



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman Jennifer Henderson
Vice Chair Greg Rabaey
Alternate Vice Chair Rob Wendt
Commissioner J. Hollis Bone
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, July 21, 2021

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. CITIZEN COMMUNICATION

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

E. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless requested by a commissioner in which event, the item will be removed from the Consent Agenda and considered separately.

- E.1 Consider approval of the minutes for the June 16, 2021 Planning and Zoning Commission meeting.
- E.2 Consider a 30-day extension request for the Salerno Ph. 6 Final Plat, generally located southwest of the intersection of University Blvd and CR 110. Case No. FP2106-004
- E.3 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 1 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-002
- E.4 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 2 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-003

F. PLATTING:

- F.1 Consider approval of the Coastal Ridge at Avery Centre Final Plat, generally located northeast of the intersection of College Park Dr and Avery Nelson Pkwy. Case No. FP2106-005
- F.2 Consider approval of the University Heights Phase 2 Final Plat, generally located southeast of the intersection of CR 107 and CR 110. Case No. FP2106-002
- F.3 Consider approval of the University Heights Phase 8 Final Plat, generally located north of University Blvd and east of CR 110. Case No. FP2106-003

G. STAFF REPORT:

- G.1 Consider an update regarding Council actions related to Planning and Zoning items.

H. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on the 16th day of July 2021 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, June 16, 2021

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, June 16, 2021 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Henderson called the meeting to order at 6:00 PM.

ROLL CALL

Present 5 - Chairman Jennifer Henderson
Vice Chair Greg Rabaey
Alternate Vice Chair Rob Wendt
Commissioner Paul Emerson
Commissioner Jennifer Sellers

Absent 4 - Commissioner J. Hollis Bone
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Selicia Sanchez-Adame

PLEDGES OF ALLEGIANCE

*Chairman Henderson led the following Pledges of Allegiance:
United States
Texas*

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

CONSENT AGENDA:

All items listed on the Consent Agenda were enacted by one motion. There was no separate discussion of these items, and no items were removed from the Consent Agenda.

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Sellers, to approve the Consent Agenda. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

E.1 Consider approval of the minutes for the June 2, 2021 Planning and Zoning Commission meeting.

This item was approved on the Consent Agenda.

E.2 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 1 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-002

This item was approved on the Consent Agenda.

E.3 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 2 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-003

This item was approved on the Consent Agenda.

PLATTING AND ZONING:

F.1 Consider approval of the Larkspur at Avery Centre Preliminary Plat, generally located east of the intersection of College Park Dr and Avery Nelson Pkwy. Case No. PP2105-002

Cait Reeves, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.

A motion was made by Commissioner Sellers, seconded by Commissioner Emerson, to approve the Preliminary Plat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

F.2 Consider approval of the Coastal Ridge at Avery Centre Preliminary Plat, generally located northeast of the intersection of College Park Dr and Avery Nelson Pkwy. Case No. PP2105-003

Cait Reeves, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.

A motion was made by Vice Chair Rabaey, seconded by Commissioner Sellers, to approve the Preliminary Plat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

F.3 Consider approval of The District Preliminary Plat, generally located southwest of the intersection of Louis Henna Blvd and Greenlawn Blvd. Case No. PP2105-001

Matt Johnson, Planner, made the staff presentation.

A motion was made by Commissioner Sellers, seconded by Alternate Vice Chair Wendt, to approve the Preliminary Plat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

F.4 Consider approval of The District Final Plat, generally located southwest of the intersection of Louis Henna Blvd and Greenlawn Blvd. Case No. FP2105-002

Matt Johnson, Planner, made the staff presentation.

A motion was made by Commissioner Emerson, seconded by Vice Chair Rabaey, to approve the Final Plat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.5** Consider public testimony regarding, and a recommendation for approval concerning the request filed by Bohler Engineering, on behalf of the property owner, Dell Computer Holdings, L.P., to rezone 35.71 acres of land from the C-1 (General Commercial) zoning district to a Planned Unit Development (PUD) to be known as Project Lever PUD, generally located east of S Mays St and north of Dell Way. Case No. ZON2105-004

Matt Johnson, Planner, made the staff presentation. Applicant representative was available to answer questions. Chairman Henderson opened the hearing for public testimony. The following citizens spoke during the public hearing regarding the rezoning:

*- Adrian Neely - 2200 Lancaster Gate Cv, Round Rock, TX 78664
- Kathryn Burnstein, 1103 Nothingham Hill Rd, Round Rock, TX 78664
- Richard Pope, 2203 Lancaster Gate Cv, Round Rock, TX 78664
- Richard Parson, 2301 Windrift Way, Round Rock, TX 78664*

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Sellers, to recommend for City Council Approval. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.6** Consider public testimony regarding, and approval of the request filed by Pape-Dawson Engineers, Inc., on behalf of the property owner, Dell Computer Holdings L.P., to replat the Dell North Campus, Block A, Lot 1, generally located east of S Mays St and north of Dell Way. Case No. FP2105-001

Matt Johnson, Planner, made the staff presentation. Applicant representative was available to answer questions. Chairman Henderson opened the hearing for public testimony. The following citizens spoke during the public hearing

regarding the replat:

- Kathryn Burnstein, 1103 Nottingham Hill Rd, Round Rock, TX 78664
- Richard Parson, 2301 Windrift Way, Round Rock, TX 78664
- Christopher Smith, 2211 Lancaster Ln, Round Rock, TX

A motion was made by Commissioner Sellers, seconded by Commissioner Emerson, to approve the Replat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.7** Consider public testimony regarding, and a recommendation for approval concerning the request filed by Kimley-Horn and Associates, Inc., on behalf of the property owner, Edward D. Quick, as Trustee of the Quick Living Trust, Et Al, to rezone 18.92 acres of land from the OF-1 (General Office), OF-2 (Mid-Rise Office), MF-1 (Multifamily - low density), and C1-a (General Commercial - Limited) zoning districts to a Planned Unit Development (PUD) to be known as Bell Yard PUD, generally located north of E Old Settlers Blvd and West of College Park Dr. Case No. ZON2105-002

Lindsay Darden, Sr. Planner, made the staff presentation. Applicant representative made a presentation and was available to answer questions.

A motion was made by Vice Chair Rabaey, seconded by Alternate Vice Chair Wendt, to recommend for City Council Approval. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.8** Consider public testimony regarding, and a recommendation for approval concerning the request filed by the Drenner Group, PC, on behalf of the property owners, John & Susan Harris and the Hickox Family Living Trust, to rezone 110.54 acres of land from BP (Business Park) zoning district to a Planned Unit

Development (PUD) to be known as Kenney Fort North PUD, generally located south of E Palm Valley Blvd and west of S Kenney Fort Blvd Case No. ZON2103-003

Clyde von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative made a presentation and was available to answer questions.

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Sellers, to recommend for City Council approval. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.9** Consider public testimony regarding, and a recommendation for approval concerning the request filed by the property owner, Rocking J Partners LLC, for Amendment No. 2 to PUD 87 (Rockin' J PUD) to allow for indoor entertainment, specifically hatchet throwing and archery ranges on an approximately 0.86 acre portion of the site, generally located at the north end of Rocking J Rd. Case No. ZON2105-003

Clyde von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.

A motion was made by Commissioner Sellers, seconded by Vice Chair Rabaey, to recommend for City Council Approval. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

STAFF REPORT:

- G.1** Consider an update regarding Council actions related to Planning and Zoning items.

Brad Wiseman, Planning & Development Services Director, made the staff

presentation.

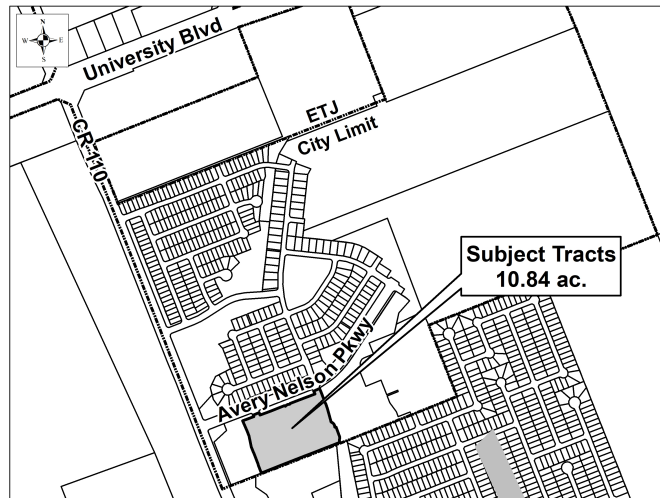
ADJOURNMENT

There being no further business, Chairman Henderson adjourned the meeting at 8:12 PM.

Respectfully Submitted,

Cecilia Chapa, Planning Technician

**Salerno Ph. 6
FINAL PLAT FP2106-004**



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 10.835 acres out of the H. Miller & Son Survey Abstract No. 452

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

PROPOSED LAND USE

<u>PROPOSED LAND USE TYPE</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Medium Density:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS:

47

10.835

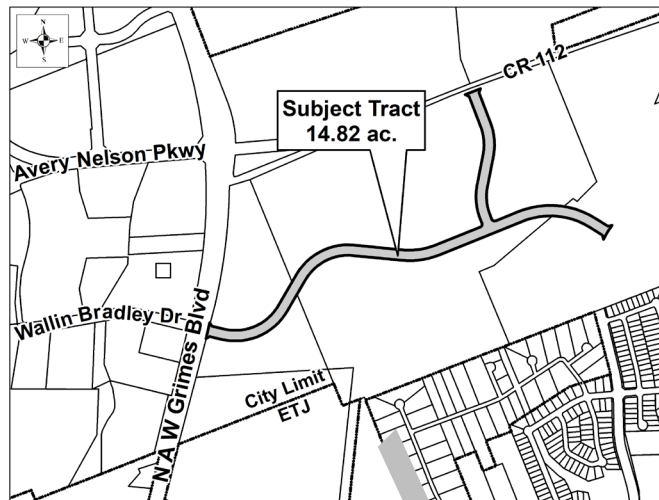
Owner:

Nancy Kay Pitchard Ohlendorf Family Trust
Nancy Kay Pitchard Ohlendorf
(R020866/R325914)
1845 FM 1977
Martindale, TX 78655

Agent:

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

**Avery Centre East Ph. 1 Sec. 1
FINAL PLAT FP2104-002**



CASE PLANNER: CAITLYN REEVES

REQUEST: Final Plat one right of way lot and one drainage lot.

ZONING AT TIME OF APPLICATION: PUD No. 84

DESCRIPTION: 14.82 acres out of the Thomas Tracy Survey, Abstract No. 625 and in the Willis DeLahoy, Jr. Survey, Abstract No. 173

CURRENT USE OF PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Mixed-Use

ADJACENT LAND USE:

North: PUD No. 84 - Vacant
 South: PUD No. 84 - Vacant
 East: PUD No. 84 - Vacant
 West: PUD No. 84 - Vacant

PROPOSED LAND USE: Right of way

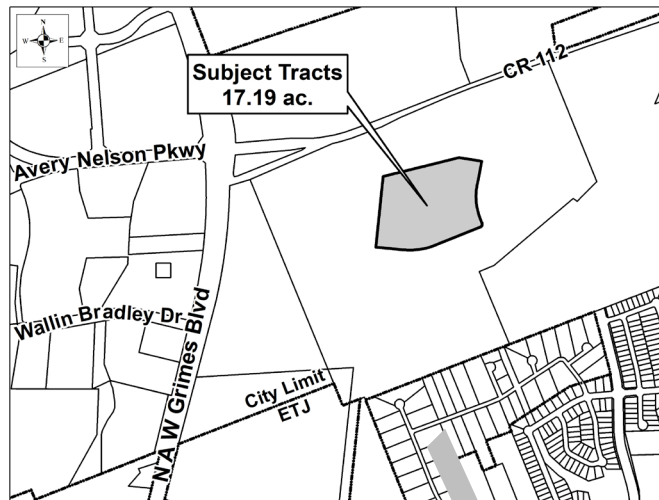
<u>PROPOSED LOT TYPE:</u>	<u>NUMBER OF LOT</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	14.82
Parkland:	0	0
Other:	0	0

TOTALS: **1** **14.82**

Owner:
 Avery Ranch Company, LTD, et al
 John S. Avery, Sr.
 400 E Main St
 Round Rock, TX 78664

Agent:
 Pape-Dawson Engineers, Inc
 Steve Crauford, P.E.
 10801 N Mo-Pac Expwy
 Bldg 3, Ste 200
 Austin, TX 78759

**Avery Centre East Ph. 1 Sec. 2
FINAL PLAT FP2104-003**



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 17.19 acres out of the Wallin-Bradley Donor, Jr. Survey, Abstract No. 173

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

PROPOSED LAND USE:

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

TOTALS:

155

17.19

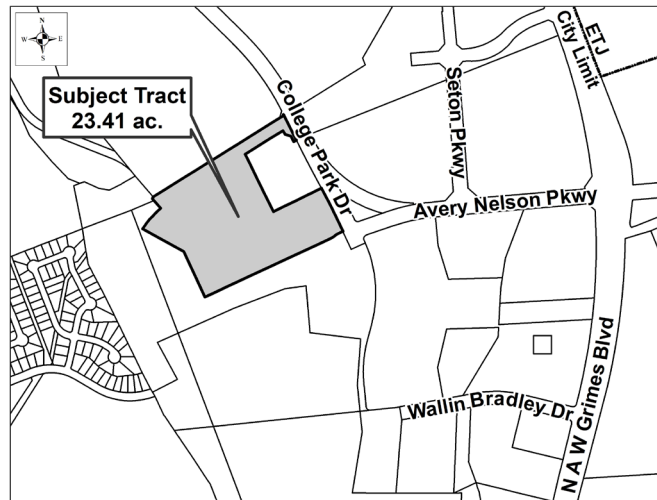
Owner:

Avery Ranch Company, LTD, et al
John S. Avery, Sr.
400 E Main St
Round Rock, TX 78664

Agent:

Pape-Dawson Engineers, Inc
Steve Crauford, P.E.
10801 N Mo-Pac Expwy
Bldg 3, Ste 200
Austin, TX 78759

Coastal Ridge at Avery Centre FINAL PLAT FP2106-005



CASE PLANNER: CAITLYN REEVES

REQUEST: A Final Plat for one development lot, one right of way lot, and one HOA lot.

ZONING AT TIME OF APPLICATION: PUD No. 84

DESCRIPTION: 23.41 acres out of the Thomas Toby Survey, Abstract Nos. 624 & 625; Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Mixed-Use

ADJACENT LAND USE:

North: PF-3 (Public Facilities-High Intensity) Austin Community College

South: PUD No. 84 - Vacant and undeveloped

East: PUD No. 84 - San Gabriel Rehabilitation and Care Center

West: PUD No. 84 - Vacant and undeveloped

PROPOSED LAND USE: Multi-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	20.44
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.87
Parkland:	0	0
Other:	1	0.1

TOTALS:	3	23.41
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Owner:
AVERY CENTRE DEVCO INC
JOHN AVERY

2803 Pecos St
Austin, TX 78759

Agent:
Pape-Dawson Engineers, Inc.
Michael Fisher, P.E
10801 N Mopac Expwy
Bldg 3 Ste 200
Austin, TX 78759

**Coastal Ridge at Avery Centre
FINAL PLAT FP2106-005**

HISTORY: The original Avery Centre PUD No. 84 was approved on November 13, 2008, and has since been amended to adjust the development standards for specific uses, to provide for additional complementary land uses, and to make modifications to the roadway network of the development.

DATE OF REVIEW: July 21, 2021

LOCATION: Generally located northeast of the intersection of College Park Dr and Avery Nelson Pkwy.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map (FLUM) designates the subject tract as Mixed-Use. The subject tract is zoned PUD No. 84 and falls within Mixed-Use (MU) District 3 and Residential (RES) District 4. The MU District 3 allows for mixed uses such as single-family detached, single-family common lot, multifamily, eating establishments and office uses. The RES District 4 allows for primarily residential uses such as single-family detached, two-family, townhouse, and multi-family uses. PUD amendment 9, approved by City Council on June 24, 2021, allows for a multifamily common lot cottage product in Districts 3 and 4.

Compliance with the Preliminary Plat: This Final Plat conforms to the Preliminary Plat (PP2105-003) approved by the Planning and Zoning Commission on June 16, 2021.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) update was not required because the proposed development was deemed consistent with the allowable peak trips generated with the approved TIA for PUD No. 84. Access to the subject tract will be provided by Medical Center Parkway via College Park Drive. Roadway Impact Fees will be assessed at the time of application for building permit.

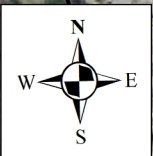
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water will be provided by an existing 8" water line stub at the western property boundary along with a 12" water stub from the line installed with the proposed Larkspur at Avery Centre development. Wastewater service will be provided via a 12" wastewater line with the proposed Larkspur at Avery Centre development.

Drainage: The tract is not encroached by the effective FEMA floodplain. As such, the applicant is not required to complete a flood study. The applicant intends to detain on site and final pond locations will be determined at the site development permit stage.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide the "lot line" line type within the legend.
2. Clearly state the datum for BM-102.
3. Remove "Street Type B1 per PUD 84" language from Medical Centre Parkway right of way.



Subject Tract
23.41 ac.

College Park Dr

Seton Pkwy

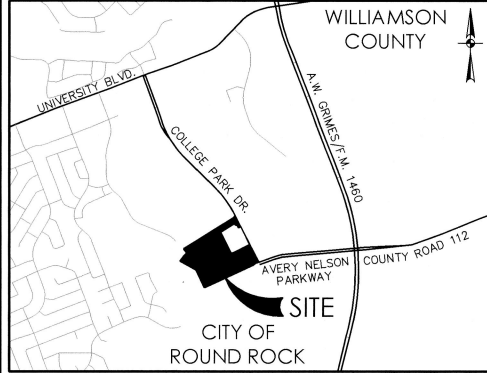
City Limit

Avery Nelson Pkwy

Wallin Bradley Dr

N A W Grimes Blvd





LOCATION MAP
SCALE: 1" = 2,000'

OWNER: AVERY CENTRE DEVCO, INC.
ADDRESS: 2803 PECOS STREET
AUSTIN, TEXAS 78703

ACREAGE: 23.410 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

PATENT SURVEY: THOMAS TOBY SURVEY
ABSTRACT NO. 625
WILLIAMSON COUNTY, TEXAS
THOMAS TOBY SURVEY
ABSTRACT NO. 624
WILLIAMSON COUNTY, TEXAS
ABEL L. EAVES SURVEY
ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 20.439 ACRES
HOA LOT: 0.102 ACRES
ROW: 2.869 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 1
HOA LOT: 1
ROW: 1
NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 1240'

SUBMITTAL DATE: JUNE 22, 2021

DATE OF PLANNING AND ZONING
COMMISSION REVIEW:
JULY 21, 2021

BENCHMARK DESCRIPTION AND ELEVATION:

BM-100
SET CHISELED SQUARE ON CURB INLET
LOCATED ON THE EAST SIDE OF
COLLEGE PARK DRIVE
GRID NORTHING: 10176936.5'
GRID EASTING: 3140377.6'
ELEVATION: 772.53'
NAVD 88 (GEOID99)

BM-101
SET CHISELED SQUARE ON CURB INLET
LOCATED ON THE WEST SIDE OF
COLLEGE PARK DRIVE
GRID NORTHING: 10177326.1'
GRID EASTING: 3140086.2'
ELEVATION: 782.87'
NAVD 88 (GEOID99)

BM-102
SET CUT SQUARE ON SOUTHEAST
CORNER OF CURB INLET ON THE WEST SIDE OF
COLLEGE PARK DRIVE
GRID NORTHING: 10177802.9'
GRID EASTING: 3139842.8'
ELEVATION: 787.26'
NA 88 (GEOID99)

COMBINED SCALE FACTOR: 0.99998

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

LEGEND
DOC. NO. DOCUMENT NUMBER
O.P.R. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
FD. I.R. FOUND IRON ROD
P.U.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
(SURVEYOR) ● FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
--- ADJOINER LINE
--- PLAT BOUNDARY
--- EASEMENT LINE

FINAL PLAT OF COASTAL RIDGE AT AVERY CENTRE

A 23.410 ACRE TRACT OF LAND BEING SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 625, AND IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, ALSO IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 624, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 685.060 ACRE TRACT, CONVEYED TO AVERY CENTRE DEVCO, INC., RECORDED IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER: AUSTIN COMMUNITY COLLEGE DISTRICT
LOT 1, BLOCK A
AUSTIN COMMUNITY COLLEGE
DISTRICT-ROUND ROCK CAMPUS
DOC. NO. 2009028011 (O.P.R.)

LOT 3, BLOCK A
R.O.W. DEDICATION
AUSTIN COMMUNITY COLLEGE
DISTRICT-ROUND ROCK CAMPUS
DOC. NO. 2009028011 (O.P.R.)

LOT 3, BLOCK A
HOA LOT
(0.102 AC)
FD. I.R. (RJ SURVEYING)

FD. I.R. (RJ SURVEYING)

FD. I.R. (RJ SURVEYING)

FD. I.R. (RJ SURVEYING)

FD. I.R. (RJ SURVEYING)

FD. I.R. (RJ SURVEYING)

FD. I.R. (RJ SURVEYING)

FD. I.R. (RJ SURVEYING)

FD. I.R. (RJ SURVEYING)

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OWNER: AVERY CENTRE DEVCO, INC.
A REMNANT PORTION OF
A CALLED 685.060 ACRE TRACT
DOC. NO. 2008083894 (O.P.R.)

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LINE TABLE		
LINE #	BEARING	LENGTH
L1	S65°01'47"W	31.50'
L2	N44°44'02"E	51.18'
L3	N41°47'55"W	101.75'
L4	S63°13'47"W	25.00'
L5	N26°46'13"W	48.16'
L6	N72°41'10"W	47.90'
L7	N31°18'20"W	36.05'
L8	S87°07'09"E	45.84'
L9	N58°04'46"E	22.51'

WATER AND WASTEWATER EASEMENT
TO CITY OF ROUND ROCK
DOC. NO. 2010079432 (O.P.R.)

OWNER: TEXAS FOUR PROPERTY, L.L.C.
DOC. NO. 2014059655 (O.P.R.)
LOT 1, BLOCK A
AVERY CENTRE DISTRICT 3 TRACT 1 FINAL PLAT
DOC. NO. 2010084334 (O.P.R.)

FD. I.R. (ILLEGIBLE CAP)

FD. I.R. (STANLEY)

FD. I.R. (PAPE-DAWSON)

FD. I.R. (PAPE-DAWSON)

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CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	878.00'	001°25'57"	N24°15'19"W	21.90'
C2	203.50'	01°3'08'25"	S58°27'33"W	46.57'
C3	178.50'	01°3'08'21"	S58°27'32"W	40.84'
C4	563.90'	01°3'25'15"	N38°01'25"E	131.78'
C5	630.00'	00°3'28'03"	N46°28'04"E	38.12'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	15.00'	081°19'50"	N21°36'02"E	15.30'
C7	25.00'	051°59'02"	N32°05'09"E	21.91'
C8	11781.00'	00°05'48"	S28°41'18"E	19.87'
C9	3920.78'	00°3'45'54"	S26°51'15"E	257.59'
C10	630.00'	00°9'52'40"	N53°08'25"E	108.48'

FINAL PLAT
OF
COASTAL RIDGE AT AVERY CENTRE

A 23.410 ACRE TRACT OF LAND BEING SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 625, AND IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, ALSO IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 624, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 685.060 ACRE TRACT, CONVEYED TO AVERY CENTRE DEVCO, INC., RECORDED IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 23.410 ACRE TRACT OF LAND BEING SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 625, AND IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, ALSO IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 624, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 685.060 ACRE TRACT, CONVEYED TO AVERY CENTRE DEVCO, INC., RECORDED IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 23.410 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

COMMENCING at a MAG nail found on a point in the southwest terminus of College Park Drive, a 124.00 feet right-of-way, recorded in Document No. 2010078995 of the Official Public Records of Williamson County, Texas, said point being an east corner of the Remnant Portion of said 685.060 acre tract;

THENCE, departing the southwest terminus of College Park Drive, with the west right-of-way line of said College Park Drive, same being the east boundary line of the Remnant Portion of said 685.060 acre tract, the following two (2) courses and distances:

- Along the arc of a curve to the left, having a radius of 876.00 feet, a central angle of 1°25'57", a chord bearing and distance of N 24°15'19" W, 21.90 feet, an arc length of 21.90 feet to an iron rod with cap marked "Baker-Aicklen" found at the end of said curve, and
- N 24°58'18" W, a distance of 136.43 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, for the easternmost southeast corner and POINT OF BEGINNING hereof;

THENCE, departing the west right-of-way line of said College Park Drive, through the interior of the Remnant Portion of said 685.060 acre tract the following twelve (12) courses and distances:

- S 65°01'47" W, a distance of 31.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point on tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 203.50 feet, a central angle of 13°08'25", a chord bearing and distance of S 58°27'33" W, 46.57 feet, an arc length of 46.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point of reverse curvature hereof,
- along the arc of a curve to the right, having a radius of 178.50 feet, a central angle of 13°08'21", a chord bearing and distance of S 58°27'32" W, 40.84 feet, an arc length of 40.93 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
- S 65°01'42" W, a distance of 1109.77 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southernmost southwest corner hereof,
- N 24°58'18" W, a distance of 402.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 61°11'43" W, a distance of 378.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 563.90 feet, a central angle of 13°25'15", a chord bearing and distance of N 38°01'25" E, 131.78 feet, an arc length of 132.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- N 44°44'02" E, a distance of 51.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 630.00 feet, a central angle of 03°28'03", a chord bearing and distance of N 46°28'04" E, 38.12 feet, an arc length of 38.13 feet to ½" iron rod with yellow cap marked "Pape-Dawson" found, for a point of tangency hereof,
- N 41°47'55" W, a distance of 101.75 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of non-tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 61°19'50", a chord bearing and distance of N 21°36'02" E, 15.30 feet, an arc length of 16.06 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of non-tangency, for the westernmost northwest corner hereof, and

PLAT NOTES:

- 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 OR AS MODIFIED BY PUD NO. 84.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED OR AS MODIFIED BY PUD NO. 84.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE COLLEGE PARK DRIVE SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, EXCEPT ON LOT 3, BLOCK A, PER EXHIBITS "E" AND "F" WITHIN PUD 84. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT IS NOT DEDICATED FOR STREET SIDE PROPERTY LOTS ALONG MEDICAL CENTER PARKWAY AND AVERY NELSON PARKWAY.
- LOT 3, BLOCK A IS TO BE OWNED AND MAINTAINED BY THE HOA.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY 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 48491C0491F AND 48491C0492F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP2105-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 18, 2021.

- N 58°04'46" E, at a distance of 2.14 feet passing through the southwest corner of Lot 1, Block A of Austin Community College District - Round Rock Campus, a subdivision according to the plat recorded in in Document No. 2009028011 of said Official Public Records, continuing with a north boundary line of the Remnant Portion of said 685.060 acre tract, same being the south boundary line of said Austin Community College subdivision of record, for a total distance of 1221.91 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of non-tangent curvature hereof;

THENCE, continuing with the south boundary line of said Lot 3, Block A of Austin Community College of record, same being a north boundary line of the Remnant Portion of said 685.060 acre tract, along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 51°59'02", a chord bearing and distance of N 32°05'09" E, 21.91 feet, an arc length of 22.68 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of non-tangency in the west right-of-way line of said College Park Drive, same being an east boundary line of the Remnant Portion of said 685.060 acre tract, for the northernmost northeast corner hereof;

THENCE S 26°46'12" E, with the west right-of-way line of said College Park Drive, being an east boundary line of the Remnant Portion of said 685.060 acre tract, a distance of 233.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point in the north boundary line of Lot 1, Block A of Avery Centre District 3 Tract 1 Final Plat, a subdivision according to the plat recorded in Document No. 2010084334 of said Official Public Records, same being a north boundary line of the Remnant Portion of said 685.060 acre tract for an angle point hereof;

THENCE, with the north boundary line of said Lot 1, Block A, same being a south boundary line of the Remnant Portion of said 685.060 acre tract, the following five (5) courses and distances:

- S 63°13'47" W, a distance of 25.00 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for an angle point hereof,
- N 26°46'13" W, a distance of 48.16 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for an angle point hereof,
- N 72°41'10" W, a distance of 47.90 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for an angle point hereof,
- N 31°18'20" W, a distance of 36.05 feet to an iron rod with cap marked "RJ Surveying" found for an angle point hereof, and
- S 58°04'46" W, a distance of 358.40 feet to an iron rod with cap marked "RJ-Surveying" found for the northwest corner of said Lot 1, Block A, for an angle point hereof;

THENCE S 26°18'15" E, with the west boundary line of said Lot 1, Block A, same being an east boundary line of the Remnant Portion of said 685.060 acre tract, a distance of 515.44 feet to an iron rod with an illegible plastic cap found in the south west corner of said Lot 1, Block A, for an angle point hereof;

THENCE N 63°48'25" E, with the south boundary line of said Lot 1, Block A, same being a north boundary line of the Remnant Portion of said 685.060 acre tract, a distance of 429.70 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point of non-tangent curvature in the west right-of-way line of said College Park Drive, same being an east boundary line of the Remnant Portion of said 685.060 acre tract, for an angle point hereof;

THENCE, departing the south boundary line of said Lot 1, Block A, with the west right-of-way line of said College Park Drive, same being an east boundary line of the Remnant Portion of said 685.060 acre tract, the following three (3) courses and distances:

- along the arc of a curve to the left, having a radius of 11781.00 feet, a central angle of 00°05'48", a chord bearing and distance of S 28°41'18" E, 19.87 feet, an arc length of 19.87 feet to an iron rod with cap marked "Stanley" found for a point of composed curvature hereof,
- along the arc of a curve to the right, having a radius of 3920.78 feet, a central angle of 03°45'54", a chord bearing and distance of S 26°51'15" E, 257.59 feet, an arc length of 257.64 feet to an iron rod with cap marked "4WARD Boundary" found for a point of tangency hereof, and
- S 24°58'18" E, a distance of 110.47 feet to the POINT OF BEGINNING, and containing 23.410 acres in Williamson County, Texas, County, Texas.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
COASTAL RIDGE AT AVERY CENTRE

A 23.410 ACRE TRACT OF LAND BEING SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 625, AND IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, ALSO IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 624, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 685.060 ACRE TRACT, CONVEYED TO AVERY CENTRE DEVCO, INC., RECORDED IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

That Avery Centre Devco, Inc., as the owner of the remnant portion of a called 685.060 acre tract of land recorded in Document No. 2008083894, of the Official 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:
Coastal Ridge at Avery Centre subdivision.

Avery Centre Devco, Inc.

John S. Avery, Sr.
President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____, as _____ of Avery Centre Devco, Inc., on behalf of said Avery Centre Devco, Inc.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Michael S. Fisher, 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.



Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

7/7/21
Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Parker J. Graham, 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.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPLS Firm Registration No. 10028801
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

07/07/2021
Date



Approved this ____ day of _____, 202____, 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
City of Round Rock Planning & Zoning Commission

THE STATE OF TEXAS §
COUNTY OF WILLAMSON §

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., 202____, at ____ o'clock ____m. and duly recorded on the ____ day of _____, A.D., 202____ 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

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 3

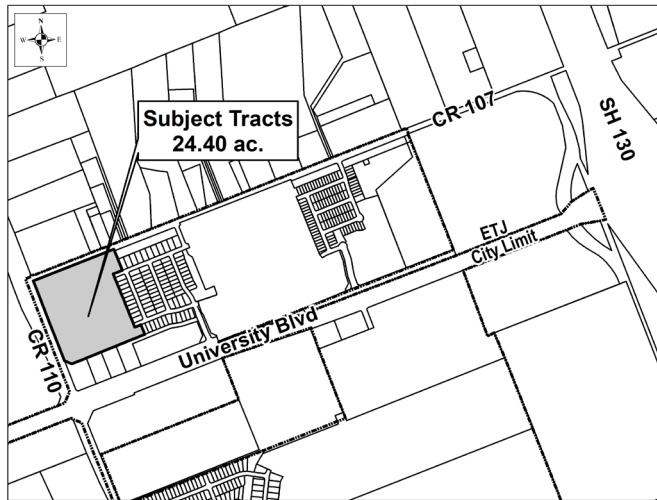
FP2106-005

COASTAL RIDGE AT AVERY CENTRE

Civil Job No. 51199-01: Survey Job No. 51199-01

FILE: H:\Survey\COASTAL RIDGE AT AVERY CENTRE\VP-5119901.dwg
DATE: 07/07/2021 10:28:04 USER: G. BRADSHAW
PLOT: H:\Survey\COASTAL RIDGE AT AVERY CENTRE\VP-5119901.dwg

University Heights Phase 2 FINAL PLAT FP2106-002



CASE PLANNER: Matthew Johnson

REQUEST: Final plat approval

ZONING AT TIME OF APPLICATION: SF-3

DESCRIPTION: 24.4 acres out of the H. Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Residential
 South: Undeveloped
 East: Residential (Planned)
 West: Undeveloped

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	94	15.35
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	8	4.71
ROW:	0	4.34
Parkland:	0	0
Other:	0	0

TOTALS:	102	24.40
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Owner:
 Scott Felder Homes, LLC
 Madison Inselmann
 6414 River Place Blvd
 Suite 100
 Austin, TX 78730

Agent:
 Malone/Wheeler, Inc.
 Jesse B. Malone
 5113 Southwest Pkwy
 Unit 260
 Austin, TX 78735

**University Heights Phase 2
FINAL PLAT FP2106-002**

HISTORY: The Preliminary Plat was approved on May 6, 2020 (PP1911-003).

DATE OF REVIEW: July 21, 2021

LOCATION: Generally located southeast of the intersection of CR 107 and CR 110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area is Residential and is zoned SF-3 (Single Family- Mixed Lot). The SF-3 zoning district provides for three types of single family lots: estate lots of at least 10,000 square feet with a minimum lot width of 70'; standard lots of at least 6,500 square feet with a minimum lot width of 50'; and small lots of at least 5,000 square feet with a minimum lot width of 40'. The SF-3 District requires a mix of these three lot types: estate lots shall comprise at minimum 40% of the total number of lots; standard lots a minimum 30%; and small lots a maximum of 30%. For the purpose of this phase, 15 estate lots, 56 standard lots, and 23 small lots are proposed.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat for University Heights (PP1911-003).

Traffic, Access and Roads: The subject tract has existing access points from CR110, and internal access to University Blvd through Phase 1. The applicant shall construct and dedicate the internal streets to the City of Round Rock. Phase 2 will incorporate a 10' wide trail as part of a primary trail system identified within the Parks Master Plan. A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision. Roadway impact fees will be assessed based on the date of plat recordation and charged upon submittal of the building permit application.

Water and Wastewater Service: Water will be provided by Jonah Water Special Utility District, and wastewater will be provided by the City of Round Rock. Water will be obtained by connecting to an existing 16" waterline and wastewater will be obtained by connecting to an existing 8" wastewater line within Phase 1 of University Heights.

Drainage: A flood study is not required for this subdivision. Staff will review a more detailed drainage plan prior to subdivision improvement permitting (SIP).

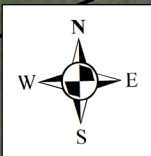
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation, all easements shall be recorded, and an SIP permit serving all proposed lots with water and wastewater and shall be issued and either permitted improvements constructed and accepted, or acceptable fiscal posted for all unfinished public improvements under permit.
2. Prior to plat recordation all utility improvements necessary to provide conveyance through adjacent subdivisions must be accepted by the appropriate entity for maintenance.
3. Depict survey tie (bearing & distance) to monument of patent survey.
4. Remove depiction and callout for CoRR drainage & SS easement—as there is no floodplain associated with this subdivision.

**University Heights Phase 2
FINAL PLAT FP2106-002**

5. WW easement within College Square Drive shall be vacated prior to plat recordation. Recordation of easement release shall be depicted on plat.
6. Depict offsite wastewater easement with recordation information that is necessary to serve the subdivision.
7. Confirm effective date of FEMA FIRM Panel Map.
8. Confirm HOA lot along CR110 is of sufficient width to accommodate Jonah Water SUD waterline easement, PUE & sidewalk easement, required landscaping and subdivision wall. Adjust as necessary.
9. Confirm width of Lot 17A is adequate to width to accommodate RCP storm drain installation. Adjust as necessary. Lot width to comply with Drainage DACS easement width requirements.
10. Please provide documentation that shows proof of signatory authority for the person to sign the plat on behalf of "Scott Fielder Homes LLC".
11. Fill in Planning and Zoning Commission Date "July 21st, 2021."
12. Provide signed and sealed surveyors certification.
13. Provide signed and sealed engineers certification.
14. Clarify note #8 and provide lot and block number.
15. Remove drainage easement designation from Lot 32A, Bk A.



**Subject Tracts
24.40 ac.**

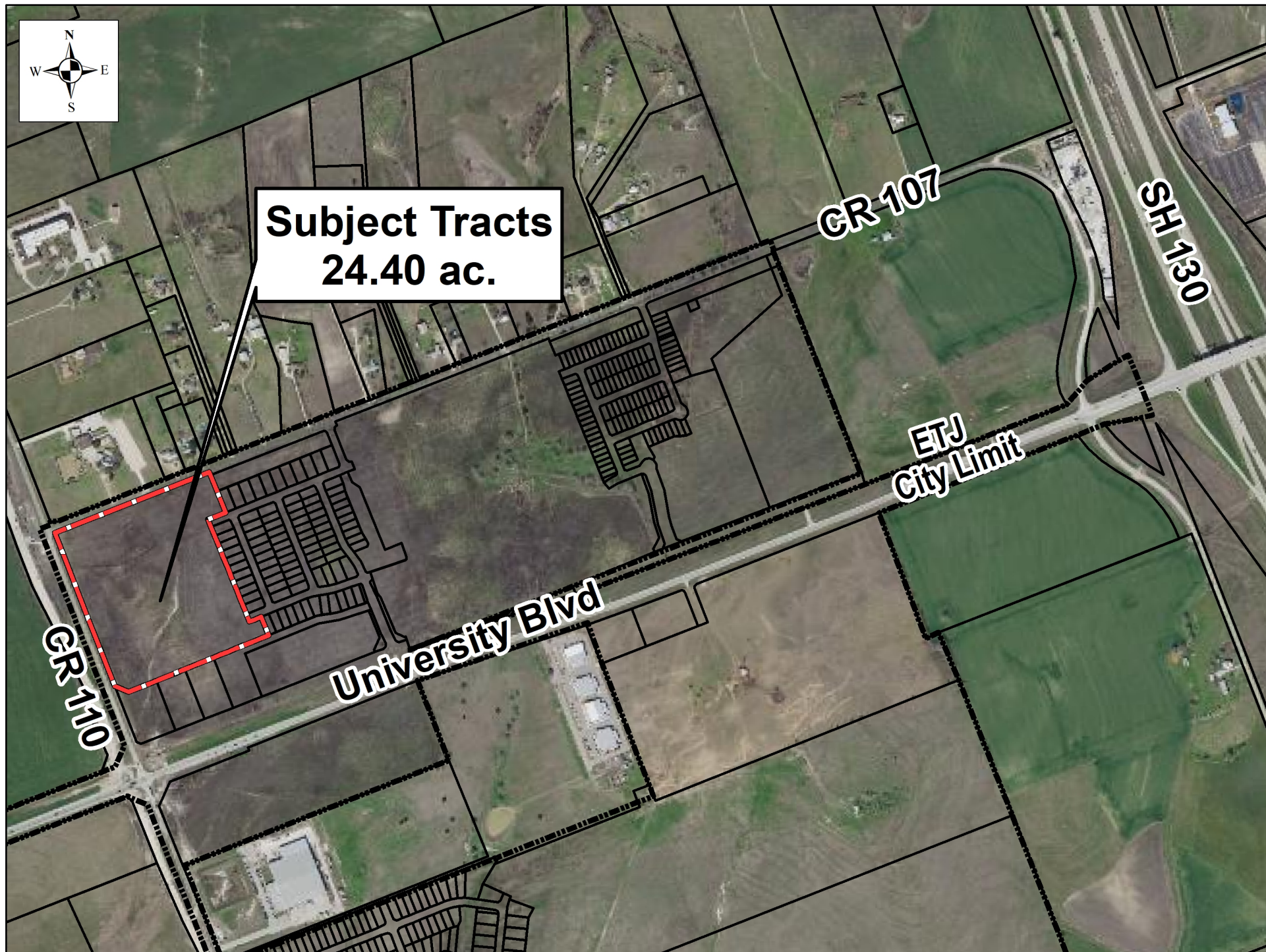
GR 107

SH 130

**ETJ
City Limit**

GR 110

University Blvd

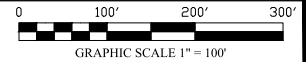


OWNER: SCOTT FELDER HOMES, LLC.
ACREAGE: 34.40
SURVEYOR: DELTA SURVEY GROUP, INC.
NUMBER OF BLOCKS: 5
LINEAR FEET OF NEW STREETS: 3700'
SUBMITTAL DATE: 6-22-21
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
ACREAGE BY LOT TYPE:
94 SINGLE-FAMILY LOTS-15.35 ACRES
8 HOA/LS/DE-4.71 ACRES
PATENT SURVEY: H. MILLARD SURVEY, ABSTRACT NO. 452
ENGINEER: MALONE WHEELER
NUMBER OF LOTS BY TYPE:
DEVELOPMENT - 94
HOA/LS/LS/GE/DE - 1
HOA/LS/OS - 2
HOA/OS - 2
HOA/DE - 2
HOA - 1

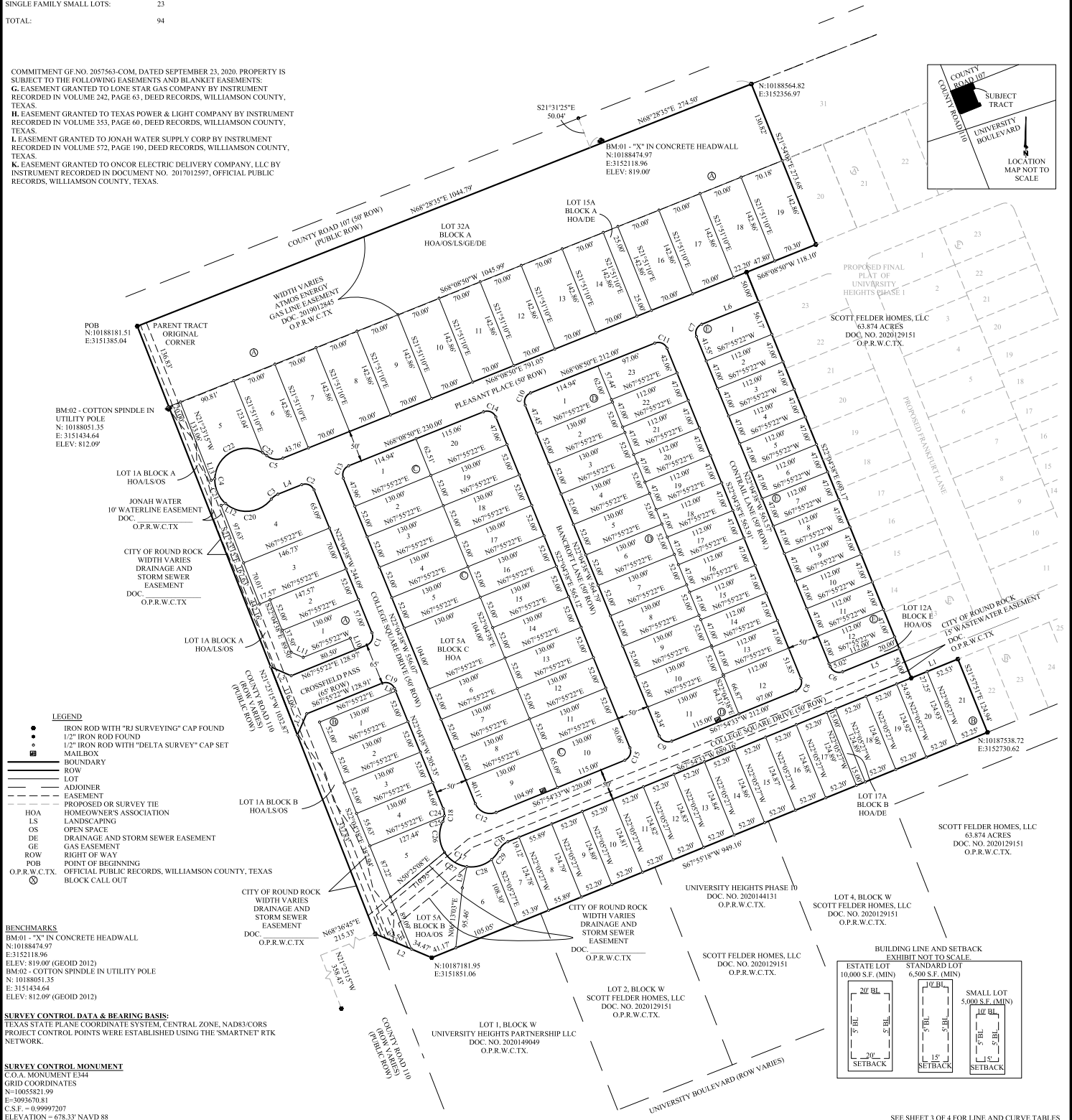
LOT SUMMARY	PHASE 2 LOT COUNT
SINGLE FAMILY ESTATE LOTS:	15
SINGLE FAMILY STANDARD LOTS:	56
SINGLE FAMILY SMALL LOTS:	23
TOTAL:	94

COMMITMENT OF NO. 2057563-COM, DATED SEPTEMBER 23, 2020, PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND BLANKET EASEMENTS:
G. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT RECORDED IN VOLUME 242, PAGE 63, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
H. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 353, PAGE 60, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
I. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP BY INSTRUMENT RECORDED IN VOLUME 572, PAGE 190, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
K. EASEMENT GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2017012597, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

- PLAT NOTES:**
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - 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.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 - WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN 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 CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 6, 2020.
 - A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
 - IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
 - THE DEVELOPER(S)/OWNER(S) OF LOTS _____, BLOCK _____, WILL BE RESPONSIBLE FOR MAINTENANCE OF THE 15' WIDE GREENBELT EASEMENT.
 - WATER SERVICE IS PROVIDED BY JONAH WATER SUD. RECORDED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.
 - ALL HOA OPEN SPACE AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
 - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED ALONG CR 110, IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS 2018, AS AMENDED.



WILLIAMSON COUNTY, TEXAS
MAY 2021



STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT FELDER HOMES, LLC, ACTING HEREIN BY AND THROUGH BEING OWNER OF A 63.874 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020129151, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 24.40 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS:

FINAL PLAT UNIVERSITY HEIGHTS PHASE 2.

AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

SCOTT FELDER HOMES, LLC
ATTENTION: STEVE KRASOFF
6414 RIVER PLACE BLVD., SUITE 100
AUSTIN, TEXAS 78730

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

NOTARY PUBLICS SIGNATURE: _____
MY COMMISSION EXPIRES: _____

CITY APPROVAL

APPROVED THIS THE DAY OF _____, 20____ A.D. AT A PUBLIC MEETING OF THE 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.

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

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____, AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE DAY OF _____, 20____, AD, AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, JESSE MALONE, A LICENSED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROUND ROCK, TEXAS.

JESSE MALONE
PROFESSIONAL ENGINEER NO.108734
STATE OF TEXAS
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78755
TBPE FIRM #F-786

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THE PROPER SURVEYING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE SURVEY REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROUND ROCK, TEXAS.

PRELIMINARY - NOT FOR RECORDATION

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

NOTES:

NO PORTION OF THIS TRACT IS ENCOACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
NO PORTION OF THIS TRACT IS ENCOACHED BY BY ANY 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 12, 2019, FOR WILLIAMSON COUNTY, TEXAS.
THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

ONLY THOSE RECORDED EASEMENTS LISTED IN CHICAGO TITLE COMPANY TITLE COMMITMENT G.F. NO. 2057563-COM DATED SEPTEMBER 23, 2020, WERE EVALUATED FOR THIS PLAT. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DELTA SURVEY GROUP, INC.

EASEMENT NOTES:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREON 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 REVIRT 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 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;
- 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 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, LOGS, BRUSH AND REFUSE 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;

GRANTEE HEREBY COVENANTS AND AGREES:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- 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;
- 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 ANYWISE BELONGING, AND TOGETHER WITH THE RIGHTS 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 THERETHW, AND GRANTOR DOES HEREBY BIND ITSELF, ITS 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.

DESCRIPTION OF A 24.40 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC., IN MARCH 2021, LOCATED IN THE H. MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 63.874 ACRE TRACT CONVEYED TO SCOTT FELDER HOMES, LLC., IN DOCUMENT NUMBER 2020129151, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 24.40 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (ROW) LINE OF COUNTY ROAD 110 (ROW VARIES) AND THE SOUTH ROW LINE OF COUNTY ROAD 107 (59' ROW) FOR THE NORTHWEST CORNER OF SAID 63.874 ACRE TRACT, FOR THE **POINT OF BEGINNING**;

THENCE WITH THE SOUTH ROW LINE OF COUNTY ROAD 107, SAME BEING THE NORTH LINE OF THE REMAINDER OF SAID 63.874 ACRE TRACT, N68°28'35"E, A DISTANCE OF 1044.79 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND;

THENCE LEAVING THE SOUTH ROW LINE OF COUNTY ROAD 107, AND CROSSING THE REMAINDER OF SAID 63.874 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S21°54'03"E, A DISTANCE OF 273.68 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND,
 - S68°08'50"W, A DISTANCE OF 118.10 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND,
 - S22°04'38"E, A DISTANCE OF 693.17 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND,
 - N67°54'33"E, A DISTANCE OF 79.78 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND, AND
 - S21°57'51"E, A DISTANCE OF 124.94 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND IN THE SOUTH LINE OF THE REMAINDER OF SAID 63.874 ACRE TRACT, SAME BEING THE NORTH LINE OF LOT 4, UNIVERSITY HEIGHTS PHASE 10, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020144131, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- THENCE** WITH THE SOUTH LINE OF THE REMAINDER OF SAID 63.874 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 4, ALSO BEING THE NORTH LINE OF LOT 3, LOT 2 AND LOT 1, OF SAID UNIVERSITY HEIGHTS PHASE 10, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- S67°55'18"W, A DISTANCE OF 949.16 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND FOR A SOUTH CORNER OF THE REMAINDER OF SAID 63.874 ACRE TRACT, SAME BEING A NORTH CORNER OF SAID LOT 1, AND
 - N67°09'49"W, A DISTANCE OF 97.03 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND IN THE EAST ROW LINE OF COUNTY ROAD 110, FOR A SOUTHWEST CORNER OF THE REMAINDER OF SAID 63.874 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE WITH THE EAST ROW LINE OF COUNTY ROAD 110, SAME BEING THE WEST LINE OF THE REMAINDER OF SAID 63.874 ACRE TRACT, N21°23'15"W, A DISTANCE OF 1032.87 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 24.40 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	N67°54'33"E	79.78'
L2	N67°03'49"W	97.03'
L3	S66°23'15"E	35.51'
L4	S68°08'50"W	40.66'
L5	S67°54'33"W	96.98'
L6	N68°08'50"E	96.84'
L7	S23°36'34"W	36.71'
L8	S22°04'38"E	4.75'
L9	N11°51'49"E	34.34'
L10	S22°04'38"E	20.00'
L11	N67°04'38"W	20.51'
L12	S68°36'44"W	7.78'
L13	S68°36'44"W	6.06'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	15.00'	23.56'	21.21'	N22°55'22"E	90°00'00"
C2	15.00'	23.50'	21.17'	N66°57'54"W	89°46'32"
C3	25.00'	13.19'	13.04'	S53°01'39"W	30°14'21"
C4	50.00'	237.58'	69.31'	N05°58'13"W	272°14'37"
C5	25.00'	27.05'	25.75'	S80°51'02"E	62°00'16"
C6	15.00'	23.57'	21.22'	N67°05'03"W	90°00'49"
C7	15.00'	23.62'	21.25'	N23°02'06"E	90°13'28"
C8	15.00'	23.56'	21.21'	S22°54'57"W	89°59'11"
C9	15.00'	23.57'	21.22'	N67°05'03"W	90°00'49"
C10	15.00'	23.62'	21.25'	N23°02'06"E	90°13'28"
C11	15.00'	23.50'	21.17'	S66°57'54"E	89°46'32"
C12	25.00'	39.28'	35.36'	N67°05'03"W	90°00'49"
C13	15.00'	23.62'	21.25'	N23°02'06"E	90°13'28"
C14	15.00'	23.50'	21.17'	S66°57'54"E	89°46'32"
C15	15.00'	23.56'	21.21'	S22°54'57"W	89°59'11"
C16	25.00'	18.17'	17.77'	S47°05'23"W	41°38'19"
C17	50.00'	156.94'	100.00'	N63°48'31"W	179°50'31"
C18	25.00'	21.03'	20.41'	N02°01'03"E	48°11'23"
C19	15.00'	23.56'	21.21'	N67°04'38"W	90°00'00"
C20	50.00'	81.21'	72.57'	N84°26'10"E	95°03'24"
C21	50.00'	44.26'	42.82'	S23°40'45"E	59°42'46"
C22	50.00'	104.34'	86.41'	S61°27'44"W	119°34'12"
C23	50.00'	7.77'	7.76'	N54°18'02"W	8°54'15"
C24	25.00'	11.42'	11.32'	N08°59'25"W	26°10'26"
C25	25.00'	9.61'	9.55'	N15°06'16"E	22°00'57"
C26	50.00'	51.08'	48.89'	S03°09'12"E	58°31'54"
C27	50.00'	43.29'	41.95'	S37°11'11"E	49°36'08"
C28	50.00'	42.06'	40.83'	N73°52'45"E	48°11'55"
C29	50.00'	20.52'	20.37'	N38°01'31"E	23°30'34"

LOT TABLES

BLOCK A

Lot	Acres	Sq. Feet
1	0.17	7306.59
2	0.16	6760.00
3	0.24	10300.66
4	0.26	11507.92
5	0.23	10205.72
6	0.23	9846.37
7	0.23	10000.20
8	0.23	10000.20
9	0.23	10000.20
10	0.23	10000.20
11	0.23	10000.20
12	0.23	10000.20
13	0.23	10000.20
14	0.23	10000.20
15A	0.08	3571.50
16	0.23	10000.20
17	0.23	10000.20
18	0.23	10000.20
19	0.23	10034.51
32A	3.21	139898.63
1A	0.31	13465.90

BLOCK B

Lot	Acres	Sq. Feet
1	0.16	6760.00
2	0.16	6760.00
3	0.16	6760.00
4	0.17	7222.68
5	0.18	7764.79
5A	0.29	12690.03
6	0.19	8151.75
7	0.15	6413.45
8	0.16	6974.21
9	0.15	6514.23
10	0.15	6514.83
11	0.15	6515.42
12	0.15	6516.01
13	0.15	6516.61
14	0.15	6517.20
15	0.15	6517.79
16	0.15	6518.39
17	0.15	6518.98
17A	0.04	1873.38
18	0.15	6519.74
19	0.15	6520.34
20	0.15	6520.93
21	0.15	6545.04
1A	0.42	18443.82

BLOCK C

Lot	Acres	Sq. Feet
1	0.19	8110.58
2	0.16	6760.00
3	0.16	6760.00
4	0.16	6760.00
5	0.16	6760.00
5A	0.31	13520.00
6	0.16	6760.00
7	0.16	6760.00
8	0.16	6760.00
9	0.19	8329.20
10	0.19	8411.13
11	0.16	6760.00
12	0.16	6760.00
13	0.16	6760.00
14	0.16	6760.00
15	0.16	6760.00
16	0.16	6760.00
17	0.16	6760.00
18	0.16	6760.00
19	0.16	6760.00
20	0.18	8045.26

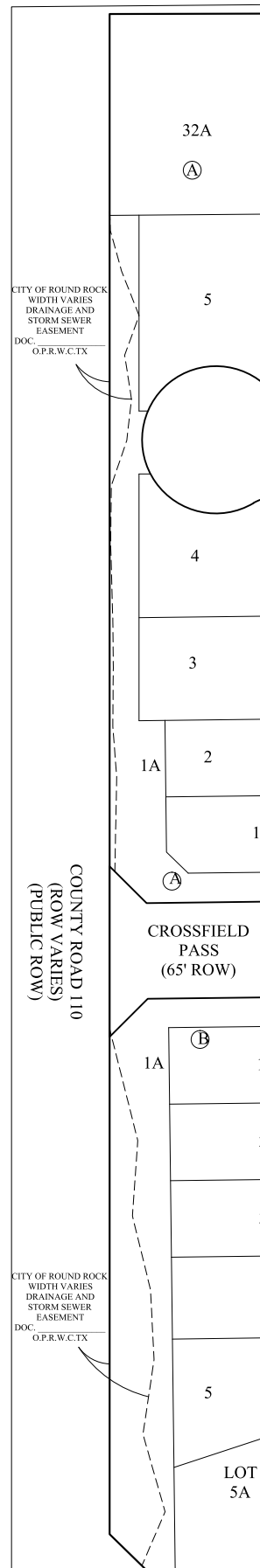
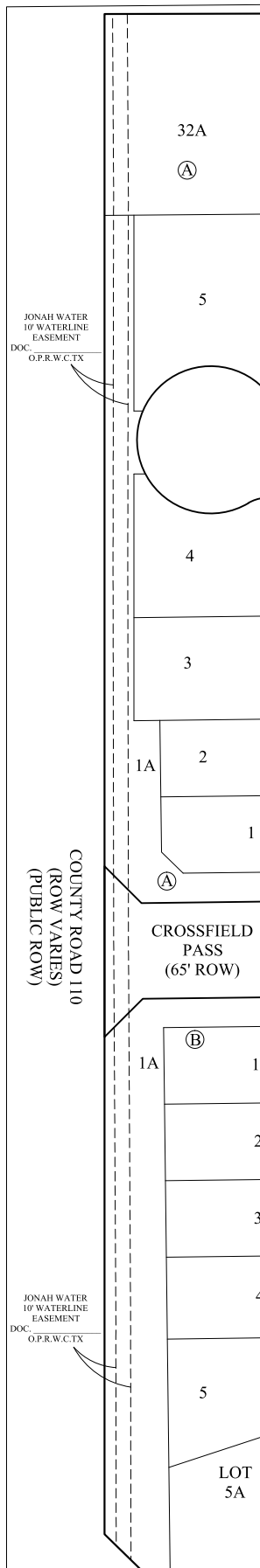
BLOCK D

Lot	Acres	Sq. Feet
1	0.18	8044.37
2	0.16	6760.00
3	0.16	6760.00
4	0.16	6760.00
5	0.16	6760.00
6	0.16	6760.00
7	0.16	6760.00
8	0.16	6760.00
9	0.16	6760.00
10	0.16	6760.00
11	0.19	8313.87
12	0.17	7439.73
13	0.12	5264.00
14	0.12	5264.00
15	0.12	5264.00
16	0.12	5264.00
17	0.12	5264.00
18	0.12	5264.00
19	0.12	5264.00
20	0.12	5264.00
21	0.12	5264.00
22	0.12	5264.00
23	0.15	6360.72

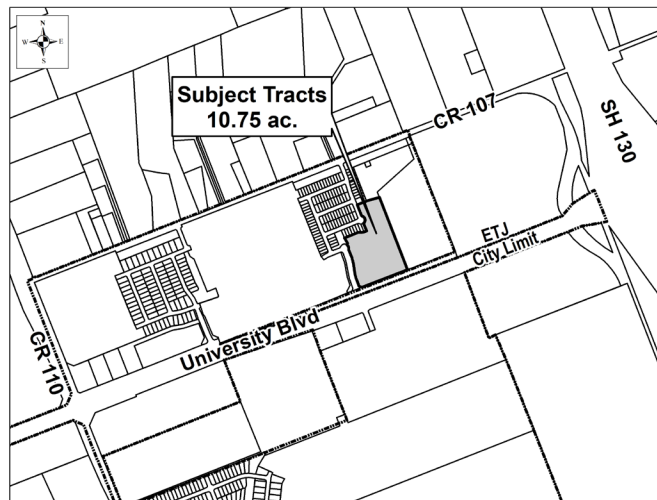
BLOCK E

Lot	Acres	Sq. Feet
1	0.14	6266.97
2	0.12	5264.00
3	0.12	5264.00
4	0.12	5264.00
5	0.12	5264.00
6	0.12	5264.00
7	0.12	5264.00
8	0.12	5264.00
9	0.12	5264.00
10	0.12	5264.00
11	0.12	5264.00
12	0.12	5264.00
12A	0.05	2193.47

COUNTY ROAD 110 EASEMENT DETAILS



University Heights Phase 8 FINAL PLAT FP2106-003



CASE PLANNER: Matthew Johnson

REQUEST: Final plat approval

ZONING AT TIME OF APPLICATION: MF-1

DESCRIPTION: 10.75 acres out of the H. Millard Survey Abstract No. 452

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Residential

South: Undeveloped

East: Undeveloped

West: Residential (Planned)

PROPOSED LAND USE: Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	10.19
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	0.33
ROW:	1	0.23
Parkland:	0	0
Other:	0	0

TOTALS: **3** **10.75**

Owner:
JSL North Investments, LLC
John Lloyd
4720-4 Rockcliff Rd
Austin, TX 78746

Agent:
Malone/Wheeler, Inc.
Jesse B. Malone
5113 Southwest Pkwy
Unit 260
Austin, TX 78735

**University Heights Phase 8
FINAL PLAT FP2106-003**

HISTORY: The Preliminary Plat was approved on May 6, 2020 (PP1911-003).

DATE OF REVIEW: July 21, 2021

LOCATION: Generally located north of University Blvd and east of CR110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area is Residential. University Heights consists of approximately 190-acres of land with a total of five zoning districts within this subdivision ranging from SF-3 (Single Family-Mixed Lot) to TF (Two Family) to MF-1 (Multifamily-Low Density)/MF-2 (Multifamily-Medium Density) and C-1a (General Commercial – Limited). The Final Plat will facilitate the development for phase 8 of the University Heights Subdivision.

Phase 8 will create a multifamily lot intended to promote low density multifamily development that is compatible with abutting single-family neighborhoods.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat for University Heights (PP1911-003).

Traffic, Access and Roads: The subject tract has frontage along from University Blvd, College Square Drive, and Autumn Sunset Bend. The Final Plat shall dedicate a portion of ROW along University Heights Blvd. A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision. Roadway impact fees will be assessed based on the date of plat recordation and charged upon submittal of the building permit application.

Water and Wastewater Service: Water will be provided by Jonah Water Special Utility District, and wastewater will be provided by the City of Round Rock. Water will be obtained by connecting to an existing 24" waterline and wastewater will be obtained by connecting to an offsite lift station constructed with Phase 7 improvements.

Drainage: A flood study is not required for this subdivision. Staff will review a more detailed drainage plan prior to site development plan permitting.

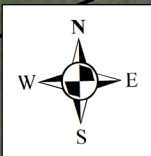
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide perpendicular survey tie (bearing & distance) across each adjacent street from point of the subject tract.
2. Prior to plat recordation, all easements shall be recorded, and an SIP permit serving all proposed lots with water and wastewater and shall be issued and either permitted improvements constructed and accepted, or acceptable fiscal posted for all unfinished public improvements under permit.
3. Prior to plat recordation, all utility improvements necessary to provide conveyance through adjacent subdivisions must be accepted by the appropriate entity for maintenance.
4. Depict survey tie (bearing & distance) to monument of patent survey,

**University Heights Phase 8
FINAL PLAT FP2106-003**

5. Update benchmark to include vertical datum.
6. Depict offsite wastewater easements and water easements with recordation information that are necessary to serve the subdivision.
7. Provide easement release for WW easement #2021038408 and reassign to accommodate 10' PUE & sidewalk easement on the standard assignment abutting the property line.
8. Provide easement release for PUE easement #2021038406 to accommodate 10' PUE & sidewalk easement on the standard assignment.
9. Remove recordation space for PUE & sidewalk easement along south boundary and add "Hereby Dedicated".
10. Confirm effective date of FEMA FIRM Panel.
11. Fill in Planning and Zoning Commission Date "July 21st, 2021."
12. Remove "HOA" from lot 2.
13. Confirm ownership of Lot 3, for legal dedication to City of Round Rock.
14. Name and Identify "Block A" on the legend.
15. Provide signed and sealed surveyors certification.
16. Provide signed and sealed engineers certification.
17. Provide a survey point to close lot 3, ROW.



**Subject Tracts
10.75 ac.**

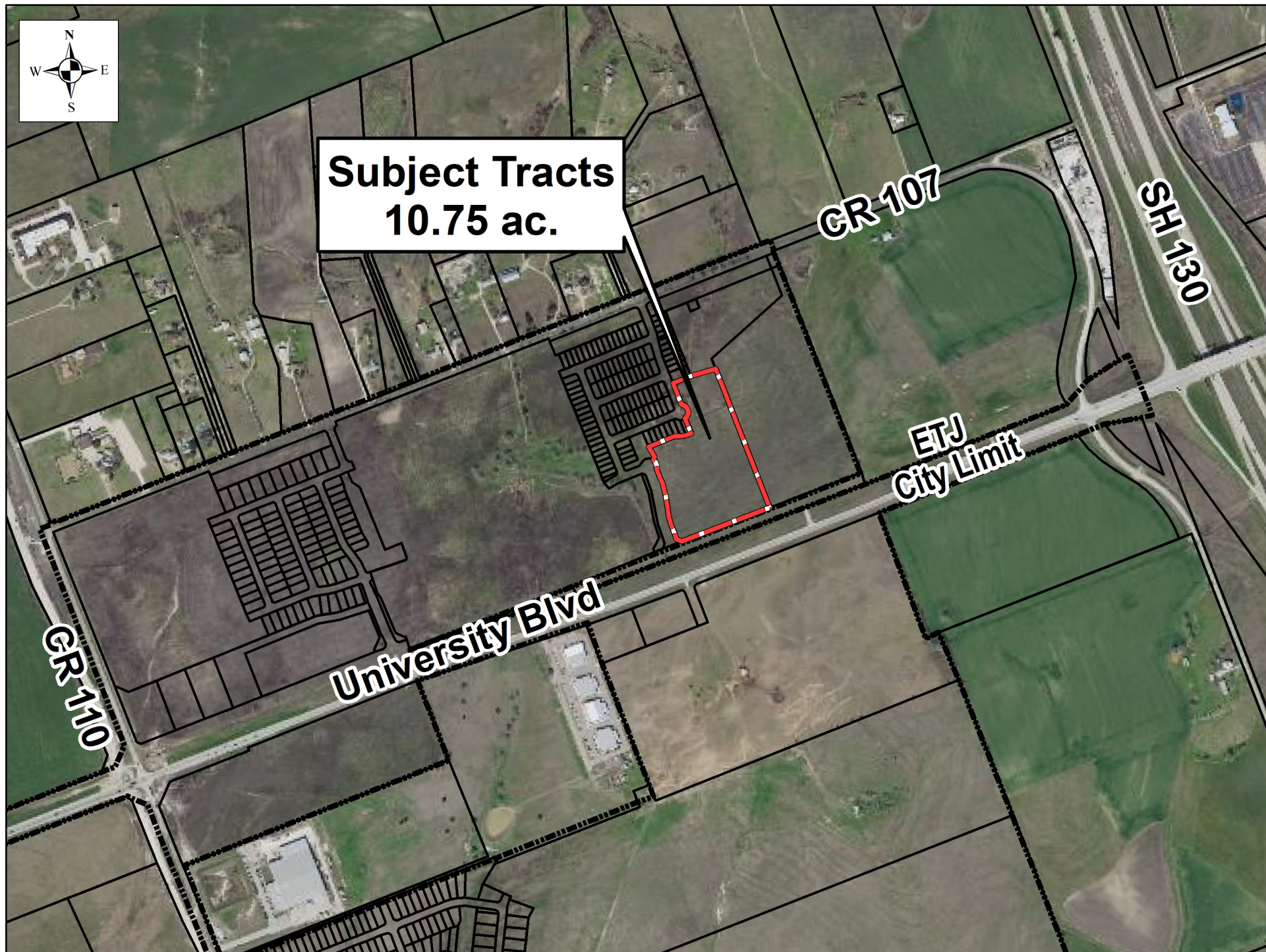
GR 107

SH 130

**ETJ
City Limit**

GR 110

University Blvd



OWNER:
JSL NORTH INVESTMENTS, LLC
47204 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

ACREAGE: 10.75
SURVEYOR: DELTA SURVEY GROUP, INC.
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 6-22-21
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 22, 2021
BM-01 - "X" IN CONCRETE HEADWALL
N:10188474.97
E:3152118.86
ELEV: 819.09' (GEOID 2012)
BM-02 - COTTON SPINDLE IN UTILITY POLE
N: 10188051.35
E: 31514344.64
ELEV: 812.09' (GEOID 2012)
ACREAGE BY LOT TYPE:
DEVELOPMENT LOTS 10.19 ACRES
RIGHT-OF-WAY LOTS 0.23 ACRES
PATENT SURVEY: H. MILLARD SURVEY, ABSTRACT NO. 452
ENGINEER: MALONE WHEELER
NUMBER OF LOTS BY TYPE:
LOT 1 IS MF-1 LOT - DEVELOPMENT LOTS
LOT 2 IS HOA LOT
LOT 3 IS RIGHT-OF-WAY LOT

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	425.00'	89.88'	89.71'	N15°11'27"W	12°07'00"
C2	505.00'	114.11'	113.86'	N15°36'20"W	12°56'46"
C3	25.00'	13.06'	12.91'	N07°06'56"W	29°55'35"
C4	50.00'	55.07'	52.33'	N23°42'20"W	63°06'24"
C5	50.00'	105.68'	87.08'	N09°00'20"W	121°05'54"
C6	25.00'	21.02'	20.41'	N45°27'57"W	48°10'40"
C7	60.00'	103.92'	91.41'	S04°42'46"W	99°14'13"
C8	50.00'	86.16'	75.89'	N02°10'39"E	98°43'56"

LINE	BEARING	DISTANCE
L1	N21°27'55"W	19.25'
L2	N66°07'27"W	35.43'
L3	N21°14'58"W	75.08'
L4	N09°07'57"W	107.84'
L5	N22°04'44"W	70.80'
L6	N26°20'02"E	18.86'
L7	N29°59'30"W	75.84'
L8	N67°55'16"E	175.00'
L9	N89°59'46"E	37.77'
L10	N82°52'00"E	36.23'
L11	N69°13'47"E	35.01'
L12	N22°04'44"W	101.36'
L13	N21°22'37"W	130.64'
L14	N67°55'17"E	120.04'
L15	N73°40'15"E	162.47'
L16	N67°55'17"E	10.00'
L17	S57°31'26"E	33.91'
L18	N22°04'44"W	10.35'
L19	N57°31'26"W	33.91'
L20	N21°22'37"W	3.14'

Lot	Acres	Sq. Feet
1	10.19	443988.70
2	0.33	14374.80
3	0.23	10018.80

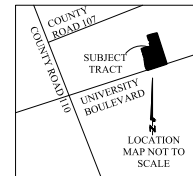
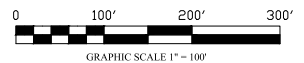
PLAT NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS 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. 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 CONVEYED FOR ALL STREET SIDE PROPERTY LOTS AS SHOWN HEREON.
5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 6, 2020.
6. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
7. WATER SERVICE IS PROVIDED BY JONAH WATER SUPPLY, INC. RECORDED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.
8. A DEED CONVEYING LOT 3, BLOCK T LAND TO THE CITY OF ROUND ROCK REFERENCE THIS DOCUMENT NO. OF THIS FINAL PLAT SHALL BE RECORDED.

COMMITMENT GE NO. 1839202-COM, DATED MAY 26, 2021. PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND BLANKET EASEMENTS:

- G. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT RECORDED IN VOLUME 242, PAGE 63, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
H. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 353, PAGE 60, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
I. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP BY INSTRUMENT RECORDED IN VOLUME 572, PAGE 190, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
K. EASEMENT GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2017012597, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
P. EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021038406, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
Q. EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021038407, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (TRACT ONE ONLY).
R. EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021038408, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (TRACT THREE ONLY).

WILLIAMSON COUNTY, TEXAS
JUNE 2021



AUDELL JAECKS PAYNE
REVOCABLE LIVING TRUST
DOC. NO. 2019021683
O.P.R.W.C.TX.

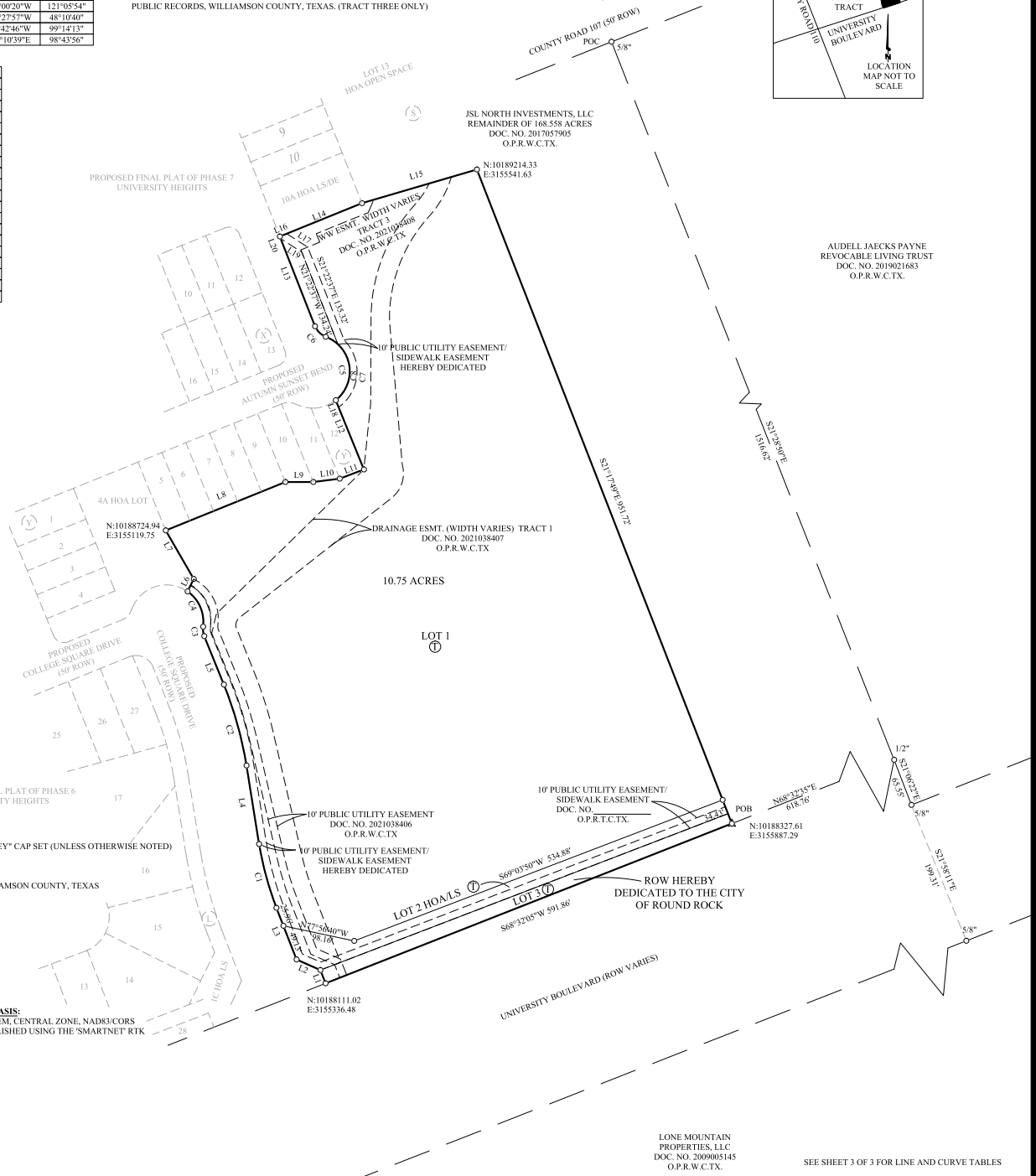
JSL NORTH INVESTMENTS, LLC
REMAINDER OF 168.558 ACRES
DOC. NO. 2017057905
O.P.R.W.C.TX.

PROPOSED FINAL PLAT OF PHASE 6
UNIVERSITY HEIGHTS

- LEGEND**
- 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS OTHERWISE NOTED)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
 - BOUNDARY LINE
 - ADJOINER LINE
 - LOT LINE
 - EASEMENT LINE
 - BREAK DISTANCE LINE
 - PROPOSED SUBDIVISIONS

SURVEY CONTROL DATA & BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

SURVEY CONTROL MONUMENT
C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3091670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88



LONE MOUNTAIN
PROPERTIES, LLC
DOC. NO. 2009005145
O.P.R.W.C.TX.

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
TBPLS FIRM NO. 10004700

FINAL PLAT UNIVERSITY HEIGHTS PHASE 8

SHEET
1
OF
2

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS THAT JSL NORTH INVESTMENTS, LLC, ACTING HEREIN BY AND THROUGH JOHN LLOYD, BEING OWNER OF A REMAINDER OF 168.558 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2017057905, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.75 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS:

FINAL PLAT UNIVERSITY HEIGHTS PHASE 8.

AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

JSL NORTH INVESTMENTS, LLC
ATTENTION: JOHN LLOYD
47204 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

NOTARY PUBLICS SIGNATURE: _____
MY COMMISSION EXPIRES: _____

CITY APPROVAL

APPROVED THIS THE DAY OF _____, 20____ A.D. AT A PUBLIC MEETING OF THE 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.

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

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____ AD, AT _____ O'CLOCK _____ M, AND DULY RECORDED THIS THE DAY OF _____, 20____ AD, AT _____ O'CLOCK _____ M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS

I, JESSE MALONE, A LICENSED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROUND ROCK, TEXAS.

JESSE MALONE
PROFESSIONAL ENGINEER NO.108734
STATE OF TEXAS
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
TBPE FIRM #F-786

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY - NOT FOR RECORDATION

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

NOTES:

NO PORTION OF THIS TRACT IS ENCRoACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% CHANCE FLOODPLAIN.
NO PORTION OF THIS TRACT IS ENCRoACHED BY ANY 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 12, 2019, FOR WILLIAMSON COUNTY, TEXAS.
THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

ONLY THOSE RECORDED EASEMENTS LISTED IN CHICAGO TITLE COMPANY TITLE COMMITMENT G.F. NO. 1839202.COM DATED MAY 26, 2021, WERE EVALUATED FOR THIS PLAT. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DELTA SURVEY GROUP, INC.

EASEMENT NOTES:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREON 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 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 THEREOF.

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 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 UPON 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 RIGHTS 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, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UPON 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.

DESCRIPTION OF A 10.75 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC., IN JUNE 2021, LOCATED IN THE H. MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 168.558 ACRE TRACT CONVEYED TO JSL NORTH INVESTMENTS, LLC, IN DOCUMENT NUMBER 2017057905, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (REMAINDER TRACT) SAID 10.75 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF COUNTY ROAD 107, SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER TRACT, AND ALSO BEING THE NORTHWEST CORNER OF A CALLED 60 ACRE TRACT CONVEYED TO AUDELL JAECKS PAYNE REVOCABLE LIVING TRUST, IN DOCUMENT NUMBER 2019021063, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE LEAVING THE SAID SOUTH ROW LINE AND WITH THE EAST LINE OF SAID REMAINDER TRACT, SAME BEING THE WEST LINE OF SAID 60 ACRE TRACT, S21°28'50"E A DISTANCE OF 1516.62 FEET TO A 1/2 INCH IRON ROD IN THE NORTH ROW LINE OF UNIVERSITY BOULEVARD, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER TRACT, AND ALSO BEING IN THE WEST LINE OF SAID 60 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID REMAINDER TRACT AND THE NORTH ROW LINE OF SAID UNIVERSITY BOULEVARD S68°32'05"W A DISTANCE OF 618.76 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET FOR THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID COMMON LINE, S68°32'05"W A DISTANCE OF 591.86 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET;

THENCE LEAVING SAID COMMON LINE AND CROSSING SAID REMAINDER TRACT, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

1. N21°27'55"W, A DISTANCE OF 19.25 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
2. N66°07'27"W, A DISTANCE OF 35.43 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
3. N21°14'58"W, A DISTANCE OF 75.08 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
4. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 89.88 FEET, THROUGH A CENTRAL ANGLE OF 12°07'00", HAVING A RADIUS OF 425.00 FEET, AND WHOSE CHORD BEARS N15°11'27"W, A DISTANCE OF 89.71 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
5. N09°07'57"W, A DISTANCE OF 107.84 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
6. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 114.11 FEET, THROUGH A CENTRAL ANGLE OF 12°56'46", HAVING A RADIUS OF 505.00 FEET, AND WHOSE CHORD BEARS N15°36'20"W, A DISTANCE OF 113.86 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
7. N22°04'44"W, A DISTANCE OF 70.86 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
8. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 13.06 FEET, THROUGH A CENTRAL ANGLE OF 29°55'33", HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N07°06'56"W, A DISTANCE OF 12.91 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
9. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 55.07 FEET, THROUGH A CENTRAL ANGLE OF 63°06'24", HAVING A RADIUS OF 50.00 FEET, AND WHOSE CHORD BEARS S23°42'00"W, A DISTANCE OF 52.33 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
10. N26°20'02"E, A DISTANCE OF 18.86 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
11. N29°59'30"W, A DISTANCE OF 75.84 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
12. N67°55'06"E, A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
13. N89°59'46"E, A DISTANCE OF 37.77 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
14. N82°52'00"E, A DISTANCE OF 36.23 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
15. N69°13'47"E, A DISTANCE OF 35.01 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
16. N22°04'44"W, A DISTANCE OF 101.36 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
17. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 105.68 FEET, THROUGH A CENTRAL ANGLE OF 121°05'54", HAVING A RADIUS OF 50.00 FEET, AND WHOSE CHORD BEARS N09°00'20"W, A DISTANCE OF 87.08 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
18. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 21.02 FEET, THROUGH A CENTRAL ANGLE OF 48°10'40", HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N45°27'57"W, A DISTANCE OF 20.41 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
19. N21°22'37"W, A DISTANCE OF 130.64 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
20. N67°55'17"E, A DISTANCE OF 120.04 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
21. N73°40'15"E, A DISTANCE OF 162.47 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET, AND
22. S21°17'49"E, A DISTANCE OF 951.72 FEET TO A POINT OF BEGINNING, AND CONTAINING 10.75 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS