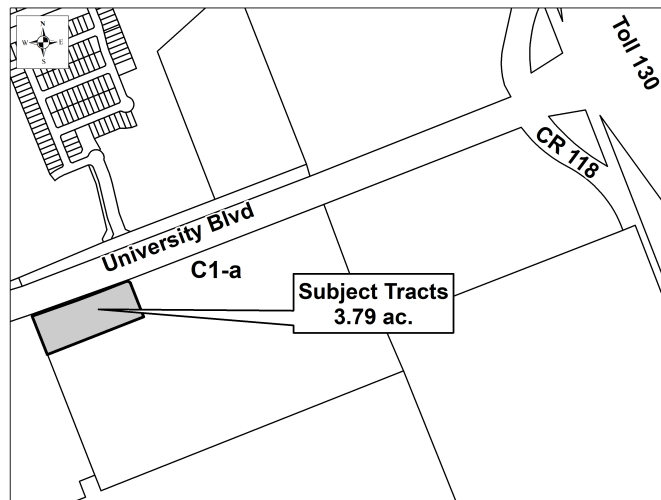


Salerno Ph. 18
FINAL PLAT FP2103-001



CASE PLANNER: CAITLYN REEVES

REQUEST: Final plat approval for two development lots.

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

DESCRIPTION: 3.79 acres out of the H. Millard Survey, Abstract No. 452.

CURRENT USE OF PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: University Boulevard right of way - unzoned

South: Vacant and undeveloped - zoned SF-3 (Single Family - Mixed Lot)

East: Vacant and undeveloped - zoned C-1a (General Commercial Limited)

West: Rural residential - unzoned ETJ

PROPOSED LAND USE: Commercial

<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:	2	3.79
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	3.79

Owner:
 Lone Mountain Properties, LLC
 Stuart Caffey
 12715 Lone Mountain pass
 Leander, TX 78641

Agent:
 Carlson, Bridgance & Doering, Inc.
 Geoff Guerrero
 5501 W. William Cannon Drive
 Austin, TX 78749

**Salerno Ph. 18
Final Plat FP2103-001**

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for a 358.48-acre tract on May 15, 2019. A Preliminary Plat (PP1910-002) was approved on December 4, 2019. The tract was annexed into the City on June 27, 2019, and for the purpose of Phase 18, was zoned C-1a (General Commercial Limited).

DATE OF REVIEW: April 21, 2021

LOCATION: Southwest of the intersection of University Boulevard and SH-130 and east of CR 110.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates this tract for commercial uses. The commercial lots along University Boulevard are zoned C-1a (General Commercial-Limited). The C-1a district allows for medium intensity commercial uses such as fuel sales, office, restaurants/bars, and retail sales and services. The C-1a zoning district has orientation requirements for buildings facing a public street along with articulation and elevation variation standards.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved preliminary plat (PP1910-002).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The commercial tract will have access via a driveway connection along University Boulevard and off of the north-south roadway Salerno Estates.

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Wastewater service will be approved by Williamson County for an onsite septic system.

Drainage: A flood study (FLOOD1903-0003) was approved on June 30, 2020. The flood study accounted for the revisions required due to improvements made by Williamson County to storm drainage infrastructure on CR110 and recently updated FEMA floodplain maps.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide a copy of an updated utility and drainage schematic depicting waterline and bore casing installation across University Blvd.
2. Prior to recordation, a Subdivision Improvement Permit (SIP) shall be issued with improvements constructed and accepted or SIP permit issued with acceptable fiscal posted.
3. Provide perpendicular survey ties (bearing & distance) across each street right of way.
4. Provide notation regarding utilization of an onsite sanitary sewer system with County approval signature block.
5. Update Note 10 to state: Onsite septic system will be utilized for wastewater disposal with permit issued by Williamson County until such time that wastewater collection is made available by the Salerno Municipal Utility District (MUD), and the owner shall abandon onsite septic system and connect to public wastewater.



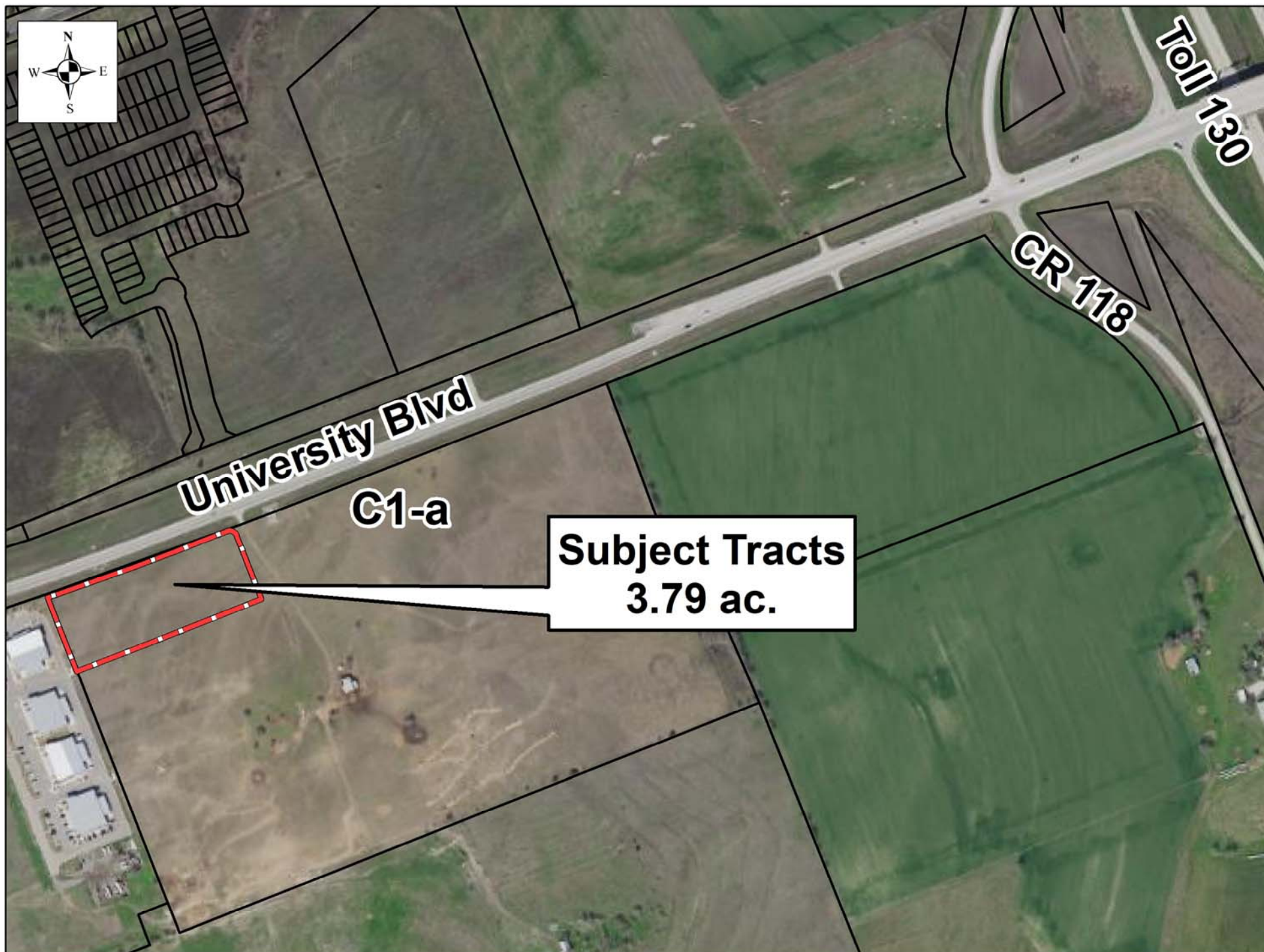
University Blvd

C1-a

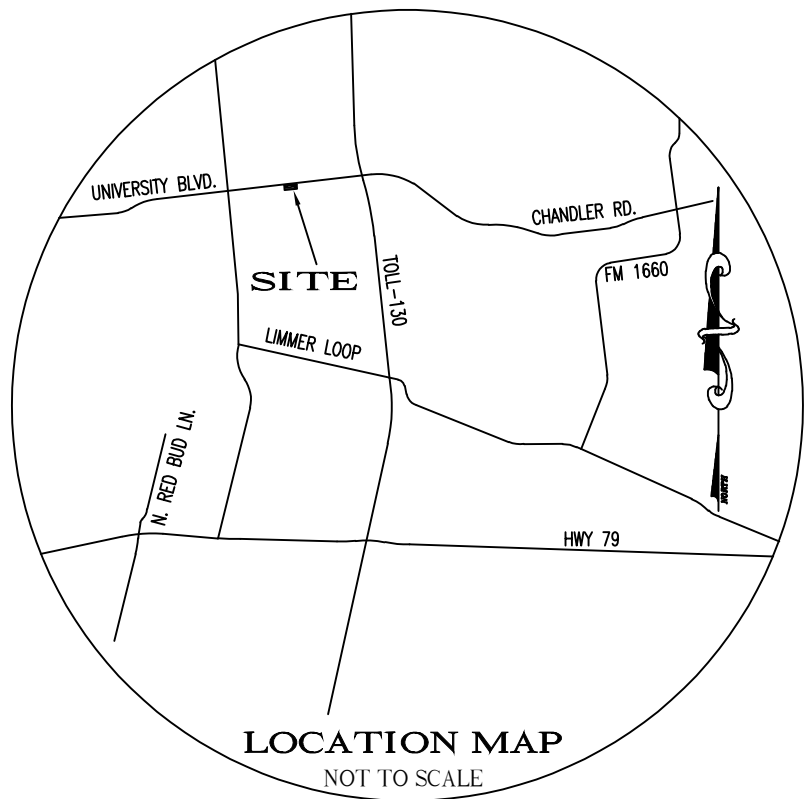
CR 118

Toll 130

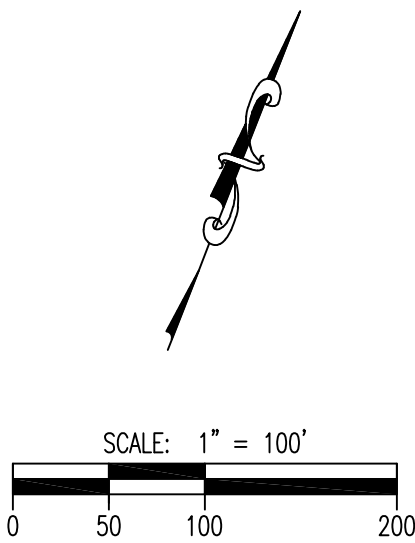
**Subject Tracts
3.79 ac.**



FINAL PLAT – SALERNO PHASE 18



SHEET INDEX:
1. PLAT MAP, VICINITY MAP, PROJECT INFORMATION
2. GENERAL NOTES, EASEMENT NOTES, AND FIELD NOTES
3. SIGNATURE PAGE



- LEGEND**
- BENCHMARK
 - CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
 - R.O.W. RIGHT-OF-WAY
 - L.S.E. LANDSCAPE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - CA BLOCK NUMBER

LOT SUMMARY:

COMMERCIAL LOTS:	2	3.788 ACRES
NUMBER OF BLOCKS:	1	
TOTAL:		3.788 ACRES

TOTAL ACREAGE: 3.788 ACRES
PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NUMBER 452

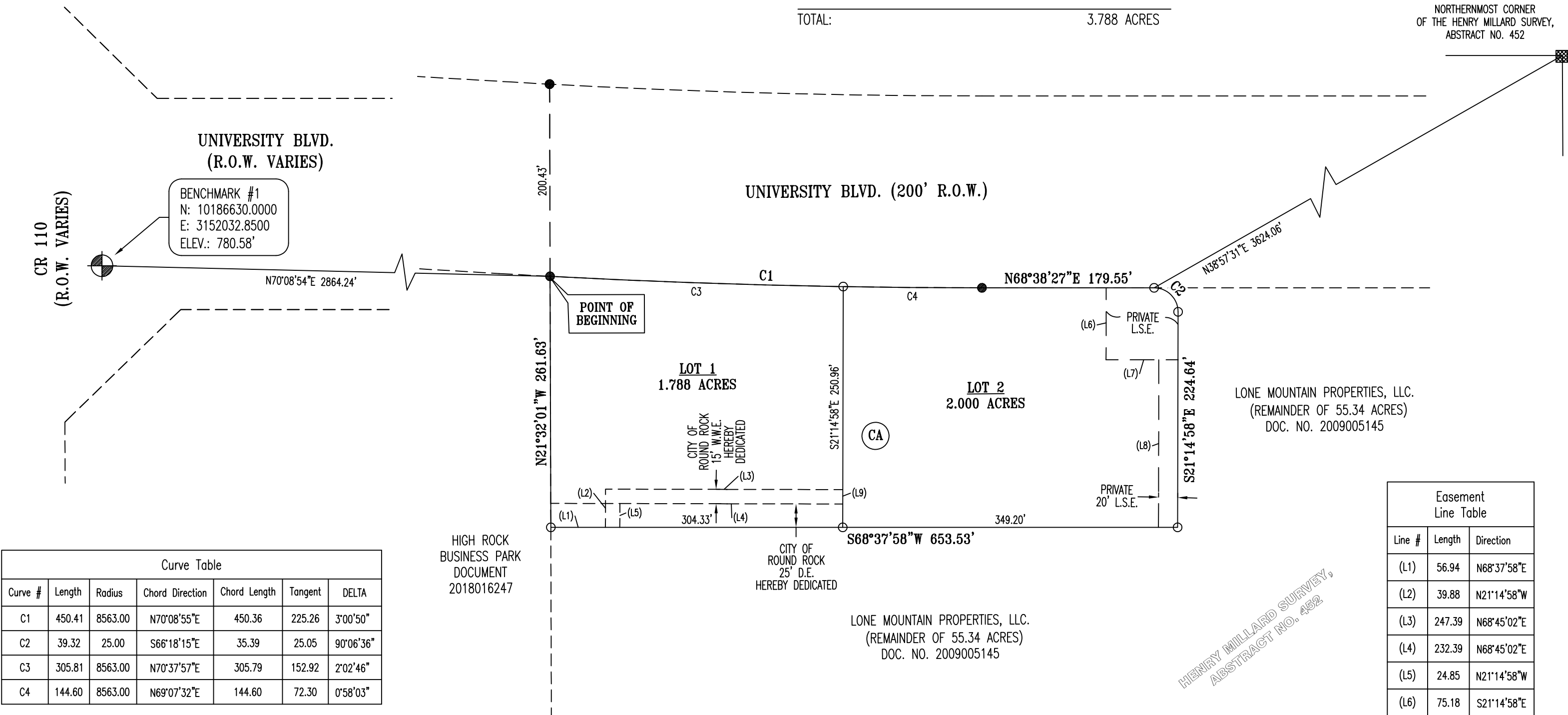
BENCHMARK #1
DESCRIPTION: MAG NAIL IN HEADWALL
ELEVATION: 780.58'
NORTHING: 10186630.00
EASTING: 3152032.8500
TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (4203), NAD83 (HORIZONTAL DATUM)
NAVD88 (GEOID12A) (VERTICAL DATUM)

DATE OF PRELIMINARY PLANNING AND ZONING COMMISSION
REVIEW: DECEMBER 4TH, 2019
DATE OF PLANNING AND ZONING COMMISSION
REVIEW: APRIL 21, 2021

SUBMITTAL DATE: MARCH 23, 2021

OWNER/DEVELOPER:
LONE MOUNTAIN PROPERTIES, LLC
STUART CAFFEY, PRESIDENT
12715 LONE MOUNTAIN PASS
LEANDER, TEXAS 78641-3810

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	450.41	8563.00	N70°08'55"E	450.36	225.26	3°00'50"
C2	39.32	25.00	S66°18'15"E	35.39	25.05	90°06'36"
C3	305.81	8563.00	N70°37'57"E	305.79	152.92	2°02'46"
C4	144.60	8563.00	N69°07'32"E	144.60	72.30	0°58'03"

Easement Line Table		
Line #	Length	Direction
(L1)	56.94	N68°37'58"E
(L2)	39.88	N21°14'58"W
(L3)	247.39	N68°45'02"E
(L4)	232.39	N68°45'02"E
(L5)	24.85	N21°14'58"W
(L6)	75.18	S21°14'58"E
(L7)	75.18	N68°36'45"E
(L8)	174.75	S21°14'58"E
(L9)	15.00	N21°14'58"W

LOT SUMMARY	TOTAL LOT COUNT																				OVERALL SALERNO LOT COUNT PER APPROVED PRELIMINARY
RESIDENTIAL LOTS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	PHASE 13	PHASE 14	PHASE 15	PHASE 16	PHASE 17	PHASE 18	PHASE 19	TOTAL	
SINGLE FAMILY SMALL LOT	100	91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	524
SINGLE FAMILY STANDARD LOT	73	—	14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	505
SINGLE FAMILY ESTATE LOT	—	—	35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	160
SUBTOTAL OF RESIDENTIAL LOTS	173	91	49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1189
NON-RESIDENTIAL LOTS																					
AMENITY CENTER LOTS	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
COMMERCIAL LOTS	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	8
LANDSCAPE LOTS	8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28
H.O.A. & OPEN SPACE LOTS	3	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	27
TOTAL	184	93	52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	1253

FP2103-001

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #P3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

FINAL PLAT – SALERNO PHASE 18

GENERAL NOTES

1. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT (S.W.E.) ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
2. 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.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6–26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
4. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. DRAINAGE AND STORM SEWER (D.E./S.E.) EASEMENTS HEREBY DEDICATED TO THE CITY OF ROUND ROCK.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2019
9. WATER SERVICE IS PROVIDED BY JONAH WATER SUD.
10. WASTEWATER COLLECTION/CONVEYANCE WILL BE PROVIDED BY ON–SITE SEWAGE FACILITIES UNTIL SUCH TIME THAT A SALERNO MUD UTILITY LINE IS MADE AVAILABLE TO THIS SUBDIVISION. ANY SEPTIC SYSTEM IN PLACE AT THE TIME MUST BE ABANDONED AT WASTEWATER TIE–IN.
11. REQUIRED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER & WASTEWATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.

EASEMENT NOTES:

1. 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").
2. 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.
3. 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.
4. 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.
5. 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;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;
 - (C) 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;
 - (D) 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;
 - (E) 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;
6. 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.
7. IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.
8. GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.
9. 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, 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.

FIELD NOTES

BEING ALL OF THAT CERTAIN 3.788 ACRE TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. IN DOCUMENT NUMBER 2009005145 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.788 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 55.34 ACRE TRACT, BEING AT THE NORTHEAST CORNER OF HIGH ROCK BUSINESS PARK, A CONDOMINIUM REGIME RECORDED IN DOCUMENT NUMBER 2018016247, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING IN THE SOUTH RIGHT–OF–WAY LINE OF UNIVERSITY BOULEVARD (200' R.O.W.), FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 55.34 ACRE TRACT AND SAID UNIVERSITY BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8563.00 FEET, AN ARC LENGTH OF 450.41 FEET, AND A CHORD THAT BEARS N70°08'55"E, A DISTANCE OF 450.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) N68°38'27"E, A DISTANCE OF 179.55 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, OVER AND ACROSS SAID 55.34 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.32 FEET, AND A CHORD THAT BEARS S66°18'15"E, A DISTANCE OF 35.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S21°14'58"E, A DISTANCE OF 224.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 3) S68°37'58"W, A DISTANCE OF 653.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE WEST LINE OF SAID 55.34 ACRE TRACT, SAME BEING IN THE EAST LINE OF SAID HIGH ROCK BUSINESS PARK,

THENCE, N21°32'01"W, WITH THE COMMON LINE OF SAID 55.34 ACRE TRACT AND SAID HIGH ROCK BUSINESS PARK, A DISTANCE OF 261.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.788 ACRES OF LAND.

FP2103–001

SHEET NO. 2 OF 3



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

♦ Surveying
♦ Austin, Texas 78749
♦ Fax No. (512) 280-5165

FINAL PLAT – SALERNO PHASE 18

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT LONE MOUNTAIN PROPERTIES, A TEXAS LLC., AS THE OWNER OF THAT CERTAIN 55.34 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2009005145, OF THE 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, DO HEREBY SUBDIVIDE 3.788 ACRES OF LAND, TO BE KNOWN AS:

"SALERNO PHASE 18"

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

LONE MOUNTAIN PROPERTIES, LLC.
STUART CAFFEY, PRESIDENT
6201 CR 110
HUTTO, TEXAS 78634

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____,
BY STUART CAFFEY, PRESIDENT OF LONE MOUNTAIN PROPERTIES, A TEXAS LLC. , ON BEHALF OF LONE MOUNTAIN PROPERTIES, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

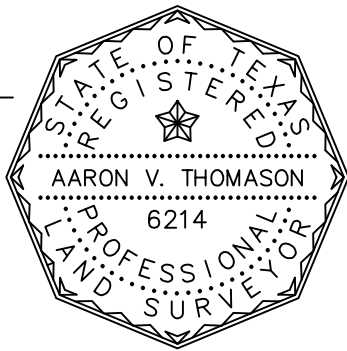
MY COMMISSION EXPIRES:

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, 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.

SURVEYED BY: _____ DATE _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

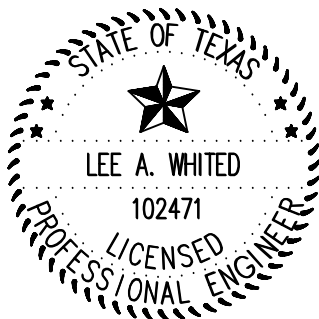


STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, LEE A. WHITED, 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.

ENGINEERING BY: _____ DATE _____
LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

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 ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS 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.

J. TERRON EVERTSON, P.E., D.R., CFM
WILLIAMSON COUNTY ENGINEER

DATE

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.

JENNIFER HENDERSON, CHAIR
PLANNING AND ZONING COMMISSION

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 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 NUMBER _____

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

FP2103–001

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.
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