



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair Rob Wendt  
Alternate Vice Chair Jennifer Henderson  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Greg Rabaey  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers

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Wednesday, June 6, 2018

7:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

- D.1 [PZ-2018-058](#) Consider approval of the minutes for the May 16, 2018 Planning and Zoning Commission meeting.

**E. PLATTING**

- E.1 [PZ-2018-065](#) Consider public testimony and an action concerning the request filed by BGE, Inc., on behalf of the property owner, Clarence Lorenza Sauls, for approval of a Concept Plan to be known as Hairy Man Tract Concept Plan, generally located northeast of the intersection of Creek Bend Blvd. and Hairy Man Rd. Case No. CP1805-001
- E.2 [PZ-2018-061](#) Consider public testimony and an action concerning the request filed by KBGE, Inc., on behalf of the property owners, William and Bess Behrens, for approval of a Concept Plan to be known as Round Rock Industrial Concept Plan, generally located west of the intersection of Chisholm Trail Rd. and N. IH-35. Case No. CP1805-002
- E.3 [PZ-2018-059](#) Consider approval of the Madsen Ranch Subdivision Ph. 4 Final Plat, generally located southeast of the intersection of N. Red Bud Ln. and CR 117. Case No. FP1805-001

**F. STAFF REPORT:**

- F.1 [PZ-2018-064](#) Consider an update regarding Council actions related to Planning and Zoning items.

**G. 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 above, as authorized by Texas Government Code for the following purposes:*

*§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 Commission Meeting was posted on the 31st day of May 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Meagan Spinks, Deputy City Clerk*

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, MAY 16, 2018 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on May 16, 2018, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Jennifer Henderson was absent.

Planning and Development Services Department staff included Brad Wiseman, Clyde von Rosenberg, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Brian Kuhn, Gerald Pohlmeier, Kamie Fitzgerald, and Leah Collier from the Transportation Department; Katie Baker from PARD; and Charlie Crossfield from the City attorney's office.

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the April 18, 2018 Planning and Zoning Commission meeting.**

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Commissioner Bryan, second by Commissioner Rabaey to approve Agenda Item D1 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**E. PLATTING:**

**E1. Consider approval of the Palm Valley Crossing Preliminary Plat, generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. PP1804-001**

Mr. Enriquez briefly reviewed the application explaining that the purpose of the preliminary plat was to subdivide one (1) lot into three (3) lots. He explained that it was in compliance with the concept plan approved by the Planning and Zoning Commission on April 4, 2018. He also noted that a deceleration lane will be designed and built by the applicant along Palm Valley Blvd. and that water/wastewater will be provided by the City. He noted that staff recommended approval of the preliminary plat as conditioned.

The owner's representative, Mr. Tony Prete, with Waeltz and Prete, Inc., was available to answer questions.

A motion was offered.

**Motion:** Motion by Commissioner Sanchez, second by Commissioner Bryan to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**E2. Consider approval of the Palm Valley Crossing Final Plat, generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. FP1804-004**

Mr. Enriquez reviewed the application explaining that the purpose of the final plat was to create two (2) lots. He explained only two lots were included in the final plat and the remaining lot will be platted at a later time and stated that staff recommended approval of the final plat as conditioned.

The owner's representative, Mr. Tony Prete, with Waeltz and Prete, Inc., was available to answer questions.

A motion was offered.

**Motion:** Motion by Commissioner Sellers, second by Commissioner Sanchez to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**E3. Consider approval of the Four Points by Sheraton Preliminary Plat, generally located on the northwest corner of Rawhide Dr. and Hesters Crossing Rd. Case No. PP1804-002**

Mr. Enriquez reviewed the application and explained that the purpose of the preliminary plat was to subdivide one (1) lot into two (2) lots. He explained that it was in compliance with the concept plan approved by the Planning and Zoning Commission on February 21, 2018. He noted that a deceleration lane will be built by the applicant along Hesters Crossing Rd. Water/wastewater will be provided by the City. Staff recommended approval of the preliminary plat as conditioned.

The owner's representative, Mr. Tony Prete, with Waeltz and Prete, Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Bryan, second by Commissioner Clawson to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**E4. Consider approval of the Four Points by Sheraton Final Plat, generally located on the northwest corner of Rawhide Dr. and Hesters Crossing Rd. Case No. FP1804-005**

Mr. Enriquez continued to review the Four Points by Sheraton Final Plat and explained that the final plat was in compliance with the preliminary plat presented in Agenda Item E3. Staff recommended approval of the final plat as conditioned.

The owner's representative, Mr. Tony Prete, with Waeltz and Prete, Inc., was available to answer questions.

A motion was offered.

**Motion:** Motion by Commissioner Sellers, second by Commissioner Sanchez to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.



**E5. Consider public testimony and action concerning the request filed by CalAtlantic Homes of Texas, Inc. on behalf of the property owner, Robinson Land Ltd. Partners, for approval of a Concept Plan to be known as The Reserve at Wyoming Springs Concept Plan, generally located on the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. CP1804-001**

Mr. von Rosenberg reviewed the application stating that the General Plan Amendment to residential and the re-zoning to SF-3 (Single family – mixed lot) was approved during the April 26, 2018, City Council meeting. He briefly discussed the requirements for the SF-3 zoning district and noted that staff requested that all connection points to the site be specified in the concept plan; specifically, the Smyers Lane connection needed to be added.

The owner's representative, Mr. Chris Blackburn, with Waterloo Development Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Commissioner Rabaey to approve with the following condition: Add an indication of the entry point to the subdivision from Smyers Lane.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**F. STAFF REPORT:**

**F1. Consider a presentation and update from the Transportation Department.**

Mr. Pohlmeier gave an update on the City's transportation projects.

**F2. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that The Reserve at Wyoming Springs re-zoning was approved by City Council.

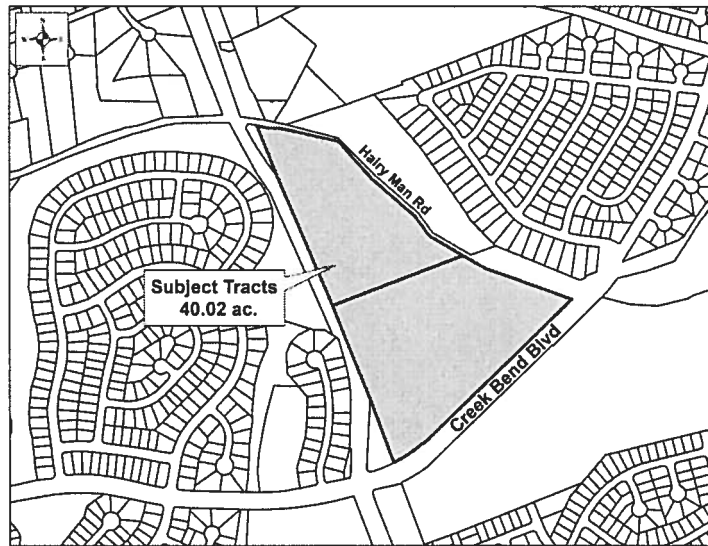
**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:22 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

## Hairy Man Tract CONCEPT PLAN CP1805-001



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a concept plan.

**ZONING AT TIME OF APPLICATION:** SF-3 (Single family - mixed lot)

**DESCRIPTION:** 40.02 acres out of the McDaniel and David Curry Surveys

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: Hairy Man Road & SF-2 (Single Family - standard lot) - Creekbend Subdivision

South: Creekbend Blvd. & ETJ (extraterritorial jurisdiction)

East: Creekbend Blvd. & ETJ (extraterritorial jurisdiction)

West: ETJ and Fern Bluff MUD (Municipal Utility District)

**PROPOSED LAND USE:** single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	40.02
Residential - Multi Unit:	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
<b>TOTALS:</b>	<b>0</b>	<b>40.02</b>

**Owner:**  
Clarence Lorenza Sauls  
  
P.O. Box 34  
  
Round Rock, TX 78680

**Agent:**  
Milestone Community Builders  
Garrett Martin  
9111 Jollyville Rd., Ste. 111  
  
Austin, TX 78759

**Hairy Man Tract**  
**CONCEPT PLAN CP1805-001**

**HISTORY:** The property was annexed into the City and zoned to the SF-3 (Single Family – mixed lot) zoning district on March 22, 2018.

**DATE OF REVIEW:** June 6, 2018

**LOCATION:** Southwest corner of Creek Bend Blvd. and Hairy Man Rd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property as residential.

Traffic, Access and Roads: The plan indicates two access points along Hairy Man Road, one along Creek Bend Boulevard and two along the future Wyoming Springs Drive, which is planned along its western border. Dedication of additional right-of-way for Wyoming Springs Drive is indicated.

Site features: The property contains two caves and is crossed by a tributary of Brushy Creek. There are also some steep slopes along Hairy Man Road.

Brushy Creek Hike & Bike Trail: The Brushy Creek Regional Trail is a Williamson County hike and bike trail, a section of which has been completed from the western border of the project site to Brushy Creek Lake Park on Parmer Lane. The concept plan indicates the dedication of a portion of the trail along Hairy Man Road.

Zoning: The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes, with at least 40% of the total number consisting of large lots and 30% consisting of standard lots, with small lots limited to 20%. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Connectivity Index requirement: The connectivity index requirement applies to new single family or two-family subdivisions. Having this requirement provides residents with more options for traveling into and within their neighborhoods, which reduces travel time and increases the attractiveness of walking and biking. The index is measured by dividing the number of links, which are the street segments between intersections, by the number of nodes, which are the intersections or the cul-de-sacs. A well-connected subdivision will have a connectivity index of 1.4 or greater. The subdivision code sets the minimum index at 1.35, but includes an exception when natural features of the land make strict compliance impractical.

**RECOMMENDED MOTION:**

Staff recommends approval of the concept plan for the Hairy Man Tract.





**Subject Tracts  
40.02 ac.**

**Hairy Man Rd**

**Creek Bend Blvd**



CONCEPT PLAN OF:  
**HAIRY MAN TRACT**

OWNER:  
CLARENCE LORENZA SAULS  
PO BOX 34, ROUND ROCK, TX 78680

ACREAGE:  
40.01 ACRES

PATENT SURVEY:  
AW0130 - CURRY, D. SUR.;  
AW0441 - MCDANIEL, E. SUR.

SUBMITTAL DATE:  
5/23/2018

DATE OF PLANNING  
AND ZONING  
COMMISSION REVIEW:  
6/6/2018

CASE NUMBER:  
1805-001

ENGINEER:  
RICHARD RYCHLUK, P.E.  
B.G.E. INC.  
7000 NORTH MOPAC, SUITE 330  
AUSTIN, TEXAS 78731  
PHONE: (512)879-0400  
FAX: (512)402-1790

SURVEYOR:  
JONATHAN NOBLES, R.P.L.S.  
B.G.E. INC.  
7000 NORTH MOPAC, SUITE 330  
AUSTIN, TEXAS 78731  
PHONE: (512)879-0400  
FAX: (512)402-1790

BENCHMARK  
DESCRIPTION AND  
ELEVATION:  
TBM 17-71-1  
BOX CUT ON NORTH SIDE OF CREEK  
BEND BOULEVARD. FIRST INLET EAST  
OF WYOMING SPRINGS DRIVE AT  
SOUTHWEST CORNER OF SUBJECT  
TRACT.  
ELEV: 798.35 NAVD 88

TBM 17-71-2  
BOX CUT ON NORTH SIDE OF CREEK  
BEND BOULEVARD. FIRST INLET WEST  
OF BRIDGE OVER HAIRY MAN ROAD.  
~170 FEET SOUTHWEST OF SOUTHEAST  
CORNER OF SUBJECT TRACT.  
ELEV: 774.48 NAVD 88

TBM 17-71-3  
COTTON SPINDLE IN POWER POLE IN  
UNDEVELOPED RIGHT-OF-WAY OF  
WYOMING SPRINGS DRIVE, FIRST POWER  
POLE SOUTH ON LINE CROSSING OVER  
HAIRY MAN ROAD. ~130 FEET  
SOUTHWEST OF NORTHWEST CORNER  
OF SUBJECT TRACT.  
ELEV: 798.35

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE 4203,  
NAD83.

**LEGEND**

- 100 SITE BOUNDARY
- 25 ULTIMATE 1% FLOODPLAIN
- 25 ULTIMATE 4% FLOODPLAIN
- FOUND 1/2" I. ROD
- FOUND ALUMINUM MON.
- SET CONCRETE NAIL
- SET 1/2" I. ROD
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FEMA ULTIMATE 1% FLOODPLAIN
- CAVE BUFFER (APPROXIMATE LOCATION)
- PROPOSED SITE CONNECTION POINTS

\*PROPOSED SITE CONNECTION POINTS, SUBJECT TO PRELIMINARY PLAT APPROVAL\*

RESTRICTIVE COVENANT AND EASEMENT NOTES:

10g. Easement granted to Lower Colorado River Authority, Recorded on May 27, 2003, under Document No. 2003048597, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

10h. Easement granted to Lower Colorado River Authority, Recorded on May 27, 2003, under Document No. 2003048598, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

10i. Easement granted to Fern Bluff Municipal Utility District, Recorded on August 4, 1987, Volume 1562, Page 756, Deed Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

10l. Public Road easement granted to County Judge Don Wilson as recorded in Volume 1960, Page 435, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

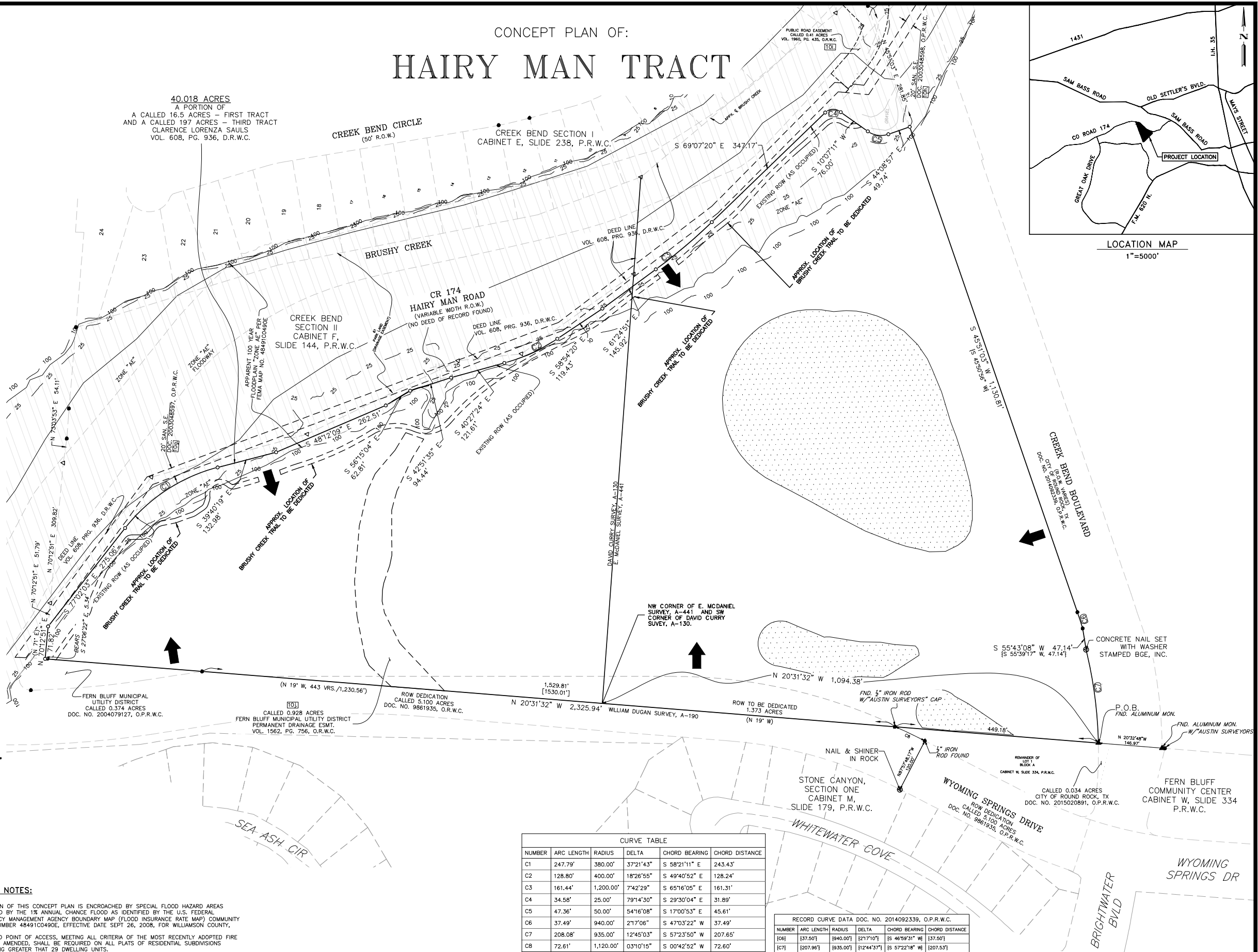
**ENGINEER AND SURVEYOR**

BGE, Inc.  
7000 NORTH MOPAC, SUITE 330  
AUSTIN, TX 78731  
TEL: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. P-1046



**GENERAL NOTES:**

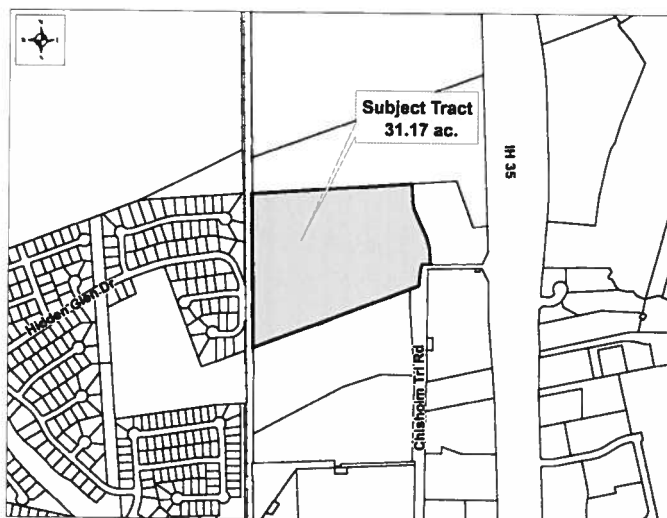
- A PORTION OF THIS CONCEPT PLAN IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPT 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 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.



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	247.79'	380.00'	37°21'43"	S 58°21'11" E	243.43'
C2	128.80'	400.00'	18°26'55"	S 49°40'52" E	128.24'
C3	161.44'	1,200.00'	7°42'29"	S 65°16'05" E	161.31'
C4	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.89'
C5	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C6	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C7	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'
C8	72.61'	1,120.00'	03°10'15"	S 00°42'52" W	72.60'

RECORD CURVE DATA DOC. NO. 2014092339, O.P.R.W.C.					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
[C6]	[37.50']	[940.00']	[2°17'10"]	[S 46°59'31" W]	[37.50']
[C7]	[207.96']	[935.00']	[12°44'33"]	[S 57°22'18" W]	[207.53']

# **Round Rock Industrial CONCEPT PLAN CP1805-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Concept Plan approval to create one lot

**ZONING AT TIME OF APPLICATION:** LI (Light Industrial)

**DESCRIPTION:** 31.17 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Vacant Single-Family (Zoned Light Industrial)

**GENERAL PLAN LAND USE DESIGNATION:** Industrial

**ADJACENT LAND USE:**

North: Vacant and Undeveloped (Zoned PUD No. 71)

South: Vacant and Undeveloped (Zoned Light Industrial)

East: Commercial (Zoned LI & C-1)

West: Georgetown Railroad ROW/Residential (Zoned SF-2)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	1	31.17
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>31.17</b>

**Owner:**  
William A. Behrens and Bess M. Behrens

**Agent:**  
KBGE  
Lauren Beavers  
105 West Riverside Dr., Ste. 110

Austin, TX 78704

**Round Rock Industrial  
CONCEPT PLAN      CP1805-002**

**DATE OF REVIEW:** June 6, 2018

**LOCATION:** West of the intersection of Chisholm Trail Road and N. IH-35

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site Industrial. The property is zoned LI (Light Industrial) and allows industrial land uses such as manufacturing and assembly, warehouse and freight movement and wholesale trade by right.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) is not required since the applicant is dedicating right-of-way to the City of Round Rock for Chisholm Trail Road extension as an arterial roadway (1/2 section) to the north property line of this site, which will be constructed by the applicant. The other half of Chisholm Trail Road extension will be dedicated and built when development occurs on the 6.6-acre property to the east of the subject site.

Water and Wastewater Service: Water and wastewater will be provided by the City. The property will connect to an existing 16-inch water line in the Chisholm Trail right-of-way. Wastewater will be collected onsite to a wastewater lift station. The site will utilize a pump for wastewater effluent from the site under the Georgetown Railroad R.O.W. to a manhole located in Hidden Glen Ct. west of the site. The wastewater manhole is part of the City of Round Rock's wastewater infrastructure.

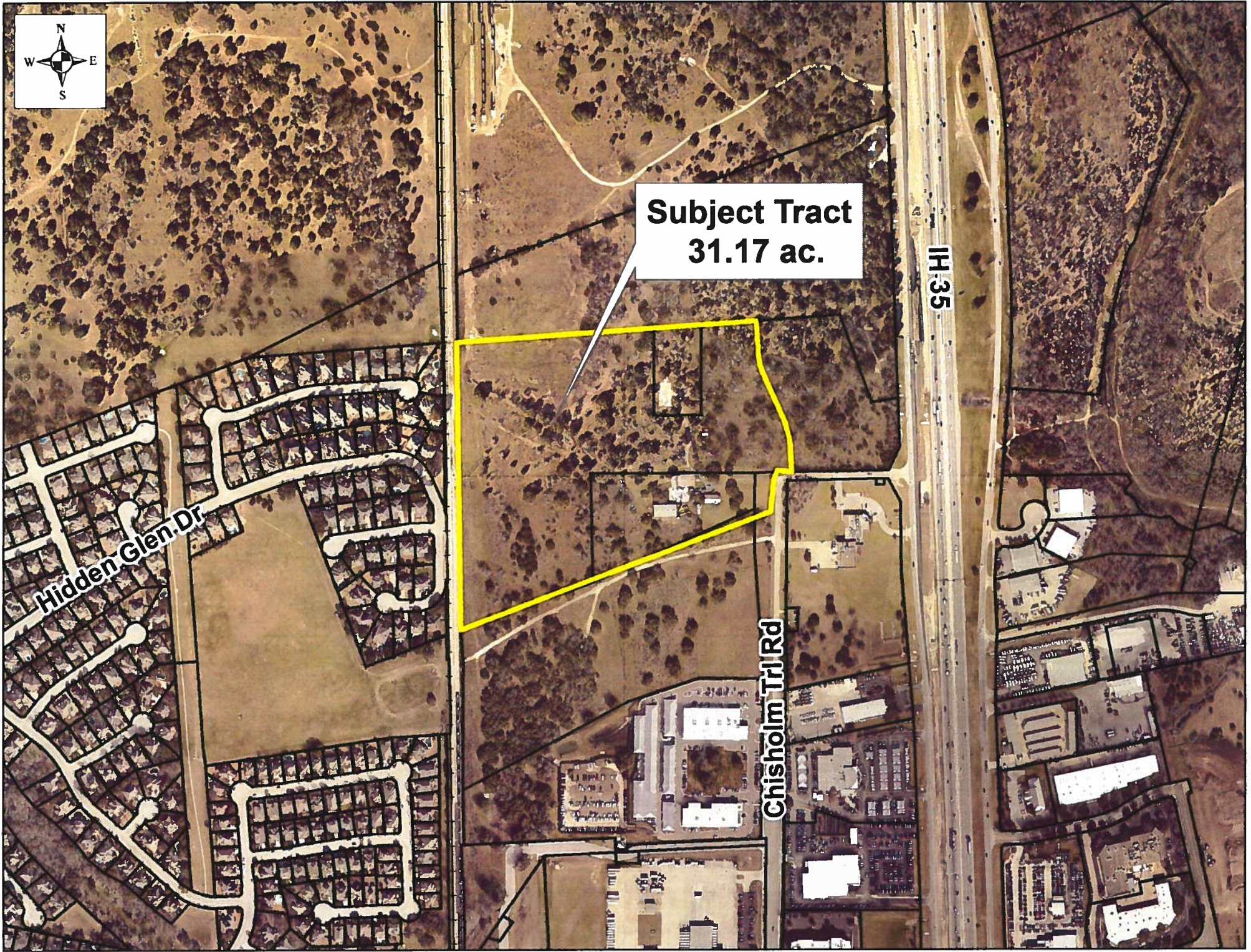
Drainage: Stormwater management is onsite and not an offsite regional detention facility. The applicant will submit a water quality plan to the Texas Commission on Environmental Quality for approval. The water quality and stormwater mitigation is two to three detention ponds and two sedimentation/filtration ponds located onsite.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. The existing right-of-way width for Chisholm Trail Road shall be verified and the alignment and right of way width for the Chisholm Trail Extension shall be approved prior to the submittal of the preliminary plat application with an updated Concept Plan.
2. The right-of-way dedication shall state who the beneficiary will be with the preliminary/final plat submittal.
3. Add the suffix to Chisholm Trail Rd to the preliminary/final plat.
4. Add "N" to "N IH 35" to the preliminary/final plat.
5. Add a label to the east/west road segment between Chisholm Trail Rd and N IH 35 that says "CR 173" to the preliminary/final plat.
6. Select a different name for the plat during the preliminary/final stages, since the City already has a Round Rock Industrial subdivision.
7. The Oncor Transmission easement is not labeled correctly. The easement shall be labeled correctly with an updated Concept Plan and with the preliminary/final plat submittal.
8. The correct acreage shall be reflected on an updated Concept Plan and with the preliminary/final plat submittal.





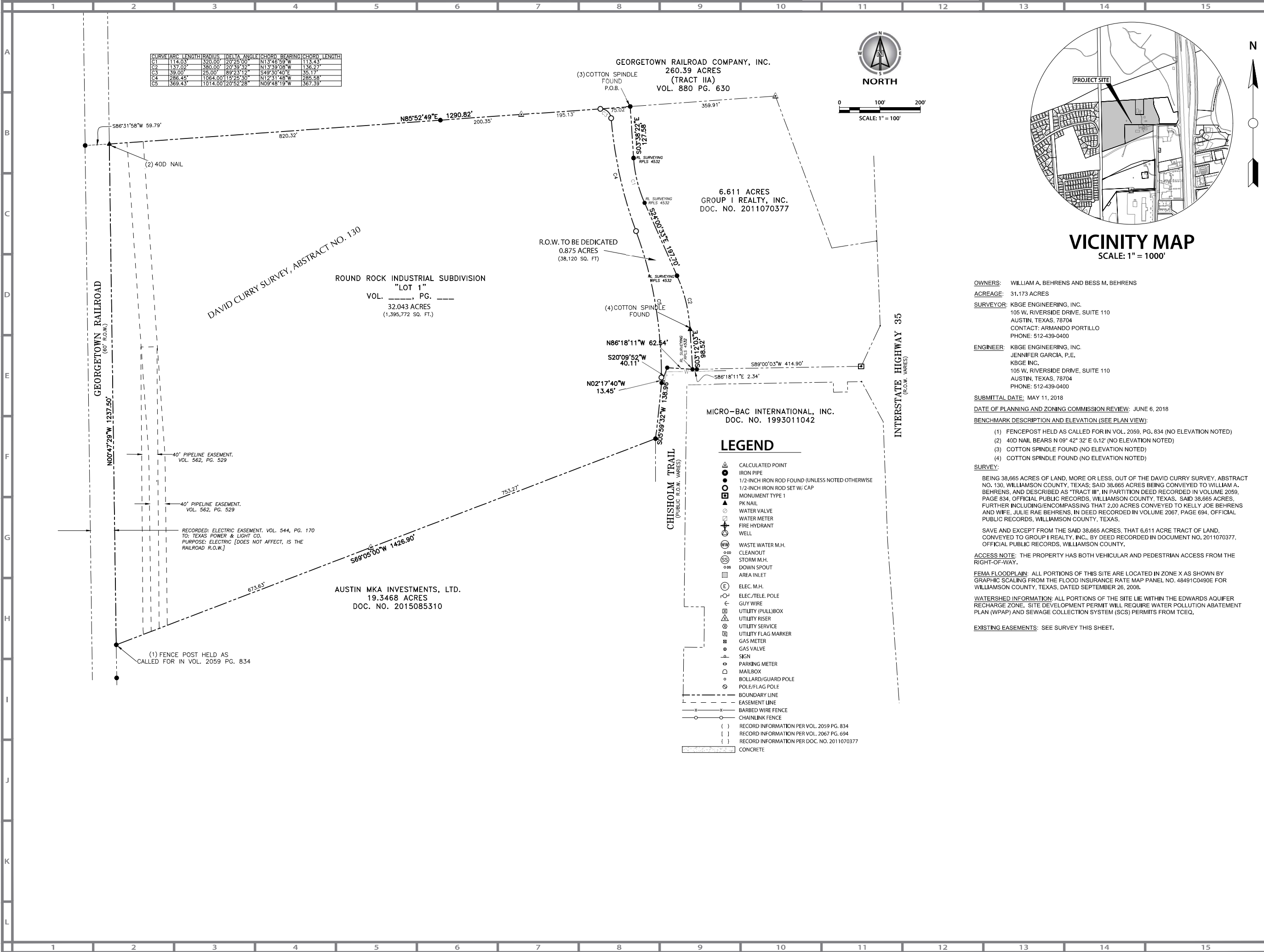
**Subject Tract  
31.17 ac.**

Hidden Glen Dr

Chisholm Trl Rd

I-35





OWNERS: WILLIAM A. BEHRENS AND BESS M. BEHRENS

ACREAGE: 31.173 ACRES

SURVEYOR: KBGE ENGINEERING, INC.  
105 W. RIVERSIDE DRIVE, SUITE 110  
AUSTIN, TEXAS, 78704  
CONTACT: ARMANDO PORTILLO  
PHONE: 512-439-0400

ENGINEER: KBGE ENGINEERING, INC.  
JENNIFER GARCIA, P.E.  
KBGE INC.  
105 W. RIVERSIDE DRIVE, SUITE 110  
AUSTIN, TEXAS, 78704  
PHONE: 512-439-0400

SUBMITTAL DATE: MAY 11, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JUNE 6, 2018

BENCHMARK DESCRIPTION AND ELEVATION (SEE PLAN VIEW):

- (1) FENCEPOST HELD AS CALLED FOR IN VOL. 2059, PG. 834 (NO ELEVATION NOTED)  
(2) 40D NAIL BEARS N 09° 42' 32" E 0.12' (NO ELEVATION NOTED)  
(3) COTTON SPINDLE FOUND (NO ELEVATION NOTED)  
(4) COTTON SPINDLE FOUND (NO ELEVATION NOTED)

SURVEY:

BEING 38,665 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS; SAID 38,665 ACRES BEING CONVEYED TO WILLIAM A. BEHRENS, AND DESCRIBED AS "TRACT III", IN PARTITION DEED RECORDED IN VOLUME 2059, PAGE 834, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 38,665 ACRES, FURTHER INCLUDING/ENCOMPASSING THAT 2.00 ACRES CONVEYED TO KELLY JOE BEHRENS AND WIFE, JULIE RAE BEHRENS, IN DEED RECORDED IN VOLUME 2067, PAGE 694, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SAVE AND EXCEPT FROM THE SAID 38,665 ACRES, THAT 6.611 ACRE TRACT OF LAND, CONVEYED TO GROUP I REALTY, INC., BY DEED RECORDED IN DOCUMENT NO. 2011070377, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY.

ACCESS NOTE: THE PROPERTY HAS BOTH VEHICULAR AND PEDESTRIAN ACCESS FROM THE RIGHT-OF-WAY.

FEMA FLOODPLAIN: ALL PORTIONS OF THIS SITE ARE LOCATED IN ZONE X AS SHOWN BY GRAPHIC SCALING FROM THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0490E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

WATERSHED INFORMATION: ALL PORTIONS OF THE SITE LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. SITE DEVELOPMENT PERMIT WILL REQUIRE WATER POLLUTION ABATEMENT PLAN (WPAP) AND SEWAGE COLLECTION SYSTEM (SCS) PERMITS FROM TCEQ.

EXISTING EASEMENTS: SEE SURVEY THIS SHEET.

ROUND ROCK INDUSTRIAL  
3150 CHISHOLM TRAIL ROAD  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TX

CONCEPT PLAN

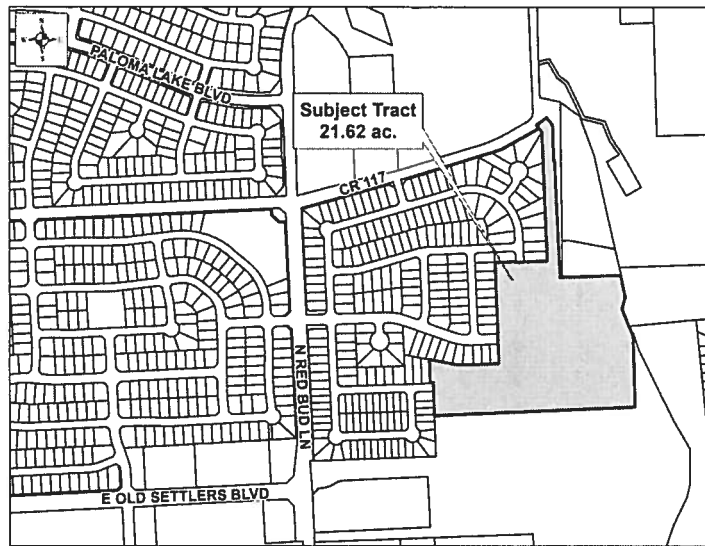
May 22, 2018



CHECKED BY:  
JENNIFER GARCIA, PE  
JOB NUMBER: 165-021  
ISSUE DATE: 05/22/18  
SHEET:

CP 1805-002

**Madsen Ranch Subdivision Ph. 4  
FINAL PLAT FP1805-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final plat approval to create 66 residential lots

**ZONING AT TIME OF APPLICATION:** PUD No. 98

**DESCRIPTION:** 21.62 acres out of the Robert McNutt Survey, Abstract No. 422

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Residential (ETJ-Unzoned)  
 South: Residential (ETJ-Unzoned)  
 East: Residential (ETJ-Unzoned)  
 West: Residential (Zoned PUD No. 98)

**PROPOSED LAND USE:** Detached Single-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	66	11.6
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.81
Parkland:	1	7.18
Other:	0	0
<b>TOTALS:</b>	<b>68</b>	<b>21.62</b>

**Owner:**  
 272 OSP, LLC  
 James Dorney  
 8601 Ranch Road 2222 Bldg. 1, Ste. 150

Austin, TX 78730

**Agent:**  
 Halff Associates, Inc.  
 Robert Scholz  
 9500 Amberglen Blvd., Bldg. F, Ste. 125

Austin, TX 78729

**Madsen Ranch Ph. 4**  
**FINAL PLAT      FP1805-001**

**HISTORY:** The Planning and Zoning Commission (P&Z) approved the Madsen Ranch Preliminary Plat on May 6, 2015. The P&Z Commission approved Phase 1 Final Plat on August 19, 2015 and Phase 2 Final Plat on January 4, 2017. Phase 3 was approved by the P&Z Commission on June 21, 2017. A revised Preliminary Plat (PP1705-001) to go from five phases to four phases was approved by the Planning & Development Services Director on June 16, 2017.

**DATE OF REVIEW:** June 6, 2018

**LOCATION:** South of County Road 122, east of N. Red Bud Lane

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation for the site is Residential and the zoning is PUD 98 (Madsen Ranch Planned Unit Development). The PUD allows for single-family housing and open space. This residential development consists of three different lot sizes: large lots (7,200 sq. ft.), standard lots (6,500 sq. ft.) and small lots (5,000 sq. ft.). The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees. These standards are consistent with the adopted PUD. The approved Preliminary Plat includes a total of 285 lots for single-family residential.

Phase 4 is the final phase for the Madsen Ranch Subdivision and it consists of 21.62 total acres, of which 11.60 acres will be development lots. PUD 98 requires 5.7 acres of land to be conveyed to the City for parkland and maintained by the HOA with the final plat. The developer is conveying a total of 7.28 acres of parkland along with an 8-foot wide concrete trail. There will be 2.8 acres dedicated for right-of-way with this plat. Phase 4 is comprised of 42 standard residential lots and 24 large residential lots.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the revised preliminary plat approved on June 16, 2017.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This final phase will not require a TIA revision.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Phase 4 will connect to an 8-inch distribution line constructed with Phase 3 as well as looping back to an 8-inch water line constructed with Phase 1. Wastewater will be connected to an existing 8-inch line that connects to a 42-inch public wastewater interceptor within an existing easement.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove Ph 3 callout to 'hereby' dedicate right-of-way Lot 80 Block B of Ph 3.
2. Modify right-of-way dedication width at Lot 100 Block B to match adjacent Lot 99 30' dedication in Phase 3.
3. Clearly identify the line from the WW easement Doc #2016083580 near Lot 73 Block B to the calculated point.





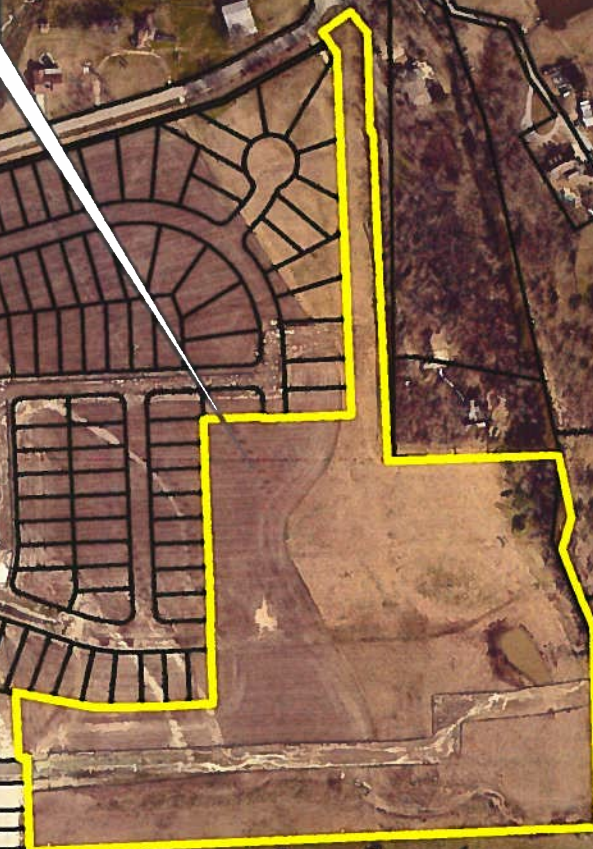
PALOMA LAKE BLVD

Subject Tract  
21.62 ac.

CR 117

N RED BUD LN

E OLD SETTLERS BLVD





OWNER: 272 OSP, LLC  
8601 Ranch Road 2222  
BUILDING I, SUITE 150  
AUSTIN, TEXAS 78730

ACREAGE: 21.624 ACRES

SURVEYOR: HALFF ASSOCIATES, INC  
9500 AMBERGLEN BLVD.,  
BLDG. F, SUITE 125  
AUSTIN, TX 78729  
TBPLS FIRM NO: 10029607  
(512) 777-4600 P  
(512) 252-8141 F

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 2215'

SUBMITTAL DATE: MAY 8, 2018

DATE OF PLANNING AND ZONING  
COMMISSION REVIEW: JUNE 6, 2018

BENCHMARK DESCRIPTION AND ELEVATION:

CONTROL POINT NO.100  
N: 10173245.888  
E: 3152311.565  
ELEVATION: 715.92  
1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"  
ALONG THE WEST SIDE OF RED BUD LANE, +/- 210' NORTH  
OF THE CENTERLINE OF THE WESTBOUND OF OLD SETTLERS BLVD.  
AT THE BACK OF THE SIDEWALK IN FRONT OF GAS STATION.

CONTROL POINT NO.101  
N: 10174111.649  
E: 3152298.742  
ELEVATION: 702.60  
1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"  
ALONG THE WEST SIDE OF RED BUD LANE, +/- 30' NORTH  
OF THE CENTERLINE OF PAULING LANE, AT THE WEST EDGE OF A  
DRAINAGE STRUCTURE.

CONTROL POINT NO.102  
N: 10174748.000  
E: 3152259.912  
ELEVATION: 694.08  
1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"  
ALONG THE WEST SIDE OF COUNTY ROAD 117, AT THE EASTERN  
EDGE OF A SIDEWALK.

C.O.R.R. BENCH MARK  
ELEVATION: 701.55  
2" BRASS DISK STAMPED "CITY OF ROUND ROCK"  
LOCATED ON THE SOUTHWEST CORNER OF A CURB INLET,  
AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF  
PAULING LANE AND CHAD DRIVE.

ALL BEARING SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE  
SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE  
SURFACE DISTANCES. THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR  
IS 1.00012. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL  
DATUM 88(NAV88), GEOID 12A.

ACREAGE BY LOT TYPE:

DEVELOPMENT LOTS: 11.600 ACRES

R.O.W.: 2.813 ACRES

ADDITIONAL R.O.W. DEDICATED AS  
LOT 100, BLK. B: 0.036 ACRE

PARKLAND: 7.175 ACRES

NUMBER OF LOTS BY TYPE:

DEVELOPMENT LOTS: 66

PARKLAND LOT: 1

R.O.W. LOT: 1

SURVEY: ROBERT MCNUTT SURVEY  
ABSTRACT NO. 422

ENGINEER: HALFF ASSOCIATES, INC  
9500 AMBERGLEN BLVD.,  
BLDG. F, SUITE 125  
AUSTIN, TX 78729  
TBPE FIRM NO: F-312  
(512) 777-4600 P  
(512) 252-8141 F

LOT 99, BLOCK B,  
0.400 ACRE  
HEREBY DEDICATED  
TO THE CITY OF ROUND ROCK  
FOR R.O.W. PURPOSES

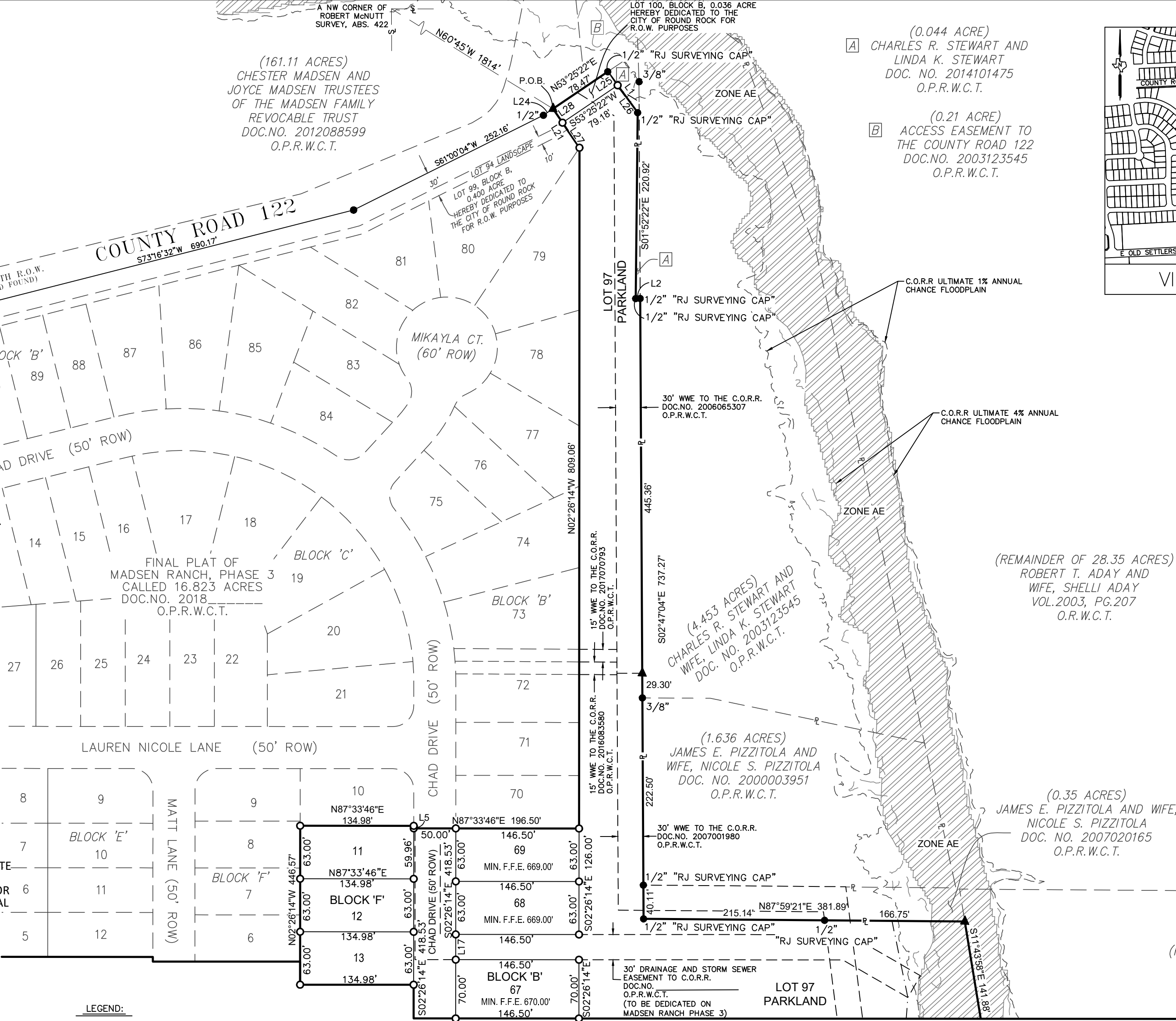
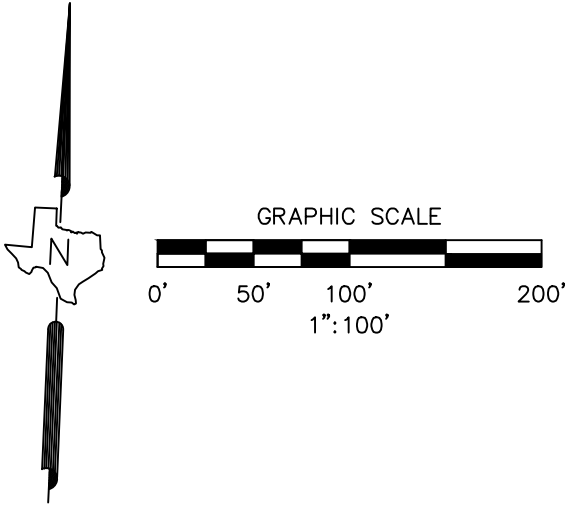
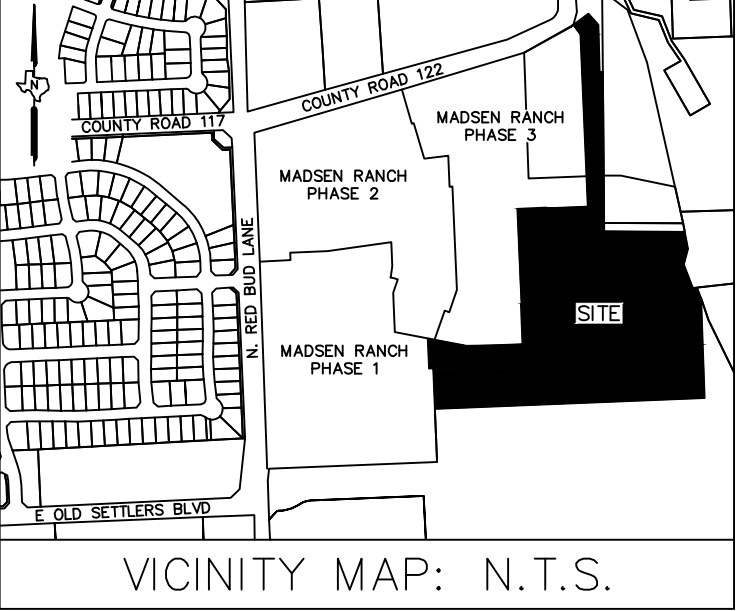
(161.11 ACRES)  
CHESTER MADSEN AND  
JOYCE MADSEN TRUSTEES  
OF THE MADSEN FAMILY  
REVOCABLE TRUST  
DOC.NO. 2012088599  
O.P.R.W.C.T.

LOT 99, BLOCK B,  
0.400 ACRE  
HEREBY DEDICATED TO  
THE CITY OF ROUND ROCK  
FOR R.O.W. PURPOSES

LOT 100, BLOCK B, 0.036 ACRE  
HEREBY DEDICATED TO THE  
CITY OF ROUND ROCK FOR  
R.O.W. PURPOSES

(0.044 ACRE)  
A CHARLES R. STEWART AND  
LINDA K. STEWART  
DOC. NO. 2014101475  
O.P.R.W.C.T.

(0.21 ACRE)  
B ACCESS EASEMENT TO  
THE COUNTY ROAD 122  
DOC.NO. 2003123545  
O.P.R.W.C.T.



LEGEND:

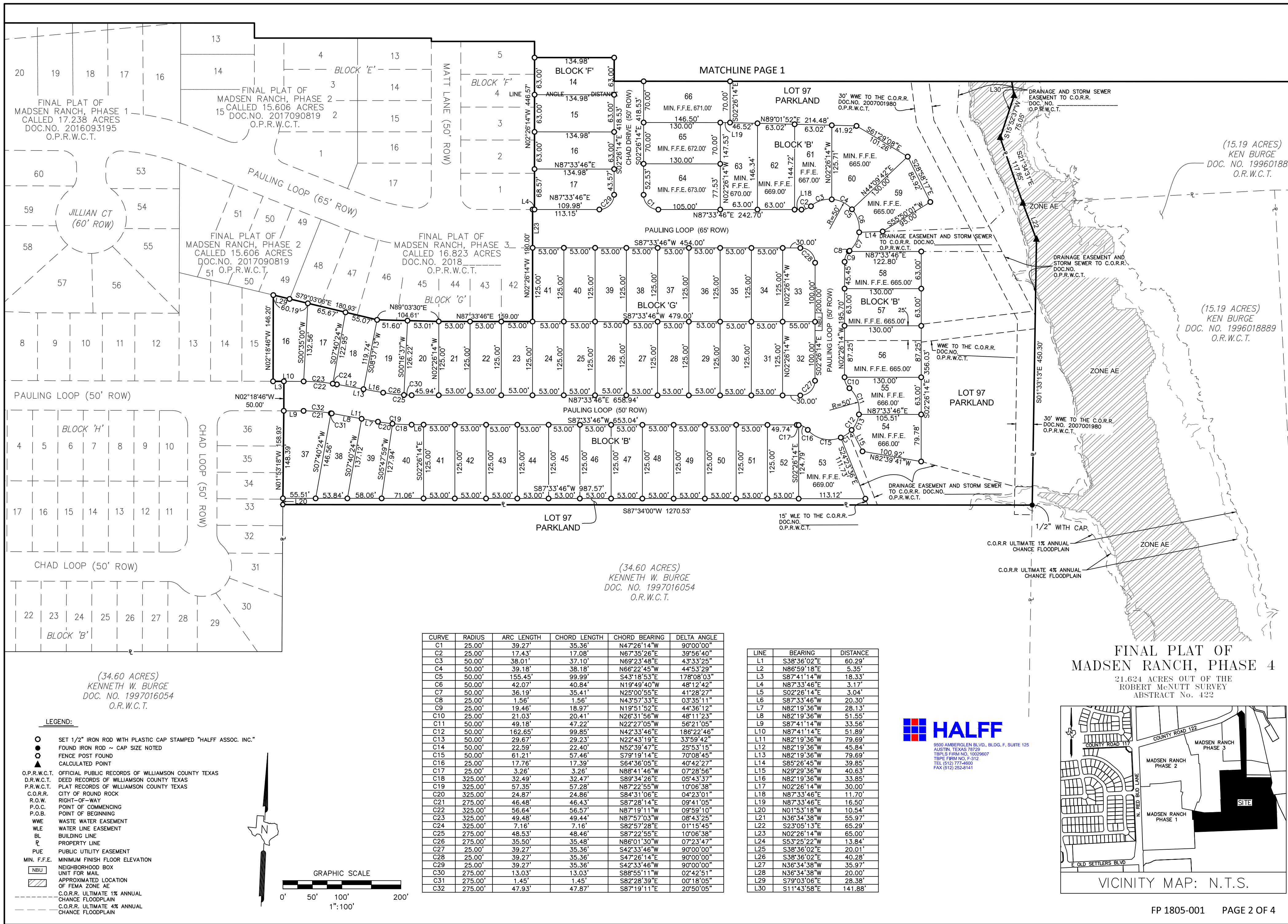
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC."
- FOUND IRON ROD ~ CAP SIZE NOTED
- FENCE POST FOUND
- ▲ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY TEXAS
- C.O.R.R. CITY OF ROUND ROCK
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- WWE WASTE WATER EASEMENT
- WLE WATER LINE EASEMENT
- BL BUILDING LINE
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- MIN. F.F.E. MINIMUM FINISH FLOOR ELEVATION
- NBU NEIGHBORHOOD BOX UNIT FOR MAIL
- APPROXIMATED LOCATION OF FEMA ZONE AE
- C.O.R.R. ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- C.O.R.R. ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

MATCHLINE PAGE 2



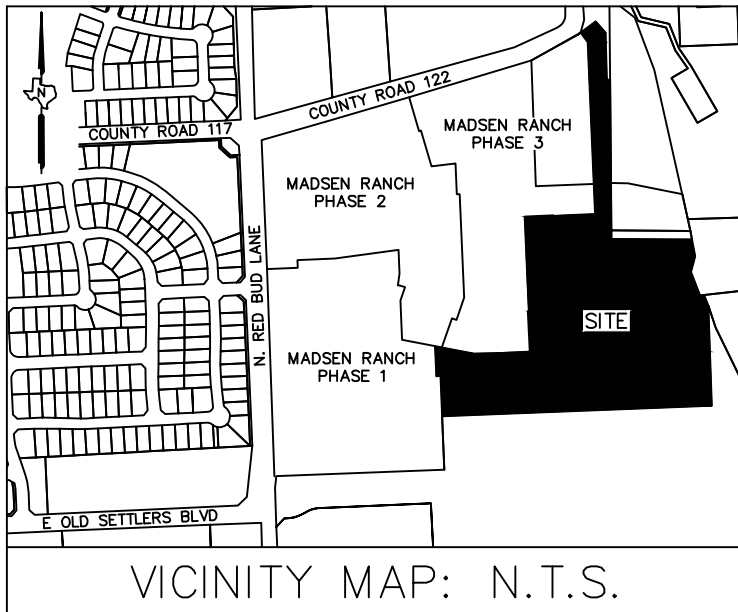
FINAL PLAT OF  
MADSEN RANCH, PHASE 4  
21.624 ACRES OUT OF THE  
ROBERT MCNUTT SURVEY  
ABSTRACT No. 422





**HALFF**  
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78726  
TBPUS FIRM NO. 10028607  
TBPUS FIRM NO. F-312  
TEL (512) 777-4600  
FAX (512) 252-8141

FINAL PLAT OF  
MADSEN RANCH, PHASE 4  
21.624 ACRES OUT OF THE  
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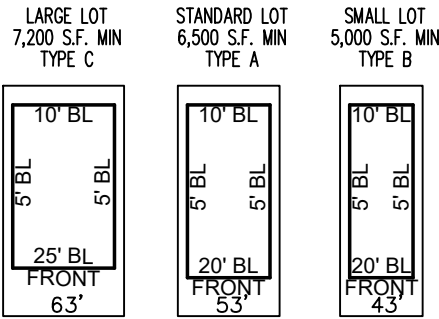




Block "B"		
LOT #	AREA	LOT DESIGNATION
Lot 37	10025 SQ. FT.	STANDARD
Lot 38	7518 SQ. FT.	STANDARD
Lot 39	7290 SQ. FT.	STANDARD
Lot 40	7769 SQ. FT.	STANDARD
Lot 41	6625 SQ. FT.	STANDARD
Lot 42	6625 SQ. FT.	STANDARD
Lot 43	6625 SQ. FT.	STANDARD
Lot 44	6625 SQ. FT.	STANDARD
Lot 45	6625 SQ. FT.	STANDARD
Lot 46	6625 SQ. FT.	STANDARD
Lot 47	6625 SQ. FT.	STANDARD
Lot 48	6625 SQ. FT.	STANDARD
Lot 49	6625 SQ. FT.	STANDARD
Lot 50	6625 SQ. FT.	STANDARD
Lot 51	6625 SQ. FT.	STANDARD
Lot 52	6625 SQ. FT.	STANDARD
Lot 53	9849 SQ. FT.	LARGE
Lot 54	7699 SQ. FT.	LARGE
Lot 55	7225 SQ. FT.	LARGE
Lot 56	11343 SQ. FT.	LARGE
Lot 57	8190 SQ. FT.	LARGE
Lot 58	8151 SQ. FT.	LARGE
Lot 59	8824 SQ. FT.	LARGE
Lot 60	11364 SQ. FT.	LARGE
Lot 61	8539 SQ. FT.	LARGE
Lot 62	9188 SQ. FT.	LARGE
Lot 63	9267 SQ. FT.	LARGE
Lot 64	9945 SQ. FT.	LARGE
Lot 65	9100 SQ. FT.	LARGE
Lot 66	10255 SQ. FT.	LARGE
Lot 67	10255 SQ. FT.	LARGE
Lot 68	8230 SQ. FT.	LARGE
Lot 69	9230 SQ. FT.	LARGE
Lot 97	312553 SQ. FT.	PARKLAND

Block "F"		
LOT #	AREA	LOT DESIGNATION
Lot 11	8504 SQ. FT.	LARGE
Lot 12	8504 SQ. FT.	LARGE
Lot 13	8504 SQ. FT.	LARGE
Lot 14	8504 SQ. FT.	LARGE
Lot 15	8504 SQ. FT.	LARGE
Lot 16	8504 SQ. FT.	LARGE
Lot 17	9121 SQ. FT.	LARGE

Block "G"		
LOT #	AREA	LOT DESIGNATION
Lot 16	7717 SQ. FT.	STANDARD
Lot 17	7275 SQ. FT.	STANDARD
Lot 18	6551 SQ. FT.	STANDARD
Lot 19	7451 SQ. FT.	STANDARD
Lot 20	7037 SQ. FT.	STANDARD
Lot 21	6625 SQ. FT.	STANDARD
Lot 22	6625 SQ. FT.	STANDARD
Lot 23	6625 SQ. FT.	STANDARD
Lot 24	6625 SQ. FT.	STANDARD
Lot 25	6625 SQ. FT.	STANDARD
Lot 26	6625 SQ. FT.	STANDARD
Lot 27	6625 SQ. FT.	STANDARD
Lot 28	6625 SQ. FT.	STANDARD
Lot 29	6625 SQ. FT.	STANDARD
Lot 30	6625 SQ. FT.	STANDARD
Lot 31	6625 SQ. FT.	STANDARD
Lot 32	6741 SQ. FT.	STANDARD
Lot 33	6741 SQ. FT.	STANDARD
Lot 34	6625 SQ. FT.	STANDARD
Lot 35	6625 SQ. FT.	STANDARD
Lot 36	6625 SQ. FT.	STANDARD
Lot 37	6625 SQ. FT.	STANDARD
Lot 38	6625 SQ. FT.	STANDARD
Lot 39	6625 SQ. FT.	STANDARD
Lot 40	6625 SQ. FT.	STANDARD
Lot 41	6625 SQ. FT.	STANDARD



TOTAL FOR THIS PLAT: 24

42

0

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD.
- THIS PLAT CONFORMS TO THE MADSEN RANCH SUBDIVISION PRELIMINARY PLAT APPROVED BY THE CITY OF ROUND ROCK ON JUNE 16, 2017.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- PARKLAND SHALL BE DEDICATED TO THE CITY OF ROUND ROCK WITH THE FINAL PLAT FOR PHASE 4 OF THIS SUBDIVISION.
- NO VEHICULAR ACCESS SHALL BE GRANTED THROUGH ANY LANDSCAPE LOT AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
- LOT 97 OF BLOCK B SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION; SUBDIVISION WALLS CONTAINED THEREON WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. THESE LOTS WILL BE CONVEYED TO THE HOA FOR MAINTENANCE.
- ALL BEARING SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 88(NAV88), GEOID 12A.
- 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 SUBDIVISION CONTAINING GREATER THAN 29 DWELLING UNITS.
- 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.
- MINIMUM FINISH FLOOR ELEVATIONS (MIN. F.F.E.) FOR THE SINGLE FAMILY LOTS ADJACENT TO THE 1% ULTIMATE FLOODPLAIN ARE IDENTIFIED BELOW:  
BLOCK B, LOTS 54-55 (MIN. ELEVATION 666.00')  
BLOCK B, LOTS 56-60 (MIN. ELEVATION 665.00')  
BLOCK B, LOT 61 (MIN. ELEVATION 667.00')  
BLOCK B, LOT 64 (MIN. ELEVATION 673.00')  
BLOCK B, LOT 65 (MIN. ELEVATION 672.00')  
BLOCK B, LOT 66 (MIN. ELEVATION 671.00')  
BLOCK B, LOTS 63, 67 (MIN. ELEVATION 670.00')  
BLOCK B, LOTS 53, 62, 68-69 (MIN. ELEVATION 669.00')

EASEMENT NOTE:

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:

- 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.

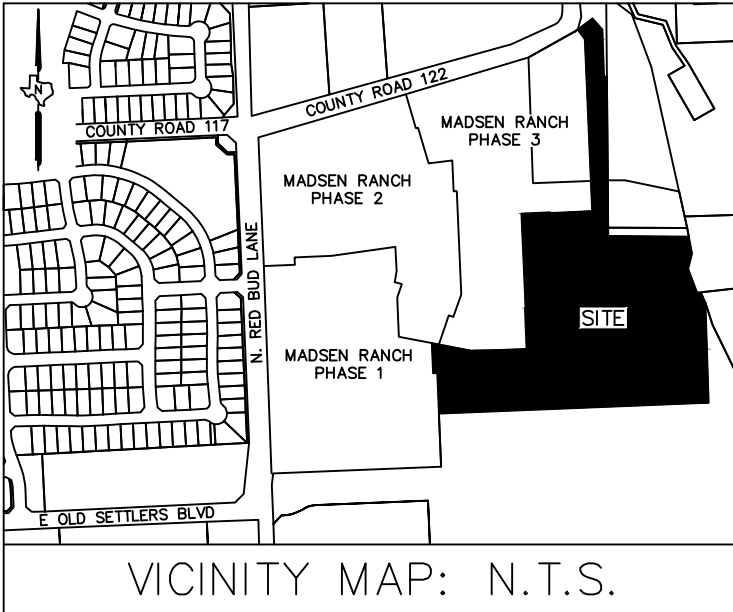
GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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, 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.

FINAL PLAT OF  
MADSEN RANCH, PHASE 4  
21.624 ACRES OUT OF THE  
ROBERT McNUTT SURVEY  
ABSTRACT No. 422



9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729  
TBPLS FIRM NO. 1002607  
TBPE FIRM NO. F-312  
TEL (512) 777-4600  
FAX (512) 252-8141





BEING 21.624 ACRES TRACT SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 48.318 ACRES TRACT DESCRIBED AS TRACT 2, AND THE REMAINDER OF A CALLED 4.947 ACRES TRACT DESCRIBED AS TRACT 3, BOTH RECORDED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 272 OSP, LLC, AND RECORDED IN DOCUMENT NO. 2015047357, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 122, A VARYING WIDTH RIGHT-OF-WAY, NO RECORDING INFORMATION FOUND, SAME BEING THE NORTH LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 4.947 ACRES TRACT AND SAID COUNTY ROAD NO. 122 BEARS S53°25'22"W, A DISTANCE OF 13.84 FEET:

THENCE WITH THE NORTH LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, N53°25'22"E, A DISTANCE OF 78.47 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND AT THE NORTH CORNER OF SAID REMAINDER OF 4.947 ACRES TRACT, SAME BEING THE WEST CORNER OF A CALLED 0.044 ACRE TRACT OF LAND DESCRIBED IN A BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED TO CHARLES R. STEWART AND LINDA K. STEWART, RECORDED IN DOCUMENT NO. 2014101475 IN THE O.P.R.W.C.T.;

THENCE LEAVING THE SAID NORTH LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, WITH THE EAST LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, SAME BEING THE WEST LINE OF SAID 0.44 ACRE TRACT, THE FOLLOWING THREE (3) COURSE AND DISTANCES:

1. S38°36'02"E, A DISTANCE OF 60.29 FEET TO 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND,

2. S01°52'22"E, A DISTANCE OF 220.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND, AND

3. N86°59'18"E, A DISTANCE OF 5.35 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND ON THE EAST LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.044 ACRE TRACT, ALSO BEING ON THE WEST LINE OF A CALLED 4.453 ACRES TRACT OF LAND DESCRIBED IN A CORRECTION ADDENDUM TO CHARLES R. STEWART AND WIFE, LINDA K. STEWART, RECORDER IN A DOCUMENT NO. 2003123545 OF THE O.P.R.W.C.T.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF 4.947 ACRES TRACT AND 4.453 ACRES TRACT, S02°47'04"E, PASSING AT A DISTANCE OF 445.36 FEET TO A CALCULATED SOUTHEAST CORNER OF SAID REMAINDER OF 4.947 ACRES TRACT, SAME BEING AN EXTERIOR ELL CORNER OF SAID REMAINDER OF 48.318 ACRES TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 474.66 FEET TO A 3/8-INCH IRON ROD FOUND ON SAID EAST LINE OF THE REMAINDER OF 4.947 ACRES TRACT, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 1.636 ACRES TRACT OF LAND DESCRIBED IN A GIFT DEED TO JAMES E. PIZZITOLA AND WIFE, NICOLE S. PIZZITOLA, RECORDED IN DOCUMENT NO. 2000003951 OF THE O.P.R.W.C.T.;

THENCE WITH SAID EAST LINE OF THE REMAINDER OF 48.318 ACRES TRACT, SAME BEING THE WEST LINE OF SAID 1.636 ACRES TRACT S02°47'04"E, A DISTANCE OF 222.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND ON SAID EAST LINE OF THE 48.318 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 1.636 ACRES TRACT, ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.35 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JAMES E. PIZZITOLA AND WIFE, NICOLE S. PIZZITOLA, RECORDED IN DOCUMENT NO. 2007020165 OF THE O.P.R.W.C.T.;

THENCE WITH SAID EAST LINE OF THE REMAINDER OF 48.318 ACRES TRACT, SAME BEING THE WEST LINE OF SAID 0.35 ACRE TRACT S02°47'04"E, A DISTANCE OF 40.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND AT AN INTERIOR ELL CORNER OF SAID 48.318 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 0.35 ACRE TRACT;

THENCE WITH A NORTH LINE OF SAID REMAINDER OF 48.318 ACRES TRACT AND THE SOUTH LINE OF SAID 0.35 ACRE TRACT, N87°59'21"E, PASSING AT A DISTANCE OF 215.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 381.89 FEET TO A CALCULATED EAST CORNER OF 48.38 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.35 ACRE TRACT, ALSO BEING ON THE WEST LINE OF A THE REMAINDER OF A CALLED 21.67 ACRES TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JOHN REED, RECORDED IN DOCUMENT NO. 2009033054 OF THE O.P.R.W.C.T.;

THENCE WITH THE EAST LINE OF SAID REMAINDER OF 48.318 ACRES TRACT AND THE WEST LINE OF SAID REMAINDER OF 21.67 ACRES TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S11°43'58"E, A DISTANCE OF 141.88 FEET TO A CALCULATED CORNER,

2. S15°52'37"W, A DISTANCE OF 75.05 FEET TO A CALCULATED CORNER, AND

3. S21°34'31"E, A DISTANCE OF 117.85 FEET TO A CALCULATED CORNER AT THE SOUTHWEST CORNER OF SAID REMAINDER OF 21.67 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 15.19 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO KEN BURGE, RECORDED IN DOCUMENT NO. 1996018889 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.);

THENCE WITH THE SAID EAST LINE OF THE REMAINDER OF 48.318 ACRES TRACT AND WEST LINE OF SAID 15.19 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S23°05'13"E, A DISTANCE OF 65.29 FEET TO A CALCULATED CORNER, AND

2. S01°33'13"E, A DISTANCE OF 450.30 FEET TO A 1/2-INCH IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF SAID REMAINDER OF 48.318 ACRES TRACT SAME BEING ON SAID WEST LINE OF 15.19 ACRES TRACT, ALSO BEING THE NORTHEAST CORNER OF A CALLED 34.60 ACRES TRACT OF LAND DESCRIBED IN A DEED WITHOUT WARRANTY TO KENNETH W. BURGE, RECORDED IN DOCUMENT NO. 1997016054 OF THE O.R.W.C.T.;

THENCE WITH THE SOUTH LINE OF SAID REMAINDER OF 48.318 ACRES TRACT AND THE NORTH LINE OF SAID 34.60 ACRES TRACT, S87°34'00"W, A DISTANCE OF 1270.53 FEET TO A FENCE CORNER POST FOUND AT AN INTERIOR ELL CORNER OF SAID REMAINDER OF 48.318 ACRES TRACT, SAME BEING AN EXTERIOR ELL CORNER OF SAID 34.60 ACRES TRACT, ALSO BEING ON THE EAST LINE OF A CALLED 17.238 ACRES TRACT OF LAND DESCRIBED TO MADSEN RANCH PHASE 1, RECORDED IN DOCUMENT NO. 2016093195 OF THE O.P.R.W.C.T.;

THENCE WITH THE WEST LINE OF SAID REMAINDER OF 48.318 ACRES TRACT, SAME BEING THE EAST LINE OF SAID 17.238 ACRES TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N01°53'18"W, PASSING AT A DISTANCE OF 10.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET AND CONTINUING TO A TOTAL DISTANCE OF 158.93 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

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

The property covered by this plat is within the city limits of the City of Round Rock. Approved this \_\_\_ day of \_\_\_, 20\_\_\_, by the City of 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.

David Pavliska, Chairman

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
That I, Dan H. Clark, 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 hereon were properly placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Dan H. Clark  
Registered Professional Land Surveyor No. 6011  
State of Texas  
Halff Associates, Inc.  
TBPLS, Firm Registration No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729

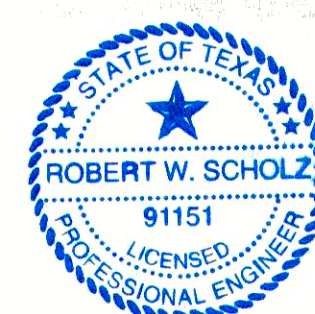
5/22/2018  
Date



THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
That I, Robert W. Scholz, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Robert W. Scholz  
Licensed Professional Engineer No. 91151  
State of Texas  
Halff Associates, Inc.  
TBPE, Firm Registration No. 312  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729

05/22/2018  
Date



2. N02°18'46"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

3. S87°41'14"W, A DISTANCE OF 18.33 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET, AND

4. N02°18'46"W, A DISTANCE OF 146.20 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET AT THE WEST CORNER OF SAID REMAINDER OF 48.318 ACRES TRACT, SAME BEING THE EAST CORNER OF SAID 17.238 ACRES TRACT, ALSO BEING ON THE SOUTH LINE OF A CALLED 15.606 ACRES TRACT OF LAND DESCRIBED TO MADSEN RANCH PHASE 2, RECORDED IN DOCUMENT NO. 2017090819 OF THE O.P.R.W.C.T.;

THENCE WITH A NORTH LINE OF SAID REMAINDER OF 48.318 ACRES TRACT AND THE SOUTH LINE OF SAID 15.606 ACRES TRACT, S79°03'06"E, A DISTANCE OF 28.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET ON A NORTH LINE OF SAID 48.318 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 15.606 ACRES TRACT;

THENCE OVER AND ACROSS SAID REMAINDER OF 48.318 ACRES TRACT AND SAID REMAINDER OF 4.947 ACRES TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. S79°03'06"E, A DISTANCE OF 152.55 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

2. N89°03'30"E, A DISTANCE OF 104.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

3. N87°33'46"E, A DISTANCE OF 159.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

4. N02°26'14"W, A DISTANCE OF 190.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

5. N87°33'46"E, A DISTANCE OF 3.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

6. N02°26'14"W, A DISTANCE OF 446.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

7. N87°33'46"E, A DISTANCE OF 134.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

8. S02°26'14"E, A DISTANCE OF 3.04 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

9. N87°33'46"E, A DISTANCE OF 196.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

10. N02°26'14"W, A DISTANCE OF 809.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET, AND

11. N36°34'38"W, A DISTANCE OF 55.97 FEET TO SAID POINT OF BEGINNING AND CONTAINING 21.624 ACRES.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

That 272 OSP LLC., a Texas Limited Liability Corporation, as owner of that certain 21.624 acres tract, being a portion of a called 48.318 acres tract of land described as Tract 2 (Exhibit "B"), and a portion of a 4.947 acres tract of land described as Tract 3 (Exhibit "C"), all the above tracts are recorded in Document No. 2015047357 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 heron to be known as FINAL PLAT OF MADSEN RANCH, PHASE 4.

272 OSP LLC.

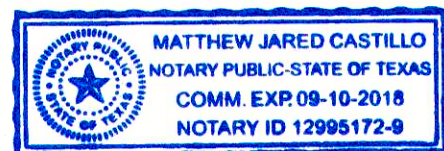
James Dorney  
Vice President

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
This instrument was acknowledged before me on the 22<sup>nd</sup> day of May, 2018, by James Dorney of 272 OSP, LLC.

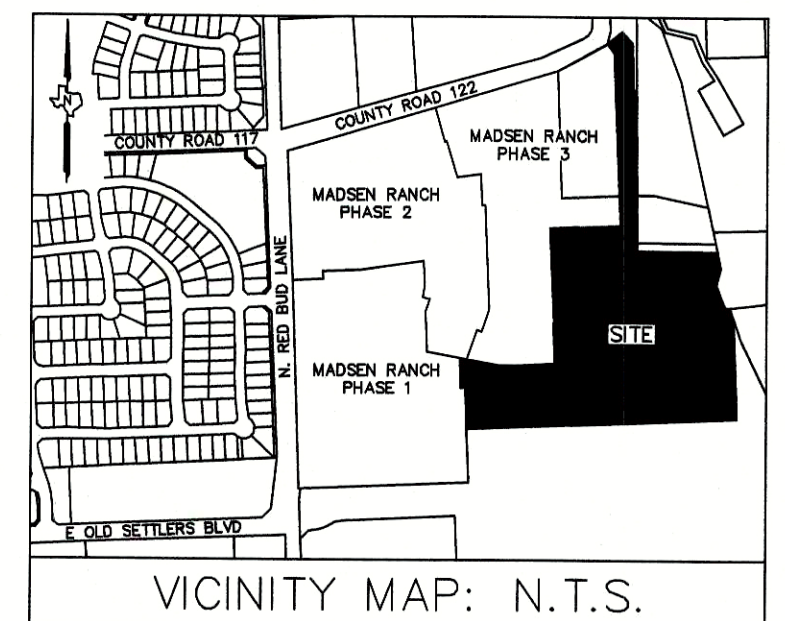
Notary Public, State of Texas

Printed Name: MATTHEW JARED CASTILLO

My Commission Expires: 09-10-2018



FINAL PLAT OF  
MADSEN RANCH, PHASE 4  
21.624 ACRES OUT OF THE  
ROBERT MCNUTT SURVEY  
ABSTRACT No. 422



VICINITY MAP: N.T.S.