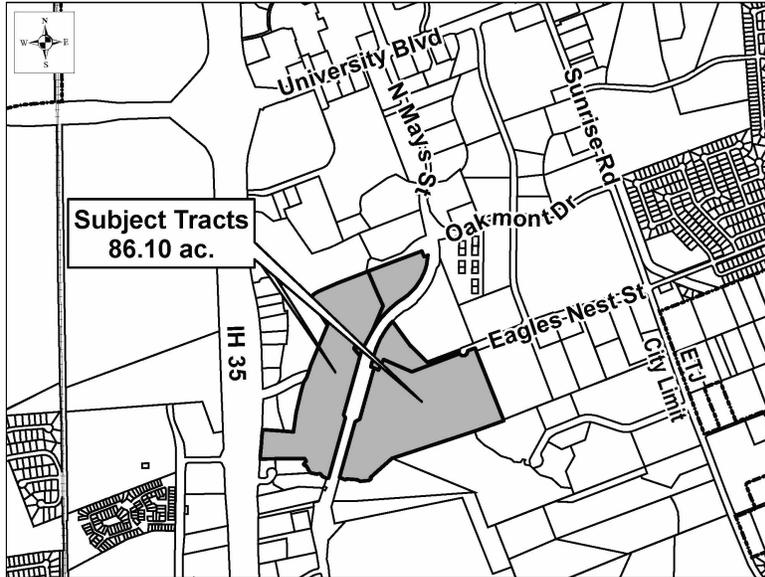


**Cypress Addition Replat
Replat RP23-000005**



CASE PLANNER: Caitlyn Reeves

REQUEST: The request is to replat two (2) lots into six (6) development lots, two (2) open space lots, and three (3) right-of-way lots.

ZONING AT THE TIME OF APPLICATION: Light Industrial

DESCRIPTION: 86.10 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF THE PROPERTY: Vacant and Undeveloped

COMPREHENSIVE PLAN LAND DESIGNATION: Employment Center and Open Space

ADJACENT LAND USE:

- North:
- South: LI (Light Industrial) - Vacant and Undeveloped
- East: LI (Light Industrial) - Manufacturing
- West: C-1a (General Commercial Limited) - Drainage

PROPOSED LAND USE: Light Industrial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0.00	0.00
Residential - Multi Unit:	0.00	0.00
Office:	0.00	0.00
Commercial:	0.00	0.00
Industrial:	6.00	55.50
Open/Common Space:	2.00	26.30
ROW:	3.00	4.30
Parkland:	0.00	0.00
Other:	0.00	0.00
TOTALS:	11.00	86.10

Owner:
3724 ACQUISITIONS LLC
3724 JEFFERSON ST #STE
210 AUSTIN TX 78731

Developer:
MFB Real Estate
Jay Legg
3724 Jefferson Suite 210
Austin, TX 78731

Applicant:
Kimley-Horn and Associates
Brian Parker
10814 Jollyville Rd
Campus IV, Suite 200
Austin, TX 78759

**Cypress Addition Replat
Replat RP23-000005**

HISTORY: The Planning and Zoning Commission approved the original Final Plat of Cypress Addition on October 9, 1996.

DATE OF REVIEW: December 6, 2023

LOCATION: Generally located south of Oakmont Dr and east and west of N Mays St.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive Plan designates the subject tract as Open Space and Employment Center. The property is zoned LI (Light Industrial) and allows for research and development, warehouse, and light manufacturing and assembly uses.

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 provided from N Mays Street and the future extension of Eagles Nest Drive. Final driveway locations will be determined at Site Development Permit.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service will be provided via a connection to a proposed 12" water main located within the N Mays St right of way. Additionally, water service will be provided via a proposed 12' water line within future Eagles Nest Dr right of way. Wastewater Service will be provided via proposed wastewater connection to an existing 36" wastewater line.

Drainage: A flood study (FLD23-00000) update was submitted to the City on November 10, 2023, and is currently in review. The study will be required to be approved prior to plat recordation. 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, depict CORR Ultimate 1% and 4% floodplain based on an accepted flood study. Depict storm sewer and drainage easement that encompasses Ultimate 4% floodplain, with callout that lists City of Round Rock as the beneficiary. Easement shall be defined by linework that is defined in a line table. Provide standard easement dedication language on plat required when dedicating easement by plat (see attached Word doc). Provide CORR Ultimate 1% floodplain WSELs as outlined in plat packet checklist item 33.
2. Prior to recordation, provide benchmark description & elevation with vertical datum and GEOID in info block, Sheet 1.
3. Prior to recordation, remove "residential" as a row in General Information block.
4. Prior to recordation, revise general information block to show "total acreage of open space lots" and "total acreage of development lots".
5. Prior to recordation, revise sheet 1 to specify in callout that Detail A that is located on Sheet 3.
6. Prior to recordation, provide ROW corner clips dedicated at Eagles Nest/N. Mays intersection, for future signalization.

**Cypress Addition Replat
Replat RP23-000005**

7. Prior to recordation, remove note #6. The note does not apply, as this is a replat, not a standard final plat in conjunction with a preliminary plat.
8. Prior to recordation, revise Note #12. As provided the current plat document requires modification. The applicant included both directive and the required note per the plat packet. WSELs shall be depicted and labeled on the plat document as directed (see repeat comment condition above). The plat note itself should read, "All slab elevations shall be a minimum of two (2) feet above the ultimate 1% annual change floodplain."
9. Prior to recordation, omit "With the exception of properties located within the MU-1 and MU-2 zoning districts" portion of Note #15 as this is a direction rather than a part of the note itself.
10. Prior to recordation, delete Note #3 and replace with Note #14.
11. Prior to recordation, delete Note #2 and replace with Note #13.
12. Prior to recordation, eliminate note #4 or Note #11 they are duplicates.
13. Prior to recordation, remove note #7 is not applicable to this plat based on lot layout and zoning.
14. Prior to recordation, remove note #5.
15. Prior to recordation, revise ROW lot configuration to show separate lots for Eagles Nest Dr East and West of N Mays Street.
16. Prior to recordation, remove note #8, parkland dedication required as part of plat recordation.
17. Prior to recordation, revise Planning and Zoning Commission chair to remove extraterritorial jurisdiction. Site is located within City of Round Rock.
18. Prior to recordation, revise dates of submittal and Planning and Zoning Commission.



Subject Tracts
86.10 ac.

University Blvd

N Main St

Sunrise Rd

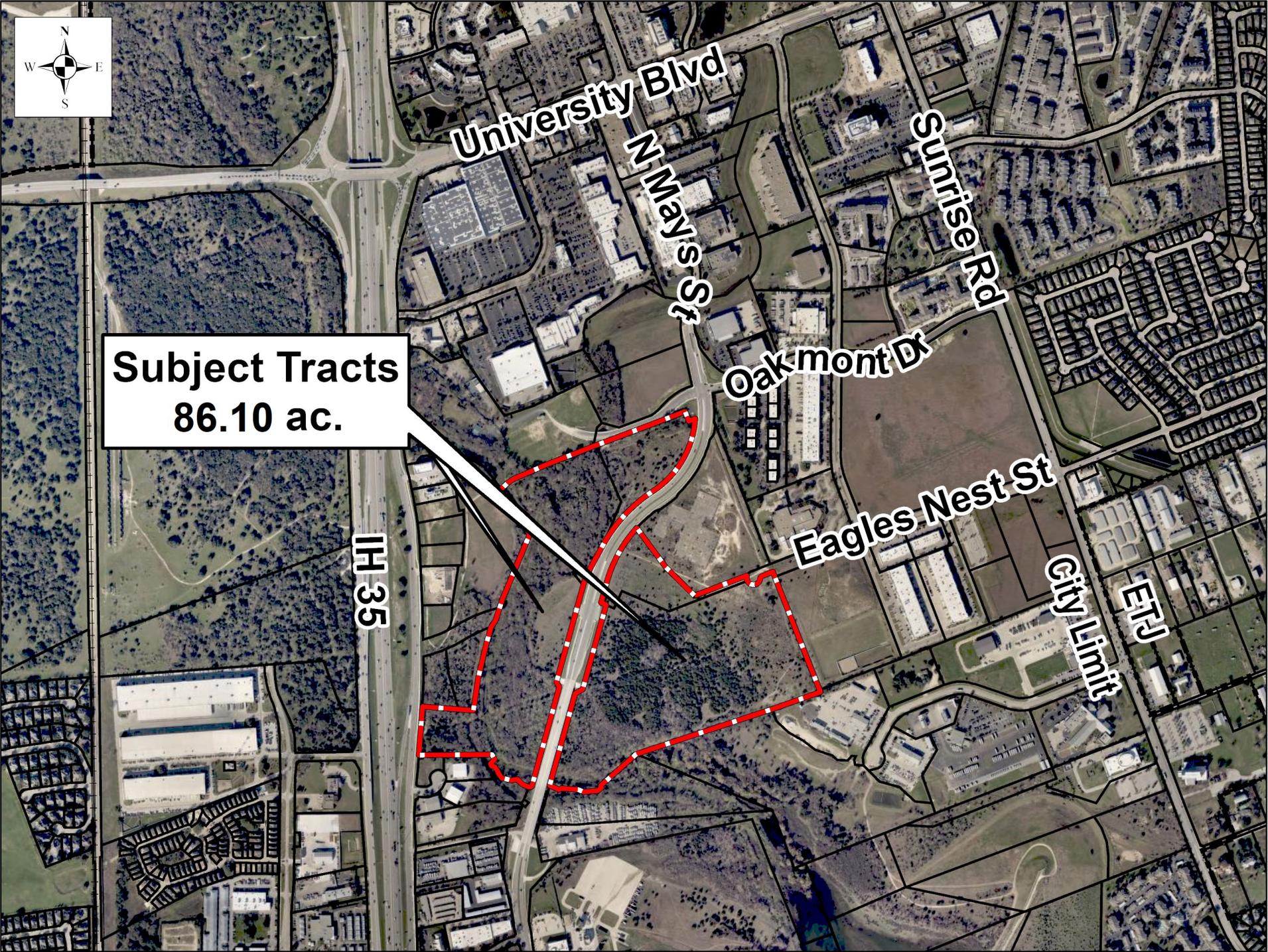
Oakmont Dr

Eagles Nest St

IH 35

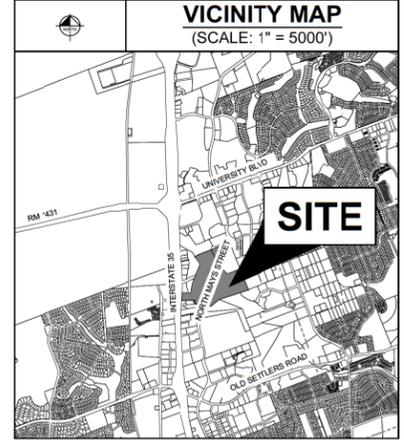
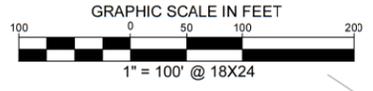
City Limit

ERJ

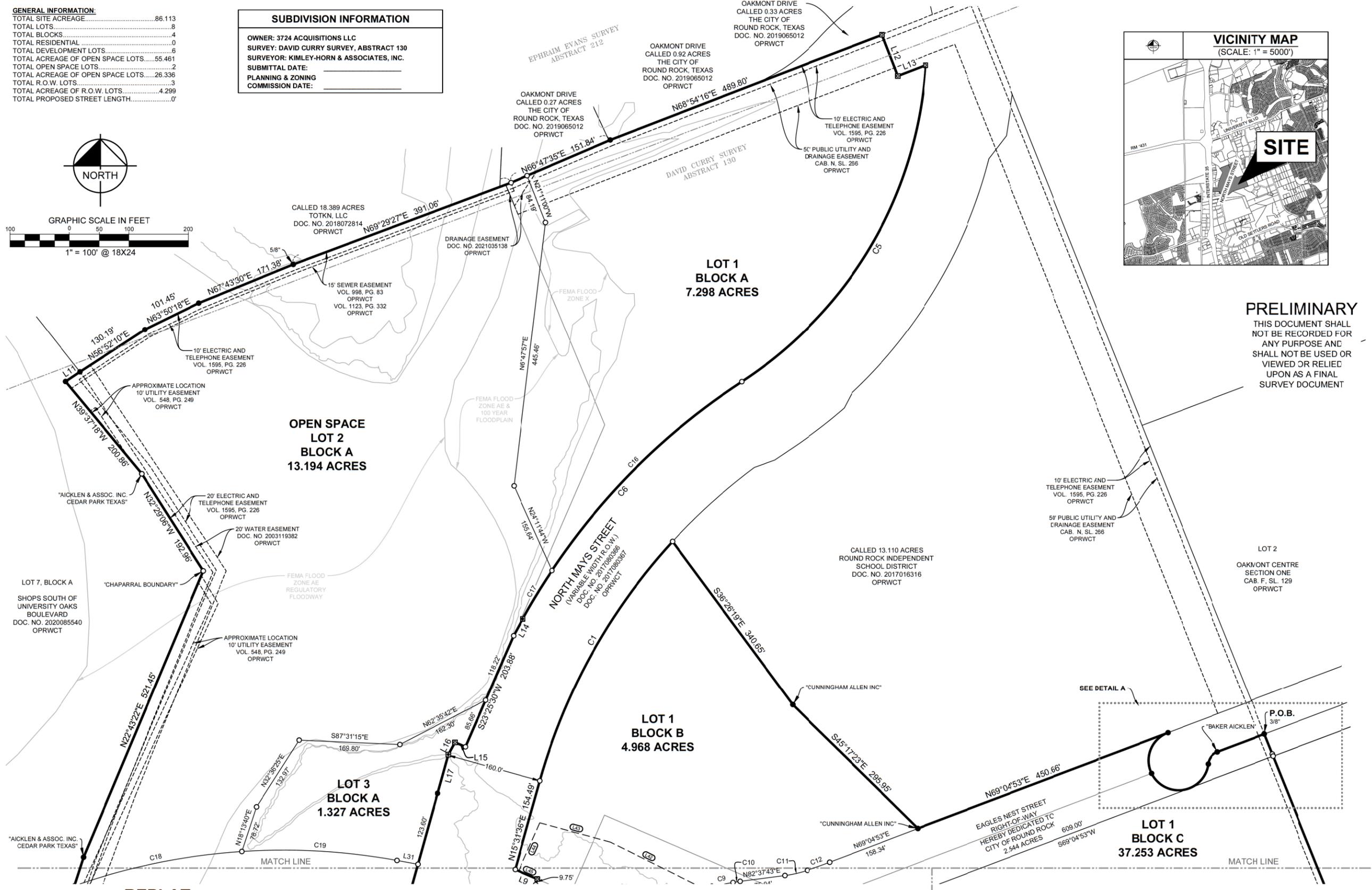


GENERAL INFORMATION:
 TOTAL SITE ACREAGE.....86.113
 TOTAL LOTS.....8
 TOTAL BLOCKS.....4
 TOTAL RESIDENTIAL.....0
 TOTAL DEVELOPMENT LOTS.....6
 TOTAL ACREAGE OF OPEN SPACE LOTS.....55.461
 TOTAL OPEN SPACE LOTS.....2
 TOTAL ACREAGE OF OPEN SPACE LOTS.....26.336
 TOTAL R.O.W. LOTS.....3
 TOTAL ACREAGE OF R.O.W. LOTS.....4.299
 TOTAL PROPOSED STREET LENGTH.....0'

SUBDIVISION INFORMATION
 OWNER: 3724 ACQUISITIONS LLC
 SURVEY: DAVID CURRY SURVEY, ABSTRACT 130
 SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
 SUBMITTAL DATE: _____
 PLANNING & ZONING: _____
 COMMISSION DATE: _____



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**REPLAT
 CYPRESS ADDITION
 SUBDIVISION**

BEING 44.980 ACRES & 44.133 ACRES OUT OF THE
 EPHRAIM EVANS SURVEY, ABSTRACT 212
 DAVID CURRY SURVEY, ABSTRACT 130
 WILLIAMSON COUNTY, TEXAS

LINETYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EXISTING EASEMENT LINE
	EASEMENT LINE
	MATCH LINE
	APPROXIMATE SURVEY LINE

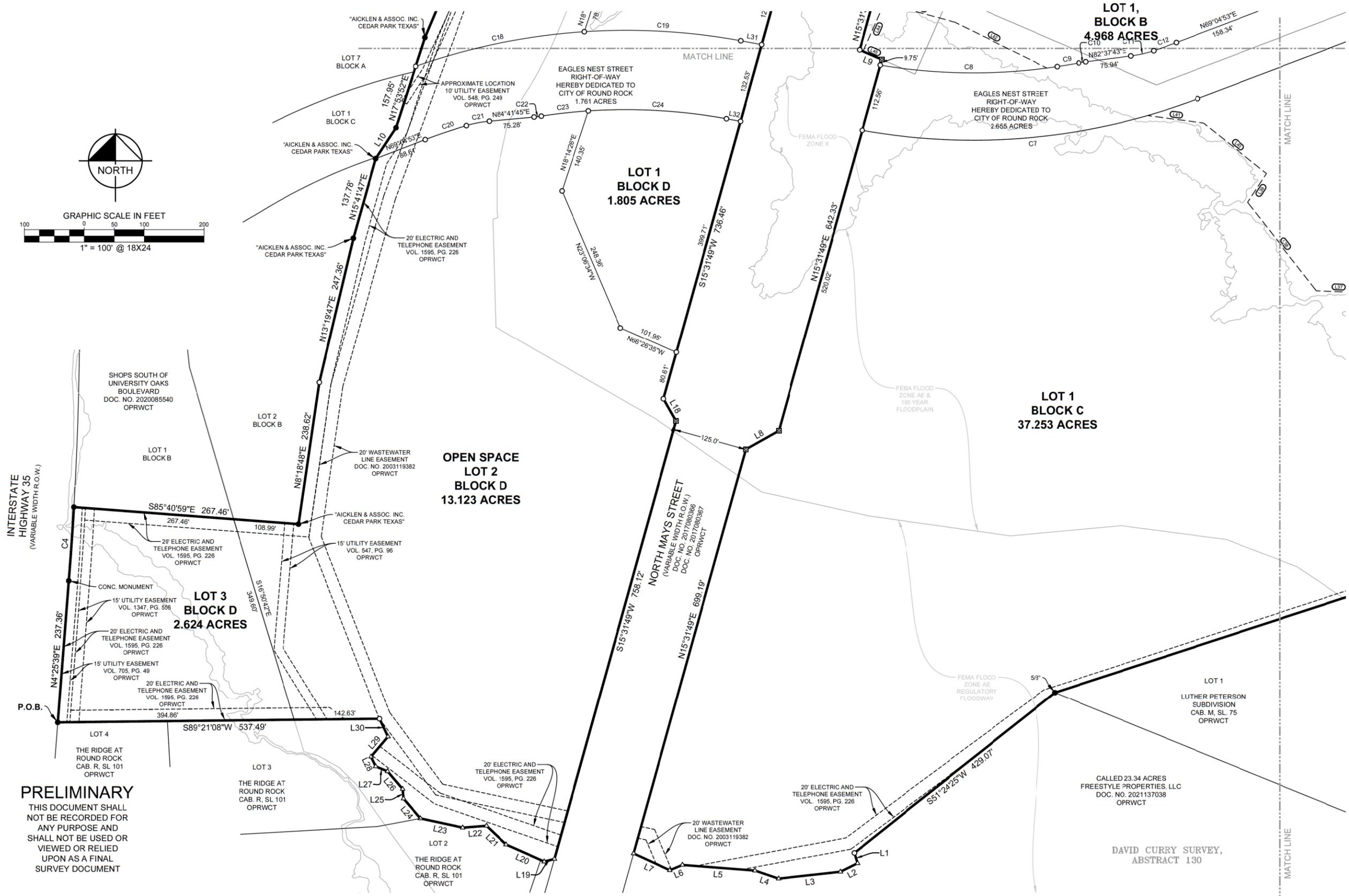
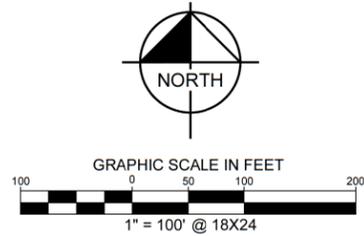
LEGEND	
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND (CAP NOTED)
	= ALUMINUM DISC "5050 ROW" FOUND
	= ALUMINUM DISC FOUND
	= CALCULATED POINT
OPRWCT	= OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
PRWCT	= PLAT RECORDS WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	11/21/2023	069404100	1 OF 4

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 CYPRESS ADDITION #86 ACRES - BOUNDARY RETRACEMENT SURVEY DWG PLAT V-PLAT-069404100.DWG PLOTTED BY PAZITNEY, ROB 11/21/2023 1:43 PM LAST SAVED 11/21/2023 11:58 AM
 DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECT\069404100 - CYPRESS ADDITION #86 ACRES - BOUNDARY RETRACEMENT SURVEY DWG PLAT V-PLAT-069404100.DWG PLOTTED BY PAZITNEY, ROB 11/21/2023 1:43 PM LAST SAVED 11/21/2023 11:58 AM



SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD
DOC. NO. 2020085540
OPRWCT

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH R.O.W.)

**LOT 3
BLOCK D
2.624 ACRES**

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**REPLAT
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EPHRAIM EVANS SURVEY, ABSTRACT 212
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WILLIAMSON COUNTY, TEXAS

LINETYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EXISTING EASEMENT LINE
	EASEMENT LINE
	MATCH LINE
	APPROXIMATE SURVEY LINE

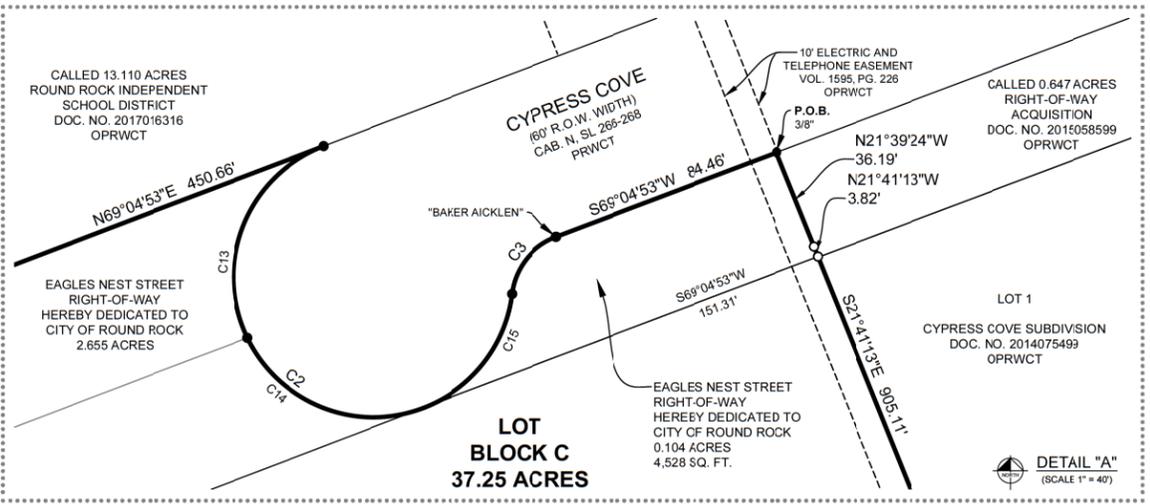
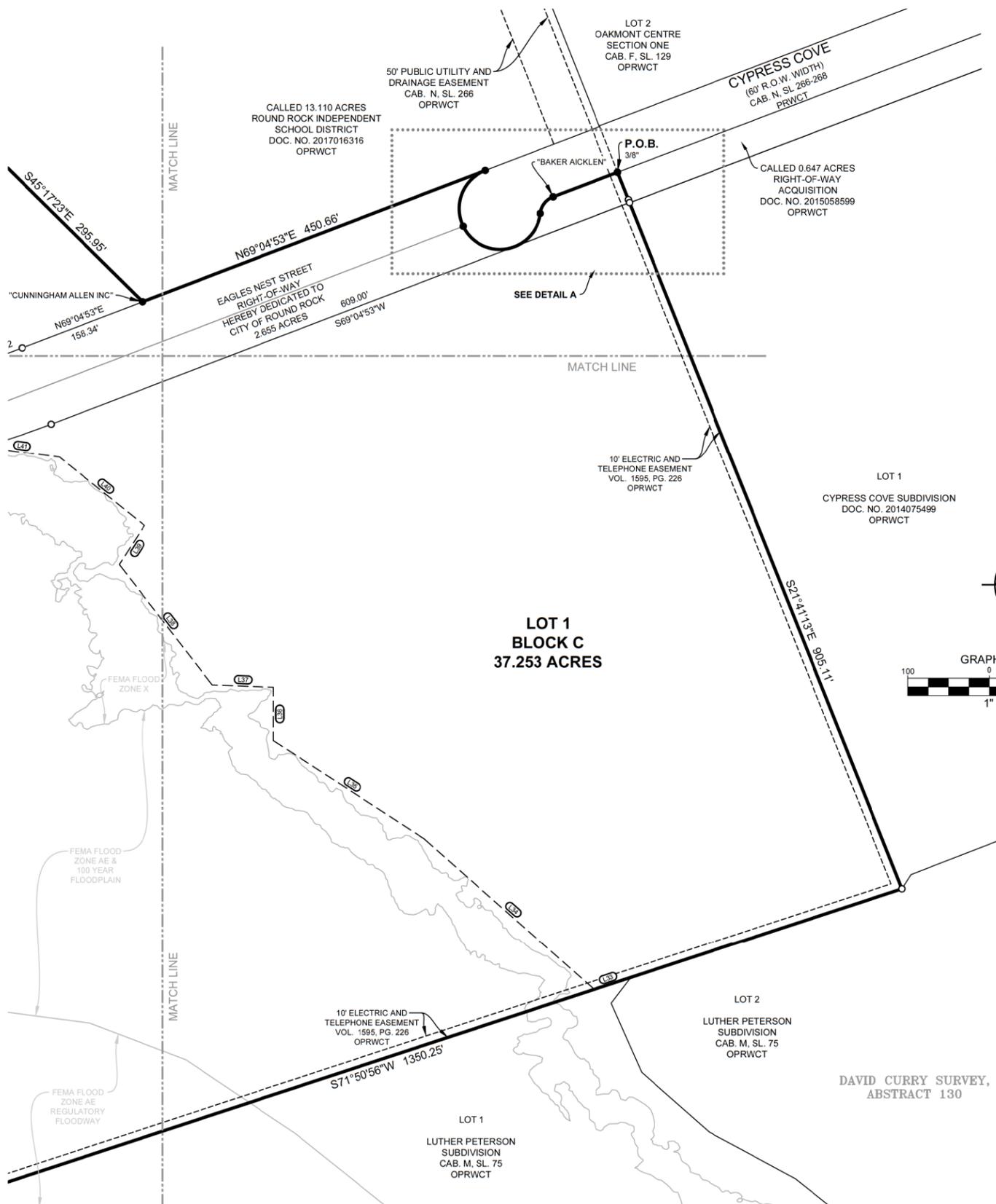
LEGEND	
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	● = 1/2" IRON ROD FOUND (CAP NOTED)
	⊠ = ALUMINUM DISC "5050 ROW" FOUND
	⊡ = ALUMINUM DISC FOUND
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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	11/21/2023	069404100	2 OF 4

DWG NAME: K:\AUS. SURVEY\AUSTIN SURVEY PROJECT\069404100 - CYPRESS ADDITION #86 ACRES - BOUNDARY RETRACEMENT SURVEY\DWG\PLATV-PLAT-069404100.DWG PLOTTED BY: PAZITNEY, ROB 11/21/2023 1:43 PM LAST SAVED: 11/21/2023 11:58 AM



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S16°59'07"E	17.33'	L24	N40°37'24"W	43.57'
L2	S63°14'23"W	31.55'	L25	N05°27'25"W	15.99'
L3	S83°42'16"W	104.44'	L26	N40°16'05"W	38.72'
L4	N71°12'43"W	41.54'	L27	N67°32'23"W	21.30'
L5	N85°31'37"W	121.56'	L28	N25°58'09"W	18.01'
L6	S67°17'17"W	22.83'	L29	N40°08'40"E	43.85'
L7	N65°12'25"W	66.50'	L30	N25°10'14"W	33.02'
L8	N60°31'49"E	63.54'	L31	N79°36'32"W	35.67'
L9	N66°37'12"W	40.38'	L32	S79°36'32"E	23.79'
L10	N33°21'51"E	61.52'	L33	N71°50'56"E	397.51'
L11	N55°58'06"E	29.15'	L34	S48°26'23"E	278.97'
L12	S21°09'00"E	74.03'	L35	S56°57'25"E	220.63'
L13	N68°51'00"E	50.35'	L36	S00°00'00"E	65.27'
L14	S28°44'26"W	32.35'	L37	S87°48'57"E	75.48'
L15	N66°35'44"W	18.37'	L38	S37°43'26"E	186.44'
L16	S28°44'26"W	23.27'	L39	S32°54'26"W	56.96'
L17	S15°31'49"W	67.56'	L40	S51°10'28"E	134.00'
L18	S29°28'11"E	42.43'	L41	S82°24'11"E	94.92'
L19	S75°43'05"W	17.48'	L42	S63°32'09"E	170.97'
L20	N65°57'04"W	69.59'	L43	S74°43'49"E	123.22'
L21	N46°35'53"W	45.42'	L44	N23°44'29"E	88.34'
L22	S85°34'55"W	39.71'	L45	N66°37'12"W	34.10'
L23	N77°43'10"W	72.33'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°00'07"	985.00'	464.21'	N29°01'49"E	459.92'
C2	242°10'34"	50.00'	211.35'	S52°00'45"E	85.64'
C3	62°10'57"	25.00'	27.13'	N37°59'26"E	25.82'
C4	1°13'04"	5779.60'	122.84'	N03°58'12"E	122.84'
C5	53°20'12"	685.00'	637.67'	S30°12'30"W	614.89'
C6	28°08'11"	1115.00'	547.55'	S42°48'31"W	542.06'
C7	31°06'38"	1050.00'	570.13'	S84°38'12"W	563.15'
C8	17°55'46"	949.83'	297.23'	S89°31'36"E	296.02'
C9	2°13'29"	938.09'	36.43'	N80°16'54"E	36.42'
C10	3°27'34"	200.00'	12.08'	N80°53'56"E	12.07'
C11	11°07'02"	200.00'	38.81'	N77°04'12"E	38.75'
C12	2°25'49"	950.00'	40.29'	N70°17'47"E	40.29'
C13	94°45'38"	50.00'	82.69'	N21°41'53"E	73.59'
C14	85°14'53"	50.00'	74.39'	N68°17'41"W	67.72'
C15	62°11'27"	50.00'	54.27'	S37°59'09"W	51.65'
C16	23°16'09"	1115.00'	452.83'	S45°14'32"W	449.72'
C17	4°52'02"	1115.00'	94.72'	S31°10'27"W	94.69'
C18	15°35'17"	1060.00'	288.39'	S78°25'31"W	287.50'
C19	14°10'18"	1060.00'	262.19'	N86°41'41"W	261.52'
C20	4°25'22"	940.00'	72.56'	N71°17'34"E	72.54'
C21	11°11'31"	200.00'	39.07'	N79°06'00"E	39.00'
C22	3°28'26"	200.00'	12.13'	N82°57'33"E	12.12'
C23	4°52'14"	928.00'	78.89'	N83°39'27"E	78.86'
C24	14°07'01"	939.91'	231.58'	S86°45'28"E	231.00'

DEVELOPMENT LOT & BLOCK TABLE	
LOT & BLOCK	ACRES
LOT 1 BLOCK A	7.298
LOT 1 BLOCK B	4.968
LOT 1 BLOCK C	37.253
LOT 1 BLOCK D	1.805
LOT 3 BLOCK A	1.327
LOT 3 BLOCK D	2.624
TOTAL	55.275

OPEN SPACE LOT & BLOCK TABLE	
LOT & BLOCK	ACRES
LOT 2 BLOCK A	13.194
LOT 2 BLOCK D	13.123
TOTAL	26.317

EAGLES NEST STREET RIGHT-OF-WAY DEDICATION	
ACRES	
0.104	
1.761	
2.655	
4.520	

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REPLAT CYPRESS ADDITION SUBDIVISION
 BEING 44.980 ACRES & 44.133 ACRES OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT 212
 DAVID CURRY SURVEY, ABSTRACT 130
 WILLIAMSON COUNTY, TEXAS

LINETYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EXISTING EASEMENT LINE
	EASEMENT LINE
	MATCH LINE
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LEGEND	
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND (CAP NOTED)
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Kimley»Horn
 10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	RPP	MMII	11/21/2023	069404100	3 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECT\069404100 - CYPRESS ADDITION.dwg PLOTTED BY: PAZITNEY, ROB 11/21/2023 1:43 PM LAST SAVED: 11/21/2023 11:58 AM

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.0001187373. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

PLAT 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 _____.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH _____.
4. NO FENCES, STRUCTURES, STORAGE OF 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 PROPER ANALYSIS.
5. 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.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON ____/____/____.
7. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
8. PARKLAND DEDICATION SHALL BE DEFERRED TO THE SITE PLAN PERMITTING STAGE FOR RESPECTIVE SITE PLANS WITHIN THE SUBDIVISION ESTABLISHED WITH THIS PLAT.
9. ANY LAND TO BE CONVEYED TO THE CITY OF ROUND ROCK, INCLUDING, BUT NOT LIMITED TO PARKLAND AND DRAINAGE, SHALL REQUIRE THE FOLLOWING NOTATION ON THE LOT BEING CONVEYED: "TO BE CONVEYED BY DEED TO THE CITY OF ROUND ROCK". IN ADDITION, THE PLAT SHALL CONTAIN THE FOLLOWING NOTE: "A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCING THE DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED."
10. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
11. 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.
12. ALL OTHER FINAL PLAT DEVELOPABLE LOTS PROVIDE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS AT THE MOST UPSTREAM AND MOST DOWNSTREAM LOCATIONS AS WELL AS ONE IN THE MIDDLE, AND A NOTE THAT ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
13. 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.
14. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
15. WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU-1 AND MU-2 ZONING DISTRICTS, 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, ANY PRIVATE IMPROVEMENTS WITHIN THE PUE OR RIGHT-OF-WAY SHALL REQUIRE WRITTEN APPROVAL FROM THE UTILITIES DIRECTOR PRIOR TO INSTALLATION.

**LEGAL DESCRIPTION:
TRACT 1 - 44.980 ACRES**

BEING A 44.980 ACRES TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT 130, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF BOTH LOT 1 AND LOT 2, BLOCK A, CYPRESS ADDITION, AS SHOWN ON PLAT RECORDED IN CABINET N, SLIDES 266 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CYPRESS COVE, A CALLED 60' RIGHT-OF-WAY WIDTH, AS SHOWN ON SAID CYPRESS ADDITION; FOR THE NORTHEAST CORNER OF LOT 1, CYPRESS ADDITION, SAME BEING THE WEST CORNER OF A CALLED 0.647 ACRES TRACT OF LAND DESCRIBED TO THE CITY OF ROUND ROCK AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2015058599 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.);

THENCE, DEPARTING SAID CYPRESS COVE WITH THE EAST BOUNDARY LINE OF SAID LOT 1, CYPRESS ADDITION, AND THE WEST BOUNDARY LINE OF SAID 0.647 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 21°39'24" EAST, A DISTANCE OF 38.19 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. SOUTH 21°41'13" EAST, A DISTANCE OF 3.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, IN SAID EAST BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, FOR THE SOUTH CORNER OF SAID 0.647 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 1, CYPRESS COVE SUBDIVISION, A LEGAL SUBDIVISION ACCORDING TO PLAT RECORDED UNDER DOCUMENT NO. 2014075499 OF SAID O.P.R.W.C.T.;

THENCE, CONTINUING WITH THE EAST BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, SAME BEING THE WEST BOUNDARY LINE OF LOT 1, CYPRESS COVE SUBDIVISION, SOUTH 21°41'13" EAST, A DISTANCE OF 905.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, IN THE NORTH BOUNDARY LINE OF LOT 2, LUTHER PETERSON SUBDIVISION, A LEGAL SUBDIVISION ACCORDING TO PLAT RECORDED UNDER CABINET M, SLIDES 75 OF SAID O.P.R.W.C.T.; FOR THE SOUTHEAST CORNER OF LOT 1, CYPRESS ADDITION, SAME BEING THE SOUTHWEST CORNER OF LOT 1, CYPRESS COVE SUBDIVISION;

THENCE, WITH THE SOUTH BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, SOUTH 71°50'56" WEST, A DISTANCE OF 1350.25 FEET TO A 5/8-INCH IRON ROD FOUND, FOR THE NORTH CORNER OF A CALLED 23.34 ACRES TRACT OF LAND DESCRIBED TO FREESTYLE PROPERTIES, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021137038 OF SAID O.P.R.W.C.T.; SAME BEING THE WEST CORNER OF LOT 1, LUTHER PETERSON SUBDIVISION, A LEGAL SUBDIVISION ACCORDING TO PLAT RECORDED UNDER CABINET M, SLIDES 75-79 OF SAID O.P.R.W.C.T.;

THENCE, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, SAME BEING THE NORTH BOUNDARY LINE OF SAID 23.34 ACRES TRACT, SOUTH 51°24'25" WEST, A DISTANCE OF 429.07 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;

THENCE, MEANDERING ALONG THE CENTERLINE OF CHANDLER CREEK, FOR SAID SOUTH BOUNDARY LINE OF LOT 1, CYPRESS ADDITION AND SAID NORTH BOUNDARY LINE OF THE 23.34 ACRES TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 16°59'07" EAST, A DISTANCE OF 17.83 FEET TO A CALCULATED POINT;
2. SOUTH 83°14'23" WEST, A DISTANCE OF 31.55 FEET TO A CALCULATED POINT;
3. SOUTH 83°42'16" WEST, A DISTANCE OF 104.44 FEET TO A CALCULATED POINT;
4. NORTH 71°12'43" WEST, A DISTANCE OF 41.54 FEET TO A CALCULATED POINT;
5. NORTH 85°31'37" WEST, A DISTANCE OF 121.56 FEET TO A CALCULATED POINT;
6. SOUTH 67°10'17" WEST, A DISTANCE OF 22.83 FEET TO A CALCULATED POINT;
7. NORTH 65°12'25" WEST, A DISTANCE OF 66.60 FEET TO A CALCULATED POINT, AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MAYS STREET, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022140448 AND 2022140449 OF SAID O.P.R.W.C.T.; WITH SAID SOUTH BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, AND SAID NORTH BOUNDARY LINE OF SAID 23.34 ACRES TRACT;

THENCE, DEPARTING SAID NORTH BOUNDARY LINE OF SAID 23.34 ACRES TRACT AND SAID SOUTH BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH MAYS STREET, OVER AND ACROSS LOT 1, CYPRESS ADDITION THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 15°31'49" EAST, A DISTANCE OF 699.19 FEET TO AN ALUMINUM DISC STAMPED "5050 ROW";
2. NORTH 60°31'49" EAST, A DISTANCE OF 63.64 FEET TO AN ALUMINUM DISC STAMPED "5050 ROW";
3. NORTH 15°31'49" EAST, A DISTANCE OF 642.33 FEET TO AN ALUMINUM DISC STAMPED "5050 ROW" FOUND, AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY OF NORTH MAYS STREET, WITH SAID NORTH BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, SAME BEING THE SOUTH BOUNDARY LINE OF SAID LOT 2, CYPRESS ADDITION;

THENCE, CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH MAYS STREET, OVER AND ACROSS SAID LOT 2, CYPRESS ADDITION THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 69°37'12" WEST, A DISTANCE OF 40.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. NORTH 15°31'49" EAST, A DISTANCE OF 154.48 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A CURVE;
3. IN A NORTHEASTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, A DISTANCE OF 464.21 FEET, WITH A CENTRAL ANGLE OF 27°00'07", A RADIUS OF 985.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 29°01'49" EAST, 459.92 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE WEST CORNER OF A CALLED 13.110 ACRES TRACT OF LAND DESCRIBED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2017016316 OF SAID O.P.R.W.C.T.;

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH MAYS STREET, WITH THE SOUTH LINE OF SAID 13.110 ACRES TRACT, CONTINUING OVER AND ACROSS SAID LOT 2, CYPRESS ADDITION THE FOLLOWING

1. SOUTH 36°26'19" EAST, A DISTANCE OF 340.85 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CUNNINGHAM ALLEN INC" FOUND;
2. SOUTH 45°17'23" EAST, A DISTANCE OF 295.95 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CUNNINGHAM ALLEN INC" FOUND;
3. NORTH 69°04'53" EAST, A DISTANCE OF 450.66 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE BEGINNING OF A CURVE;
4. IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, A DISTANCE OF 211.35 FEET, WITH A CENTRAL ANGLE OF 242°10'34", A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 52°00'45" EAST, 85.64 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. IN A NORTHEASTERLY DIRECTION, ALONG A REVERSE CURVE TO THE RIGHT, A DISTANCE OF 27.13 FEET, WITH A CENTRAL ANGLE OF 62°10'57", A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37°59'26" EAST, 25.52 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. NORTH 69°04'53" EAST, A DISTANCE OF 84.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.980 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

REPLAT CYPRESS ADDITION SUBDIVISION

BEING 44.980 ACRES & 44.133 ACRES OUT OF THE
EPHRAIM EVANS SURVEY, ABSTRACT 212
DAVID CURRY SURVEY, ABSTRACT 130
WILLIAMSON COUNTY, TEXAS

**LEGAL DESCRIPTION:
TRACT 2 - 41.133 ACRES**

BEING A 41.133 ACRE TRACT OF LAND SITUATED IN BOTH THE EPHRAIM EVANS SURVEY, ABSTRACT 212, AND THE DAVID CURRY SURVEY, ABSTRACT 130, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF BOTH LOT 1 AND LOT 2, BLOCK A, CYPRESS ADDITION, AS SHOWN ON PLAT RECORDED IN CABINET N, SLIDE 266 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-35, A VARIABLE WIDTH RIGHT-OF-WAY WIDTH, FOR THE SOUTHWEST CORNER OF SAID LOT 1, CYPRESS ADDITION, SAME BEING THE NORTHWEST CORNER OF LOT 4, THE RIDGE AT ROUND ROCK, AS SHOWN ON PLAT RECORDED UNDER CABINET R, SLIDE 101 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.);

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID I-35, SAME BEING THE WEST BOUNDARY LINE OF SAID LOT 1, CYPRESS ADDITION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 04°25'39" EAST, A DISTANCE OF 237.36 FEET TO A CONCRETE MONUMENT, FOR THE BEGINNING OF A CURVE;
2. IN A NORTHEASTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, A DISTANCE OF 122.84 FEET, WITH A CENTRAL ANGLE OF 01°13'04", A RADIUS OF 5779.60 FEET, A CHORD BEARING AND DISTANCE OF NORTH 03°58'12" EAST, 122.84 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD, AS SHOWN ON DOCUMENT NO. 2020085540 OF SAID O.P.R.W.C.T.;

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF I-35, CONTINUING WITH THE WEST BOUNDARY LINE OF SAID LOT 1, CYPRESS ADDITION, SAME BEING THE SOUTH AND EAST BOUNDARY LINES OF SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. SOUTH 85°40'59" EAST, A DISTANCE OF 376.45 FEET TO 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "AICKLEN & ASSOC INC CEDAR PARK TEXAS" FOUND, FOR THE SOUTHEAST CORNER OF SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD;
2. NORTH 08°18'48" EAST, A DISTANCE OF 238.62 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. NORTH 13°19'47" EAST, A DISTANCE OF 247.36 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "AICKLEN & ASSOC INC CEDAR PARK TEXAS";
4. NORTH 15°41'47" EAST, A DISTANCE OF 137.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "AICKLEN & ASSOC INC CEDAR PARK TEXAS" FOUND;
5. NORTH 33°21'51" EAST, A DISTANCE OF 61.52 FEET TO A 1/2-INCH IRON ROD FOUND;
6. NORTH 17°53'32" EAST, A DISTANCE OF 157.95 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "AICKLEN & ASSOC INC CEDAR PARK TEXAS" FOUND;
7. NORTH 22°43'22" EAST, A DISTANCE OF 521.45 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CHAPARRAL BOUNDARY" FOUND;
8. NORTH 32°29'06" WEST, A DISTANCE OF 192.96 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "AICKLEN & ASSOC INC CEDAR PARK TEXAS" FOUND;
9. NORTH 39°37'18" WEST, A DISTANCE OF 200.86 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF SAID LOT 1, CYPRESS ADDITION;

THENCE, CONTINUING WITH SAID EAST LINE OF SHOPS SOUTH OF UNIVERSITY BOULEVARD, SAME BEING THE NORTH LINE OF LOT 1, CYPRESS ADDITION, NORTH 55°58'06" EAST, A DISTANCE OF 29.15 FEET TO A 1/2-INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF A CALLED 18.389 ACRES TRACT OF LAND DESCRIBED TO TOTKM, LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2018072814 OF SAID O.P.R.W.C.T.

THENCE, DEPARTING SAID EAST BOUNDARY LINE OF SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD, CONTINUING WITH SAID NORTHWEST BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 18.389 ACRES TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 56°52'10" EAST, A DISTANCE OF 130.19 FEET TO A 1/2-INCH IRON ROD FOUND;
2. THENCE NORTH 63°50'18" EAST, A DISTANCE OF 101.45 FEET TO 1/2-INCH IRON ROD FOUND;
3. THENCE NORTH 67°43'30" EAST, A DISTANCE OF 171.38 FEET TO A 5/8-INCH IRON ROD FOUND;
4. THENCE NORTH 69°29'27" EAST, AT A DISTANCE OF 370.65 FEET PASSING THE EAST CORNER OF SAID 18.389 ACRES TRACT, SAME BEING THE TERMINUS OF THE SOUTH RIGHT-OF-WAY LINE OF OAKMONT DRIVE, (NO RECORDING INFORMATION FOUND) CONTINUING IN ALL A DISTANCE OF 391.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID OAKMONT DRIVE, FOR THE NORTH CORNER OF SAID LOT 1, CYPRESS ADDITION, SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF SAID CYPRESS ADDITION;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID LOT 2, CYPRESS ADDITION, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF OAKMONT DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 66°47'35" EAST, A DISTANCE OF 181.68 FEET TO A 1/2-INCH IRON ROD FOUND;
2. NORTH 68°54'16" EAST, A DISTANCE OF 489.80 FEET TO AN ALUMINUM DISC STAMPED "5050 ROW" FOUND, AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF OAKMONT DRIVE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MAYS STREET, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022140448 AND 2022140449 OF SAID O.P.R.W.C.T.;

THENCE, DEPARTING SAID NORTH BOUNDARY LINE OF LOT 2, CYPRESS ADDITION, WITH SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH MAYS STREET THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. SOUTH 21°09'00" EAST, A DISTANCE OF 74.03 FEET TO AN ALUMINUM DISC STAMPED "5050 ROW" FOUND;
2. NORTH 68°51'00" EAST, A DISTANCE OF 50.35 FEET TO AN ALUMINUM DISC STAMPED "5050 ROW" FOUND, FOR THE BEGINNING OF A CURVE;
3. IN A SOUTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, A DISTANCE OF 637.67 FEET, WITH A CENTRAL ANGLE OF 53°20'12", A RADIUS OF 685.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 30°12'30" WEST, 614.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE BEGINNING OF A REVERSE CURVE;
4. IN A SOUTHWESTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, A DISTANCE OF 547.55 FEET, WITH A CENTRAL ANGLE OF 28°08'11", A RADIUS OF 1115.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 42°48'31" WEST, 542.06 FEET, TO AN ALUMINUM DISC FOUND, IN SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH MAYS STREET, THE EASTERLY BOUNDARY LINE OF SAID LOT 1, CYPRESS ADDITION, FOR THE SOUTH CORNER OF SAID LOT 2, CYPRESS ADDITION;
5. SOUTH 28°44'16" WEST, A DISTANCE OF 32.35 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. SOUTH 23°25'30" WEST, A DISTANCE OF 203.88 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. NORTH 66°36'44" WEST, A DISTANCE OF 18.97 FEET TO AN ALUMINUM DISC STAMPED "5050 ROW" FOUND;
8. SOUTH 28°44'26" WEST, A DISTANCE OF 23.27 FEET TO AN ALUMINUM DISC FOUND;
9. SOUTH 15°31'49" WEST, A DISTANCE OF 67.55 FEET TO A 1/2-INCH IRON ROD FOUND;
10. SOUTH 15°31'49" WEST, A DISTANCE OF 736.46 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. SOUTH 29°28'11" EAST, A DISTANCE OF 42.43 FEET TO AN ALUMINUM DISC STAMPED "5050 ROW" FOUND;
12. SOUTH 15°31'49" WEST, A DISTANCE OF 758.12 FEET TO A CALCULATED POINT IN SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH MAYS STREET, FOR THE SOUTH CORNER OF SAID LOT 1, CYPRESS ADDITION, FOR THE NORTHEAST CORNER OF THE RIDGE AT ROUND ROCK, AS SHOWN ON CABINET R, SLIDE 101 OF SAID O.P.R.W.C.T.;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH MAYS STREET, MEANDERING ALONG THE CENTERLINE OF CHANDLER CREEK, FOR THE SOUTH BOUNDARY LINE OF SAID LOT 1, CYPRESS ADDITION THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. SOUTH 75°46'05" WEST, A DISTANCE OF 17.48 FEET TO A CALCULATED POINT;
2. NORTH 65°57'04" WEST, A DISTANCE OF 69.59 FEET TO A CALCULATED POINT;
3. NORTH 46°35'53" WEST, A DISTANCE OF 45.42 FEET TO A CALCULATED POINT;
4. SOUTH 85°34'55" WEST, A DISTANCE OF 39.71 FEET TO A CALCULATED POINT;
5. NORTH 77°43'10" WEST, A DISTANCE OF 72.33 FEET TO A CALCULATED POINT;
6. NORTH 40°37'24" WEST, A DISTANCE OF 43.57 FEET TO A CALCULATED POINT;
7. NORTH 05°27'25" WEST, A DISTANCE OF 15.99 FEET TO A CALCULATED POINT;
8. NORTH 40°16'05" WEST, A DISTANCE OF 39.72 FEET TO A CALCULATED POINT;
9. NORTH 67°32'23" WEST, A DISTANCE OF 21.30 FEET TO A CALCULATED POINT;
10. NORTH 25°58'09" WEST, A DISTANCE OF 18.01 FEET TO A CALCULATED POINT;
11. NORTH 40°08'40" EAST, A DISTANCE OF 43.85 FEET TO A CALCULATED POINT;
12. NORTH 25°10'14" WEST, A DISTANCE OF 33.02 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;

THENCE, DEPARTING SAID CENTERLINE OF CHANDLER CREEK, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF LOT 1, CYPRESS ADDITION, SAME BEING THE NORTH BOUNDARY LINE OF RIDGE AT ROUND ROCK SOUTH 89°21'08" WEST, A DISTANCE OF 537.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.133 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: NOVEMBER 7, 2023.

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ENGINEER'S CERTIFICATION:

I, BRIAN PARKER, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE OF 2012, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ACCORDING TO COMMUNITY PANEL NO. 481048/487, MAP NO. 48491/0487F, EFFECTIVE DATE DECEMBER 20, 2019 AND COMMUNITY PANEL NO. 81048/0491, AND MAP NO. 48491/0491F, DATED DECEMBER 20, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

BRIAN PARKER, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90248
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. 512-969-1696
BRIAN.PARKER@KIMLEY-HORN.COM

CITY OF ROUND ROCK §
CERTIFICATE OF APPROVAL §

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE RECORDED BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE [EXTRATERRITORIAL JURISDICTION OR CITY OF THE CITY OF ROUND ROCK.

ROB WENDT, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THE PRESENTS:

THAT 3724 ACQUISITIONS LLC, BEING THE OWNER OF A CALLED 44.980 TRACT, CONVEYED BY INSTRUMENT RECORDED IN 2022006852 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED N CABINET N, SLIDE 266-268 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 44.98 ACRES OF LAND OUT OF SAID 111.06 ACRES TRACT IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "CYPRESS ADDITION" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREET AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT CABINET N, SLIDE 266-268, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, INSPECTION OR INVESTIGATION OF STORM WATER MANAGEMENT, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

I DO HEREBY SUBDIVIDE 44.980 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND TITLE 30 OF THE CITY OF AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS CYPRESS ADDITION SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____, 20____ A.D.

JAY LEGG
MFB REAL ESTATE
3724 JEFFERSON SUITE 210
AUSTIN, TEXAS 78731

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

AS _____, OF _____, A _____.

ON BEHALF OF SAID OF SAID _____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED ON

THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____ M., IN THE PLA RECORDS OF SAID COUNTY AND STATE IN DOCUMENT

NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE OF THE COUNTY CLERK, THIS

THE ____ DAY OF _____, 20____ A.D.

NANCY RISTER, COUNTY CLERK,
WILLIAMSON COUNTY, TEXAS

DEPUTY



10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 TEL. NO. (512) 418-1771 WWW.KIMLEY-HORN.COM