PRELIMINARY
SUBJECT TO CHANGE

BEGIN PROJECT
STA. 10+78.00

A.W. GRIMES BLVD

CR 112

PROP ROW

EXIST ROW

AVERY RANCH COMPANY, LTD.
REMAINDER OF 1200.19 AC.
"PARCEL TWO (WALLIN FARM)"
TRACT I
DOC. NO. 2002071336
(TAX IDS: R497225 53.487 ACRES,
R497015 58.85 ACRES,
R308032 1.00 ACRES)

Parcel 1EP1

DRAINAGE EASEMENT
0.03 ACRES
R497015

Parcel 1

6.34 ACRES
R497015/R497225

MOKAN

Parcel 1EP2

DRAINAGE EASEMENT
0.03 ACRES
R497225

0.36 ACRES
R462972

Parcel 2P1

AVERY RANCH COMPANY, LTD.
REMAINDER OF 1200.19 AC.
"PARCEL TWO (WALLIN FARM)"
TRACT I
DOC. NO. 2002071336
O.P.R.W.C.T.

old CR 112 r.o.w. to be abandonded (pending final survey)

COLONY DRIVE

AVERY RANCH COMPANY, LTD.
REMAINDER OF 1200.19 AC.
"PARCEL TWO (WALLIN FARM)"
TRACT I
DOC. NO. 2002071336
(TAX IDS: R497182 32.975 ACRES,
R500116 151.04 ACRES,
R500112 143.186 ACRES)

CULVERT 02

DRAINAGE EASEMENT
0.03 ACRES
R500116

Parcel 2EP1

EKVALL DRIVE

CULVERT 03

Parcel 2P2

0.04 ACRES
R624257/R635866

DRAINAGE EASEMENT
0.03 ACRES
R635866

Parcel 2EP2

LEGEND

- PROPERTY LINE
- EXISTING R.O.W.
- PROPOSED R.O.W.
- EXISTING EASEMENT
- MOKAN EASEMENT
- R.O.W. TAKE

0 150 300

rps
Texas PE Firm Reg. #F-929
4801 Southwest Pkwy, Pkwy 2, Suite 150, Austin, Texas 78735
T +1 512 328 5771 E usinfrastructure@rpsgroup.com

ROUND ROCK TEXAS

THE CITY OF ROUND ROCK, TEXAS
TRANSPORTATION DEPARTMENT

CR 112 IMPROVEMENTS
AVERY RANCH COMPANY LTD & LSA TRUST
R462972 - R497015 - R497225 - R500166 - R624257 - R635866

PRELIMINARY

SUBMITTED FOR INTERIM REVIEW
Under the authority of:
JAMES E. SCHWERDTFEGER
P.E. No. 97266
12/19/2022 NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

DATE: 12/19/2022

User: David.Jones
DATE: 12/19/2022 TIME: 2:29:55 PM
FILE: c:\users\david.jones\desktop\cr 112 improvements\exhibits\cr 112 row exhibit 01.dgn