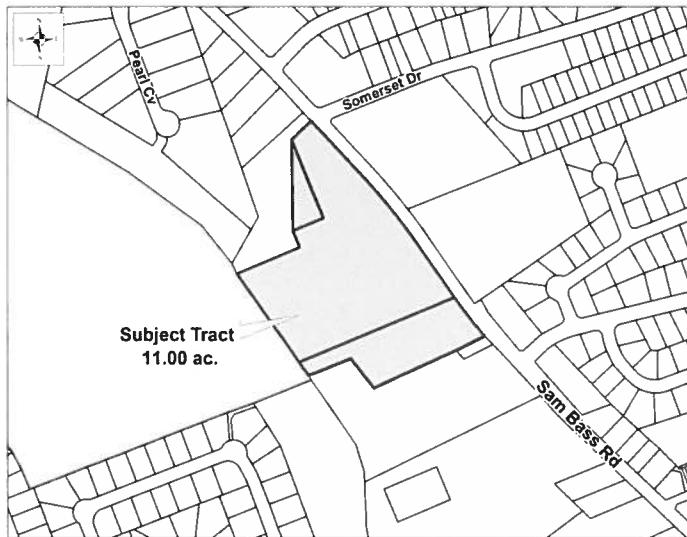


**Freedom Church**  
**FINAL PLAT FP1905-001**



**CASE PLANNER: JUAN ENRIQUEZ**

**REQUEST:** Final plat to create three (3) development lots and one (1) right-of-way lot

**ZONING AT TIME OF APPLICATION:** PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office)

**DESCRIPTION:** 11 acres out of the David Curry Survey, Abstract No. 130 & J.M. Harrell Survey, Abstract No. 284

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

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Single-Family Dwelling - Zoned SF-1 (Single-Family - Large Lot)

South: Place of Worship - Zoned SF-2 (Single-Family Standard Lot)

East: Sam Bass Road right-of-way/Oncor Electrical Substation - Zoned LI (Light Industrial)

West: Brushy Creek

**PROPOSED LAND USE: Place of Worship**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.61
Parkland:	0	0
Other:	3	10.39
<b>TOTALS:</b>	<b>4</b>	<b>11</b>

<b>Owner:</b> Freedom Church Benito Fresquez 1205 Round Rock Ave. Round Rock, TX 78681	<b>Agent:</b> Hagood Engineering Associates, Inc. Raquel Ramirez 900 E. Main St. Round Rock, TX 78664
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**Freedom Church  
FINAL PLAT FP1905-001**

**HISTORY:** On August 23, 2018, the City Council approved the rezoning of 8.59-acres of the subject tract to PF-2 (Public Facilities-Medium Intensity). The remaining 2.41-acres were zoned OF-1 (General Office). The Planning and Zoning Commission approved a Concept Plan (CP1809-001) on October 16, 2018 for this property. This Final Plat is being processed simultaneously with the Preliminary Plat (PP1905-002).

**DATE OF REVIEW:** June 5, 2019

**LOCATION:** Generally located on the west side of Sam Bass Road between Somerset Drive and Meadows Drive.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The subject tract is zoned PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office). The PF-2 district allows land uses such as assisted living, inpatient clinic, public office, and place of worship by right. In addition to worship and religious education space, this zoning district would allow accessory uses up to a maximum of 20,000 square feet. The OF-1 district allows uses such as offices and daycare facilities.

Compliance with the Concept Plan: As proposed, this final plat is in compliance with the approved preliminary plat (PP1905-002).

Traffic, Access and Roads: No traffic study is required for this application since the proposed land use is not expected to generate more than 100 trips per hour during the peak hour. If accessory uses are proposed in the future, an evaluation of their potential traffic impact will be considered prior to the approval of a site development plan. There will be access from Sam Bass Road. The applicant is dedicating 25 feet of right-of-way along Sam Bass Road for future road widening.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 8-inch water line along Sam Bass Road right-of-way. The property will connect to an existing 60-inch wastewater line located along Brushy Creek via a manhole that extends to the property boundary. A public 8-inch wastewater line from the manhole will provide service to all three development lots.

Drainage: The topography of the tract slopes from east to west. Due to the topography, stormwater is conveyed to Brushy Creek on the west side of the property. A flood study (FLOOD1901-0002) was required for the proposed development and it was reviewed and approved by City staff on April 25, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise plat to eliminate all overlapping text. "eg. Bering S46-48' 09" W.
2. Update legend to include all symbols, abbreviations and line types. "e.g. unique symbol near dimension 479.05' along Sam Bass Road & others.
3. Provide callout stating what is depicted by dashed line at west side of Brushy Creek.
4. Depict centerline and state width for callout "Centerline TP&L Co. Vol 1033, Pg 25"- Centerline is not depicted as stated in callout.
5. Block A, Lot 1 revise note to state "ROW is hereby dedicated to the City of Round Rock."
6. Correct Sam Bass Label to state "variable width".
7. Revise notation to state "WSE" Water Surface Elevations and adjust elevation as necessary per the approved flood study.
8. Revise plat note number eight to state "This plat conforms to the Preliminary Plat (PP1905-002) approved by the Planning and Zoning Commission on June 5, 2019."
9. Revise plat to locate Meadows Drive in the correct location.
10. Revise the vicinity map to include Meadows Drive and Somerset Drive.



**Subject Tract  
11.00 ac.**

Pearl Cv

Somerset Dr

Sam Bass Rd

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT. DISTANCES SHOWN ARE GRID VALUES; TO CONVERT TO SURFACE VALUES, DIVIDE BY THE COMBINED SCALE FACTOR OF 0.999916612627

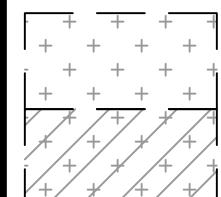
2. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED  
"BRYAN TECH SERVICES".

SCALE: 1"=100'

## ABBREVIATIONS

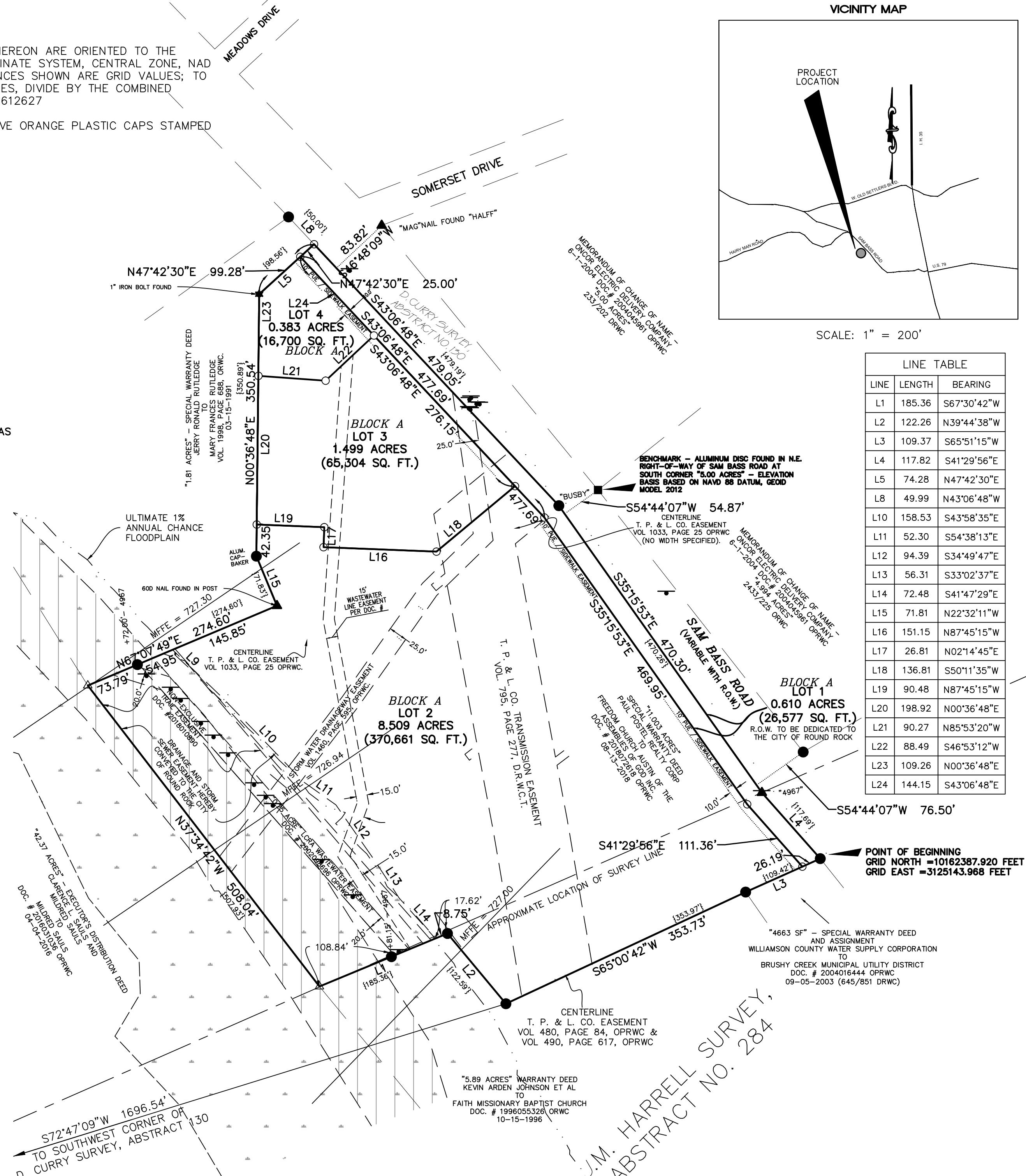
FND. - FOUND  
I.R. - IRON ROD  
N.F. - NOT FOUND  
R.O.W. - RIGHT-OF-WAY  
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
D W/VL - DEED WITH VENDOR'S LIEN  
WCR - WILLIAMSON COUNTY ROAD  
{xx.xx'} - RECORD CALL

## LEGEND



## 1% ANNUAL CHANCE FLOOD PLAIN FEMA ZONE 'AE'

ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN  
IRON ROD FOUND  
IRON ROD SET  
BFNCHMARK



## VICINITY MAP

**OWNER:**  
FREEDOM CHURCH AUSTIN OF THE  
ASSEMBLIES OF GOD, INC.  
1205 ROUND ROCK AVE. #109  
ROUND ROCK, TEXAS 78681  
BENITO FRESQUEZ, PASTOR

**SURVEYOR:**  
BRUCE BRYAN, RPLS  
BRYAN TECHNICAL SERVICES, INC.  
911 NORTH MAIN  
TAYLOR, TEXAS 76574  
BRUCE@BRYANTECHNICALSERVICES.COM

**ENGINEER:**  
TERRY HAGOOD, PE  
HAGOOD ENGINEERING ASSOCIATES  
900 EAST MAIN  
ROUND ROCK, TEXAS 78664  
TBPE FIRM NO. F-12709  
TERRYH@HEAENG.COM

ACREAGE:  
11.002 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT - 3  
RIGHT OF WAY DEDICATION -

**ACREAGE BY LOT TYPE:**  
DEVELOPMENT - 10.392 ACRES  
RIGHT OF WAY DEDICATION - 0.610 ACRES  
TOTAL ACREAGE - 11.002 ACRES

**PATENT SURVEY:**  
D. CURRY SURVEY, ABSTRACT NO. 130 &  
J.M. HARRELL SURVEY, ABSTRACT NO. 284

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

**CONNECTIVITY IND**

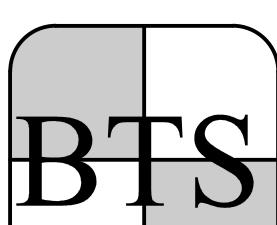
MAY 7, 2019

JUNE 3, 2019  
**BENCHMARK DESCRIPTION:**  
ALUMINUM DISK  
N = 10162881.0700  
E = 3124846.7840  
ELEVATION = 749.69 (NAVD 88, GEOID MODEL 2012)

# FINAL PLAT OF FREEDOM CHURCH SUBDIVISION

11.002 ACRE TRACT OUT OF  
THE DAVID CURRY SURVEY  
ABSTRACT NO. 130 AND THE J.  
M. HARRELL SURVEY, ABSTRACT  
NO. 284

WILLIAMSON COUNTY, TEXAS



911 NORTH MAIN  
TAYLOR, TX 76574

FIRM No. 10128500

[www.bryanttechnicalservices.com](http://www.bryanttechnicalservices.com)

PP1905-002

5/22/2019 1:08 PM

COUNTY OF WILLIAMSON

These notes describe that certain tract of land located in the J. M. HARRELL SURVEY, ABSTRACT No. 284 and the D. CURRY SURVEY, ABSTRACT No. 130, both situated in Williamson County, Texas within the corporate city limits of Round Rock, Texas, further described as all of a called "11.003 Acres" conveyed in a Special Warranty Deed from Paul Postel Realty Corporation to Freedom Church Austin of the Assemblies of God, Inc. dated 8-13-2018 and recorded in Document No. 2018072618 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of November, 2018 and being more fully described as follows:

BEGINNING at the Southeast corner of said "11.003 Acres" in the West right-of-way line of Sam Bass Road, same being the Northeast corner of a called "4663 square feet" conveyed to Brushy Creek Municipal Utility District as recorded in Document No. 2004016444, OPRWC; found a  $\frac{1}{2}$ " iron rod at same corner (grid north = 10,162,387.920 feet - grid east = 3,125,143.968 feet);

THENCE South 65° 51' 15" West with the common line of said "11.003 Acres" and "4663 square feet", a distance of 109.37 feet to a found  $\frac{1}{2}$ " iron rod at the Northwest corner of said "4663 square feet", same being an exterior corner of a called "5.89 Acres" conveyed to Faith Missionary Baptist Church dated 10-15-1996 and recorded in Document # 1996055326, Official Records of Williamson County (ORWC);

THENCE with the common lines of said "11.003 Acres" and "5.89 Acres", generally along a fence, as follows:

- South 65° 00' 42" West 353.73 feet to a found  $\frac{1}{2}$ " iron rod (standing one foot tall);
- North 39° 44' 38" West 122.26 feet to a found  $\frac{1}{2}$ " iron rod and
- South 67° 30' 42" West passing a found  $\frac{1}{2}$ " iron rod (capped 4947) for reference at 81.15 feet and continuing a total distance of 185.36 feet to a calculated point in the center of Brushy Creek at the upper Southwest corner of said "11.003 Acres" and the Northwest corner of said "5.89 Acres" in the Eastern line of a called "42.37 Acres" conveyed to Mildred Sauls dated 04-04-2016 of record in Document No. 2016031036, OPRWC;

THENCE North 37° 34' 42" West, generally along the center of Brushy Creek, same being the common line of said "11.003 Acres" and "42.37 Acres", a distance of 508.04 feet to a calculated point at the Northwest corner of said "11.003 Acres", same being the Southwest corner of a called "1.81 Acres" conveyed to Mary Frances Rutledge dated 03-15-1991 of record in volume 1998, page 688, ORWC;

THENCE with the common lines of said "11.003 Acres" and "1.81 Acres" as follows:

- North 67° 07' 49" East passing a found  $\frac{1}{2}$ " iron rod (capped 4947) for reference at 72.00 feet and continuing a total distance of 274.60 feet to a found 60d nail in fence post,
- North 22° 32' 11" West 71.81 feet to a found iron rod (aluminum cap "Baker"),
- North 00° 36' 48" East 350.54 feet to a found 2" iron bolt and
- North 47° 42' 30" East 99.28 feet to a set  $\frac{1}{2}$ " iron rod (capped "Bryan Tech Services") at the Northernmost corner of said "11.003 Acres", same being the lower Northeast corner of said "1.81 Acres" in the aforementioned West right-of-way line of Sam Bass Road; found a  $\frac{1}{2}$ " iron rod at the Northernmost corner of said "1.81 Acres" bearing North 43° 06' 48" West a distance of 49.99 feet;

THENCE with the Eastern line of said "11.003 Acres", same being the West right-of-way line of Sam Bass Road, as follows:

- South 43° 06' 48" East 479.05 feet to a found iron rod ("Busby"),
- South 35° 15' 53" East 470.30 feet to a found "mag" nail in stump with washer (4967) and
- South 41° 29' 56" East 117.82 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 11.002 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values; to convert to surface values, divide by the combined scale factor of 0.999916612627.

PLAT NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
2. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
7. 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 AS DEPICTED HEREON.
8. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPLICATION ("CP 1809-001") APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2018 AND IS THE RESULT OF REVIEW OF PRELIMINARY PLAT PP1905-0002.
9. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE EVENT.

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT FREEDOM CHURCH OF AUSTIN OF THE ASSEMBLIES OF GOD, INC., A TEXAS NON-PROFIT CORPORATION, AS THE OWNER OF FINAL PLAT OF FREEDOM CHURCH SUBDIVISION AND 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 FREEDOM CHURCH SUBDIVISION.

FREEDOM CHURCH OF AUSTIN OF THE ASSEMBLIES OF GOD, INC.

BENITO FREQUEZ  
LEAD PASTOR AND PRESIDENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY, BENITO FREQUEZ, AS LEAD PASTOR AND PRESIDENT OF FREEDOM CHURCH OF AUSTIN OF THE ASSEMBLIES OF GOD, INC., A TEXAS NON-PROFIT CORPORATION, ON BEHALF OF SAID FREEDOM CHURCH OF AUSTIN OF THE ASSEMBLIES OF GOD, INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT THE NORTH TEXAS DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, AS THE LEINHOLDER OF FINAL PLAT OF FREEDOM CHURCH SUBDIVISION AND 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 FREEDOM CHURCH SUBDIVISION.

THE NORTH TEXAS DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD

AUTHORIZED PERSON

PRINTED NAME: \_\_\_\_\_

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY, \_\_\_\_\_, AS AUTHORIZED PERSON OF THE ASSEMBLIES OF THE NORTH TEXAS DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PP1905-002

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 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 NEGIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THEREIN 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.

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT I, BRUCE L. BRYAN, 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 ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

----- SIGNATURE AND SEAL OF LICENSED SURVEYOR ----- DATE -----

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, 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. 201\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_\_\_ 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 -----