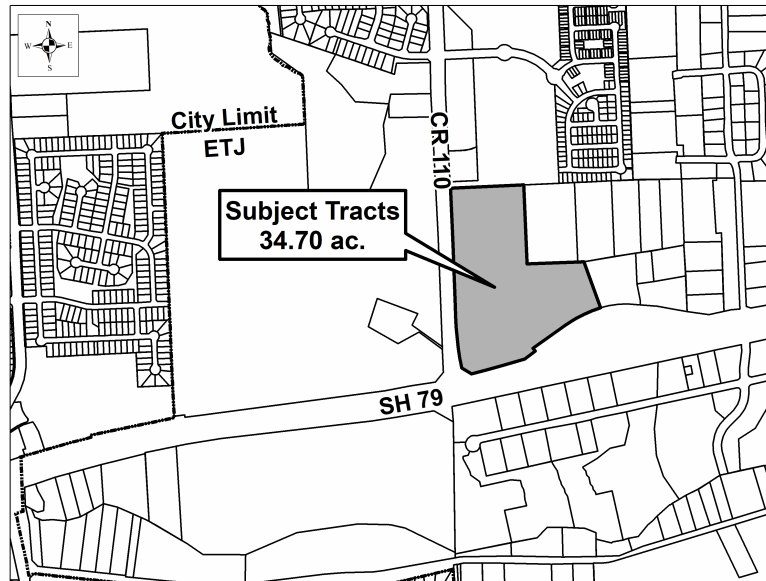


**NEC US 79 AND CR 110 SUBDIVISION  
FINAL PLAT FP2303-002**



**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.



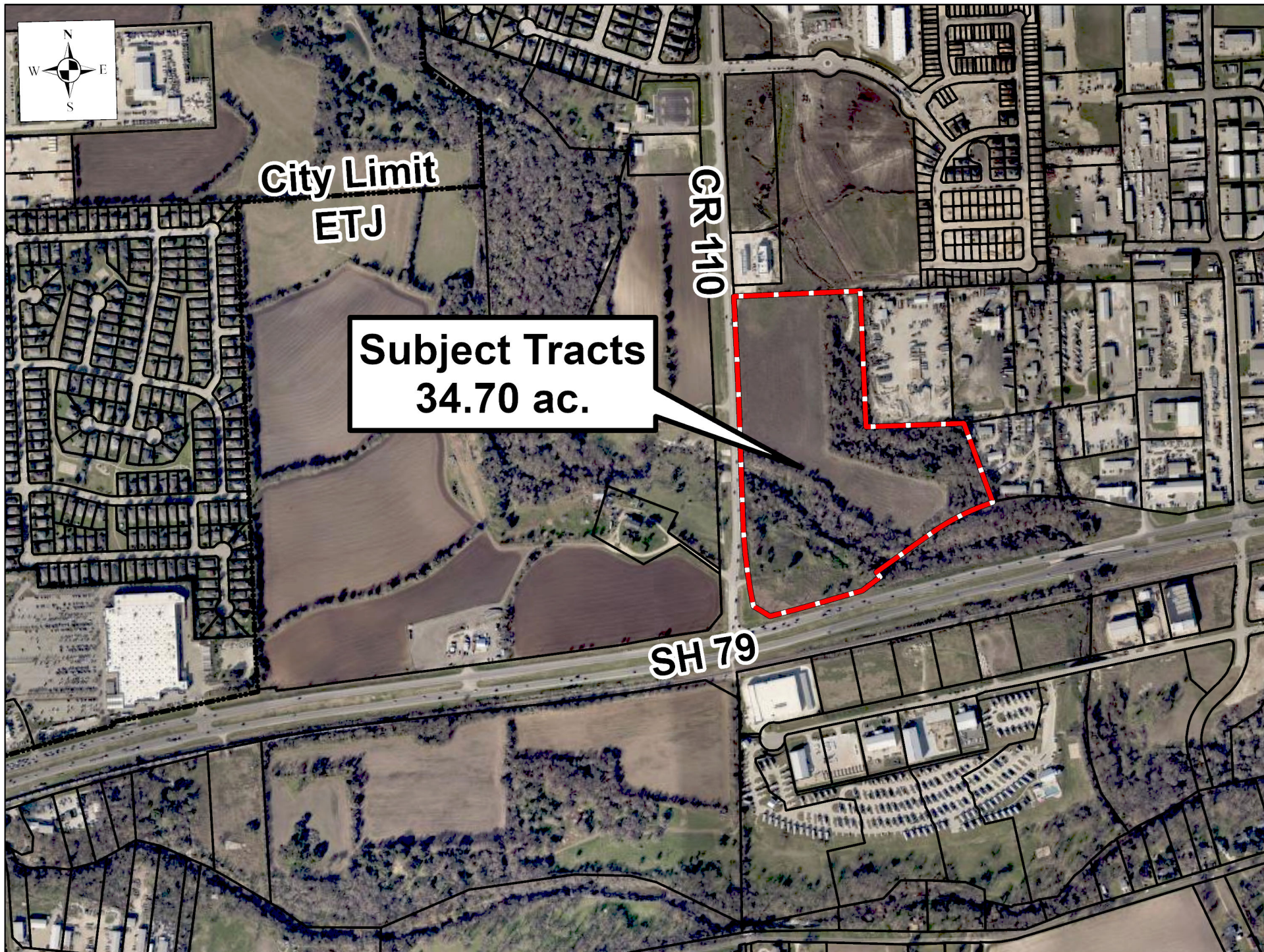


**City Limit**  
**ETJ**

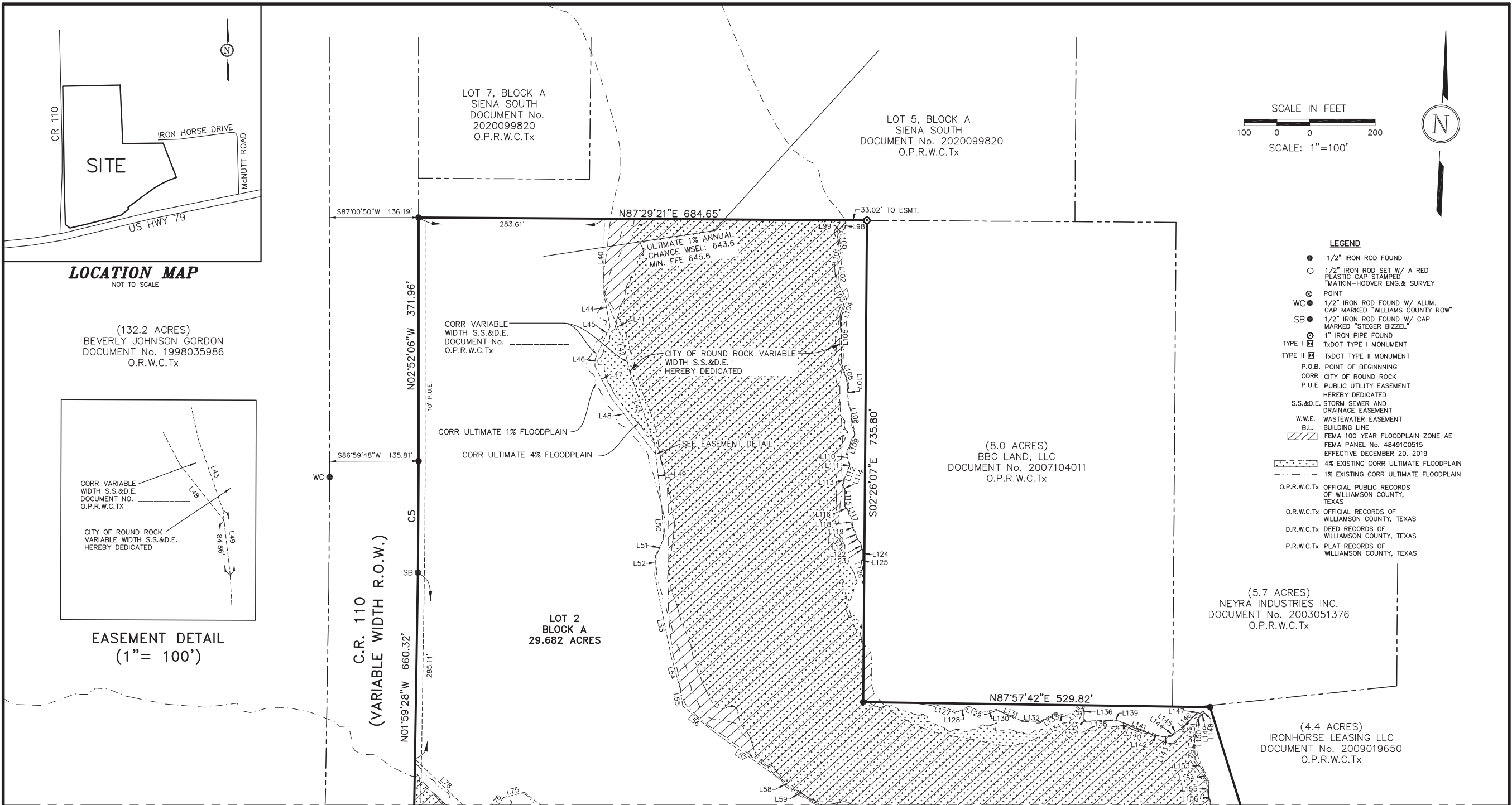
**CR 110**

**Subject Tracts**  
**34.70 ac.**

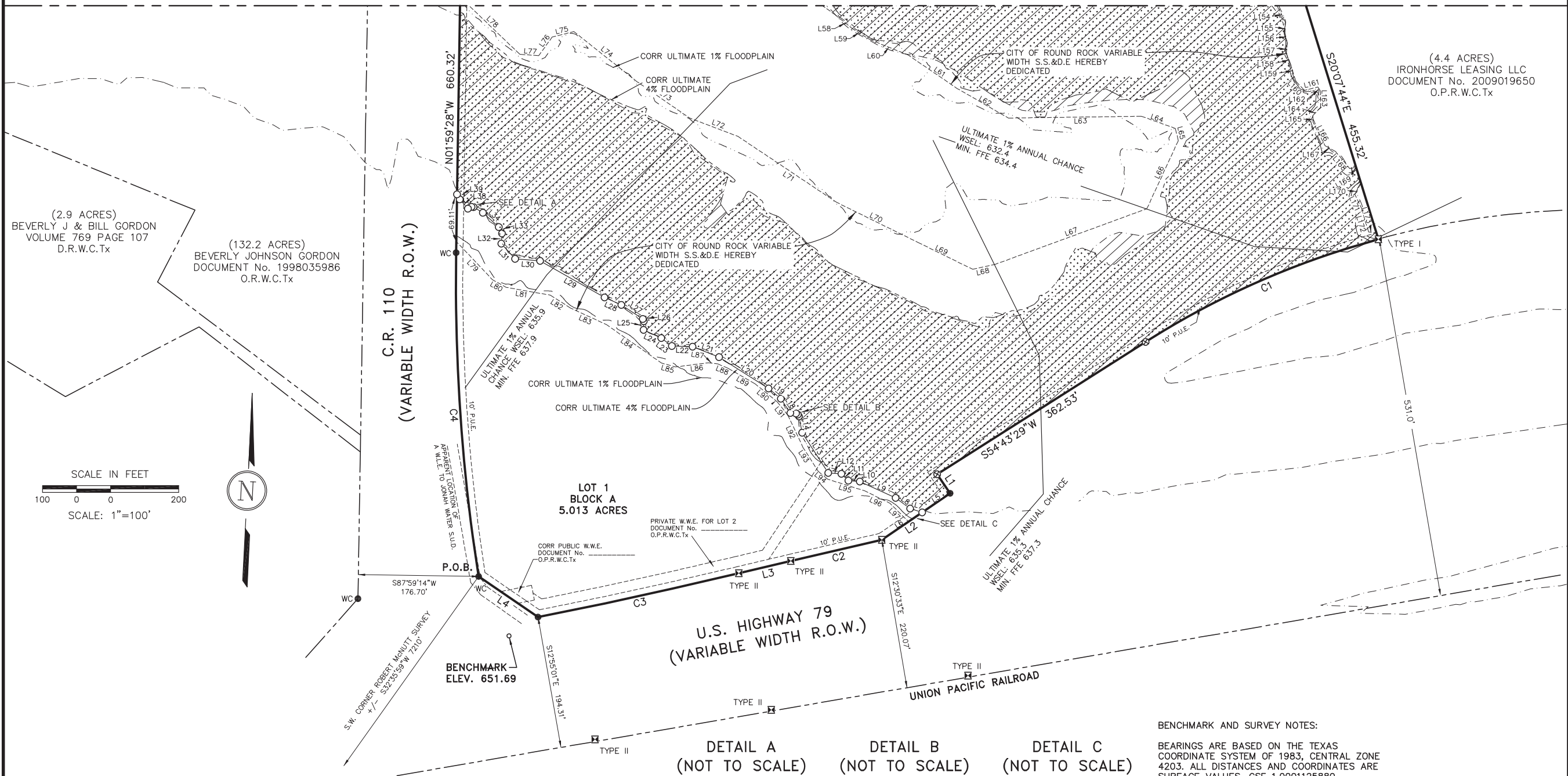
**SH 79**







SEE PAGE 1



BENCHMARK AND SURVEY NOTES:

BEARINGS ARE BASED ON THE TEXAS  
COORDINATE SYSTEM OF 1983, CENTRAL ZONE  
4203. ALL DISTANCES AND COORDINATES ARE  
SURFACE VALUES. CSF 1.0001125880.

BM - SET "X" IN CONCRETE LIES S54°15'50"W,  
A DISTANCE OF 50.83' FROM THE SOUTHWEST  
CORNER OF SUBDIVISION.  
ELEVATION 651.69' (TRIMBLE VRS NETWORK,  
NAV88, EPOCH 2010, GEOID 12B)

CORR TRACKING #: FP2303-002

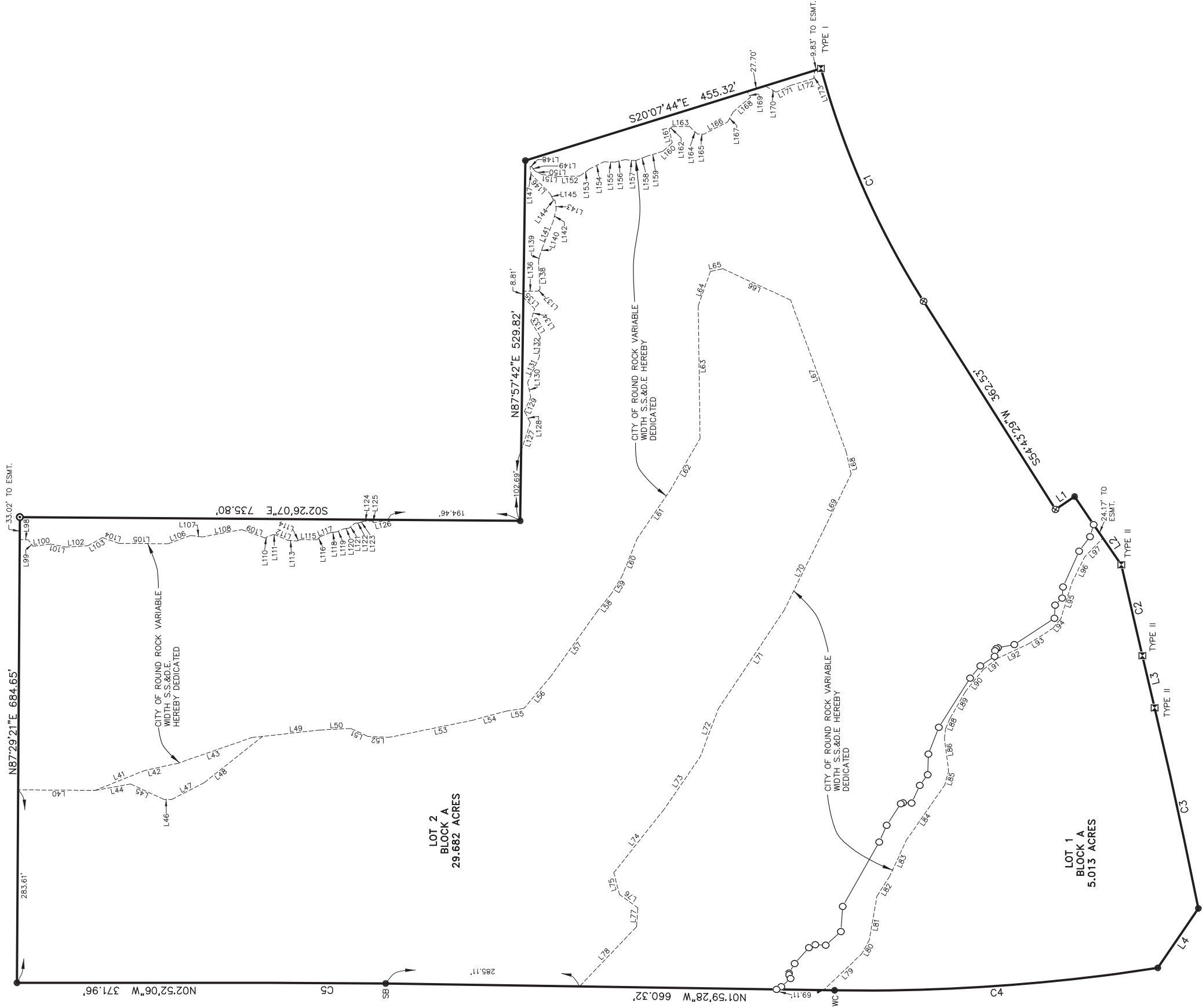
SHEET 2 OF 6	Scale: AS SHOWN
	Designed by:
	Drawn by:
	Checked by:
	Date: SEPTEMBER 2023
	Project No.

**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

STORM SEWER & DRAINAGE EASEMENT  
DETAIL



CORR TRACKING #: FP2303-002

FINAL PLAT  
CR 110 AND US 79  
DEVELOPMENT  
SUBDIVISION

AS SHOWN  
Designed by:  
Drawn by:  
Checked by:  
Date: SEPTEMBER 2023  
Project No.

SHEET  
3  
OF  
6



360  
PROFESSIONAL  
SERVICES, INC.

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



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 TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S37°02'48"E	33.70'	L50	S05°51'10"E	45.22'	L99	S51°28'05"W	11.76'	L148	S02°00'51"E	2.63'
L2	S52°45'07"W	121.45'	L51	S22°22'52"W	27.89'	L100	S09°50'36"E	26.68'	L149	S49°54'54"W	7.38'
L3	S73°50'41"W	78.56'	L52	S00°15'48"E	30.92'	L101	S08°40'55"W	22.75'	L150	S25°03'53"W	11.36'
L4	N58°32'39"W	105.66'	L53	S14°25'06"E	125.79'	L102	S06°46'49"E	32.15'	L151	S04°05'12"W	26.35'
L5	S52°45'07"W	49.82'	L54	S18°13'21"E	50.80'	L103	S31°53'08"E	24.20'	L152	S04°21'37"E	30.17'
L6	S52°45'07"W	71.63'	L55	S11°30'12"E	27.01'	L104	S15°59'35"W	26.27'	L153	S38°27'34"E	18.24'
L7	N75°38'41"W	18.53'	L56	S52°55'13"E	60.13'	L105	S02°38'42"E	72.13'	L154	S29°24'50"E	23.53'
L8	N56°08'31"W	26.62'	L57	S57°20'24"E	118.35'	L106	S23°05'12"E	34.55'	L155	S00°41'50"E	15.90'
L9	N68°26'55"W	57.81'	L58	S54°07'40"E	33.05'	L107	S03°35'42"W	17.87'	L156	S16°05'47"E	15.29'
L10	N88°45'17"W	16.59'	L59	S61°17'08"E	30.49'	L108	S13°25'25"E	59.07'	L157	S02°06'00"W	15.76'
L11	N47°54'12"W	14.49'	L60	S71°00'12"E	59.61'	L109	S17°17'12"W	35.96'	L158	S24°53'18"E	15.41'
L12	N89°16'19"W	19.49'	L61	S58°34'23"E	87.31'	L110	S25°08'29"E	12.54'	L159	S20°00'43"E	26.99'
L13	N36°02'21"W	70.32'	L62	S62°53'40"E	86.82'	L111	S00°12'27"E	3.92'	L160	S45°40'40"E	18.64'
L14	N13°42'17"W	24.46'	L63	N86°20'38"E	195.33'	L112	S20°37'49"W	20.61'	L161	N73°24'07"E	20.49'
L15	N31°51'18"W	3.16'	L64	S73°12'15"E	53.26'	L113	S00°02'23"W	13.42'	L162	S36°30'06"E	6.67'
L16	N62°16'00"W	3.38'	L65	S15°26'56"E	18.46'	L114	S30°27'52"E	4.09'	L163	S03°27'18"E	24.39'
L17	N88°33'01"W	8.18'	L66	S21°52'50"W	109.90'	L115	S02°54'57"E	25.37'	L164	S40°28'55"W	16.54'
L18	N36°56'15"W	25.23'	L67	S66°59'29"W	237.03'	L116	S47°28'47"E	6.27'	L165	S04°41'30"E	9.71'
L19	N53°07'24"W	23.43'	L68	S74°29'43"W	34.05'	L117	S23°34'17"E	16.32'	L166	S29°52'24"E	38.76'
L20	N60°26'44"W	85.86'	L69	N66°43'27"W	88.68'	L118	S09°20'04"E	8.87'	L167	S63°41'38"E	17.58'
L21	N71°37'00"W	42.10'	L70	N66°41'17"W	134.10'	L119	S26°27'33"E	11.99'	L168	S42°53'02"E	32.99'
L22	S89°21'46"W	30.13'	L71	N59°07'32"W	174.31'	L120	S11°13'00"E	7.77'	L169	N54°10'22"E	9.65'
L23	N56°15'25"W	19.63'	L72	N72°08'36"W	75.80'	L121	S41°56'08"E	10.88'	L170	S26°28'15"W	18.63'
L24	N68°17'27"W	28.61'	L73	N58°15'43"W	94.24'	L122	S10°57'40"E	6.08'	L171	S28°07'16"E	23.13'
L25	N00°54'17"W	12.54'	L74	N54°28'44"W	118.35'	L123	S23°33'10"E	6.56'	L172	S19°37'20"E	36.00'
L26	N27°27'18"W	3.85'	L75	S72°55'25"W	32.90'	L124	S03°38'14"E	13.00'	L173	S86°16'13"E	11.63'
L27	N59°46'45"W	37.44'	L76	S33°08'33"W	33.65'	L125	S40°01'59"W	3.72'			
L28	N68°26'46"W	27.18'	L77	N88°59'14"W	27.72'	L126	S14°32'20"E	21.06'			
L29	N63°18'47"W	108.75'	L78	N49°09'45"W	121.53'	L127	S74°59'58"E	43.95'			
L30	N88°37'57"W	37.06'	L79	S46°19'48"E	77.11'	L128	N59°29'38"E	18.68'			
L31	N44°50'44"W	30.02'	L80	S63°35'17"E	23.26'	L129	S68°20'22"E	22.81'			
L32	N00°03'12"W	15.12'	L81	S82°54'39"E	65.77'	L130	N74°26°00"E	22.09'			
L33	N28°01'14"W	10.41'	L82	S60°20'07"E	35.37'	L131	S68°12'49"E	41.24'			
L34	N50°50'08"W	31.40'	L83	S68°09'27"E	58.13'	L132	S89°59'58"E	29.64'			
L35	N62°03'21"W	16.17'	L84	S57°57'56"E	98.39'	L133	N56°10'16"E	27.15'			
L36	N89°05'44"W	2.80'	L85	S77°01'13"E	21.28'	L134	S75°20'25"E	18.95'			
L37	S62°33'59"W	6.08'	L86	N79°50'26"E	49.35'	L135	N43°03'51"E	23.84'			
L38	N43°43'03"W	18.20'	L87	S85°28'35"E	13.57'	L136	S02°21'17"E	21.07'			
L39	N32°25'34"W	8.12'	L88	S69°39'21"E	16.12'	L137	S47°38'12"E	4.55'			
L40	S02°30'39"E	113.62'	L89	S63°02'39"E	46.18'	L138	N83°59'01"E	40.68'			
L41	S24°50'35"E	77.81'	L90	S53°51'28"E	41.63'	L139	S81°07'04"E	8.52'			
L42	S15°01'17"E	49.19'	L91	S41°11'36"E	25.34'	L140	S73°34'24"E	12.43'			
L43	S21°59'42"E	116.20'	L92	S28°03'33"E	52.57'	L141	S70°50'29"E	40.97'			
L44	S13°11'48"E	52.40'	L93	S35°35'18"E	41.26'	L142	S78°14'18"E	19.43'			
L45	S21°53'54"W	54.08'	L94	S52°50'21"E	17.98'	L143	N79°42'26"E	12.85'			
L46	S01°24'36"E	11.08'	L95	S75°27'26"E	57.23'	L144	N29°14'53"E	3.88'			
L47	S30°12'14"E	55.05'	L96	S66°32'27"E	41.09'	L145	N60°54'43"E	8.43'			
L48	S41°16'31"E	108.79'	L97	S48°20'38"E	38.41'	L146	N42°49'35"E	40.00'			
L49	S09°15'56"E	100.84'	L98	S01°19'50"E	12.68'	L147	N75°47'48"E	11.61'			

FIELD NOTE DESCRIPTION – 34.695 ACRES

BEING A 34.695 ACRE TRACT OF LAND, LOCATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS AND BEING THE REMAINDER 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", IN A WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 2565, PAGE 876 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 34.695 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BLOUDNS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY ROW" (N:10168601.34', E:3156740.48') FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110, THE EAST LINE OF A CALLED 2.883 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2017018467 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110, ALSO BEING THE EAST LINE OF SAID 2.883 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2797.00 FEET, AN ARC LENGTH OF 477.06 FEET, A DELTA ANGLE OF 009°46'21" AND A CHORD BEARS, N 06°51'12" W, A DISTANCE OF 476.49 FEET TO A 1/2" IRON ROD WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY ROW" FOR A POINT OF NON-TANGENCY,
- N 01°59'28" W, A DISTANCE OF 660.32 FEET TO A 1/2" IRON ROD WITH CAP MARKED "STEGAR BIZZELL" FOR A POINT OF CURVATURE,
- WITH A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,068.00 FEET, AN ARC LENGTH OF 170.27 FEET, A DELTA ANGLE OF 000°58'08" AND A CHORD BEARS, N 02°32'27" W, A DISTANCE OF 170.27 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF NON-TANGENCY, AND
- N 02°52'06" W, A DISTANCE OF 371.96 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 5, BLOCK A OF THE SIENA SOUTH SUBDIVISION OF RECORD IN DOCUMENT NO. 2020099820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE NORTH LINE OF SAID 28.456 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: N 87°29°21" E, DEPARTING SAID RIGHT-OF-WAY LINE AND WITH THE COMMON LINE BETWEEN SAID LOT 5 AND THE NORTH LINE OF SAID 26.456 ACRE TRACT, A DISTANCE OF 684.65 FEET TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF A CALLED 8.0 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2007104011 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 26.456 ACRE TRACT AND THE TRACT DESCRIBED HEREIN,

THENCE: WITH THE COMMON LINES BETWEEN SAID 26.456 ACRE TRACT AND SAID 8.0 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 02°26'07" E, A DISTANCE OF 735.80 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 8.0 ACRE TRACT, AN INTERIOR CORNER OF SAID 26.456 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, AND
- N 87°57'42" E, A DISTANCE OF 529.82 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF A CALLED 4.39 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2009019650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE EASTERLY MOST NORTHEAST CORNER OF SAID 26.456 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 20°07'44" E, WITH THE COMMON LINE BETWEEN SAID 4.39 ACRE TRACT AND SAID 26.456 ACRE TRACT, A DISTANCE OF 455.32 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 1, RIGHT-OF-WAY MONUMENT, IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, AT THE SOUTHWEST CORNER OF SAID 4.39 ACRE TRACT, FOR THE SOUTHEAST CORNER AND A POINT OF CURVATURE OF SAID 26.456 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, THE FOLLOWING EIGHT (8) COURSES:

- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1245.92 FEET, AN ARC OF 375.21 FEET, A DELTA ANGLE OF 017°15'16" AND A CHORD BEARS, S 63°21'06" W, A DISTANCE OF 373.79 FEET TO A POINT OF TANGENCY;
- S 54°43'29" W, A DISTANCE OF 362.53 FEET TO A POINT FOR CORNER,
- S 37°02'48" E, A DISTANCE OF 33.70 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,
- S 52°45'07" W, A DISTANCE OF 121.45 FEET TO A TXDOT, TYPE II, RIGHT-OF-WAY MONUMENT FOUND FOR A POINT OF CURVATURE,
- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11,609.16 FEET, AN ARC LENGTH OF 137.26 FEET, A DELTA ANGLE OF 000°40'39" AND A CHORD BEARS, S 74°04'44" W, A DISTANCE OF 137.26 FEET TO A TXDOT, TYPE II, RIGHT-OF-WAY MONUMENT FOUND FOR A POINT OF TANGENCY,
- S 73°50'41" W, A DISTANCE OF 78.56 FEET TO A TXDOT, TYPE II, RIGHT-OF-WAY MONUMENT FOUND FOR A POINT OF CURVATURE,
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 7,629.71 FEET, AN ARC LENGTH OF 302.00 FEET, A DELTA ANGLE OF 002°16'04" AND A CHORD BEARS, S 74°50'02" W, A DISTANCE OF 301.98 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST END OF A CUTBACK AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 110 AND FOR A SOUTHWESTERLY CORNER OF THE TRACT HEREIN, AND
- N 58°32'39" W, WITH SAID CUTBACK, A DISTANCE OF 105.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.695 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

NOTE: THE BASIS OF BEARINGS WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT. FIELD WORK PERFORMED IN JULY, 2022.

CORR TRACKING #: FP2303-002

SHEET  
4  
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

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 HEREINABOVE 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 FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO A S 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 GRANTORS 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, IT'S 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 FFE 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

	SHEET 5 OF 6	Scale: AS SHOWN	FINAL PLAT CR 110 AND US 79 DEVELOPMENT SUBDIVISION	<div><div>360 PROFESSIONAL SERVICES, INC.</div></div> <div>TEXAS REGISTRATION F4932 P.O. BOX 3639 CEDAR PARK, TEXAS 78630 PHONE (512) 354-4682 FAX (512) 900-7962</div>
		Designed by:		
		Drawn by:		
		Checked by:		
		Date: SEPTEMBER 2023		
		Project No.		



STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THAT GRANT KAISER a/k/a DAVID GRANT KAISER, ALO;NG 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 VERIFICATONS 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 EXTRATERRITORIAAL 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

SHEET 6 OF 6	Scale: AS SHOWN	FINAL PLAT CR 110 AND US 79 DEVELOPMENT SUBDIVISION	 360 PROFESSIONAL SERVICES, INC. TEXAS REGISTRATION F4932 P.O. BOX 3639 CEDAR PARK, TEXAS 78630 PHONE (512) 354-4682 FAX (512) 900-7962
	Designed by:		
	Drawn by:		
	Checked by:		
	Date: FEBRUARY 2023		
	Project No.		