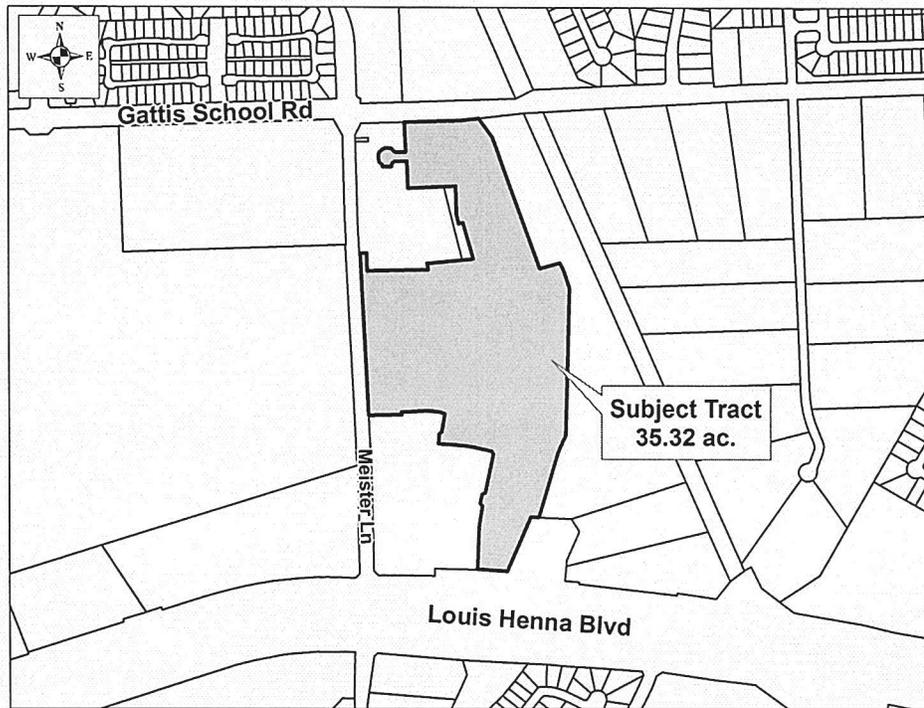


**Northfields Phase 1  
FINAL PLAT FP1603-004**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the final plat.

**ZONING AT TIME OF APPLICATION:** PUD 22

**DESCRIPTION:** 35.32 acres out of the ASA Thomas Survey, Abs. No. 609 & T. J. Chambers Survey, Abs. No. 7

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** PUD 22

**ADJACENT LAND USE:**

- North: Gattis School Road right of way
- South: Louis Henna Blvd. right of way
- East: undeveloped - PUD 22
- West: Meister Lane right of way and Cedar Ridge High School - PUD 20

**PROPOSED LAND USE:** single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	117	20.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	8	1.02
ROW:	0	7.88
Parkland:	3	6.42
Other:	0	0.00
<b>TOTALS:</b>	<b>128</b>	<b>35.32</b>

**Owner:**  
 Meritage Homes  
 Joe Copeland  
 8920 Business Park Dr., Ste. 350  
 Austin, TX 78759

**Agent**  
 Pape-Dawson Engineers, Inc.  
 Salvador Baeza  
 7800 Shoal Creek Blvd., Ste. 220 West  
 Austin, TX 78757

**Northfields Phase 1  
FINAL PLAT FP1603-004**

**HISTORY:** The Planning and Zoning Commission approved the Northfields Preliminary Plat on April 1, 2015.

**DATE OF REVIEW:** August 17, 2016

**LOCATION:** Southeast corner of Gattis School Road and Meister Lane.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The property is designated as business park and open space in the General Plan 2020, however it is zoned as PUD (Planned Unit Development) No. 22, which allows three different sized single family residential lots on this parcel. The lots located to the north of Tall Rider Lane are a minimum of 10,000 square feet in size. The lots located to the south of Tall Rider Lane are either a minimum of 6,500 square feet or a minimum of 4,500 square feet. The smaller lots are served by alleys and are limited to 50% of the total number of lots in this section. The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees.

Compliance with the Preliminary Plat: The final plat conforms to the approved preliminary plat. The final plat includes three parkland lots containing a total of 6.42 acres, five landscape lots, one drainage lot, two alleyway lots and 117 single family lots.

Traffic, Access and Roads: The lots take access from Meister Lane via Tall Rider Lane.

Water and Wastewater Service: Connections to the water system are located along Gattis School Road and the SH 45 frontage road. This phase of the development will use a wastewater connection located on the east side of the property.

Drainage: The site drains from west to east.

Additional Considerations: The applicant was to have provided the City with a survey tie from the property across SH 45 and confirmation of the property limits along SH 45 prior to the meeting. If this information has not been provided, staff will recommend action on this item be delayed.

**RECOMMENDED MOTION:**

Staff recommends approval of the final plat for Northfields, Phase 1, with the following conditions:

1. Clarify limits of FEMA Zone "A" and Ultimate 4% by moving callouts and wipeouts off of floodplain limits.
2. Modify legend hatch callout to reflect floodway not "reclaim area".
3. Prior to recordation, City approval of flood study and FEMA approval of LOMR-F application is required.
4. Provide correct date of Planning and Zoning Commission review.



**Gattis School Rd**

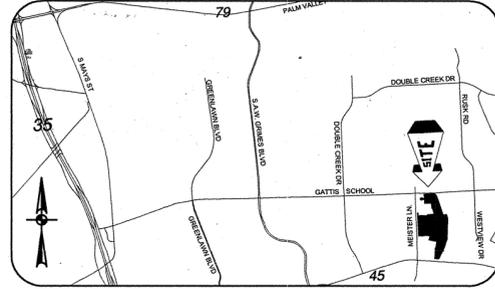
**Meister Ln**

**Louis Henna Blvd**

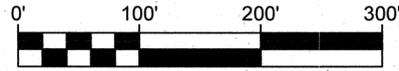
**Subject Tract  
35.32 ac.**



# ROUND ROCK



LOCATION MAP  
NOT TO SCALE



SCALE: 1" = 100'

**OWNER:** MERITAGE HOMES OF TEXAS, LLC  
8920 BUSINESS PARK DRIVE  
SUITE 350  
AUSTIN, TX 78759

**ACREAGE:** 35.323 ACRES

**SURVEYOR:** PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

**ENGINEER:** PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

**NUMBER OF BLOCKS:** 11

**LINEAR FEET OF NEW STREETS:** 6,997'

**SUBMITTAL DATE:** MARCH 22, 2016

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** APRIL 20, 2016

**COMBINED SCALE FACTOR:** 0.99996

**BENCHMARK DESCRIPTION AND ELEVATION:**

PT No. 1199 FOUND CHISELED SQUARE ON TOP OF CONCRETE SLAB AT THE N.W. INTERSECTION OF TEXAS TOLL ROAD 45 AND MEISTER LANE  
NAD 83 GRID COORDINATES  
N: 10152029.4  
E: 3146025.5  
ELEVATION 797.06 (NAVD 1988)  
GEOID 03

PT No. 1200 FOUND CHISELED SQUARE ON TOP OF CONCRETE BASE OF LIGHT POLE, ON THE NORTHSIDE OF TEXAS TOLL ROAD 45 AND MEISTER LANE  
NAD 83 GRID COORDINATES  
N: 10151904.9  
E: 3147834.9  
ELEVATION 768.90 (NAVD 1988)  
GEOID 03

**ACREAGE BY LOT TYPE:**

PARKLAND LOTS:	6.420
LANDSCAPE LOTS:	0.457
DRAINAGE LOTS:	0.071
DEVELOPMENT LOTS:	20.001
ALLEYWAY LOTS:	0.489

**NUMBER OF LOTS BY TYPE:**

PARKLAND LOTS:	3
LANDSCAPE LOTS:	5
DRAINAGE LOTS:	1
DEVELOPMENT LOTS:	117
ALLEYWAY LOTS:	2

**SURVEY:** ASA THOMAS SURVEY ABSTRACT No. 609

T.J. CHAMBERS SURVEY ABSTRACT No. 7

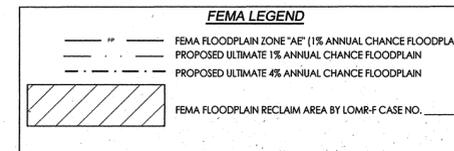
### LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- A BLOCK LETTER
- D.R. DEED RECORDS
- FD. I.R. FOUND IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- CUE CITY UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- EASEMENT
- PLAT BOUNDARY
- ADJOINING PROPERTY
- NEIGHBORHOOD BOX UNIT

MATCHLINE SEE SHEET 2 OF 6

## FINAL PLAT OF NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



MATCHLINE SEE SHEET 2 OF 6

**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102088-01



# FINAL PLAT OF NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N83°36'13"E	96.56'
L2	S36°42'46"E	132.29'
L3	S20°48'08"E	63.19'
L4	N75°53'18"E	113.78'
L5	S26°40'22"E	47.82'
L6	S16°12'07"E	99.30'
L7	S22°00'05"W	106.58'
L8	N87°51'55"W	41.26'
L9	N86°34'51"W	63.68'
L10	N12°52'04"E	27.77'
L11	N10°48'09"E	50.00'
L12	N10°48'09"E	109.00'
L13	N15°06'03"E	24.66'
L14	N74°53'57"W	21.73'
L15	N85°35'55"W	78.26'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	N3°49'13"E	50.00'
L17	N4°24'05"E	10.90'
L18	N15°06'03"E	28.65'
L19	S87°01'07"W	136.27'
L20	S2°58'53"E	12.52'
L21	S87°01'07"W	50.00'
L22	N2°58'53"W	8.00'
L23	S87°01'07"W	131.00'
L24	N87°01'07"E	35.00'
L25	S2°58'53"E	96.11'
L26	N87°01'07"E	140.00'
L27	S2°58'53"E	5.00'
L28	N87°01'07"E	50.00'
L29	N87°01'07"E	139.61'
L30	N5°48'30"W	35.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	N15°38'32"W	208.23'
L32	N11°43'41"W	50.00'
L33	N1°51'28"W	151.21'
L34	N1°28'28"W	145.57'
L35	S88°31'32"W	65.00'
L36	S1°28'28"E	11.23'
L37	S88°31'32"W	50.00'
L38	N88°31'32"E	47.54'
L39	N1°51'28"W	162.93'
L40	N88°31'32"E	134.96'
L41	S1°46'42"E	25.00'
L42	N2°58'53"W	14.68'
L43	N75°53'18"E	20.82'
L44	N33°16'25"W	46.23'
L45	N56°43'35"E	10.91'

LINE TABLE		
LINE #	BEARING	LENGTH
L46	S88°31'32"W	146.19'
L47	N75°53'18"E	20.82'
L48	S14°06'42"E	22.50'
L49	S83°01'26"W	71.16'
L50	S89°44'19"W	56.86'
L51	N89°44'19"E	57.05'
L52	N83°01'26"E	71.16'
L53	N88°44'38"W	22.09'
L54	N87°01'07"E	1.33'
L55	S88°44'38"E	21.64'
L56	N74°53'57"W	21.73'
L57	N85°35'55"W	8.81'
L58	N4°24'05"E	10.85'
L59	N2°58'53"W	14.68'
L60	S83°36'13"W	29.82'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	N54°41'18"W	22.46'
L62	N19°06'42"W	57.23'
L63	S87°01'07"W	2.93'
L64	S15°38'32"E	48.67'
L65	N2°58'53"W	188.07'
L66	N2°58'53"W	187.72'
L67	S0°45'17"E	46.10'
L68	S85°35'55"E	30.25'
L69	N5°46'07"W	30.46'
L70	N74°53'57"W	83.82'
L71	N7°01'51"W	40.57'
L72	N69°53'57"W	37.08'
L73	S20°48'08"E	115.11'
L74	N56°43'35"E	9.80'
L75	N70°53'18"E	99.11'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11521.24'	0°29'21"	N87°23'23"W	98.39'	98.39'
C2	488.81'	10°07'12"	N9°02'41"E	86.23'	86.34'
C3	15.00'	90°00'00"	N34°11'51"W	21.21'	23.56'
C4	15.00'	90°00'00"	N55°48'09"E	21.21'	23.56'
C5	1025.00'	4°17'53"	N12°57'06"E	76.87'	76.89'
C6	15.00'	90°00'00"	N29°53'57"W	21.21'	23.56'
C7	975.00'	10°41'57"	N80°14'53"W	181.80'	182.07'
C8	975.00'	0°34'52"	N85°53'21"W	9.89'	9.89'
C9	15.00'	89°25'08"	N49°06'39"E	21.11'	23.41'
C10	325.00'	10°41'57"	N9°45'04"E	60.60'	60.69'
C11	13.00'	15°09'11"	N66°51'25"W	3.43'	3.44'
C12	300.00'	18°32'51"	N83°42'27"W	96.69'	97.11'
C13	13.00'	15°37'07"	S79°12'34"W	3.53'	3.54'
C14	15.00'	19°28'16"	S12°43'01"E	5.07'	5.10'
C15	325.00'	4°25'46"	S76°03'27"W	25.12'	25.12'
C16	15.00'	90°00'00"	S43°31'33"W	21.21'	23.56'
C17	15.00'	52°01'12"	N27°29'04"W	13.16'	13.62'
C18	50.00'	194°02'25"	N43°31'33"E	99.25'	169.33'
C19	15.00'	52°01'12"	S65°27'52"E	13.16'	13.62'
C20	975.00'	0°23'00"	N88°20'02"E	6.52'	6.52'
C21	15.00'	52°01'12"	N62°07'53"E	13.16'	13.62'
C22	50.00'	192°31'03"	S47°37'09"E	99.40'	168.00'
C23	15.00'	54°52'38"	S21°12'00"W	13.82'	14.37'
C24	475.00'	27°02'09"	S19°45'2"E	222.06'	224.14'
C25	325.00'	19°09'44"	S23°41'33"E	108.19'	108.69'
C26	15.00'	90°00'00"	S59°06'42"E	21.21'	23.56'
C27	15.00'	90°00'00"	S30°53'18"W	21.21'	23.56'
C28	1025.00'	15°22'04"	S6°25'40"E	274.10'	274.92'
C29	1025.00'	13°50'40"	S6°10'42"W	247.07'	247.67'
C30	975.00'	4°17'53"	S12°57'06"W	73.12'	73.14'
C31	300.99'	19°28'33"	S10°03'07"W	101.82'	102.31'
C32	300.00'	5°30'18"	N2°49'34"W	28.81'	28.82'
C33	320.00'	18°04'55"	N6°03'35"E	100.57'	100.99'
C34	15.00'	90°00'00"	N47°58'53"W	21.21'	23.56'
C35	15.00'	90°00'00"	S42°01'07"W	21.21'	23.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C36	525.00'	17°03'35"	N5°32'55"E	155.74'	156.32'
C37	475.00'	17°03'35"	N5°32'55"E	140.91'	141.43'
C38	15.00'	90°00'00"	N47°58'53"W	21.21'	23.56'
C39	15.00'	90°00'00"	S42°01'07"W	21.21'	23.56'
C40	15.00'	70°31'44"	N57°43'01"W	17.32'	18.46'
C41	410.00'	9°22'00"	N88°17°53"W	66.95'	67.03'
C42	340.00'	9°22'00"	N88°17°53"W	55.52'	55.58'
C43	275.00'	11°07'49"	N81°27'13"E	53.34'	53.42'
C44	15.00'	90°00'00"	N30°53'18"E	21.21'	23.56'
C45	275.00'	19°09'44"	N23°41'33"W	91.54'	91.97'
C46	15.00'	90°00'00"	N78°16'25"W	21.21'	23.56'
C47	325.00'	17°06'59"	S65°17°04"W	96.73'	97.09'
C48	275.00'	21°32'45"	N67°29'57"E	102.80'	103.41'
C49	15.00'	86°20'13"	N13°33'29"E	20.52'	22.60'
C50	525.00'	25°06'06"	N17°03'35"W	228.17'	230.01'
C51	15.00'	87°20'56"	N48°11'00"W	20.72'	22.87'
C52	15.00'	90°23'34"	N42°12'55"E	21.29'	23.66'
C53	412.50'	9°45'36"	N82°31'55"E	70.18'	70.27'
C54	337.50'	9°22'00"	S82°20'07"W	55.11'	55.17'
C55	327.50'	11°07'49"	N81°27'13"E	63.52'	63.62'
C56	15.00'	90°00'00"	S59°06'42"E	21.21'	23.56'
C57	975.00'	4°44'51"	S11°44'16"E	80.77'	80.79'
C58	15.00'	92°23'17"	S36°49'48"W	21.65'	24.19'
C59	975.00'	3°59'41"	N85°01'17"E	67.96'	67.98'
C60	975.00'	2°43'11"	S88°22'43"W	46.28'	46.28'
C61	15.00'	87°16'49"	S46°37'17"E	20.70'	22.85'
C62	1025.00'	2°43'11"	N88°22'43"E	48.65'	48.66'
C63	1025.00'	3°59'41"	N85°01'17"E	71.45'	71.46'
C64	15.00'	92°23'17"	S50°46'55"E	21.65'	24.19'
C65	975.00'	5°50'39"	S1°39'57"E	99.41'	99.45'
C66	15.00'	90°00'00"	S46°15'22"W	21.21'	23.56'
C67	3019.00'	4°14'15"	S89°08'15"W	223.23'	223.28'
C68	15.00'	91°33'29"	N47°12'08"W	21.50'	23.97'
C69	475.00'	15°30'06"	N6°19'39"E	128.12'	128.51'
C70	525.00'	10°05'30"	N9°01'57"E	92.35'	92.47'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C71	15.00'	85°45'07"	N46°51'45"E	20.41'	22.45'
C72	2969.00'	4°14'15"	N89°08'15"E	219.53'	219.58'
C73	15.00'	91°45'11"	S42°52'02"E	21.54'	24.02'
C74	975.00'	12°05'29"	S9°03'18"W	205.38'	205.76'
C75	15.00'	90°00'00"	S60°06'03"W	21.21'	23.56'
C76	1025.00'	10°41'57"	N80°14'56"W	191.13'	191.41'
C77	15.00'	90°00'00"	N40°35'52"W	21.21'	23.56'
C78	275.00'	10°41'57"	N9°45'04"E	51.28'	51.35'
C79	370.00'	18°04'55"	N6°03'35"E	116.28'	116.77'
C80	15.00'	90°00'00"	N42°01'07"E	21.21'	23.56'
C81	13.00'	18°40'08"	S70°45'21"E	4.22'	4.24'
C82	500.00'	12°53'29"	S86°32'08"E	112.26'	112.50'
C83	500.00'	6°11'24"	N89°53'11"W	53.99'	54.02'
C84	13.00'	17°39'46"	N84°22'38"E	3.99'	4.01'
C85	13.00'	13°28'16"	N79°51'39"W	3.05'	3.06'
C86	480.00'	6°23'05"	N89°47'20"W	53.46'	53.49'
C87	520.00'	13°07'28"	S86°25'09"E	118.85'	119.11'
C88	13.00'	14°30'17"	N87°06'33"W	3.28'	3.29'
C89	13.00'	15°37'07"	N10°47'26"W	3.53'	3.54'
C90	13.00'	15°37'07"	S4°49'41"W	3.53'	3.54'
C91	15.00'	87°23'41"	S46°40'43"E	20.73'	22.88'
C92	320.00'	15°52'41"	S82°26'14"E	88.40'	88.68'
C93	13.00'	16°01'10"	S82°30'29"E	3.62'	3.63'
C94	13.00'	15°37'07"	S85°10'19"E	3.53'	3.54'
C95	15.00'	90°00'00"	N42°01'07"E	21.21'	23.56'
C96	500.00'	4°47'56"	N12°42'05"E	41.87'	41.88'
C97	500.00'	4°10'12"	N13°00'57"E	36.38'	36.39'
C98	500.00'	6°09'11"	N10°04'04"E	53.67'	53.70'
C99	500.00'	9°06'35"	N6°22'33"E	79.41'	79.50'
C100	500.00'	6°09'11"	N3°54'53"E	53.67'	53.70'
C101	500.00'	2°34'33"	N0°31'59"E	22.48'	22.48'
C102	500.00'	1°35'35"	S0°02'30"W	13.90'	13.90'
C103	500.00'	1°57'23"	S14°07'21"W	17.07'	17.07'



7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.459.8867

# FINAL PLAT OF NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING  
OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS,  
LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF  
THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN  
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY,  
ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

BLOCK A		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	6,816	LANDSCAPE
LOT 14	10,862	DEVELOPMENT
LOT 15	10,886	DEVELOPMENT
LOT 16	10,888	DEVELOPMENT
LOT 17	10,888	DEVELOPMENT
LOT 18	10,474	DEVELOPMENT
LOT 19	15,576	DEVELOPMENT
LOT 20	3,075	DRAINAGE
LOT 21	10,651	DEVELOPMENT
LOT 22	11,306	DEVELOPMENT
LOT 23	11,289	DEVELOPMENT
LOT 24	10,540	DEVELOPMENT
LOT 25	10,879	DEVELOPMENT
LOT 26	10,109	DEVELOPMENT
LOT 27	10,404	DEVELOPMENT
LOT 28	10,192	DEVELOPMENT
LOT 29	1,935	LANDSCAPE

BLOCK B		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 2	11,173	DEVELOPMENT
LOT 3	11,221	DEVELOPMENT
LOT 4	11,150	DEVELOPMENT
LOT 5	12,599	DEVELOPMENT
LOT 10	12,979	DEVELOPMENT

BLOCK C		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 7	13,058	DEVELOPMENT
LOT 8	13,483	DEVELOPMENT
LOT 9	14,284	DEVELOPMENT
LOT 10	20,309	PRIVATE PARK

BLOCK D		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	7,495	DEVELOPMENT
LOT 2	7,090	DEVELOPMENT
LOT 3	6,887	DEVELOPMENT
LOT 4	6,890	DEVELOPMENT
LOT 5	6,890	DEVELOPMENT
LOT 6	6,890	DEVELOPMENT
LOT 7	6,890	DEVELOPMENT
LOT 8	7,077	DEVELOPMENT
LOT 9	7,236	DEVELOPMENT
LOT 10	8,744	DEVELOPMENT

BLOCK E		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	8,243	LANDSCAPE
LOT 2	7,000	DEVELOPMENT
LOT 3	7,000	DEVELOPMENT
LOT 4	8,938	DEVELOPMENT
LOT 5	8,548	DEVELOPMENT
LOT 6	7,858	DEVELOPMENT
LOT 7	7,578	DEVELOPMENT
LOT 8	7,167	DEVELOPMENT
LOT 9	7,044	DEVELOPMENT
LOT 10	6,550	DEVELOPMENT
LOT 11	6,550	DEVELOPMENT
LOT 12	6,550	DEVELOPMENT
LOT 13	6,550	DEVELOPMENT
LOT 14	6,550	DEVELOPMENT

BLOCK H		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	5,351	DEVELOPMENT
LOT 2	4,800	DEVELOPMENT
LOT 3	4,800	DEVELOPMENT
LOT 4	4,826	DEVELOPMENT
LOT 5	4,871	DEVELOPMENT
LOT 6	9,090	ALLEYWAY
LOT 12	5,416	DEVELOPMENT
LOT 13	5,242	DEVELOPMENT
LOT 14	5,687	DEVELOPMENT
LOT 15	5,969	DEVELOPMENT
LOT 16	6,762	DEVELOPMENT

BLOCK L		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	2,050	LANDSCAPE
LOT 2	7,187	DEVELOPMENT
LOT 3	8,171	DEVELOPMENT
LOT 4	7,758	DEVELOPMENT
LOT 5	7,290	DEVELOPMENT
LOT 6	6,977	DEVELOPMENT
LOT 7	6,815	DEVELOPMENT
LOT 8	7,651	DEVELOPMENT
LOT 9	7,693	DEVELOPMENT
LOT 10	7,693	DEVELOPMENT
LOT 11	7,496	DEVELOPMENT
LOT 12	6,988	DEVELOPMENT
LOT 13	7,265	DEVELOPMENT
LOT 14	7,699	DEVELOPMENT
LOT 15	7,856	DEVELOPMENT
LOT 16	7,780	DEVELOPMENT
LOT 17	36,883	PRIVATE PARK
LOT 18	6,556	DEVELOPMENT
LOT 19	6,560	DEVELOPMENT
LOT 20	6,560	DEVELOPMENT
LOT 21	6,560	DEVELOPMENT
LOT 22	6,784	DEVELOPMENT
LOT 23	8,543	DEVELOPMENT

BLOCK M		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	909	LANDSCAPE

BLOCK N		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	223,380	PARKLAND

BLOCK F		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	5,395	DEVELOPMENT
LOT 2	4,488	DEVELOPMENT
LOT 3	4,735	DEVELOPMENT
LOT 4	4,523	DEVELOPMENT
LOT 5	4,523	DEVELOPMENT
LOT 6	4,523	DEVELOPMENT
LOT 7	4,523	DEVELOPMENT
LOT 8	4,523	DEVELOPMENT
LOT 9	4,523	DEVELOPMENT
LOT 10	4,523	DEVELOPMENT
LOT 11	4,668	DEVELOPMENT
LOT 12	4,818	DEVELOPMENT
LOT 13	4,589	DEVELOPMENT
LOT 14	5,730	DEVELOPMENT
LOT 15	12,194	ALLEYWAY
LOT 16	6,700	DEVELOPMENT
LOT 17	4,895	DEVELOPMENT
LOT 18	4,774	DEVELOPMENT
LOT 19	4,761	DEVELOPMENT
LOT 20	4,761	DEVELOPMENT
LOT 21	4,761	DEVELOPMENT
LOT 22	4,761	DEVELOPMENT
LOT 23	4,765	DEVELOPMENT
LOT 24	4,854	DEVELOPMENT
LOT 25	4,883	DEVELOPMENT
LOT 26	4,940	DEVELOPMENT
LOT 27	5,024	DEVELOPMENT
LOT 28	5,137	DEVELOPMENT
LOT 29	5,359	DEVELOPMENT

BLOCK I		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	8,418	DEVELOPMENT
LOT 2	8,999	DEVELOPMENT
LOT 3	8,276	DEVELOPMENT
LOT 4	7,646	DEVELOPMENT
LOT 5	7,432	DEVELOPMENT
LOT 6	8,972	DEVELOPMENT
LOT 7	7,573	DEVELOPMENT
LOT 8	6,937	DEVELOPMENT
LOT 9	6,980	DEVELOPMENT
LOT 10	6,980	DEVELOPMENT
LOT 11	7,758	DEVELOPMENT
LOT 12	7,724	DEVELOPMENT
LOT 13	9,320	DEVELOPMENT



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.458.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

GENERAL NOTES:

- 1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
4. THIS PLAT CONFORMS TO THE NORTHFIELDS PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 1, 2015.
5. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
6. A PORTION OF THIS TRACT IS ENCRONCHED 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 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
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. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN.
9. PARKLAND TO BE CONVEYED BY DEED TO THE CITY OF ROUND ROCK. A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCING DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
10. NO ACCESS SHALL BE GRANTED THROUGH ANY LANDSCAPE LOT AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
11. LOT 1, BLOCK A, LOT 10, BLOCK C, LOT 30, BLOCK A, LOT 1, BLOCK E, LOT 17, BLOCK L AND LOT 1, BLOCK M, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. 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.
13. LOT 15, BLOCK F AND LOT 6, BLOCK H TO BE DEDICATED AS ACCESS EASEMENTS TO THE CITY OF ROUND ROCK AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
14. 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 HEREIN ABOVE 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 AND EGRESS FROM THE EASEMENT OVER AND ACROSS THE 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 THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY SUCH 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, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS 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 PROPERTY OF THE 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 GRANTEE SHALL MAKE OF THE EASEMENT;

FINAL PLAT OF NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

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 ENDEMNIFY 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 THE 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 ANYWAY 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 SUCCESSOR 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 THEREON.

FIELD NOTES FOR

A 35.323 acre, or 1,538,663 square feet more or less, tract of land being out of a called 50.472 acre tract conveyed to Meritage Homes of Texas, LLC in Deed Without Warranty recorded in Document No. 2015049097 of the Official Public Records of Williamson County, Texas and being out of a remnant of a called 81.118 acre tract conveyed to the State of Texas for the Use and Benefit of the Permanent School Fund recorded in Document No. 2005031774 of the Official Public Records of Williamson County, Texas, situated in the ASA Thomas Survey, Abstract No. 609 and the T.J. Chambers Survey, Abstract No. 7 in the City of Round Rock, Williamson County, Texas. Said 35.323 acre tract of land being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) Epoch 2010.00, from the Texas Coordinate System established for the Central Zone:

COMMENCING: At a found iron rod, at the cutback for the south line of Gattis School Road, a variable width right-of-way and the east right-of-way line of Meister Lane, a variable width right-of-way, the northwest corner of said called 50.472 acre tract;

THENCE: Along and with the south right-of-way line of said Gattis School Road, the north line of said called 50.472 acre tract, the following bearings and distances:

N 88°08'32" E, a distance of 234.37 feet; to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the POINT OF BEGINNING of the herein described tract;

N 88°08'32" E, a distance of 309.84 feet to a found iron rod with a cap marked "Baker-Aicklen"; N 83°36'13" E, a distance of 96.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of said called 50.472 acre tract, the northwest corner of said remnant of a called 81.118 acre tract;

THENCE: Departing the south right-of-way line of said Gattis School Road, with the east line of said called 50.472 acre tract, same being the west line of said remnant of a called 81.118 acre tract, the following bearings and distances:

S 36°42'45" E, a distance of 132.29 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson"; S 19°06'42" E, a distance of 687.18 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson"; S 20°48'08" E, a distance of 63.19 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the east line of said called 50.472 acre tract, through the interior of said remnant of a called 81.118 acre tract, the following bearings and distances:

N 75°53'18" E, a distance of 113.78 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson"; S 26°40'22" E, a distance of 47.82 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson"; S 16°12'07" E, a distance of 99.30 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 01°15'22" W, a distance of 230.01 feet, passing through a north line of said called 50.472 acre tract, continuing through the interior of said called 50.472 acre tract for a total distance of 797.50 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the east line of said called 50.472 acre tract;

THENCE: With the east line of said called 50.472 acre tract, the west line of said remnant of a called 81.118 acre tract, the following bearings and distances:

S 22°00'05" W, a distance of 106.58 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson"; S 16°48'35" W, a distance of 370.88 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the north right-of-way line of Texas Toll Road 45, (Louis Henna Boulevard), a variable width right-of-way, the north line of a called 4.199 acre tract recorded in Document No. 2004062612 of the Official Public Records of Williamson County, Texas, a southwest corner of said remnant of a called 81.118 acre tract, a southeast corner of said called 50.472 acre tract;

THENCE: Along and with the north right-of-way line of said Texas Toll Road 45, (Louis Henna Boulevard), the north line of said called 4.199 acre tract and the south line of said called 50.472 acre tract, the following bearings and distances:

N 87°51'55" W, a distance of 41.26 feet to a found Texas Department of Transportation highway monument (Type II); S 23°37'20" W, a distance of 323.20 feet to a found Texas Department of Transportation highway monument (Type II), a southeast corner of said called 50.472 acre tract; N 86°34'51" W, a distance of 63.68 feet to a found Texas Department of Transportation highway monument (Type II), a point of non-tangent curvature;

Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of S 02°51'18" W, a radius of 11521.24 feet, a central angle of 00°29'21", a chord bearing and distance of N 87°23'23" W, 98.39 feet, an arc length of 98.39 feet; to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a southwest corner of said called 50.472 acre tract, a southeast corner of said remnant of a called 81.118 acre tract, a point of non-tangency;

THENCE: N 01°54'12" E, departing the north right-of-way line of said Texas Toll Road 45, (Louis Henna Boulevard), the north line of said called 4.199 acre tract, with the east line of said remnant of a called 81.118 acre tract, a west line of said called 50.472 acre tract a distance of 235.83 feet; to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

THENCE: Through the interior of said called 50.472 acre tract, the following bearings and distances:

Northeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 86°00'52" E, a radius of 488.81 feet, a central angle of 10°07'12", a chord bearing and distance of N 09°02'44" E, 86.23 feet, an arc length of 86.34 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 12°52'04" E, a distance of 27.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature; Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of N 79°11'51" W, a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 34°11'51" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 10°48'09" E, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northeasterly, along a non-tangent curve to the left said curve having a radial bearing of N 10°48'09" E, a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 55°48'09" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 10°48'09" E, a distance of 109.00 feet; to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northeasterly, along a tangent curve to the right said curve having radius of 1025.00 feet, a central angle of 04°17'53", a chord bearing and distance of N 12°57'06" E, 76.87 feet, an arc length of 76.89 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency; N 15°06'03" E, a distance of 24.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northwesterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 29°53'57" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 74°53'57" W, a distance of 21.73 feet; to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northwesterly, along a tangent curve to the left said curve having radius of 975.00 feet, a central angle of 10°41'57", a chord bearing and distance of N 80°14'56" W, 181.80 feet, an arc length of 182.07 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 85°35'55" W, a distance of 78.26 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northwesterly, along a tangent curve to the left said curve having radius of 975.00 feet, a central angle of 00°34'52", a chord bearing and distance of N 85°53'21" W, 9.89 feet, an arc length of 9.89 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 03°49'13" E, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northeasterly, along a non-tangent curve to the left said curve having a radial bearing of N 03°49'13" E, a radius of 15.00 feet, a central angle of 89°25'08", a chord bearing and distance of N 49°06'39" E, 21.11 feet, an arc length of 23.41 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 04°24'05" E, a distance of 10.90 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 85°38'01" E, a radius of 323.89 feet, a central angle of 10°46'09", a chord bearing and distance of N 09°45'04" E, 60.79 feet, an arc length of 60.88 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 15°08'09" E, a distance of 28.46 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of S 30°43'09" W, a radius of 13.00 feet, a central angle of 15°09'11", a chord bearing and distance of N 66°51'26" W, 3.43 feet, an arc length of 3.44 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of compound curvature;

Northwesterly, along a compound curve to the left said curve having radius of 300.00 feet, a central angle of 18°32'51", a chord bearing and distance of N 83°42'27" W, 96.69 feet, an arc length of 97.11 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

S 87°01'07" W, a distance of 136.27 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Southwesterly, along a tangent curve to the left said curve having radius of 13.00 feet, a central angle of 15°37'07", a chord bearing and distance of S 79°12'34" W, 3.53 feet, an arc length of 3.54 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

S 02°58'53" E, a distance of 12.52 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 87°01'07" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 02°58'53" W, a distance of 8.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 87°01'07" W, a distance of 131.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of the aforementioned Meister Lane, a west line of said called 50.472 acre tract;

THENCE: N 02°58'53" W, along and with the east right-of-way line of said Meister Lane, a west line of said called 50.472 acre tract, a distance of 878.81 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the east right-of-way line of said Meister Lane, over and across said called 50.472 acre tract, the following bearings and distances:

N 87°01'07" E, a distance of 35.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 02°58'53" E, a distance of 96.11 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 87°01'07" E, a distance of 140.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 02°58'53" E, a distance of 5.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 87°01'07" E, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 19°28'16", a chord bearing and distance of S 12°43'01" E, 5.07 feet, an arc length of 5.10 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 87°01'07" E, a distance of 139.61 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 05°48'30" W, a distance of 35.14 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 84°11'30" E, a distance of 251.12 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 15°38'32" W, a distance of 208.23 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Southwesterly, along a non-tangent curve to the right said curve having a radial bearing of N 16°09'26" W, a radius of 325.00 feet, a central angle of 04°25'46", a chord bearing and distance of S 76°03'27" W, 25.12 feet, an arc length of 25.12 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 11°43'41" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 01°51'28" W, a distance of 151.21 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 88°08'32" W, a distance of 260.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 01°28'28" W, a distance of 145.57 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 88°31'32" W, a distance of 65.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Southwesterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 43°31'32" W, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

S 01°28'28" E, a distance of 11.23 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 88°31'32" W, a distance of 50.00 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of S 88°31'32" W, a radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of N 27°29'04" W, 13.16 feet, an arc length of 13.62 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of reverse curvature;

Northeasterly, along a reverse curve to the right said curve having radius of 50.00 feet, a central angle of 194°02'25", a chord bearing and distance of N 43°31'32" E, 99.25 feet, an arc length of 169.33 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of reverse curvature;

Southwesterly, along a reverse curve to the left said curve having radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 65°27'52" E, 13.16 feet, an arc length of 13.62 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 88°31'32" E, a distance of 47.54 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 01°51'28" W, a distance of 162.93 feet to the POINT OF BEGINNING and containing 35.323 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a map prepared under Job No. 50841-00 by Pape-Dawson Engineers, Inc.

THENCE: N 01°51'28" W, a distance of 162.93 feet to the POINT OF BEGINNING and containing 35.323 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a map prepared under Job No. 50841-00 by Pape-Dawson Engineers, Inc.



7800 SHUAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.458.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 | TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT  
OF  
NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Meritage Homes of Texas, LLC, as the owner of that certain 50.472 acre tract of land recorded in Document No. 2015049097 of the Official Public Records of Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Northfields, Phase 1.

Meritage Homes of Texas, LLC

\_\_\_\_\_  
Vice President

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as Vice President of Meritage Homes of Texas, LLC, on behalf of said Meritage Homes of Texas, LLC.

Notary Public, State of Texas

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

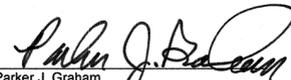
My Commission Expires: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

\_\_\_\_\_  
David Pavliska, Chairman

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

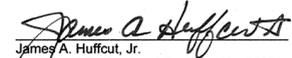
  
Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

08/03/2016  
Date

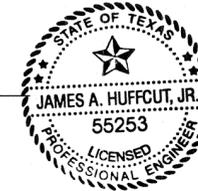


THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, James A. Huffcut, Jr., 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.

  
James A. Huffcut, Jr.  
Registered Professional Engineer No. 55253  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

8-3-16  
Date



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., 201\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ m. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D., 201\_\_\_\_, 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

**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01