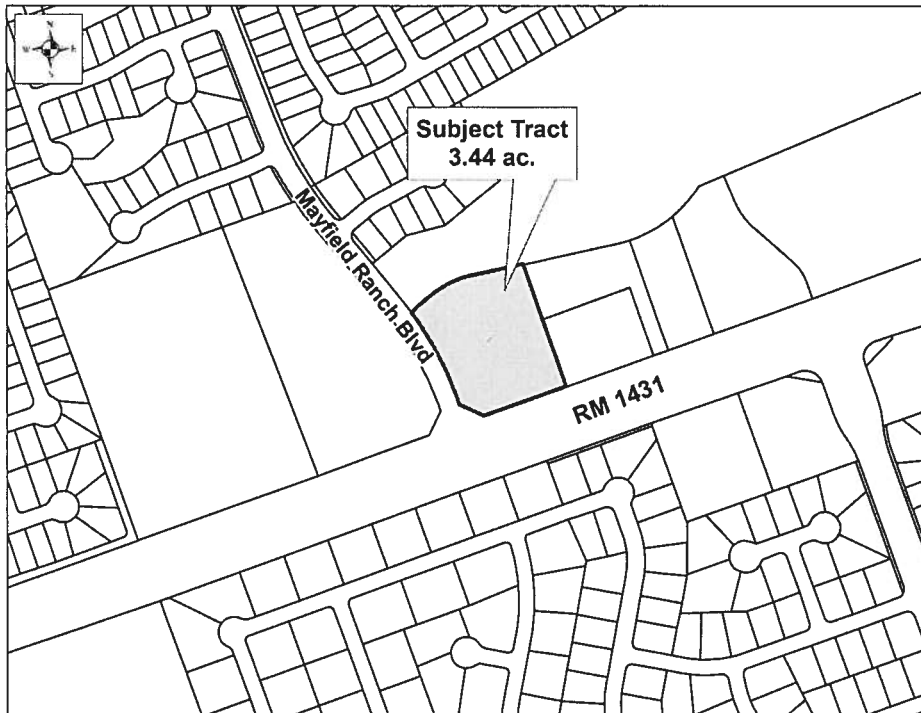


**QuikTrip 4134 Subdivision
FINAL PLAT FP1712-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat for one (1) commercial lot

ZONING AT TIME OF APPLICATION: PUD 23 - Commercial

DESCRIPTION: 3.44 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Undeveloped (Zoned PUD 23)

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Mayfield Ranch Enclave (PUD 23 Residential)
 South: Brushy Creek MUD - Single Family ETJ
 East: Mayfield Ranch Enclave (PUD 23 Commercial)
 West: Westside Church of Christ (Place of Worship)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	3.44
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	3.44

Owner:
 MDSR GP, Inc.
 Blake Magee
 1011 North Lamar Blvd.
 Austin, TX 78703

Agent
 KBGE
 Seth Bonner
 105 West Riverside Dr., Ste. 110
 Austin, TX 78704

**QuikTrip 4134 Subdivision
FINAL PLAT FP1712-002**

HISTORY: The Planning and Zoning Commission approved the preliminary plat containing this property on June 22, 2011 as part of a larger plat covering more than 50 acres of land along RM 1431. The preliminary plat was then revised and approved administratively by staff on December 2, 2015. Currently, there is a pending application to revise the preliminary plat administratively to merge two lots into one for a proposed QuikTrip convenience store and gas station. A condition of approval has been included, which states that the final plat cannot be recorded with Williamson County until the revised preliminary plat is approved by staff.

DATE OF REVIEW: February 7, 2018

LOCATION: 3150 RM 1431 (NE Corner of Mayfield Ranch Boulevard and RM 1431)

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned PUD 23 (Preserve at Stone Oak) and allows commercial land uses that are permitted in the C-2 (Local Commercial) District.

Compliance with the Preliminary Plat: The final plat currently does not comply with the approved preliminary plat for the property. The preliminary plat shows two lots for the property and the applicant is proposing one lot. However, there is a pending application to revise the preliminary plat, which will be reviewed and approved administratively. A condition of approval has been included, which states that the final plat cannot be recorded with Williamson County until the revised preliminary plat is approved by staff.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development under PUD 23. This plat will not trigger a TIA revision.

Water and Wastewater Service: Water and wastewater will be provided by the City. The property will connect to an existing water line along the north property line. Wastewater will be connected via an easement from the neighboring property to the east.

Drainage: There are no drainage concerns for this final plat. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

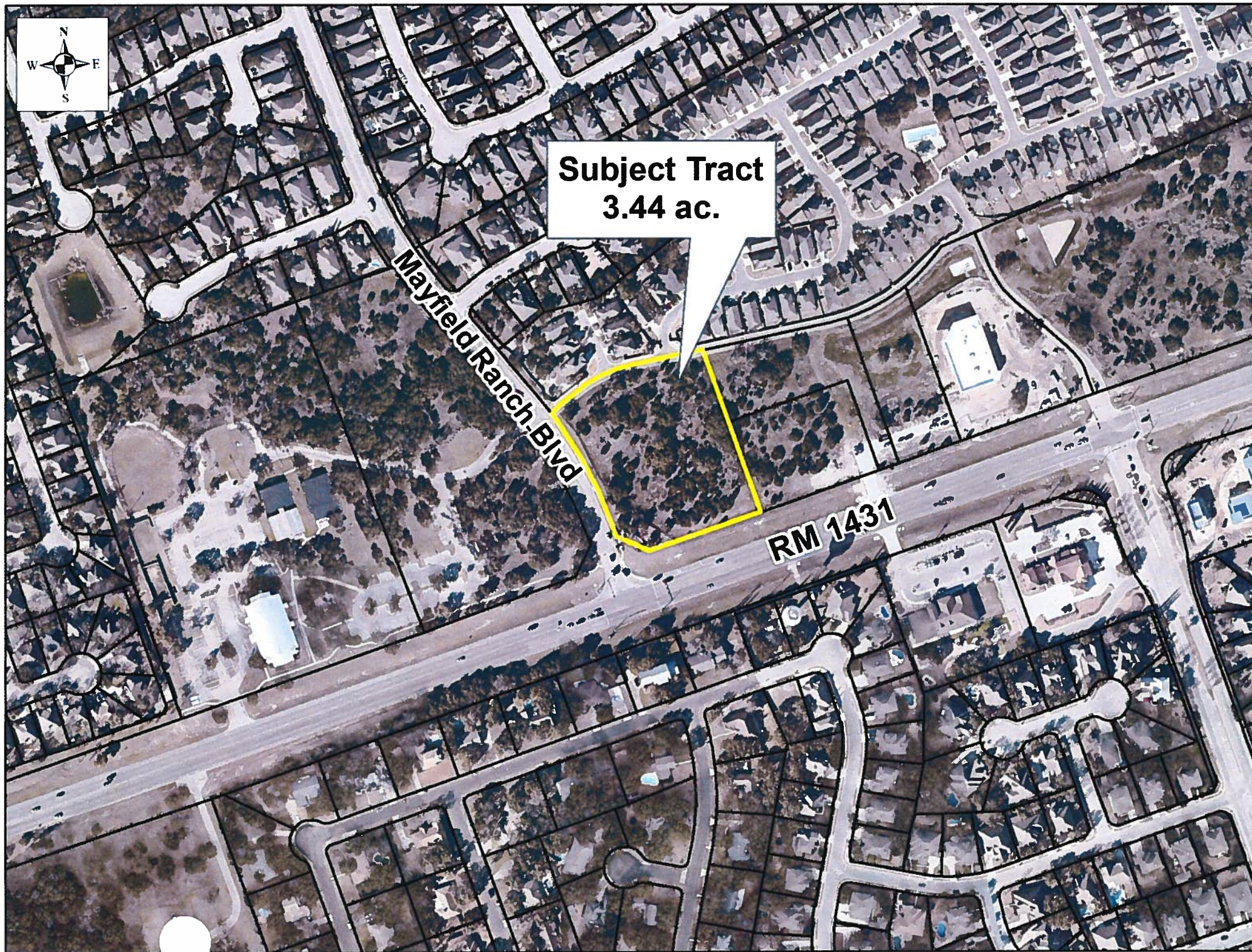
1. Prior to final plat recordation, the revised preliminary plat shall be reviewed and approved by staff.
2. Include the final date for the following plat note: "This plat conforms to the revised preliminary plat approved by the Planning & Development Services Director on _____."
3. The lot must be served with public wastewater physical infrastructure, or fiscal must be posted to do the same in accordance with Ch 36 subdivision ordinances, prior to recordation of the plat.



Subject Tract
3.44 ac.

Mayfield Ranch Blvd

RM 1431



FINAL PLAT OF QUIKTRIP NO. 4134 SUBDIVISION

APPROVED BY:
MM
JOB NUMBER: **462-003** ISSUE DATE: **12/12/17**
SHEET:
1 OF 2
SUBMITTAL DATE:
12/12/17



VICINITY MAP
SCALE: 1"=5000'

0 100 200 300
SCALE: 1"=100'

LEGEND

⊕	BENCHMARK
△	CALCULATED POINT
●	1/2-INCH IRON ROD FOUND
○	1/2-INCH IRON ROD WITH "KBGE" CAP SET
▲	PK NAIL W/ "KBGE SURVEY BOUNDARY" SHINER SET
⊙	PK NAIL W/ "BASELINE INC" SHINER FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
---	BOUNDARY LINE
- - -	ADJACENT BOUNDARY LINE
- . -	EASEMENT LINE
DOC NO.	DOCUMENT NUMBER
CAB.	CABINET
SLD./SLDS.	SLIDE/SLIDES
VOL.	VOLUME
PG.	PAGE
F.M.	FARM TO MARKET ROAD
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
TBM	TEMPORARY BENCHMARK
ESMT	EASEMENT

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	311.52'	1032.00'	17°17'43"	S28°22'38"E	310.34'
C2	147.60'	315.00'	26°50'47"	N64°20'14"E	146.25'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N20°28'25"W	23.97'

FIELDNOTES

BEING A 3.440 ACRE TRACT OF LAND OUT OF EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 23.784 ACRE TRACT OF LAND CONVEYED TO MDSR GP, INC. BY DEED OF RECORD IN DOCUMENT NO. 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.440 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF F.M. 1431 (120' R.O.W.) AND THE NORTHEAST RIGHT-OF-WAY CUTBACK OF SAID MAYFIELD RANCH BOULEVARD (64' R.O.W.), BEING THE SOUTHWEST CORNER OF SAID 23.784 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N65°13'23"W, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 1431, ALONG THE NORTHEAST RIGHT-OF-WAY CUTBACK OF SAID MAYFIELD RANCH BOULEVARD, BEING THE WEST LINE OF SAID 23.784 ACRE TRACT A DISTANCE OF 85.56 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID MAYFIELD RANCH BOULEVARD AND THE NORTHEAST RIGHT-OF-WAY CUTBACK OF SAID MAYFIELD RANCH BOULEVARD, FOR AN ANGLE POINT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MAYFIELD RANCH BOULEVARD, BEING THE WEST LINE OF SAID 23.784 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

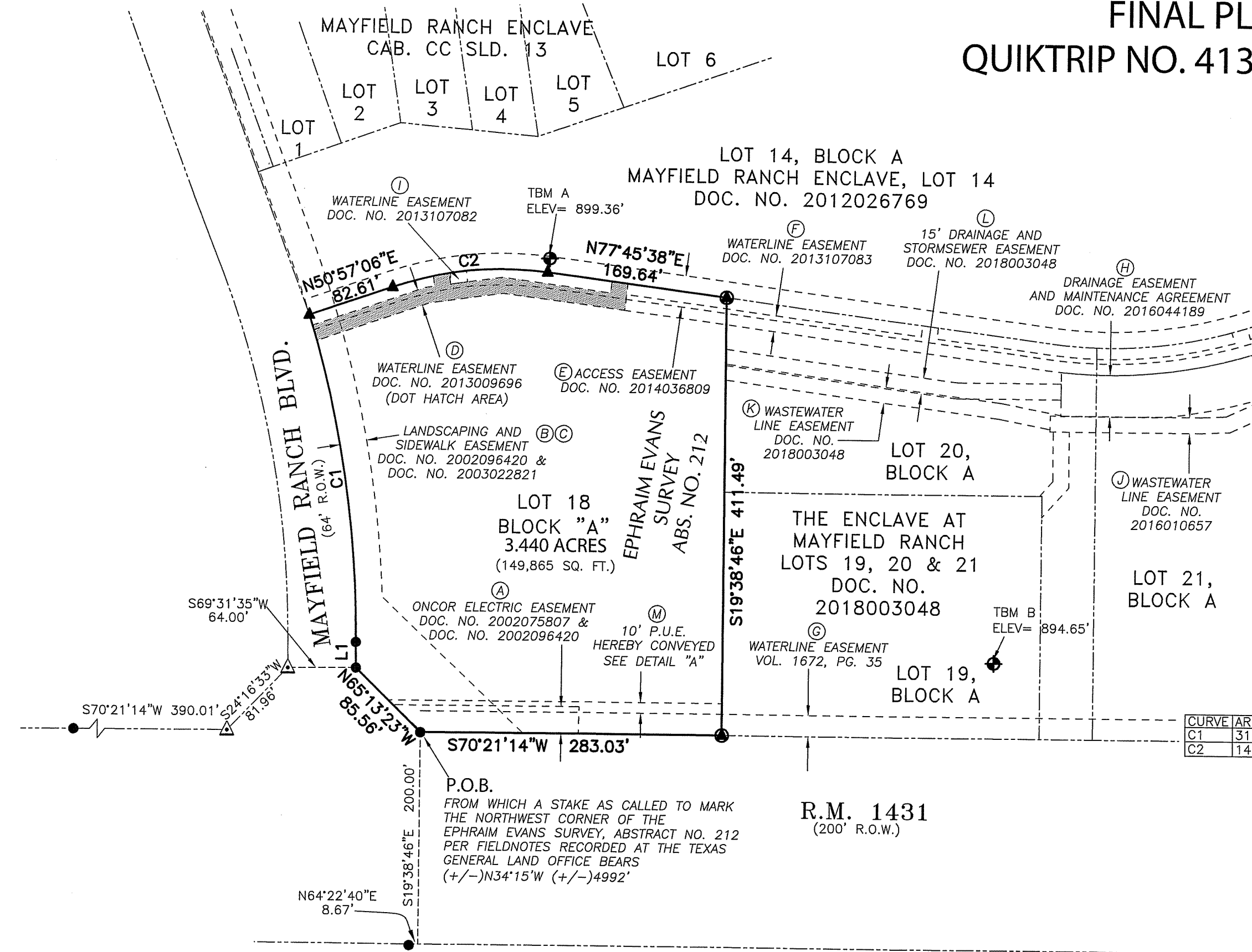
- 1.) N20°28'25"W, A DISTANCE OF 23.97 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 2.) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1032.00 FEET, A CENTRAL ANGLE OF 17°17'43", AN ARC LENGTH OF 311.52 FEET AND A CHORD WHICH BEARS N28°22'38"W, A DISTANCE OF 310.34 FEET TO A PK NAIL WITH "KBGE SURVEY BOUNDARY" SHINER SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF LOT 14, BLOCK A, MAYFIELD RANCH ENCLAVE, LOT 14, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2012026769 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID 23.784 ACRE TRACT;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF MAYFIELD RANCH BOULEVARD, ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK A, BEING THE NORTH LINE OF SAID 23.784 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1.) N50°57'06"E, A DISTANCE OF 82.61 FEET TO A PK NAIL WITH "KBGE SURVEY BOUNDARY" SHINER SET, FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2.) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 26°50'47", AN ARC LENGTH OF 147.60 AND A CHORD WHICH BEARS N64°20'14"E, A DISTANCE OF 146.25 FEET TO A PK NAIL WITH "KBGE SURVEY BOUNDARY" SHINER SET, FOR THE END OF SAID CURVE;
- 3.) N77°45'38"E, A DISTANCE OF 169.64 FEET TO A PK NAIL WITH "KBGE SURVEY BOUNDARY" SHINER SET IN THE SOUTH LINE OF SAID LOT 14, BLOCK A, BEING THE NORTH LINE OF SAID 23.784 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S19°38'46"E, LEAVING THE SOUTH LINE OF SAID LOT 14, BLOCK A, OVER AND ACROSS SAID 23.784 ACRE TRACT, A DISTANCE OF 411.49 FEET TO A PK NAIL WITH "KBGE SURVEY BOUNDARY" SHINER SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 1431, BEING THE SOUTH LINE OF SAID 23.784 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S70°21'14"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 1431, BEING THE SOUTH LINE OF SAID 23.784 ACRE TRACT, A DISTANCE OF 283.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.440 ACRE (149,865 SQUARE FEET) OF LAND, MORE OR LESS.



- EASEMENT BENEFICIARY TABLE:
- A. DOC. NO. 2002075807 & DOC. NO. 2002096420: ONCOR ELECTRIC DELIVERY COMPANY, A TEXAS CORPORATION.
- B. DOC. NO. 2002096420: MDSR GP, INC., A TEXAS CORPORATION
- C. DOC. NO. 2003022821: CITY OF ROUND ROCK, A MUNICIPAL CORPORATION SITUATED IN THE COUNTY OF WILLIAMSON AND STATE OF TEXAS.
- D. DOC. NO. 2013009696: CITY OF ROUND ROCK, A MUNICIPAL CORPORATION.
- E. DOC. NO. 2014036809: BJM MAYFIELD RANCH, LTD., A TEXAS LIMITED PARTNERSHIP AND ALLEN GROUP II, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY.
- F. DOC. NO. 2013107083: CITY OF ROUND ROCK, A MUNICIPAL CORPORATION.
- G. VOL. 1672, PG. 35: CITY OF ROUND ROCK, A MUNICIPAL CORPORATION.
- H. DOC. NO. 2016044189: MDSR GP, INC., A TEXAS CORPORATION; CVS PHARMACY, INC. A RHODE ISLAND CORPORATION.
- I. DOC. NO. 2013107082: CITY OF ROUND ROCK, A MUNICIPAL CORPORATION.
- J. DOC. NO. 2016010657: CITY OF ROUND ROCK, A MUNICIPAL CORPORATION
- K. DOC. NO. 2018003048: CITY OF ROUND ROCK, A MUNICIPAL CORPORATION
- L. DOC. NO. 2018003048: MDSR GP, INC., A TEXAS CORPORATION
- M. HEREBY CONVEYED: CITY OF ROUND ROCK, A MUNICIPAL CORPORATION.

OWNERS: MDSR GP, INC.
ACREAGE: 3.440 ACRES
SURVEYOR: MARK A. MERCADO
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: 12/12/2017
DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 7, 2018
BENCHMARK DESCRIPTION AND ELEVATION:

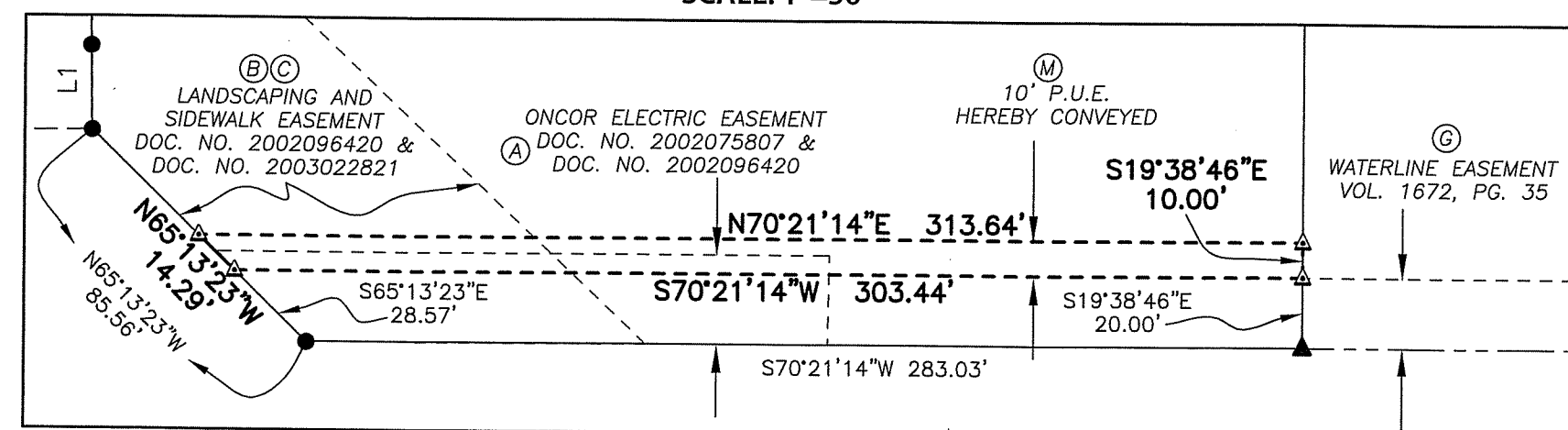
TBM A: CUT "SQUARE" ON SOUTHWEST CORNER OF CURB INLET, NORTH SIDE OF ROAD THAT RUNS ON NORTH SIDE OF PROPERTY, +/- 264' EAST OF THE INTERSECTION OF MAYFIELD RANCH BOULEVARD AND SAID ROAD.
ELEVATION=899.36'

TBM B: CUT "SQUARE" ON THE BACK OF CURB, AT THE NORTHWEST CORNER OF A DRIVEWAY FROM fm 1431 TO CVS, 631' EAST OF THE INTERSECTION OF MAYFIELD RANCH BOULEVARD AND FM 1431
ELEVATION=894.65'

ACREAGE BY LOT TYPE: LOT 1, DEVELOPMENT, 3.440 ACRES

PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212
ENGINEER: JENNIFER M. GARCIA

DETAIL "A" SCALE: 1"=50'



ENGINEERING SURVEYING **kbge**
KIMBELL | BRUEHL | GARCIA | ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No. F-12802
TBPLS No. 10193943

FP1712-002

FINAL PLAT OF
QUIKTRIP NO. 4134 SUBDIVISION

APPROVED BY:	
MM	
JOB NUMBER:	ISSUE DATE:
462-003	12/12/17
SHEET:	
2 of 2	
SUBMITTAL DATE:	
12/12/17	

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT MDSR GP, INC., A TEXAS CORPORATION, AS THE OWNER OF THAT CERTAIN 3.440 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015068649 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 FINAL PLAT OF QUIKTRIP NO. 4134 SUBDIVISION.

MDSR GP, INC., A TEXAS CORPORATION
BLAKE J. MAGEE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TEXAS 78703

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____,

BY _____ AS _____ OF MDSR GP, INC., A TEXAS CORPORATION
, _____ ON BEHALF OF SAID MDSR GP, INC., A TEXAS CORPORATION.

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

GENERAL NOTES-

- 1) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 2) THE LOCATION AND NUMBER OF DRIVEWAYS SHALL BE DETERMINED WITH SITE DEVELOPMENT PLANS AND SUBJECT TO CITY TRAFFIC ENGINEERS APPROVAL.
- 3) NO PORTION OF THIS TRACT IS ENCROACHED 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 (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 4) NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 5) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND IN ACCORDANCE WITH ZONING ORDINANCE Z-10-04-08-9A1 FOR PUD 23 AS AMENDED.
- 6) 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, EXCEPT AS OTHERWISE NOTED ALONG EAST R.M. 1431.
- 7) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 8) SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
- 9) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND DEVELOPMENTS SERVICES DIRECTOR ON _____

EASEMENT DEDICATION NOTES-

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRATED 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 ARE 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 THAT 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 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.

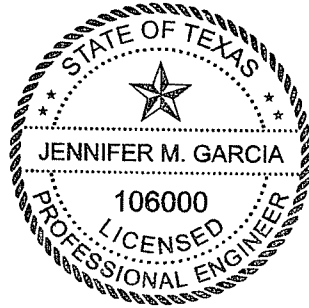
TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, 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.

ENGINEER'S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, JENNIFER M. GARCIA, 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.


JENNIFER M. GARCIA, PE 106000
KBGE
105 W. RIVERSIDE STE. 110
AUSTIN, TX 78704

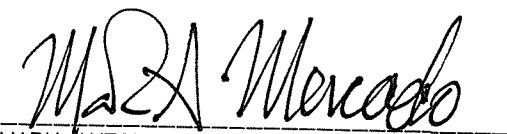
2/1/2018
DATE



SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MARK ANTONIO MERCADO, 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.


MARK ANTONIO MERCADO
RPLS. NO. 6350
KBGE SURVEYING
105 W. RIVERSIDE STE. 110
AUSTIN, TX 78704

2/1/2018
DATE



THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

APPROVED THIS _____ DAY OF _____, 20____, BY THE 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 OF ROUND ROCK.

DAVID PAVLISKA, 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



FP1712-002