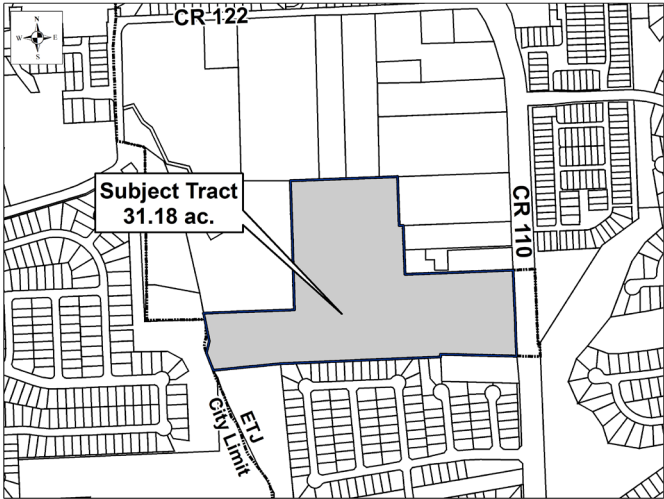


**Oasis at Round Rock  
FINAL PLAT FP2205-003**



**CASE PLANNER:** Matthew Johnson

**REQUEST:** Final Plat approval to create a single lot for attached and detached residential units.

**ZONING AT TIME OF APPLICATION:** PUD 138

**DESCRIPTION:** 31.18 acres out of the Robert McNutt Survey, Abstract No. 422

**CURRENT USE OF PROPERTY:** Undeveloped

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

- North: ETJ; Rural Residential
- South: Residential/ Siena MUD
- East: CR 110; Rural Residential
- West: Residential/ Madsen Ranch

**PROPOSED LAND USE:** Single lot attached and detached townhome

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	31.18
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>31.18</b>

---

**Owner:**  
LINDA G & JOHN REED  
8050 CR110  
Round Rock, TX 78665

**Applicant:**  
Kimley-Horn  
Gabriel Bermudez Monroig, P.E.  
10814 Jollyville Rd  
Avallon IV, Ste 200  
Austin, TX 78759

**Developer:**  
Urban Genesis  
Gahl Shalev  
202 Avondale St  
Houston, TX 77006

---

**Oasis at Round Rock  
FINAL PLAT FP2205-003**

**HISTORY:** This final plat is being processed simultaneously with the preliminary plat (PP2205-002).

**DATE OF REVIEW:** August 3, 2022

**LOCATION:** Generally located west of CR 110 and south of CR 122.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Residential) is supported by PUD No. 138 which contains a mixture of attached and detached residential units. The units will be configured in a condominium regime and will not be platted as fee simple lots. The Final Plat will facilitate the development for a rental community with a maximum of 434 units (single family detached and attached).

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat (PP2205-002).

Traffic, Access and Roads: The subject tract has existing access points from CR 110. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed, whereas private drives will serve the entire development. A TIA is not required for this development; however, roadway impact fees shall be collected at time of building permitting.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. An existing 12" water line and a 42" wastewater line will serve this development by providing offsite easements in the southwest corner of the subject tract. Additionally, a secondary connection is proposed with a 16" waterline that runs parallel to Red Bud Lane along the future extension of Old Settlers Blvd.

Drainage: A flood study (FLOOD2202-0001) has been approved by the City. The applicant intends to provide onsite detention. Staff will review a more detailed drainage plan during site permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Provide surveyor and engineer to certification seal.
2. Include benchmark description and elevation with vertical datum & geoid.
3. Remove the depiction of the 10' PUE.
4. Revise note # 7 to reflect the preliminary plat approval date.
5. Revise note # 10 to reflect the 1% ultimate floodplain.

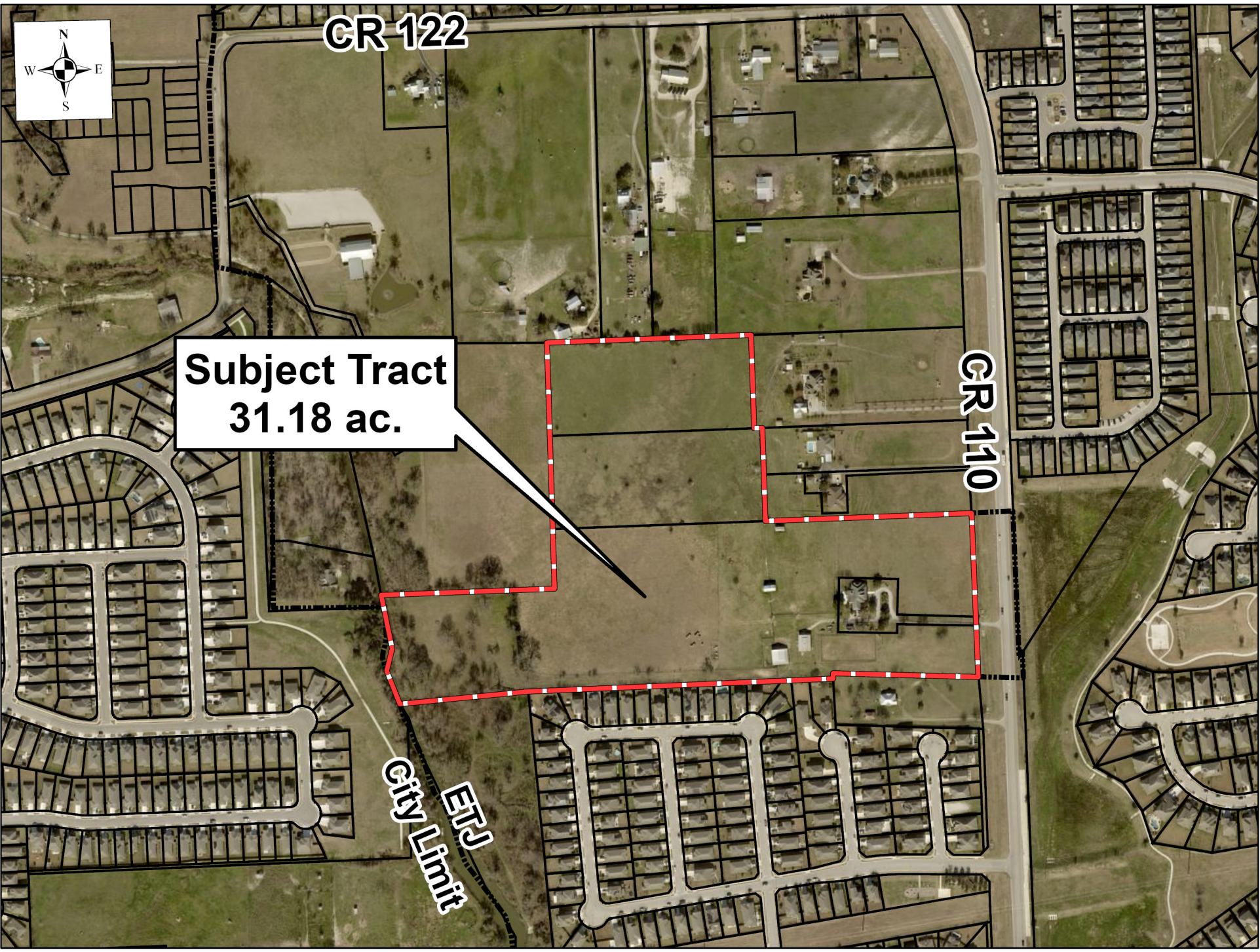


**CR 122**

**Subject Tract  
31.18 ac.**

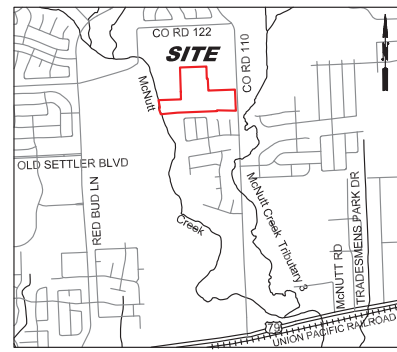
**CR 110**

**City Limit**



# FINAL PLAT OF OASIS AT ROUND ROCK SUBDIVISION

31.175 ACRES ± SITUATED IN THE ROBERT McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TX



VICINITY MAP (NOT TO SCALE)

OWNER: URBAN GENESIS  
8050 CR 110, ROUND ROCK, TX 78665

ACREAGE: 31.175 ACRES

SURVEY: ROBERT McNUTT SURVEY  
ABSTRACT NO. 422  
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

LOT TYPE: DEVELOPMENT LOT

AREA OF SMALLEST LOT: 31.175 ACRES

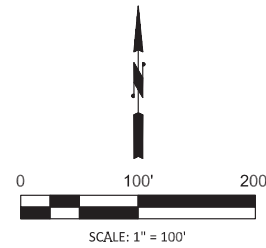
CREATION DATE: 7/15/22

SUBMITTAL DATE: MAY 2022

REVISION DATE:

SURVEYOR: SURVEY WORKS, LLC, BLDG B  
1207 UPLAND DRIVE  
AUSTIN, TEXAS 78741  
PH: 512-899-8067

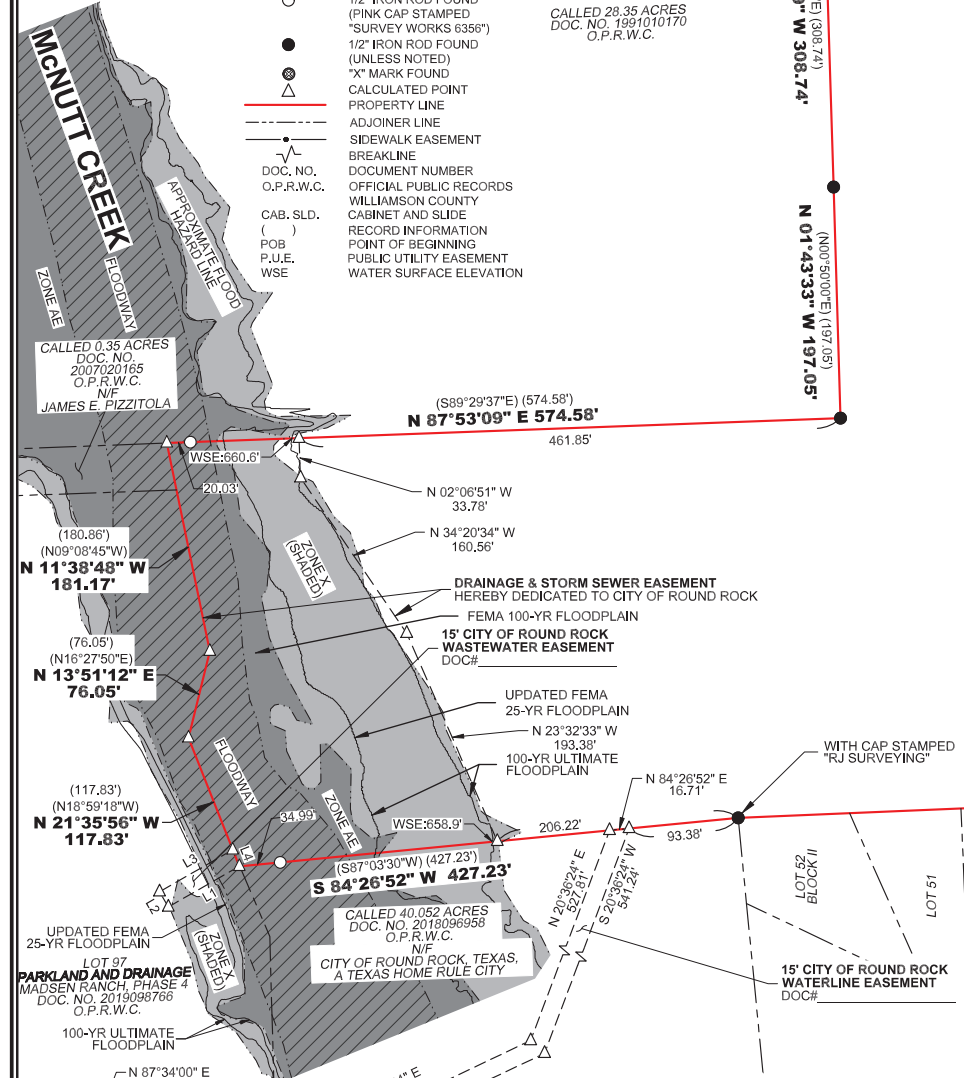
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TX 78759



### LEGEND

- 1/2" IRON ROD FOUND (PINK CAP STAMPED "SURVEY WORKS 6356")
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- \* MARK FOUND
- △ CALCULATED POINT
- PROPERTY LINE
- - - ADJOINER LINE
- - - SIDEWALK EASEMENT
- - - BREAKLINE
- - - DOC. NO. O.P.R.W.C.
- - - CAB. SLD.
- - - ( )
- - - POB
- - - P.U.E.
- - - WSE
- WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY CABINET AND SLIDE
- RECORD INFORMATION
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- WATER SURFACE ELEVATION

N/F ROBERT T. ADAY AND WIFE, SHELLI ADAY  
CALLED 28.35 ACRES  
DOC. NO. 1991010170  
O.P.R.W.C.



LINE	BEARING	DISTANCE
L1	S 60°11'24" W	69.69'
L2	N 29°48'36" W	15.00'
L3	N 60°11'24" E	71.86'
L4	S 21°35'56" E	15.16'

LOT 1, BLOCK A  
GROSS AREA: 31.175 ACRES ±  
SQUARE FEET: 1,357,696 ±

ROBERT McNUTT SURVEY  
A-422  
WILLIAMSON COUNTY, TEXAS

**FLOOD NOTE**

A PORTION OF THIS TRACT IS ENCRICHOED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE ANNUAL CHANGE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48451C0515F, EFFECTIVE DATE 2/20/19, FOR WILLIAMSON COUNTY, TEXAS.

**DATUM & BEARING BASIS**

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, ELEVATION DATA NAVD 88, GEOID 18, DISTANCES IN US SURVEY FEET (GRID).




INFO@SURVEYWORKS.COM  
SURVEYWORKS.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067



FINAL PLAT OF  
**OASIS AT ROUND ROCK SUBDIVISION**  
 31.175 ACRES ± SITUATED IN THE ROBERT McNUTT SURVEY,  
 ABSTRACT 422, WILLIAMSON COUNTY, TX

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THAT I, DEREK KINSAUL, 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

7/15/2022

DATE

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THAT I, GABRIEL BERMUDEZ MONROIG, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

  
 SIGNATURE AND SEAL OF LICENSED ENGINEER  
 P.E. # 133576

7/18/2022

DATE

STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THAT, JOHN REED AND WIFE, LINDA G. REED, AS THE OWNER OF A PORTION OF A CALLED 21.67 ACRE TRACT OF LAND SAVE AN EXCEPT A CALLED 1.02 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009033054, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS 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 OASIS AT ROUND ROCK SUBDIVISION.

JOHN REED AND WIFE, LINDA G. REED

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY,  
 JOHN REED AND WIFE, LINDA G. REED.

NOTARY PUBLIC, STATE OF TEXAS  
 PRINTED NAME: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THAT, DEBORAH L. LEGGETT, AS THE OWNER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2014081439, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS 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 OASIS AT ROUND ROCK SUBDIVISION.

DEBORAH L. LEGGETT

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY,  
 DEBORAH L. LEGGETT.

NOTARY PUBLIC, STATE OF TEXAS  
 PRINTED NAME: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THAT, STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, AS THE OWNER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009037920, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS OASIS AT ROUND ROCK SUBDIVISION.

STEPHEN MARTINEZ AND WIFE MARGOT MARTINEZ

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY,  
 STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ.

NOTARY PUBLIC, STATE OF TEXAS  
 PRINTED NAME: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THAT, BANK OF AMERICA, N.A., THE LIEN HOLDER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009037920, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BANK OF AMERICA, N.A.

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY,  
 BANK OF AMERICA, N.A.

NOTARY PUBLIC, STATE OF TEXAS  
 PRINTED NAME: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

\_\_\_\_\_  
 DERRICK NEAL  
 EXECUTIVE DIRECTOR,  
 ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE

**ADDRESSING**

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_ DAY, OF \_\_\_\_\_, 20\_\_\_\_, A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

APPROVED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

JENNIFER HENDERSON, CHAIRMAN  
 CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M, AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK, COUNTY COURT  
 WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
 DEPUTY

OWNER: URBAN GENESIS  
 8050 CR 110, ROUND ROCK, TX 78665  
 ACREAGE: 31.175 ACRES  
 SURVEY: ROBERT McNUTT SURVEY  
 ABSTRACT NO. 422  
 WILLIAMSON COUNTY, TEXAS  
 NUMBER OF BLOCKS: 1  
 NUMBER OF LOTS: 1  
 LOT TYPE: DEVELOPMENT LOT  
 AREA OF SMALLEST LOT: 31,175 ACRES  
 CREATION DATE: 7/15/22  
 SUBMITTAL DATE: MAY 2022  
 REVISION DATE: --  
 SURVEYOR: SURVEY WORKS, LLC, BLDG B  
 1207 UPLAND DRIVE  
 AUSTIN, TEXAS 78741  
 PH: 512-899-8067  
 ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD  
 CAMPUS IV, SUITE 200  
 AUSTIN, TX 78759

PREPARED FOR: URBAN GENESIS  
 PROJECT NO. 21-0100.06



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 SURVEYWORKS.COM  
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