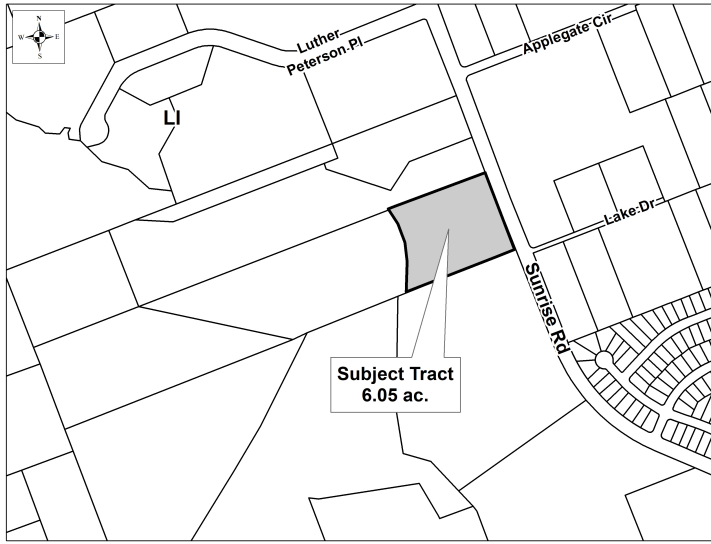


**Sunrise Luxury Living
FINAL PLAT FP2008-003**



CASE PLANNER: CAITLYN REEVES

REQUEST: Final Plat approval for one development lot.

ZONING AT TIME OF APPLICATION: TH- Townhouse

DESCRIPTION: 6.05 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant and undeveloped.

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential and Open space

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: Public Safety Training Center, zoned PF-2 (Public Facilities Medium Intensity)

PROPOSED LAND USE: TH- Townhouses

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	6.05
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	6.05

<p>Owner: Munir Khan, PE 4219 Pebblestone Trl. Round Rock, TX 78665</p>	<p>Agent: MHR Engineering Harun Rashid, PE, RPLS 16845 San Antonio, TX 78232</p>
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**Sunrise Luxury Living
FINAL PLAT FP2008-003**

HISTORY: The City Council approved the rezoning of this tract on December 5, 2018, from C-1 (General Commercial) to TH (Townhouse). The Planning and Zoning Commission approved the original Preliminary Plat for this 17.89 acre tract on March 4, 2020, for one development lot and one special purpose lot.

DATE OF REVIEW: September 16, 2020

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates this tract for open space and residential uses. 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. To provide visual relief to the buildings, a minimum of 5 special design features must be selected from the predetermined list.

Compliance with the Concept Plan/Preliminary Plat: As shown, this Final Plat is in compliance with the - approved Revised Preliminary Plat (PP2008-001).

Traffic, Access, and Roads: The subject tract will take access from Sunrise Road; final driveway locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary due to the proposed use not meeting the required trip generation threshold.

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

Drainage: A flood study (FLOOD1906-0002) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID). The property is encumbered by a blanket easement under Document #19652932. The property is located within the Edwards Aquifer Recharge Zone and a portion is within the FEMA 100-year floodplain. The applicant has indicated that storm water runoff will be detained onsite.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Relocate the Williamson County Clerk signature block to the lower right-hand corner of the page per County recordation standards.
2. Prior to plat recordation, provide documentation of easement release for the UBCWCID blanket easement.
3. Depict UBCWID easement limits with callout, with bearing and distances per finalized agreement with UBCWCID. Provide space for recordation I.e. "Rec# _____". Easement recordation required prior to plat recordation.
4. Prior to plat recordation, offsite utility improvements shall have approved permit, be constructed and accepted or have permit issued with acceptable fiscal posted.



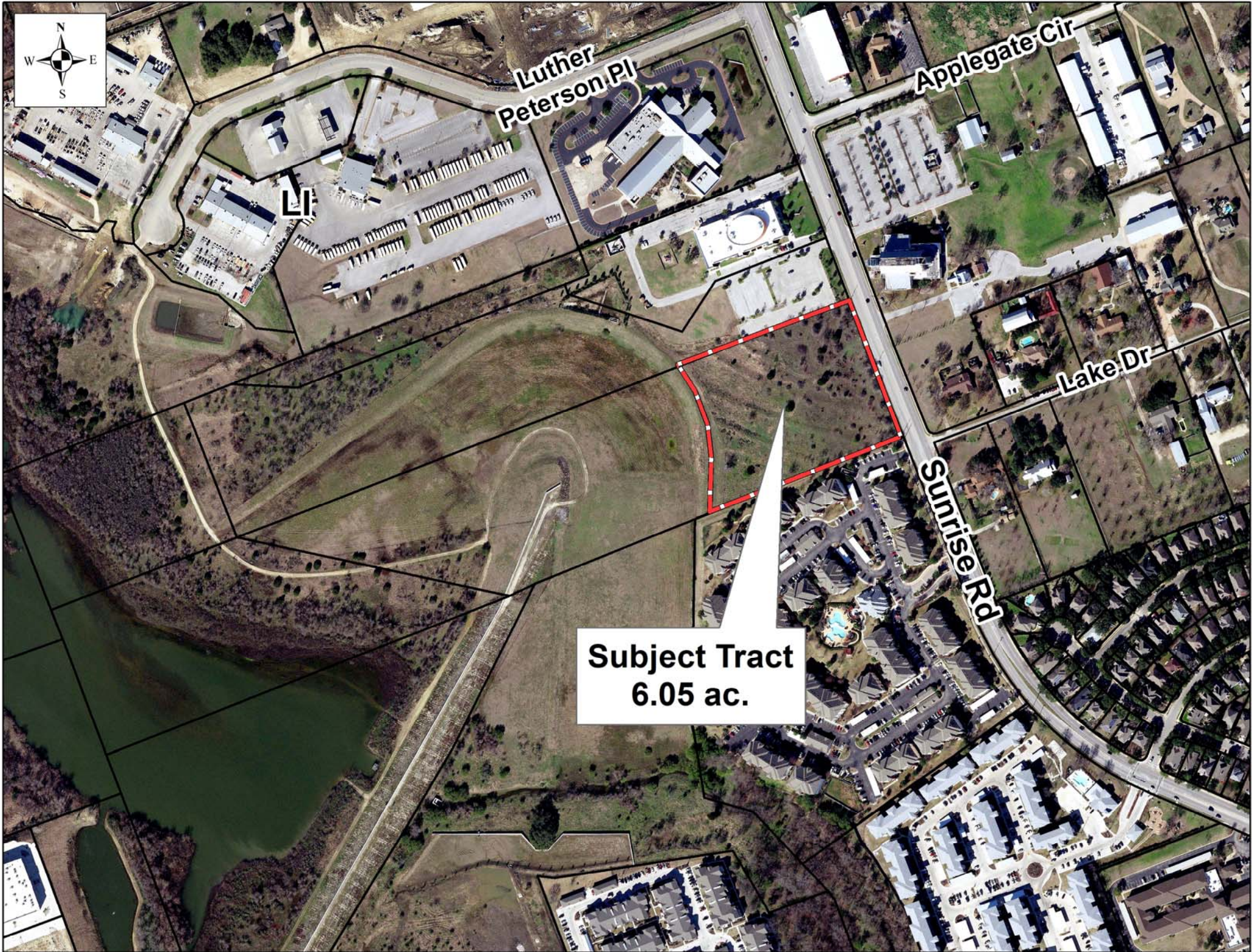
Luther
Peterson Pl

Applegate Cir

Lake Dr

Sunrise Rd

**Subject Tract
6.05 ac.**



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

ACREAGE: 17.89 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: August 18, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW: September 16, 2020

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
DISCRPTION: 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:

- PART OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE TWO FEET MINIMUM ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD EVENT ELEVATION.
- PART OF THIS TRACT IS ENCLOSED BY 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 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.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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.
- WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU-1 AND MU-2 ZONING DISTRICT, 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.
- A PORTION OF THIS TRACT IS ENCLOSED 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.
- THIS FINAL PLAT CONFORMS TO PRELIMINARY PLAT PP2008-001

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 _____ 09-01-20

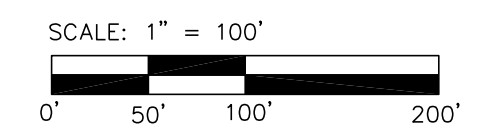
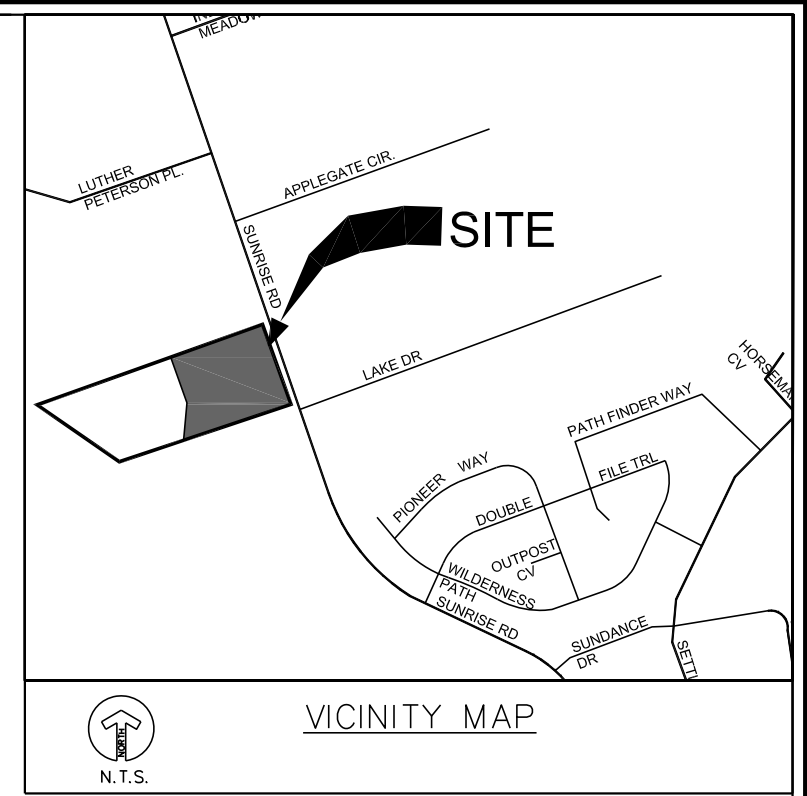
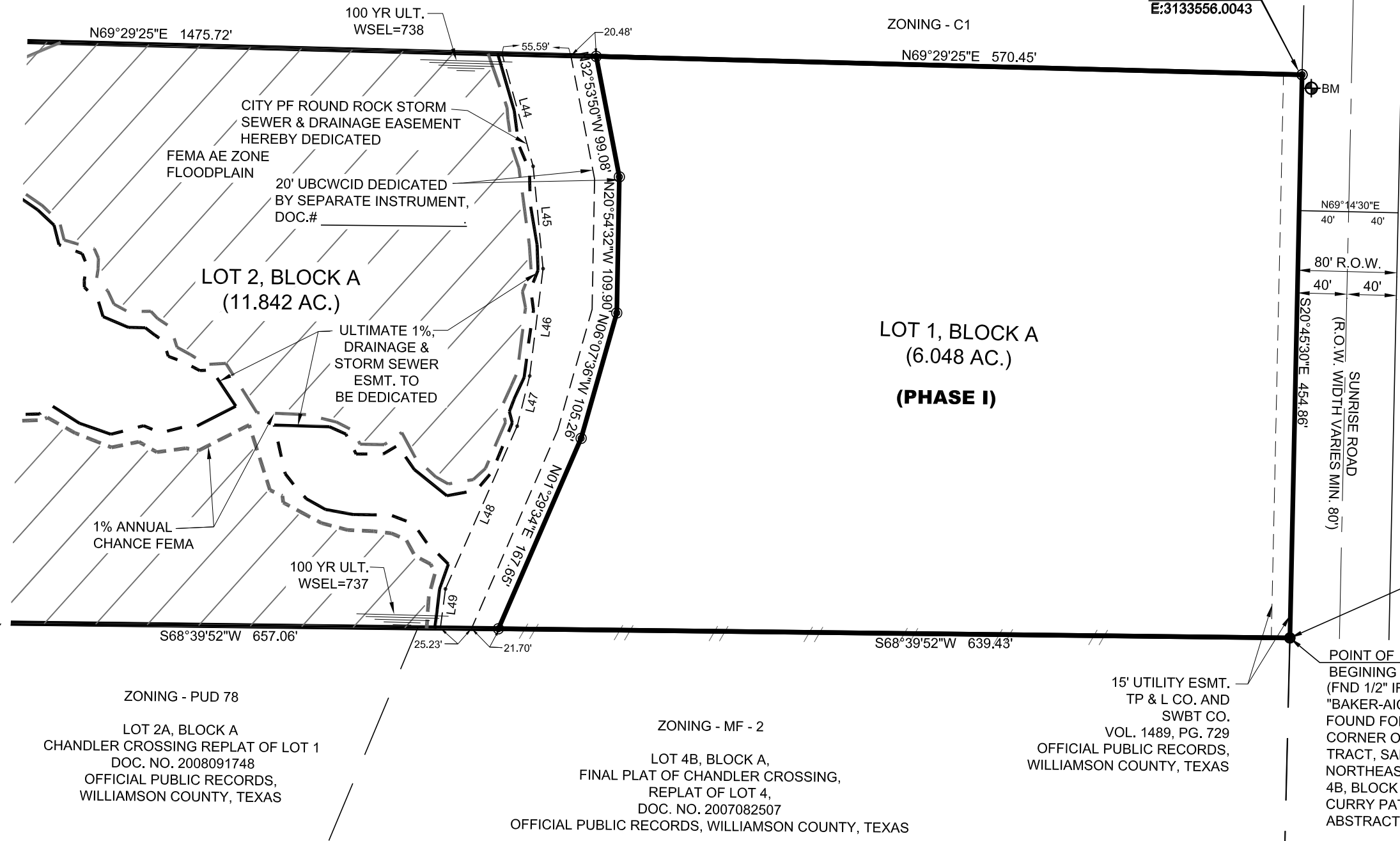
STATE OF TEXAS)
COUNTY OF WILLIAMSON)

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 _____ 09-01-20

LINE	LENGTH	BEARING
L44	94.17'	S37°28'05"E
L45	83.02'	S27°32'48"E
L46	87.31'	S14°52'52"E
L47	41.80'	S07°58'00"E
L48	143.63'	S01°46'44"W
L49	31.86'	S14°30'51"E

LOT DISCRPTION		
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
- 753 Existing Contours
- BOUNDARY
- EASEMENT
- ADJACENT LOT LINE
- 1% ANNUAL CHANCE FEMA
- ULTIMATE 1% ANNUAL CHANCE
- ULTIMATE 4% ANNUAL CHANCE
- BM BENCHMARK DISCRPTION: CHISELED "X" ON SIDEWALK ELEV. 760.46 - NAVD 88 (GEOID99)
- FEMA AE FLOODPLAIN
- 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
- UBCWCID Upper Brushy Creek Water Control And Improvement District

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

SHT 1 OF 2

FINAL PLAT FOR SUNRISE LUXURY LIVING

ESTABLISHING LOT 1, PHASE I 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.

FP2008-003

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

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 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 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.

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.

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

DESCRIPTION OF 17.89 ACRE TRACT OF LAND

BEING 17.89 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 17.89 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

POINT OF BEGINNING: AT A FOUND 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 4B, BLOCK A, FINAL PLAT OF CHANDLER CROSSING, REPLAT OF LOT 4, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2007082507 OF THE DEED AND PLAT RECORDS OF SAID COUNTY, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 68°39'52" WEST, A DISTANCE OF 1,296.49 FEET TO A FOUND IRON ROD FOR A CORNER; SAID CORNER BEING THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE: NORTH 78°18'12" WEST, A DISTANCE OF 888.49 FEET TO A FOUND IRON ROD FOR A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY;

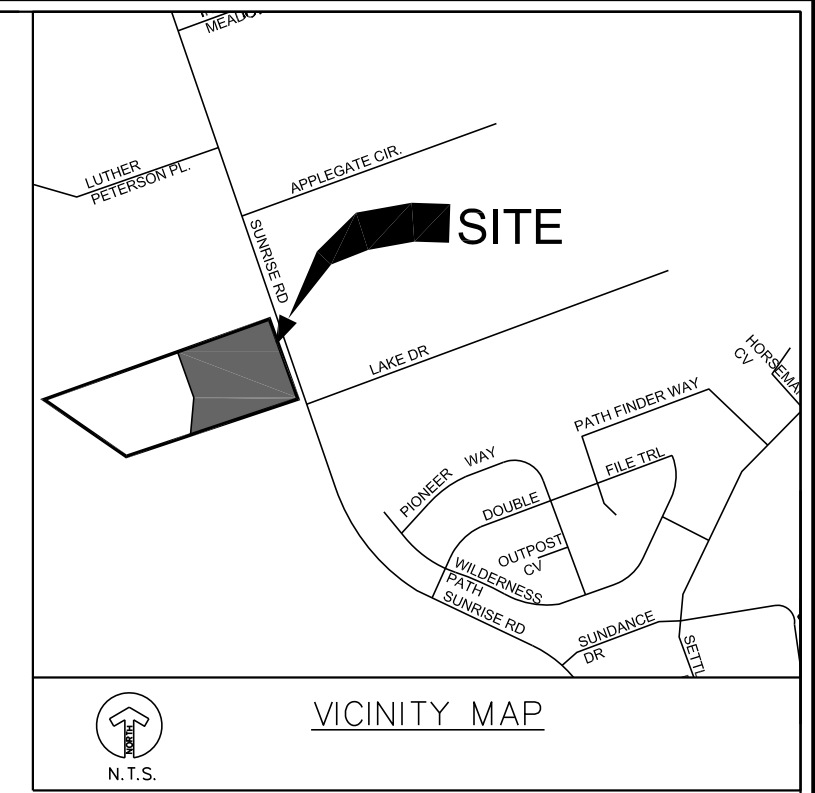
THENCE: NORTH 69°29'25" EAST, A DISTANCE OF 1,475.72 FEET TO A FOUND IRON ROD FOR A CORNER; SAID CORNER BEING THE NORTHWEST CORNER OF SAID PROPERTY ON THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD;

THENCE: SOUTH 20°45'30" EAST AND A DISTANCE OF 454.86 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE ROAD TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 17.89 ACRE TRACT OF LAND, MORE OR LESS.

FINAL PLAT FOR
SUNRISE LUXURY LIVING

ESTABLISHING LOT 1, PHASE I 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.

FP2008-003



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.

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.mhreg.com