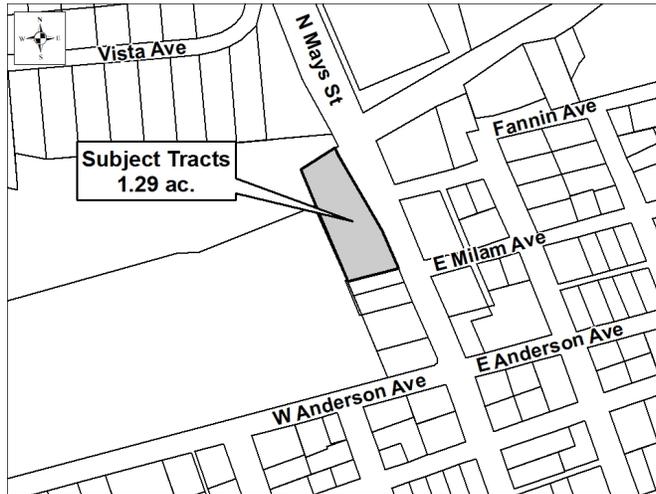


**Riverwalk Subdivision Lot 1, Block A Replat  
FINAL PLAT FP2012-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the replat.

**ZONING AT TIME OF APPLICATION:** MU-2 (Mixed Use - Downtown Medium Density)

**DESCRIPTION:** 1.28 acres out of the Wiley Harris Survey, Abstract No. 298

**CURRENT USE OF PROPERTY:** vacant and undeveloped

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Downtown Mixed Use

**ADJACENT LAND USE:**

North: Brushy Creek

South: (across Milam Avenue) - MU-2 (Mixed-Use - Downtown Medium Density) - undeveloped

East: (across N. Mays St.) - MU-2 - private school and office

West: SF-2 (Single Family - standard lot) - public school

**PROPOSED LAND USE:** Mixed use and open space

<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	0.03
Parkland:	1	0.529
Other:	1	0.725
<b>TOTALS:</b>	<b>3</b>	<b>1.28</b>

**Owner:**  
City of Round Rock  
Katie Baker  
221 E. Main St.  
Round Rock, TX 78664

**Agent:**  
Waeltz & Prete, Inc.  
Antonio A. Prete, P.E.  
211 N. A.W. Grimes Blvd.  
Round Rock, TX 78665

**Riverwalk Subdivision Lot 1, Block A Replat  
FINAL PLAT      FP2012-003**

**HISTORY:** The property has been owned by the City of Round Rock since 2015.

**DATE OF REVIEW:** January 13, 2021

**LOCATION:** West of N. Mays St. and north of W. Anderson Ave.

**STAFF REVIEW AND ANALYSIS:**

**Overview:** The plat splits the 1.29-acre lot into a parkland lot and a development lot, in addition to providing right-of-way for N. Mays Street. Both lots have frontage on N. Mays Street. The parkland lot, 0.53 acres, borders Brushy Creek to the north and the development lot, 0.72 acres, borders right-of-way for W. Milam Avenue to the south.

**Zoning and Comprehensive Plan:** The property is designated as downtown mixed use on the FLUM (Future Land Use Map) of the comprehensive plan. It is zoned as MU-2 (Mixed-Use Downtown Medium Density), which allows a variety of residential and limited commercial uses.

**Traffic, Access, and Roads:** A Traffic Impact Analysis (TIA) is not required at this time, as no development is proposed.

**Water and Wastewater Service:** Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12" water main along the west side of N Mays Street and an existing 6" water main along the east side of N Mays Street. Wastewater service comes from a manhole in N Mays Street south of the Fannin Avenue intersection. The northern parks lot is a special purpose lot that does not have access to wastewater but is a special purpose lot not requiring wastewater service (parks trailhead). A water easement is being dedicated across the special-purpose lot for easier access to the 12" water main on the southern lot.

**Drainage:** A flood study has been completed and approved by the City. The ultimate floodplain limits are shown on the plat. The site is also encroached by FEMA Zone AE (1% annual chance) floodplain and those limits are shown on the plat. Ultimate floodplain elevations are provided at the upstream and downstream portion of the property for determining the minimum finished floor elevation for any structure on the special purpose lot. New impervious cover is not proposed at this time.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Change Lot 1C, Block A label to read "Lot 1C Block 'A' 0.030 ac. hereby designated and dedicated as right of way.", Sheet 1 & Sheet 2.
2. Remove Note 9, Sheet 3.
3. Correct the acreage note to correspond to the total acreage for the three lots.



Vista Ave

N Mays St

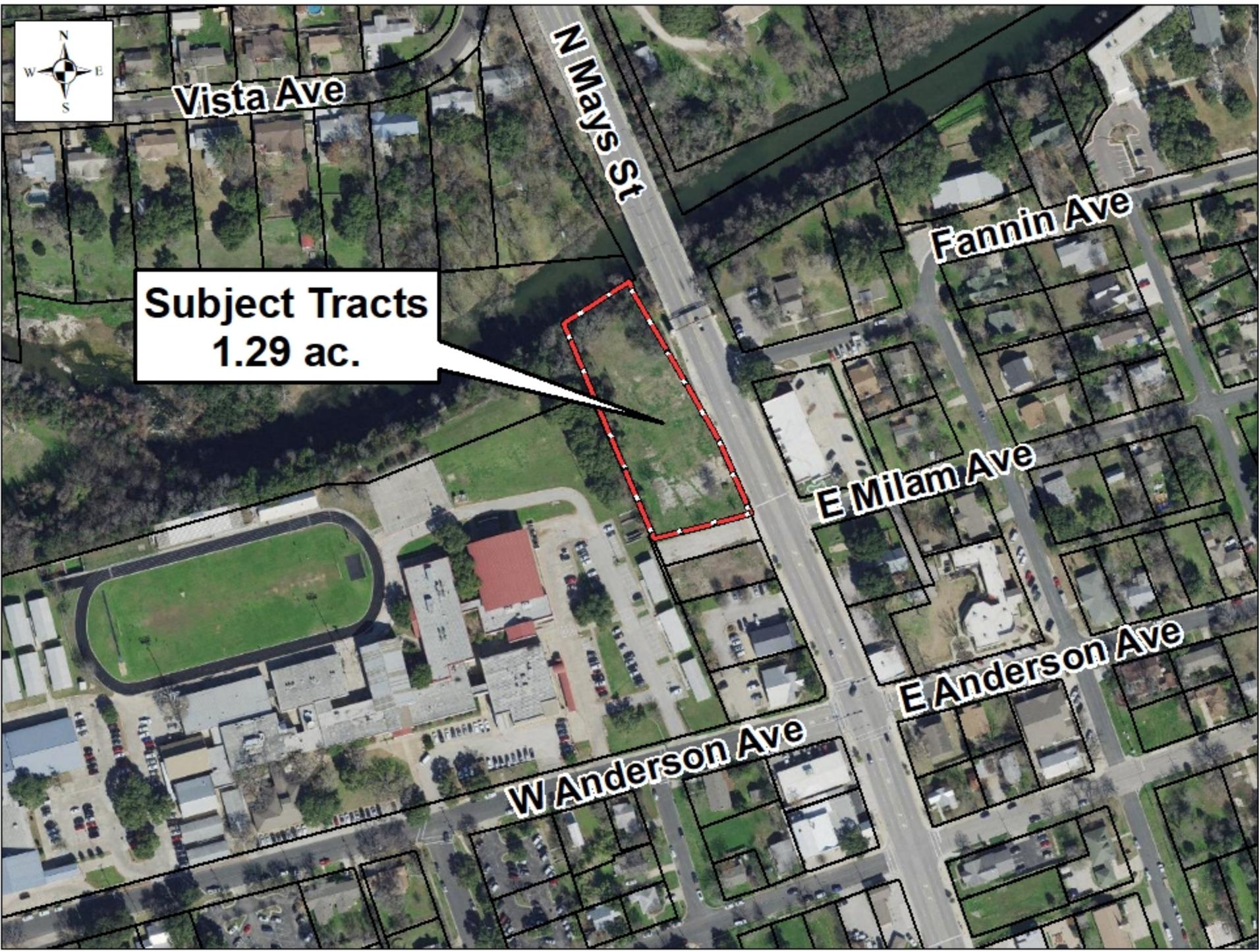
Fannin Ave

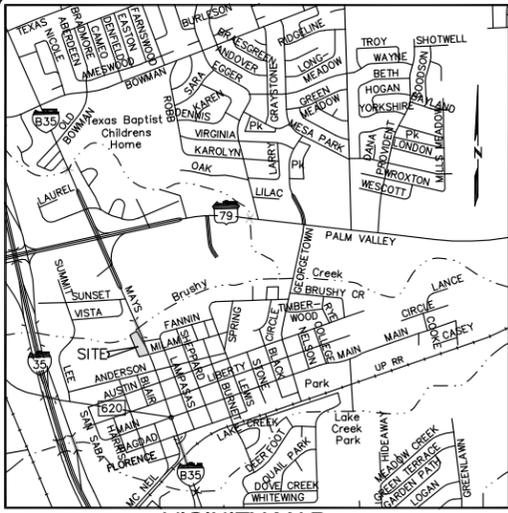
Subject Tracts  
1.29 ac.

E Milam Ave

E Anderson Ave

W Anderson Ave



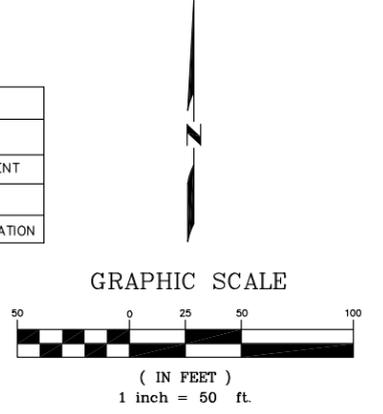


VICINITY MAP  
(NOT TO SCALE)

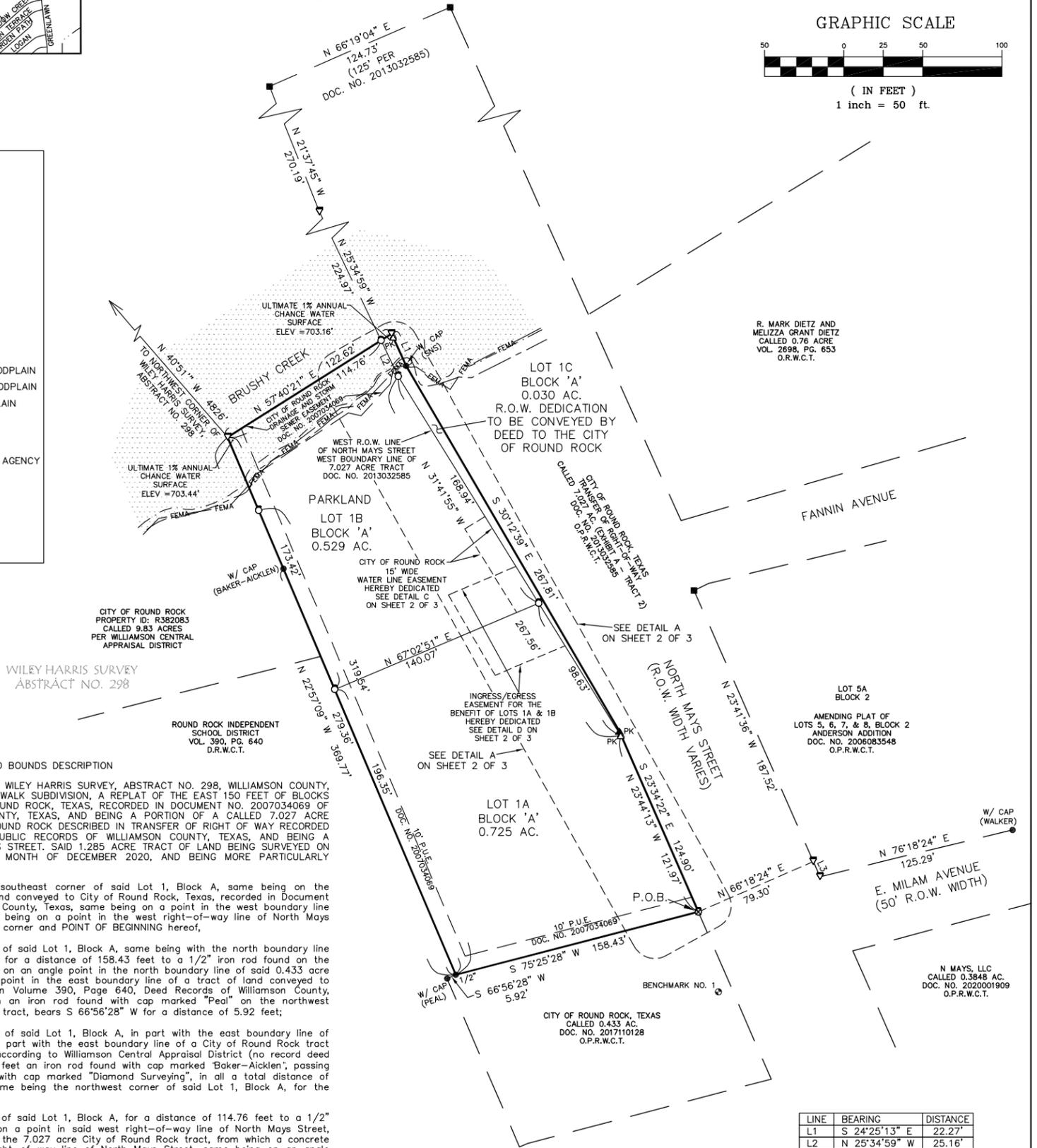
SUBMITTAL DATE: DECEMBER 15, 2020  
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 13, 2021  
 PATENT SURVEY: WILEY HARRIS SURVEY, ABSTRACT 298  
 BENCHMARK #1: PK NAIL SET IN CONCRETE SIDEWALK APPROXIMATELY 52 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 1A, AND APPROXIMATELY 19 FEET WEST OF THE WESTERLY EDGE OF ASPHALT OF NORTH MAYS STREET.  
 SURFACE COORDINATES:  
 N=10160939.66  
 E=3132288.61  
 ELEVATION = 714.54'  
 VERTICAL DATUM: NAVD 88 (GEOID12A)  
 ACREAGE: 1.285  
 NUMBER OF LOTS: 3  
 NUMBER OF BLOCKS: 1  
 LINEAR FEET OF NEW STREETS: NONE  
 ACREAGE BY LOT TYPE:  
 0.725 AC. DEVELOPMENT  
 0.529 AC. PARKLAND  
 0.030 AC. R.O.W. DEDICATION  
 NUMBER OF LOTS BY TYPE:  
 1 DEVELOPMENT  
 1 PARKLAND  
 1 R.O.W. DEDICATION

OWNERS: CITY OF ROUND ROCK  
 ROUND ROCK CITY HALL  
 221 EAST MAIN STREET  
 ROUND ROCK, TEXAS 78664  
 SURVEYOR: SHANE SHAFFER, RPLS #5281  
 DIAMOND SURVEYING, INC.  
 116 SKYLINE ROAD  
 GEORGETOWN, TEXAS 78628  
 T.B.P.E.L.S. FIRM NO. 10006900  
 ENGINEER: ANTONIO A. PRETE, P.E.  
 WAELTZ & PRETE, INC.  
 211 A.W. GRIMES BLVD.  
 ROUND ROCK, TEXAS 78665

LOT/BLOCK	ACRES	USE
LOT 1A, BLOCK 'A'	0.725	DEVELOPMENT
LOT 1B, BLOCK 'A'	0.529	PARKLAND
LOT 1C, BLOCK 'A'	0.030	R.O.W. DEDICATION



LEGEND	
●	IRON ROD FOUND
⊗	"X" CUT FOUND IN CONCRETE
PK ▲	PK NAIL FOUND
■	CONCRETE MONUMENT FOUND
PK ▲	PK NAIL SET
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
▽	CALCULATED POINT
⊙	BENCHMARK
---	ADJOINER
---	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
---	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
▨	FEMA ZONE AE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION

FOR A 1.285 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A OF RIVERWALK SUBDIVISION, A REPLAT OF THE EAST 150 FEET OF BLOCKS 15 AND 16, ANDERSON ADDITION TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2007034069 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 7.027 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CITY OF ROUND ROCK DESCRIBED IN TRANSFER OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 2013032585 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION WITHIN THE RIGHT-OF-WAY OF NORTH MAYS STREET. SAID 1.285 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF DECEMBER 2020, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a X-cut found in concrete on the southeast corner of said Lot 1, Block A, same being on the northeast corner of the called 0.433 acre tract of land conveyed to City of Round Rock, Texas, recorded in Document No. 201710128, Official Public Records of Williamson County, Texas, same being on a point in the west boundary line of said 7.027 acre City of Round Rock tract, same being on a point in the west right-of-way line of North Mays Street (right-of-way width varies), for the southeast corner and POINT OF BEGINNING hereof;

THENCE, S 75°25'28" W with the south boundary line of said Lot 1, Block A, same being with the north boundary line of said 0.433 acre City of Round Rock, Texas tract, for a distance of 158.43 feet to a 1/2" iron rod found on the southwest corner of said Lot 1, Block A, same being on an angle point in the north boundary line of said 0.433 acre City of Round Rock, Texas tract, same being on a point in the east boundary line of a tract of land conveyed to Round Rock Independent School District, recorded in Volume 390, Page 640, Deed Records of Williamson County, Texas, for the southwest corner hereof, from which an iron rod found with cap marked "Peal" on the northwest corner of said 0.433 acre City of Round Rock, Texas tract, bears S 66°56'28" W for a distance of 5.92 feet;

THENCE, N 22°57'09" W with the west boundary line of said Lot 1, Block A, in part with the east boundary line of said Round Rock Independent School District tract, in part with the east boundary line of a City of Round Rock tract - called 9.83 acres of land, Property ID R382083, according to Williamson Central Appraisal District (no record deed information found), passing at a distance of 279.36 feet an iron rod found with cap marked "Baker-Aicklen", passing at a distance of 319.54 feet, a 1/2" iron rod set with cap marked "Diamond Surveying", in all a total distance of 369.77 feet to calculated point in Brushy Creek, same being the northwest corner of said Lot 1, Block A, for the northwest corner hereof;

THENCE, N 57°40'21" E with the north boundary line of said Lot 1, Block A, for a distance of 114.76 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in said west right-of-way line of North Mays Street, same being on a point in said west boundary line of the 7.027 acre City of Round Rock tract, from which a concrete monument found on an angle point in said west right-of-way line of North Mays Street, same being on an angle point in said west boundary line of the 7.027 acre City of Round Rock tract, bears N 25°34'59" W for a distance of 224.97 feet, and N 21°37'45" W for a distance of 270.19 feet;

THENCE, with the north and east boundary lines of said Lot 1, Block A, same being through the interior of the right-of-way of North Mays Street, same being through the interior of said 7.027 acre City of Round Rock tract, the following four (4) courses and distances:

- N 57°40'21" E for a distance of 7.86 feet to a calculated point on the northeast corner of said Lot 1, Block A, for the northeast corner hereof;
- S 24°25'13" E, passing at a distance of 2.38 feet, a 1/2" iron rod set with cap marked "Diamond Surveying", in all a total distance of 22.27 feet to an iron rod found with cap marked "SNS", for an angle point hereof;
- S 30°12'39" E for a distance of 267.81 feet to a PK nail found in brick paver, for an angle point hereof;
- S 23°34'22" E for a distance of 124.90 feet to the POINT OF BEGINNING and containing 1.285 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00011.

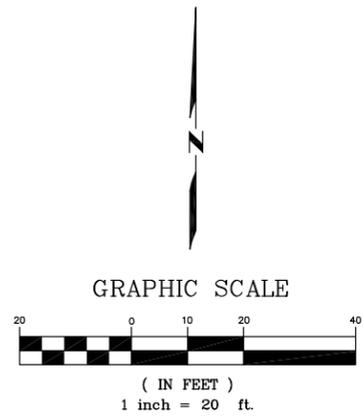
LINE	BEARING	DISTANCE
L1	S 24°25'13" E	22.27'
L2	N 25°34'59" W	25.16'
L3	S 23°41'36" E	10.49'
L4	S 17°09'22" E	0.91'
L5	N 57°40'21" E	7.86'
L6	S 31°41'55" E	64.53'
L7	S 67°02'51" W	15.18'
L8	N 31°41'55" W	62.22'
L9	N 58°18'05" E	15.00'
L10	S 31°41'55" E	59.10'
L11	S 67°02'51" W	47.96'
L12	N 30°12'39" W	58.88'
L13	N 67°02'51" E	46.41'

**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TX 78628  
 (512) 931-3100  
 T.B.P.E.L.S. FIRM NO. 10006900

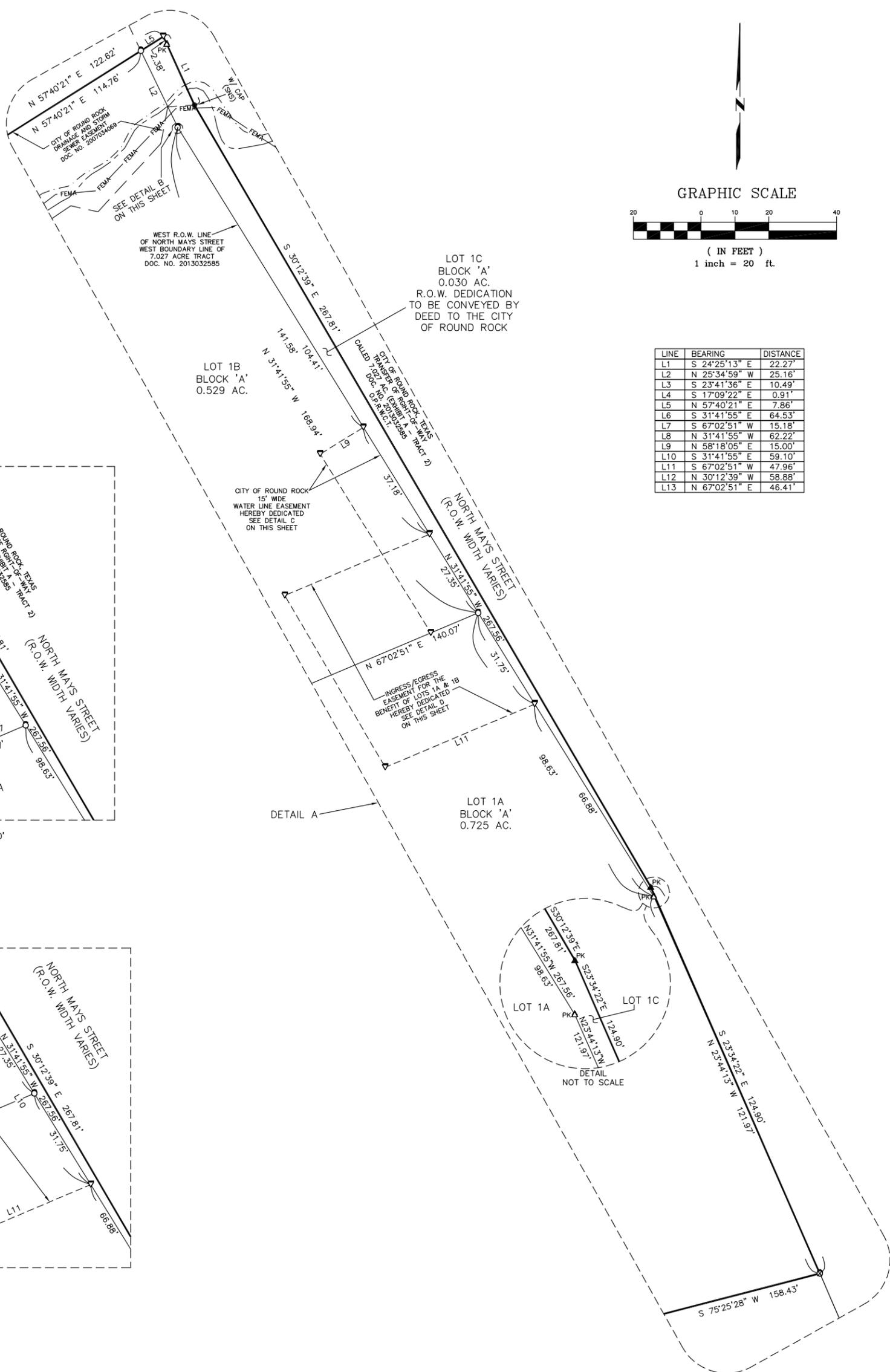
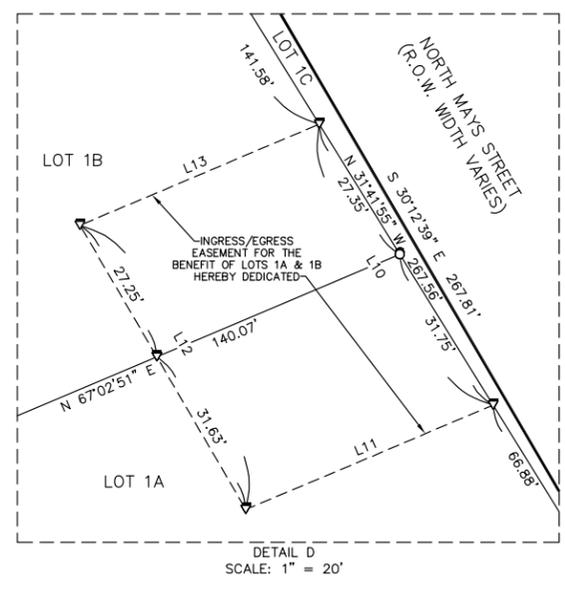
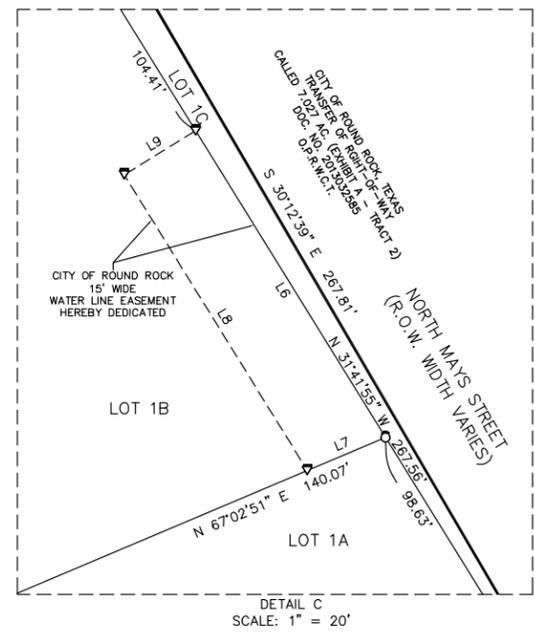
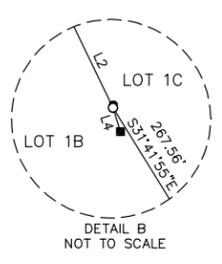


**WAELTZ & PRETE, INC.**  
 CIVIL ENGINEERS  
 211 A.W. GRIMES BLVD.  
 ROUND ROCK, TX. 78665  
 PH (512) 505-8953  
 FIRM TX. REG. #F-10308

**FINAL PLAT OF RIVERWALK SUBDIVISION**  
**A REPLAT OF LOT 1, BLOCK A**  
**FP2012-003**



LINE	BEARING	DISTANCE
L1	S 24°25'13" E	22.27'
L2	N 25°34'59" W	25.16'
L3	S 23°41'36" E	10.49'
L4	S 17°09'22" E	0.91'
L5	N 57°40'21" E	7.86'
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L11	S 67°02'51" W	47.96'
L12	N 30°12'39" W	58.88'
L13	N 67°02'51" E	46.41'



SHEET 2 OF 3

**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TX 78628  
 (512) 931-3100  
 T.B.P.E.L.S. FIRM NO. 10006900



**WAELTZ & PRETE, INC.**  
 CIVIL ENGINEERS  
 211 A.W. GRIMES BLVD.  
 ROUND ROCK, TX. 78665  
 PH (512) 505-8953  
 FIRM TX. REG. #F-10308

**FINAL PLAT OF RIVERWALK  
 SUBDIVISION  
 A REPLAT OF LOT 1, BLOCK A  
 FP2012-003**

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 herein above 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 anyway 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.

ADDITIONAL EASEMENT NOTES:

- 1) THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN 2007034069 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
2) THIS PLAT MAYBE SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT (BLANKET TYPE EASEMENT), RECORDED IN DOCUMENT NO. 2013089769 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

- 1) A PORTION OF THIS TRACT IS ENCRoACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2) A PORTION OF THIS TRACT IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDED 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 48491C0493F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
3) NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACE 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) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
5) MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6) 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.
7) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
8) 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 DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
9) A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK REFERENCING THE DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, 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.

SHANE SHAFER, RPLS
REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628
T.B.P.L.S. FIRM NO. 10006900

DECEMBER 29, 2020
DATE



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, 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.

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX 78665
FIRM TX. REG. #F-10308

12/29/2020
DATE



12/29/2020

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That The City of Round Rock, a Texas home-rule municipality, as the owner of that certain 1.286 acre tract of land recorded in Document No. 2015094313, of the Official Public Records of Williamson County, Texas (Being all of Lot 1, Block A, Riverwalk Subdivision, A Replat of the East 150 Feet of Blocks 15 and 16, Anderson Addition to the City of Round, Rock, Texas, recorded in Document No. 2007034069, Official Public Records of 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 Final Plat of Riverwalk Subdivision, A Replat of Lot 1, Block A.

The City of Round Rock
City of Round Rock
Round Rock City Hall
221 East Main Street
Round Rock, Texas 78664

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of The City of Round Rock, a Texas home-rule municipality, on behalf of said City of Round Rock.

Notary Public, State of \_\_\_\_\_

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

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 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 FORGOING 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



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

FINAL PLAT OF RIVERWALK
SUBDIVISION
A REPLAT OF LOT 1, BLOCK A
FP2012-003