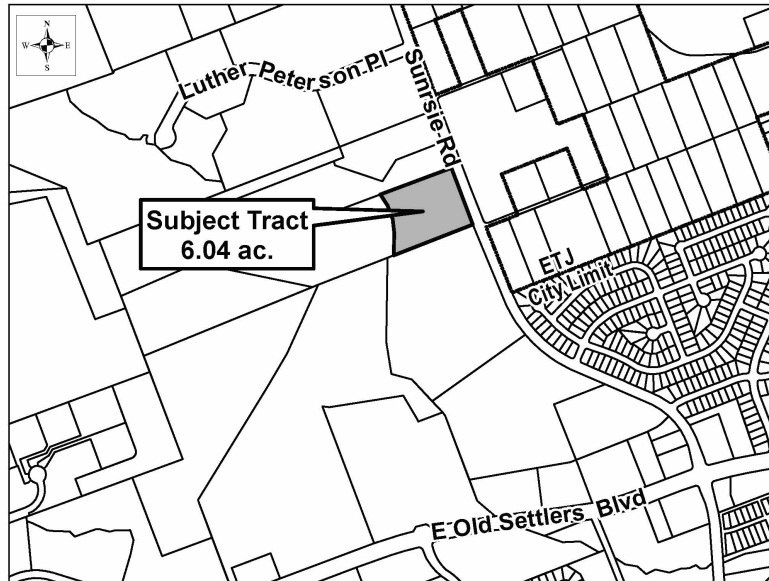


**Sunrise Luxury Living**  
**Final Plat      FP23-000009**



**CASE PLANNER:** Caitlyn Reeves

**REQUEST:** Request is to Final 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
<b>TOTALS:</b>	<b>1.00</b>	<b>6.04</b>

**Owner:**

The Global Fundamentals, Inc.  
Munir Khan, P.E.  
4219 Pebblestone Trl  
Round Rock, TX 78665

**Developer:**

The Global Fundamentals, Inc.  
Munir Khan, P.E.  
4219 Pebblestone Trl  
Round Rock, TX 78665

**Applicant:**

MHR ENGINEERING, LLC  
HARUN RASHID  
16845 BLANCO RD  
SUITE 106  
SAN ANTONIO, TX 78232

**Sunrise Luxury Living  
FINAL PLAT FP23-000009**

**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). An updated Preliminary Plat was approved by the Planning and Zoning Commission on October 18, 2023. The Planning and Zoning Commission previously approved a Final Plat for this site on September 16, 2020, but the plat has since expired requiring the plat to be reconsidered by the Commission.

**DATE OF REVIEW:** December 6, 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.

Compliance with the Preliminary Plat: As shown, this Final Plat is compliant with the Preliminary Plat for the Sunrise Luxury Living (PP23-000005).

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. Prior to recordation, remove 2' contours (this is shown on preliminary plat, not final).
2. Prior to recordation, correct document title to "Final Plat..." not "Preliminary Plat..."
3. Prior to recordation, remove callouts for Access #1 and Access #2.
4. Prior to recordation, remove PUE/Sidewalk easement callout.
5. Prior to recordation, remove easement dedication language on Sheet 2 and relocate standard notes and signature blocks to Sheet 2.
6. Prior to recordation, update vicinity map to remove lot boundary for unshaded portion that is no longer part of this tract.
7. Prior to recordation, provide plat note stating: "This plat conforms to the Preliminary Plat approved by the Planning and Zoning Commission on October 18, 2023."
8. Prior to recordation, revise note 7 to state, "For developments containing greater than 29 residential dwelling units, a second point of access meeting all criteria of the most recently adopted fire code, as amended, shall be required."
9. Prior to recordation, revise City of Round Rock tracking number to FP23-000009.
10. Prior to recordation, revise Planning and Zoning Commission date to December 6, 2023.





Luther Peterson Pl

Sunsie Rd

**Subject Tract**  
**6.04 ac.**

ETJ  
City Limit

E Old Settlers Blvd



DATE \_\_\_\_\_

11-21-23

www.mhreng.com

**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 KENNETH K. SCHROEDER AND RECORDED IN DOCUMENT NO. 2000016872,  
OFFICIAL PUBLIC RECORDS OF SAID COUNTY.**

THE STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

THE GLOBAL FUNDAMENTALS INC., A  
TEXAS CORPORATION AS THE OWNER OF THE  
THAT CERTAIN 6.048 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  
THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY,  
RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE  
SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF  
WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE  
PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT  
TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A  
PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND  
GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE  
PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH  
CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY  
PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES  
CONTEMPLATED HEREIN, PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE  
REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;  
(B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS  
AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO  
SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;  
(C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S  
PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE  
OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO  
GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY  
PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC  
HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING  
RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED  
EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE,  
BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S  
INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT  
NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE,  
BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE,  
REPLACE OR RESTORE GRANTOR'S PROPERTY TO 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 DOUMENT 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 ROAD FOR  
A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY;

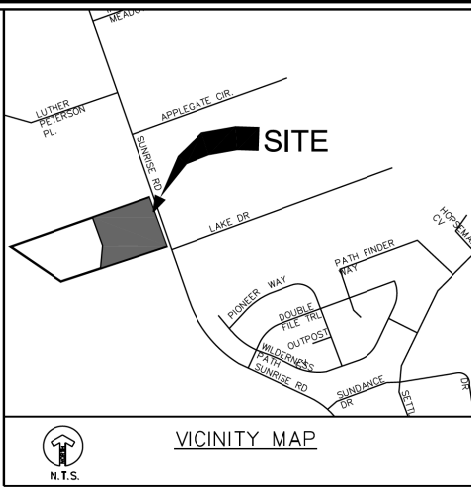
THENCE: NORTH 69°29'25" EAST A DISTANCE OF 570.45 FEET TO A SET IRON RCD FOR  
A CORNER; SAID CORNER BEING THE NORTHEAST CORNER OF THE WEST  
RIGHT-OF-WAY LINE OF SUNRISE ROAD;

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 HEREEY 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 RIG-ITS 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 UTILITES 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.mhreng.com