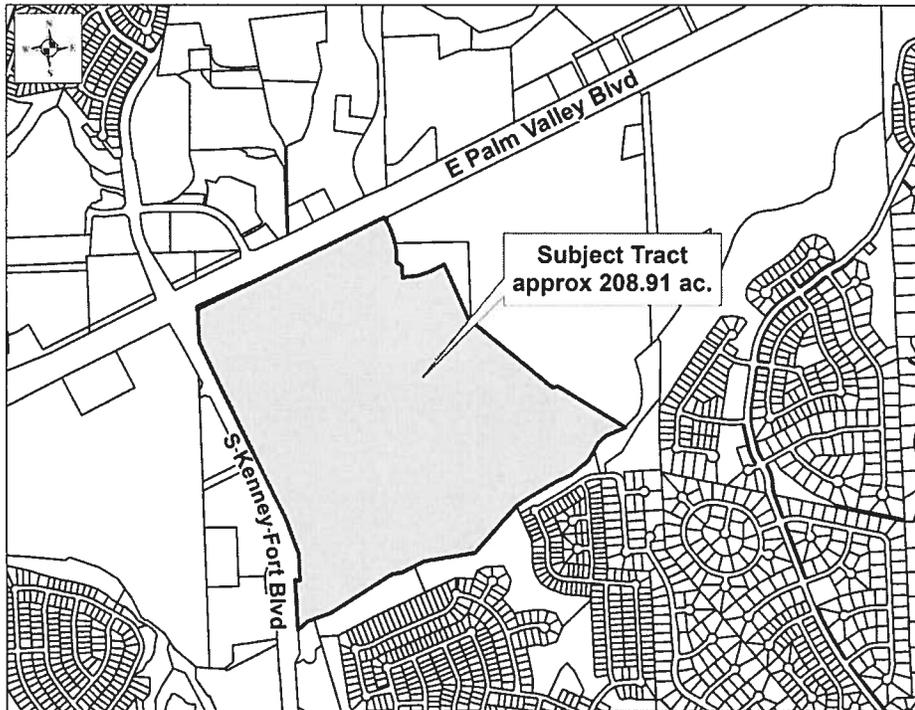


**Kalahari Final Plat  
FINAL PLAT FP1802-003**



**CASE PLANNER:** Brad Dushkin

**REQUEST:** Approval of the final plat for the Kalahari Hotel, Resort, and Convention Center, and one additional parcel.

**ZONING AT TIME OF APPLICATION:** PUD #91 (Bison), Agriculture (AG), and Unzoned

**DESCRIPTION:** 208.91 acres out of the P.A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** Agriculture, undeveloped, and office for Kalahari

**GENERAL PLAN LAND USE DESIGNATION:** Business Park and Commercial/Multifamily

**ADJACENT LAND USE:**

North: Union Pacific ROW, E. Palm Valley Blvd. ROW, and assorted commercial uses across

South: Single-family residential - Sonoma and Lake Forest neighborhoods (zoned SF-2)

East: Agriculture/undeveloped, proposed Kalahari PUD

West: S. Kenney Fort Blvd. ROW with undeveloped land across

**PROPOSED LAND USE:** Resort hotel, convention center, water park, and other mixed uses

<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:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	7.93
Parkland:	0	0.00
Other:	3	200.98
<b>TOTALS:</b>	<b>3</b>	<b>208.91</b>

**Owner:**  
City of Round Rock  
Bradley Dushkin  
301 W. Bagdad Ave., Ste. 210  
Round Rock, TX 78664

**Agent**  
Half Associates, Inc.  
Robert Scholz  
9500 Amberglen Blvd., Bldg. F, Ste. 125  
Austin, TX 78729

**Kalahari Final Plat**  
**FINAL PLAT      FP1802-003**

**BACKGROUND:** The subject properties were annexed in 2006 and zoned for agricultural use. In 2012 some of the land was rezoned to PUD #91 (Bison). Earlier on this meeting agenda were items seeking to rezone the properties to Kalahari PUD, and the most recent item provided the preliminary plat containing the proposed lots.

**DATE OF REVIEW:** March 7, 2018

**LOCATION:** Southeast of the intersection of S. Kenney Fort Blvd. and E. Palm Valley Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates this area as Business Park and Commercial/Multifamily. The associated rezoning proposal, upon adoption by city council, will amend the General Plan.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat, which is on the same meeting agenda.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall Kalahari development and involves numerous transportation improvements. The construction enabled by this final plat will include the following:

- Extension of Harrell Parkway south into the property;
- A new public minor arterial roadway called Kalahari Boulevard to connect S. Kenney Fort Blvd. and the extension of Harrell Parkway, with a traffic signal at the intersection;
- A traffic signal at the intersection of Kalahari Blvd. and S. Kenney Fort Blvd.;
- Two deceleration lanes for traffic moving east on E. Palm Valley Blvd. and turning south into the property, containing stacking space well exceeding a typical intersection;
- Two left turn lanes for westbound traffic on E. Palm Valley Blvd. at Harrell Parkway, containing stacking space well exceeding a typical intersection;
- The extension of the existing left turn lane for westbound traffic on E. Palm Valley Blvd. at the Brushy Creek Regional Wastewater Treatment Plant, containing stacking space well exceeding a typical intersection; and
- Deceleration lanes on S. Kenney Fort Blvd. at both Kalahari Blvd and at the driveway leading into the convention center.

Future transportation improvements will be required with subsequent final plats.

Water and Wastewater Service: The development will use city water, wastewater, and reuse water. The subdivision improvement permit (SIP) associated with this final plat will extend a wastewater line to Lot 1 Block A, which currently has no access to service. Although Lot 2 Block C will be a separate platted lot to contain the convention center, it will be developed in conjunction with the resort hotel on Lot 1 Block C as a single structure and will share a wastewater system. For the purposes of platting, a shared wastewater agreement to be written by the city attorney and Kalahari's legal counsel must be executed to formalize this unique arrangement prior to recordation of the plat.

Drainage: There are no drainage concerns for this final plat. Storm water on Kalahari Blvd. will be captured by curb inlets and conveyed to detention ponds. Other detention ponds will capture and convey runoff from on-site improvements. The associated SIP and site development permit

**Kalahari Final Plat**  
**FINAL PLAT      FP1802-003**

detailing these improvements are under review by city staff.

Additional Considerations: The list of conditions is lengthy, however staff has met with the engineer to review each one and is confident there will be no issues fulfilling them prior to recordation.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

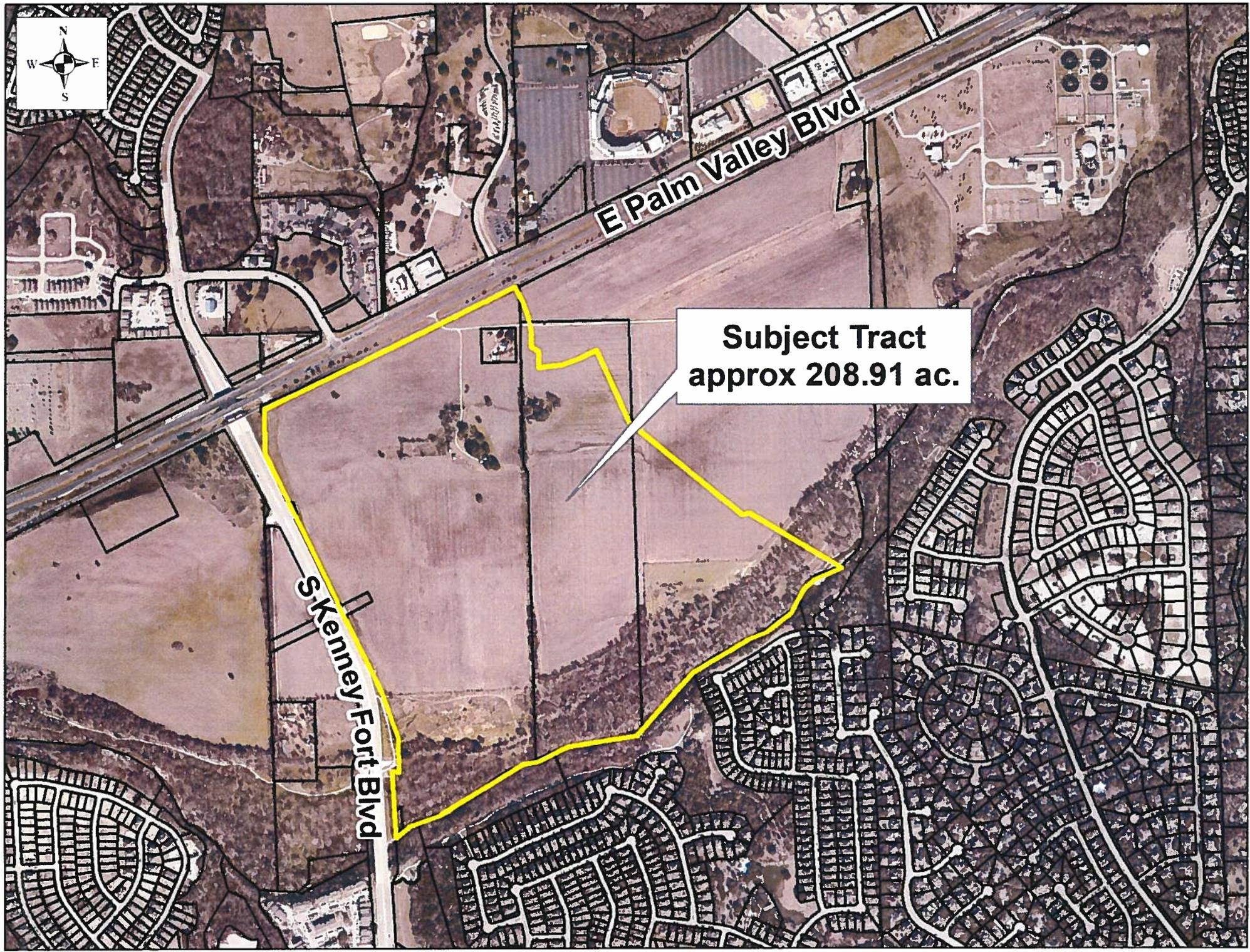
1. The subdivision improvements shall be constructed and accepted prior to recordation, or fiscal security shall be posted for the improvements (note: the properties are city-owned, therefore fiscal security will be provided by the city).
2. Geometry defining the right-of-way limits must be confirmed by staff to match the geometry of the associated Subdivision Improvement Permit (SIP).
3. Remove all easements that are not legally required to provide new lots with public infrastructure.
4. Remove label PROPOSED from wastewater easements which will be dedicated by plat.
5. Depict right-of-way lots that will be dedicated with the deceleration lanes on S. Kenney Fort Blvd. at Kalahari Blvd. and on S. Kenney Fort Blvd. at the convention center driveway on Lot 2 Block C; update lot acreage appropriately.
6. Remove Brushy Road from schematic upon vacation by the city.
7. Remove Private ROW Easement from schematic or ensure vacation prior to recordation.
8. Provide drainage easement(s) to contain ultimate 4% annual chance flood limits.
9. Provide easement dedication statement from the City of Round Rock Easement Dedication Packet.
10. Provide bearings on ties across all adjacent rights-of-way.
11. Remove boundary and label/callout of Bertil Telander Subdivision from schematic.
12. Add off-site property line type to legend.
13. Verify that Kalahari Blvd. meets the minimum centerline radius of 800 feet.
14. Identify the existing 1.5-acre Krienke parcel near K2 Bench Mark on sheet 1.
15. Clarify or remove the callout for "E1EC1" near the leader for L21 on sheet 3.
16. In the blowup detail at the top center of sheet 3, depict the 10' P.U.E. per plat note 4 and extend wastewater easement an additional 10' to ensure the easement contains adequate corresponding extensions of wastewater main.
17. Add note: "A shared wastewater agreement shall be executed prior to recordation permitting Lot 2 Block C to be served through the private wastewater system of Lot 1 Block C."
18. Amend note 8 to read "This plat conforms to the Preliminary Plat approved by the Planning and Zoning Commission on \_\_\_\_\_."
19. Revise Planning & Zoning Commissioner signature block to include statement "The property covered by this Plat is within the [CITY LIMITS] of the City of Round Rock."
20. The property owner's signature must be obtained prior to recordation.



**E Palm Valley Blvd**

**S Kenney Fort Blvd**

**Subject Tract  
approx 208.91 ac.**





VICINITY MAP: N.T.S.

GRAPHIC SCALE

1" = 400'



OWNER: CITY OF ROUND ROCK, TEXAS

ENGINEER: HALFF ASSOCIATES, INC  
9500 AMBERGLEN BLVD  
BUILDING F, SUITE 125  
AUSTIN, TEXAS 78729  
TBPE FIRM NO: 312  
(512) 777-4600 P  
(512) 252-8141 F

SURVEYOR: HALFF ASSOCIATES, INC  
9500 AMBERGLEN BLVD  
BUILDING F, SUITE 125  
AUSTIN, TEXAS 78729  
TBPLS FIRM NO: 10029607  
(512) 777-4600 P  
(512) 252-8141 F

PATENT SURVEY: P.A. HOLDER SURVEY  
ABSTRACT NO. 297

ACERAGE: 208.91 ACRES  
NUMBER OF BLOCKS: 2  
LINEAR FEET OF NEW STREETS: 2,842'  
SUBMITTAL DATE: FEBRUARY 6, 2018  
DATE OF PLANNING AND ZONING  
COMMISSION REVIEW: MARCH 7, 2018

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOTS: 200.98 ACRES  
R.O.W.: 7.925 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 3

①  
BERTIL TELANDER  
SUBDIVISION  
CAB. H, SLIDE 126  
P.R.W.C.T.

②  
CITY OF ROUND ROCK  
(1.764 ACRES)  
DOC. NO. 2013056475  
O.P.R.W.C.T.

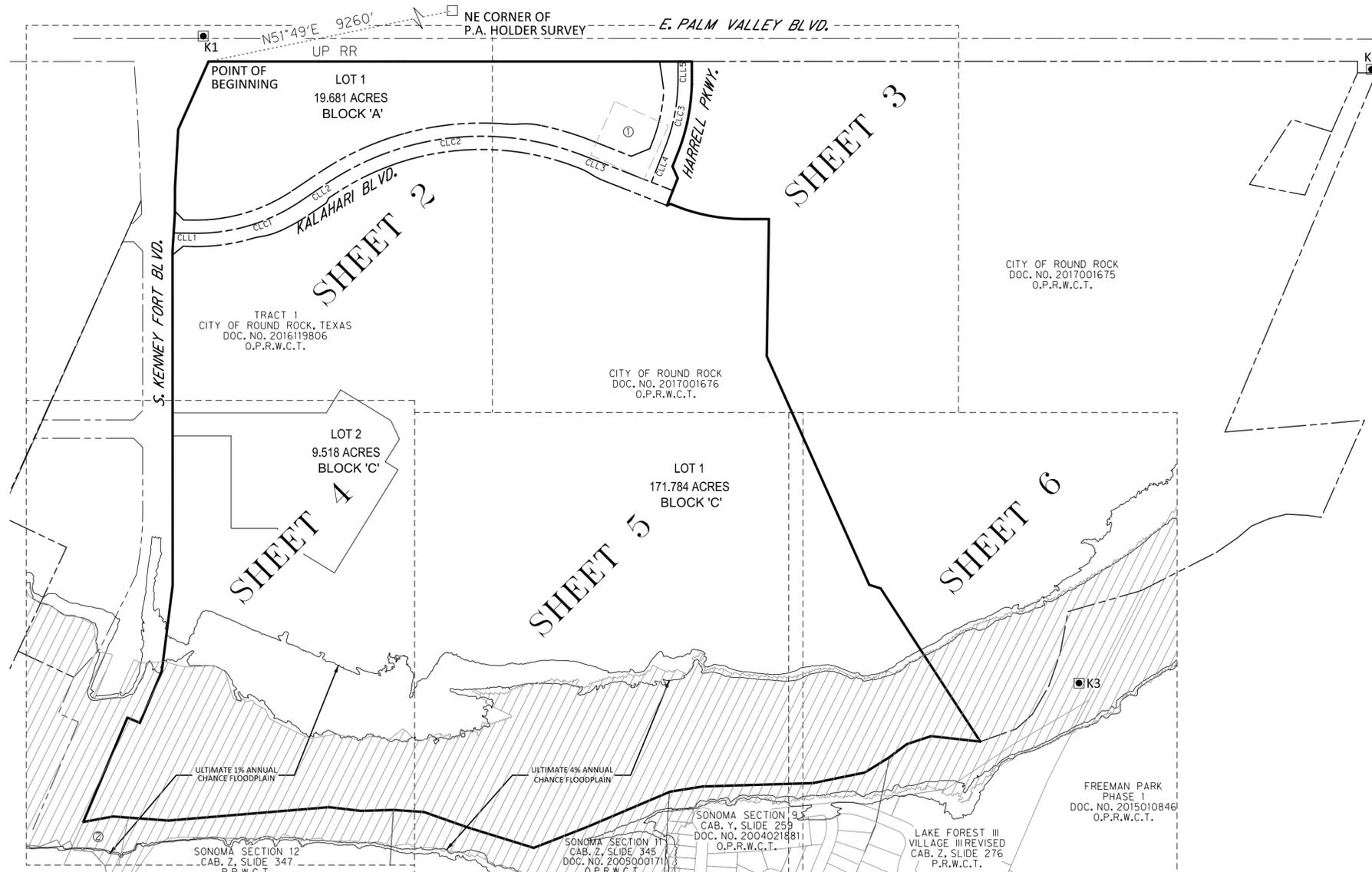
BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12A. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012. VERTICAL DATUM - NAVD88, GEOID 12.

FINAL PLAT OF  
KALAHARI RESORT  
AND REPLAT OF BERTIL  
TELANDER SUBDIVISION

208.91 ACRES OUT OF THE  
P.A. HOLDER SURVEY  
ABSTRACT No. 297



9500 AMBERGLEN BLVD  
BUILDING F, SUITE 125  
AUSTIN, TEXAS 78729  
TBPLS FIRM NO. 10029607  
TEL. (512) 777-4600



LINE	BEARING	DISTANCE
CLL1	N64°21'41"E	88.01'
CLL2	N29°34'59"E	142.23'
CLL3	N85°03'07"E	421.08'
CLL4	N04°56'53"W	164.61'
CLL5	N26°22'27"W	77.81'

BENCHMARKS:

BM K1: BRASS DISK SET IN HEADWALL STAMPED K1, COORDINATES: N=10165059.09, E=3145140.68, Z=678.99. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 136' +/- FEET TO A HEADWALL IN THE SOUTH ROW OF PALM VALLEY BLVD; MONUMENT IS 7.5' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD IN THE NORTH HEADWALL.

ELEVATION: 678.99

BM K2: BRASS DISK SET IN DRIVEWAY STAMPED K2, COORDINATES: N=10167181.59, E=3149746.69, Z=664.84. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 5200' +/- FEET TO A DRIVEWAY SOUTH OF PALM VALLEY BLVD; MONUMENT IS 150' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD AND 84' +/- FROM THE RAIL ROAD CENTERLINE IN THE DRIVEWAY.

ELEVATION: 664.84

BM K3: BRASS DISK SET IN SIDEWALK STAMPED K3, COORDINATES: N=10164224.51, E=3149796.30, Z=647.24. FROM KENNEY FORT BLVD AND FOREST CREEK DR.; TRAVEL NORTH ON KENNEY FORT BLVD 1146' +/- FEET TO A SIDEWALK (BRUSHY CREEK TRAIL) EAST OF KENNEY FORT BLVD THAT RUNS ALONG THE SOUTHSIDE OF BRUSHY CREEK; MONUMENT IS IN THE SIDEWALK 4584' +/- EAST OF THE EDGE OF PAVEMENT OF KENNEY FORT BLVD.

ELEVATION: 647.24

BM K4: BRASS DISK SET IN SIDEWALK STAMPED K4, COORDINATES: N=10161443.10, E=3146145.87, Z=705.50. FROM KENNEY FORT BLVD AND FOREST CREEK DR.; TRAVEL NORTH ON KENNEY FORT BLVD 1146' +/- FEET TO A SIDEWALK (BRUSHY CREEK TRAIL) EAST OF KENNEY FORT BLVD THAT RUNS ALONG THE SOUTHSIDE OF BRUSHY CREEK; MONUMENT IS IN THE SIDEWALK OF THE INTERSECTION OF KENNEY FORT BLVD AND BRUSHY CREEK TRAIL.

ELEVATION: 705.50

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CLC1	34°46'43"	800.00'	485.60'	478.18'	N46°58'20"E
CLC2	55°28'09"	1200.00'	1161.74'	1116.90'	N57°19'03"E
CLC3	21°35'01"	800.00'	301.37'	299.59'	N15°44'23"W

U.S. HIGHWAY 79 ~ VARYING WIDTH ROW  
CSJ NOS. 204-1-B & 204-01-055

A.K.A. - E. PALM VALLEY BLVD.

UNION PACIFIC RAILROAD  
(PREVIOUSLY MISSOURI PACIFIC R.R.)  
(ORIGINALLY INTERNATIONAL & GREAT NORTHERN R.R.)

INTERNATIONAL & GREAT NORTHERN  
RAILROAD COMPANY  
VOL. 17, PG. 615  
D.R.W.C.T.

N63°37'05"E 2,097.42'

**P.A. HOLDER SURVEY  
ABSTRACT NO. 297**

LOT 1  
19.681 ACRES  
**BLOCK 'A'**

LINE	BEARING	DISTANCE
ST1	N61°10'10"E	25.02'
ST2	S26°21'55"E	89.52'
ST3	S22°47'22"E	20.23'
ST4	N70°38'19"W	34.01'
ST5	N26°21'55"W	84.29'
ST6	S22°47'22"E	160.31'

KALAHARI BLVD  
VARYING WIDTH ROW

LOT 1  
171.784 ACRES  
**BLOCK 'C'**

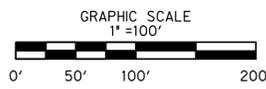
LINE	BEARING	DISTANCE
W23	S06°47'40"E	344.96'
W24	S38°12'20"W	64.26'
W25	S51°47'40"E	23.59'
W26	S38°12'20"W	15.00'
W27	N51°47'40"W	23.59'
W28	S51°47'40"E	23.58'
W29	S38°12'20"W	15.00'
W30	N51°47'40"W	23.58'
W31	S38°12'20"W	181.50'
W32	S51°47'27"E	23.57'
W33	S38°12'33"W	15.00'
W34	S29°34'59"W	23.57'
W35	S38°12'20"W	12.64'
W122	N06°47'40"W	291.30'
W123	N83°12'20"E	41.50'
W124	N06°47'40"W	15.00'
W125	S83°12'20"W	41.50'
W126	N06°47'40"W	46.15'
W127	N83°28'40"E	25.78'
W128	S06°31'20"E	6.00'
W129	N83°28'40"E	15.00'
W130	N06°31'20"W	6.00'
W131	N83°28'40"E	280.21'

LINE	BEARING	DISTANCE
L1	S70°38'19"E	53.69'
L2	N64°21'41"E	46.12'
L3	N29°34'59"E	142.23'
L4	S29°34'59"W	27.82'
L5	S00°08'08"W	24.41'
L6	S29°34'59"W	93.16'
L7	S64°21'41"W	46.12'
L8	S24°29'17"W	59.33'
L9	N22°47'22"W	160.31'
L10	N26°21'55"W	114.86'
L52	S24°29'17"W	14.21'
L53	S24°29'17"W	12.89'
L54	S70°38'19"E	14.34'
L55	S70°38'19"E	5.39'

PROPOSED 15'  
WATERLINE ESMT.  
HEREBY DEDICATED  
TO C.O.R.R.

LINE	BEARING	DISTANCE
CLL1	N64°21'41"E	88.01'
CLL2	N29°34'59"E	142.23'
CLL3	N85°03'07"E	421.08'
CLL4	N04°56'53"W	164.61'
CLL5	N26°22'27"W	77.81'

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	34°46'43"	742.50'	450.70'	443.81'	N46°58'20"E
C2	39°04'58"	1257.50'	857.77'	841.24'	N49°07'28"E
C3	56°12'01"	1142.50'	1120.65'	1076.27'	S57°40'59"W
C4	08°54'42"	869.50'	135.24'	135.10'	S34°02'19"W
C5	16°36'58"	323.50'	93.82'	93.49'	S46°48'09"W
C6	07°54'50"	276.50'	38.19'	38.16'	S51°09'14"W
C7	17°09'53"	857.50'	256.89'	255.93'	S55°46'45"W



**LEGEND**

- FOUND 1/2" IRON ROD (UNLESS NOTED)
- SET 1/2" IRON ROD WITH "HALFF" CAP
- ▲ BM
- ⊙ CALCULATED POINT FOR ORIGINAL CORNER
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- C.O.R.R. CITY OF ROUND ROCK
- ( ) RECORD INFORMATION
- PROPOSED RIGHT-OF-WAY
- BOUNDARY LINE
- - - EXISTING/PROPOSED EASEMENT

BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12A. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

THE HICKOX FAMILY LIVING TRUST  
DOC. NO. 2006053683  
O.P.R.W.C.T.

CITY OF ROUND ROCK  
TRACT 3  
DOC. NO. 2016119806  
O.P.R.W.C.T.

**FINAL PLAT OF  
KALAHARI RESORT  
AND REPLAT OF BERTIL  
TELANDER SUBDIVISION**  
208.91 ACRES OUT OF THE  
P.A. HOLDER SURVEY  
ABSTRACT No. 297

S. KENNEY FORT BLVD  
VARYING WIDTH ROW  
DOC. NO. 2011041097  
O.P.R.W.C.T.

MATCH LINE SHEET 4

MATCH LINE SHEET 3

U.S. HIGHWAY 79 ~ VARYING WIDTH ROW  
CSJ NOS. 204-1-8 & 204-01-055

A.K.A. - E. PALM VALLEY BLVD.

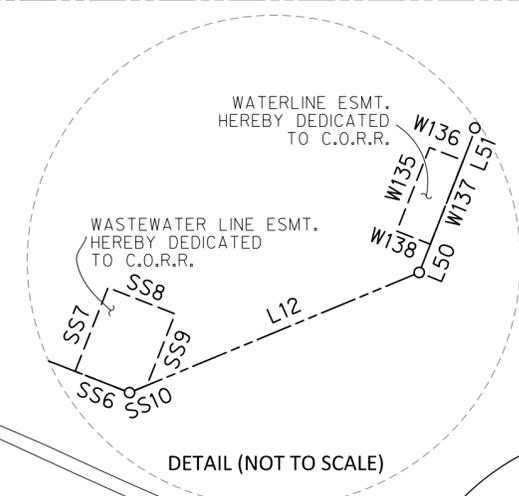
INTERNATIONAL & GREAT NORTHERN  
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**P.A. HOLDER SURVEY  
ABSTRACT NO. 297**

UNION PACIFIC RAILROAD  
(PREVIOUSLY MISSOURI PACIFIC R.R.)  
(ORIGINALLY INTERNATIONAL & GREAT NORTHERN R.R.)

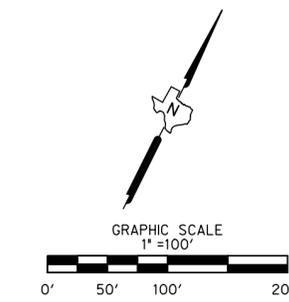
LOT 1  
19.681 ACRES  
**BLOCK 'A'**

BERTIL TELANDER  
SUBDIVISION  
CAB. H. SLIDE 126  
P.R.W.C.T.



BRUSHY ROAD  
APPARENT PUBLIC R.O.W.  
NO DEFINED WIDTH  
VOL. 13, PG. 119  
D.R.W.C.T.

ALSO SHOWN ON  
BERTIL TELANDER SUBDIVISION  
CAB. H. SLIDE 126  
P.R.W.C.T.



- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS NOTED)
  - SET 1/2" IRON ROD WITH "HALFF" CAP
  - ▲ BM
  - CALCULATED POINT FOR ORIGINAL CORNER
  - P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
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  - C.O.R.R. CITY OF ROUND ROCK
  - ( ) RECORD INFORMATION
  - PROPOSED RIGHT-OF-WAY
  - BOUNDARY LINE
  - - - EXISTING/PROPOSED EASEMENT

BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12A. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C8	39°04'58"	1257.50'	857.77'	841.24'	N49°07'28"E
C9	10°23'11"	278.00'	50.39'	50.33'	N63°28'21"E
C10	16°54'51"	322.00'	95.06'	94.71'	N66°44'11"E
C11	09°51'31"	1273.50'	219.12'	218.85'	N80°07'22"E
C12	11°50'49"	740.00'	230.50'	229.75'	N13°52'11"W
C13	21°25'34"	860.00'	321.60'	319.73'	S15°39'40"E
C14	11°26'40"	322.00'	64.32'	64.21'	N89°13'32"W
C15	10°42'48"	278.00'	51.98'	51.91'	N88°51'36"W
C16	56°12'01"	1142.50'	1120.65'	1076.27'	S57°40'59"W
C17	21°32'14"	807.50'	303.54'	301.75'	N74°17'00"E

LINE	BEARING	DISTANCE
SS1	N85°03'07"E	20.00'
SS2	S04°56'53"E	10.00'
SS5	N04°56'53"W	30.00'
SS6	S85°03'07"W	16.25'
SS7	N04°56'53"W	25.00'
SS8	N85°03'07"E	20.00'
SS9	S04°56'53"E	21.37'
SS10	S41°01'50"W	5.22'

LINE	BEARING	DISTANCE
L11	N85°03'07"E	198.48'
L12	N41°01'50"E	87.06'
L13	N04°56'53"W	30.60'
L14	S34°46'05"W	127.57'
L15	S26°22'27"E	80.02'
L16	S04°56'53"E	67.10'
L17	S49°56'53"E	56.57'
L18	S04°56'53"E	127.00'
L19	S85°03'07"W	291.00'
L20	N40°03'07"E	16.97'
L21	N85°03'07"E	27.80'
L22	N63°30'53"E	104.36'
L50	N04°56'53"W	4.10'
L51	S04°56'53"E	1.50'

LINE	BEARING	DISTANCE
CLL1	N64°21'41"E	88.01'
CLL2	N29°34'59"E	142.23'
CLL3	N85°03'07"E	421.08'
CLL4	N04°56'53"W	164.61'
CLL5	N26°22'27"W	77.81'

LINE	BEARING	DISTANCE
W1	N63°30'53"E	15.01'
W36	N51°22'36"W	11.75'
W37	N38°12'36"E	15.00'
W38	S51°22'36"E	11.75'
W39	N51°47'24"W	36.09'
W40	N38°12'36"E	15.00'
W41	S51°47'24"E	36.09'
W42	N38°12'36"E	26.52'
W43	S24°23'14"E	4.92'
W44	S64°52'04"W	52.10'
W45	S25°05'50"E	15.00'
W46	N64°51'55"E	51.91'
W47	S24°23'14"E	112.61'
W48	S50°35'50"E	161.28'
W49	S39°24'10"W	39.94'
W50	S50°35'50"E	15.00'
W51	N39°24'10"E	39.94'
W52	S50°35'50"E	285.25'
W131	S06°31'20"E	8.79'
W132	N83°28'40"E	15.00'
W133	N06°31'20"W	8.79'
W134	N83°28'40"E	35.75'
W135	N04°56'53"W	25.00'
W136	N85°03'07"E	10.00'
W137	S04°56'53"E	25.00'
W138	S85°03'07"W	10.00'

LINE	BEARING	DISTANCE
E1	N85°03'07"E	5.15'
E2	S04°56'53"E	57.06'
E3	S85°03'07"W	95.18'
E4	S41°27'45"W	8.54'
E5	S01°26'01"E	46.82'
E6	S07°28'33"W	91.94'
E7	S15°01'55"W	91.95'
E8	S23°55'45"W	252.55'
E9	S13°46'59"W	125.88'
E10	S03°21'22"W	125.88'
E11	S06°47'24"E	61.44'
E12	S51°47'24"E	147.57'
E13	S38°12'36"W	15.00'
E14	N51°47'24"W	153.79'
E15	N06°47'24"W	68.99'
E16	N03°21'22"E	128.58'
E17	N13°46'59"E	128.58'
E18	N23°55'45"E	161.28'
E19	N15°01'55"E	89.79'
E20	N01°28'01"W	89.78'
E21	N41°27'45"E	51.54'
E22	N41°27'45"E	20.43'
E23	N85°03'07"E	86.18'
E24	N04°56'53"W	42.00'

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	00°41'56"	087.50'	9.85'	9.85'	N84°42'09"E

**FINAL PLAT OF  
KALAHARI RESORT  
AND REPLAT OF BERTIL  
TELANDER SUBDIVISION**  
208.91 ACRES OUT OF THE  
P.A. HOLDER SURVEY  
ABSTRACT NO. 297

LOT 1  
171.784 ACRES  
**BLOCK 'C'**

MATCH LINE SHEET 6

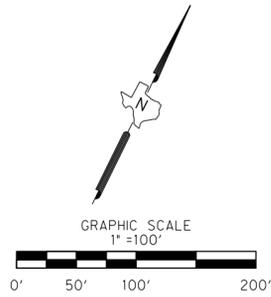
LINE	BEARING	DISTANCE
W11	S61°51'10"W	130.66'
W12	N26°22'35"W	15.00'
W13	N26°22'35"W	38.00'
W14	N63°37'25"E	15.00'
W15	S26°22'35"E	38.00'
W16	N63°37'25"E	128.34'
W17	S84°20'50"E	16.11'
W18	N05°39'10"E	52.70'
W19	S83°12'20"W	39.09'
W20	N06°47'40"W	15.00'
W21	S83°12'20"W	39.09'
W22	N06°47'40"W	344.96'
W99	S61°51'10"W	133.61'
W100	S50°39'10"W	67.37'
W101	N39°20'50"W	14.52'
W102	S50°39'10"W	15.00'
W103	S39°20'50"E	14.52'
W104	S50°39'10"W	164.62'
W105	N84°20'50"W	151.02'
W106	N05°39'10"E	13.05'
W107	N84°20'50"W	15.00'
W108	S05°39'10"W	13.05'
W109	N84°20'50"W	136.43'
W110	N05°39'10"E	56.02'
W111	N19°15'51"W	155.85'
W112	N70°44'09"E	9.84'
W113	N19°15'51"W	15.00'
W114	S70°44'09"W	9.84'
W115	N19°15'51"W	51.55'
W116	N83°12'20"E	3.48'
W117	S84°49'55"E	44.19'
W118	N05°10'05"E	15.00'
W119	N84°49'55"W	45.77'
W120	S83°12'20"W	5.05'
W121	N06°47'40"W	291.30'

LINE	BEARING	DISTANCE
L23	S67°32'13"W	132.76'
L24	S62°05'56"W	142.02'
L25	S70°10'06"W	138.30'
L26	S53°04'43"W	132.01'
L27	N86°30'54"E	58.42'
L38	N05°15'56"E	117.35'
L39	S51°47'21"E	88.25'
L40	S05°26'31"W	117.35'
L41	S84°47'26"E	65.49'
L42	N48°55'50"W	61.23'
L43	S63°37'25"W	200.79'

LINE	BEARING	DISTANCE
ST5	S71°49'00"W	25.26'

CITY OF ROUND ROCK  
TRACT 4  
DOC. NO. 2016119806  
O.P.R.W.C.T.

- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS NOTED)
  - SET 1/2" IRON ROD WITH "HALFF" CAP
  - ▲ BM
  - ⊙ CALCULATED POINT FOR ORIGINAL CORNER
  - P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
  - C.O.R.R. CITY OF ROUND ROCK
  - ( ) RECORD INFORMATION
  - PROPOSED RIGHT-OF-WAY
  - BOUNDARY LINE
  - - - EXISTING/PROPOSED EASEMENT
  - ▨ FEMA Zone AE



CITY OF ROUND ROCK  
(1.764 ACRES)  
DOC. NO. 2013056475  
O.P.R.W.C.T.

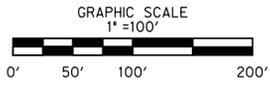
**P.A. HOLDER SURVEY  
ABSTRACT NO. 297**

**FINAL PLAT OF  
KALAHARI RESORT  
AND REPLAT OF BERTIL  
TELANDER SUBDIVISION**  
208.91 ACRES OUT OF THE  
P.A. HOLDER SURVEY  
ABSTRACT No. 297

BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12A. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

# P.A. HOLDER SURVEY ABSTRACT NO. 297

MATCH LINE SHEET 3



### LEGEND

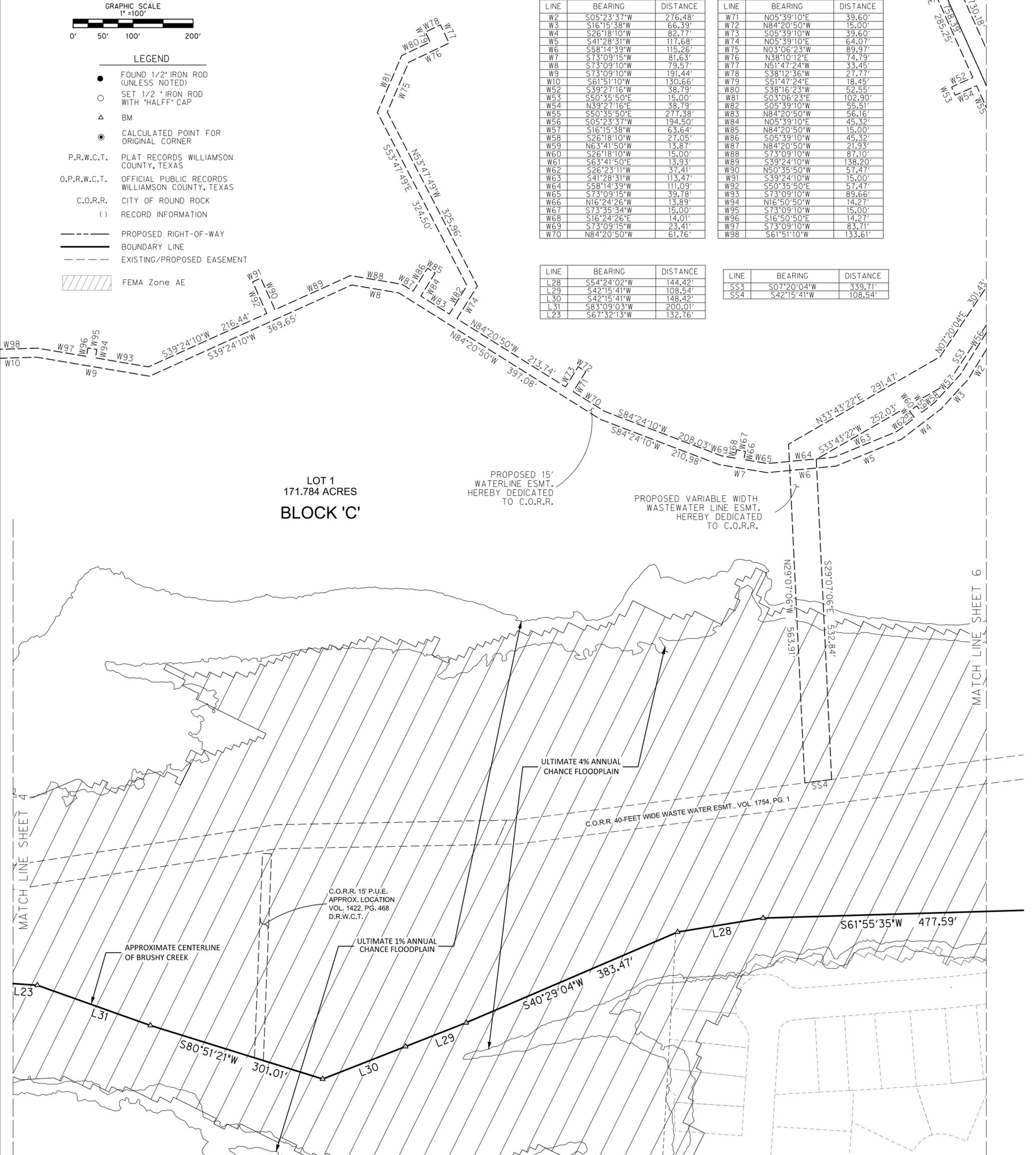
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- SET 1/2" IRON ROD WITH "HALFF" CAP
- ▲ BM
- CALCULATED POINT FOR ORIGINAL CORNER
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- C.O.R.R. CITY OF ROUND ROCK
- ( ) RECORD INFORMATION
- PROPOSED RIGHT-OF-WAY
- BOUNDARY LINE
- - - EXISTING/PROPOSED EASEMENT
- ▨ FEMA Zone AE

LINE	BEARING	DISTANCE
W2	S05°23'37"W	276.48'
W3	S16°15'38"W	66.39'
W4	S26°18'10"W	82.77'
W5	S41°28'31"W	117.68'
W6	S58°14'39"W	115.26'
W7	S73°09'15"W	81.63'
W8	S73°09'10"W	79.57'
W9	S73°09'10"W	191.44'
W10	S61°51'10"W	130.66'
W52	S39°27'16"W	38.79'
W53	S50°35'50"E	15.00'
W54	N39°27'16"E	38.79'
W55	S50°35'50"E	277.38'
W56	S05°23'37"W	194.50'
W57	S16°15'38"W	63.64'
W58	S26°18'10"W	27.05'
W59	N63°41'50"W	13.87'
W60	S26°18'10"W	15.00'
W61	S63°41'50"E	13.93'
W62	S26°23'11"W	37.41'
W63	S41°28'31"W	113.47'
W64	S58°14'39"W	111.09'
W65	S73°09'15"W	39.78'
W66	N16°24'26"W	13.89'
W67	S73°35'34"W	15.00'
W68	S16°24'26"E	14.01'
W69	S73°09'15"W	23.41'
W70	N84°20'50"W	61.76'

LINE	BEARING	DISTANCE
W71	N05°39'10"E	39.60'
W72	N84°20'50"W	15.00'
W73	S05°39'10"W	39.60'
W74	N05°39'10"E	64.07'
W75	N03°06'23"W	89.97'
W76	N38°10'12"E	74.79'
W77	N51°47'24"W	33.45'
W78	S38°12'36"W	27.77'
W79	S51°47'24"E	18.45'
W80	S38°16'23"W	52.55'
W81	S03°06'23"E	102.90'
W82	S05°39'10"W	55.51'
W83	N84°20'50"W	56.16'
W84	N05°39'10"E	45.32'
W85	N84°20'50"W	15.00'
W86	S05°39'10"W	45.32'
W87	N84°20'50"W	21.93'
W88	S73°09'10"W	87.10'
W89	S39°24'10"W	138.20'
W90	N50°35'50"W	57.47'
W91	S39°24'10"W	15.00'
W92	S50°35'50"E	57.47'
W93	S73°09'10"W	89.66'
W94	N16°50'50"W	14.27'
W95	S73°09'10"W	15.00'
W96	S16°50'50"E	14.27'
W97	S73°09'10"W	83.71'
W98	S61°51'10"W	133.61'

LINE	BEARING	DISTANCE
L28	S54°24'02"W	144.42'
L29	S42°15'41"W	108.54'
L30	S42°15'41"W	148.42'
L31	S83°09'03"W	200.01'
L23	S67°32'13"W	132.76'

LINE	BEARING	DISTANCE
SS3	S07°20'04"W	339.71'
SS4	S42°15'41"W	108.54'



LOT 1  
171.784 ACRES  
BLOCK 'C'

PROPOSED 15'  
WATERLINE ESMT.  
HEREBY DEDICATED  
TO C.O.R.R.

PROPOSED VARIABLE WIDTH  
WASTEWATER LINE ESMT.  
HEREBY DEDICATED  
TO C.O.R.R.

ULTIMATE 4% ANNUAL  
CHANCE FLOODPLAIN

C.O.R.R. 40-FOOT WIDE WASTE WATER ESMT., VOL. 1754, PG. 1

C.O.R.R. 15' P.U.E.  
APPROX. LOCATION  
VOL. 1422, PG. 468  
D.R.W.C.T.

APPROXIMATE CENTERLINE  
OF BRUSHY CREEK

ULTIMATE 1% ANNUAL  
CHANCE FLOODPLAIN

FINAL PLAT OF  
KALAHARI RESORT  
AND REPLAT OF BERTIL  
TELANDER SUBDIVISION

208.91 ACRES OUT OF THE  
P.A. HOLDER SURVEY  
ABSTRACT No. 297

LOT 46, BLOCK F  
SONOMA SECTION 11  
CAB. Z, SLIDE 345  
DOC. NO. 2005000171  
O.P.R.W.C.T.

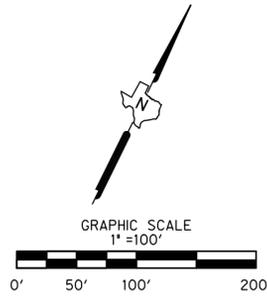
LOT 43, BLOCK F  
SONOMA SECTION 9  
CAB. Y, SLIDE 259  
DOC. NO. 2004021881  
O.P.R.W.C.T.

BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12A. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.



MATCH LINE SHEET 3

**P.A. HOLDER SURVEY  
ABSTRACT NO. 297**



PROPOSED VARIABLE WIDTH  
WASTEWATER LINE ESMT.  
HEREBY DEDICATED  
TO C.O.R.R.

PROPOSED 15'  
WATERLINE ESMT.  
HEREBY DEDICATED  
TO C.O.R.R.

SEE DETAIL

DETAIL (NOT TO SCALE)

LOT 1  
171.784 ACRES  
**BLOCK 'C'**

REMAINDER OF THE  
337.29 ACRES TRACT

ULTIMATE 1% ANNUAL  
CHANCE FLOODPLAIN

ULTIMATE 4% ANNUAL  
CHANCE FLOODPLAIN

APPROXIMATE CENTERLINE  
OF BRUSHY CREEK

LOT 26, BLOCK B  
LAKE FOREST III  
VILLAGE III REVISED  
CAB. Z, SLIDE 276  
P.R.W.C.T.

LOT 43, BLOCK F  
SONOMA SECTION 9  
CAB. Y, SLIDE 259  
DOC. NO. 2004021881  
O.P.R.W.C.T.

LOT 59, BLOCK F  
FREEMAN PARK  
PHASE 1  
DOC. NO. 2015010846  
O.P.R.W.C.T.

**LEGEND**

- FOUND 1/2" IRON ROD (UNLESS NOTED)
- SET 1/2" IRON ROD WITH "HALFF" CAP
- ▲ BM
- ⊙ CALCULATED POINT FOR ORIGINAL CORNER
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- C.O.R.R. CITY OF ROUND ROCK
- ( ) RECORD INFORMATION
- PROPOSED RIGHT-OF-WAY
- BOUNDARY LINE
- - - EXISTING/PROPOSED EASEMENT
- ▨ FEMA Zone AE

LINE	BEARING	DISTANCE
L32	N81°06'15"E	51.98'
L33	S69°51'58"W	215.14'
L34	S45°25'58"W	111.25'
L35	S26°29'44"W	94.25'
L36	S31°48'08"W	125.62'
L37	S61°55'35"W	477.59'

MATCH LINE SHEET 5

**FINAL PLAT OF  
KALAHARI RESORT  
AND REPLAT OF BERTIL  
TELANDER SUBDIVISION**

208.91 ACRES OUT OF THE  
P.A. HOLDER SURVEY  
ABSTRACT No. 297

BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12A. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

BEING A 208.91 ACRES TRACT SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297 OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 1.50 ACRES TRACT ACCORDING TO THE BERTIL TELANDER SUBDIVISION, A LEGAL SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 1986014103 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND PORTIONS OF THE FOLLOWING THREE (3) TRACTS - A CALLED 117.530 ACRES TRACT DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO THE CITY OF ROUND ROCK, TEXAS AND RECORDED IN DOCUMENT NO. 2016119806 OF SAID O.P.R.W.C.T., A CALLED 61.496 ACRES TRACT DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO THE CITY OF ROUND ROCK, TEXAS AND RECORDED IN DOCUMENT NO. 2017001676 OF SAID O.P.R.W.C.T. AND A CALLED 156.769 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF ROUND ROCK, TEXAS AND RECORDED IN DOCUMENT NO. 2017001675 OF SAID O.P.R.W.C.T., AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found at the intersection of the east right-of-way line of Kenny Fort Blvd., a varying width right-of-way, with the south right-of-way line of Union Pacific Railroad, a 100-foot wide right-of-way according to Volume 18, Page 33, of the Deed Records of Williamson County, Texas (D.R.W.C.T.), for the northwest corner of said 117.530 acres tract, same being the northeast corner of a called 4.740 acres tract described as Parcel 1 in a Dedication Deed to the City of Round Rock and recorded in Document Number 2011041097 of said O.P.R.W.C.T.;

**THENCE** with the north line of said 117.530 acres tract, same being said south right-of-way line of Union Pacific Railroad, N63°37'05"E a distance of 2,097.42 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said south right-of-way line of Union Pacific Railroad and said north line of the 117.530 acres tract, and from which a 5/8-inch iron rod found for the northeast corner of said 117.530 acres tract, same being the northwest corner of said 156.769 acres tract, bears N63°37'05"E a distance of 24.37 feet;

**THENCE** leaving said south right-of-way line of Union Pacific Railroad and said north line of the 117.530 acres tract, crossing said 117.530 acres tract, said 156.769 acres tract, and said 61.496 acres tract the following thirteen (13) courses and distances:

1. S26°22'27"E a distance of 80.02 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for a point of curvature to the right,
2. with the arc of said curve to the right a distance of 321.60 feet, said curve having a radius of 860.00 feet, a central angle of 21°25'34", and a chord bearing S15°39'40"E a distance of 319.73 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for a point of tangency,
3. S04°56'53"E a distance of 67.10 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. S49°56'53"E a distance of 56.57 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. S04°56'53"E a distance of 127.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N40°03'07"E a distance of 16.97 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N85°03'07"E a distance of 27.80 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for a point of curvature to the left,
8. with the arc of said curve to the left a distance of 303.54 feet, said curve having a radius of 807.50 feet, a central angle of 21°32'14", and a chord bearing N74°17'00"E a distance of 301.75 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for a point of tangency,
9. N63°30'53"E a distance of 104.36 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. S25°29'12"E a distance of 596.27 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. S50°26'00"E a distance of 1,090.24 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. N81°06'15"E a distance of 51.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and
13. S59°21'28"E passing at a distance of 300.00 feet a 1/2-inch iron rod with plastic cap stamped "HALFF" set, continuing in all a distance of 794.82 feet to the approximate centerline of Brushy Creek, same being the south line of said 156.769 acres tract and the north line of Lake Forest III, Village III Revised, a legal subdivision according to the plat of record in Cabinet Z, Slide 276 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

**THENCE** with said approximate centerline of Brushy Creek, same being said south line of the 156.769 acres tract, said north line of Lake Forest III, Village III Revised, the north line of Sonoma Section 9, a legal subdivision according to the plat of record in Cabinet Y, Slide 259 of said P.R.W.C.T., and the north line of Sonoma Section 11, a legal subdivision according to the plat of record in Cabinet Z, Slide 345 of said P.R.W.C.T., the following nine (9) courses and distances:

1. S69°51'58"W a distance of 215.14 feet,
2. S45°25'58"W a distance of 111.25 feet,
3. S26°29'44"W a distance of 94.25 feet,
4. S31°48'08"W a distance of 125.62 feet,
5. S51°58'29"W a distance of 230.16 feet,
6. S61°55'35"W a distance of 477.59 feet,
7. S54°24'02"W a distance of 144.42 feet,
8. S40°29'04"W a distance of 383.47 feet, and
9. S42°15'41"W a distance of 108.54 feet to a point in said north line of Sonoma Section 11 and said approximate centerline of Brushy Creek, for the southwest corner of said 156.769 acres tract, same being the southeast corner of said 61.496 acres tract, and from which an "X" cut in a 19-inch pecan tree found in the east line of said 61.496 acres tract, same being the west line of said 156.769 acres tract, bears N20°09'58"W a distance of 246.85 feet;

**THENCE** with said approximate centerline of Brushy Creek, same being the south line of said 61.496 acres tract, said north line of Sonoma Section 11, and the north line of Sonoma Section 12, a legal subdivision according to the plat of record in Document Number 2005000358 of said O.P.R.W.C.T., the following five (5) courses and distances:

1. S42°15'41"W a distance of 148.42 feet,
2. S80°51'21"W a distance of 301.01 feet,
3. S83°09'03"W a distance of 200.01 feet,
4. S67°32'13"W a distance of 132.76 feet, and
5. S62°05'56"W a distance of 142.02 feet to a point in said approximate centerline of Brushy Creek and said north line of Sonoma Section 12, for the southwest corner of said 61.496 acres tract, same being the southeast corner of said 171.530 acres tract;

**THENCE** with said approximate centerline of Brushy Creek, same being the south line of said 171.530 acres tract, said north line of Sonoma Section 12, and the north line of a called 1.764 acres tract described in a Special Warranty Deed to Williamson County, Texas and recorded in Document No. 2013056475 of said O.P.R.W.C.T., the following four (4) courses and distances:

1. S70°10'06"W a distance of 138.30 feet,
2. S58°52'43"W a distance of 700.00 feet,
3. S67°52'40"W a distance of 240.00 feet, and
4. S53°04'43"W a distance of 132.01 feet to the intersection of said approximate centerline of Brushy Creek with said east right-of-way line of Kenny Fort Blvd., for the southwest corner of said 171.530 acres tract, same being the northwest corner of said 1.764 acres tract, and the southeast corner of said 4.740 acres tract;

**THENCE** leaving said approximate centerline of Brushy Creek, with the east line of said 171.530 acres tract, same being said east right-of-way line of Kenny Fort Blvd. and the east line of said 4.740 acres tract the following nine (9) courses and distances:

1. N03°27'59"W passing at a distance of 100.00 feet a 1/2-inch iron rod with plastic cap stamped "BURY" found, and continuing in all a distance of 492.96 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found,
2. N86°30'54"E a distance of 58.42 feet to a 1/2-inch iron rod with plastic cap stamped "SAM INC" found,
3. N03°28'11"W a distance of 244.22 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found,
4. N19°11'47"W a distance of 376.67 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found,
5. N26°22'35"W a distance of 1,455.20 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found,
6. N22°47'22"W a distance of 160.31 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found,
7. N26°21'55"W a distance of 114.86 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found,
8. N23°12'18"W a distance of 254.63 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found,
9. N02°18'13"W a distance of 323.08 feet to said **POINT OF BEGINNING** and containing 208.91 acres.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That the City of Round Rock, as the owner of a called 1.50 acres tract according to the Bertil Telander Subdivision, a legal subdivision according to the plat of record in Document No. 1986014103 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) and portions of the following three (3) tracts - a called 117.530 acres tract described as Tract 1 in a Special Warranty Deed to the City of Round Rock, Texas and recorded in Document No. 2016119806 of said O.P.R.W.C.T., a called 61.496 acres tract described as Tract 1 in a Special Warranty Deed to the City of Round Rock, Texas and recorded in Document No. 2017001676 of said O.P.R.W.C.T. and a called 156.769 acres tract described in a Special Warranty Deed to the City of Round Rock, Texas and recorded in Document No. 2017001675 of said O.P.R.W.C.T. 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 Kalahari Resort and Replat of Bertil Telander Subdivision.

City of Round Rock

Craig Morgan  
Mayor, City of Round Rock

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2017, by, \_\_\_\_\_, on behalf of said City of Round Rock.

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Signature: \_\_\_\_\_

THE 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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2017, by the City of 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, Chairman

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Dan Clark, 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.

Dan Clark  
Registered Professional Land Surveyor No. 6011  
State of Texas  
Halff Associates, Inc.  
TBPLS, Firm Registration No. 10029607  
9500 Amberglen Blvd., Bldg. F, Ste. 125  
Austin, Texas 78729

Date  
2/21/2018



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Robert W. Scholz, 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.

Robert W. Scholz, P.E.  
Licensed Professional Engineer No. 91151  
State of Texas  
Halff Associates, Inc.  
TBPE, Firm Registration No. 312  
9500 Amberglen Blvd., Bldg. F, Ste. 125  
Austin, Texas 78729

Date  
02/21/2018



GENERAL NOTES:

1. A portion of this tract is encroached by 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 48491C0495E, effective date September 26, 2008, for Williamson County, Texas.
2. Building setbacks shall be in accordance with Chapter 46, Zoning, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended and, PUD# \_\_\_\_\_.
3. 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.
4. A ten foot (10') PUE and sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
5. No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
6. Minimum finished floor elevation(s) shall be a minimum of two (2) feet above the ultimate 1% annual chance floodplain.
7. No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1% annual chance floodplain; unless approved by the City Engineer. Fill may only be permitted by the City Engineer after approval of the proper analysis.
8. This plat conforms to the preliminary Plat approved by the Planning and Zoning Commission on \_\_\_\_\_.

FINAL PLAT OF  
KALAHARI RESORT  
AND REPLAT OF BERTIL  
TELANDER SUBDIVISION  
208.91 ACRES OUT OF THE  
P.A. HOLDER SURVEY  
ABSTRACT No. 297