58'45"E
L13	52.00	N02°01'15"W
L14	4.96	S29°50'43"E
L16	4.96	S29°50'43"E
L17	84.51	S83°36'42"W
L18	84.51	S83°36'42"W
L19	46.95	N07°02'16"E
L20	46.95	N07°02'16"E
L21	71.82	N56°13'04"W

AREA TABLE					
AREA WITHIN SUBDIVISION		27.359 ACRES (1,191,742 sq. ft.)			
AREA OF TYPE "A" LOTS		16.956 ACRES (738,607 sq. ft.) LOTS 1-33, BLOCK "A"			
AREA OF TYPE "B" LOTS		4.723 ACRES (205,724 sq. ft.) LOTS 15-24, BLOCK "B"			
AREA WITHIN R.O.W.		2.973 ACRES			
BLOCK 'A'			BLOCK 'B'		
LOT NO.	ACREAGE	SQ. FT.	LOT NO.	ACREAGE	SQ. FT.
1	0.457 ACRES	19,905 SQ. FT.	15	0.417 ACRES	18,145 SQ. FT.
2	0.508 ACRES	22,131 SQ. FT.	16	0.417 ACRES	18,151 SQ. FT.
3	0.453 ACRES	19,721 SQ. FT.	17	0.460 ACRES	20,053 SQ. FT.
4	0.534 ACRES	23,281 SQ. FT.	18	0.692 ACRES	30,145 SQ. FT.
5	0.587 ACRES	25,577 SQ. FT.	19	0.488 ACRES	21,256 SQ. FT.
6	0.505 ACRES	22,987 SQ. FT.	20	0.495 ACRES	21,575 SQ. FT.
7	0.730 ACRES	31,805 SQ. FT.	21	0.439 ACRES	19,124 SQ. FT.
8	0.529 ACRES	23,029 SQ. FT.	22	0.432 ACRES	18,815 SQ. FT.
9	0.933 ACRES	40,646 SQ. FT.	23	0.432 ACRES	18,835 SQ. FT.
10	0.640 ACRES	27,863 SQ. FT.	24	0.451 ACRES	19,625 SQ. FT.
11	0.447 ACRES	19,474 SQ. FT.			
12	0.440 ACRES	19,185 SQ. FT.			
13	0.536 ACRES	23,343 SQ. FT.			
14	0.489 ACRES	21,281 SQ. FT.			
15	0.477 ACRES	20,786 SQ. FT.			
16	0.480 ACRES	20,911 SQ. FT.			
17	0.544 ACRES	23,685 SQ. FT.			
18	0.564 ACRES	24,546 SQ. FT.			
19	0.423 ACRES	18,404 SQ. FT.			
20	0.422 ACRES	18,403 SQ. FT.			
21	0.420 ACRES	18,315 SQ. FT.			
22	0.427 ACRES	18,602 SQ. FT.			
23	0.486 ACRES	21,190 SQ. FT.			
24	0.467 ACRES	20,359 SQ. FT.			
25	0.597 ACRES	26,004 SQ. FT.			
26	0.454 ACRES	19,757 SQ. FT.			
27	0.742 ACRES	32,323 SQ. FT.			
28	0.470 ACRES	20,492 SQ. FT.			
29	0.535 ACRES	23,300 SQ. FT.			
30	0.414 ACRES	18,022 SQ. FT.			
31	0.414 ACRES	18,015 SQ. FT.			
32	0.414 ACRES	18,049 SQ. FT.			
33	0.418 ACRES	18,215 SQ. FT.			
50	2.707 ACRES	117,916 SQ. FT.			

**SHEET NO. 2 OF 4**

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #F3791    REG. # 10024900

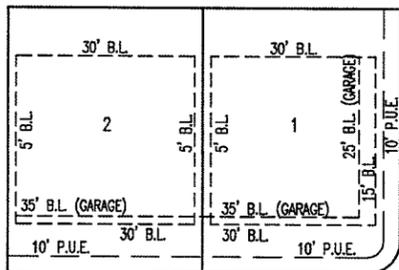
Civil Engineering    Surveying  
5501 West William Cannon    Austin, Texas 78749  
Phone No. (512) 280-5160    Fax No. (512) 280-5165

# FREEMAN PARK SUBDIVISION PHASE 4, FINAL PLAT

**GENERAL NOTES:**

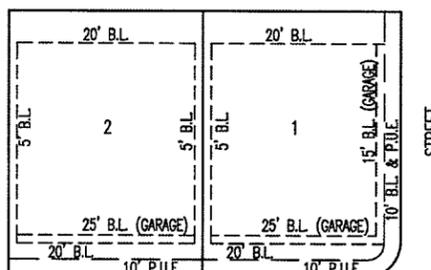
1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE FREEMAN TRACT PUD #95.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE IV, SECTION 108, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. 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 AS SHOWN HEREON.
5. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE FREEMAN TRACT PUD #95.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2013
7. A PORTION OF THIS TRACT IS NOT ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD, AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C 0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
8. MONARCH TREES ARE LOCATED ON LOTS 3, 5, 9, 10, 17, 18, 24, 29, 32 AND THE DRAINAGE LOT IN BLOCK A AND LOTS 18, 19, 21, & 24 OF BLOCK B. SECTION 43.23 OF THE CITY OF ROUND ROCK CODE OF ORDINANCES (2010 EDITION, AS AMENDED) DESCRIBES THE PROTECTION OF MONARCH TREES. EXCEPT AS PROVIDED IN SAID SECTION, ANY TREE DESIGNATED AS A MONARCH TREE BY THE FORESTRY MANAGER OR THE CITY COUNCIL IS A PROTECTED TREE THAT CANNOT BE REMOVED UNLESS ITS DESIGNATION IS REMOVED. THE DESIGNATION OF A MONARCH TREE SHALL NOT BE REMOVED WITHOUT CITY COUNCIL ACTION, AS PROVIDED FOR IN SECTION 43.23.
9. THE DRAINAGE & STORM SEWER EASEMENT, LANDSCAPE EASEMENT, AND SIDEWALK EASEMENT LOT (LOT 50, BLOCK A) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

**TYPE "A" LOT**



STREET

**TYPE "B" LOT**



STREET

**SHEET NO. 3 OF 4**

	<b>Carlson, Brigrance &amp; Doering, Inc.</b>	
	FIRM ID #F3791	REG. # 10024900
Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160	Surveying Austin, Texas 78749 Fax No. (512) 280-5165	

**FP1503-003**

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# FREEMAN PARK SUBDIVISION PHASE 4, FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 156.918 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013087392 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:  
"FREEMAN PARK SUBDIVISION PHASE 4"

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
JOHN ZINSMEYER  
VICE PRESIDENT  
KB HOME LONE STAR

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY JOHN ZINSMEYER

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014, 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 PAVLISKA, CHAIR  
PLANNING AND 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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, 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. I ALSO CERTIFY THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED; SPECIFICALLY SECTIONS 663.13 - 663.23 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN THE STATE.

SURVEYED BY: \_\_\_\_\_  
AARON V. THOMASON, R.P.L.S. NO. 6214      DATE \_\_\_\_\_  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, CHARLES R. BRIGANCE JR., P.E., 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.

ENGINEERING BY: \_\_\_\_\_  
CHARLES R. BRIGANCE, JR., P.E. NO. 64346      DATE \_\_\_\_\_  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



SHEET NO. 4 OF 4



FP1503-003

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