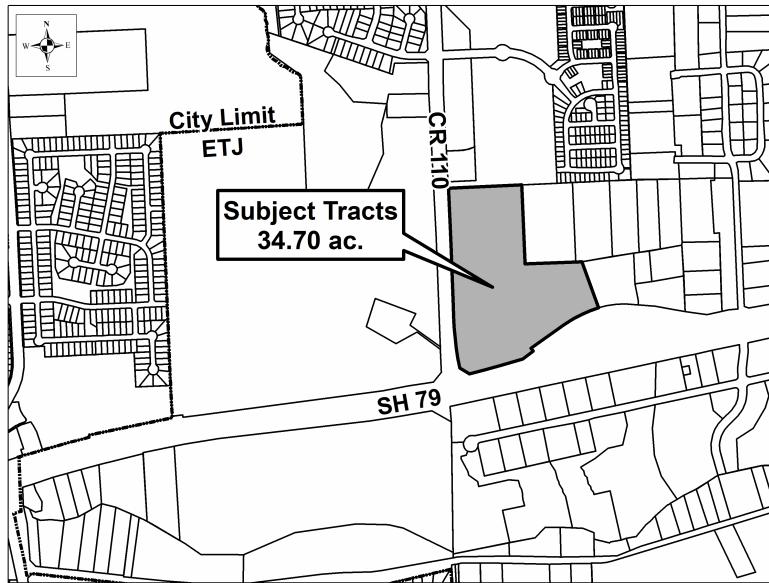


**NEC US 79 AND CR 110 SUBDIVISION  
FINAL PLAT FP2303-002**



**CASE PLANNER:** Caitlyn Reeves

**REQUEST:** The request is to Final Plat two (2) development lots.

**ZONING AT THE TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 34.70 acres out of the Robert McNutt Survey, Abstract No. 422

**CURRENT USE OF THE PROPERTY:** Vacant and undeveloped - ETJ

**COMPREHENSIVE PLAN LAND DESIGNATION:** Commercial, open space, and residential

**ADJACENT LAND USE:**

North: Vacant and undeveloped - Unzoned ETJ

South: Unzoned - US Highway 79 ROW

East: Light Industrial - Unzoned - ETJ

West: Unzoned - CR 110 ROW

**PROPOSED LAND USE:** Commercial and Residential

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 0.00                  | 0.00           |
| Residential - Multi Unit:     | 1.00                  | 29.70          |
| Office:                       | 0.00                  | 0.00           |
| Commercial:                   | 1.00                  | 5.00           |
| Industrial:                   | 0.00                  | 0.00           |
| Open/Common Space:            | 0.00                  | 0.00           |
| ROW:                          | 0.00                  | 0.00           |
| Parkland:                     | 0.00                  | 0.00           |
| Other:                        | 0.00                  | 0.00           |
| <b>TOTALS:</b>                | <b>2.00</b>           | <b>34.70</b>   |

**Owner:**  
Grant and Mark Kaiser  
2215 Westgate Dr  
Houston, TX 77019

**Developer:**  
OHT Partners, LLC  
Ben Browder  
901 S Mopac  
Bldg 3, Suite 220  
Austin, TX 78746

**Applicant:**  
360 Professional Services, Inc.  
Scott J. Foster, P.E.  
PO Box 3639  
Cedar Park, TX 78630

**NEC US 79 AND CR 110 SUBDIVISION  
FINAL PLAT FP2303-002**

**HISTORY:** The Planning and Development Services Director approved the Concept Plan on December 7, 2022. The Planning and Zoning Commission heard the Preliminary Plat on March 1, 2023.

**DATE OF REVIEW:** October 18, 2023

**LOCATION:** Generally located north of US 79 and east of CR 110.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive Plan designates this tract as commercial, open space, and residential. The subject tract is located within the City's extraterritorial jurisdiction (ETJ) and therefore no zoning district has been assigned. At this time, the subject tract will remain in the ETJ as it does not abut City limits and cannot be annexed.

Compliance with the Preliminary Plat: The Final Plat conforms to the Preliminary Plat (PP2301-002) approved by the Planning and Zoning Commission on March 1, 2023.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was not required for the subject tract. The subject tract has frontage along County Road 110 and US Highway 79. All driveway locations will be subject to Williamson County approval at the time of development.

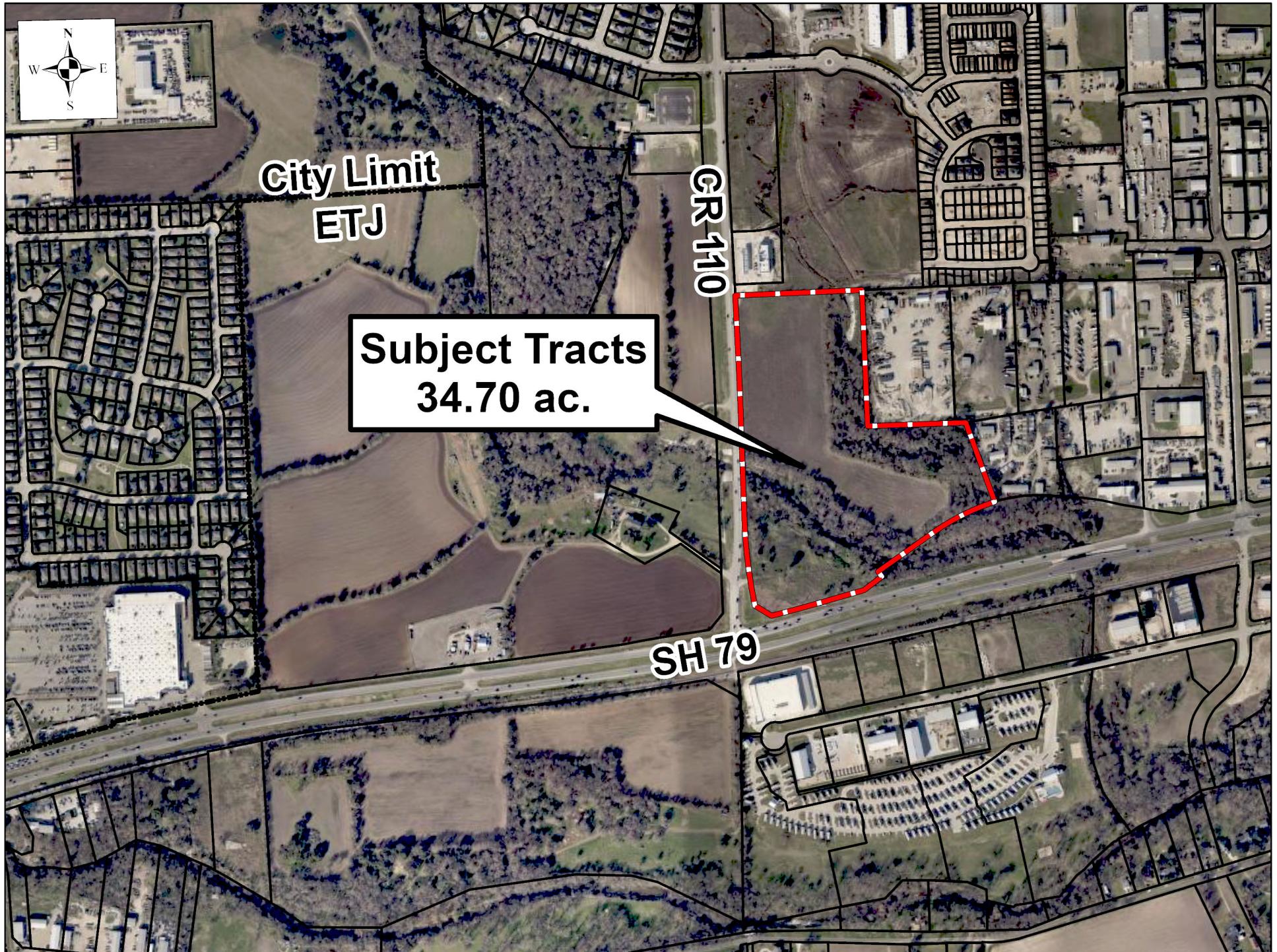
Water and Wastewater Service: Water service will be provided by Jonah Water Special Utility District via a connection to a 12-inch waterline along CR 110. Wastewater service will be provided by the City of Round Rock via a public wastewater extension along US Hwy 79.

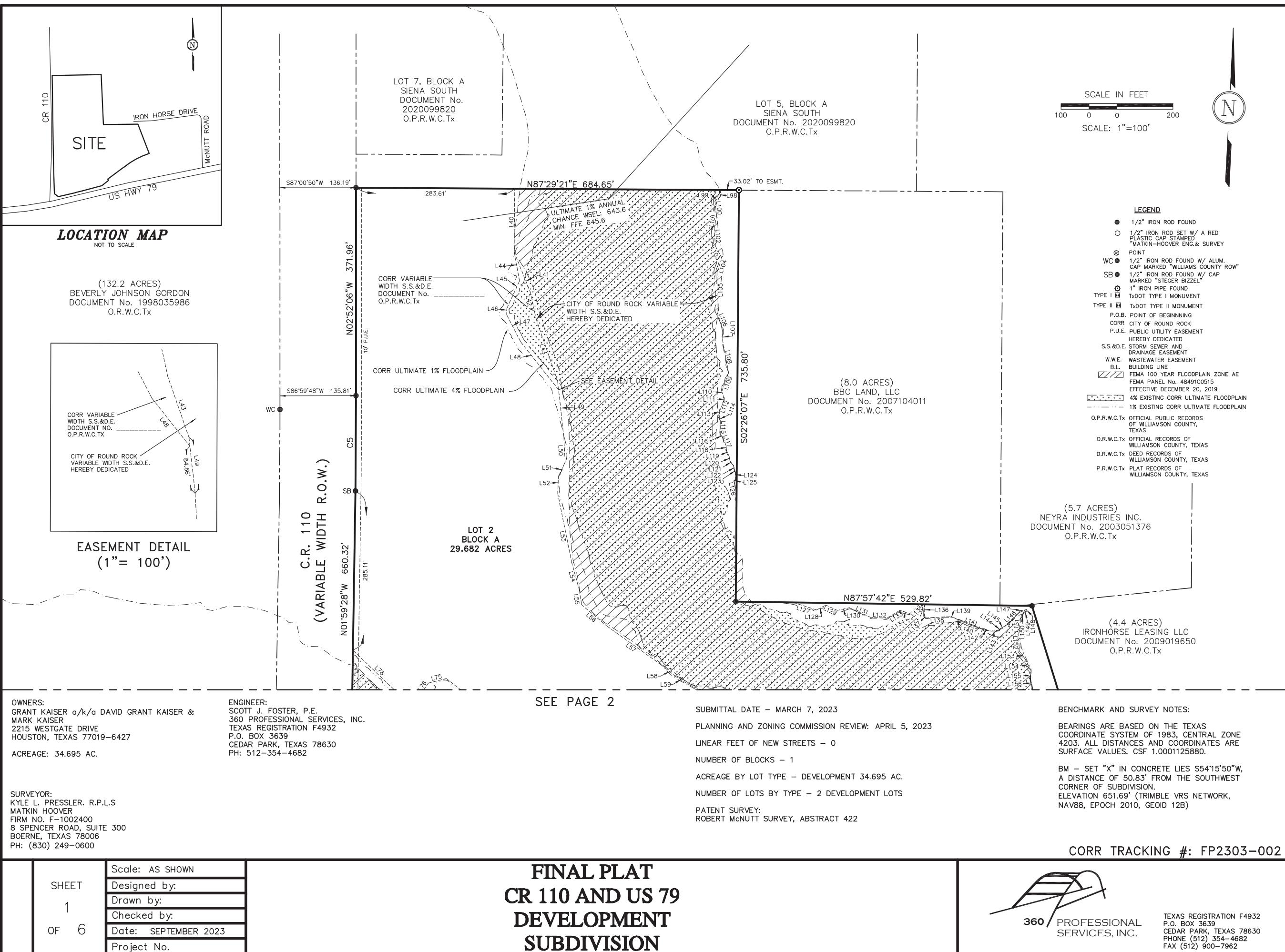
Drainage: A flood study (FLOOD2211-0001) was approved on December 6, 2022. Final detention facilities will be subject to Williamson County approval at the time of development.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

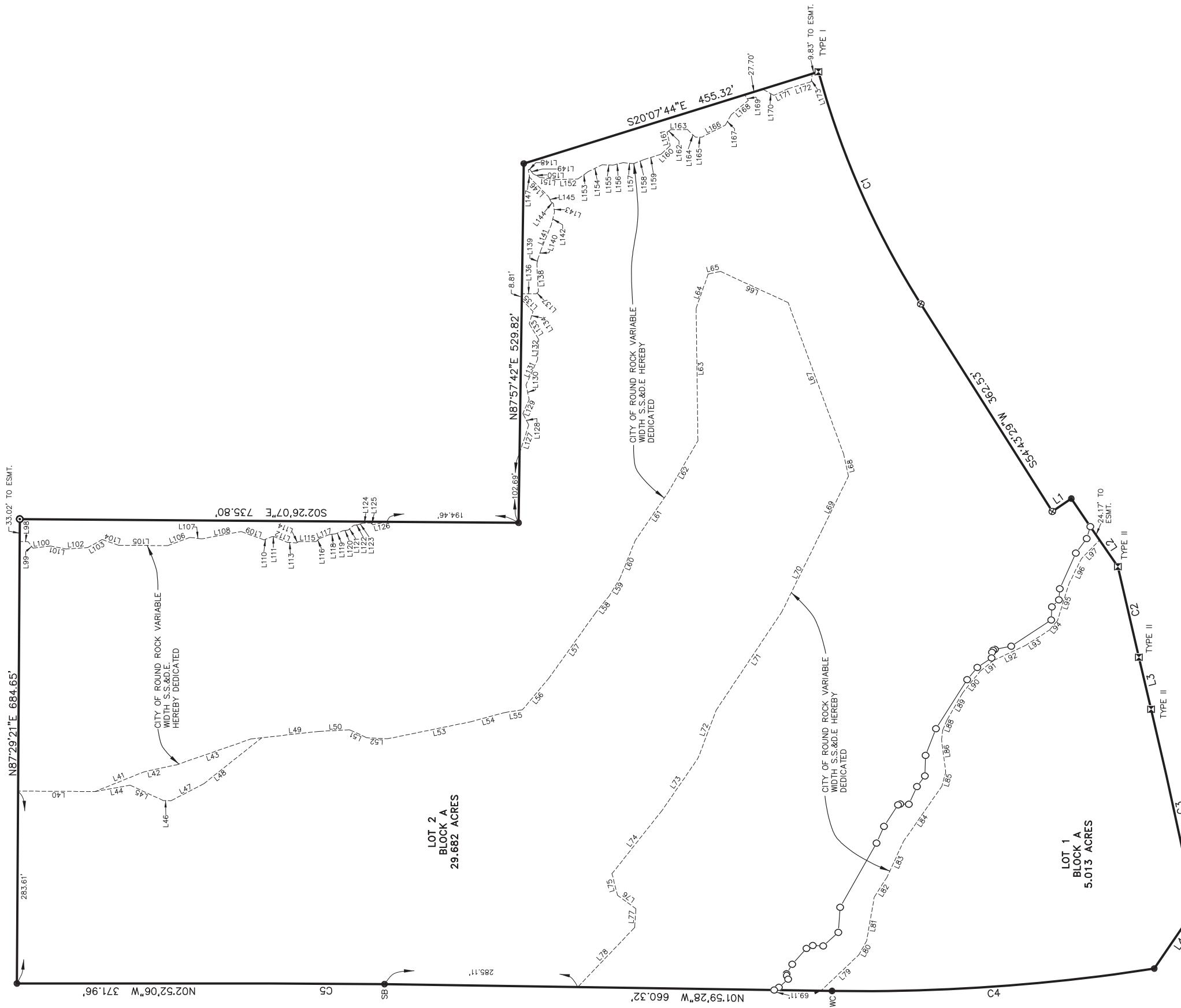
1. Prior to recordation, update date of Planning and Zoning Commission Review to October 18, 2023.







# STORM SEWER & DRAINAGE EASEMENT DETAIL



CURRENTRACKING #: FFZ303-002

360 PROFESSIONAL SERVICES, INC.

TEXAS REGISTRATION F4932  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630  
PHONE (512) 354-4682  
FAX (512) 900-7962

**FINAL PLAT  
CR 110 AND US 79  
DEVELOPMENT  
SUBDIVISION**

|                      |  |
|----------------------|--|
| AS SHOWN             |  |
| Designed by:         |  |
| Drawn by:            |  |
| Checked by:          |  |
| Date: SEPTEMBER 2023 |  |
| Project No. _____    |  |
| SHEET _____          |  |
| OF 6                 |  |
| 3                    |  |

| CURVE TABLE |             |           |            |               |              |
|-------------|-------------|-----------|------------|---------------|--------------|
| CURVE       | DELTA ANGLE | RADIUS    | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 17°15'16"   | 1245.92'  | 375.21'    | S63°21'06"W   | 373.79'      |
| C2          | 0°40'39"    | 11609.16' | 137.26'    | S74°04'44"W   | 137.26'      |
| C3          | 2°16'04"    | 7629.71'  | 302.00'    | S74°50'02"W   | 301.98'      |
| C4          | 9°46'21"    | 2797.00'  | 477.06'    | N06°51'12"W   | 476.49'      |
| C5          | 0°58'08"    | 10068.00' | 170.27'    | N02°32'27"W   | 170.27'      |

LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S37°02'48"E | 33.70'   |
| L2   | S52°45'07"W | 121.45'  |
| L3   | S73°50'41"W | 78.56'   |
| L4   | N58°32'39"W | 105.66'  |
| L5   | S52°45'07"W | 49.82'   |
| L6   | S52°45'07"W | 71.63'   |
| L7   | N75°38'41"W | 18.53'   |
| L8   | N56°08'31"W | 26.62'   |
| L9   | N68°26'55"W | 57.81'   |
| L10  | N88°45'17"W | 16.59'   |
| L11  | N47°54'12"W | 14.49'   |
| L12  | N89°16'19"W | 19.49'   |
| L13  | N36°02'21"W | 70.32'   |
| L14  | N13°42'17"W | 24.46'   |
| L15  | N31°51'18"W | 3.16'    |
| L16  | N62°16'00"W | 3.38'    |
| L17  | N88°33'01"W | 8.18'    |
| L18  | N36°56'15"W | 25.23'   |
| L19  | N53°07'24"W | 23.43'   |
| L20  | N60°26'44"W | 85.86'   |
| L21  | N71°37'00"W | 42.10'   |
| L22  | S89°21'46"W | 30.13'   |
| L23  | N56°15'25"W | 19.63'   |
| L24  | N68°17'27"W | 28.61'   |
| L25  | N00°54'17"W | 12.54'   |
| L26  | N27°27'18"W | 8.85'    |
| L27  | N59°46'45"W | 37.44'   |
| L28  | N68°26'46"W | 27.18'   |
| L29  | N63°18'47"W | 108.75'  |
| L30  | N88°37'57"W | 37.06'   |
| L31  | N44°50'44"W | 30.02'   |
| L32  | N00°03'12"W | 15.12'   |
| L33  | N28°01'14"W | 10.41'   |
| L34  | N50°50'08"W | 31.40'   |
| L35  | N62°03'21"W | 16.17'   |
| L36  | N89°05'44"W | 2.80'    |
| L37  | S62°33'59"W | 6.08'    |
| L38  | N43°43'03"W | 18.20'   |
| L39  | N32°25'34"W | 8.12'    |
| L40  | S02°30'39"E | 113.62'  |
| L41  | S24°50'35"E | 77.81'   |
| L42  | S15°01'17"E | 49.19'   |
| L43  | S21°59'42"E | 116.20'  |
| L44  | S13°11'48"E | 52.40'   |
| L45  | S21°53'54"W | 54.08'   |
| L46  | S01°24'36"E | 11.08'   |
| L47  | S30°12'14"E | 55.05'   |
| L48  | S41°16'31"E | 108.79'  |
| L49  | S09°15'56"E | 100.84'  |

LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L50  | S05°51'10"E | 45.22'   |
| L51  | S22°22'52"W | 27.89'   |
| L52  | S00°15'48"E | 30.92'   |
| L53  | S14°25'06"E | 125.79'  |
| L54  | S18°13'21"E | 49.80'   |
| L55  | S11°30'12"E | 27.01'   |
| L56  | S52°55'13"E | 60.13'   |
| L57  | S57°20'24"E | 118.35'  |
| L58  | S54°07'40"E | 33.05'   |
| L59  | S11°17'08"E | 30.49'   |
| L60  | S71°00'12"E | 59.61'   |
| L61  | S58°34'23"E | 87.31'   |
| L62  | S62°53'40"E | 86.82'   |
| L63  | N86°20'38"E | 195.33'  |
| L64  | S73°12'15"E | 53.26'   |
| L65  | S15°26'56"E | 18.46'   |
| L66  | S21°52'50"W | 109.90'  |
| L67  | S66°59'29"W | 237.03'  |
| L68  | S74°29'43"W | 34.05'   |
| L69  | N66°43'27"W | 88.68'   |
| L70  | N66°41'17"W | 134.10'  |
| L71  | N59°07'32"W | 174.31'  |
| L72  | N72°08'36"W | 75.80'   |
| L73  | N58°15'43"W | 94.24'   |
| L74  | N54°28'44"W | 118.35'  |
| L75  | S72°55'25"W | 32.90'   |
| L76  | S33°08'33"W | 33.65'   |
| L77  | N88°59'14"W | 27.72'   |
| L78  | N49°09'45"W | 121.53'  |
| L79  | S46°19'48"E | 77.11'   |
| L80  | S63°35'17"E | 23.26'   |
| L81  | S82°54'39"E | 65.77'   |
| L82  | S60°20'07"E | 35.37'   |
| L83  | S68°09'27"E | 58.13'   |
| L84  | S57°57'56"E | 98.39'   |
| L85  | S77°01'13"E | 21.28'   |
| L86  | N79°50'26"E | 49.35'   |
| L87  | S85°28'35"E | 13.57'   |
| L88  | S69°39'21"E | 16.12'   |
| L89  | S63°02'39"E | 46.18'   |
| L90  | S53°51'28"E | 41.63'   |
| L91  | S41°11'36"E | 25.34'   |
| L92  | S28°03'33"E | 52.57'   |
| L93  | S35°35'18"E | 41.26'   |
| L94  | S52°50'21"E | 17.98'   |
| L95  | S75°27'26"E | 57.23'   |
| L96  | S66°32'27"E | 41.09'   |
| L97  | S48°20'38"E | 38.41'   |
| L98  | S01°19'50"E | 12.68'   |

LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L99  | S51°28'05"W | 11.76'   |
| L100 | S09°50'36"E | 26.68'   |
| L101 | S08°40'55"W | 22.75'   |
| L102 | S06°46'49"E | 32.15'   |
| L103 | S13°25'25"E | 59.07'   |
| L104 | S15°59'35"W | 26.27'   |
| L105 | S02°38'42"E | 72.13'   |
| L106 | S23°05'12"E | 34.55'   |
| L107 | S03°35'42"W | 17.87'   |
| L108 | S13°25'25"E | 59.07'   |
| L109 | S17°17'12"W | 35.96'   |
| L110 | S25°08'29"E | 12.54'   |
| L111 | S00°12'27"E | 3.92'    |
| L112 | S20°37'49"W | 20.61'   |
| L113 | S00°02'23"W | 13.42'   |
| L114 | S30°27'52"E | 4.09'    |
| L115 | S02°54'57"E | 25.37'   |
| L116 | S47°28'47"E | 6.27'    |
| L117 | S23°34'17"E | 16.32'   |
| L118 | S09°20'04"E | 8.87'    |
| L119 | S26°27'33"E | 11.99'   |
| L120 | S11°13'00"E | 7.77'    |
| L121 | S41°56'08"E | 10.88'   |
| L122 | S10°57'40"E | 6.08'    |
| L123 | S23°33'10"E | 6.56'    |
| L124 | S03°38'14"E | 13.00'   |
| L125 | S40°01'59"W | 3.72'    |
| L126 | S14°32'20"E | 21.06'   |
| L127 | S74°59'58"E | 43.95'   |
| L128 | N59°29'38"E | 18.68'   |
| L129 | S68°20'22"E | 22.81'   |
| L130 | N74°26'00"E | 22.09'   |
| L131 | S68°12'49"E | 41.24'   |
| L132 | S89°59'58"E | 29.64'   |
| L133 | N56°10'16"E | 27.15'   |
| L134 | S75°20'25"E | 18.95'   |
| L135 | N43°03'51"E | 23.84'   |
| L136 | S02°21'17"E | 21.07'   |
| L137 | S47°38'12"E | 4.55'    |
| L138 | N83°59'01"E | 40.68'   |
| L139 | S81°07'04"E | 8.52'    |
| L140 | S73°34'24"E | 12.43'   |
| L141 | S70°50'29"E | 40.97'   |
| L142 | S78°14'18"E | 19.43'   |
| L143 | N79°42'26"E | 12.85'   |
| L144 | N29°14'53"E | 3.88'    |
| L145 | N60°54'43"E | 8.43'    |
| L146 | N42°49'35"E | 40.00'   |
| L147 | N75°47'48"E | 11.61'   |

LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L148 | S02°00'51"E | 2.63'    |
| L149 | S49°54'54"W | 7.38'    |
| L150 | S25°03'53"W | 11.36'   |
| L151 | S04°05'12"W | 26.35'   |
| L152 | S04°21'37"E | 30.17'   |
| L153 | S38°27'34"E | 18.24'   |
| L154 | S29°24'50"E | 23.53'   |
| L155 | S00°41'50"E | 15.90'   |
| L156 | S1'05'47"E  | 15.29'   |
| L157 | S02°06'00"W | 15.76'   |
| L158 | S24°53'18"E | 15.41'   |
| L159 | S20°00'43"E | 26.99'   |
| L160 | S45°40'40"E | 18.64'   |
| L161 | N73°24'07"E | 20.49'   |
| L162 | S36°30'06"E | 6.67'    |
| L163 | S03°27'18"E | 24.39'   |
| L164 | S40°28'55"W |          |

EASEMENT NOTE:

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

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

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

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

GRANTOR FURTHER GRANTS TO GRANTEE:

(A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;

(B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;

(C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY PRACTICABLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO A SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;

(D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;

(E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;

(F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

(A) GRANTEE SHALL NOT FENCE THE EASEMENT;

(B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTOR'S PRIVATE ROADS OR LANES ON THE LANDS;

(C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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

PLAT NOTES:

- 1) A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- 2) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 3) A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 4) 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.
- 5) A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 6) THIS PLAT CONFORMS TO THE CONCEPT PLAN (CP2211-001) APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR.
- 7) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 8) 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 AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- 9) ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 10) THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY 360 PROFESSIONAL SERVICES, INC., DATED DECEMBER 5, 2022.
- 11) 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.
- 12) ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 13) UNTIL SUCH TIME THAT THIS SUBDIVISION IS ANNEXED INTO THE CITY OF ROUND ROCK, THE BUILDING SETBACK SHALL BE 50' FROM THE EDGE OF RIGHT OF WAY.
- 14) A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 1 AND 2, BLOCK A PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- 15) FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
- 16) THE TEMPORARY DRAINAGE EASEMENT SHOWN HEREON SHALL BE DEDICATED WITH A PERMANENT DRAINAGE EASEMENT AT THE TIME OF ISSUANCE OF A SITE DEVELOPMENT PERMIT (WILCO FLOODPLAIN DEVELOPMENT OR CERTIFICATE OF COMPLIANCE).
- 17) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

CORR TRACKING #: FP2303-002

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| SHEET<br>5<br>OF 6 | Scale: AS SHOWN      |
|                    | Designed by:         |
|                    | Drawn by:            |
|                    | Checked by:          |
|                    | Date: SEPTEMBER 2023 |
|                    | Project No.          |

**FINAL PLAT  
CR 110 AND US 79  
DEVELOPMENT  
SUBDIVISION**



TEXAS REGISTRATION F4932  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630  
PHONE (512) 354-4682  
FAX (512) 900-7962

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THAT GRANT KAISER a/k/a DAVID GRANT KAISER, ALONG WITH MARK KAISER, AS THE OWNERS OF THAT CERTAIN 34.695 ACRE TRACT OF LAND, BEING THE REMAINDER PART OF A CALLED 26.456 ACRE TRACT DESCRIBED AS "TRACT 1", A CALLED 7.145 ACRE TRACT DESCRIBED AS "TRACT 2" AND A CALLED 5.031 ACRE TRACT DESCRIBED AS "TRACT 3", RECORDED IN VOLUME 2565, PAGE 876 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS CR 110 AND US 79 DEVELOPMENT SUBDIVISION.

GRANT KAISER, a/k/a DAVID GRANT KAISER  
OWNER

MARK KAISER,  
OWNER

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_, A.D. BY GRANT KAISER, a/k/a DAVID GRANT KAISER,  
OWNER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_, A.D. BY MARK KAISER, OWNER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THAT I, KYLE L. PRESSLER, 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 THE SURVEY RELATED PORTIONS OF CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

*Kyle L. Pressler*  
9/18/2023  
KYLE L. PRESSLER, R.P.L.S. DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528  
8 SPENCER ROAD, SUITE 300  
BOERNE, TEXAS 78006  
FIRM NO. F-1002400



STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THAT I, SCOTT J. FOSTER, 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 ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

*Scott J. Foster*

9/18/2023

SCOTT J. FOSTER, P.E. DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 84652  
360 PROFESSIONAL SERVICES  
P.O. BOX 3639  
CEDAR PARK, TEXAS, 78630  
FIRM NO. 4932



BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE NAME IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE ENGINEER OR SURVEYOR, I FIND 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 THE PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM BOATRIGHT, P.E. DATE  
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

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

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

ROB WENDT, CHAIRMAN  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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 THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER \_\_\_\_\_.

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

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

CORR TRACKING #: FP2303-002

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|       |   | Scale: AS SHOWN     |
|       |   | Designed by:        |
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|       |   | Checked by:         |
|       |   | Date: FEBRUARY 2023 |
|       |   | Project No.         |
| SHEET | 6 |                     |
| OF    | 6 |                     |

**FINAL PLAT  
CR 110 AND US 79  
DEVELOPMENT  
SUBDIVISION**



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