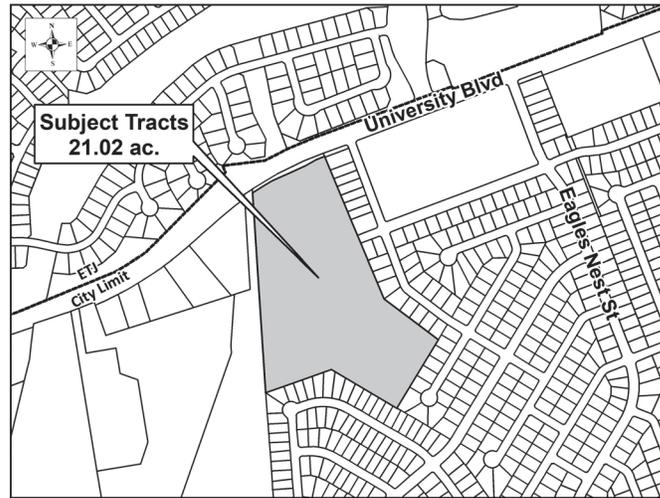


**Replat of Integrated Senior Living Lots 1A and 1B, Blk A  
FINAL PLAT FP2109-001**



**CASE PLANNER:** Matthew Johnson

**REQUEST:** Final Plat approval

**ZONING AT TIME OF APPLICATION:** MF-1 (Multifamily Low Density) / SR (Senior District)

**DESCRIPTION:** 21.02 acres out of the N.B Anderson Survey, A-29  
Abel L. Eaves Survey, A-215

**CURRENT USE OF PROPERTY:** Single-family

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

- North: Residential
- South: Residential
- East: Residential
- West: Multifamily/ Commercial

**PROPOSED LAND USE:** Senior Housing

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	2	21.02
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>21.02</b>

**Owner:**  
IREG Univ Land Holdings, LLC  
Paul Milosevich  
3110 W Southlake Blvd Ste 120  
Southlake, TX 76092

**Agent:**  
Paul Milosevich  
Integrated Real Estate Group  
3110 W Southlake Blvd  
Ste 120  
Southlake, TX 76092

**Replat of Integrated Senior Living Lots 1A and 1B, Blk A  
FINAL PLAT FP2109-001**

**HISTORY:** The Planning and Zoning Commission approved the Final Plat of “Integrated Senior Living” on July 15, 2020 for one development lot. This Replat request will create two separate development lots to assist with financing the project; however, as indicated by the applicant, the proposed development will not change from its original plans.

**DATE OF REVIEW:** October 6, 2021

**LOCATION:** Generally located south of University Blvd and west of Eagles Nest St.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The Future Land Use Map designates the site as residential. The property contains 21.02 acres of land; 10.42 acres designated for the MF-1 (multifamily – low density) and 10.6 acres designated for the SR (senior) district. These districts will continue to support a single development over both development lots.

Traffic, Access, and Roads: The subject tract will have one driveway along University Boulevard. The final driveway location will be determined with the Site Development Permit. A gate restricted to emergency access is proposed to provide secondary access to Satellite View. A Traffic Impact Analysis was not required. The applicant has dedicated right-of-way with the previous final plat and is adding a deceleration lane along University Boulevard. Roadway impacts fees will be applied during building permit application.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Water will be obtained by connecting to an existing 16” and 12” waterline, and wastewater will be obtained by connecting to an existing 8” wastewater line.

Drainage: A flood study was not required for this replat.

Additional Considerations: During the rezoning of the property, discussions involved the secondary access point (Satellite View) and concerns were raised regarding unrestricted public access. The applicant reassured the public that access would be restricted to emergency use only, and a gate with a knock box would be provided. A site development permit (SDP2007-0003) is currently processing for this development and reflects the improvements above. The proposed improvements within the SDP will not be affected by the approval of this replat.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. List the City of Round Rock as the beneficiary for all applicable easements.
2. Provide standard easement notes required for dedication by plat.
3. Amend note #12 to provide the necessary language to preserve the access easement in perpetuity.

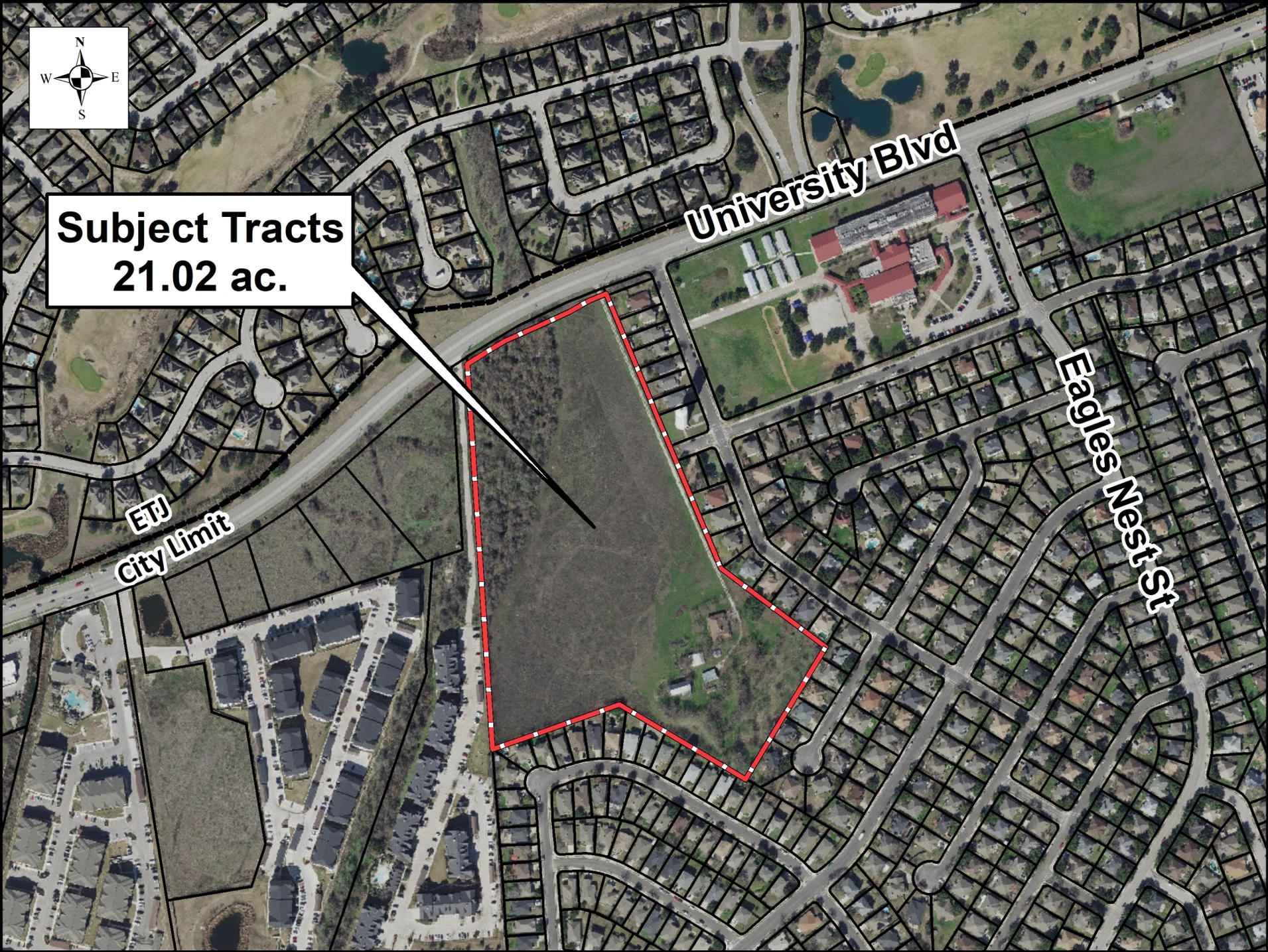


**Subject Tracts**  
**21.02 ac.**

**University Blvd**

**ETJ**  
**City Limit**

**Eagles Nest St**



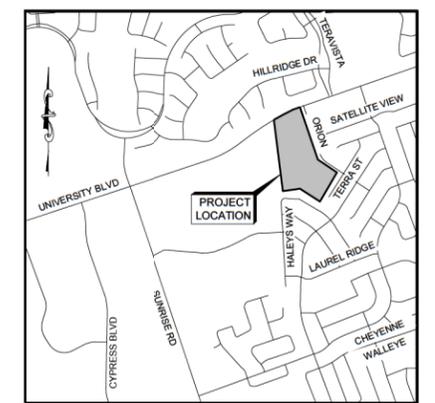
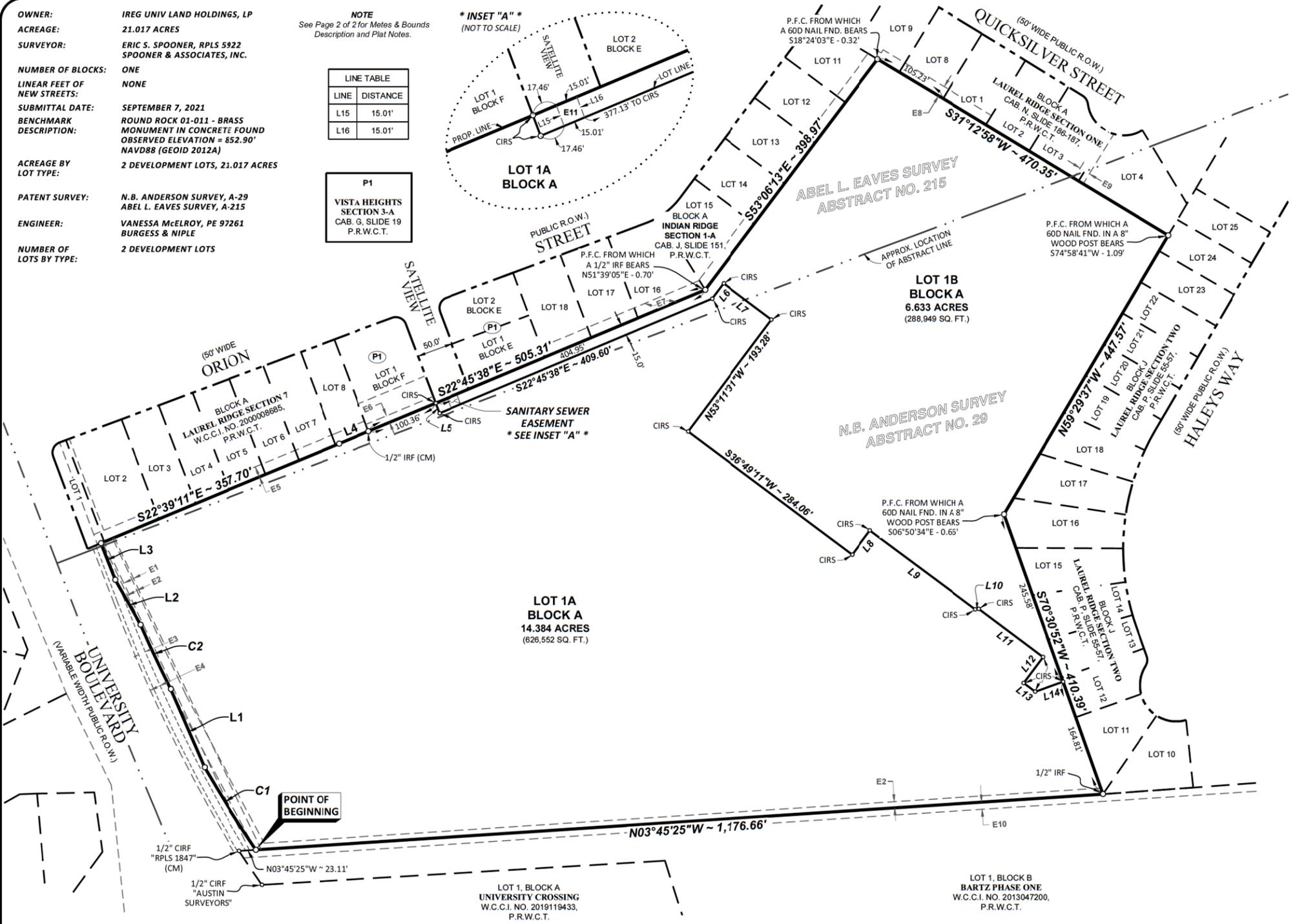
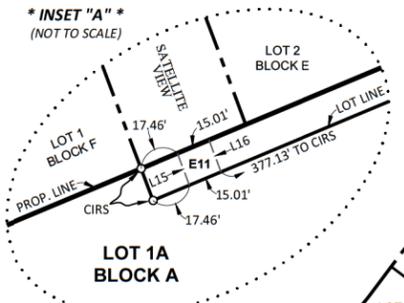
**OWNER:** IREG UNIV LAND HOLDINGS, LP  
**ACREAGE:** 21.017 ACRES  
**SURVEYOR:** ERIC S. SPOONER, RPLS 5922  
 SPOONER & ASSOCIATES, INC.  
**NUMBER OF BLOCKS:** ONE  
**LINEAR FEET OF NEW STREETS:** NONE  
**SUBMITTAL DATE:** SEPTEMBER 7, 2021  
**BENCHMARK DESCRIPTION:** ROUND ROCK 01-011 - BRASS MONUMENT IN CONCRETE FOUND OBSERVED ELEVATION = 852.90' NAVD88 (GEOID 2012A)  
**ACREAGE BY LOT TYPE:** 2 DEVELOPMENT LOTS, 21.017 ACRES  
**PATENT SURVEY:** N.B. ANDERSON SURVEY, A-29 ABEL L. EAVES SURVEY, A-215  
**ENGINEER:** VANESSA McELROY, PE 97261 BURGESS & NIPLE  
**NUMBER OF LOTS BY TYPE:** 2 DEVELOPMENT LOTS

**NOTE**  
 See Page 2 of 2 for Metes & Bounds Description and Plat Notes.

**\* INSET "A" \***  
 (NOT TO SCALE)

LINE TABLE	
LINE	DISTANCE
L15	15.01'
L16	15.01'

**P1**  
 VISTA HEIGHTS SECTION 3-A CAB. G. SLIDE 19 P.R.W.C.T.



**\* VICINITY MAP \***  
 (NOT TO SCALE)

0 50' 100'  
 GRAPHIC SCALE IN FEET  
 1" = 100'

LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N86°34'42"E	117.84'	L6	S53°05'12"E	26.61'	L11	S36°51'46"W	110.93'
L2	N60°30'06"E	71.48'	L7	S36°53'47"W	83.50'	L12	N53°11'13"W	44.78'
L3	N68°36'28"E	54.09'	L8	S53°10'15"E	41.88'	L13	S36°48'29"W	20.00'
L4	S22°38'06"E	44.50'	L9	S36°51'13"W	182.22'	L14	S19°29'08"E	41.15'
L5	S69°29'36"W	15.01'	L10	S07°55'41"E	5.00'			

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	1,935.00'	134.60'	N57°58'36"E	134.57'
C2	1,925.00'	98.38'	N64°55'10"E	98.37'

EXISTING EASEMENT TABLE							
<b>E1</b> EX. 15' EASEMENT TO SOUTHWESTERN BELL TELEPHONE VOL. 1338, PG. 513, D.R.W.C.T.	<b>E3</b> EX. 10' EASEMENT TO ENSEARCH CORPORATION VOL. 1314 PG. 151	<b>E5</b> EX. 15' PUBLIC UTILITY ESMT. W.C.C.I. NO. 2000008685, P.R.W.C.T.	<b>E7</b> EX. 15' PUBLIC UTILITY ESMT. CAB. J. SLIDE 151, P.R.W.C.T.	<b>E9</b> EX. 15' PUBLIC UTILITY EASEMENT CAB. N. SLIDE 186-187, P.R.W.C.T.	<b>E11</b> 15' SANITARY SEWER EASEMENT (BY THIS PLAT)	<b>E2</b> REMAINDER OF EX. 15' ESMT. & R.O.W. TO TEXAS POWER & LIGHT CO. VOL. 1369, PG. 106, D.R.W.C.T.	<b>E4</b> EX. 15' EASEMENT TO THE CITY OF ROUND ROCK VOL. 1293, PG. 175, D.R.W.C.T.
<b>E6</b> EX. 10' PUBLIC UTILITY ESMT. CAB. G. SLIDE 19, P.R.W.C.T.	<b>E8</b> EX. 15' PUBLIC UTILITY ESMT. CAB. J. SLIDE 151, P.R.W.C.T.	<b>E10</b> EX. 10' PUBLIC UTILITY EASEMENT W.C.C.I. NO. 2013047200, P.R.W.C.T.					

- \* LEGEND \***
- O 5/8 IRON ROD WITH CAP STAMPED "SPOONER 5922" FOUND (UNLESS OTHERWISE NOTED)
  - CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
  - IRF IRON ROD FOUND
  - P.F.C. POINT FOR CORNER
  - (CM) CONTROLLING MONUMENT
  - VOL. VOLUME
  - PG. PAGE
  - W.C.C.I. NO. WILLIAMSON COUNTY CLERK'S INSTRUMENT NUMBER
  - D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
  - P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
  - ESMT. EASEMENT
  - PROP. PROPERTY
  - R.O.W. RIGHT-OF-WAY
  - UTIL. UTILITY
  - ABSTRACT LINE
  - - - ADJOINING LOT LINE
  - - - CONTOUR LINE (MAJOR)
  - - - CONTOUR LINE (MINOR)
  - - - EASEMENT LINE
  - ..... R.O.W. LINE (OLD)
  - ..... R.O.W. LINE (EXISTING)
  - ..... R.O.W. DEDICATION
  - ..... SUBJECT PROPERTY LINE

**ENGINEER:**  
**BURGESS & NIPLE**  
 12750 MERIT DRIVE, SUITE 425  
 DALLAS, TEXAS 75251  
 PH: (972) 620-1255 x6015  
 TBPE FIRM NO. F-10834  
 ATTN: VANESSA McELROY, P.E.



**REPLAT OF  
 INTEGRATED  
 SENIOR LIVING  
 LOTS 1A and 1B, BLOCK A**

BEING A REPLAT OF A 21.017 ACRE TRACT OF LAND LOCATED IN THE N.B. ANDERSON SURVEY, ABSTRACT NO. 29, AND THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 21.017 ACRE TRACT BEING ALL OF LOT 1, BLOCK A, INTEGRATED SENIOR LIVING, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN WILLIAMSON COUNTY CLERK'S INSTRUMENT NO. 2020155:52, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 21.017 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO IREG UNIV LAND HOLDINGS, LP, BY DEED THEREOF FILED FOR RECORD IN WILLIAMSON COUNTY CLERK'S INSTRUMENT NO. 2021098378, O.P.R.W.C.T.

**\*METES AND BOUNDS DESCRIPTION \***

BEING a 21.017 acre tract of land located in the N.B. Anderson Survey, Abstract No. 29, and the Abel L. Eaves Survey, Abstract No. 215, City of Round Rock, Williamson County, Texas, said 21.017 acre tract being all of **LOT 1, BLOCK A, INTEGRATED SENIOR LIVING**, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2020155152, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), said 21.017 acre tract also being all of that certain tract of land conveyed to **IREG UNIV LAND HOLDINGS, LP**, by deed thereof filed for record in Williamson County Clerk's Instrument No. 2021098378, O.P.R.W.C.T., said 21.017 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the northwest lot corner of said Lot 1, Block A, same being the southwest lot corner of Lot 2, Block A of the said plat of Integrated Senior Living, said beginning point being on the east lot line of Lot 1, Block B, Bartz Phase One, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2013047200, O.P.R.W.C.T., from which a 1/2 inch iron rod with a cap stamped "RPLS 1847" found at the most westerly northwest lot corner of said Lot 2, Block A, same being the northeast lot corner of said Lot 1, Block B, bears North 03°45'25" West, 23.11 feet, said beginning point also being at the beginning of a curve to the right having a radius of 1,935.00 feet;

**THENCE** along the common lot line of said Lots 1 and 2, Block A, the following courses and distances:

With said curve to the right, an arc length of 134.60 feet, and across a chord which bears North 57°58'36" East, a chord length of 134.57 feet to an iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as an iron rod found);

North 66°34'42" East to an iron rod found at the beginning of a non-tangent curve to the right having a radius of 1925.00 feet;

With said curve to the right, an arc length of 98.38 feet, and across a chord which bears North 64°55'10" East, a chord length of 98.37 feet to an iron rod found;

North 60°30'06" East, 71.48 feet to an iron rod found;

North 68°36'28" East, 54.09 feet to an iron rod found at the northeast lot corner of said Lot 1, Block A, same being the most easterly southeast lot corner of said Lot 2, Block A, said iron rod found being on the west block line of Block A, Laurel Ridge Section 7, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2000008685, O.P.R.W.C.T.;

**THENCE** South 22°39'11" East, along the east lot line of said Lot 1, Block A, and along the said west block line of Block A, a distance of 357.70 feet to an iron rod found;

**THENCE** South 22°38'06" East, continuing along the said east lot line and the said block line, a distance of 44.50 feet to a 1/2 inch iron rod found at the southwest block corner of said Block A, Laurel Ridge Section 7, same being the northwest lot corner of Lot 1, Block F, Vista Heights Section 3-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Slide 19, Plat Records, Williamson County, Texas (P.R.W.C.T.);

**THENCE** South 22°45'38" East, continuing along the said east lot line, in part along the west block line of said Block F, in part along the west block line of Block E, of said Vista Heights Section 3-A, and in part along a west block line of Block A, Indian Ridge Section 1-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet J, Slide 151, P.R.W.C.T., a distance of 505.31 feet to point for corner in an angle point in the said east lot line and the said west block line of Block A, Indian Ridge Section 1-A, from which a 1/2 inch iron rod found bears North 51°39'05" East, a distance of 0.70 feet;

**THENCE** South 53°06'13" East, continuing along the said east lot line and the said west block line of Block A, Indian Ridge Section 1-A, a distance of 398.97 feet to a point for corner at the most easterly lot corner of said Lot 1, Block A, same being an interior ell block corner of said Block A, Indian Ridge Section 1-A, from which a 60D nail in a 10 inch wood post found bears South 18°24'03" East, a distance of 0.32 feet;

**THENCE** South 31°12'58" West, along a southeast lot line of said Lot 1, Block A, and along a northwest block line of said Block A, Indian Ridge Section 1-A, at a distance of 105.23 feet passing a northwest block corner of said Block A, Indian Ridge Section 1-A, same being the northeast block corner of Block A, Laurel Ridge Section One, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet N, Slide 186-187, P.R.W.C.T., and continuing along the northwest block line of said Block A, Laurel Ridge Section One, in all a total distance of 470.35 feet to a point for corner at the most southerly lot corner of said Lot 1, Block A, same being a northwest block corner of said Block A, Laurel Ridge Section One, same being on a northeast block line of Block J, Laurel Ridge Section Two, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet P, Slide 55-57, P.R.W.C.T., from which a 60D nail found in a 8 inch wood post bears South 74°58'41" West, a distance of 1.09 feet;

**THENCE** along a southwest and south lot line of said Lot 1, Block A, and along a northeast and north block line of said Block J the following courses and distances:

North 59°29'37" West, a distance of 447.57 feet to a point for corner from which a 1/2 inch iron rod bears South 06°50'34" East, a distance of 0.66 feet;

South 70°30'52" West, a distance of 410.39 feet to a 1/2 inch iron rod found at a northwest block corner of said Block J, said iron rod found also being on the said east lot line of Lot 1, Block B, Bartz Phase One;

**THENCE** North 03°45'25" West, along the west lot line of said Lot 1, Block A, and along the said east lot line of Lot 1, Block B, a distance of 1,176.66 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains a computed area of **21.017 acres (915,501 square feet)** of land, more or less.

**CITY of Round Rock Certification & Signature Block**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorize 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.

\_\_\_\_\_  
Jennifer Henderson, Chairman  
City of Round Rock Planning & Zoning Commission

**STATE OF TEXAS §  
COUNTY OF WILLIAMSON §**

That we, IREG UNIV LAND HOLDINGS, LP, a Texas limited partnership, as the owner of that certain 21.017 acre tract of land recorded in Document No. 2021098378 of the Official Public 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:

LOT 1A and 1B, BLOCK A, INTEGRATED SENIOR LIVING

IREG UNIV LAND HOLDINGS, LP, a Texas limited partnership  
By: IREG Univ Land Holdings GP, LLC, a Texas limited liability company, its General Partner

By: \_\_\_\_\_  
Name: Richard E. Simmons  
Title: Manager

**STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Richard E. Simmons, as Manager of IREG Univ Land Holdings GP, LLC, a Texas limited liability company, on behalf of said IREG UNIV LAND HOLDINGS, LP, a Texas limited partnership.

Notary Public, State of Texas

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**STATE OF TEXAS §  
COUNTY OF WILLIAMSON §**

That Richard Simmons, the Lien Holder of that certain 21.017 acre tract of land recorded in Document No. 2021098378 of the Official Public Records of Williamson County, Texas does hereby consent to the subdivision of that certain 21.017 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and does further hereby, 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.

Richard E. Simmons  
Name of Lien Holder

By: \_\_\_\_\_  
Richard E. Simmons

**STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Richard E. Simmons.

Notary Public, State of Texas

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**STATE OF TEXAS §  
COUNTY OF TARRANT §**

That I, Eric S. Spooner, 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 of Ordinances, City of Round Rock, 2018 Edition as amended.

\_\_\_\_\_  
Eric S. Spooner, RPLS Date 9/21/21  
Texas Registration No. 5922



**STATE OF TEXAS §  
COUNTY OF DALLAS §**

That I, Vanessa McElroy, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design Construction Standards adopted by the City of Round Rock, Texas.

\_\_\_\_\_  
Vanessa McElroy, PE Date 9/21/21  
Texas Registration No. 97261



**\*PLAT NOTES\***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 10,179,191.31 and E: 3,134,505.89 using a combined scale factor of 1.0001261744. All areas shown hereon are calculated based on surface measurements.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were calculated by applying vertical shifts derived from Geoid Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, 2011 adjustment.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48491C0485E; map revised September 26, 2008, for Williamson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This Replat was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First American Title Guaranty Company, G.F. and Commitment No. 190074570, having an effective date of June 08, 2021 and issued June 23, 2021; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record not listed in said Commitment was performed by Spooner & Associates, Inc.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- No portion of this tract is encroached by the ultimate 1% annual floodplain.
- No portion of this tract is encroached 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 48491C0485E, dated September 26, 2008, 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.
- With the exception of properties located within the MU-1 and MJ-2 zoning districts, a ten-foot (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots shown hereon
- An Access Easement necessary for users of Lot 1B to use certain driveways, accessways and/or fire lanes located on Lot 1A for purposes of access to and from the public right-of-way University Blvd., will be documented and governed by the terms of a Declaration of Covenants (with an accompanying Property Owners Association) and/or other express grants of easements that will be entered into by and between the respective Lot 1A and Lot 1B owners (or the POA, as applicable).

**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., 2021, at \_\_\_\_\_ O'clock \_\_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021, 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

ENGINEER:

**BURGESS & NIPLE**

12750 MERIT DRIVE, SUITE 425  
DALLAS, TEXAS 75251  
PH: (972) 620-1255 x6015  
TBPE FIRM NO. F-10834  
ATTN: VANESSA MCELROY, P.E.

SURVEYOR:



**REPLAT OF  
INTEGRATED  
SENIOR LIVING  
LOTS 1A and 1B, BLOCK A**

BEING A REPLAT OF A 21.017 ACRE TRACT OF LAND LOCATED IN THE N.B. ANDERSON SURVEY, ABSTRACT NO. 29, AND THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 21.017 ACRE TRACT BEING ALL OF LOT 1, BLOCK A, INTEGRATED SENIOR LIVING, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN WILLIAMSON COUNTY CLERK'S INSTRUMENT NO. 2020155152, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 21.017 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO IREG UNIV LAND HOLDINGS, LP, BY DEED THEREOF FILED FOR RECORD IN WILLIAMSON COUNTY CLERK'S INSTRUMENT NO. 2021098378, O.P.R.W.C.T.