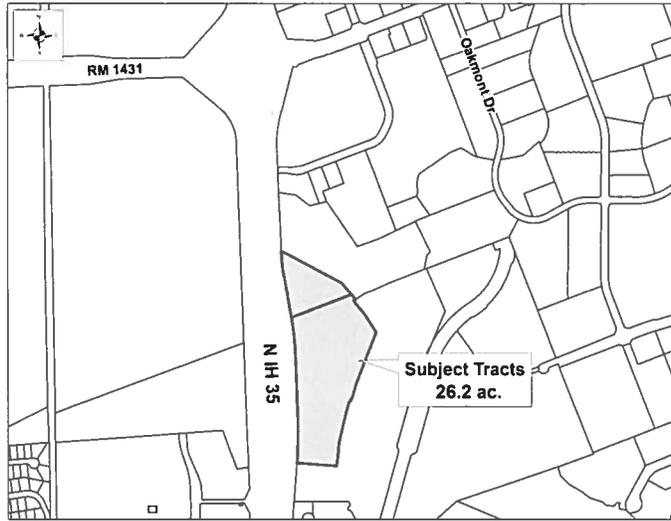


**Shops South of University Oaks Blvd.
FINAL PLAT FP1909-004**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a Final Plat for 6 development lots, 3 open space lots and 1 right of way lot.

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 26.2 acres out of the David Curry Survey, Abstract No. 130 & Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and undeveloped.

GENERAL PLAN LAND USE DESIGNATION: Commercial and Open Space

ADJACENT LAND USE:

North: Vacant/Undeveloped Commercial - Zoned (PUD No. 112)

South: Vacant and Undeveloped - Zoned LI (Light Industrial)

East: Vacant and Undeveloped - Zoned LI (Light Industrial)

West: N. IH-35 Right-of-Way (Unzoned)

PROPOSED LAND USE: Commercial pad sites

<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:	6	8.7
Industrial:	0	0
Open/Common Space:	3	15.9
ROW:	1	1.608
Parkland:	0	0
Other:	0	0
TOTALS:	10	26.2

Owner:
1943 Round Rock, LLC & KPM Ventures, Ltd.
Matt Barrier
P.O. Box 941428
Plano, TX 75094

Agent:
LJA Engineering, Inc.
Joseph Longaro
7500 Rialto Blvd., Bldg. 2, Ste. 100
Austin, TX 78735

**Shops South of University Oaks Blvd.
FINAL PLAT FP1909-004**

HISTORY: The Planning and Zoning Commission approved the Shops South of University Oaks Boulevard Concept Plan on December 5, 2018 and the Revised Preliminary Plat on October 16, 2019.

DATE OF REVIEW: November 5, 2019

LOCATION: Generally located southeast of the intersection of University Boulevard and N. IH-35

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants. The C-1a zoning district requires details that provide visual relief such as, variation of roof lines, arched windows, gabled windows, shutters, awnings, canopies, and decorative cornices.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Revised Preliminary Plat (PP1909-002) approved on October 16, 2019.

Traffic, Access and Roads: The subject tract will have two access points on N. IH-35 frontage road; final locations will be determined at the site development plan stage. The Traffic Impact Analysis was deemed not necessary due to the construction of two deceleration lanes at the two access locations determined by TxDOT.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12-inch water line and a 24-inch main located within the property, in existing easements, along the IH-35 North Frontage Road. Wastewater service will be obtained by connecting via an easement through the subject property to an existing wastewater main located on the eastern property line.

Drainage: A flood study (FLOOD1811-0003) 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) and has an established inundation easement. 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 within the boundaries of the inundation easement.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 01 of 05; revise notation information to state "Patent Survey", and revise statement to read "Lot Type: 6-Development lots, 3-Open Space, 1-Right of Way."
2. On sheet 04 of 05; revise Note #6 to state:"All minimum finished floor elevations shall be..."
3. On sheet 04 of 05; revise Note #9 to state: "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."

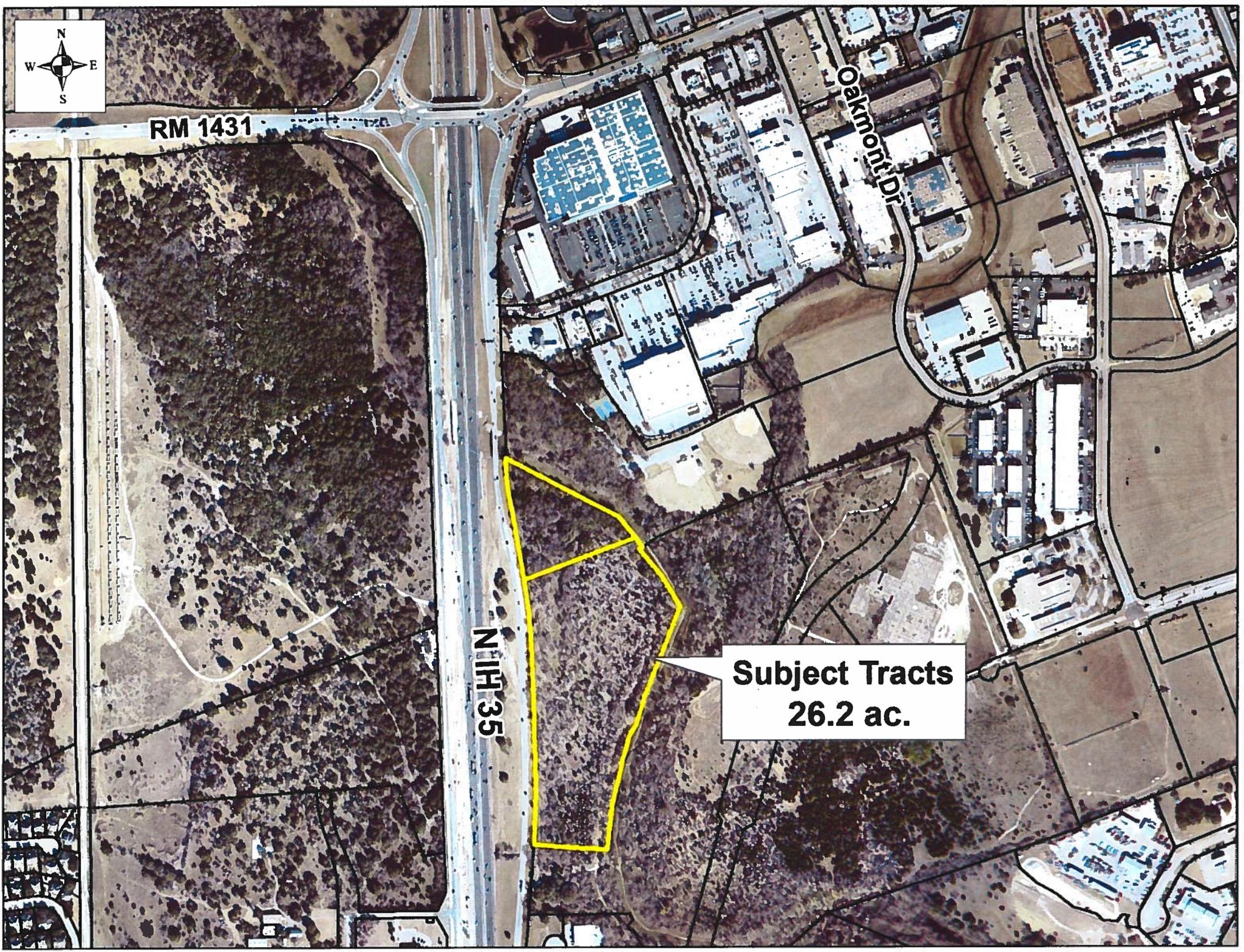


RM 1431

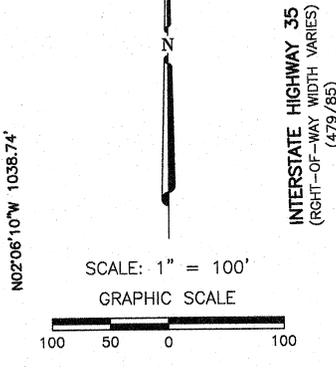
Oakmont Dr

N IH 35

Subject Tracts
26.2 ac.



FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	5779.60'	5°16'44"	532.51'	N00°37'40"E	532.32'
C2	2919.71'	11°43'41"	597.64'	N07°59'09"W	596.60'
C3	1859.90'	11°44'54"	381.37'	N07°59'09"W	380.70'
C4	940.00'	16°23'52"	269.03'	N66°45'29"E	268.11'
C5	1060.00'	18°27'30"	341.49'	N67°47'18"E	340.01'
C6	940.00'	12°47'28"	209.85'	S64°57'17"W	209.42'
C7	1060.00'	18°00'55"	333.29'	S67°34'00"W	331.92'
C8	5779.60'	3°39'11"	368.49'	N01°26'27"E	368.43'
C9	5779.60'	1°13'19"	123.27'	N00°59'48"W	123.26'
C10	5779.60'	0°24'14"	40.75'	N01°48'35"W	40.75'
C11	2919.71'	1°39'54"	84.85'	N02°57'16"W	84.85'
C12	2919.71'	4°07'22"	210.10'	N05°50'55"W	210.05'
C13	2919.71'	4°06'19"	209.20'	N09°57'45"W	209.15'
C14	2919.71'	1°50'05"	93.50'	N12°55'57"W	93.49'
C15	1859.90'	2°51'12"	92.62'	N12°26'01"W	92.61'
C16	1859.90'	8°53'42"	288.75'	N06°33'34"W	288.46'
C17	940.00'	11°33'38"	189.67'	N69°10'36"E	189.34'
C18	940.00'	4°50'14"	79.36'	N60°58'40"E	79.34'
C19	1060.00'	9°21'13"	173.05'	N71°53'51"E	172.86'
C20	1060.00'	8°39'41"	160.24'	N62°53'23"E	160.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S55°57'32"E	66.41'
L2	S56°02'54"W	29.17'
L3	S33°29'45"W	61.46'
L4	N02°11'38"W	47.05'
L5	S88°11'46"W	72.01'
L6	N78°57'05"E	3.69'
L7	N78°51'52"E	31.84'
L8	S13°21'41"E	53.28'
L9	S32°10'53"W	46.04'
L10	S12°05'09"W	43.01'
L11	S05°43'12"W	30.39'
L12	S01°48'14"E	78.98'
L13	S88°11'46"W	26.69'
L14	N78°51'52"E	31.84'
L15	S52°03'44"E	85.50'
L16	N46°14'43"E	36.85'
L17	N08°34'30"E	19.57'
L18	N78°59'36"E	84.39'
L19	N31°26'27"W	120.00'
L20	N68°55'17"W	96.82'

BENCHMARK INFORMATION:

BM #1: COTTON SPINDLE IN THE EAST SIDE OF A 32" LIVE OAK TREE WITH TREE TAG #22872, +/- 51' EAST OF THE EAST EDGE OF THE CONCRETE BRIDGE ON THE NORTHBOUND ACCESS ROAD INTERSTATE HIGHWAY 35.
ELEVATION = 738.43'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #2: SQUARE ON THE NORTHEAST CORNER OF A CONCRETE HEADWALL, +/- 15' EAST OF THE EAST EDGE OF ASPHALT OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35, +/- 3112' SOUTH OF THE INTERSECTION OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35 AND UNIVERSITY BOULEVARD.
ELEVATION = 742.42'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #3: COTTON SPINDLE IN THE NORTH SIDE OF A 29" AND 22" LIE OAK TREE WITH TREE TAG #23282.
ELEVATION = 731.83'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P987".

4" ALUMINUM TXDOT DISK FOUND

SURFACE COORDINATES:
N 10175137.52
E 3128356.10

TEXAS STATE PLANE COORDINATES:
N 10173916.65
E 3127980.74

ELEVATION = 746.79'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 1.000120 (FOR GRID TO SURFACE CONVERSION)

INVERSE SCALE FACTOR = 0.999880014 (FOR SURFACE TO GRID CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 1°21'38"

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
590-004

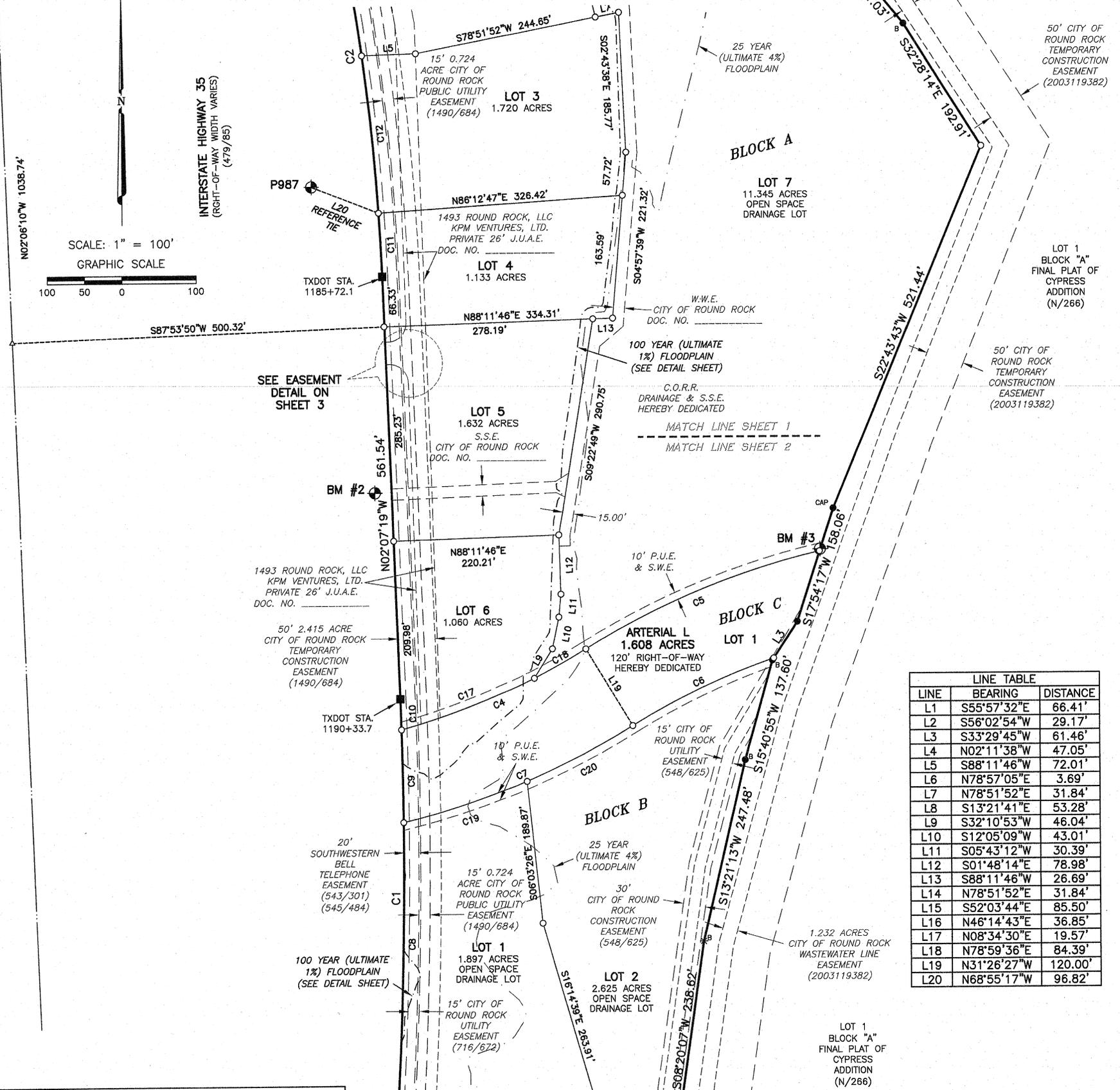
DRAWING NO.:
590-004-PL1

PLOT DATE:
10/22/19

PLOT SCALE:
1" = 100'

DRAWN BY:
DLJ/JDB

SHEET
02 OF 05



FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

26.195 ACRES
CITY OF ROUND ROCK
WILLIAMSON COUNTY

A DESCRIPTION OF 26.195 ACRES (APPROXIMATELY 1,141,042 SQ. FT.), IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 24.607 ACRE TRACT CONVEYED TO 1493 ROUND ROCK, LLC., IN A SPECIAL WARRANTY DEED DATED JUNE 11, 2018 AND RECORDED IN DOCUMENT NO. 2018051902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ALL OF A 1.587 ACRE TRACT CONVEYED TO KPM VENTURES, TD., IN A SPECIAL WARRANTY DEED DATED JUNE 11, 2018 AND RECORDED IN DOCUMENT NO. 2018051906 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 26.195 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies) as described in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, and being also the southwest corner of the said 24.607 acre tract, and being a northwest corner of Lot 1, Block A, Final Plat of Cypress Addition, a subdivision of record in Cabinet N, Slide 266 of the Plat Records of Williamson County, Texas;

THENCE with the east line of Interstate 35, being also the west line of the 24.607 acre tract and in part with the west line of said 1.587 acre tract, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 5779.60 feet, a delta angle of 05°16'44", an arc length of 532.51 feet, and a chord which bears North 00°37'40" East, a distance of 532.32 feet to a TxDOT Type I monument found;
2. North 02°07'19" West, a distance of 561.54 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 2919.71 feet, a delta angle of 11°43'41", an arc length of 597.64 feet, and a chord which bears North 07°59'09" West, a distance of 596.60 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the right, having a radius of 1859.90 feet, a delta angle of 11°44'54", an arc length of 381.37 feet, and a chord which bears North 07°59'09" West, a distance of 380.70 feet to a TxDOT Type I monument found;
5. North 02°11'38" West, a distance of 47.05 feet to a 1/2" rebar with "Diamond" cap found for the northwest corner of the 24.607 acre tract, and being the southwest corner of a 14.064 acre tract described in Document No. 2006087974 of the Official Public Records of Williamson County, Texas;

THENCE with the north line of the 24.607 acre tract, being also the southwest line of the 14.064 acre tract, the following three (3) courses and distances:

1. South 55°57'32" East, a distance of 66.41 feet to a calculated point (falls on a manhole lid);
2. South 60°26'22" East, a distance of 634.05 feet to a 1/2" rebar with "Diamond" cap found;
3. South 38°12'25" East, a distance of 204.54 feet to a 5/8" rebar found for an angle point in the east line of the 24.607 acre tract, and the southernmost corner of the 14.064 acre tract, and being in the west line of said Lot 1, Block A of said Cypress Addition;

THENCE with the east line of the 24.607 acre tract and the west line of Lot 1, the following ten (10) courses and distances:

1. South 56°02'54" West, a distance of 29.17 feet to a 1/2" rebar found;
2. South 39°37'21" East, a distance of 201.03 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
3. South 32°28'14" East, a distance of 192.91 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 22°43'43" West, a distance of 521.44 feet to a 1/2" rebar with illegible cap found;
5. South 17°54'17" West, a distance of 158.06 feet to a 1/2" rebar found;
6. South 33°29'45" West, a distance of 61.46 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
7. South 15°40'55" West, a distance of 137.60 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
8. South 13°21'13" West, a distance of 247.48 feet to a cotton spindle with "Baker-Aicklen" washer found;
9. South 08°20'07" West, a distance of 238.62 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
10. North 85°41'20" West, a distance of 376.23 feet to the POINT OF BEGINNING, containing 26.195 acres of land, more or less.

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;

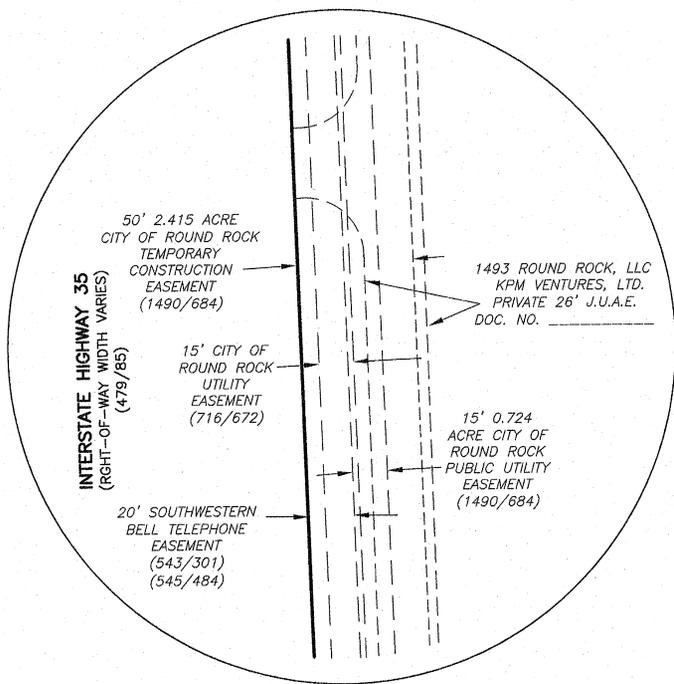
GRANTEE HEREBY COVENANTS AND AGREES:

- (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.

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, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.



EASEMENT DETAIL
NOT TO SCALE

<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	<p>PROJECT NO.: 590-004</p> <p>DRAWING NO.: 590-004-PL1</p> <p>PLOT DATE: 10/22/19</p> <p>PLOT SCALE: 1" = 100'</p> <p>DRAWN BY: DLJ/JDB</p>
	<p>SHEET 03 OF 05</p>

FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT 1493 ROUND ROCK, LLC, BEING OWNER OF 24.607 ACRES IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018051902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT KPM VENTURES, LTD., BEING THE OWNER OF 1.587 ACRES IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018051906 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 26.195 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

1493 ROUND ROCK, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: 1493 PARTNERS, LTD., MANAGING MEMBER

BY: 1493 PARTNERS MANAGEMENT, LLC, GENERAL PARTNERS

BY:
MATTHEW BARRIER, MANAGER
P.O. BOX 941428
PLANO, TEXAS 75094

STATE OF TEXAS
COUNTY OF COLLIN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ___ DAY OF _____, 20___, BY MATTHEW BARRIER, MANAGER OF 1493 PARTNERS MANAGEMENT, LLC, GENERAL PARTNER OF 1493 PARTNERS, LTD., MANAGING MEMBER OF 1493 ROUND ROCK, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

KPM VENTURES, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: KPM VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:
MATTHEW BARRIER, MANAGER
P.O. BOX 941428
PLANO, TEXAS 75094

STATE OF TEXAS
COUNTY OF COLLIN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ___ DAY OF _____, 20___, BY MATTHEW BARRIER, MANAGER OF KPM VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF KPM VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 4—SUBDIVISION DESIGN AND CONSTRUCTION, PART III—ZONING AND DEVELOPMENT CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND OCTOBER 11, 2017.

Paul J. Flugel 10-22-19
PAUL J. FLUGEL, R.P.L.S. 5096

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION:

I, JOSEPH LONGARO, 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 AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 4—SUBDIVISION DESIGN AND CONSTRUCTION, PART III—ZONING AND DEVELOPMENT CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 AS AMENDED AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

Joseph Longaro
JOSEPH LONGARO, P.E. 65617

ENGINEERING BY:
LJA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
(512)-439-4700
TBPE REG NO. 1386
TEXAS REGISTERED ENGINEERING FIRM



NOTES:

PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, 2018, AS AMENDED.
2. A PORTION OF THIS TRACT IS ENCRACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
3. 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.
4. RECORDATION OF ALL SEPARATE INSTRUMENT EASEMENTS SHALL OCCUR BEFORE OR IN TANDEM WITH THE RECORDATION OF THIS PLAT.
5. ALL EASEMENTS SHOWN HEREON WERE ORIGINALLY DEDICATED TO THE PUBLIC, UNLESS OTHERWISE NOTED.
6. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN ELEVATION OR UBCWCID INUNDATION EASEMENT AS DEPICTED.
7. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
8. 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.
9. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
10. A FIFTEEN FOOT (15') P.U.E. AND TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35.
11. THIS PLAT CONFORMS TO THE REVISED PRELIMINARY PLAT (PP1909-002) APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2019.
12. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
13. THE 25 YR (ULTIMATE 4%) AND 100 YR (ULTIMATE 1%) FLOODPLAINS DEPICTED ON THIS PLAT CONFORM TO THE LJA ENGINEERING FLOOD STUDY (FLOOD1811-003) TITLED "3651 N. I-35 RETAIL FLOODPLAIN STUDY IN SUPPORT OF CONCEPT PLAN" DATED NOVEMBER 5, 2018 AND REVISED APRIL 23, 2019.
14. LOTS 2, 3, 4, AND 6 BLOCK A AND LOT 1 BLOCK A ARE PROHIBITED FROM TAKING DIRECT ACCESS TO INTERSTATE HIGHWAY I-35 AND SHALL TAKE ACCESS FROM DEVELOPMENT LOTS 1 AND 5 BLOCK A BY MEANS OF A SHARED ACCESS AGREEMENT.
15. UBCWCID - UPPER BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT INUNDATION EASEMENT SHALL BE DEDICATED FOR NRCS DAM 11 AT ELEVATION = 739.10'.

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 AND ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE 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 PLAT RECORDS, OF SAID COUNTY IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.
NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

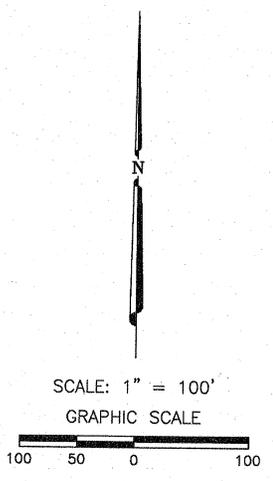
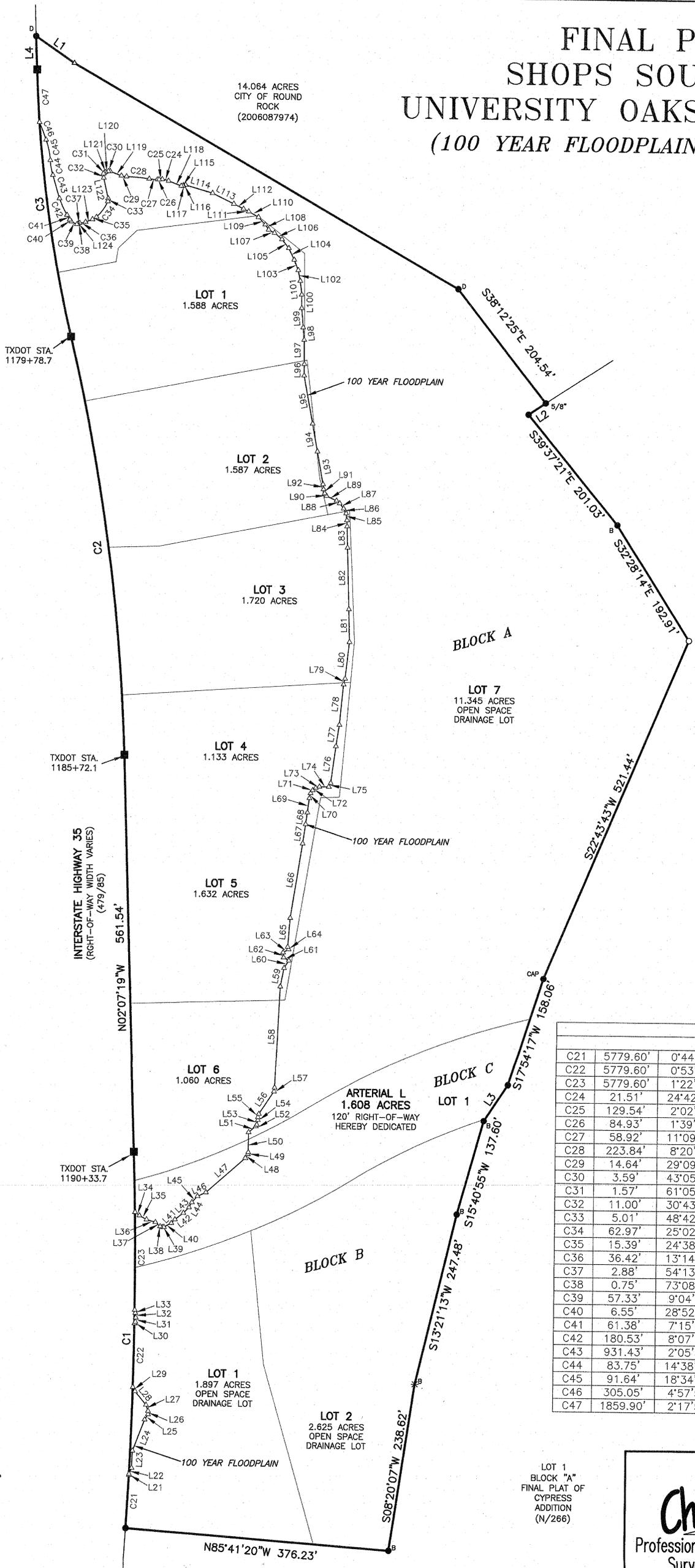
BY: DEPUTY _____

<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	PROJECT NO.: 590-004
	DRAWING NO.: 590-004-PL1
	PLOT DATE: 10/22/19
	PLOT SCALE: 1" = 100'
	DRAWN BY: DLJ/JDB
	SHEET 04 OF 05

FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD (100 YEAR FLOODPLAIN DETAIL SHEET)

14.064 ACRES
CITY OF ROUND
ROCK
(2006087974)

FLOODPLAIN LINE TABLE		
L21	N06°39'50"E	1.47'
L22	N22°18'14"E	9.32'
L23	N02°16'58"E	24.46'
L24	N20°43'27"E	47.44'
L25	N32°01'10"E	8.70'
L26	N00°15'49"E	4.71'
L27	N18°55'16"W	9.11'
L28	N39°39'56"W	24.76'
L29	N28°38'08"W	6.69'
L30	N24°35'40"E	2.68'
L31	N05°10'51"E	5.99'
L32	N05°08'58"W	6.53'
L33	N12°34'30"W	4.45'
L34	S53°07'48"E	7.95'
L35	S61°12'38"E	11.55'
L36	S74°02'48"E	13.07'
L37	S49°24'52"E	9.08'
L38	S70°18'43"E	3.12'
L39	N84°13'49"E	2.39'
L40	N61°35'10"E	11.98'
L41	N45°06'35"E	7.30'
L42	N52°12'11"E	15.11'
L43	N45°12'58"E	11.30'
L44	N29°13'45"E	8.30'
L45	N41°44'56"E	11.80'
L46	N65°23'40"E	13.16'
L47	N48°39'08"E	74.17'
L48	N32°48'00"E	6.66'
L49	N10°01'07"E	2.72'
L50	N00°29'45"E	28.16'
L51	N49°04'41"E	13.24'
L52	N33°12'13"E	2.60'
L53	N12°55'00"E	6.85'
L54	N06°24'11"E	6.62'
L55	N14°59'12"E	2.31'
L56	N33°23'22"E	38.27'
L57	N09°35'56"E	5.66'
L58	N02°24'19"E	143.20'
L59	N10°55'13"E	26.72'
L60	N32°23'01"E	12.44'
L61	N59°51'39"W	8.69'
L62	N06°15'06"W	7.07'
L63	N59°23'40"E	9.02'
L64	N18°57'05"W	3.65'
L65	N04°01'17"E	40.98'
L66	N08°54'27"E	106.53'
L67	N08°08'09"E	27.70'
L68	N07°51'42"E	16.61'
L69	N07°06'27"E	20.36'
L70	N12°39'11"E	7.41'
L71	N35°24'38"E	5.17'
L72	N51°41'28"E	5.51'
L73	N71°56'09"E	5.52'
L74	S89°37'36"E	13.35'
L75	N25°21'27"E	6.08'
L76	N07°33'38"E	52.66'
L77	N08°26'18"E	30.81'
L78	N05°21'17"E	57.41'
L79	N14°16'59"E	8.40'
L80	N06°19'07"E	52.27'
L81	N01°43'10"W	46.37'
L82	N01°45'36"W	87.30'
L83	N01°56'50"W	30.07'
L84	N01°50'43"W	8.58'
L85	N08°02'01"W	9.84'
L86	N28°40'12"W	7.71'
L87	N37°08'18"W	9.53'
L88	N52°21'47"W	5.85'
L89	N65°20'42"W	15.97'
L90	N35°34'52"W	4.40'
L91	N16°36'28"W	6.01'
L92	N06°24'41"W	7.17'
L93	N10°28'13"W	46.93'
L94	N10°33'07"W	39.94'
L95	N10°48'12"W	69.05'
L96	N00°04'24"E	16.09'
L97	N00°56'04"W	34.37'
L98	N05°20'21"W	17.74'
L99	N04°57'33"W	27.27'
L100	N00°34'12"W	19.09'
L101	N06°42'24"W	19.41'
L102	N11°31'23"W	15.58'
L103	N21°41'24"W	15.92'
L104	N25°47'59"W	18.14'
L105	N38°44'42"W	15.79'
L106	N50°29'38"W	13.95'
L107	N61°43'17"W	9.47'
L108	N33°31'58"W	8.68'
L109	N42°53'52"W	14.48'
L110	N60°54'16"W	16.08'
L111	N64°22'29"W	8.26'
L112	N63°43'42"W	15.37'
L113	N64°15'29"W	33.95'
L114	N74°12'52"W	40.26'
L115	S80°46'24"W	3.32'
L116	S28°23'55"W	0.97'
L117	N89°12'54"W	2.56'
L118	N68°57'39"W	19.43'
L119	N69°32'39"W	17.06'
L120	S70°52'42"W	4.39'
L121	S66°03'16"W	1.96'
L122	S13°09'46"E	29.80'
L123	S69°11'53"W	10.65'
L124	S45°27'51"W	1.07'



FLOODPLAIN CURVE TABLE				
C21	5779.60'	0°44'34"	74.93'	N02°53'45"E 74.93'
C22	5779.60'	0°53'29"	89.91'	N00°50'37"E 89.91'
C23	5779.60'	1°22'23"	138.51'	N00°28'45"W 138.51'
C24	21.51'	24°42'34"	9.28'	N77°13'35"W 9.21'
C25	129.54'	2°02'33"	4.62'	S87°19'09"W 4.62'
C26	84.93'	1°39'36"	2.46'	S87°07'40"W 2.46'
C27	58.92'	11°09'55"	11.48'	N85°44'49"W 11.46'
C28	223.84'	8°20'25"	32.58'	N84°56'15"W 32.55'
C29	14.64'	29°09'15"	7.45'	N81°39'54"W 7.37'
C30	3.59'	43°05'16"	2.70'	N86°05'09"W 2.64'
C31	1.57'	61°05'46"	1.67'	S38°14'18"W 1.59'
C32	11.00'	30°43'04"	5.90'	S03°36'20"E 5.83'
C33	5.01'	48°42'21"	4.26'	S05°29'28"W 4.14'
C34	62.97'	25°02'22"	27.52'	S35°53'14"W 27.30'
C35	15.39'	24°38'36"	6.62'	S58°29'24"W 6.57'
C36	36.42'	13°14'27"	8.42'	S78°36'33"W 8.40'
C37	2.88'	54°13'46"	2.72'	S67°55'01"W 2.62'
C38	0.75'	73°08'13"	0.96'	S77°21'24"W 0.89'
C39	57.33'	9°04'59"	9.09'	N62°47'44"W 9.08'
C40	6.55'	28°52'15"	3.30'	N41°46'08"W 3.26'
C41	61.38'	7°15'58"	7.78'	N32°06'52"W 7.78'
C42	180.53'	8°07'40"	25.61'	N25°13'37"W 25.59'
C43	931.43'	2°05'56"	34.12'	N16°42'52"W 34.12'
C44	83.75'	14°38'30"	21.40'	N10°59'07"W 21.34'
C45	91.64'	18°34'59"	29.72'	N12°11'32"W 29.59'
C46	305.05'	4°57'51"	26.43'	N21°25'46"W 26.42'
C47	1859.90'	2°17'57"	74.63'	N03°15'41"W 74.63'

LOT 1
BLOCK "A"
FINAL PLAT OF
CYPRESS
ADDITION
(N/266)

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
590-004
DRAWING NO.:
590-004-PL1
PLOT DATE:
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PLOT SCALE:
1" = 100'
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SHEET
05 OF 05