

EXHIBIT
"A"

LEGAL DESCRIPTION

BEING, a 11.324 acre (493,289 square foot) tract of land situated in the George Keith Survey, Abstract No. 371, City of Round Rock, Williamson County, Texas; said tract being all of Lot 1, Block A The Preserve at Mustang Creek, an addition to the City of Round Rock according to the plat recorded in Document No. 2023064750 of the Official Public records of Williamson County, Texas, said tract being all of those tracts of land described in General Warranty Deeds to LSB D Round Rock 118, LLC recorded in Document Nos. 2023007100, 2023007102, and 2023007104 of the Official Public Records of Williamson County, Texas.

EXHIBIT

"B"

ANNEXATION PETITION

TO THE MAYOR AND THE CITY COUNCIL OF THE
CITY OF ROUND ROCK, TEXAS:

The undersigned owners of the hereinafter described tract of land hereby petition your Honorable City Council to extend the present city limits so as to include as a part of the City of Round Rock, Texas, the following described territory, to-wit:

BEING, a 11.324 acre (493,289 square foot) tract of land situated in the George Keith Survey, Abstract No. 371, City of Round Rock, Williamson County, Texas; said tract being all of Lot 1, Block A The Preserve at Mustang Creek, an addition to the City of Round Rock according to the plat recorded in Document No. 2023064750 of the Official Public records of Williamson County, Texas, said tract being all of those tracts of land described in General Warranty Deeds to LSB D Round Rock 118, LLC recorded in Document Nos. 2023007100, 2023007102, and 2023007104 of the Official Public Records of Williamson County, Texas.

And being more particularly described in the sketch and description attached hereto as **Exhibit "A"**.

I hereby certify, under oath, that:

(1) **LSBD Round Rock 118, LLC** AM/A
RE THE TRUE AND ONLY OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF
LAND, and

(2) The above-described tract of land, as depicted in Exhibit "A", is contiguous and adjacent
to the current city limits of the City of Round Rock, Texas.

LSBD Round Rock 118, LLC

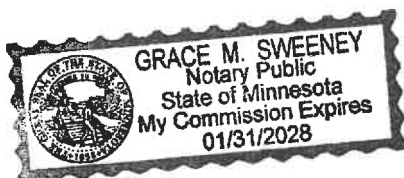
[Owner's signature & printed name]

By: Willy Boulay, Vice President

STATE OF MINNESOTA §

COUNTY OF ROCK §

SUBSCRIBED AND SWORN TO ME BEFORE, a notary public, by Grace Sweeney this
22nd day of April, 2024, A.D.




Notary Public, State of Minnesota

EXHIBIT**"C"****MUNICIPAL SERVICES AGREEMENT BETWEEN
THE CITY OF ROUND ROCK, TEXAS****AND
PRESERVE AT MUSTANG CREEK OWNER**

This MUNICIPAL SERVICES AGREEMENT (the "Agreement") is entered into on the _____ day of _____, 2024, by and between the City of Round Rock, Texas, a home-rule municipality of the State of Texas (the "City"), and LSB D ROUND ROCK 118, LLC, a Minnesota limited liability company (the "Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered this Agreement.

WHEREAS, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area if each of the owners of the land in an area request the annexation; and

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owners that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the Owner owns certain parcels of land situated in Williamson County, Texas, which consists of approximately 11.324 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A," attached hereto and incorporated herein by reference (the "Property" or the "Area"); and

WHEREAS, the Owners have filed a written request with the City for annexation of the Property pursuant to Section 43.0671, identified as the "Preserve at Mustang Creek Annexation" (the "Annexation"); and

WHEREAS, the City and Owners desire to set forth the City services to be provided for the Property on or after the effective date of the Annexation pursuant to Section 43.0672; and

WHEREAS, the Annexation and execution of this Agreement are subject to approval by the governing body of the City.

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, the City and the Owner agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation.
- 2. INTENT.** It is the intent of the City that this Agreement provide the delivery of full, available municipal services to the Property as described herein, in accordance with State

law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

A. Commencing on the effective date of the annexation, the City will provide the municipal services set forth below. For the purposes of this Agreement, the term “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and the developer or Owner’s participation, in accordance with applicable State law and City ordinances, rules, regulations and policies.

i. Fire and Police Services. The City will provide these services to the Area.

ii. Planning, Zoning, Building and Code Enforcement. The City will provide comprehensive planning, land development, land use, and building review, inspection services and code enforcement in accordance with all applicable laws, ordinances, rules, regulations and policies.

iii. Water and Wastewater. The property is located within Jonah Water Special Utility District (the “District”) and water service is available and will be provided by the District upon annexation of the Property. The City will provide wastewater for the Property. If, and when, the Property is developed, platted, or the current use(s) of the Property changes in the future, landowners shall be required to fund and construct necessary water and wastewater capital improvements to serve the annexed Property in accordance with applicable State law and the City’s ordinances, rules, regulations and policies.

iv. Solid Waste Service. Within its corporate boundaries, the City currently contracts with Central Texas Refuse (dba “CTR”) for residential and nonresidential collection.

B. It is understood and agreed that the City is not required to provide any service that is not explicitly included in this Agreement.

4. AUTHORITY. The City and the Owners represent that they have full power authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. The Owners acknowledge that approval of the Annexation is within the sole jurisdiction of the City’s governing body. Nothing in this Agreement guarantees favorable decisions by the City’s governing body.

5. SEVERABILITY. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never a part of the Agreement.

6. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of this Agreement will be interpreted in accordance with the laws of the State of Texas.
7. **GOVERNING LAW AND VENUE.** This Agreement shall be enforceable in Round Rock, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas.
8. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
9. **WAIVER.** The failure of either party to insist on the performance of any term of provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
11. **CAPTIONS.** The captions to the various clauses of this Agreement are for information purposes only and shall not alter the substance of the terms and conditions of this Agreement.
12. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE PROPERTY.**
This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owners.
13. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of the annexation of the Property.

[Signatures on the following pages.]

CITY OF ROUND ROCK, TEXAS

By: _____
Craig Morgan, Mayor

Date: _____

Attest:

By: _____
Meagan Spinks, City Clerk

For City, Approved as to Form:

By: _____
Stephanie Sandre, City Attorney

OWNER:

LSBD ROUND ROCK 118, LLC
a Minnesota limited liability company

By: LSBD Round Rock 118 MM, LLC
a Minnesota limited liability company
its Managing Member

By: _____

Name: _____

Title: _____

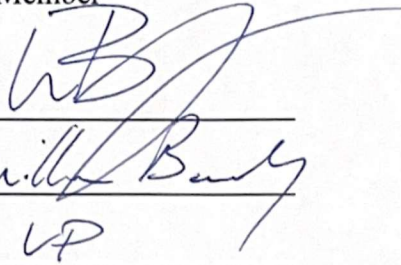

Willie Bundy
VP

EXHIBIT A

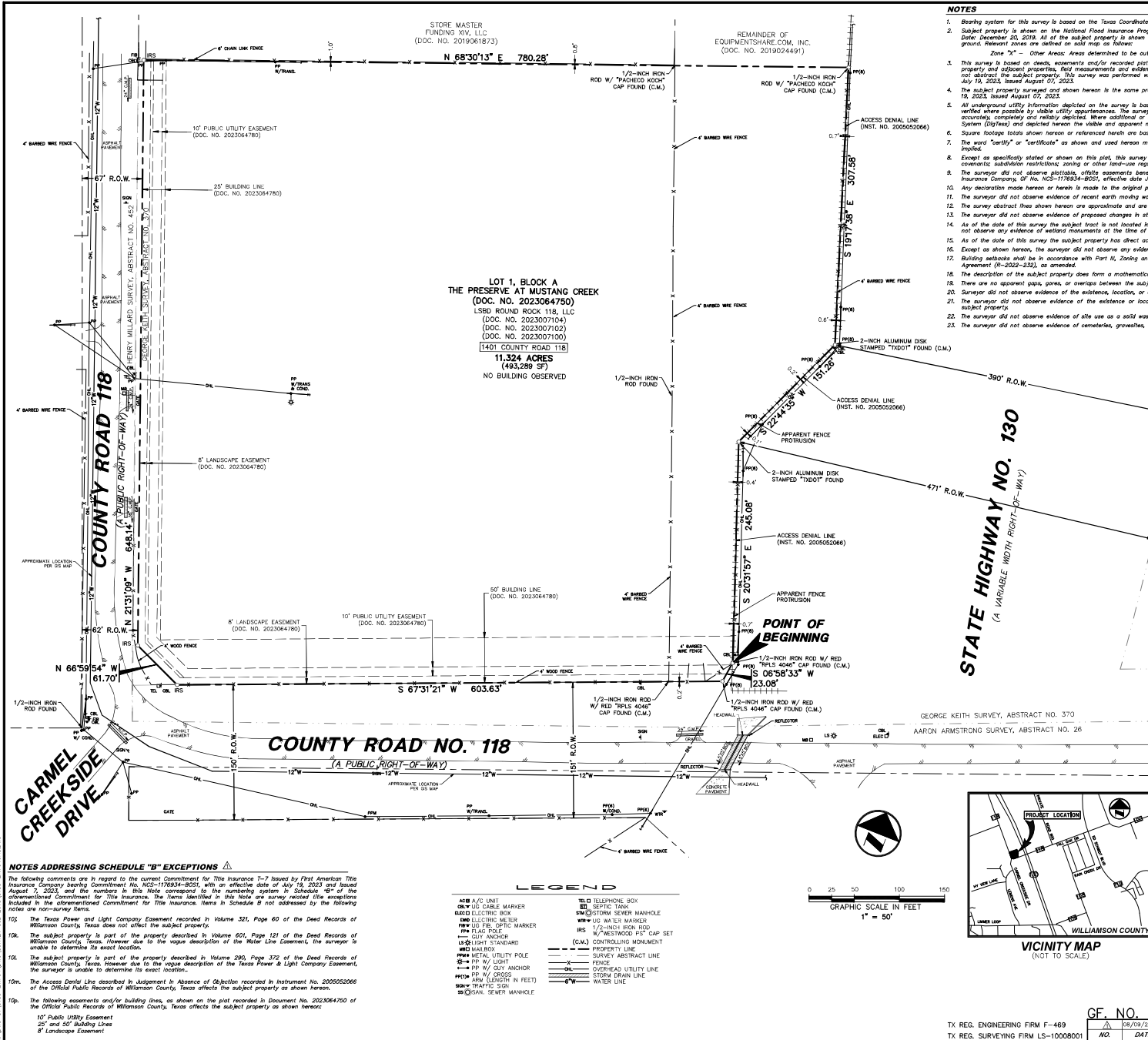
LEGAL DESCRIPTION

BEING, a 11.324 acre (493,289 square foot) tract of land situated in the George Keith Survey, Abstract No. 371, City of Round Rock, Williamson County, Texas; said tract being all of Lot 1, Block A The Preserve at Mustang Creek, an addition to the City of Round Rock according to the plat recorded in Document No. 2023064750 of the Official Public records of Williamson County, Texas, said tract being all of those tracts of land described in General Warranty Deeds to LSBD Round Rock 118, LLC recorded in Document Nos. 2023007100, 2023007102, and 2023007104 of the Official Public Records of Williamson County, Texas.

ATTACHMENTS:

Final Survey

Final Plat



DATE: 08/08/2023 10:00 AM
BY: J. C. PUGH
PROJECT: LOT 1, BLOCK A THE PRESERVE AT MUSTANG CREEK

TX REG. ENGINEERING FIRM F-469	TX REG. SURVEYING FIRM LS-10008001
DATE: 08/09/2023	DATE: 08/09/2023
NO. 1	NO. 1
DATE	DATE
REVISION	REVISION

Pacheco Koch
A Westwood company

4069 BRYANT IRVEN ROAD
FORT WORTH, TX 76109
817.412.1155

DATE: 08/08/2023
JOB NUMBER: 5185-21.704



PLAT MAP RECORDING SHEET

DEDICATOR(s):

LSBD ROUND ROCK 118, LLC

SUBDIVISION NAME: LOT 1, BLOCK A THE PRESERVE AT MUSTANG CREEK

PROPERTY IS DESCRIBED AS: 11.442 ACRES, GEORGE KEITH SURVEY,
ABSTRACT NO 370

SUBMITTED BY: CITY OF ROUND ROCK

DIGITALLY RECORDED

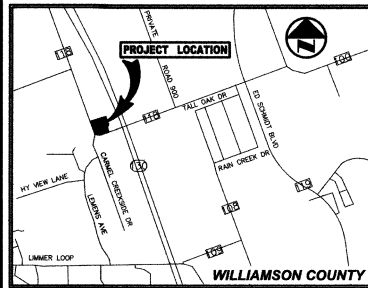
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023064750

PLAT Fee: \$246.00
08/04/2023 08:47 AM DLAM



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

Doc # 2023064750



VICINITY MAP
(NOT TO SCALE)

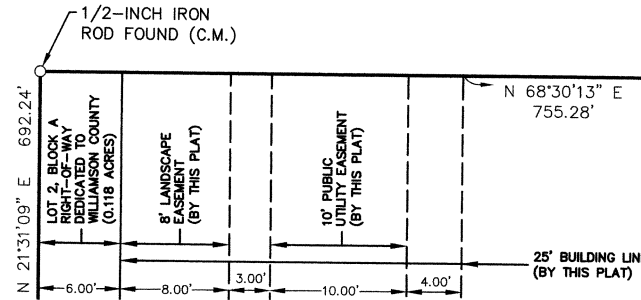
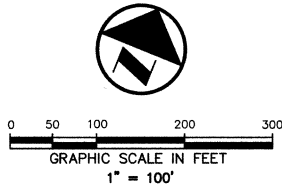
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRF 1/2-INCH IRON ROD
- XS W/ "PACHECO KOCH" CAP FOUND
- PKWWS "X" CUT IN CONCRETE SET
- IRF 4046 PK NAIL W/ "PACHECO KOCH" WASHER SET
- S.U.D. 1/2-INCH IRON ROD W/ RED "RPLS 4046" CAP FOUND
- SPECIAL UTILITY DISTRICT

LOT SUMMARY TABLE			
LOT	SF	ACRES	# OF LOTS
DEVELOPMENT	493,289	11.324	1
R.O.W.	5,121	0.118	1
GROSS AREA	498,410	11.442	

1 DETAIL

NOT TO SCALE

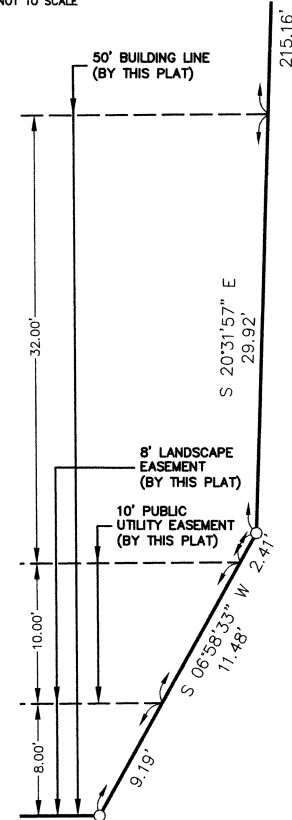


BENCH MARK LIST

BENCH MARK LIST	
BM# 1	1/2-INCH IRON ROD WITH RED "PACHECO KOCH" CAP LOCATED AT THE WEST INTERSECTION OF STATE HIGHWAY 130 AND COUNTY ROAD 118, ± 115' EAST OF A LIGHT STANDARD, ± 110' NORTHEAST OF A STOP SIGN. NORTHING=10163776.35' EASTING=3101853.77' ELEV=755.32'
BM# 20	1/2-INCH IRON ROD SOUTH OF THE INTERSECTION OF COUNTY ROAD 118 AND CARMEL CREEK DRIVE, ± 30' EAST OF A POWER POLE. NORTHING=10163427.18' EASTING=3100478.41' ELEV=756.03'

2 DETAIL

NOT TO SCALE



FINAL PLAT DETAILS

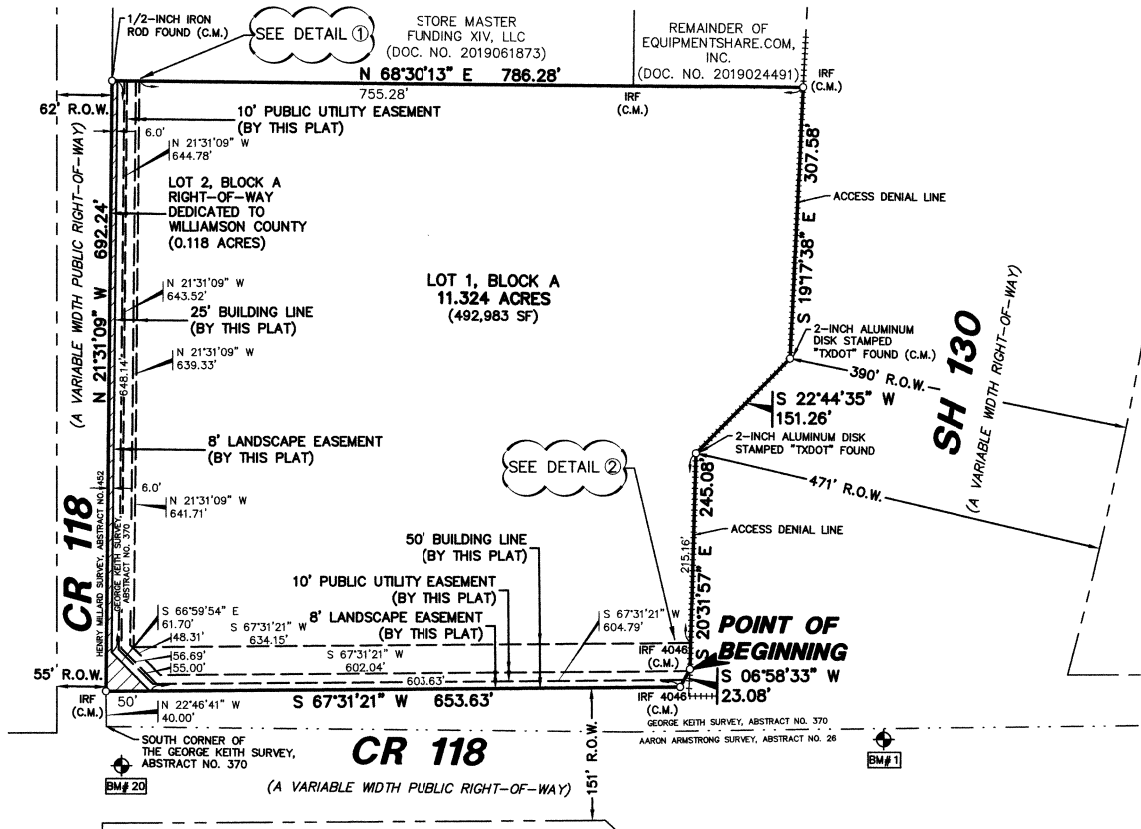
Owners: LSBD Round Rock 118, LLC
Contact: Willy Boulay
Acreage: 11.442 acres
Surveyor: Dustin C. Pustejovsky
Pacheco Koch, A Westwood Company
Number of Blocks: 1
Number of Lots: 2
Submittal Date: December 12, 2022
Date of P&ZC Review: January 11, 2023
Engineer: Steven Heilbrun
Pacheco Koch, A Westwood Company
Patent Survey: George Keith Survey, Abstract No. 370

OWNER:
LSBD ROUND ROCK 118, LLC
1959 SLOAN PLACE, SUITE 100
ST. PAUL, MN 55117
952-465-7165
CONTACT: WILLY BOULAY
ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER RD, Suite 1400
DALLAS, TX 75231
972-235-3031
CONTACT: STEVEN HEILBRUN
SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: DUSTIN PUSTEJOVSKY

SHEET 1 OF 3
FINAL PLAT

LOT 1, BLOCK A THE PRESERVE AT MUSTANG CREEK

BEING A 11.442 ACRE TRACT
AND BEING OUT OF THE
GEORGE KEITH SURVEY, ABSTRACT NO. 370,
WILLIAMSON COUNTY, TEXAS



REF. CASE NO. FP2212-001

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

Pacheco Koch		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
a Westwood company			
DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	JOB NUMBER 5185-21.704
		DATE 09/09/2022	

FINAL PLAT- LOT 1, BLOCK A, THE PRESERVE AT MUSTANG CREEK

OWNER CERTIFICATION

STATE OF MINNESOTA §

COUNTY OF Ramsey §

That LSBD Round Rock 118, LLC, a Minnesota limited liability company, as the owner of that certain 11.442 acre tract of land recorded in Document Nos. 2023007100, 2023007102, and 2023007104 of the Official Records of Williamson County, Texas do hereby dedicate to the public for ever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Lot 1, Block A The Preserve at Mustang Creek subdivision.

Willy Boulay
LSBD Round Rock 118, LLC
Vice President

STATE OF MINNESOTA §

COUNTY OF Rock §

This instrument was acknowledged before me on the 15 day of June 2023, by Willy Boulay, as Vice President of LSBD Round Rock 118, LLC, a Minnesota limited liability company, on behalf of said LSBD Round Rock 118, LLC.

Grace M. Sweeney
Notary Public, State of Minnesota
My Commission Expires: 1/31/2028



LENDER CERTIFICATION

STATE OF MN §COUNTY OF Ramsey §

That Alliance Bank, as a lender of that certain 11.442 acre tract of land recorded in Document Nos. 2023007100, 2023007102, and 2023007104 of the Official Records of Williamson County, Texas.

R. Scott Johnson
Alliance Bank
Lender

STATE OF MN §COUNTY OF Ramsey §

This instrument was acknowledged before me on the 16th day of June 2023, by R. Scott Johnson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that He executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Jennifer M. Schaefer
Notary Public, State of MN
My Commission Expires: 1/31/2025



ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER RD, Suite 1400
DALLAS, TX 75231
972-235-3031
CONTACT: STEVEN HEILBRUN

SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: DUSTIN PUSTEJOVSKY

OWNER:
LSBD ROUND ROCK 118, LLC
1959 SLOAN PLACE, SUITE 100
ST. PAUL, MN 55117
952-465-7165
CONTACT: WILLY BOULAY

REF. CASE NO. FP2212-001

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

SHEET 2 OF 3
FINAL PLAT
**LOT 1, BLOCK A
THE PRESERVE AT
MUSTANG CREEK**
BEING A 11.442 ACRE TRACT
AND BEING OUT OF THE
GEORGE KEITH SURVEY, ABSTRACT NO. 370,
WILLIAMSON COUNTY, TEXAS

DRAWN BY		CHECKED BY		SCALE		DATE		JOB NUMBER	
GAL		DCP		N/A		09/09/2022		5185-21.704	

Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS, LSBD Round Rock 118, LLC is the owner of a 11.442 acre (498,410 square foot) tract of land situated in the George Keith Survey, Abstract No. 370, City of Hutto, Williamson County, Texas; said tract being all of those tracts of land described in General Warranty Deeds to LSBD Round Rock 118, LLC recorded in Document Nos. 2023007100 and 2023007102 and described in Special Warranty Deed to LSBD Round Rock 118, LLC recorded in Document No. 2023007104 of the Official Public Records of Williamson County, Texas; said 11.442 acre (498,410 square foot) tract being more particularly described as follows (Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone 4203, based on observations made on September 9, 2021):

BEGINNING, at a 1/2-inch iron rod with red RPLS 4046" cap found for the north end of a corner clip located at the intersection of the west line of State Highway No. 130 (a variable width right-of-way) and the north line of County Road No. 118 (a variable width right-of-way); said point being the most easterly southeast corner of said Equipmentshare.com Inc. tract;

THENCE, South 06 degrees, 58 minutes, 33 seconds West, along said west line of State Highway No. 130 and a south line of said Equipmentshare.com Inc. tract, a distance of 23.08 feet to a 1/2-inch iron rod with red RPLS 4046" cap found for the south corner of said corner clip; said point being the most southerly southeast corner of said Equipmentshare.com Inc. tract;

THENCE, South 67 degrees, 31 minutes, 21 seconds West, along said north line of County Road No. 118 and the south line of said Equipmentshare.com Inc. tract, at a distance of 59.79 feet, passing a 1/2-inch iron rod with red RPLS 4046" cap found for the southwest corner of said Equipmentshare.com Inc. tract and being in the east line of said David G. Abernethy and wife, Pamela L. Abernethy tract, continuing in all a total distance of 553.63 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found in the east line of said County Road No. 118 and the west line of said David G. Abernethy and wife, Pamela L. Abernethy tract;

THENCE, North 21 degrees, 31 minutes, 09 seconds West, along said east line of County Road No. 118 and said west line of David G. Abernethy and wife, Pamela L. Abernethy tract, a distance of 692.24 feet to a 1/2-inch iron rod found for the northwest corner of said Gary H. Lawrence and wife, Denise R. Lawrence tract and the southwest corner of that tract of land described in Warranty Deed to Store Master Funding XIV, LLC recorded in Document No. 2019081873 of said Official Public Records;

THENCE, North 68 degrees, 30 minutes, 13 seconds East, departing said east line of County Road No. 118, along the north line of said Gary H. Lawrence and wife, Denise R. Lawrence tract and the south line of said Store Master Funding XIV, LLC tract, at a distance of 593.98 feet, passing a 1/2-inch iron rod with "PACHECO KOCH" cap found for the northeast corner of said Gary H. Lawrence and wife, Denise R. Lawrence tract and being in the west line of said Equipmentshare.com Inc. tract, continuing in all a total distance of 786.28 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found in said west line of State Highway No. 130 and the east line of said Equipmentshare.com Inc. tract;

THENCE, along said east line of Equipmentshare.com Inc. tract and said west line of State Highway No. 130, the following three (3) calls:

South 19 degrees, 17 minutes, 38 seconds East, a distance of 307.58 feet to a 2-inch aluminum disk stamped "TXDOT" found for corner;

South 22 degrees, 44 minutes, 35 seconds West, a distance of 151.26 feet to a 2-inch aluminum disk stamped "TXDOT" found for corner;

South 20 degrees, 31 minutes, 57 seconds East, a distance of 245.08 feet to the POINT OF BEGINNING;

CONTAINING: 498,410 square feet or 11.442 acres of land, more or less.

SURVEYOR CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

That I, Dustin C. Pustejovsky, 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.



Dustin C. Pustejovsky
Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690
Dustin.pustejovsky@westwoods.com
www.westwoods.com

ENGINEER CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

That I, Steven Heilbrun, 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.



Steven Heilbrun
Steven Heilbrun, PE
Licensed Professional Engineer
No. 105006
Steven.heilbrun@westwoods.com
www.westwoods.com

CITY CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Approved this 18 day of January, 2023, by the City Planning and Zoning Commission of the City of Round Rock, 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 of Hutto.

Rob Wendt
Rob Wendt, Chairman
City of Round Rock
Planning & Zoning Commission

COUNTY ENGINEER CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Adam D. Boatright
Adam D. Boatright, P.E.
Williamson County
Floodplain Administrator
07/20/2023
Date

COUNTY CLERK CERTIFICATION

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 18 day of August, A.D. 2023, at 6:25 o'clock A.M. and duly recorded on the 18 day of August, A.D. 2023 at 1:15 o'clock P.M. in the plat records of said county, in document no. 2023064750.

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: *Diana Lam*
Deputy

**COUNTY ADDRESSING CERTIFICATION**

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Road name and address assignments verified this the day of , 20 A.D.

Williamson County Addressing Coordinator

GENERAL NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North American Vertical Datum of 1988, Central Zone 4203, based on observations made on September 09, 2022.
- No portion of this tract is encroached 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 481079-0500F, effective date December 20, 2019, for Williamson County, Texas.
- No portion of this tract is encroached by the ultimate 1% annual floodplain.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- 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, and as per the adopted Development Agreement (R-2022-232), as amended.
- Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, and as per the adopted Development Agreement (R-2022-232), as amended.
- All sidewalks shall be maintained by each of the adjacent property owners.
- A twenty five foot (25') building line easement abutting the north-south portion of CR 118. A fifty foot (50') building setback easement abutting the east-west portion of CR 118 is hereby conveyed for all street side property lots shown hereon.
- Subdivision walls shall be located and constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, and as per the adopted Development Agreement (R-2022-232), as amended.
- Right-of-way is hereby dedicated by conveyance to Williamson County as shown hereon.
- Maintenance responsibility for drainage will not be accepted by the County other than that accepted with draining, or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.
- The minimum fee shall be at least one foot above the adjacent finished grade and BFE. Exceptions can be made at entrance and egress points. Where necessary. To meet the American with Disabilities Act (ADA). Recreational vehicles parking pads must also be placed at least one foot above BFE.
- Driveway maintenance will be the responsibility of the property owner. If obstructions occur within the driveway culvert, the county reserves the right to clear obstructions that are causing adverse impacts to the roadway.
- This subdivision was exempt from providing storm-water management controls (detention) at the time of filing this plat based on Williamson County Subdivision Regulation B11.1.4. Prior to any development within this subdivision. Storm-water management controls shall be designed, constructed and maintained by the owner in accordance with the applicable regulations in effect at the time of development. Contact the Williamson County Floodplain Administrator for review and approval of the proposed storm-water management controls prior to any development within the subdivision.
- This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations section B11.1, on new development that would evoke such controls beyond existing control.
- No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance or floodplain development.
- Improvements within the county road right-of-way including, but not limited to landscaping, irrigation lights, is prohibited without first obtaining an executed license agreement with Williamson County.
- All public roadways and easements as shown on this plat are free of liens.
- Water service is provided by: Jonah Water Special Utility District. Wastewater service is provided by: City of Round Rock.

ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER RD, Suite 1400
DALLAS, TX 75231
972-235-3031
CONTACT: STEVEN HEILBRUN
SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: DUSTIN PUSTEJOVSKY

OWNER:
LSBD ROUND ROCK 118, LLC
1959 SLOAN PLACE, SUITE 100
ST. PAUL, MN 55117
952-465-7165
CONTACT: WILLY BOULAY

Pacheco Koch a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY GAL	CHECKED BY DCP	SCALE N/A	DATE 09/08/2022
JOB NUMBER 5185-21.704			

REF. CASE NO. FP2212-001

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

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SHEET **2** OF 3
FINAL PLAT
LOT 1, BLOCK A
THE PRESERVE AT
MUSTANG CREEK
BEING A 11.442 ACRE TRACT
AND BEING OUT OF THE
GEORGE KEITH SURVEY, ABSTRACT NO. 370,
WILLIAMSON COUNTY, TEXAS

FINAL PLAT- LOT 1, BLOCK A, THE PRESERVE AT MUSTANG CREEK