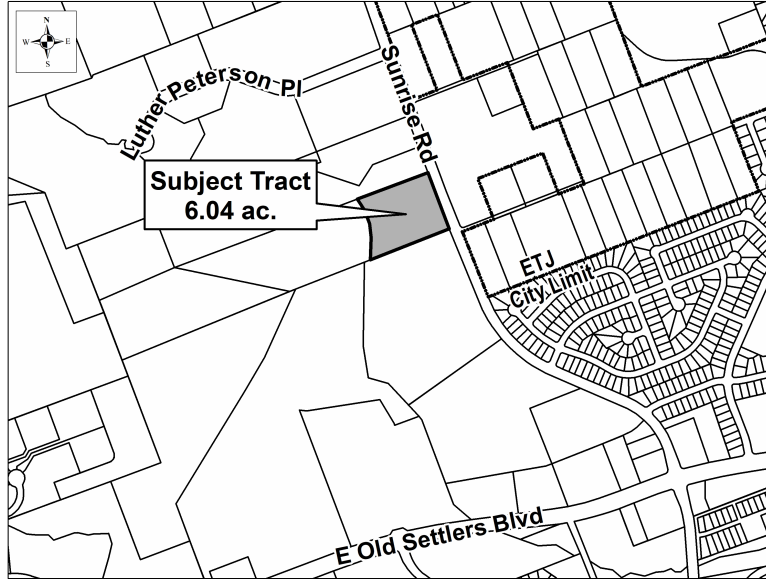


**Sunrise Luxury Living
Preliminary Plat PP23-000005**



CASE PLANNER: Caitlyn Reeves

REQUEST: Request is to Preliminary Plat one (1) development lot.

ZONING AT THE TIME OF APPLICATION: TH (Townhouse)

DESCRIPTION: 6.04 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF THE PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND DESIGNATION: Residential

ADJACENT LAND USE:

North: Place of worship/commercial, zoned C-1 (General Commercial)

South: Apartments, zoned MF-2 (Medium Density Multifamily) and Warehouse, zoned PUD 78.

East: Sunrise Rd Right of Way

West: Open space - Upper Brushy Creek WCID

PROPOSED LAND USE: Residential - Townhomes

<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	6.04
Office:	0.00	0.00
Commercial:	0.00	0.00
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
TOTALS:	1.00	6.04

Owner:
The Global Fundamental, Inc.
Munir Khan
4219 Pebblestone Trail
Round Rock, TX 78665

Developer:
The Global Fundamental, Inc.
Munir Khan
4219 Pebblestone Trail
Round Rock, TX 78665

Applicant:
MHR Engineering
Harun Rashid
16845 Blanco Road
Suite 106
San Antonio, TX 78232

**Sunrise Luxury Living
Preliminary Plat PP23-000005**

HISTORY: The City Council approved the rezoning (ZON1811-005) for this 6.048 acre parcel on December 5, 2018. The tract was rezoned from C-1 (General Commercial) to TH (Townhouse). The Planning and Zoning Commission previously approved a Preliminary Plat for this site on March 4, 2020, but the plat has since expired requiring the plat to be reconsidered by the Commission.

DATE OF REVIEW: October 18, 2023

LOCATION: Generally located west of Sunrise Rd. and south of Luther Peterson Pl.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designates the tract as Residential. The property is zoned TH (Townhouse) and allows for townhouses through a common lot or single lot (fee simple) configuration. The TH zoning district limits the number of dwelling units to 12 per acre and requires amenities based on the total number of dwelling units.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was not required for the subject tract. Future development will be subject to the Roadway Impact Fees (RIFs) assessed at the time of application for a building permit. Access to the site will be from Sunrise Road.

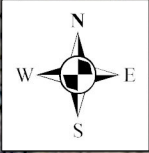
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service will be provided by a connection to an existing 8" water stub along the northern boundary of the property. Wastewater service will be obtained through an extension of an 8" sewer line along Sunrise Road.

Drainage: A flood study was not required for the subject tract. Final detention facilities will be determined at the time of Site Development Permit.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update Note #6 to use standard plat language for floodplain note: "No portion of this tract is encroached by the ultimate 1% annual floodplain".
2. Correct text overlap between "PLAT NOTES" AND "BEARING BASIS" text.
3. Update acreage from 17.89 to 6.048 in the owner signature block.



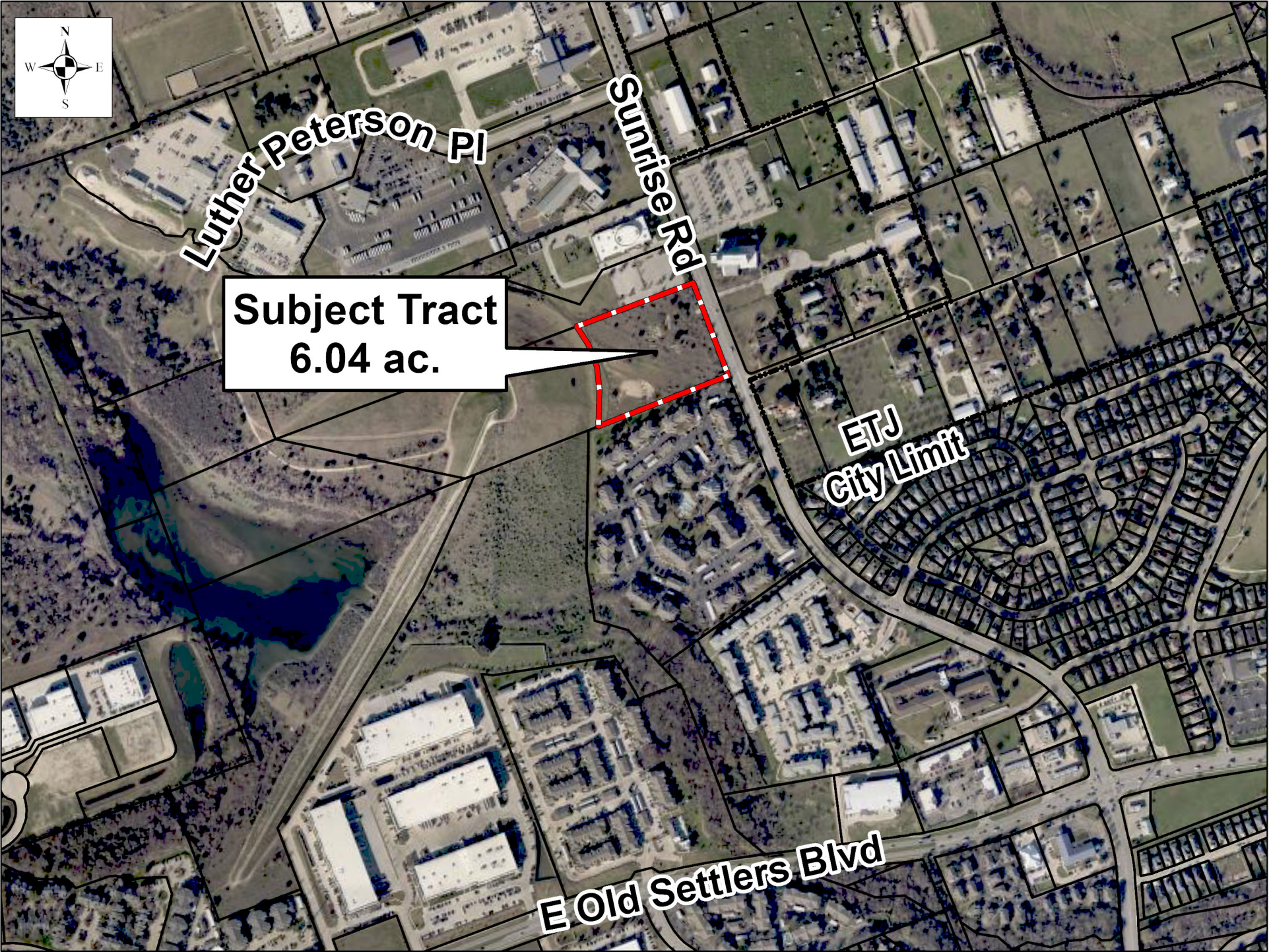
Luther Peterson Pl

Sunrise Rd

Subject Tract
6.04 ac.

ETJ
City Limit

E Old Settlers Blvd



OWNER: MUNIR KHAN, P.E.
THE GLOBAL FUNDAMENTALS, INC.
4219 PEBBLESTONE TRAIL
ROUND ROCK, TEXAS 78665

ACREAGE: 6.048 AC.

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130

SURVEYOR: MHR ENGINEERING, LLC

NO. OF BLOCKS: 1

NO. OF LOTS: 1

LINEAR FEET OF STREETS: N/A

SUBMITTAL DATE: October 4, 2023

DATE OF PLANNING AND ZONING COMMISSION REVIEW: October 18, 2023

ENGINEER/SURVEYOR: MHR ENGINEERING, LLC
16845 BLANCO SUITE 106
SAN ANTONIO, TEXAS 78232
PHONE (210) 641-0543
FAX (210) 497-2227
HARUN RASHID, P.E., R.P.L.S.

BENCHMARK: ELEV. 760.46
DISCRIPTION: CHISELED "X" ON SIDEWALK
NAVD 88 (GEOID99)

BEARING BASIS: NAD 83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012

- PLAT NOTES:**
- NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48491 C0491F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS 2018 AS AMENDED.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 - 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.
 - THE 6.048 ACRE TRACT IS NOT ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN AND 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.
 - 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.

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THAT I HARUN RASHID, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCE, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

SIGNATURE AND SEAL OF LICENSED SURVEYOR

DATE



10-04-23

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THAT I HARUN RASHID, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4, SUBDIVISIONS DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS

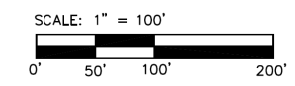
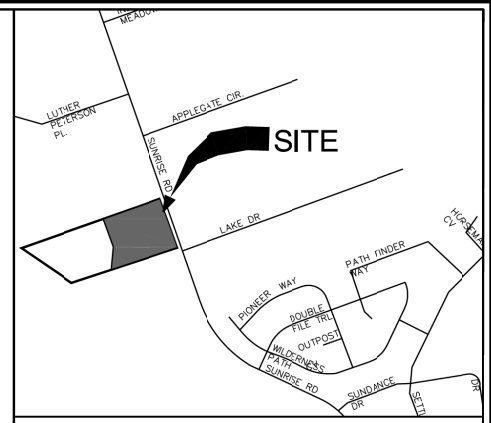
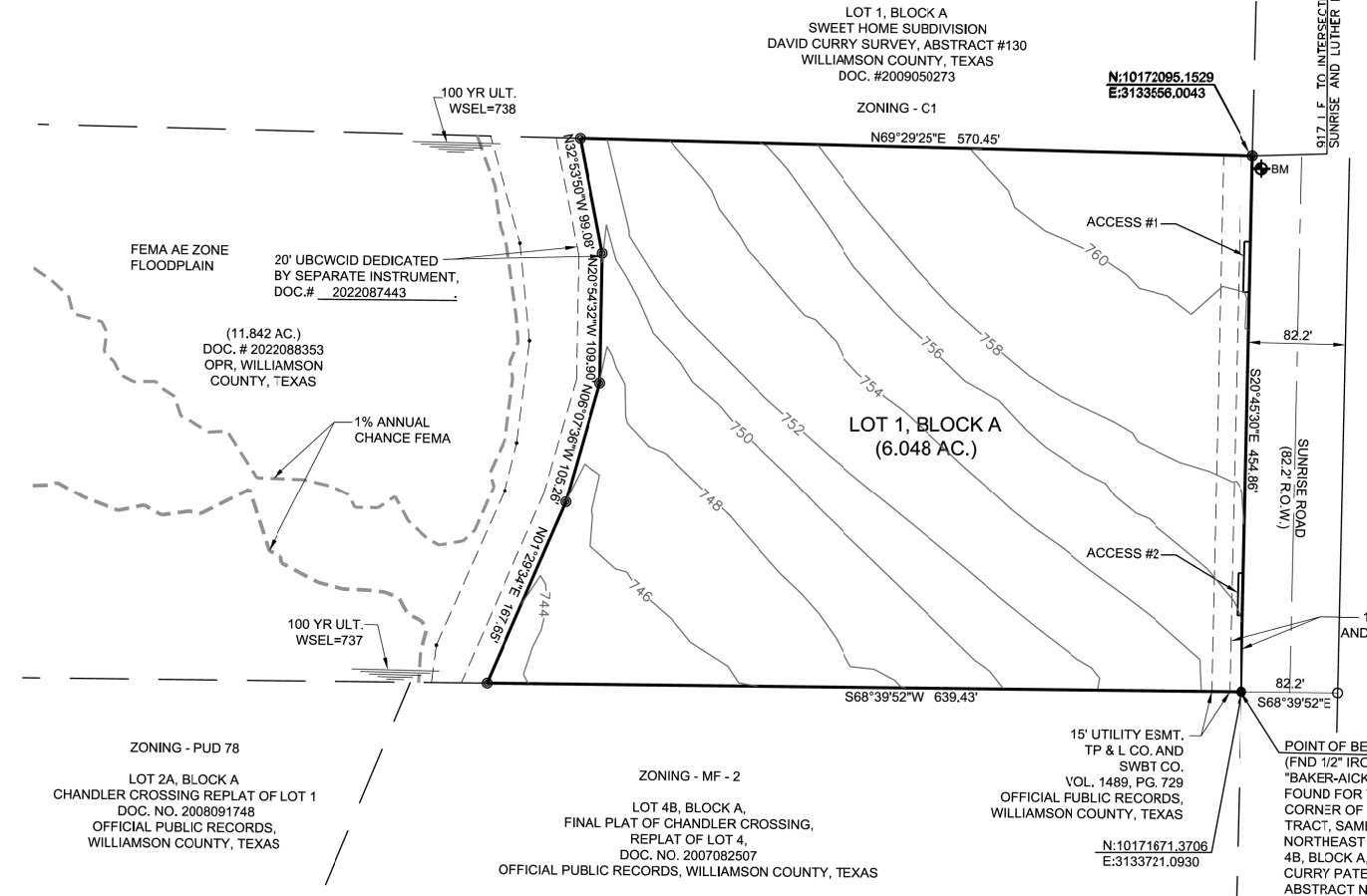
SIGNATURE AND SEAL OF LICENSED ENGINEER

DATE



10-04-23

LOT DISCRIPTION	
LOT 1	6.048 AC. DEVELOPMENT LOT



- Legend**
- Found 1/2" Iron Rod (unless otherwise described)
 - ⊙ Set 1/2" Iron Rod (unless otherwise described)
 - N°0'0"E 100' Measured Bearing and Distance
 - E.G.T. & CATV. ESMT. Electric, Gas, Telephone, and Cable TV Easement
 - 75.3 Existing Contours
 - BOUNDARY
 - EASEMENT
 - ADJACENT LOT LINE
 - 1% ANNUAL CHANCE FEMA
 - BM BENCHMARK DISCRIPTION: CHISELED "X" ON SIDEWALK ELEV. 760.46 - NAVD 88 (GEOID99)
 - VOL. Volume
 - PG. Page
 - AC. Acreage
 - ELEC. Electric
 - N.T.S. Not To Scale
 - R.O.W. Right-of-Way
 - P.O.B. Point of Beginning
 - SWBT South Western Bell Telephone
 - UBCWOD Upper Brushy Creek Water Control and Improvement District

**PRELIMINARY PLAT FOR
SUNRISE LUXURY LIVING**

ESTABLISHING 6.048 ACRE TRACT, LOT 1, BLOCK A, SUNRISE LUXURY LIVING SUBDIVISION OUT OF 17.89 ACRE TRACT RECORDED IN A DEED WITH DOCUMENT NO. 2014028558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND ALSO BEING OUT OF DAVID CURRY SURVEY, ABSTRACT NO 130, WILLIAMSON COUNTY, TEXAS BEING ALL OF A CALLED 17.545 ACRE TRACT AS DESCRIBED IN A DEED TO KENNITH K. SCHROEDER AND RECORDED IN DOCUMENT NO. 2000016872, OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

PP23-000005

NOTE:
THIS SUBDIVISION IS SUBJECT TO THE UBCWCID STRUCTURE #11 INUNDATION EASEMENT AT ELEVATIONS 739.1

SHT 1 OF 2

MHR Engineering, LLC.

TEXAS ENGINEERING FIRM # F-12026
TEXAS SURVEYING FIRM # F-1013913

16845 BLANCO ROAD, SUITE 106, TX-78232
PH: (210)641-0543, FAX: 210-497-2227
www.mhreng.com

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THE GLOBAL FUNDAMENTALS INC., A
TEXAS CORPORATION AS THE OWNER OF THE
THAT CERTAIN 17.89 ACRE TRACT PREVIOUSLY RECORDED IN A
WARRANTY DEED DOCUMENT NO. 2000016872 OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY
THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO PUBLIC
FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER
LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE
KNOWN AS SUNRISE LUXURY LIVING SUBDIVISION

GLOBAL FUNDAMENTALS INC.

MUNIR KHAN
THE GLOBAL FUNDAMENTALS INC.
4219 PEBBLESTONE TRAIL
ROUND ROCK, TEXAS 78665

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY
MUNIR KHAN OWNER, OF GLOBAL FUNDAMENTALS INC., A TEXAS CORPORATION
ON BEHALF OF SAID GLOBAL FUNDAMENTALS INC.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

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
THERE TO (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 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 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.

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

APPROVED THIS _____ 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 CITY
LIMITS OF THE CITY OF ROUND ROCK.

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

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATION OF AUTHENTICATION,
WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____,
AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D. 20____,
AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT
NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DESCRIPTION OF 6.048 ACRE TRACT OF LAND

BEING 6.048 ACRE TRACT OF LAND RECORDED IN A DEED WITH DOCUMENT NO.
2014028558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND ALSO
BEING OUT OF DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY,
TEXAS BEING ALL OF A CALLED 17.545 ACRE TRACT AS DESCRIBED IN A DEED TO
KENNITH K. SCHROEDER AND RECORDED IN A DOCUMENT NO. 2000016872, OFFICIAL
PUBLIC RECORDS OF SAID COUNTY, AND SAID 6.048 ACRE TRACT OF LAND BEING
MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

POINT OF BEGINNING: AT A 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR
THE SOUTHEAST CORNER OF SAID TRACT OF LOT 1, BLOCK A, SAME BEING ON THE
WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 68°39'52" WEST, A DISTANCE OF 639.43 FEET TO A SET IRON ROD FOR
A CORNER; SAID CORNER BEING THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE: NORTH 01°29'34" EAST, A DISTANCE OF 167.65 FEET TO SET IRON ROD AND
ANGLE POINT; SAID ANGLE POINT BEING 172°22'50" OF SAID PROPERTY;

THENCE: NORTH 06°07'36" WEST, A DISTANCE OF 105.26 FEET TO A SET IRON ROD AND
ANGLE POINT; SAID ANGLE POINT BEING 165°13'04" OF SAID PROPERTY;

THENCE: NORTH 20°54'32" WEST A DISTANCE OF 109.90 FEET TO A SET IRON ROD AND
ANGLE POINT; SAID ANGLE POINT BEING 168°00'42" OF SAID PROPERTY;

THENCE: NORTH 32°53'50" WEST A DISTANCE OF 99.08 FEET TO A SET IRON ROD FOR
A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY;

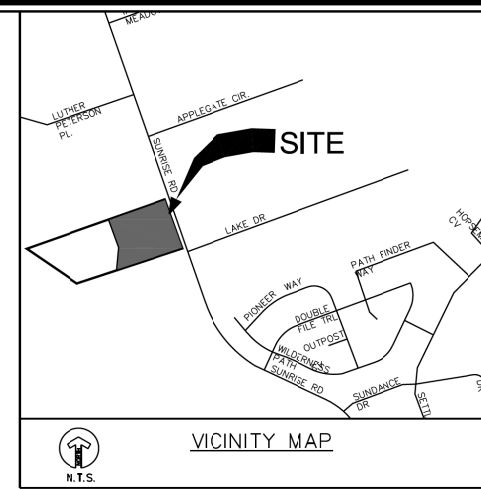
THENCE: NORTH 69°29'25" EAST A DISTANCE OF 570.45 FEET TO A SET IRON ROD FOR
A CORNER; SAID CORNER BEING THE NORTHEAST CORNER OF THE WEST
RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 20°45'30" EAST A DISTANCE OF 454.86 FEET TO A 1/2" IRON ROD WITH
"BAKER-AICKLEN" CAP FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK A SAME
BEING ON THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD TO PCINT OF BEGINNING;

**PRELIMINARY PLAT FOR
SUNRISE LUXURY LIVING**

**ESTABLISHING 6.048 ACRE TRACT, LOT 1, BLOCK A, SUNRISE LUXURY LIVING
SUBDIVISION OUT OF 17.89 ACRE TRACT RECORDED IN A DEED WITH DOCUMENT
NO. 2014028558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND
ALSO BEING OUT OF DAVID CURRY SURVEY, ABSTRACT NO 130, WILLIAMSON
COUNTY, TEXAS BEING ALL OF A CALLED 17.545 ACRE TRACT AS DESCRIBED IN A
DEED TO KENNITH K. SCHROEDER AND RECORDED IN DOCUMENT NO. 2000016872,
OFFICIAL PUBLIC RECORDS OF SAID COUNTY.**

PP23-000005



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.

SHT 2 OF 2

MHR Engineering, LLC.

TBPE REGISTRATION NO. F-12026
TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232

PH: (210)641-0543, FAX: 210-497-2227

www.mhrenc.com