



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 Aaron Dominguez
Commissioner Paul Emerson
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, August 3, 2022

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. APPROVAL OF MINUTES:

E.1 Consider approval of the minutes for the July 20, 2022, Planning and Zoning Commission meeting.

F. PLATTING:

F.1 Consider approval of the Salerno Phase 7 Final Plat, generally located south of University Blvd and east of CR 110. Case No. FP2204-002

F.2 Consider approval of the Oasis at Round Rock Preliminary Plat, generally located west of CR 110 and south of CR 122. Case No. PP2205-002

F.3 Consider approval of the Oasis at Round Rock Final Plat, generally located west of CR 110 and south of CR 122. Case No. FP2205-003

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 29th day of July 2022 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, July 20, 2022

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, July 20, 2022 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 7 - Alternate Vice Chair Rob Wendt
Commissioner J. Hollis Bone
Commissioner Stacie Bryan
Commissioner Aaron Dominguez
Commissioner Paul Emerson
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Absent 2 - Chairman Jennifer Henderson
Vice Chair Greg Rabaey

PLEDGES OF ALLEGIANCE

*Alternate Vice Chair Wendt led the following Pledges of Allegiance:
United States
Texas*

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

CONSENT AGENDA:

A motion was made by Commissioner Bone, seconded by Commissioner Sanchez-Adame to approve the Consent Agenda. The motion passed by the following vote:

Aye: 7 - Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Bryan
Commissioner Dominguez
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 2 - Chairman Henderson
Vice Chair Rabaey

- E.1** Consider approval of the minutes for the June 15, 2022, Planning and Zoning Commission meeting.
- E.2** Consider a 30-day extension request for the Stockwell Preliminary Plat, generally located south of E Palm Valley Blvd and west of Kalahari Blvd. Case No. PP2202-001
- E.3** Consider a 30-day extension request for the Stockwell Final Plat, generally located south of E Palm Valley Blvd and west of Kalahari Blvd. Case No. FP2202-004
- E.4** Consider a 30-day extension request for the Oasis at Round Rock Preliminary Plat, generally located west of CR 110 and South of CR 122. Case No. PP2205-002
- E.5** Consider a 30-day extension request for the Oasis at Round Rock Final Plat, generally located west of CR 110 and South of CR 122. Case No. FP2205-003
- E.6** Consider a 30-day extension request for the Salerno Phase 7 Final Plat, generally located south of University Blvd and east of CR 110. Case No. FP2204-002

CODE AMENDMENTS

- F.1** Consider public testimony regarding, and a recommendation concerning the proposed amendment to the Code of Ordinances City of Round Rock, Texas, 2018, Part III - Zoning and Development Code, Chapter 10, regarding Concept Plan procedures and approval process. Case No. AM2206-001

Clyde von Rosenberg, Senior Planner, made the staff presentation.

Alternate Vice Chair Wendt opened the hearing for public testimony.

There being none, the public hearing was closed.

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

Aye: 7 - Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Bryan
Commissioner Dominguez
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 2 - Chairman Henderson
Vice Chair Rabaey

OTHER ACTION ITEMS:

G.1 Consider approval of an amendment to the 2022 Planning and Zoning Commission meeting schedule.

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

A motion was made by Commissioner Sellers, seconded by Commissioner Emerson, to approve the schedule amendment. The motion passed by the following vote:

Aye: 7 - Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Bryan
Commissioner Dominguez
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 2 - Chairman Henderson
Vice Chair Rabaey

STAFF REPORT:

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

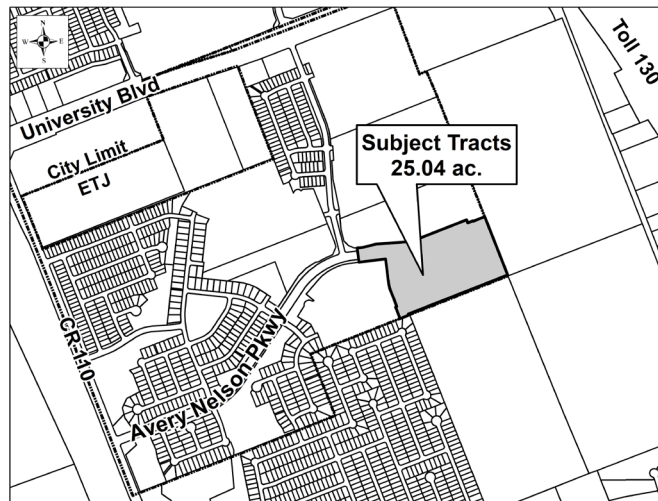
Brad Wiseman, Planning & Development Services Director, made the staff presentation.

ADJOURNMENT

*There being no further business, Alternate Vice Chair Wendt adjourned the meeting at 6:31 PM.
Respectfully Submitted,*

Cecilia Chapa, Planning Technician

**Salerno Ph 7
FINAL PLAT FP2204-002**



CASE PLANNER: Caitlyn Reeves

REQUEST: The request is to final plat 68 single family lots, 4 landscape lots and 1 HOA and open space lot.

ZONING AT TIME OF APPLICATION: SF-3 (Single Family - Mixed Lot)

DESCRIPTION: 25.04 acres out of the H. Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Rural residential

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

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

South: Vacant and undeveloped - Unzoned ETJ

East: Vacant and undeveloped - Unzoned ETJ

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

PROPOSED LAND USE: Single Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	68	10.61
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	6.93
Parkland:	0	0
Other:	5	7.5

TOTALS: **73** **25.04**

Owner:
Nancy Kay Pitchard Ohlendorf Family
Trust
1845 FM 1977
Martindale, TX 78655

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

Developer:
KB Home Lone Star, Inc.
John Zinsmeyer
10800 Pecan Park Boulevard
Suite 200
Austin, TX 78750

**Salerno Ph 7
FINAL PLAT FP2204-002**

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for the 358.48-acre Salerno development on May 15, 2019. A Preliminary Plat (PP1910-002) was approved on December 4, 2019. The tract was annexed into the City on June 27, 2019, and for the purpose of Phase 7, was zoned SF-3 (Single Family – Mixed Lot).

DATE OF REVIEW: August 3, 2022

LOCATION: Generally located south of University Blvd and east of CR 110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive Plan designates this tract for residential use and is zoned 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' by 110' deep; 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 the three lot types: estate lots shall comprise a minimum of 40% of the total number of lots; standard lots a minimum of 30%; and small lots a maximum of 30%. For the purpose of this phase, 50 small lots, 18 standard lots, 4 landscape lots and 1 H.O.A. and open space lot are proposed.

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

Traffic, Access, and Roads: A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The subdivision has two primary access points: one at the University Boulevard intersection with a north-south roadway (Salerno Boulevard) and one at the intersection of CR 110 with an east-west roadway (Avery Nelson Parkway). For the purpose of this phase, access to CR 110 will be provided via a neighborhood road connection to Avery Nelson Parkway.

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Wastewater service will be provided by the City of Round Rock. For purpose of Phase 7, wastewater will be provided via a connection to a 15-inch wastewater line constructed with the Phase 11 subdivision improvements. Water service will be provided via a connection to a 16" waterline constructed with the Phase 11 subdivision improvements.

Drainage: A flood study (FLOOD2206-0002) was conditionally approved on July 11, 2022.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation, provide minimum finished floor elevations (MFFE) for all floodplain adjacent lots compliant with City Ordinances (2' above floodplain elevation).
2. Prior to recordation, provide all drainage and storm sewer easement(s) by separate instrument, amend callouts and depictions to reference the separate instrument dedication of all headwalls, storm sewer lines, and floodplain area(s). Ensure the easements are labeled "Drainage and Storm Sewer Easement"
3. Prior to recordation, remove unused abbreviations from legend (e.g., D.E., etc.).

Salerno Ph 7
FINAL PLAT FP2204-002

4. Prior to recordation, remove easement notes on sheet 4.
5. Prior to recordation, remove drainage easement depiction from Sheet 3.
6. Prior to recordation, provide the ultimate 4% linework within the legend.
7. Prior to recordation, amend Ultimate 100-yr floodplain callout to correctly point to the double-dot dashed line.
8. Prior to recordation, amend general notes numbering to properly number all notes.
9. Prior to recordation, update the FEMA note to accurately reflect floodplain encroachment(s).
10. Prior to recordation, correct lot numbering in Block AV.



University Blvd

City Limit
ETJ

GR-110

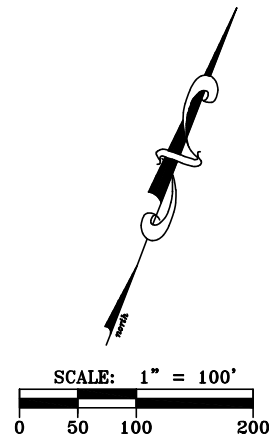
Avery Nelson Pkwy

Toll 130

Subject Tracts
25.04 ac.



SALERNO, PHASE 7
FINAL PLAT



LEGEND

- BENCHMARK
- CONCRETE MONUMENT FOUND
- 1/2" CAPPED IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- CALCULATED POINT
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- RIGHT-OF-WAY
- ULTIMATE
- 1% ANNUAL FLOODPLAIN
- NEIGHBORHOOD BOX UNIT
- DETAIL BUBBLE
- DETAIL
- SHEET NO.

F.E.M.A. MAP NO. 48491C0505F
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: DECEMBER 20TH, 2019

TOTAL ACREAGE: 25.044 ACRES
PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NUMBER 452

DATE OF PRELIMINARY PLANNING AND ZONING COMMISSION
REVIEW: DECEMBER 4, 2019
DATE OF PLANNING AND ZONING COMMISSION
REVIEW: MAY 4, 2022

SUBMITTAL DATE:
DATE: APRIL 19, 2022

OWNER AND DEVELOPER:
KB HOME LONE STAR, INC.
ATTN: JOHN ZINSMEYER
10800 PECAN PARK, SUITE 200
AUSTIN, TX 78750

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

BENCHMARK INFORMATION-
DESCRIPTION: MAG NAIL IN HEADWALL
ELEVATION: 708.58'
NORTHING: 10186630.00
EASTING: 3152032.8500
TEXAS COORDINATE SYSTEM
CENTRAL ZONE (4203), NAD 83, NAVD88
(GEOID12A)

STREET TABLE

STREET NAMES	ROW WIDTH	LENGTH (LINEAR FEET)
AVERY NELSON PARKWAY	100'	1,568'
MORESE PALACE TRAIL	50'	795'
FISCIANO LANE	50'\65'	757'
TEVEROLA DRIVE	50'\65'\VARIES	1,332'
LIBERI LANE	65'	75'

LOT SUMMARY:

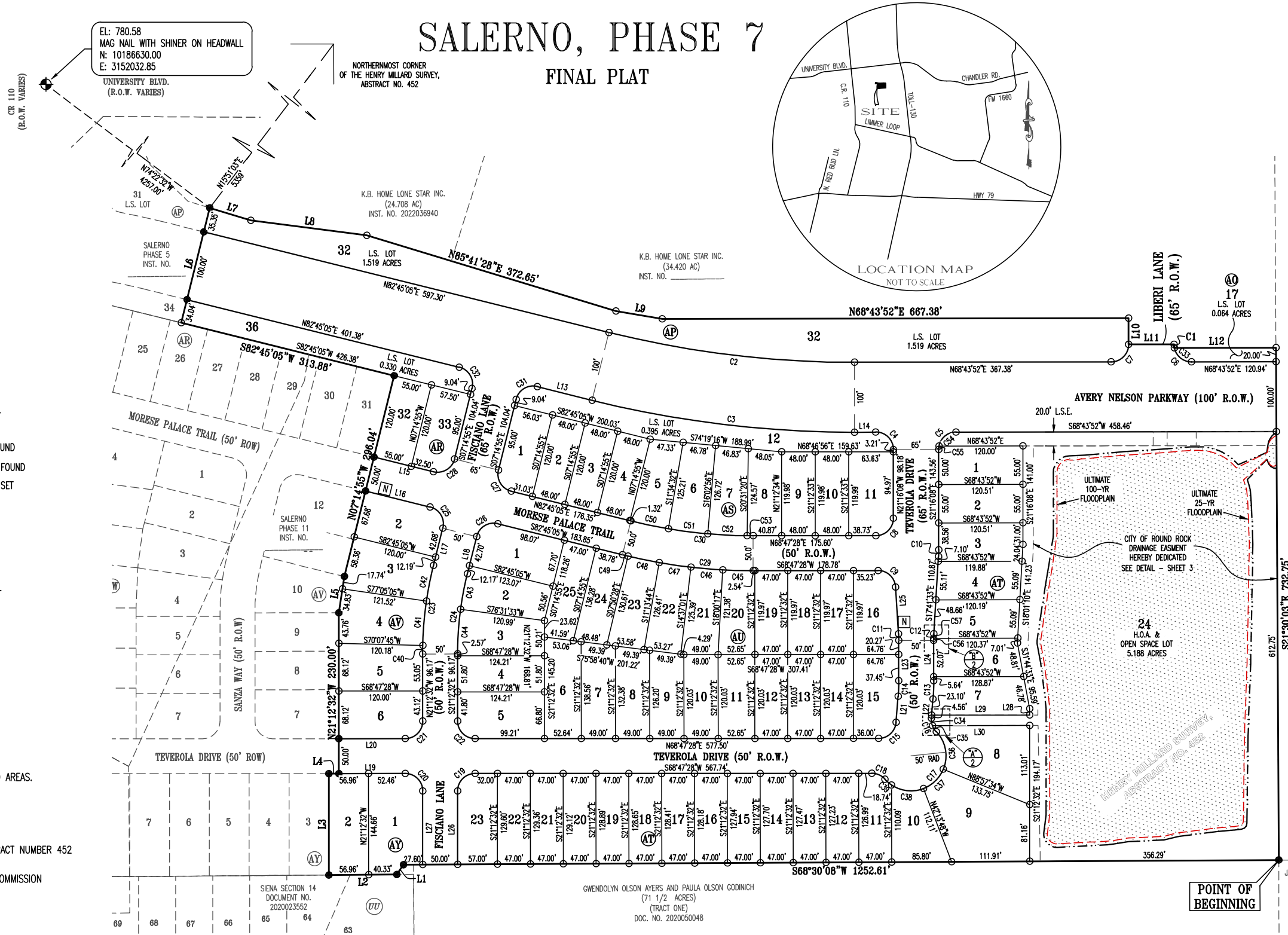
SINGLE FAMILY LOTS:	68	10.617 ACRES
H.O.A. AND OPEN SPACE LOTS:	1	5.188 ACRES
LANDSCAPE LOTS:	4	2.308 ACRES
NUMBER OF BLOCKS:	8	
R.O.W.:		6.931 ACRES
TOTAL:		25.044 ACRES

FP-2204-002

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J: \AC3D\5424\Survey\PLAT - SALERNO PH 7



FEMA NOTE: NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20TH, 2019, FOR WILLIAMSON COUNTY, TEXAS.

SALERNO, PHASE 7
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	5.03	25.00	S27°02'14"E	5.03	2.53	11°32'13"
C2	354.81	1450.00	N75°44'28"E	353.92	178.30	14°01'12"
C3	379.28	1550.00	S75°44'28"W	378.33	190.59	14°01'12"
C4	39.27	25.00	N66°16'08"W	35.36	25.00	90°00'00"
C5	39.27	25.00	S23°43'52"W	35.36	25.00	90°00'00"
C6	39.27	25.00	S66°16'08"E	35.36	25.00	90°00'00"
C7	39.27	25.00	N23°43'52"E	35.36	25.00	90°00'00"
C8	39.30	25.00	N23°45'40"E	35.37	25.03	90°03'35"
C9	37.68	25.00	N68°01'36"W	34.22	23.46	86°21'53"
C10	9.36	150.00	S19°28'50"E	9.36	4.68	3°34'35"
C11	9.36	150.00	N23°03'24"W	9.36	4.68	3°34'32"
C12	9.36	150.00	S19°28'50"E	9.36	4.68	3°34'35"
C13	26.36	325.00	S18°56'43"E	26.35	13.19	4°38'50"
C14	22.30	275.00	N18°56'43"W	22.30	11.16	4°38'50"
C15	37.27	25.00	N26°05'05"E	33.91	23.07	85°24'46"
C16	21.03	25.00	S40°42'59"E	20.41	11.18	48°11'23"
C17	158.64	50.00	S26°05'05"W	99.99	3197.00	181°47'31"
C18	21.03	25.00	N87°06'51"W	20.41	11.18	48°11'23"
C19	39.27	25.00	S23°47'28"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	39.27	25.00	S66°12'32"E	35.36	25.00	90°00'00"
C21	39.27	25.00	N23°47'28"E	35.36	25.00	90°00'00"
C22	39.27	25.00	S66°12'32"E	35.36	25.00	90°00'00"
C23	127.92	525.00	N14°13'44"W	127.60	64.28	1°35'37"
C24	115.74	475.00	S14°13'44"E	115.45	58.16	1°35'37"
C25	39.27	25.00	N52°14'55"W	35.36	25.00	90°00'00"
C26	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C27	39.27	25.00	S52°14'55"E	35.36	25.00	90°00'00"
C28	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C29	188.83	775.00	S75°46'16"W	188.36	94.89	1°35'37"
C30	176.65	725.00	N75°46'16"E	176.21	88.76	1°35'37"
C31	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C32	39.27	25.00	S52°14'55"E	35.36	25.00	90°00'00"
C33	34.24	25.00	S72°02'14"E	31.62	20.41	78°27'47"
C34	10.63	25.00	S28°48'05"E	10.55	5.40	24°21'34"
C35	10.40	25.00	S52°53'46"E	10.32	5.28	23°49'49"
C36	57.49	50.00	S31°52'14"E	54.38	32.40	65°52'54"
C37	40.75	50.00	S24°25'13"W	39.63	21.58	46°41'58"
C38	47.64	50.00	S75°03'52"W	45.86	25.80	54°35'20"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	12.76	50.00	N70°19'48"W	12.73	6.41	14°37'19"
C40	12.26	525.00	N20°32'24"W	12.26	6.13	1°20'17"
C41	63.73	525.00	N16°23'35"W	63.70	31.91	6°57'20"
C42	51.92	525.00	N10°04'55"W	51.90	25.98	5°39'59"
C43	51.61	475.00	S10°21'41"E	51.59	25.83	6°13'32"
C44	64.12	475.00	S17°20'30"E	64.08	32.11	7°44'05"
C45	43.34	775.00	S70°23'35"W	43.34	21.68	3°12'16"
C46	45.82	775.00	S73°41'21"W	45.82	22.92	3°23'16"
C47	45.82	775.00	S77°04'37"W	45.82	22.92	3°23'16"
C48	45.82	775.00	S80°27'54"W	45.82	22.92	3°23'16"
C49	8.01	775.00	S82°27'18"W	8.01	4.01	0°35'33"
C50	55.00	725.00	N80°34'41"E	54.99	27.51	4°20'47"
C51	56.60	725.00	N76°10'06"E	56.59	28.31	4°28'23"
C52	56.60	725.00	N71°41'43"E	56.59	28.31	4°28'23"
C53	8.45	725.00	N69°07'30"E	8.45	4.23	0°40'04"
C54	34.24	25.00	S29°29'59"W	31.62	20.41	78°27'47"
C55	5.03	25.00	S15°30'01"E	5.03	2.53	11°32'13"
C56	2.93	150.00	N20°42'36"W	2.93	1.46	1°07'03"
C57	6.44	150.00	N18°55'19"W	6.44	3.22	2°27'32"

Line Table		
Line #	Length	Direction
L1	17.02	S12°52'51"W
L2	97.29	S68°23'05"W
L3	145.06	N21°12'32"W
L4	14.42	N68°47'28"E
L5	52.57	N12°33'04"W
L6	169.40	N07°14'55"W
L7	61.32	N85°41'28"E
L8	167.27	N76°14'05"E
L9	67.23	N78°18'47"E
L10	37.57	S21°16'08"E
L11	65.00	N68°43'52"E
L12	145.36	N68°43'52"E
L13	80.92	S82°45'05"W
L14	30.27	S68°43'52"W
L15	87.50	S82°45'05"W

Line Table		
Line #	Length	Direction
L16	95.00	S82°45'05"W
L17	54.87	N07°14'55"W
L18	54.87	S07°14'55"E
L19	95.00	N68°47'28"E
L20	95.00	N68°47'28"E
L21	37.41	N16°37'18"W
L22	27.66	S16°37'18"E
L23	57.72	N21°16'08"W
L24	57.72	S21°16'08"E
L25	67.07	N24°50'40"W
L26	104.89	S21°12'32"E
L27	105.14	S21°12'32"E
L28	9.00	S21°12'32"E
L29	140.31	S68°43'52"W
L30	139.28	N68°43'52"E

Easement Line Table		
Line #	Length	Direction
(L100)	612.75	S21°30'03"E
(L101)	341.29	S68°30'08"W
(L102)	194.20	N22°05'01"W
(L103)	151.31	S68°42'11"W
(L104)	4.56	N16°37'18"W
(L106)	152.12	N68°43'52"E
(L107)	16.93	N22°05'01"W
(L108)	88.12	N30°18'58"W
(L109)	139.85	N18°01'10"W

Easement Line Table		
Line #	Length	Direction
(L110)	141.43	N21°16'08"W
(L111)	171.61	N68°43'52"E
(L112)	20.00	N21°16'08"W
(L113)	20.00	N68°43'52"E
(L114)	20.00	S21°16'08"E
(L115)	41.46	N68°43'52"E
(L116)	20.00	N21°22'23"W
(L117)	114.92	N68°43'52"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C100)	10.63	25.00	N28°48'05"W	10.55	5.40	24°21'34"

LOT SUMMARY		TOTAL LOT COUNT																				OVERALL SALERNO LOT COUNT PER APPROVED PRELIMINARY
RESIDENTIAL LOTS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	PHASE 13	PHASE 14	PHASE 15	PHASE 16	PHASE 17	PHASE 18	PHASE 19	TOTAL		
SINGLE FAMILY SMALL LOT	100	91	-	-	89	-	50	-	-	-	-	-	-	-	-	-	-	-	-	-	332	524
SINGLE FAMILY STANDARD LOT	73	-	14	30	4	30	18	62	-	-	79	-	-	31	-	-	-	-	-	-	342	505
SINGLE FAMILY ESTATE LOT	-	-	35	4	2	4	-	-	-	-	-	-	-	-	32	-	-	-	-	-	77	160
SUBTOTAL OF RESIDENTIAL LOTS	173	91	49	34	95	34	68	62	-	-	79	-	-	31	32	-	-	-	-	-	748	1186
NON-RESIDENTIAL LOTS		-																				
AMENITY CENTER LOTS	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
COMMERCIAL LOTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	2	9
LANDSCAPE LOTS	8	-	-	2	10	1	4	-	-	-	-	-	-	-	-	-	-	-	-	-	25	28
DRAINAGE LOTS	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	1
H.O.A. & OPEN SPACE LOTS	3	2	2	1	3	1	1	-	-	-	-	-	-	1	-	-	-	-	-	-	14	28
TOTAL	184	93	52	37	108	36	73	63	-	-	79	-	-	32	32	-	-	2	-	-	794	1252

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT #	BLOCK	AREA	TYPE	LOT #	BLOCK	AREA	TYPE	LOT #	BLOCK	AREA	TYPE	LOT #	BLOCK	AREA	TYPE
17	AO	2,785	LS	1	AT	6,627	ST	1	AU	8,198	SM	2	AV	7,988	ST
32	AP	66,155	LS	2	AT	6,628	ST	2	AU	7,000	SM	3	AV	8,458	ST
32	AR	6,600	ST	3	AT	6,616	ST	3	AU	7,192	SM	4	AV	8,641	ST
33	AR	6,766	ST	4	AT	6,602	ST	4	AU	6,434	SM	5	AV	8,007	ST
36	AR	14,380	LS	5	AT	6,619	ST	5	AU	8,163	SM	6	AV	8,040	ST
1	AS	6,590	SM	6	AT	6,814	ST	6	AU	7,468	SM	1	AY	10,597	ST
2	AS	5,760	SM	7	AT	7,416	ST	7	AU	6,638	SM	2	AY	8,251	ST
3	AS	5,760	SM	8	AT	10,936	ST	8	AU	6,335	SM				
4	AS	5,760	SM	9	AT	14,364	ST	9	AU	6,032	SM				
5	AS	6,353	SM	10	AT	6,835	SM	10	AU	5,881	SM				
6	AS	6,521	SM	11	AT	5,791	SM	11	AU	6,320	SM				
7	AS	6,510	SM	12	AT	5,974	SM	12	AU	5,641	SM				
8	AS	5,942	SM	13	AT	5,985	SM	13	AU	5,641	SM				
9	AS	5,759	SM	14	AT	5,997	SM	14	AU	5,641	SM				
10	AS	5,759	SM	15	AT	6,007	SM	15	AU	7,459	SM				
11	AS	7,508	SM	16	AT	6,019	SM	16	AU	7,364	SM				
12	AS	17,210	LS	17	AT	6,030	SM	17	AU	5,639	SM				
				18	AT	6,041	SM	18	AU	5,639	SM				
				19	AT	6,052	SM	19	AU	5,639	SM				
				20	AT	6,063	SM	20	AU	5,931	SM				
				21	AT	6,074	SM	21	AU	6,103	SM				
				22	AT	6,085	SM	22	AU	6,224	SM				
				23	AT	7,261	SM	23	AU	6,363	SM				
				24	AT	226,291	OS	24	AU	6,335	SM				
								25	AU	6,469	SM				

SALERNO, PHASE 7

FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 25.044 ACRE TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.708 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN INSTRUMENT NUMBER 2022036940, BEING ALSO A PORTION OF A CALLED 34.420 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN INSTRUMENT NUMBER _____, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 25.044 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID 34.420 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF A CALLED 71 1/2 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO GWENDOLYN OLSON ALYERS AND PAULA OLSON GODINICH IN INSTRUMENT NUMBER 2020050048, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO JANICE FORD HESTER IN VOLUME 469, PAGE 157, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING AT THE SOUTHWEST CORNER OF A CALLED 75.00 ACRE TRACT OF LAND CONVEYED TO THOMAS NOREN, ET AL IN INSTRUMENT NUMBER 2015015382, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINE OF SAID 71 1/2 ACRE TRACT OF LAND, AND SAID 34.420 ACRE TRACT OF LAND, THE FOLLOWING TWO COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S68°30'08"W, A DISTANCE OF 1252.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) S12°52'51"W, A DISTANCE OF 17.02 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF LOT 63, BLOCK UU, SIENA SECTION 14, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2020023552, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S68°23'05"W, WITH THE COMMON LINE OF SAID 34.420 ACRE TRACT, SAID LOT 63, AND LOT 64, BLOCK UU, SAID SIENNA SECTION 14, A DISTANCE OF 97.29 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 64, BEING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK AY, SALERNO PHASE 11, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 34.420 ACRE TRACT AND SAID 24.708 ACRE TRACT, AND WITH THE EAST LINE OF SAID SALERNO PHASE 11, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) N21°12'32"W, A DISTANCE OF 145.06 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF TEVEROLA DRIVE (50' R.O.W.), FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) N68°47'28"E, A DISTANCE OF 14.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF SAID TEVEROLA DRIVE, FOR A WESTERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) N21°12'32"W, A DISTANCE OF 230.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N12°33'04"W, A DISTANCE OF 52.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) N07°14'55"W, A DISTANCE OF 296.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 6) S82°45'05"W, A DISTANCE OF 313.88 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHERN LINE OF LOT 26, BLOCK AR, SAID SALERNO PHASE 11, BEING AT AN EASTERN CORNER OF LOT 34, BLOCK AR, SALERNO PHASE 5, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

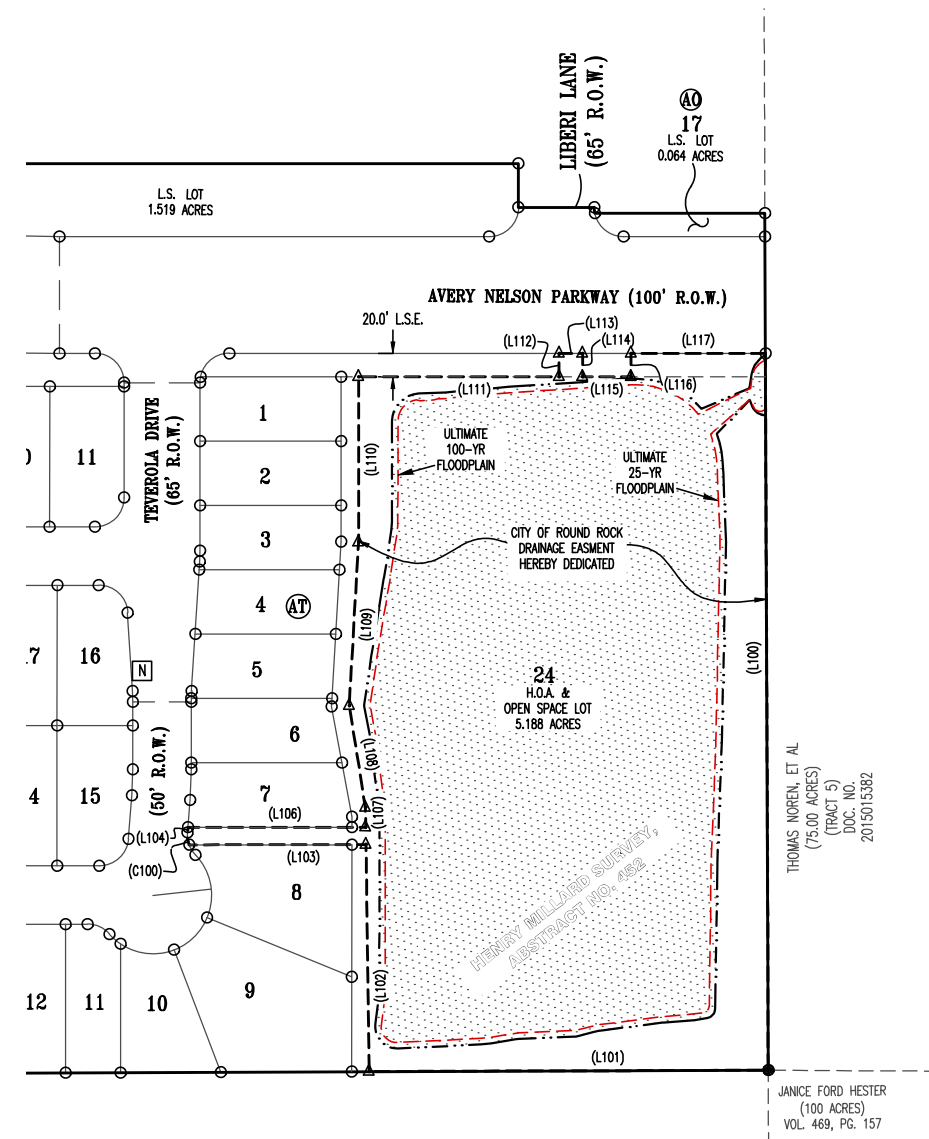
THENCE, N07°14'55"W, OVER AND ACROSS SAID 34.420 ACRE TRACT AND SAID 24.708 ACRE TRACT, WITH THE EAST LINE OF SAID LOT 34, THE EAST TERMINUS LINE OF AVERY NELSON PARKWAY (100' R.O.W.) AND THE EAST LINE OF LOT 31, BLOCK AP, SAID SALERNO PHASE 5, A DISTANCE OF 169.40 FEET TO A 1/2 INCH IRON ROD FOUND AT AN EASTERN CORNER OF SAID LOT 31, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 34.420 ACRE TRACT OF LAND, THE FOLLOWING NINE (9) COURSES, NUMBERED 1 THROUGH 9,

- 1) N85°41'28"E, A DISTANCE OF 61.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N76°14'05"E, A DISTANCE OF 167.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N85°41'28"E, A DISTANCE OF 372.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N78°18'47"E, A DISTANCE OF 67.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N68°43'52"E, A DISTANCE OF 667.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S21°16'08"E, A DISTANCE OF 37.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N68°43'52"E, A DISTANCE OF 65.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 5.03 FEET AND A CHORD THAT BEARS S27°02'14"E, A DISTANCE OF 5.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 9) N68°43'52"E, A DISTANCE OF 145.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE EAST LINE OF SAID 34.420 ACRE TRACT OF LAND, BEING IN THE WEST LINE OF SAID 75.00 ACRE TRACT OF LAND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S21°30'03"E, WITH THE COMMON LINE OF SAID 75.00 ACRE TRACT OF LAND, AND SAID 34.420 ACRE TRACT OF LAND, A DISTANCE OF 732.75 FEET, TO THE POINT OF BEGINNING AND CONTAINING 25.044 ACRES OF LAND.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)



LOT 26, BLOCK AT
DRAINAGE EASEMENT

SHEET NO. 3 OF 4

Carlson, Brigrace & Doering, Inc.
 FIRM ID #F3791 ♦ REG. # 10024900
 Civil Engineering ♦ Surveying
 5501 West William Cannon ♦ Austin, Texas 78749
 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J: \AC3D\5424\Survey\PLAT - SALERNO PH 7

FP-2204-002

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 25.044 ACRE TRACT OF LAND, SITUATED IN THE HENRY MILLER SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS, BEING A POTION OF A 24.708 ACRE TRACT OF LAND, CONVEYED IN INSTRUMENT NUMBER 2022036940, BEING ALSO A PORTION OF A 34.420 ACRE TRACT OF LAND, CONVEYED IN INSTRUMENT NUMBER _____, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:

"SALERNO, PHASE 7"

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, INC.
10800 PECAN PARK BOULEVARD, SUITE 200
AUSTIN, TEXAS 78750

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____,
BY JOHN ZINSMEYER.

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

GENERAL NOTES

- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT (SW.E.) ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS 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.
 - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 - A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - A PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
 - NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - 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 UNITS.
 - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1910-002), APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2019.
 - WATER SERVICE WILL BE PROVIDED BY JONAH WATER SUD.
 - WASTEWATER COLLECTION/CONVEYANCE IS PROVIDED BY SALERNO MUD.

SALERNO, PHASE 7

FINAL PLAT

EASEMENT NOTES:

- THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").
- THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.
- EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.
- THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.
- GRANTOR FURTHER GRANTS TO GRANTEE:

- (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
(B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;

THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;

(C) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;

(D) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;

(E) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

6. GRANTEE HEREBY COVENANTS AND AGREES:

- (A) GRANTEE SHALL NOT FENCE THE EASEMENT;
(B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;

(C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

7. IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

8. GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.
9. TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THERewith, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4- SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

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

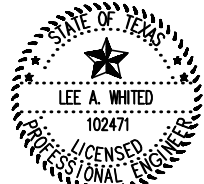


STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, LEE A. WHITED, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION, AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

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



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS. THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

JENNIFER HENDERSON, CHAIR
PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., AND

DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

SHEET NO. 4 OF 4

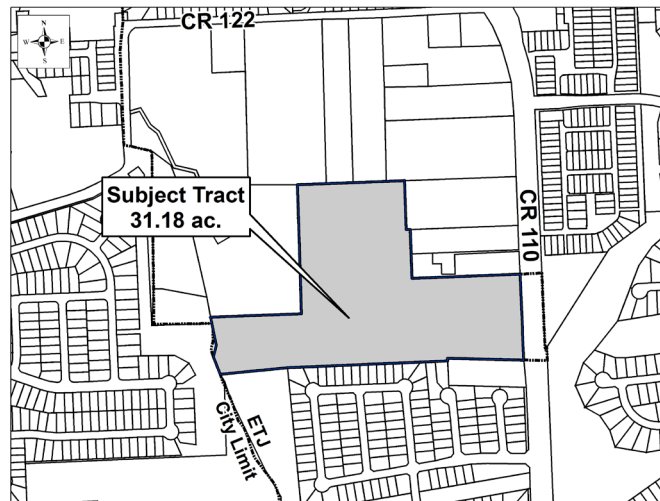


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

FP-2204-002

J:\AC3D\5424\Survey\PLAT - SALERNO PH 7

**Oasis at Round Rock
PRELIM PLAT PP2205-002**



CASE PLANNER: Matthew Johnson

REQUEST: Preliminary Plat approval to create a single lot for attached and detached residential units.

ZONING AT TIME OF APPLICATION: PUD 138

DESCRIPTION: 31.18 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: ETJ: Rural Residential
 South: Residential/ Siena MUD
 East: CR 110; Rural Residential
 West: Residential/ Madsen Ranch

PROPOSED LAND USE: Single lot attached and detached townhome

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	31.18
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	31.18

Owner:
 Linda G & John Reed
 8050 CR110
 Round Rock, TX 78665

Applicant:
 Kimley-Horn
 Gabriel Bermudez Monroig, P.E.
 10814 Jollyville Rd
 Avallon IV, Ste 200
 Austin, TX 78759

Developer:
 Urban Genesis
 Gahl Shalev
 202 Avondale St
 Houston, TX 77006

**Oasis at Round Rock
PRELIM PLAT PP2205-002**

HISTORY: The Oasis Planned Unit Development (PUD) No. 138 was approved by the City Council on April 28, 2022. This PUD allows for single family attached and detached units, all under common lot ownership. Additionally, the PUD incorporates neighborhood amenities and a leasing center. The subject tract is currently unplatted.

DATE OF REVIEW: August 3, 2022

LOCATION: Generally located west of CR 110 and south of CR 122.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Residential) is supported by PUD No. 138 which contains a mixture of attached and detached residential units. The units will be configured in a condominium regime and will not be platted as fee simple lots. The preliminary plat is driven by a desire to produce a final plat, which will follow this item for consideration.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan contained within PUD No. 138.

Traffic, Access and Roads: The subject tract has existing access points from CR 110. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed, whereas private drives will serve the entire development. A TIA is not required for this development; however, roadway impact fees shall be collected at time of building permitting.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. An existing 12" water line and a 42" wastewater line will serve this development by providing offsite easements in the southwest corner of the subject tract. Additionally, a secondary connection is proposed with a 16" waterline that runs parallel to Red Bud Lane along the future extension of Old Settlers Blvd.

Drainage: A flood study (FLOOD2202-0001) has been approved by the City. The applicant intends to provide onsite detention. Staff will review a more detailed drainage plan during site permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise line types in legend to provide greater clarity.
2. Change Planning and Zoning Commission date to August 3, 2022.

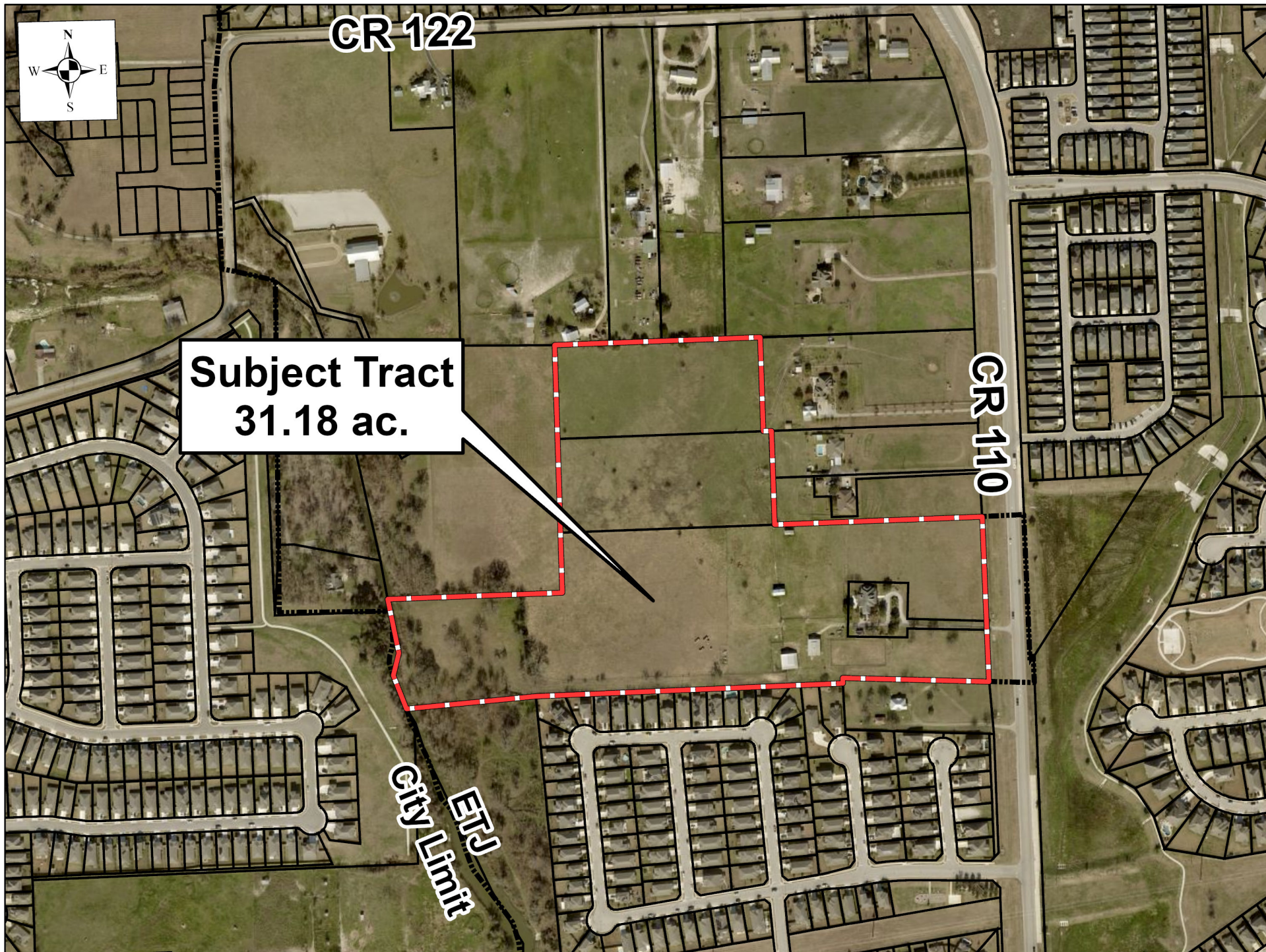


CR 122

**Subject Tract
31.18 ac.**

CR 110

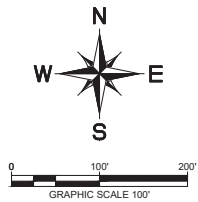
City Limit








PRELIMINARY PLAT

OASIS

T ROUND ROCK



LEGEND

- | | |
|---|----------------------------|
|  | PROPERTY BOUNDARY |
|  | DRAINAGE EASEMENT |
|  | 100-YR FEMA FLOODPLAIN |
|  | ADJACENT PROPERTY BOUNDARY |
|  | EXISTING EASEMENT |

<u>PROJECT NAME:</u>	OASIS AT ROUND ROCK
<u>DEVELOPER:</u>	URBAN GENESIS 202 AVONDALE STREET HOUSTON, TEXAS 77006
<u>ACREAGE:</u>	31.17
<u>PATENT SURVEY:</u>	ROBERT McNUTT SURVEY A-422 WILLIAMSON COUNTY, TEXAS
<u>NUMBER OF BLOCKS:</u>	1
<u>NUMBER OF LOTS BY TYPE:</u>	1 - DEVELOPMENT
<u>ACREAGE BY LOT TYPE:</u>	DEVELOPMENT - 31.17
<u>LINEAR FEET OF NEW STREETS:</u>	0
<u>SUBMITTAL DATE:</u>	MAY17, 2022
<u>PLANNING & ZONING COMMISSION REVIEW:</u>	JULY 19, 2022
<u>SURVEYOR:</u>	SURVEY WORKS 1207 UPLAND DRIVE AUSTIN, TEXAS 78741 FIRM# 10194157 PH - 512-599-8067
<u>ENGINEER:</u>	KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD BUILDING 4, SUITE 200 AUSTIN, TEXAS 78759 CONTACT: GABRIEL BERMUDEZ, P.E. PH - 512-418-1771

LEGAL DESCRIPTION:

BEING A 21.37-ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY,
ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF
CALLED 21.67-ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED
TO JOHN REED, DESCRIBED IN DOCUMENT NO. 2009033054, OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEING A 4.99-ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CALLED 10.00-ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO DEBORAH LEGGETT, DESCRIBED IN DOCUMENT NO. 2014081439, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

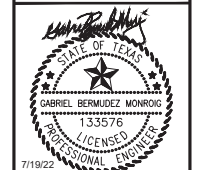
BEING A 4.81-ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.00-ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, DESCRIBED IN DOCUMENT NO. 2009037920, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARKS

- TBM:
1. "X" CUT IN CONCRETE WALL.
 - ELEV.= 684.05' (NAVD '88)
 2. BM 1/2" IRON ROD FOUND WITH RED STAMPED "SURVEY WORKS CONTROL".
 - ELEV.= 6773.63' (NAVD '88)

[illegible]

Kimley»»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
78759
PHONE: 512-418-7975 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
TBE Firm No. 928



KHA PROJECT 069261829
DATE APRIL 2022
SCALE: AS SHOWN
DESIGNED BY: GBM
DRAWN BY: JLC
CHECKED BY: GBM

PRELIMINARY PLAN
(SHEET 1 OF 2)

OASIS
AT ROUND ROCK
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 2

PP-xxxx-xxx



Plotted By: Bermudez, Gabriel Date: July 19, 2022 11:02:16am File Path: K:\AUS_Civil\069261816-Urban_Genesis - 8050_C8_110 - Round Rock_Cod\Preliminary\PlanSheets\C - Preliminary_Plot.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.

BEING A 31.175 ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CALLED 21.67 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO JOHN REED, DESCRIBED IN DOCUMENT NO. 2009030354, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO JOHN REED, DESCRIBED IN DOCUMENT NO. 2014081433, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, DESCRIBED IN DOCUMENT NO. 2009037920, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE N 88°32'49" W, DEPARTING N E WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 481.43 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING AN INTERIOR CORNER OF SAID 21.67 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87°35'00" W, CONTINUING ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH NORTH LINE OF SAID SIENA SECTION 23A, A DISTANCE OF 1,011.27 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "RJ SURVEYING", BEING AN ANGLE POINT OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF LOT 52, BLOCK II, OF SAID SIENA SECTION 23A AND THE NORTHEAST CORNER OF A CALLED 40.052 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2018096958, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG MCNUTT CREEK AND ITS MEANDERS, THE WEST LINE OF SAID 21.67 ACRE TRACT AND WITH THE EAST LINE OF SAID LOT 97, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- THENCE N 87°53'09" E, ALONG THE NORTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH SOUTH LINE OF SAID 28.35 ACRE TRACT, PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356" AT A DISTANCE OF 20.00 FEET, CONTINUING FOR A TOTAL DISTANCE OF 574.58 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING AN INTERIOR CORNER OF SAID 21.67 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 28.35 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°46'59" W, ALONG A WEST LINE OF SAID 10.00 ACRE LEGGETT TRACT, COMMON WITH THE EAST LINE OF SAID 28.35 ACRE TRACT, A DISTANCE OF 308.74 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", A POINT ON THE EAST LINE OF SAID 28.35 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 10.00 ACRE LEGGETT TRACT, THE SOUTHWEST CORNER OF SAID 10.00 ACRE MARTINEZ TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°50'02" E, ALONG THE NORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, COMMON WITH THE SOUTH LINE OF SAID 75.24 ACRE TRACT, A DISTANCE OF 677.41 FEET TO IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6366"; FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY" BEARS N 87°50'02" E A DISTANCE OF 704.70 FEET BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, FOR A POINT IN THE NORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, THE NORTHWEST CORNER OF A CALLED 0.165 ACRE (7,182 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2015104203, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A CALLED 0.216 ACRE (9,395 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 201510894, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N87°49'20"E, ALONG THE SOUTH LINE OF SAID 10.00 ACRES MARTINEZ TRACT, A DISTANCE OF 26.12 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", BEING A POINT IN THE SOUTH LINE OF SAID 10.00 ACRES MARTINEZ TRACT, A POINT IN THE NORTH LINE OF SAID 10.00 ACRES LEGGETT TRACT AT THE NORTHWEST CORNER OF A CALLED 2.416 ACRES TRACT RECORDED IN INSTRUMENT NUMBER 201905502 OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY TEXAS, FROM WHICH AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS" BEING A POINT IN THE WEST LINE OF SAID 2.416 ACRES TRACT, BEING A POINT IN THE LINE OF COUNTY ROAD NO. 170, FOR A POINT IN THE SOUTH LINE OF SAID 10.00 ACRES MARTINEZ TRACT, THE SOUTHWEST CORNER OF SAID 0.165 ACRES (7,182 SQ. FT.) PARCEL, AND THE NORTHEAST CORNER OF SAID 2.416 ACRES TRACT.

THENCE N 87°42'26" E, ALONG THE NORTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE SOUTH LINE OF SAID 10.00 ACRE LEGGETT TRACT, A DISTANCE OF 683.26 FEET TO AN IRON ROD FOUND (12-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, BEING A POINT ON THE NORTH LINE OF SAID 21.67 ACRE TRACT, THE SOUTH LINE OF SAID 10.00 ACRE LEGGETT TRACT, AND THE NORTHWEST CORNER OF A CALLED 0.198 ACRE (8,611 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 02°12'15" E, CONTINUING ALONG THE WEST LINE OF COUNTY ROAD NO. 110 COMMON WITH THE WEST LINE OF SAID 0.019 ACRE TRACT, A DISTANCE OF 32.15 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY", BEING THE SOUTHWEST CORNER OF SAID 0.019 ACRE (829 SQ. FT.) PARCEL, THE NORTHWEST CORNER OF A CALLED 0.102 ACRE (4,442 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A POINT ON THE SOUTH LINE OF SAID 1.02 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

1. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE 2/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
2. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. 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, AS AMENDED AND, FOR LOT 1 BLOCK A, PURSUANT TO THE PLANNED UNIT DEVELOPMENT (PUD) NO. 138.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED AND, FOR LOT 1 BLOCK A, PURSUANT TO PUD NO. 138.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK CODE OF ORDINANCES, AS AMENDED AND, FOR LOT 1 BLOCK A, PURSUANT TO PUD NO. 138.
8. THIS PRELIMINARY PLAN CONFORMS TO THE CONCEPT PLAN IN PUD #138 AS APPROVED BY THE CITY COUNCIL ON APRIL 28, 2022.
9. 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.
10. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
11. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
12. 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.

TBM:

1. "X" CUT IN CONCRETE WALL.
 - ELEV.= 684.05' (NAVD '88)
2. BM 1/2" IRON ROD FOUND WITH RED STAMPED "SURVEY WORKS CONTROL".
 - ELEV.= 6773.63' (NAVD '88)

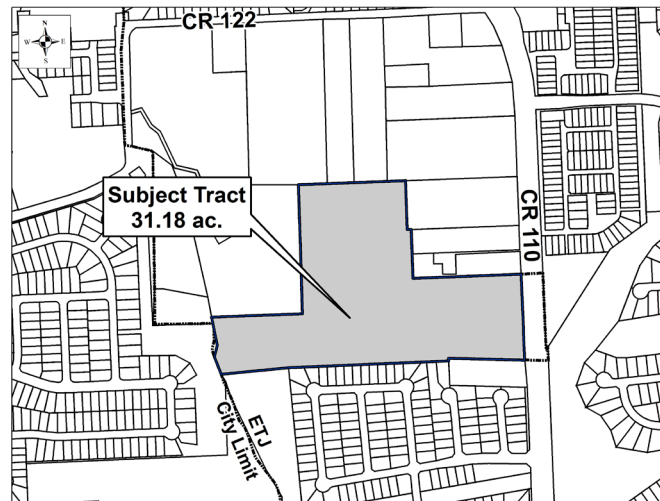
OASIS
AT ROUND ROCK
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 2

Kimley»»Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
 PHONE: 512-418-1791 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928



**Oasis at Round Rock
FINAL PLAT FP2205-003**



CASE PLANNER: Matthew Johnson

REQUEST: Final Plat approval to create a single lot for attached and detached residential units.

ZONING AT TIME OF APPLICATION: PUD 138

DESCRIPTION: 31.18 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: ETJ; Rural Residential
 South: Residential/ Siena MUD
 East: CR 110; Rural Residential
 West: Residential/ Madsen Ranch

PROPOSED LAND USE: Single lot attached and detached townhome

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	31.18
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	31.18

Owner:
 LINDA G & JOHN REED
 8050 CR110
 Round Rock, TX 78665

Applicant:
 Kimley-Horn
 Gabriel Bermudez Monroig, P.E.
 10814 Jollyville Rd
 Avallan IV, Ste 200
 Austin, TX 78759

Developer:
 Urban Genesis
 Gahl Shalev
 202 Avondale St
 Houston, TX 77006

**Oasis at Round Rock
FINAL PLAT FP2205-003**

HISTORY: This final plat is being processed simultaneously with the preliminary plat (PP2205-002).

DATE OF REVIEW: August 3, 2022

LOCATION: Generally located west of CR 110 and south of CR 122.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Residential) is supported by PUD No. 138 which contains a mixture of attached and detached residential units. The units will be configured in a condominium regime and will not be platted as fee simple lots. The Final Plat will facilitate the development for a rental community with a maximum of 434 units (single family detached and attached).

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat (PP2205-002).

Traffic, Access and Roads: The subject tract has existing access points from CR 110. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed, whereas private drives will serve the entire development. A TIA is not required for this development; however, roadway impact fees shall be collected at time of building permitting.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. An existing 12" water line and a 42" wastewater line will serve this development by providing offsite easements in the southwest corner of the subject tract. Additionally, a secondary connection is proposed with a 16" waterline that runs parallel to Red Bud Lane along the future extension of Old Settlers Blvd.

Drainage: A flood study (FLOOD2202-0001) has been approved by the City. The applicant intends to provide onsite detention. Staff will review a more detailed drainage plan during site permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide surveyor and engineer to certification seal.
2. Include benchmark description and elevation with vertical datum & geoid.
3. Remove the depiction of the 10' PUE.
4. Revise note # 7 to reflect the preliminary plat approval date.
5. Revise note # 10 to reflect the 1% ultimate floodplain.

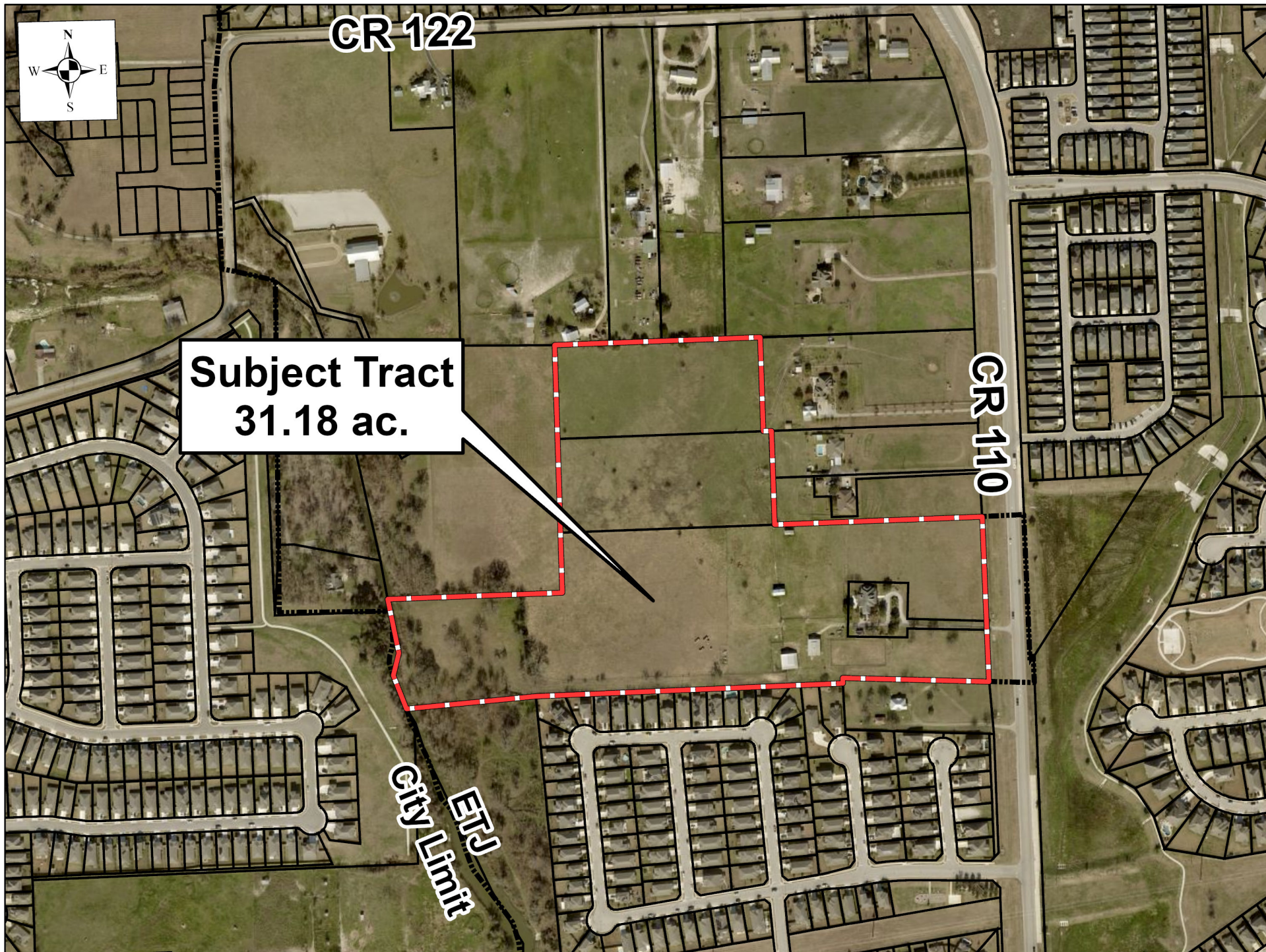


CR 122

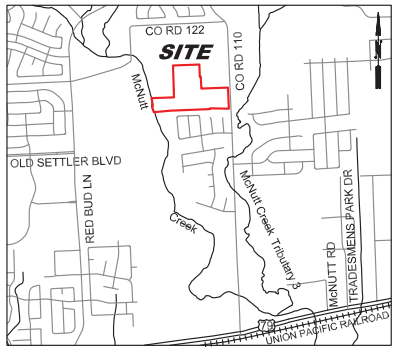
**Subject Tract
31.18 ac.**

CR 110

City Limit

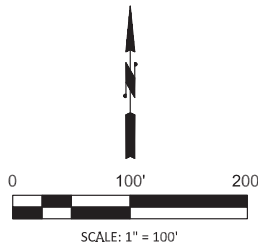


FINAL PLAT OF
OASIS AT ROUND ROCK SUBDIVISION
31.175 ACRES ± SITUATED IN THE ROBERT McNUTT SURVEY,
ABSTRACT 422, WILLIAMSON COUNTY, TX



VICINITY MAP
(NOT TO SCALE)

OWNER: URBAN GENESIS
8050 CR 110, ROUND ROCK, TX 78665
ACREAGE: 31.175 ACRES
SURVEY: ROBERT McNUTT SURVEY
ABSTRACT NO. 422
WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1
LOT TYPE: DEVELOPMENT LOT
AREA OF SMALLEST LOT: 31.175 ACRES
CREATION DATE: 7/15/22
SUBMITTAL DATE: MAY 2022
REVISION DATE:
SURVEYOR:
ENGINEER: SURVEY WORKS, LLC, BLDG B
1207 UPLAND DRIVE
AUSTIN, TEXAS 78741
PH: 512-890-8067
KIMLEY-HORN AND ASSOCIATES, INC.,
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TX 78759



LEGEND

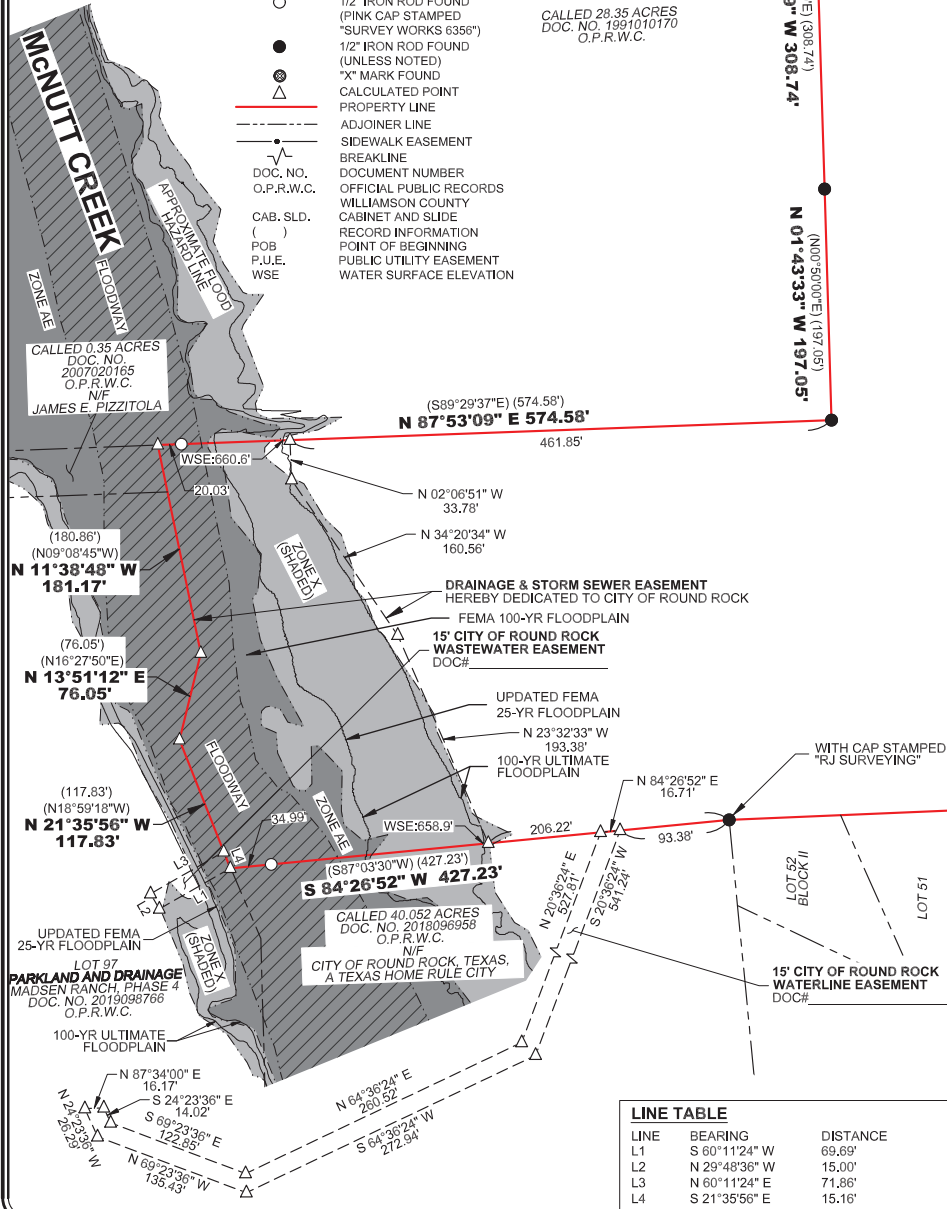
- 1/2" IRON ROD FOUND (PINK CAP STAMPED "SURVEY WORKS 6356")
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ✕ "X" MARK FOUND
- △ CALCULATED POINT
- PROPERTY LINE
- - - ADJOINER LINE
- - - SIDEWALK EASEMENT
- - - BREAKLINE
- - - DOC. NO., O.P.R.W.C.
- - - CAB. SLD.
- - - ()
- - - POB
- - - P.U.E.
- - - WSE

N/F
ROBERT T. ADAY
AND WIFE, SHELLI ADAY
CALLED 28.35 ACRES
DOC. NO. 1991010170
O.P.R.W.C.

ROBERT McNUTT SURVEY
A-422
WILLIAMSON COUNTY, TEXAS

LOT 1, BLOCK A
GROSS AREA: 31.175 ACRES ±
SQUARE FEET: 1,357,696 ±

COUNTY ROAD 110
(VARIABLE WIDTH RIGHT OF WAY)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°11'24" W	69.69'
L2	N 29°48'36" W	15.00'
L3	N 60°11'24" E	71.86'
L4	S 21°35'50" E	15.16'

FLOOD NOTE

A PORTION OF THIS TRACT IS ENCRONCHED BY 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 48491C0515F, EFFECTIVE DATE 2/20/2019, FOR WILLIAMSON COUNTY, TEXAS.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (4203), NAD 83,
ELEVATION DATA NAVD 88, GEOID 18,
DISTANCES IN US SURVEY FEET (GRID).



INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

FINAL PLAT OF
OASIS AT ROUND ROCK SUBDIVISION
31.175 ACRES ± SITUATED IN THE ROBERT McNUTT SURVEY,
ABSTRACT 422, WILLIAMSON COUNTY, TX

SURVEYED DESCRIPTION:

BEING A 31.175 ACRE TRACT OF LAND OUT OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CALLED 21.67 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO JOHN REED, DESCRIBED IN DOCUMENT NO. 2009033054, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO DEBORAH L. LEGGETT, DESCRIBED IN DOCUMENT NO. 2014081439, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, DESCRIBED IN DOCUMENT NO. 2009037920, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY" BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, FOR A POINT IN THE SOUTH LINE OF SAID 21.67 ACRE TRACT, A POINT IN THE NORTH LINE OF LOT 1, ANDERSON HILL, AS RECORDED IN CABINET 1, SLIDE 197, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A CALLED 0.102 ACRES (4,442 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°32'49" W, DEPARTING THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF **481.43 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING AN INTERIOR CORNER OF SAID 21.67 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 02°37'47" E, ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF **17.74 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "RJ SURVEYING", BEING AN EXTERIOR CORNER OF SAID 21.67 ACRE TRACT, A POINT IN THE WEST LINE OF SAID LOT 1 AND THE NORTHEAST CORNER LOT 22, BLOCK II, SIENA SECTION 23A, AS RECORDED IN DOCUMENT NO. 2015008675, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87°35'00" W, CONTINUING ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH NORTH LINE OF SAID SIENA SECTION 23A, A DISTANCE OF **1.0127 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "RJ SURVEYING", BEING AN ANGLE POINT OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF LOT 52, BLOCK II, OF SAID SIENA SECTION 23A AND THE NORTHEAST CORNER OF A CALLED 40.052 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2018096968, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 84°26'52" W, ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID 40.052 ACRE TRACT, PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356" AT A DISTANCE OF 392.23 FEET, CONTINUING FOR A TOTAL DISTANCE OF **427.23 FEET** TO A CALCULATED POINT IN THE APPROXIMATE CENTERLINE OF MCNUTT CREEK, BEING THE SOUTHWEST CORNER OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF SAID 40.052 ACRE TRACT AND A POINT ON THE EAST LINE OF LOT 97, PARKLAND AND DRAINAGE, MADSEN RANCH, PHASE 4, AS RECORDED IN DOCUMENT NO. 2019098766, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG MCNUTT CREEK AND ITS MEANDERS, THE WEST LINE OF SAID 21.67 ACRE TRACT AND WITH THE EAST LINE OF SAID LOT 97, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1. N 21°35'56" W** FOR A DISTANCE OF **117.83 FEET** TO A CALCULATED POINT;
- 2. N 13°51'12" E** FOR A DISTANCE OF **76.05 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", AND
- 3. N 11°38'48" W** FOR A DISTANCE OF **181.17 FEET** TO A CALCULATED POINT IN THE APPROXIMATE CENTERLINE OF MCNUTT CREEK, BEING THE NORTHWEST CORNER OF SAID 21.67 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 0.35 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2007020168, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A POINT ON THE SOUTH LINE OF A CALLED 28.35 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 1991010170, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°53'09" E, ALONG THE NORTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH SOUTH LINE OF SAID 28.35 ACRE TRACT, PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356" AT A DISTANCE OF 20.00 FEET, CONTINUING FOR A TOTAL DISTANCE OF **574.58 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING AN INTERIOR CORNER OF SAID 21.67 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 28.35 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°43'33" W, ALONG A WEST LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE EAST LINE OF SAID 28.35 ACRE TRACT, A DISTANCE OF **197.06 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING AN EXTERIOR CORNER OF SAID 21.67 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 28.35 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 10.00 ACRE LEGGETT TRACT, BEING AN EXTERIOR CORNER OF SAID 21.67 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°46'59" W, ALONG A WEST LINE OF SAID 10.00 ACRE LEGGETT TRACT, COMMON WITH THE EAST LINE OF SAID 28.35 ACRE TRACT, A DISTANCE OF **308.74 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", A POINT ON THE EAST LINE OF SAID 28.35 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 10.00 ACRE LEGGETT TRACT, THE SOUTHWEST CORNER OF SAID 10.00 ACRE MARTINEZ TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°46'59" W, ALONG THE WEST LINE OF SAID 10.00 ACRE MARTINEZ TRACT, COMMON WITH THE EAST LINE OF SAID 28.35 ACRE TRACT, A DISTANCE OF **309.38 FEET** TO AN IRON ROD FOUND (3/8-INCH DIAMETER), BEING THE NORTHWEST CORNER OF SAID 10.00 ACRE MARTINEZ TRACT AND AN INTERIOR EL CORNER OF A CALLED 75.24 ACRES AS RECORDED IN DOCUMENT NO. 197910016, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°50'02" E, ALONG THE NORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, COMMON WITH THE SOUTH LINE OF SAID 75.24 ACRE TRACT, A DISTANCE OF **677.41 FEET** TO IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY" BEARS N 87°50'02" E A DISTANCE OF 704.70 FEET BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, FOR A POINT IN THE NORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, THE NORTHWEST CORNER OF A CALLED 0.165 ACRE (7,182 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2015104203, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A CALLED 0.216 ACRE (9,395 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2015110894, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S 01°55'18" E LEAVING SAID NORTH LINE OVER AND ACROSS SAID 10.00 ACRE MARTINEZ TRACT A DISTANCE OF **309.24 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "SURVEY WORKS 6356", FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N87°49'20"E, ALONG THE SOUTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, A DISTANCE OF **26.12 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", BEING A POINT IN THE SOUTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, A POINT IN THE NORTH LINE OF SAID 10.00 ACRE LEGGETT TRACT AT THE NORTHWEST CORNER OF A CALLED 2.416 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2019095052 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS, FROM WHICH AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY" BEARS N 87°49'20" E A DISTANCE OF 707.07 FEET BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, FOR A POINT IN THE SOUTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, THE SOUTHWEST CORNER OF SAID 0.165 ACRE (7,182 SQ. FT.) PARCEL, AND THE NORTHEAST CORNER OF SAID 2.416 ACRE TRACT;

THENCE S 01°55'18" E, ALONG THE WEST LINE OF SAID 2.416 ACRE TRACT, OVER AND ACROSS SAID 10.00 ACRE LEGGETT TRACT, A DISTANCE OF **308.55 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", BEING A POINT IN THE NORTH LINE OF SAID 21.67 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°48'26" E, ALONG THE NORTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE SOUTH LINE OF SAID 10.00 ACRE LEGGETT TRACT, A DISTANCE OF **683.26 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, BEING A POINT ON THE SOUTH LINE OF SAID 21.67 ACRE TRACT, THE SOUTH LINE OF SAID 10.00 ACRE LEGGETT TRACT, AND THE NORTHWEST CORNER OF A CALLED 0.198 ACRE (8,611 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 02°21'34" E, ALONG THE WEST LINE OF SAID 0.198 ACRE TRACT, COMMON WITH THE WEST LINE OF COUNTY ROAD NO. 110, A DISTANCE OF **342.35 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY", BEING THE SOUTHWEST CORNER OF SAID 0.198 ACRE (8,611 SQ. FT.) PARCEL, THE NORTHWEST CORNER OF A CALLED 0.019 ACRE (829 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A POINT ON THE NORTH LINE OF A CALLED 1.02 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2009033054, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 02°12'15" E, CONTINUING ALONG THE WEST LINE OF COUNTY ROAD NO. 110 COMMON WITH THE WEST LINE OF SAID 0.019 ACRE TRACT, A DISTANCE OF **32.15 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY", BEING THE SOUTHWEST CORNER OF SAID 0.019 ACRE (829 SQ. FT.) PARCEL, THE NORTHWEST CORNER OF A CALLED 0.102 ACRE (4,442 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A POINT ON THE SOUTH LINE OF SAID 1.02 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 02°21'41" E, CONTINUING ALONG THE WEST LINE OF COUNTY ROAD NO. 110 COMMON WITH THE WEST LINE OF SAID 0.102 ACRE TRACT, A DISTANCE OF **168.58 FEET** TO THE POINT OF BEGINNING, IN ALL CONTAINING **31.175 ACRES** OF LAND, MORE OR LESS.

PLAT NOTES

- A PORTION OF THIS TRACT IS ENCLOSED BY 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 48491C0515F, EFFECTIVE DATE 2/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER, FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 1% ANNUAL CHANCE FLOODPLAIN
- 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 II, 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.
- 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 APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 15, 2022.
- THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, BE IN FORCE AND EFFECT 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 HEREINAFORE DESCRIBED PROPERTY TO SUCH EXTENT THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN, PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'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 TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- 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 RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, 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.

- 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.
- ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 1% ANNUAL CHANCE FLOODPLAIN.

PREPARED FOR: URBAN GENESIS
PROJECT NO. 21-0100.06



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SHEET

2 of 3

FINAL PLAT OF
OASIS AT ROUND ROCK SUBDIVISION
31.175 ACRES ± SITUATED IN THE ROBERT McNUTT SURVEY,
ABSTRACT 422, WILLIAMSON COUNTY, TX

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, DEREK KINSAUL, 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.



SIGNATURE AND SEAL OF LICENSED SURVEYOR

7/15/2022

DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, GABRIEL BERMUDEZ MONROIG, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.


SIGNATURE AND SEAL OF LICENSED ENGINEER
P.E. # 133576

7/18/2022

DATE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DERRICK NEAL
EXECUTIVE DIRECTOR,
ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE

ADDRESSING

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____DAY, OF _____, 20____A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

APPROVED THIS DAY OF _____, 20____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE [EXTRATERRITORIAL JURISDICTION OR CITY LIMITS] OF THE CITY OF ROUND ROCK.

JENNIFER HENDERSON, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D., 20____, AT _____O'CLOCK ____M, AND DULY RECORDED ON THE ____DAY OF _____ A.D., 20____, AT _____O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, JOHN REED AND WIFE, LINDA G. REED, AS THE OWNER OF A PORTION OF A CALLED 21.67 ACRE TRACT OF LAND SAVE AN EXCEPT A CALLED 1.02 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009033054, OFFICIAL PUBLIC RECORDS, 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 OASIS AT ROUND ROCK SUBDIVISION.

JOHN REED AND WIFE, LINDA G. REED

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, JOHN REED AND WIFE, LINDA G. REED.

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, DEBORAH L. LEGGETT, AS THE OWNER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2014081439, OFFICIAL PUBLIC RECORDS, 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 OASIS AT ROUND ROCK SUBDIVISION.

DEBORAH L. LEGGETT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, DEBORAH L. LEGGETT.

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, AS THE OWNER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009037920, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS OASIS AT ROUND ROCK SUBDIVISION.

STEPHEN MARTINEZ AND WIFE MARGOT MARTINEZ

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ.

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, BANK OF AMERICA, N.A., THE LIEN HOLDER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009037920, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BANK OF AMERICA, N.A.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, BANK OF AMERICA, N.A..

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

OWNER:	URBAN GENESIS 8050 CR 110, ROUND ROCK, TX 78665
ACREAGE:	31.175 ACRES
SURVEY:	ROBERT McNUTT SURVEY ABSTRACT NO. 422 WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	1
LOT TYPE:	DEVELOPMENT LOT
AREA OF SMALLEST LOT:	31.175 ACRES
CREATION DATE:	7/15/22
SUBMITTAL DATE:	MAY 2022
REVISION DATE:	--
SURVEYOR:	SURVEY WORKS, LLC, BLDG B 1207 UPLAND DRIVE AUSTIN, TEXAS 78741 PH: 512-899-6087
ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD CAMPUS IV, SUITE 200 AUSTIN, TX 78759

PREPARED FOR: URBAN GENESIS
PROJECT NO. 21-0100.06



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