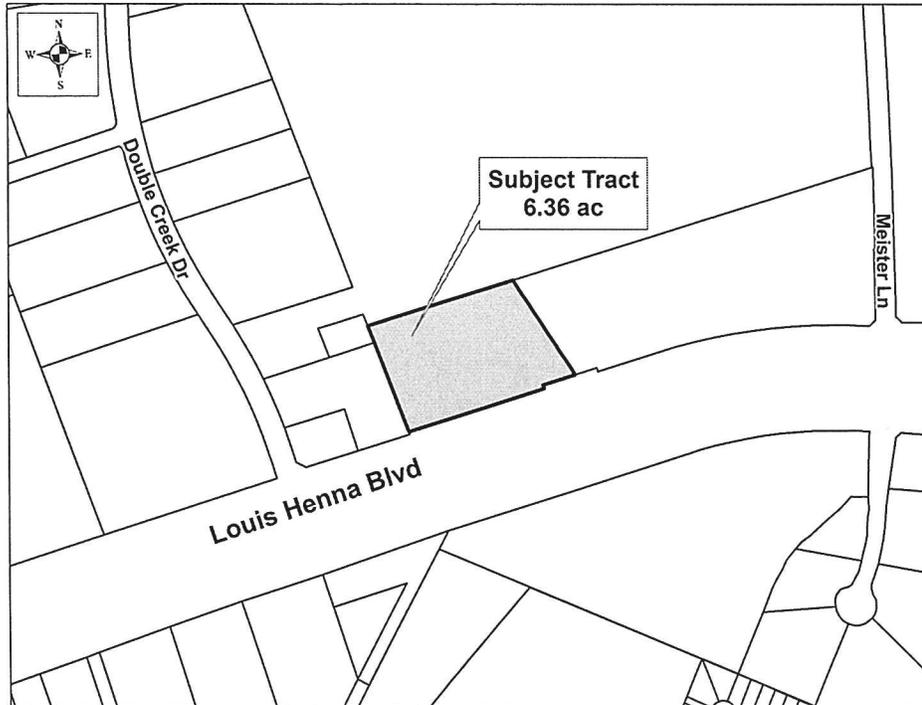


**Replat of the Final Plat of Cedar Ridge Assisted Living, LLC  
FINAL PLAT FP1606-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Replat of single parcel into two lots.

**ZONING AT TIME OF APPLICATION:** PUD 20

**DESCRIPTION:** 6.36 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

- North: School
- South: SH45/Louis Henna Blvd.
- East: Multi-family
- West: Vacant/commercial

**PROPOSED LAND USE:** Senior Living

<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:	2	6.36
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>2</b>	<b>6.36</b>

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**Owner:**  
 JOURNEYMAN AUSTIN HOLDINGS INC  
 7701 N LAMAR BLVD  
 STE 100  
 AUSTIN, TX 78752-

---

**Agent**  
 Longaro & Clarke, LP  
 Alex G. Clarke, P.E.  
 3839 Bee Cave Rd. #150  
 Austin, TX 78746

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**Replat of the Final Plat of Cedar Ridge Assisted Living, LLC**  
**FINAL PLAT      FP1606-001**

**HISTORY:** The Planning and Zoning Commission approved the Cedar Ridge Assisted Living Final Plat on November 4, 2015. The SE PID: BCWB Tract PUD (PUD 20) was approved September 28, 1995 and amended November 12, 2015.

**DATE OF REVIEW:** July 20, 2016

**LOCATION:** North side of Louis Henna Boulevard/SH 45, east of Doublecreek Drive

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation for the subject parcel is residential. The Zoning is Planned Unit Development (PUD) 20. The subject parcel is designated as "Parcel One" in the PUD 20 ordinance. Parcel One allows the proposed senior living uses and set design, lighting, landscaping and parking standards for the development. Senior living uses are allowed to be up to four stories tall on Parcel One. The PUD as revised sets specific requirements for the number of parking spaces needed for each of the proposed senior living uses.

Traffic, Access and Roads: Primary access to the site is proposed via westbound Louis Henna Boulevard. A driveway access easement would connect the subject parcel to the undeveloped lot to the east of the site. A traffic impact analysis is not required for this site.

Water and Wastewater Service: Water service will connect to a 16" line along Louis Henna Boulevard and connect to an existing water line in the northwest corner of the tract. Wastewater will connect to an existing 15" line at the northeast corner of the project.

Drainage: Runoff will be captured in a shared detention pond at the rear of the site. There is a shared drainage and storm sewer easement for the pond indicated on the plat.

Additional Considerations: The proposed replat is to facilitate the creation of separate parcels for each of the two proposed senior housing facilities on the subject site.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove "to the City of Round Rock" from the joint access easement callout.



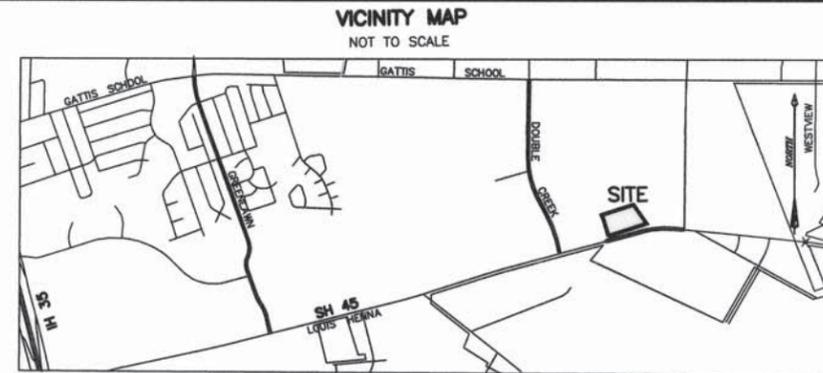
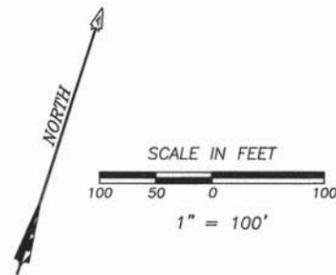
Double Creek Dr

Subject Tract  
6.36 ac

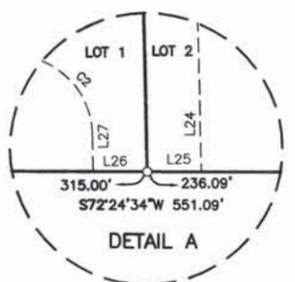
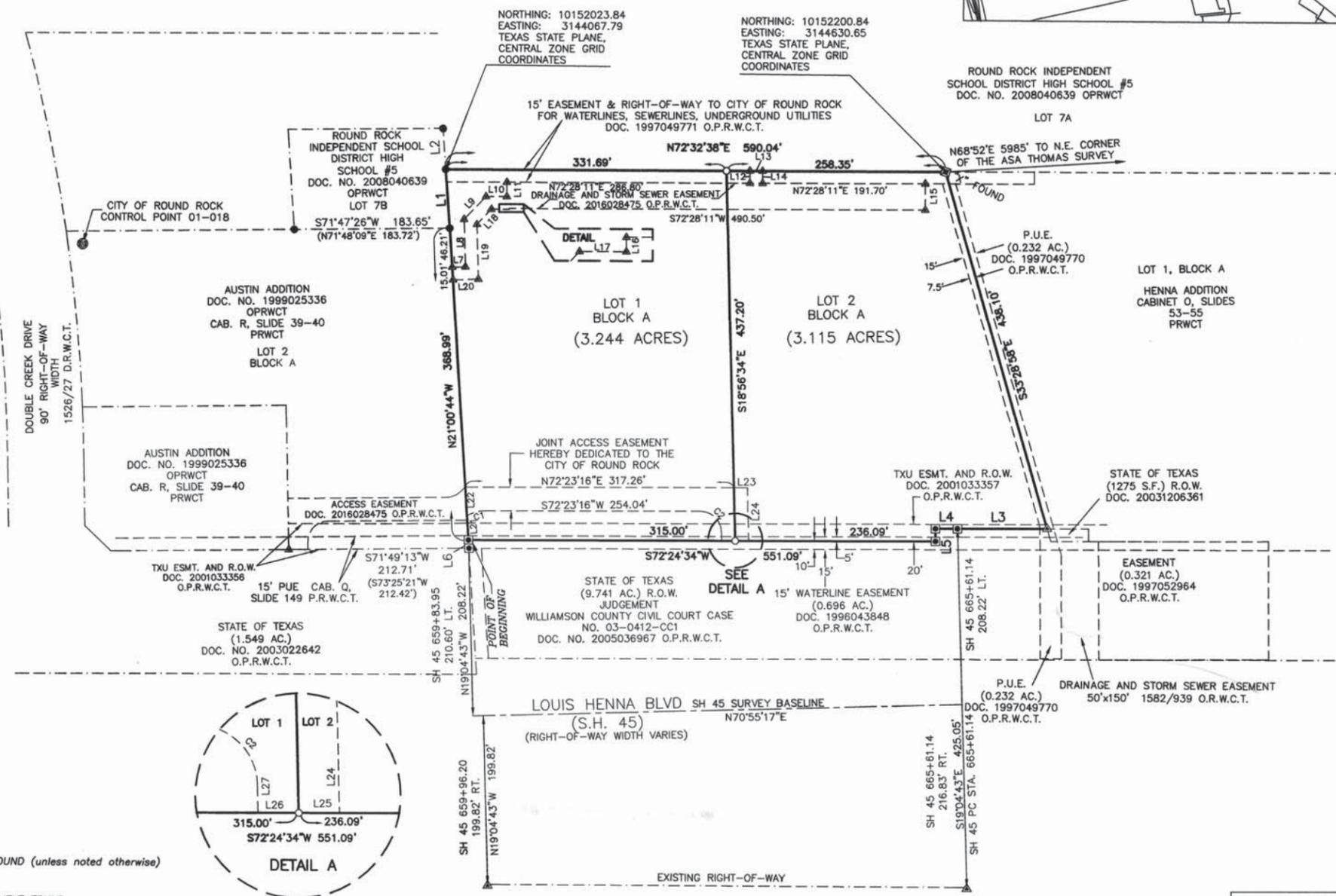
Metster Ln

Louis Henna Blvd





ASA THOMAS SURVEY  
ABSTRACT NO. 609



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S21°41'06"E (N20°41'18"W)	69.70' 69.76'
L2	S20°55'56"E	48.30'
L3	N72°20'39"E	106.09'
L4	N72°20'39"E	25.84'
L5	N17°40'36"W	14.96'
L6	S21°00'44"E (S21°00'12"E)	9.86' 9.86'
L7	N71°00'38"E	15.60'
L8	N18°59'22"W	56.14'
L9	N26°00'38"E	37.41'
L10	N72°28'11"E	24.62'
L11	N17°31'49"W	17.00'
L12	N17°31'51"W	14.54'
L13	N72°32'38"E	15.00'
L14	N17°31'51"W	14.52'
L15	S17°31'49"E	31.00'
L16	N17°31'46"W	1.00'
L17	N72°28'11"E	21.19'
L18	N26°00'38"E	24.76'
L19	S18°59'22"E	64.92'
L20	N71°00'38"E	30.07'
L21	N21°00'44"W	29.10'
L22	N21°00'44"W	33.50'
L23	N72°23'16"E	16.00'
L24	S18°56'34"E	62.63'
L25	S72°24'34"W	16.00'
L26	S72°24'34"W	16.00'
L27	N18°56'34"W	11.16'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.30'	49.00'	27°14'57"	S58°45'47"W	23.08'
C2	37.14'	24.00'	88°40'10"	S63°16'39"W	33.54'

- LEGEND**
- CONTROL POINT
  - 1/2" IRON REBAR FOUND (unless noted otherwise)
  - ▲ NAIL FOUND
  - TxDOT TYPE II MONUMENT FOUND
  - ▲ CALCULATED POINT
  - 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
 ( ) RECORD INFORMATION  
 --- SUBDIVISION BOUNDARY  
 --- ADJACENT PROPERTY  
 --- RIGHT-OF-WAY LINE  
 --- EASEMENT LINE  
 --- RIGHT-OF-WAY BASELINE

REPLAT CEDAR RIDGE ASSISTED LIVING, LLC

AREA: 6.359 ACRES  
 SURVEY: ASA THOMAS SURVEY ABSTRACT NO. 609  
 LINEAR FEET OF NEW STREETS: 0  
 LOTS: 2 (6.359 ACRES) (DEVELOPMENT)  
 ACREAGE BY LOT TYPE: 6.359 DEVELOPMENT  
 BLOCKS: 1  
 DATE SUBMITTED: JUNE 15, 2016  
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 20, 2016

OWNER: JOURNEYMAN AUSTIN HOLDINGS, INC.  
 7701 N. LAMAR BLVD., SUITE 100  
 AUSTIN, TEXAS 78762

SURVEYOR: LANDESIGN SERVICES, INC.  
 1220 McNEIL ROAD, SUITE 200  
 ROUND ROCK, TEXAS 78681  
 FIRM REGISTRATION NO. 10001800

ENGINEER: LONGARO & CLARKE  
 3839 BEE CAVE RD  
 SUITE 150  
 AUSTIN, TEXAS 78746  
 FIRM REGISTRATION NO. 544

**BENCHMARK:**  
 CITY OF ROUND ROCK CONTROL POINT 01-018  
 TEXAS STATE PLANE NAD82/HARN93 GRID COORDINATES:  
 NORTHING (FT) 10151814.54  
 EASTING (FT) 3143711.25  
 ELEV. 793.27 NAVD88

**LANDESIGN SERVICES, INC.**  
 512-288-7801  
 1220 McNEIL ROAD  
 SUITE 200  
 ROUND ROCK, TEXAS 78681  
 FIRM REGISTRATION NO. 10001800

**REPLAT CEDAR RIDGE ASSISTED LIVING, LLC**

PROJECT NAME: LOUIS HENNA  
 JOB NUMBER: 1941509  
 DATE: 06/30/16  
 SCALE: 1" = 100'  
 DRAWING FILE PATH: L:\L&C\Louis Henna\DWG  
 FIELDNOTE FILE PATH:  
 RPLS: JB TECH: JJA PARTYCHIEF: AG  
 CHECKED BY: DJH FIELDSBOOKS

DRAWING NAME:  
 PLAT 2.DWG

SHEET  
 1 of 2

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT JOURNEYMAN AUSTIN HOLDINGS, INC., AS THE OWNER OF THAT CERTAIN 6.359 ACRE LOT 1, BLOCK A, FINAL PLAT CEDAR RIDGE ASSISTED LIVING, LLC SUBDIVISION RECORDED IN DOCUMENT NO. 2015104656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS CONVEYED IN DOCUMENT NO. 2016022334 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY 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

REPLAT CEDAR RIDGE ASSISTED LIVING, LLC SUBDIVISION.

JOURNEYMAN AUSTIN HOLDINGS, INC.

BY: [Signature]  
SAM KUMAR, PRESIDENT  
JOURNEYMAN AUSTIN HOLDINGS, INC.  
A DELAWARE CORPORATION  
7701 N. LAMAR BLVD., SUITE 100  
AUSTIN, TEXAS 78752

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13<sup>th</sup> DAY OF July, 2016, BY SAM KUMAR, AS PRESIDENT OF JOURNEYMAN AUSTIN HOLDINGS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID JOURNEYMAN AUSTIN HOLDINGS, INC.

NOTARY PUBLIC, STATE OF TEXAS 4-30-2019  
PRINTED NAME David C. Gregoryk  
MY COMMISSION EXPIRES



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

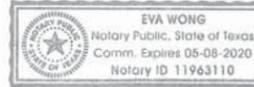
THAT TEXAS COMMUNITY BANK, THE LIEN HOLDER OF THAT CERTAIN 6.359 ACRE TRACT OF LAND BEING LOT 1, BLOCK A FINAL PLAT CEDAR RIDGE ASSISTED LIVING, LLC RECORDED IN DOCUMENT NUMBER 2015104656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 6.359 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

TEXAS COMMUNITY BANK BY: Cary Mansfield, TRUSTEE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5<sup>th</sup> DAY OF July, 2016, BY Cary Mansfield, as Trustee for Texas Community Bank, on behalf of said Texas Community Bank.

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME Eva Wong  
MY COMMISSION EXPIRES May 8, 2020



METES AND BOUNDS DESCRIPTION

BEING 6.359 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF ASA THOMAS SURVEY, ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A OF THE FINAL PLAT OF CEDAR RIDGE ASSISTED LIVING, LLC SUBDIVISION RECORDED IN DOCUMENT NO. 2015104656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 1, BLOCK A BEING ALL OF THE REMAINDER OF A CALLED 6.406 ACRE TRACT DESCRIBED IN DEED TO E.W. WHATLEY ENTERPRISES, LTD RECORDED IN DOCUMENT NO. 2013049473 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT TYPE II MONUMENT FOUND IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 45, THE SOUTHWEST CORNER OF SAID 6.406 ACRE TRACT, IN THE EAST LINE OF LOT 2, BLOCK A, AUSTIN ADDITION A SUBDIVISION OF RECORD IN DOCUMENT NO. 199925336 OF THE O.P.R.W.C.T., AND THE NORTHWEST CORNER OF A CALLED 9.741 ACRE TRACT IN JUDGMENT TO THE STATE OF TEXAS IN WILLIAMSON COUNTY CIVIL CASE NO. 03-0412-CC1 RECORDED IN DOCUMENT NO. 2005036967 OF THE O.P.R.W.C.T., FROM WHICH A TXDOT TYPE II MONUMENT FOUND IN THE WEST LINE OF SAID 9.741 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 2 BEARS SOUTH 21°00'44" EAST (RECORD: SOUTH 21°00'12" EAST, 9.86') A DISTANCE OF 9.86 FEET;

THENCE NORTH 21°00'44" WEST (RECORD: NORTH 21°05'37" WEST, 368.68') WITH THE WEST LINE OF SAID 6.406 ACRE TRACT AND THE EAST LINE OF SAID LOT 2 A DISTANCE OF 368.99 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 7B, ROUND ROCK INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL #5 A SUBDIVISION OF RECORD IN DOCUMENT NO. 2008040639 OF THE O.P.R.W.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNERS OF SAID LOT 7B BEARS SOUTH 71°47'26" WEST (RECORD: SOUTH 74°48'09" WEST, 183.72') A DISTANCE OF 183.65 FEET;

THENCE NORTH 21°41'06" WEST (RECORD: NORTH 20°41'18" WEST, 69.76') CONTINUING WITH THE WEST LINE OF SAID 6.406 ACRE TRACT AND THE EAST LINE OF SAID LOT 7B A DISTANCE OF 69.70 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 6.406 ACRE TRACT AND IN THE SOUTH LINE OF LOT 7A, ROUND ROCK INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL #5, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7B BEARS NORTH 20°55'56" WEST A DISTANCE OF 48.30 FEET;

THENCE NORTH 72°32'38" EAST (RECORD: NORTH 74°13'44" EAST, 589.90') WITH THE NORTH LINE OF SAID 6.406 ACRE TRACT AND THE SOUTH LINE OF LOT 7A A DISTANCE OF 590.04 FEET TO A CHISELED "X" FOUND FOR THE NORTHEAST CORNER OF SAID 6.406 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK A, HENNA ADDITION A SUBDIVISION OF RECORD IN CABINET O, SLIDE 53-55 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE SOUTH 33°28'58" EAST WITH THE EAST LINE OF SAID 6.406 ACRE TRACT AND THE WEST LINE OF SAID LOT 1 A DISTANCE OF 438.10 FEET TO A CALCULATED POINT IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF SH 45 AT THE NORTHWEST CORNER OF A CALLED 1275 SQUARE FOOT TRACT CONVEYED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NO. 20031206361 OF THE O.P.R.W.C.T. AND IN THE NORTH LINE OF SAID 9.741 ACRE TRACT;

THENCE CROSSING THROUGH SAID 6.406 ACRE TRACT AND WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SH 45 TRACT THREE (3) COURSES:

- 1. SOUTH 72°20'39" WEST (RECORD: SOUTH 72°24'12" WEST, 106.09') A DISTANCE OF 106.09 FEET TO A TXDOT TYPE II MONUMENT FOUND;
- 2. SOUTH 72°20'39" WEST (RECORD: SOUTH 72°24'12" WEST, 25.84') A DISTANCE OF 25.84 FEET TO A TXDOT TYPE II MONUMENT FOUND;
- 3. SOUTH 17°40'36" EAST (RECORD: SOUTH 17°35'38" EAST, 15.00') A DISTANCE OF 14.96 FEET TO A TXDOT TYPE II MONUMENT FOUND IN THE SOUTH LINE OF THE 6.406 ACRES;

THENCE SOUTH 72°24'34" WEST (RECORD: SOUTH 72°24'12" WEST, 551.17') WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 45, THE SOUTH LINE OF SAID 6.406 ACRE TRACT AND THE NORTH LINE OF SAID 9.741 ACRE TRACT A DISTANCE OF 551.09 FEET TO THE POINT OF BEGINNING.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, DAVID R. HARTMAN, 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.

[Signature] 6/30/16  
DATE  
DAVID R. HARTMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5264  
LANDESIGN SERVICES, INC.  
1220 McNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800  
(512) 238-7901



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, ALEX G. CLARKE, P.E., 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.

[Signature] 7/5/2016  
DATE  
ALEX G. CLARKE, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. \_\_\_\_\_  
ENGINEERING BY:  
LONGARO AND CLARKE  
3839 BEE CAVE ROAD, #150  
AUSTIN, TEXAS 78746  
TBPE REG. NO. F-544  
512-306-0228 (TEL)  
512-306-0338 (FAX)



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., 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016 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

GENERAL NOTES:

- 1) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 2) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
- 3) NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 4) NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 5) 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.
- 6) A FIFTEEN FOOT (15') P.U.E. AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING SH 45.

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 SHOW 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 FROM 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 GRANTEE 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 PURPOSES 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 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.



REPLAT CEDAR RIDGE ASSISTED LIVING, LLC

PROJECT NAME: LOUIS HENNA	SCALE: 1" = 100'
JOB NUMBER: 1941509	DATE: 06/30/16
DRAWING FILE PATH: L:\L&C\Louis Henna\DWGS	FIELDNOTE FILE PATH:
RPLS: JB	TECH: JJA
CHECKED BY: DMI	PARTYCHIEF: AG
DRAWING NAME PLAT 2.DWG	
SHEET 2 of 2	