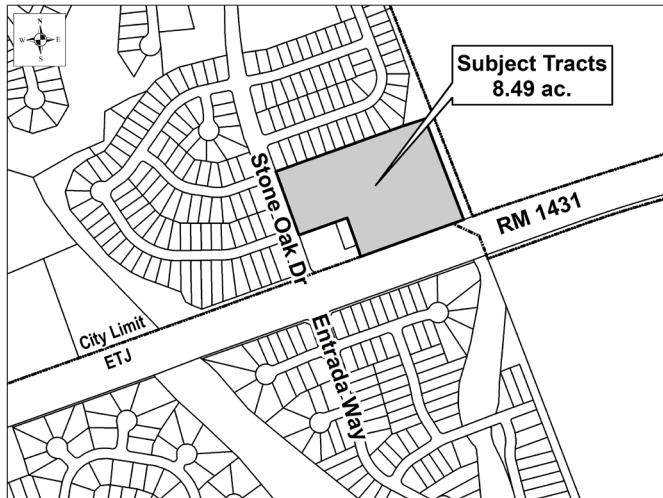


Replat of Stone Oak at Round Rock Section 6, Lot 2 Subdivision
FINAL PLAT FP2207-003



CASE PLANNER: Caitlyn Reeves

REQUEST: The Replat request is to combine one existing platted lot with additional unplatted acreage to create one development lot.

ZONING AT TIME OF APPLICATION: TH (Townhouse)

DESCRIPTION: 8.49 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and undeveloped - Zoned TH (Townhouse)

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Stone Oak At Round Rock Subdivision - Zoned SF-2 (Single Family - Standard Lot)

South: RM 1431 ROW - Unzoned

East: Stone Oak at Round Rock Subdivision- Zoned SF-2 (Single Family - Standard Lot)

West: Stone Oak Drive ROW - Unzoned

PROPOSED LAND USE: Residential - Townhouse

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	8.49
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	8.49
Owner: Blevco II, LLC Thomas C. Blevins 7144 Valburn Drive Austin, TX 78731	Agent: Kimley-Horn Sarah J. Mays, P.E. 10814 Jollyville Rd Bldg. IV, Ste 200 Austin, TX 78759	Developer: Bridge Tower Homes, LLC Adam Green 5430 LBJ Freeway Ste 1050 Dallas, TX 75240

**Replat of Stone Oak at Round Rock Section 6, Lot 2 Subdivision
FINAL PLAT FP2207-003**

HISTORY: The Planning and Zoning Commission approved the original “Stone Oak at Round Rock Section 6, Lot 2” final plat on March 20, 2002. This Replat request is to combine one existing platted lot with additional unplattd acreage to create one development lot.

DATE OF REVIEW: August 17, 2022

LOCATION: Generally located north of RM 1431 and east of Stone Oak Dr.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive Plan designates this tract for residential use and is zoned TH (Townhouse). The TH zoning district allows for a maximum of 14-dwelling units per acre.

Traffic, Access, and Roads: The subject tract has frontage along Stone Oak Drive and RM 1431. Roadway Impact Fees (RIFs) will be required at the submittal of the building permit and will be assessed based on the date of final plat recordation.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service will be provided via a connection to an existing 12-inch waterline along Stone Oak Drive. Wastewater service will be provided via a connection to an existing 8-inch wastewater line along Stone Oak Drive.

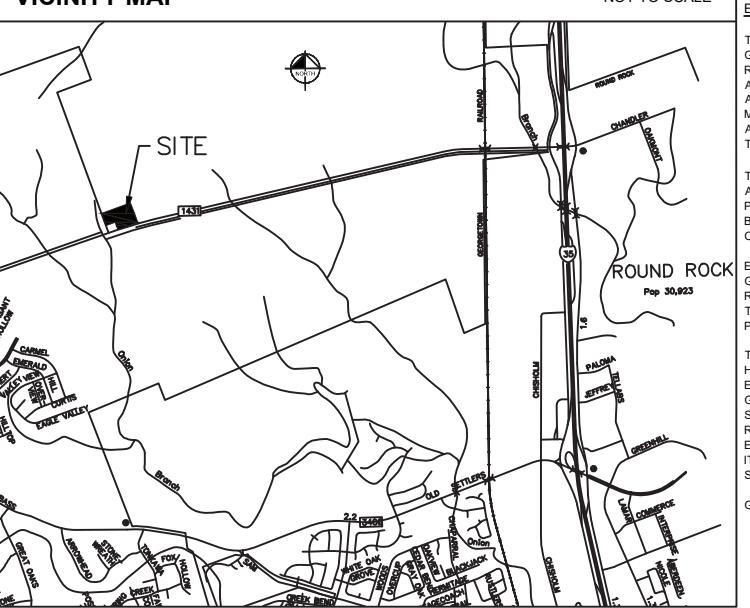
Drainage: A flood study (FLOOD2205-0003) was approved on June 10, 2022. The applicant intends to detain stormwater on-site, and the final location of proposed detention facilities will be determined at the site development permit stage.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation, revise the easement being dedicated to the City of Round Rock as “Storm Sewer and Drainage Easement”, not “Drainage, Storm and Sewer Easement.”
2. Prior to recordation, revise legend to include line types.

VICINITY MAP



NOT TO SCALE

EASEMENT NOTES:

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 HEREBEFORE 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:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- 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 PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SUCH END, GRANTEE MAY 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;
- 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;
- 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 VALUEABLE 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;
- 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;

OWNER:
BLEVCO II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
7144 VALBURN DRIVE, AUSTIN, TEXAS 78731
CONTACT: THOMAS BLEVINS

ACREAGE: 8.492
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
CONTACT: JOHN G. MOSIER, R.P.L.S.

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: N/A
SUBMITTAL DATE: 7/19/2022
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
8/17/2022
BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL
DATUM AND GEOD:
DATUM: VERTICAL DATUM: NAVD88 (GEODID 12A)

TBM #101 "MAG NAIL W/WASHER" SET ON THE
NORTHEASTERLY CORNER OF CURB INLET AND ON THE
EASTERLY SIDE OF STONE OAK DRIVE ±640' NORTH OF F.M.
1431.
ELEVATION = 879.94 FEET.

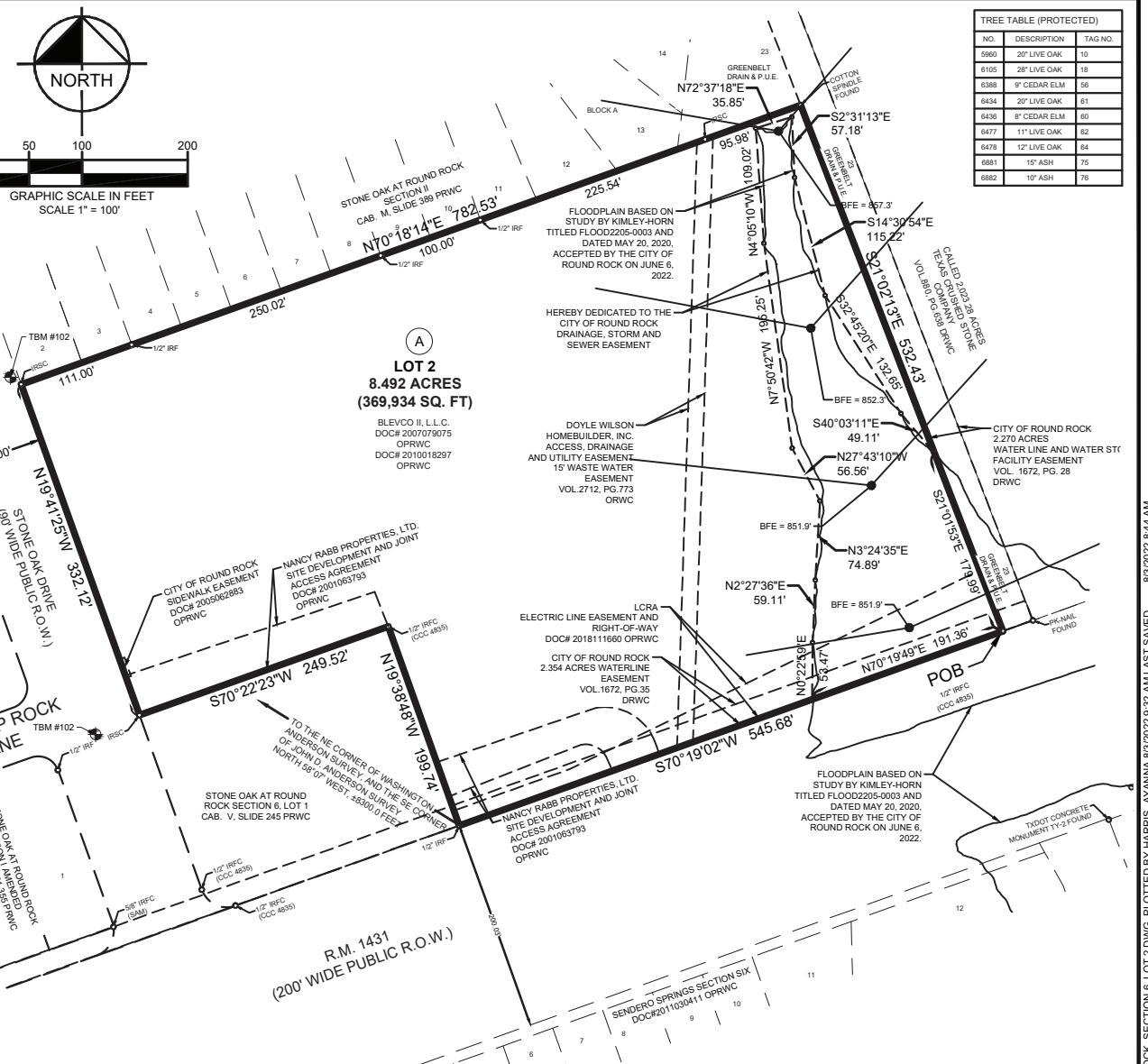
TBM #102 "MAG NAIL W/WASHER" SET ON THE BACK OF CURB
AT THE NORTH END OF MEDIAN IN CENTER LINE OF STONE OAK
DRIVE ±295' NORTH OF F.M. 1431.
ELEVATION = 872.18 FEET.

ACREAGE BY LOT TYPE: 8.492 ACRES OF DEVELOPMENT
PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM NO. 928
CONTACT: SARAH J. MAYS, P.E.
NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT LOT

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY 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 48491C0486F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN PER FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN DATED MAY 20, 2022 AND ACCEPTED BY CITY OF ROUND ROCK ON JUNE 6, 2022. 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. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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.
- ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.



TREE TABLE (PROTECTED)

NO.	DESCRIPTION	TAG NO.
5960	20' LIVE OAK	10
6105	28' LIVE OAK	18
6388	9' CEDAR ELM	56
6434	20' LIVE OAK	81
6436	8' CEDAR ELM	60
6477	11' LIVE OAK	62
6478	12' LIVE OAK	64
6881	15' ASH	75
6882	10' ASH	76

8/3/2022 8:44 AM LAST SAVED 8/3/2022 8:44 AM

REPLAT CONFIGURATION

BENCH MARK LIST

TBM #101 "MAG NAIL W/WASHER" SET ON THE
NORTHEASTERLY CORNER OF CURB INLET
AND ON THE EASTERLY SIDE OF STONE OAK
DRIVE ±640' NORTH OF F.M. 1431.
ELEVATION = 879.94 FEET.

TBM #102 "MAG NAIL W/WASHER" SET ON THE
BACK OF CURB AT THE NORTH END OF MEDIAN
IN CENTER LINE OF STONE OAK DRIVE ±295'
NORTH OF F.M. 1431.
ELEVATION = 872.18 FEET.

DATUM: NAV88 (GEODID 12A)

SURVEYOR'S NOTES:

- All corners of the platted lots in the subdivision will be monumented with 1/2-inch iron rods with a plastic cap stamped "KHA", unless otherwise noted.
- The bearings shown hereon are based on the Texas State Plane Coordinate System Surface, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.9998800144. The unit of linear measurement is U.S. Survey Feet.
- The precision closure for the boundary of the re-plat is 1.426,132.26 which is within in the minimum standards set forth by the Texas Board of Professional Land Surveying.

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
PRPRWC	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY
DRWC	DEED RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.M.D.E.	WALL MAINTENANCE DRAINAGE EASEMENT
●	1/2" IRON ROD FOUND WITH CAP UNLESS OTHERWISE NOTED
○	1/2" IRON ROD W/ "KHA" CAP SET
◆	BENCHMARKS
×	BLOCK DESIGNATION
○	PROTECTED TREES

REPLAT OF STONE OAK AT ROUND ROCK, SECTION 6, LOT 2 SUBDIVISION 8.492 ACRE TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT No. 212, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

Kimley Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale Drawn by Checked by Date Project No. Sheet No.
1" = 100' MAV JGM 8/3/2022 069293604 1 OF 2

TRACKING NUMBER: FP2207-003

DYNG NAME: K-AUS_CIVIL06829364-BRIDGE TOWER HOMES - STONE OAK TRANSFER-INKHAPLA 10220803 RE-PLAT STONE OAK AT ROUND ROCK SECTION 6, LOT 2 DWG PLOTTED BY HARRIS, AVANNA 8/3/2022 8:44 AM

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT BLEVCO II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN
8.492 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2007079075 AND DOCUMENT
NUMBER 2010018297, BOTH OF THE OFFICIAL RECORDS OF 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 REPLAT
OF STONE OAK AT ROUND ROCK, SECTION 6, LOT 2 SUBDIVISION.

BLEVCO II, L.L.C.

THOMAS C. BLEVINS
MANAGER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.
BY, THOMAS C. BLEVINS, AS MANAGER OF BLEVCO II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY.
ON BEHALF OF SAID BLEVCO II, L.L.C.

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, _____, 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.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216

DATE



John G. Mosier

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, _____, 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.

ENGINEERED BY:
SARAH J. MAYS, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER No. 129794
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200
AUSTIN, TEXAS 78759



sarah j. mays

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, CHAIRMAN
CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION

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REPLAT OF
STONE OAK AT ROUND ROCK,
SECTION 6, LOT 2 SUBDIVISION

8.492 ACRE TRACT OF LAND SITUATED IN THE EPHRAIM
EVANS SURVEY, ABSTRACT No. 212, CITY OF ROUND
ROCK, WILLIAMSON COUNTY, TEXAS.

A METES AND BOUNDS
DESCRIPTION OF A
8.492 ACRE TRACT OF LAND

BEING a 8.492 acre (369,934 square feet) tract of land situated in the Ephraim Evans Survey, Abstract No. 212, City of Round Rock, Williamson County, Texas; and being all of that certain 7.18 acre tract described in instrument to Blevco II, LLC, recorded in Document No. 2007079075 of the Official Public Records of Williamson County, and all of Lot 2, Block A, Stone Oak at Round Rock, Section 6, Lot 2, plat of which is recorded in Cabinet W, Slides 54-55 of the Plat Records of Williamson County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "CCC 4835" found on the northerly right of way line of Farm to Market Road 1431 (200 feet width public right-of-way), marking the most south-southwest corner of Lot 23, Block A, Stone Oak at Round Rock, Section 6, plat of which is recorded in Cabinet M, Slide 389 of the Plat Records of Williamson County, and marking the southeast corner of the herein described tract;

THENCE, South 70°19'02" West, 545.68 feet along the said northerly right of way line of Farm to Market Road 1431 to a 1/2-inch iron rod found marking the southeast corner of Stone Oak at Round Rock, Section 6, Lot 1, plat of which is recorded in Cabinet V, Slide 245 of the Plat Records of Williamson County for corner;

THENCE, along the northeasterly and northwesterly lines of said Section 6, Lot 1 the following two (2) courses and distances:

1. North 19°38'48" West, 199.74 feet to a 1/2-inch iron rod with yellow plastic cap stamped "CCC 4835" found marking the northeasterly corner of said Section 6, Lot 1 for corner;
2. South 70°22'23" West, 249.52 feet to a 1/2-inch iron rod with red plastic cap stamped "KHA" set on the northeasterly right of way line of Stone Oak Drive (90 feet width public right-of-way) marking the northwest corner of said Section 6, Lot 1 for corner;

THENCE, North 19°41'25" West, along the said northeasterly right of way line of Stone Oak Drive; at a distance of 67.09 feet passing a 1/2-inch iron rod found online, at a distance of 292.42 feet passing a 1/2-inch iron rod with yellow plastic cap stamped "KC ENGINEERING" found marking the most west-southwest corner of said Stone Oak at Round Rock, Section 6, Lot 2, Block A, and the west corner of said 7.18 acre tract, for a total distance of 332.12 feet to a 1/2-inch iron rod with red plastic cap stamped "KHA" set marking the south corner of Lot 2, Block A of said Stone Oak at Round Rock, Section 6, and the west corner of herein described tract for corner;

THENCE, North 70°18'14" East, along the southeasterly line of said Stone Oak at Round Rock, Section 6, at a distance of 111.00 feet passing a 1/2-inch iron rod found marking the south corner of Lot 4, Block A of said Stone Oak at Round Rock, Section 6, at a distance of 361.02 feet passing a 1/2-inch iron rod found marking the south corner of Lot 9, Block A of said Stone Oak at Round Rock, Section 6; at a distance of 461.02 feet passing a 1/2-inch iron rod found marking the south corner of Lot 11, Block A of said Stone Oak at Round Rock, Section 6; at a distance of 666.56 feet passing a 1/2-inch iron rod with red plastic cap stamped "KHA" set marking the northeast corner of said Stone Oak at Round Rock, Section 6, Lot 2, Block A; for a total distance of 782.53 feet to a cotton spindle found marking the northeast corner of said 7.18 acre tract for corner;

THENCE, South 21°02'13" East, 532.43 feet to the POINT OF BEGINNING and containing 8.492 acres of land in Williamson County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.9998800144.

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

EXISTING BLANKET, UNDEFINED, OR UNLOCATABLE EASEMENTS NOTE:

1. 2012077184, (Unable to determine) Official Public Records, Williamson County, Texas.
2. Volume 639, Page 533, (Blanket type) of the Deed Records, Williamson County, Texas.
3. Volume 646, Page 315, (Blanket type) of the Deed Records, Williamson County, Texas.
4. Volume 796, Page 944, (Blanket type) of the Deed Records, Williamson County, Texas.



TRACKING NUMBER: FP2207-003
DWG NAME: K-AUS_CIVIL069293604-BRIDGE TOWER HOMES - STONE OAK TRANSFER INK/HPA/PLAT/20220803 RE-PLAT STONE OAK AT ROUND ROCK SECTION 6, LOT 2 DWG PILOTTED BY HARRIS, AVANNA 8/3/2022 9:33 AM LAST SAVED 8/3/2022 8:44 AM