



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

Wednesday, June 20, 2018

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2018-060](#) Consider approval of the minutes for the June 6, 2018 Planning and Zoning Commission meeting.

E. PLATTING & ZONING:

- E.1 [PZ-2018-062](#) Consider public testimony and action concerning the request filed by Jones|Carter, Inc., on behalf the property owner Hickerson Round Rock Land, LP, for Amendment No. 11 to Planned Unit Development No. 56 (Randall's Town Centre PUD) to allow for local commercial uses on a portion of parcel No. 1, generally located southeast of the intersection of S. A.W. Grimes Blvd. and Gattis School Rd. Case No. ZON1805-002
- E.2 [PZ-2018-063](#) Consider public testimony and action concerning the request filed by the property owner Marco Antonio Castillo, for the rezoning of 1.44 acres of land from MF-2 (Multifamily-medium density) district to TF (Two-family) district, generally located southeast of Cushing Dr. and School Days Ln. Case No. FP1805-003

- E.3 [PZ-2018-068](#) Consider public testimony and action concerning the request filed by Stantec Consulting Services Inc., on behalf of the property owners RERK SPE/EAT LLC and Bartz Properties Limited Partnership, to replat Lot 1, Block B, Oakmont Crossing Sec. 1, generally located southeast of the intersection of Sunrise Rd. and University Blvd. Case No. FP1803-001
- E.4 [PZ-2018-069](#) Consider public testimony and action concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owners RRE Investors LP, to replat Lot 1B, Block A, Round Rock Express Subdivision Sec. 3, generally located northeast of Telander Dr. and E. Palm Valley Blvd. Case No. FP1805-002
- E.5 [PZ-2018-070](#) 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-2018-071](#) 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 14th day of June 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 6, 2018 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on June 6, 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 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers. Commissioners Casey Clawson and Selicia Sanchez were 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 Gerald Pohlmeier from the Transportation Department 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 May 16, 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 Henderson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING:

E1. 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

Mr. von Rosenberg reviewed the application explaining that the tract of land was annexed and zoned into the City on March 22, 2018. He briefly noted that SF-3 (Single-family – mixed lot) district provides for three sizes of single family lots and stated that the district may contain fewer estate lots or more small lots than allowed if it provided a higher connectivity index and included several specified design features.

The owner's representative, Mr. RJ Rychlik, with BGE Inc., was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Terry Cook, County Commissioner for District 1, spoke during the public hearing and thanked the developer and the City for their effort coordinating the Brushy Creek Regional Trail section on the property.

Mr. Wiseman also expressed appreciation for the effort city staff, the city attorney's office, and county personnel put into this development.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Bryan to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

E2. 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

Mr. Enriquez gave a brief overview of the application stating that the purpose of the concept plan was to create one lot. He noted that preliminary and final plats will be required after the concept plan approval. He also explained that a Traffic Impact Analysis (TIA) will not be required because the applicant plans to dedicate right-of-way and build half of the road for the future Chisholm Trail extension. Staff recommended approval of the Concept Plan as conditioned.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing: Sheila Bledsoe, 716 Hidden Glen Cv.; Todd Schumaker, 705 Hidden Glen Cv.; and Karen Batiste, 704 Hidden Glen Cv.

In summary, the speakers expressed concerns about safety, noise screening, and requested more information about the LI (Light Industrial) zoning district and the allowed uses.

The owner's representative, Ms. Jennifer Garcia, with KBGE, was available to answer questions.

Following a brief discussion regarding the proposed development, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

E3. 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

Mr. Enriquez stated that the applicant requested this application be postponed for a later meeting date.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to postpone for a later meeting date.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that City Council had not taken action on any Commission related items since the last Commission meeting.

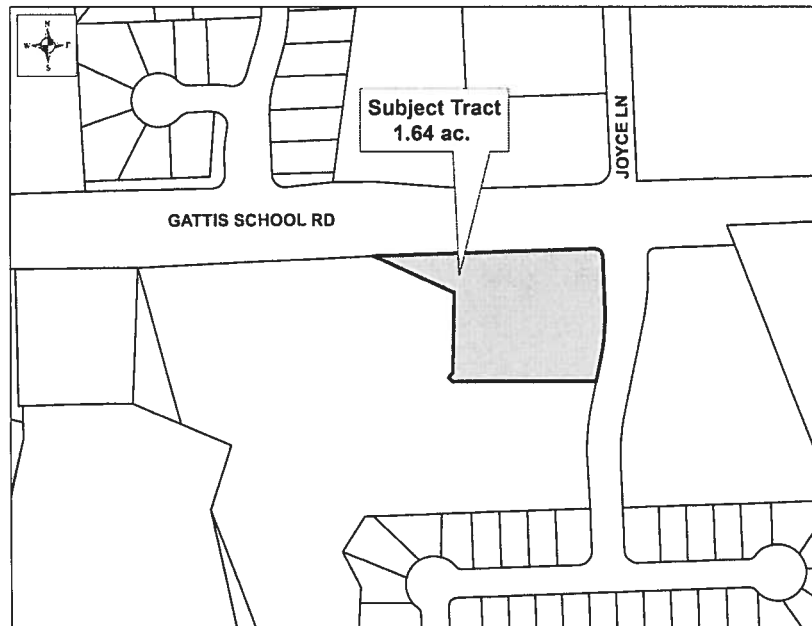
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:49 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

Randall's Town Centre PUD No. 56 - Amend. No. 11
ZONING ZON1805-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Amend the PUD to allow local commercial uses with no fuel sales

ZONING AT TIME OF APPLICATION: PUD 56 (office)

DESCRIPTION: 1.64 acres out of the Asa Thomas Survey

CURRENT USE OF PROPERTY:undeveloped

GENERAL PLAN LAND USE DESIGNATION:residential

ADJACENT LAND USE:

North: (across Gattis School Road) large lot single family -SF-2

South: undeveloped - PUD 56 (office)

East: (across Joyce Lane) private school - PUD 56

West: undeveloped - PUD 56 (office)

PROPOSED LAND USE: commercial and office

TOTAL ACREAGE: 1.64

Owner:

Hickerson Round Rock Land, LP
Kim Wise c/o Provident Realty Advisor
10210 North Expressway, Ste. 300
Dallas, TX 75231

Agent:

Jones / Carter
Shawn Graham
6509 Windcrest Dr. Ste. 600
Plano, TX 75024

Randall's Town Centre PUD No. 56 – Amend. No. 11
ZONING ZON1805-002

HISTORY: PUD (Planned Unit Development) No. 56, containing approximately 105 acres, was approved in 2002 and has since been amended twice to provide for land use changes. A private school parcel was created in 2011 and additional land was added to that parcel in 2015. Additional administrative amendments have been completed for minor changes.

DATE OF REVIEW: June 20, 2018

LOCATION: Southeast of the intersection of S. A.W. Grimes Blvd. and Gattis School Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the area as residential. The PUD zoning district currently provides for office uses on a 9.06 parcel.

Zoning Request: The request is to change the zoning on a 1.64-acre portion of the 9.06-acre Parcel 1 of the PUD. The 1.64 acres is to be designated as Parcel 1-C and all C-2 (Local commercial) uses would be allowed, except for fuel sales.

The parcel is located at the southwest corner of Gattis School Road and Joyce Lane and will have driveway access to both roads. It is bounded on its southern and western borders by the remainder of Parcel 1, which will remain zoned for office uses only.

The development standards for Parcel 1-C would be those currently required by the C-2 (Local commercial) zoning district, replacing the standards contained in the PUD.

C-2 (Local Commercial): The C-2 zoning district allows retail sales and services, with limits on the size of each unit space. Since this site has 50 percent or greater frontage on an arterial roadway, individual unit spaces will be limited to 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks with an intervening building that effectively screens the drive-through area, including stacking spaces, from adjacent residences. The C-2 district also allows office uses, not to exceed 10,000 square feet of gross floor area per unit space. Medical offices are also allowed, but not emergency medical services. Except for sleep clinics, medical offices are limited to regular service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 56 to allow for local commercial uses, excluding fuel sales, on the 1.64-acre Parcel 1-C.



**Subject Tract
1.64 ac.**

GATTIS SCHOOL RD

JOYCE LN



SOUTH CREEK
SEC. 19

SOUTH CREEK
SEC. 2 AMENDED

SOUTH CREEK DR.

S. CROSSING DRIVE

JOYCE LANE

GATTIS SCHOOL RD

OFFICE
PARCEL 1
(7.42 Ac.)

COMM. & OFF.
PARCEL 1-C
(1.64 Ac.)

SCHOOL
PARCEL 1-A
(3.02 Ac.)

SCHOOL
PARCEL 1-B
(4.17 Ac.)

COMMERCIAL
PARCEL 2
(29.64 Ac.)

SINGLE FAMILY PARCEL 4
(11.51 Ac.)

TOWN HOUSE
PARCEL 3A
(18.56 Ac.)

TOWN HOUSE
PARCEL 3B
(27.32 Ac.)

LEGEND

MC.....MEDIAN CUT
CC.....CURB CUT



SCALE: 1" = 500'

CHALLENGER SCHOOL FOUNDATION
**EXHIBIT C REVISED
DRIVEWAY ACCESS & PARCEL
LAYOUT**

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 500'
DATE: 06-07-2018
JOB NO: 0A023-0040-00

EXHIBIT "D"
DEVELOPMENT PARCEL 1-C
Commercial and Office

1. PROPERTY DESCRIPTION

This portion of the Plan area covers approximately 1.64 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A-3"**.

2. PERMITTED USES

All uses permitted in the **C-2 (Local Commercial)** zoning district, except that fuel sales shall be prohibited.

3. DESIGN STANDARDS

All aspects not specifically covered by this Plan shall be regulated by the **C-2 (Local Commercial)** zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4. LANDSCAPE EASEMENTS & STREET TREES

In addition to the landscaping requirements of the C-2 (Local Commercial) district, the following shall apply:

4.1. Landscape Easement

- (1) A thirty foot (30') wide landscape easement shall be provided adjacent to Gattis School Road, as identified on **Exhibit "C"**.
- (2) All areas located within the easement shall be used solely for the purpose of landscaping and sidewalks, except for driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property.
- (3) Surface drainage swales may be placed within the easement provided they are approved as part of a comprehensive landscape plan.
- (4) Drainage detention and water quality structures are prohibited in the easement.

- (5) Landscaping within the easement shall be credited against street yard landscape requirements.

4.2. Street Trees

- (1) Street trees shall be planted within the landscape easement described above, in accordance with the following criteria:
 - (a) Large species trees with a minimum caliper size of 3.5 inches, planted no more than 40 feet apart.
- (2) Street trees shall comply with the following standards:
 - (a) Avoid interference with street lights, signage and other features;
 - (b) No plantings in street intersection triangles, a minimum of 35 feet by 35 feet, as measured from the face of the curb;
 - (c) Planted no less than five feet (5') from underground utilities and fifteen feet (15') from underground utilities;
 - (d) Planted no less than five feet (5') from fire hydrants;
 - (e) Planted no less than four feet (4') from the back of curb;
 - (f) Irrigated by a permanent automatic irrigation system;
 - (g) The Owner shall submit a street tree planting plan with the submittal of a site plan for development.
 - (h) Street trees and their associated irrigation system along Gattis School Road shall be installed to the satisfaction of the City prior to the issuance of a Certificate of Occupancy for any development on the Property.
 - (i) A fiscal maintenance guarantee shall be provided by the Owner for replacement of the street trees and repair of the irrigation systems for a period of two years. The City shall have the authority to identify all trees or other plant materials which require replacement. The fiscal guarantee shall be extended for one year for plants that are replaced.
 - (j) A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

5. TRANSPORTATION

The requirement for a Traffic Impact Analysis (TIA), as required by Section 46-197 of the Code, for the 1.64-acre Parcel 1-C shall be determined by the City at the time of platting or site plan submittal.

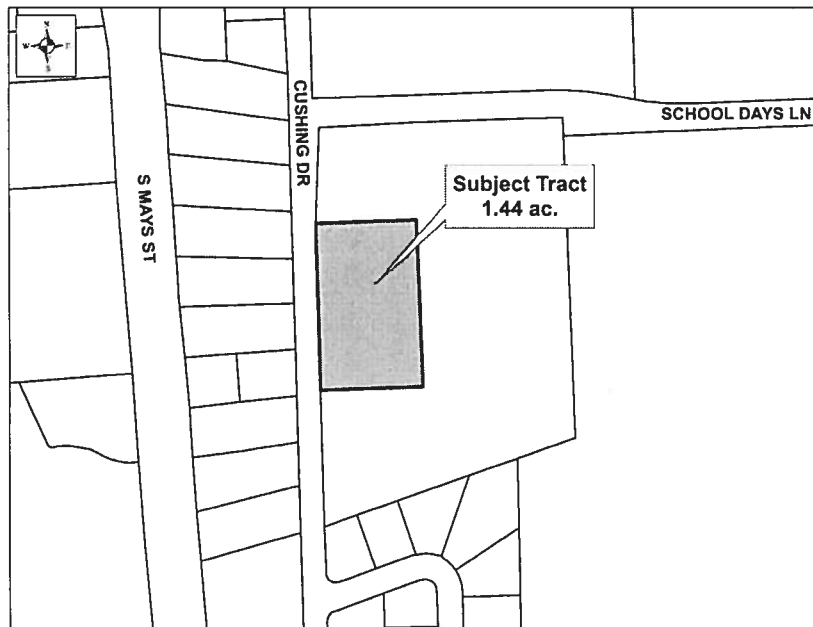
II.

(Replacing the current Section 10):

10. **DRIVEWAY ACCESS TO A. W. Grimes Boulevard and Gattis School Road:**

Exhibit 'C' identifies the general locations for driveways serving each parcel, indicated by 'MC' (median cut) and 'CC' (curb cut). The exact location for all driveways are subject to the approval of the City.

**1205 to 1209 Cushing Dr. Rezone from MF to TF
ZONING ZON1805-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from MF-2 (Multi-family - medium density) to TF (Two-family)

ZONING AT TIME OF APPLICATION: MF-2 (Multi-family - medium density)

DESCRIPTION: 1.44 acres out of the C. Gresham Subdivision, Replat Of Lots 1-2 and Lot 3.

CURRENT USE OF PROPERTY: Two single family homes and two undeveloped lots

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: apartments - MF-2 (Multi-family - medium density)

South: apartments - MF-2 (Multi-family - medium density)

East: apartments - MF-2 (Multi-family - medium density)

West: (across Cushing Drive) auto repair - C-1a (General commercial - limited) and SF-2 (Single family - standard lot)

PROPOSED LAND USE: single family and two-family

TOTAL ACREAGE: 1.44

Owner:	Agent:
Marco Antonio Castillo	Marco Antonio Castillo
605 Canyon Trail	605 Canyon Trail
Round Rock, TX 78664	Round Rock, TX 78664

**1205 to 1209 Cushing Dr. – Rezone from MF to TF
ZONING ZON1805-003**

HISTORY: The property was annexed in 1966 and it has been zoned for multi-family uses since 1986.

DATE OF REVIEW: June 20, 2018

LOCATION: Southeast of Cushing Dr. and School Days Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as residential. It is currently zoned as MF-2 (Multi-family – medium density).

Zoning Request: The request is to change the zoning to TF (Two-family), a district which allows single family attached units (duplexes) and single family detached units. Single family detached units must meet the lot dimension and setback standards established by the SF-2 (Single-family – standard lot) zoning district.

Additional Considerations: The minimum lot size for the TF zoning district is 3,500 square feet, for a single unit of a two-unit building, with a minimum width for each lot of 35'. The minimum lot size in the SF-2 zoning district is 6,500 square feet, with a minimum width for each lot of 50'. The property consists of four lots, three of which are approximately 72' x 200' or 14,400 square feet each and one which is approximately 111' x 200' or 22,200 square feet. Two of the lots contain single family homes and two remain undeveloped.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from MF-2 to TF.



S MAYS ST

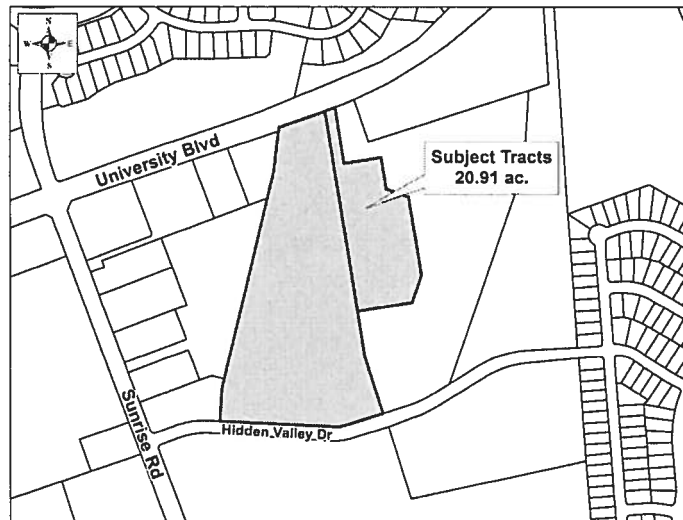
CUSHING DR

SCHOOL DAYS LN

**Subject Tract
1.44 ac.**



**Arrington Ridge II Replat Subdivision
FINAL PLAT FP1803-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to create two lots

ZONING AT TIME OF APPLICATION: MF-2 (Multifamily-Medium Density) & PUD 90

DESCRIPTION: 20.91 acres out of the N. B. Anderson Survey, Abstract No. 29

CURRENT USE OF PROPERTY: Multifamily and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial and Residential

ADJACENT LAND USE:

North: University Blvd ROW and Single-Family (Teravista MUD)
 South: Multifamily (PUD 90)
 East: Multifamily (PUD 90)
 West: Commercial (Zoned C-1)

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:	1	15.91
Office:	0	0
Commercial:	1	5
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	20.91

Owner:
 RDRK SPE/EAT LLC Roy
 E. Carroll
 2004 Lakeshore Dr.
 Austin, TX 78746

Agent:
 Stantec Consulting Services Inc.
 Katie Frazier
 1905 Aldrich St., Ste. 300
 Austin, TX 78723

**Arrington Ridge II Replat Subdivision
FINAL PLAT FP1803-001**

HISTORY: PUD (Planned Unit Development) No. 90 was approved by the City Council in January of 2012. It contains 41.23 acres and has three development areas: two areas for multifamily development on 36 acres and one area for townhome and senior uses on 5 acres. Amendment No. 1 to the PUD provided for modified design features for the second phase of the multifamily development. It was approved administratively in 2015. Amendment No. 2 was approved by the Planning & Zoning Commission on December 20, 2017 and allowed an indoor, climate controlled self-storage facility as a new use in the PUD.

DATE OF REVIEW: June 20, 2018

LOCATION: Southeast of the intersection of University Blvd. and Sunrise Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for Commercial and Residential purposes. The south and west portion of the site with the existing Arrington Ridge Apartments is zoned MF-2 (Multifamily-Medium Density) District and allows apartments, townhomes, neighborhood parks, and places of worship by right. The north and east portion of the site is zoned PUD 90 and allows senior apartments, townhomes, senior group living, and multi-story self service storage facilities. The PUD requires specific building and design standards for each land use identified in the document. The MF-2 district has its own building and design standards.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall PUD development. This replat will not require a TIA revision. Access to both Lots 1 & 2 will be through a shared existing driveway off of University Boulevard. There is an existing cross access agreement that has been recorded between both properties.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Lot 1 is developed with the Arrington Ridge Apartments and is served by a 20-inch water main on University Boulevard and a 12-inch main in Hidden Valley Drive. Lot 2 is undeveloped and is served by a 20-inch water main on University Boulevard and a 8-inch water stub to the north property line adjacent to Bartz II apartments to the east. Wastewater for Lot 1 is provided throughout the site. Wastewater for Lot 2 is provided by the adjacent Bartz II site.

Drainage: There are no drainage concerns for this site. Detention facilities for Lot 1 and Lot 2 consist of both the detention pond that was constructed with the Bartz II site development and the Arrington Ridge pond. Staff will review a more detailed drainage plan prior to permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Sheet 2 of 3:
General Note 7- Revise note to include statement "all finished floor elevations shall be a minimum two feet above the ultimate 1% annual chance floodplain."

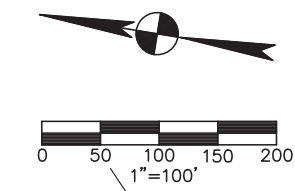


University Blvd

**Subject Tracts
20.91 ac.**

Sunrise Rd

Hidden Valley Dr



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
 - CALCULATED POINT
 - 1/2" IRON ROD WITH "STATEC" CAP SET
 - ADJOINER AND STREET LINE
 - SUBDIVISION BOUNDARY LINE
 - SUBDIVISION LOT LINE
 - EASEMENT LINE
 - BENCHMARK
 - P.O.B. POINT OF BEGINNING
 - 100YR ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - 25YR ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

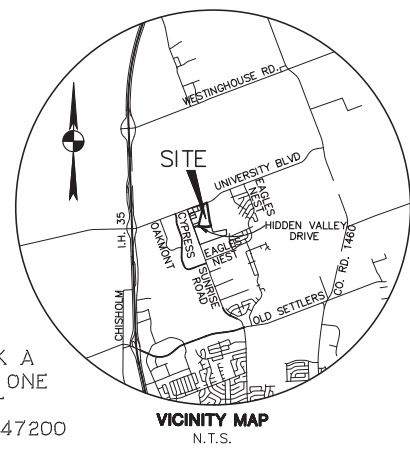
ARRINGTON RIDGE II SUBDIVISION

A REPLAT OF LOT 1, BLOCK "B"

OAKMONT CROSSING SECTION ONE

A 20.907 ACRE TRACT OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.93'	2112.42'	1°22'53"	N69° 47' 11"E	50.93
C2	81.37'	220.26'	21°09'57"	S82° 49' 45"W	80.91
C3	96.63'	2112.42'	2°37'15"	N67° 47' 07"E	96.62
C4	50.92'	2124.59'	1°22'23"	N69° 50' 59"E	50.92



LOT 1, BLOCK A
BARTZ PHASE ONE
FINAL PLAT
DOC. NO. 2013047200

EASEMENT NOTE:
TEXAS POWER & LIGHT COMPANY
EASEMENT DATED OCTOBER 2, 1936 OF
RECORD IN VOLUME 282, PAGE 519 OF THE
DEED RECORDS OF WILLIAMSON COUNTY,
TEXAS, WAS UNLOCATABLE AND MAY
AFFECT THE PROPERTY SHOWN HEREON.

LOT 1, BLOCK "A"
FINAL PLAT OF CHANDLER
SUNRISE SUBDIVISION
CAB. "DD", SLS. 118-119

BENCHMARK INFORMATION:
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA
SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS)
NETWORK AND ADDITIONALLY REFERENCED TO NGS GEOID MODEL
12A (CONUS).

TBM 103: PK NAIL WITH WASHER FOUND IN CONCRETE WALKWAY
ON THE SOUTH SIDE OF UNIVERSITY AVENUE AT CREEK
CROSSING, NEAR NORTHWEST CORNER OF PROPERTY.
ELEV=775.05' (AS SHOWN)

GENERAL INFORMATION:
ACREAGE OWNER 1 (5.002 AC) ARRINGTON RIDGE II, LLC
ACREAGE OWNER 2 (15.905 AC) ARRINGTON RIDGE, LLC
TOTAL ACREAGE.....20.907 ACRES
SURVEY OF.....N.B. ANDERSON SURVEY
ABSTRACT NO. 29
TOTAL # OF LOTS.....2 (DEVELOPMENT)
TOTAL # OF BLOCKS.....1
LINEAR FEET OF NEW STREETS....0
PLANNING AND ZONING
COMMISSION REVIEW.....JUNE 20, 2018
SURVEYOR & ENGINEER.....STANTEC CONSULTING
SERVICES, INC.
SUBMITTAL DATE.....MARCH 6, 2018

ARRINGTON RIDGE II SUBDIVISION
REPLAT OF LOT 1, BLOCK "B"
OAKMONT CROSSING SECTION ONE
A TWO LOT SUBDIVISION
CONSISTING OF 20.907 ACRES
DATE: FEBRUARY 2018
PREPARED BY:

**Stantec**

1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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LINE TABLE		
NO.	BEARING	DISTANCE
L1	N66°59'05"E	148.75'
L2	N67°29'20"E	92.16'
L3	S9°16'14"E	150.24'
L4	S69°58'07"E	111.20'
L5	S18°28'28"W	135.18'
L6	N3°23'40"E	152.04'
L7	S17°27'59"E	60.01'
L8	N66°59'05"E	70.98'
L9	N9°14'15"W	1.93'
L10	N80°45'45"E	109.30'

SHEET
1
OF 3

NOTE:
REFER TO FLOODPLAIN STUDY FOR
GOLD'S GYM DATED DECEMBER 23,
2015 FOR LIMITS OF ULTIMATE 1%
ANNUAL CHANCE FLOODPLAIN ON THE
WESTERN BANK OF THE UNNAMED
TRIBUTARY TO CHANDLER BRANCH.

ARRINGTON RIDGE II SUBDIVISION
A REPLAT OF LOT 1, BLOCK "B"
OAKMONT CROSSING SECTION ONE

STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§ KNOW ALL MEN BY THESE PRESENTS

THAT ARRINGTON RIDGE II, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ROY E. CARROLL, II ITS MANAGER AND ARRINGTON RIDGE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ROY E. CARROLL, II, ITS MANAGER, BEING THE OWNERS OF THAT CERTAIN 20.907 ACRE TRACT OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; SAID 20.907 ACRES BEING THAT CERTAIN 5.002 ACRE TRACT OF LAND CONVEYED TO ARRINGTON RIDGE II, LLC BY DEED OF RECORD IN DOCUMENT NO. 2018043922 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMAINING 15.905 ACRE PORTION OF LOT 1, BLOCK B, OAKMONT CROSSING SECTION ONE, A SUBDIVISION OF RECORD IN CABINET H, SLIDE 311 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID REMAINING PORTION OF LOT 1 HAVING BEEN CONVEYED TO ARRINGTON RIDGE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014028954 OF SAID OFFICIAL PUBLIC RECORDS; DO HEREBY SUBDIVIDE SAID 20.907 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "ARRINGTON RIDGE II SUBDIVISION, REPLAT OF LOT 1, BLOCK "B" OAKMONT CROSSING SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED.

ARRINGTON RIDGE, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY

ARRINGTON RIDGE II, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY

BY:

ROY E. CARROLL, II
201 N. ELM STREET, SUITE 201
GREENSBORO, NORTH CAROLINA 27401

DATE

BY:

ROY E. CARROLL, II
201 N. ELM STREET, SUITE 201
GREENSBORO, NORTH CAROLINA 27401

DATE

STATE OF _____
COUNTY OF _____

§
§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC
IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES

STATE OF _____
COUNTY OF _____

§
§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC
IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS;

THAT I, KATHLEEN H. FRAZIER, 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.

KATHLEEN H. FRAZIER, P.E.
TEXAS REGISTRATION NO. 122011
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



LIEN HOLDERS STATEMENT:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT ARRINGTON RIDGE II, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 5.002 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018043922, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS ARRINGTON RIDGE II SUBDIVISION, REPLAT OF LOT 1, BLOCK "B" OAKMONT CROSSING SECTION ONE.

ARRINGTON RIDGE II, LLC

ROY E. CARROLL, II
MANAGER

THE STATE OF _____ §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20_____, BY, ROY E. CARROLL, II, AS MANAGER OF ARRINGTON RIDGE II, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ON BEHALF OF ARRINGTON RIDGE II, LLC.

NOTARY PUBLIC, STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT ARRINGTON RIDGE, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY, AS THE OWNER OF LOT 1, BLOCK B, OAKMONT CROSSING SECTION ONE, RECORDED IN DOCUMENT NUMBER 2014028954, SAVE AND EXCEPT THAT PORTION CONVEYED UNDER DOCUMENT NUMBER 2013102798, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS ARRINGTON RIDGE II SUBDIVISION, REPLAT OF LOT 1, BLOCK "B" OAKMONT CROSSING SECTION ONE.

ARRINGTON RIDGE, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

ROY E. CARROLL, II
MANAGER

THE STATE OF _____ §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20_____, BY, ROY E. CARROLL, II, AS MANAGER OF ARRINGTON RIDGE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ON BEHALF OF ARRINGTON RIDGE, LLC.

NOTARY PUBLIC, STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT BANK OF AMERICA, N.A., THE LIEN HOLDER OF LOT 1, BLOCK B, OAKMONT CROSSING SECTION ONE, RECORDED IN DOCUMENT NUMBER 2014028954, SAVE AND EXCEPT THAT PORTION CONVEYED UNDER DOCUMENT NUMBER 2013102798, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF LOT 1, BLOCK B, OAKMONT CROSSING SECTION ONE, 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 EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BANK OF AMERICA, N.A.

BY: _____, ITS _____

THE STATE OF _____ §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20_____,
BY _____

NOTARY PUBLIC, STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. BUILDING SETBACKS FOR LOT 1 SHALL BE IN ACCORDANCE WITH THE TABLE BELOW.

FRONT - 10 FEET
SIDE - 5 FEET
REAR - 5 FEET

BUILDING SETBACKS FOR LOT 2 SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, OR AS APPROVED BY THE PUD AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.

3. ALL EXISTING RECORDED EASEMENTS AND PLATS ARE FOUND IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND SHOWN HEREON, EXCEPT THE TEXAS POWER & LIGHT COMPANY EASEMENT DATED OCTOBER 2, 1936 OF RECORD IN VOLUME 282, PAGE 519 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, WAS UNLOCATABLE AND MAY AFFECT THE PROPERTY SHOWN HEREON.

4. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NOS. 48491C0485E AND 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

5. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD.

6. 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 AFTER APPROVAL OF THE PROPER ANALYSIS.

7. BUILDING SLABS ADJACENT TO THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN ELEVATION AS DETERMINED BY THE FLOOD STUDY FOR GOLD'S GYM - UNNAMED TRIBUTARY TO CHANDLER BRANCH (COMPLETED BY KIMLEY-HORN & ASSOCIATES, INC., DATED DECEMBER 23, 2015).

8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

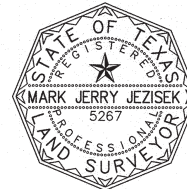
STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS;

THAT I, MARK J. JEZISEK, 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 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

MARK J. JEZISEK, R.P.L.S.
TEXAS REGISTRATION NO. 5267
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

5/22/18
DATE



ARRINGTON RIDGE II SUBDIVISION
REPLAT OF LOT 1, BLOCK "B"
OAKMONT CROSSING SECTION ONE

A TWO LOT SUBDIVISION
CONSISTING OF 20.907 ACRES
DATE: FEBRUARY 2018
PREPARED BY:



Stantec

1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SHEET

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OF 3

ARRINGTON RIDGE II SUBDIVISION
A REPLAT OF LOT 1, BLOCK "B"
OAKMONT CROSSING SECTION ONE

A 20.907 ACRE TRACT OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT
NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

FIELDNOTE DESCRIPTION:

OF 20.907 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 1, BLOCK "B" OAKMONT CROSSING SECTION ONE, A SUBDIVISION OF RECORD IN CABINET "H", SLIDES 311-313 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE 5.002 ACRE TRACT OF LAND CONVEYED TO ARRINGTON RIDGE II, LLC BY DEED OF RECORD IN DOCUMENT NO. 2018043922 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 20.907 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (R.O.W. VARIES), BEING THE NORTHEASTERLY CORNER OF LOT 3 FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 44-45 OF SAID PLAT RECORDS, THE SOUTHWESTERLY CORNER OF THAT CERTAIN 1,918 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK FOR STREET PURPOSES BY DEED OF RECORD IN DOCUMENT NO. 2013102798 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, BEING THE SOUTHERLY LINE OF SAID 1,918 SQUARE FOOT TRACT AND THE NORTHERLY LINE OF SAID LOT 1, BLOCK "B", FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N66°59'05"E, A DISTANCE OF 148.75 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;
- 2) N67°29'20"E, A DISTANCE OF 92.16 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHWESTERLY CORNER OF SAID 5.002 ACRE TRACT, BEING THE EASTERLY CORNER OF SAID 1,918 SQUARE FOOT TRACT AND THE NORTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 1, FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, BEING THE NORTHERLY LINE OF SAID 5.002 ACRE TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2112.42 FEET, A CENTRAL ANGLE OF 01°22'53", AN ARC LENGTH OF 50.93 FEET AND A CHORD WHICH BEARS, N69°47'11"E, A DISTANCE OF 50.93 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK A BARTZ PHASE TWO FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015104762 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHEASTERLY CORNER OF SAID 5.002 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK A AND SAID 5.002 ACRE TRACT, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) S09°16'14"E, A DISTANCE OF 266.89 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;
- 2) N80°43'25"E, A DISTANCE OF 177.79 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;
- 3) S09°16'14"E, A DISTANCE OF 150.24 FEET TO A 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND FOR AN ANGLE POINT;
- 4) S69°58'07"E, A DISTANCE OF 111.20 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;
- 5) S09°16'14"E, A DISTANCE OF 370.87 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT, FROM WHICH A 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND BEARS, S32°46'32"E, A DISTANCE OF 0.49 FEET;
- 6) S18°28'28"W, A DISTANCE OF 135.18 FEET TO A 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND FOR AN ANGLE POINT;
- 7) S80°43'25"W, A DISTANCE OF 261.83 FEET TO A 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND IN THE EASTERLY LINE OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", BEING THE SOUTHWESTERLY CORNER OF SAID 5.002 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

FIELDNOTE DESCRIPTION:

THENCE, ALONG THE EASTERLY LINE OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", BEING THE WESTERLY LINE OF SAID LOT 1, BLOCK "A", FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S09°16'14"E, A DISTANCE OF 213.68 FEET TO A 1/2 INCH IRON ROD WITH "WARD" CAP FOUND FOR AN ANGLE POINT;
- 2) S17°46'55"E, A DISTANCE OF 284.48 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF HIDDEN VALLEY DRIVE (60' R.O.W.), BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK A AND THE SOUTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE NORTHERLY LINE OF HIDDEN VALLEY DRIVE, BEING THE SOUTHERLY LINE OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S72°18'37"W, A DISTANCE OF 185.36 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 220.26 FEET, A CENTRAL ANGLE OF 21°09'57", AN ARC LENGTH OF 81.37 FEET AND A CHORD WHICH BEARS, S82°49'45"W, A DISTANCE OF 80.91 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE END OF SAID CURVE;
- 3) N86°36'39"W, A DISTANCE OF 515.43 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 9 OF SAID FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO, BEING THE SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF HIDDEN VALLEY DRIVE, ALONG THE EASTERLY LINE OF LOTS 3, LOTS 8 AND 9 OF SAID FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO, BEING THE WESTERLY LINE OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N03°23'40"E, A DISTANCE OF 152.04 FEET TO AN ANGLE POINT;
- 2) N13°24'12"E, A DISTANCE OF 1048.95 FEET TO AN ANGLE POINT;
- 3) N06°40'20"E, A DISTANCE OF 193.40 TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 20.907 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

APPROVED THIS _____ DAY OF _____, 2018, 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.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION

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

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 _____, 2018 A.D., AT _____ O'CLOCK, __M.,

AND DULY RECORDED THIS THE _____ DAY OF _____, 2018 A.D., AT _____ O'CLOCK __ M.,

IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER _____.

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

ARRINGTON RIDGE II SUBDIVISION
REPLAT OF LOT 1, BLOCK "B"
OAKMONT CROSSING SECTION ONE

A TWO LOT SUBDIVISION
CONSISTING OF 20.907 ACRES

DATE: FEBRUARY 2018
PREPARED BY:



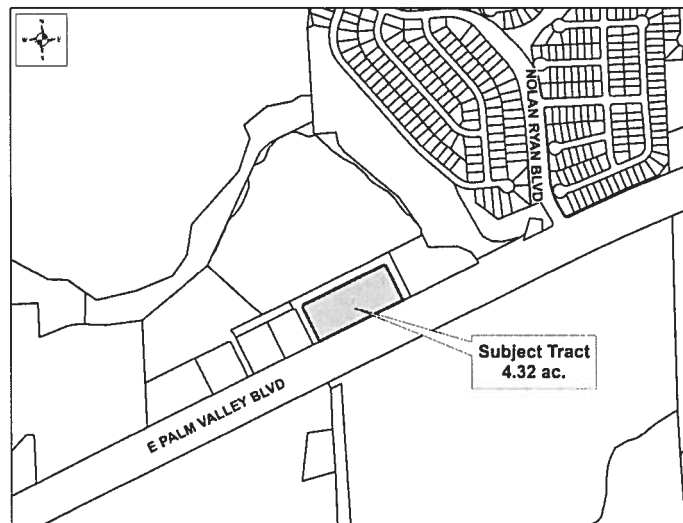
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SHEET

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OF 3

**Round Rock Express Sec. 3 - Replat of Lt 1B, Blk A
FINAL PLAT FP1805-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to divide one lot into two lots

ZONING AT TIME OF APPLICATION: PUD No. 102

DESCRIPTION: 4.32 acres out of the Joseph Marshall Survey, Abstract No. 409

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Residential (Zoned PUD No. 102)

South: Palm Valley ROW/UPRR ROW/Wastewater Treatment Plant (Zoned Light Industrial)

East: Undeveloped Commercial (Zoned PUD No. 102)

West: Commercial (Zoned C-1)

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:	2	4.32
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	4.32

Owner:
RRE Investors LP Reese
Ryan
3400 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Hagood Engineering Associates
Raquel Ramirez
900 E. Main St.
Round Rock, TX 78664

Round Rock Express Sec. 3 – Replat of Lot 1B, Block A
FINAL PLAT FP1805-002

HISTORY: PUD (Planned Unit Development) No. 102 was approved by the City Council in October of 2015. The overall development contains approximately 35.77 acres of land and has been divided into 7.6 acres for commercial purposes, 25.1 acres for residential purposes, 1.9 acres for access drive area and 1.2 acres for drainage purposes. This replat request comprises of 4.32 acres for commercial purposes.

DATE OF REVIEW: June 20, 2018

LOCATION: Northeast of Telander Dr. and E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for this site is Commercial/Multifamily and the zoning is PUD 102, which designates this property for commercial purposes. Parcel 2, as identified in the PUD, will be developed in accordance with the C-1 (General Commercial) base zoning district. The PUD requires that the exterior building materials, colors, texture and ratios of materials used be compatible and harmonious with the existing buildings located to the west of the site. Hat Creek Burger Company and R Bank are two examples that are west of the site and both include Texas limestone with metal accents as the predominant finish.

Compliance with the Concept Plan: As shown, this replat is in compliance with the Concept Plan in PUD 102 as this entire block is designated for commercial purposes.

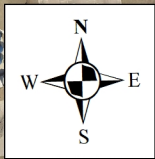
Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall PUD development. This replat will not require a TIA revision.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. An 18-inch main exists along the north right-of-way line of Palm Valley Boulevard and an 8-inch main exists along the north and east property line. A 48-inch wastewater line exists along the north right-of-way of Palm Valley Boulevard and an 8-inch main is located at the northeast corner of proposed Lot 1B-2. An existing 8-inch main extension will connect to this existing manhole and extend across Lot 1B-2 to serve Lot 1B-1.

Drainage: This development will be participating in the City's Regional Storm Water Management Program. There are no drainage concerns for this site. Storm water will be captured by curb inlets and conveyed appropriately.

RECOMMENDED MOTION:

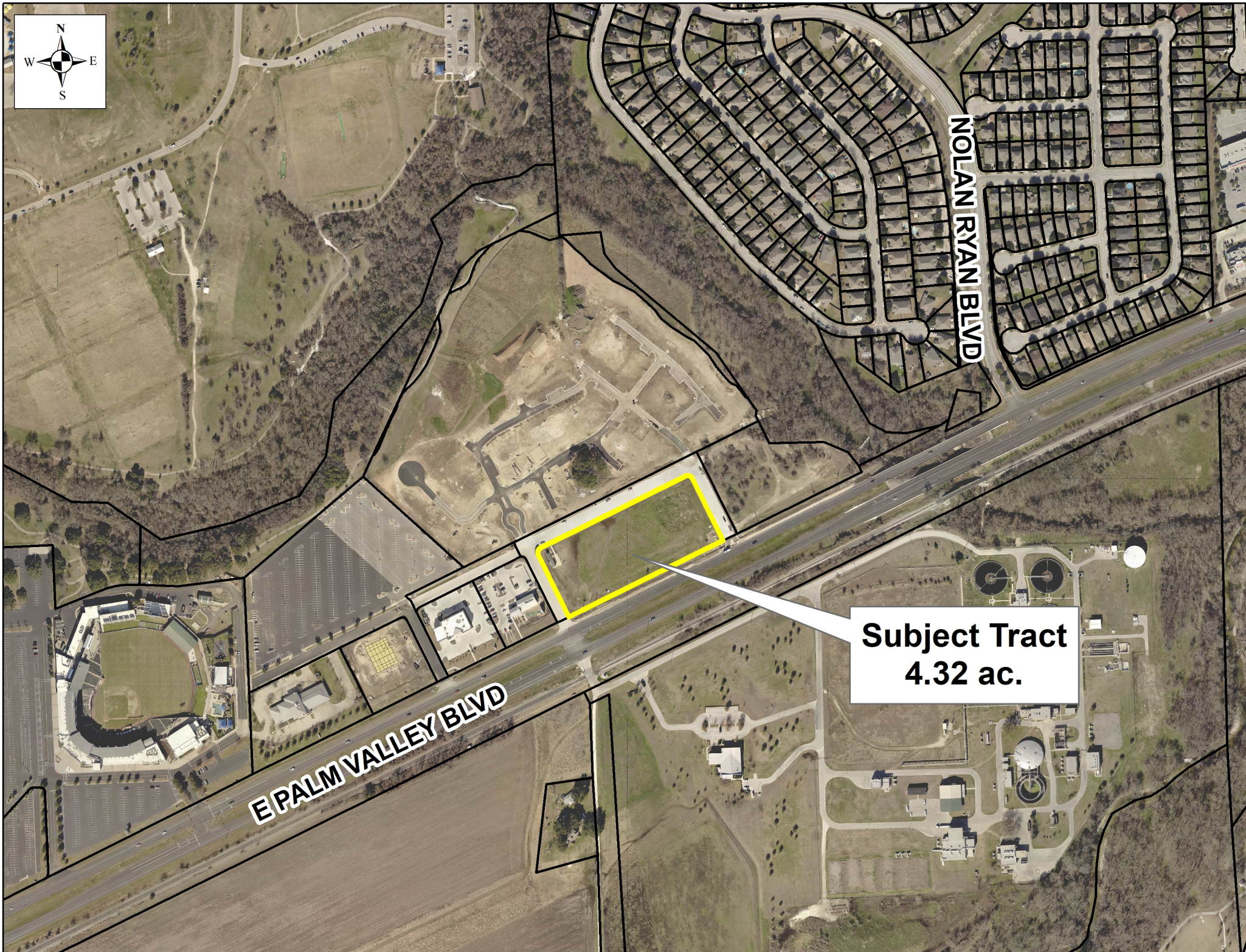
Staff recommends approval of the replat request



NOLAN RYAN BLVD

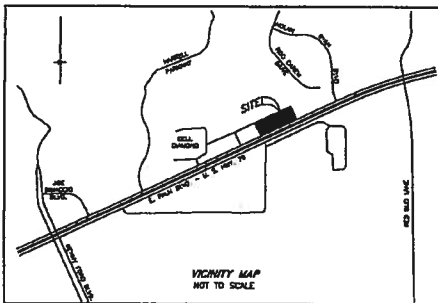
E PALM VALLEY BLVD

**Subject Tract
4.32 ac.**



LINE DATA		
NO.	BEARING	DISTANCE
1	N 64°11'58" W	63.54'
2	N 63°35'34" W	15.00'
3	N 26°23'15" W	75.00'
4	S 63°37'02" W	75.69'
5	N 26°21'56" W	15.00'
6	N 63°37'06" E	75.68'
7	N 26°23'12" W	188.38'
8	N 63°36'47" E	15.00'
9	S 26°23'13" E	278.37'
10	S 63°37'22" W	29.38'
11	S 63°37'22" W	10.00'
12	N 26°24'25" W	350.70'
13	N 63°35'46" E	10.00'
14	S 26°24'25" E	350.71'
15	S 63°35'46" W	37.15'
16	S 04°21'18" E	76.45'
17	N 04°21'18" W	70.12'
18	S 63°35'46" W	219.16'
19	S 26°24'14" E	64.99'
20	S 63°35'51" W	15.00'
21	N 26°24'14" W	64.99'
22	S 63°35'46" W	291.66'
23	S 26°24'09" E	64.98'
24	S 63°35'51" W	15.00'
25	N 26°24'09" W	64.98'

CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD (BRG. & DIST.)
1	20.00'	90°00'16"	31.42'	S 18°35'43" W, 28.29'
2	20.00'	89°59'45"	31.41'	N 71°24'17" W, 28.28'
3	20.00'	44°03'18"	15.38'	S 86°35'39" W, 15.00'



Bearings based on a record bearing of N 63°35'51" E for the monumented South boundary line of Lot 1H, Block A, #2016006145, O. P. R. W. C. T.

BENCHMARK:

Chiseled Square on top of curb near the Southeast corner of Lot 1B, Block A.

Elevation: 658.66 (NAVD88 datum per Static GPS Observation resolved by OPUS using Geoid 12B)

APPROXIMATE NE CORNER
P. A. HOLDER SURVEY
ABST. 297

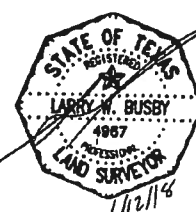
P. A. HOLDER SURVEY ABST. #297
J. MARSHALL SURVEY ABST. #409

LOT 1A, BLOCK A,
REPLAT OF REMAINDER OF
LOT 6, BLOCK C, ROUND
ROCK EXPRESS SUBDIVISION,
SECTION THREE & A FINAL PLAT
OF 32.946 ACRES OUT OF THE JOSEPH
MARSHALL SURVEY, ABSTRACT NO. 409
#2016006145, O. P. R. W. C. T.

LOT 1B1, BLOCK A
2.041 ACRES

LOT 1B2, BLOCK A
2.282 ACRES

LOT 1C, BLOCK A,
REPLAT OF REMAINDER OF
LOT 6, BLOCK C, ROUND
ROCK EXPRESS SUBDIVISION,
SECTION THREE & A FINAL PLAT
OF 32.946 ACRES OUT OF THE JOSEPH
MARSHALL SURVEY, ABSTRACT NO. 409
#2016006145, O. P. R. W. C. T.



REPLAT OF LOT 1B IN BLOCK A, ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE

Being situated within the
P. A. Holder Survey, Abstract Number 297
and the
J. Marshall Survey, Abstract Number 409,
City of Round Rock, Williamson County, Texas.

OWNER: RRE INVESTORS, L.P.
3400 E. Palm Valley Blvd.
Round Rock, Texas 78665

TOTAL ACREAGE: 4.323 acres

DEVELOPMENT ACREAGE: 4.323 acres

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2 (Development)

LINEAR FEET OF NEW STREETS: 0

ENGINEER: Hagood Engineering
Associates
900 E. Main Street
Round Rock, Texas 78664
(512) 244-1546

SURVEYOR: Delta Land Surveying
PO Box 6105
Round Rock, Texas 78683
(512) 781-9800

SUBMITTAL DATE: May 8, 2018

P & Z REVIEW DATE: June 20, 2018



DELTA LAND SURVEYING
P. O. Box 6105
Round Rock, Texas 78683
(512) 781-9800
www.DeltaLandSurveying.net

RECEIVED

JUN 14 2018

CITY OF ROUND ROCK
PLANNING DEPARTMENT

OWNER'S CERTIFICATE

State of Texas §
County of Williamson §

That RRE Investors, L.P., a Texas Limited Partnership, as owner of that certain Lot 1B in Block A of the "Replat of Replat of Remainder of Lot 6, Block C, Round Rock Express Subdivision, Section Three, and a Final Plat of 32.946 Acres out of the Joseph Marshall Survey, Abstract No. 409" according to the map or plat thereof filed for record under Document Number 2016006145 of the Official Public Records of Williamson County, Texas do hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as a "Replat of Lot 1B in Block A, Round Rock Express Subdivision, Section Three".

RRE Investors, L.P.

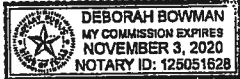
Reese Ryan
President

ACKNOWLEDGEMENT

State of Texas §
County of Williamson §

This foregoing instrument was acknowledged before me on this 13 day of June, 2018, A. D., by Reese Ryan, as President of RRE Investors, L.P.

Deborah Bowman
Notary Public



ENGINEER'S CERTIFICATE

State of Texas §
County of Williamson §

I, the undersigned, a Registered Professional Engineer in the State of Texas, 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.

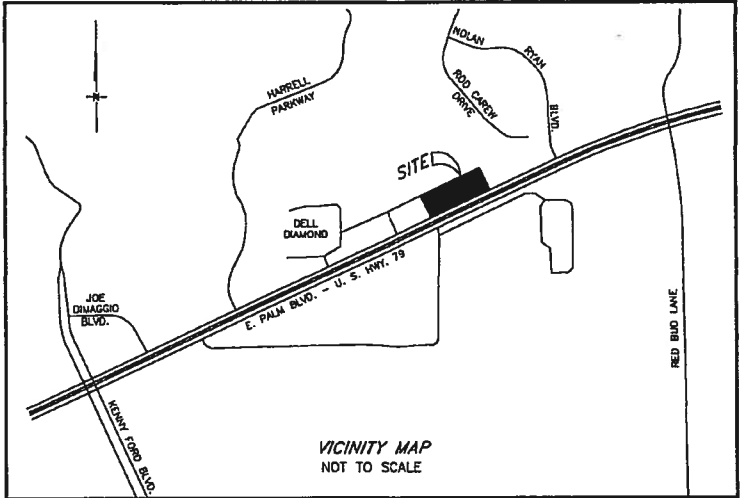
Terry R. Hagood, P.E.
Texas Registered Professional Engineer #52960



6/13/2018
Date

GENERAL NOTES:

- No portion of this tract is encroached by any special flood hazard areas inundated by the 1 % annual chance flood as identified by the U. S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) Community Panel Number 48453H0205H, Effective Date 9/26/08, for Williamson County, Texas.
- A ten foot (10') P. U. E. and sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
- No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easement shown hereon.
- Building setbacks shall be in accordance with PUD No. 102 and Chapter 46, Zoning, City of Round Rock Code of Ordinances, 2010 Edition, as amended.
- Sidewalks shall be constructed in accordance with Chapter 36, Subdivision, City of Round Rock Code of Ordinances, 2010 Edition, as amended, and with the Design and Construction Standards.
- No access shall be allowed to E. Palm Valley Road (U. S. Hwy. No. 79) directly from Lot 1B1 or Lot 1B2, Block A.
- No portion of this tract is encroached by the ultimate 1 % annual change floodplain.



LEGEND

()	Record data per deed/plat
○ FTLS	Found 1/2" rebar w/cap marked "TLS"
○ F4967	Found 1/2" rebar w/cap marked "RPLS 4967"
○ S4967	Set 1/2" rebar w/cap marked "RPLS 4967"
P. R. W. C. T.	Plat Records of Williamson County, Texas
D. R. W. C. T.	Deed Records of Williamson County, Texas
O. P. R. W. C. T.	Official Public Records of Williamson County, Texas
P. U. E.	Public Utility Easement
L1	Line Number
C1	Curve Number
BM	Benchmark
	City of Round Rock Storm Sewer & Drainage Easement #2016005936, O. P. R. W. C. T.
	Existing Easement Boundary Line
	Existing 10' P. U. E. & Sidewalk Easement Boundary Line #2016006145, O. P. R. W. C. T.
	Subdivision Boundary

SURVEYOR'S CERTIFICATE

State of Texas §
County of Williamson §

I, Larry W. Busby, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made under my direct supervision on the ground and that the corner monuments shown hereon were found or properly set under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Larry W. Busby
Texas R. P. L. S. No. 4967

6/12/18
Date



CITY OF ROUND ROCK APPROVAL CERTIFICATE

Approved this _____ day of _____, 2018, A. D., 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.

David Paviska, Chairman
City of Round Rock Planning & Zoning Commission

COUNTY CLERK'S CERTIFICATE

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 _____, 2018, A. D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, 2018, A. D., at _____ o'clock _____ M. in the Plat Records of Williamson County, Texas under Document Number _____.

WITNESS MY HAND and seal of the County Court of Williamson County, Texas, at office in Georgetown, Texas, this the _____ day of _____, 2018, A. D., at _____ o'clock _____ M.

Nancy Rister, Clerk, County Court
Williamson County, Texas

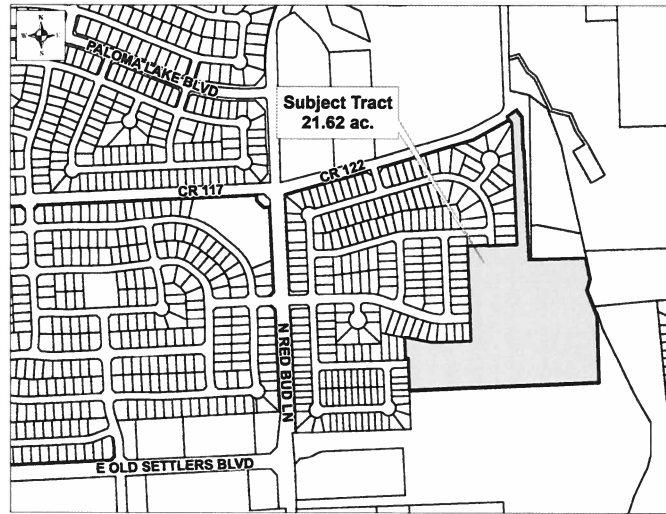
By: Deputy

REPLAT OF LOT 1B IN BLOCK A,
ROUND ROCK EXPRESS SUBDIVISION,
SECTION THREE

Being situated within the
P. A. Holder Survey, Abstract Number 297
and the
J. Marshall Survey, Abstract Number 409,
City of Round Rock, Williamson County, Texas.



**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 (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	11.43
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.87
Parkland:	1	7.32
Other:	0	0
TOTALS:	68	21.62

Owner:
 272 OSP, LLC
 James Dorney
 8601 Ranch Road 2222 Bldg. 1, Ste. 150
 Austin, TX 78730

Agent:
 Half Associates, Inc.
 Robert Scholz
 9500 Amberglen Blvd., Bldg. F, Ste. 125
 Austin, TX 78729

**Madsen Ranch Subdivision 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. At the applicant's request, this item was postponed from the June 6, 2018 P&Z meeting to a future agenda date to work with staff on a drainage issue, which has been resolved.

DATE OF REVIEW: June 20, 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 11.43 acres will be development lots. There will be 2.87 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.

Parkland: PUD 98 requires 5.7 acres of parkland to be maintained by the HOA with the final plat. Phase 4 is the final phase for Madsen Ranch and therefore the developer is creating a total of 7.32 acres of parkland along with an 8-foot wide concrete trail. The HOA will own and maintain the parkland, and the developer will dedicate a public access easement over the trail.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The applicant shall dedicate a public access easement once the location of the trail has been established on Lot 97, Block B prior to recordation of the Phase 4 final plat or Site Improvement Plan Permit close out, whichever occurs first.
2. Remove Ph 3 callout to 'hereby' dedicate right-of-way Lot 80 Block B of Ph 3.
3. Modify right-of-way dedication width at Lot 100 Block B to match adjacent Lot 99 30' dedication in Phase 3.
4. Clearly identify the line from the WW easement Doc #2016083580 near Lot 73 Block B to the calculated point.
5. Delete plat note # 7.
6. Update the P&Z review date to June 20, 2018.
7. Update the development lot acreage prior to recordation.



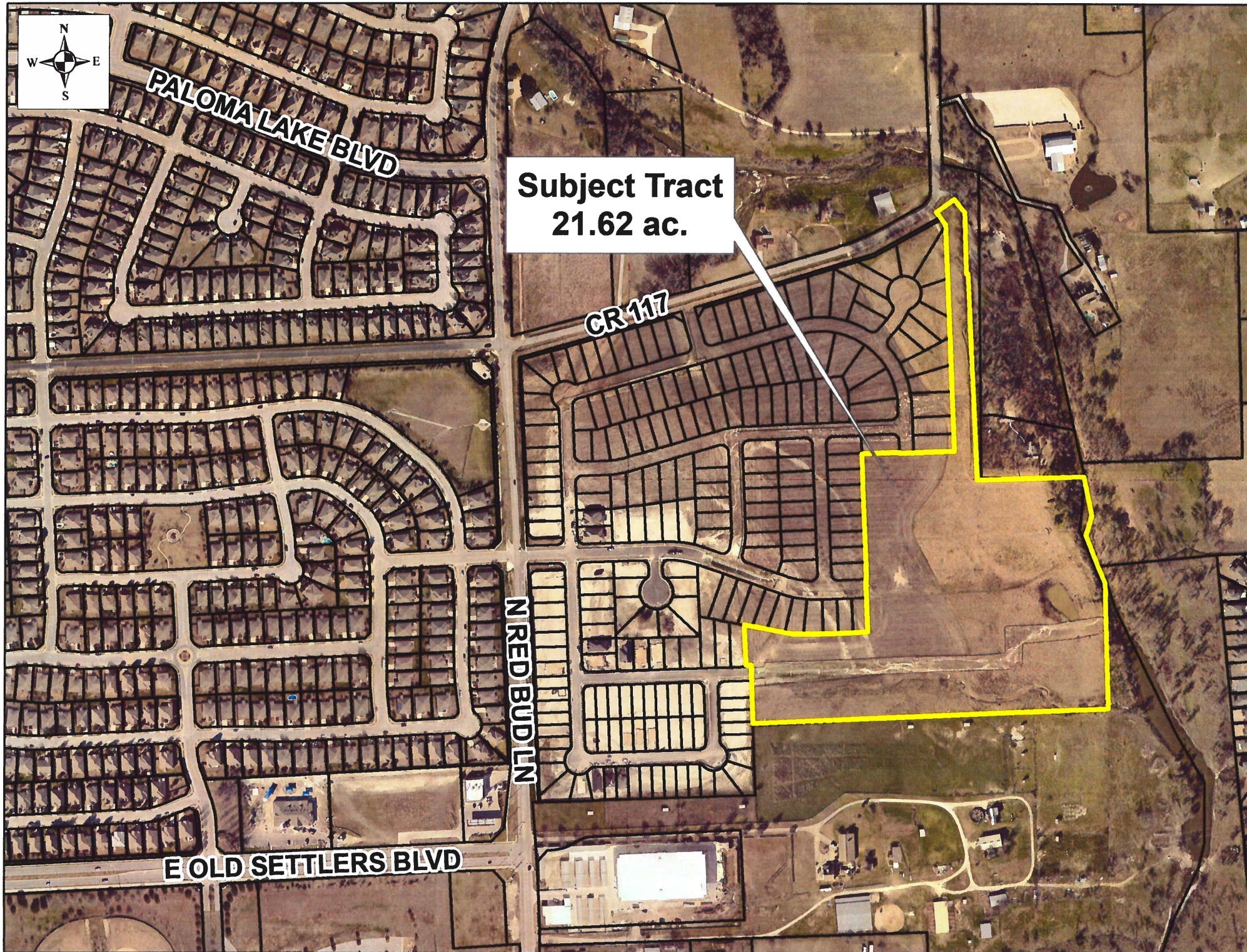
PALOMA LAKE BLVD

**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 RED BUD LANE, +/- 92' SOUTH
OF THE CENTERLINE 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: 0.054 ACRE

PARKLAND: 7.324 ACRES

NUMBER OF LOTS BY TYPE:

DEVELOPMENT LOTS: 66

PARKLAND LOT: 1

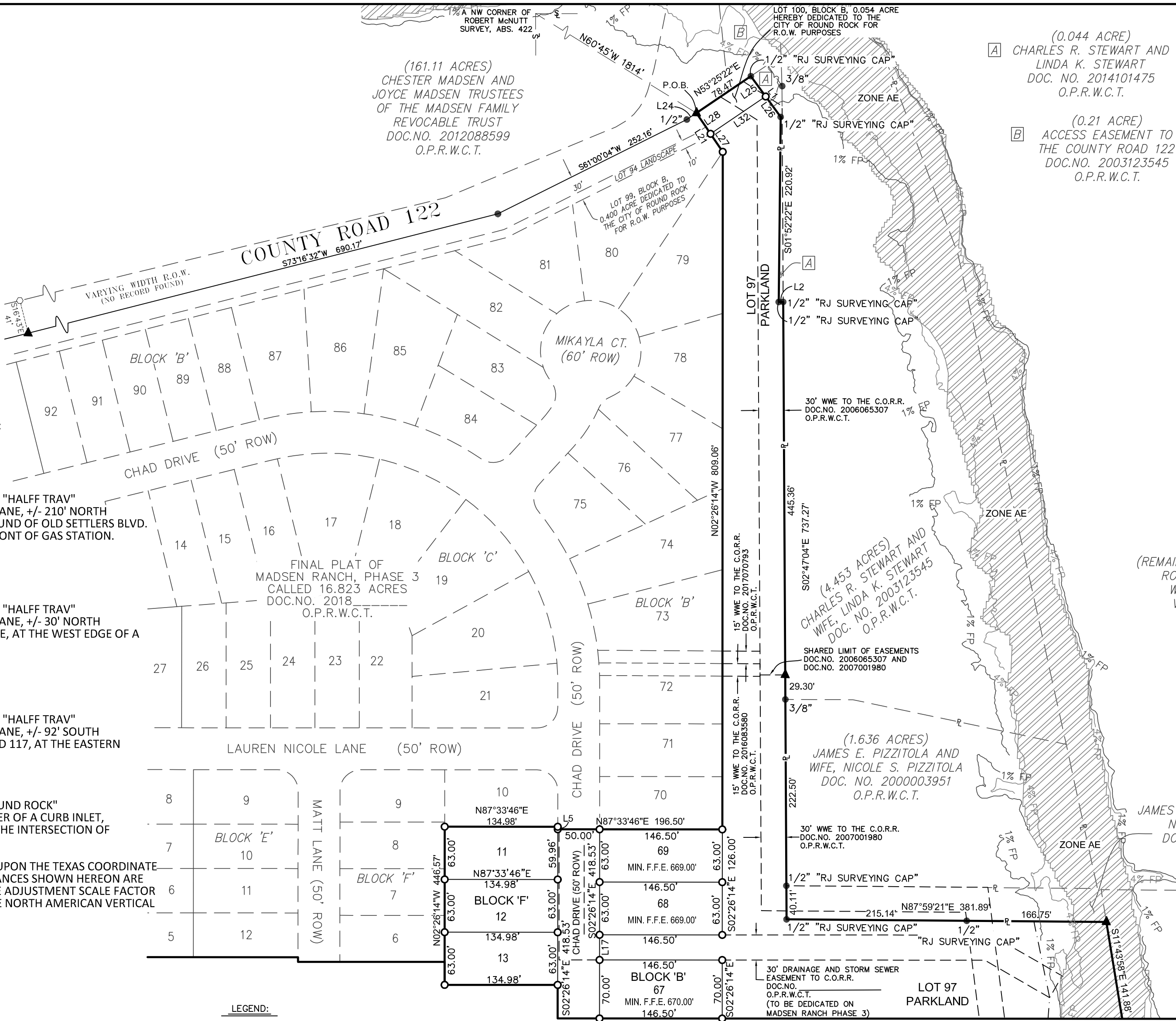
R.O.W. LOT: 1

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

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
- 1% FP C.O.R.R. ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- 4% FP C.O.R.R. ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN



(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.

(4.453 ACRES)
CHARLES R. STEWART AND
WIFE, LINDA K. STEWART
DOC. NO. 2003123545
O.P.R.W.C.T.

SHARED LIMIT OF EASEMENTS
DOC. NO. 2006065307 AND
DOC. NO. 2007001980

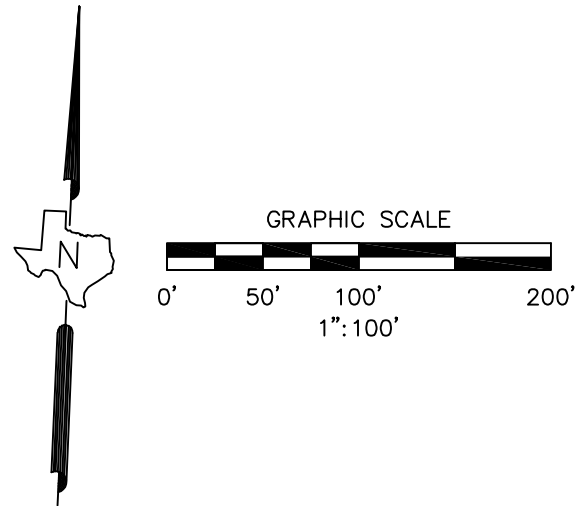
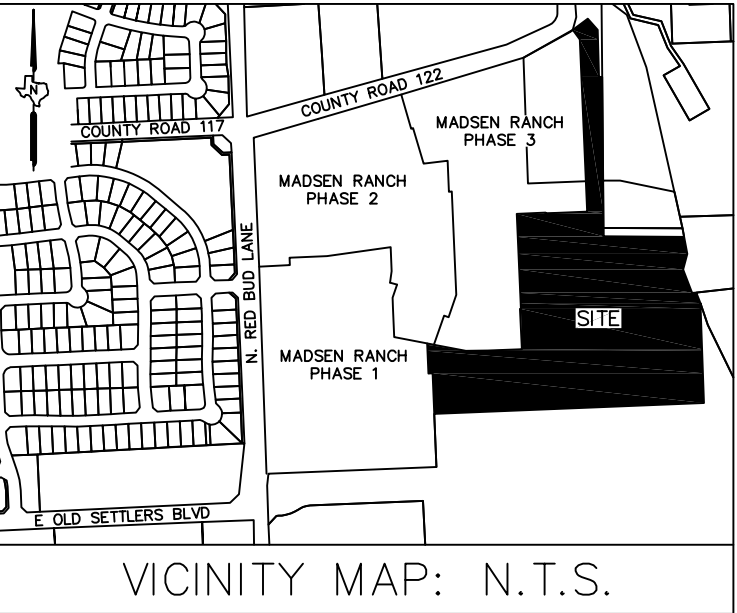
(1.636 ACRES)
JAMES E. PIZZITOLA AND
WIFE, NICOLE S. PIZZITOLA
DOC. NO. 2000003951
O.P.R.W.C.T.

30' WWE TO THE C.O.R.R.
DOC. NO. 2007001980
O.P.R.W.C.T.

(REMAINDER OF 28.35 ACRES)
ROBERT T. ADAY AND
WIFE, SHELLI ADAY
VOL. 2003, PG. 207
O.R.W.C.T.

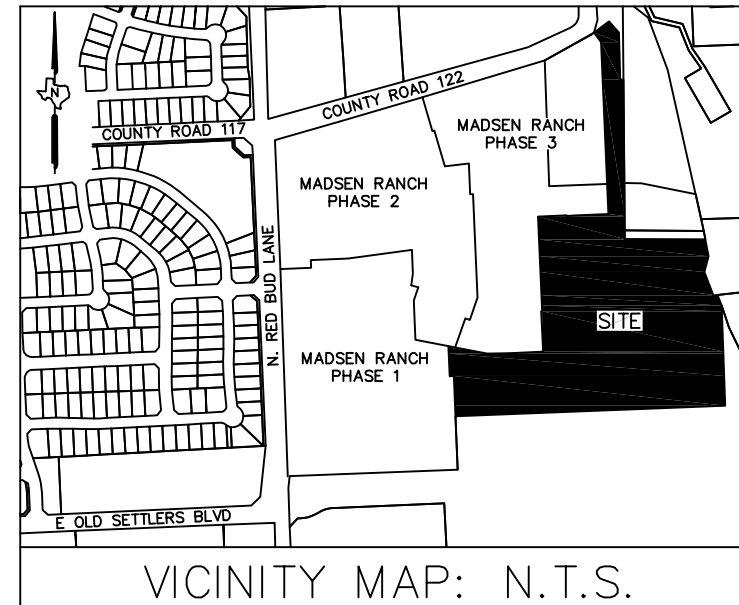
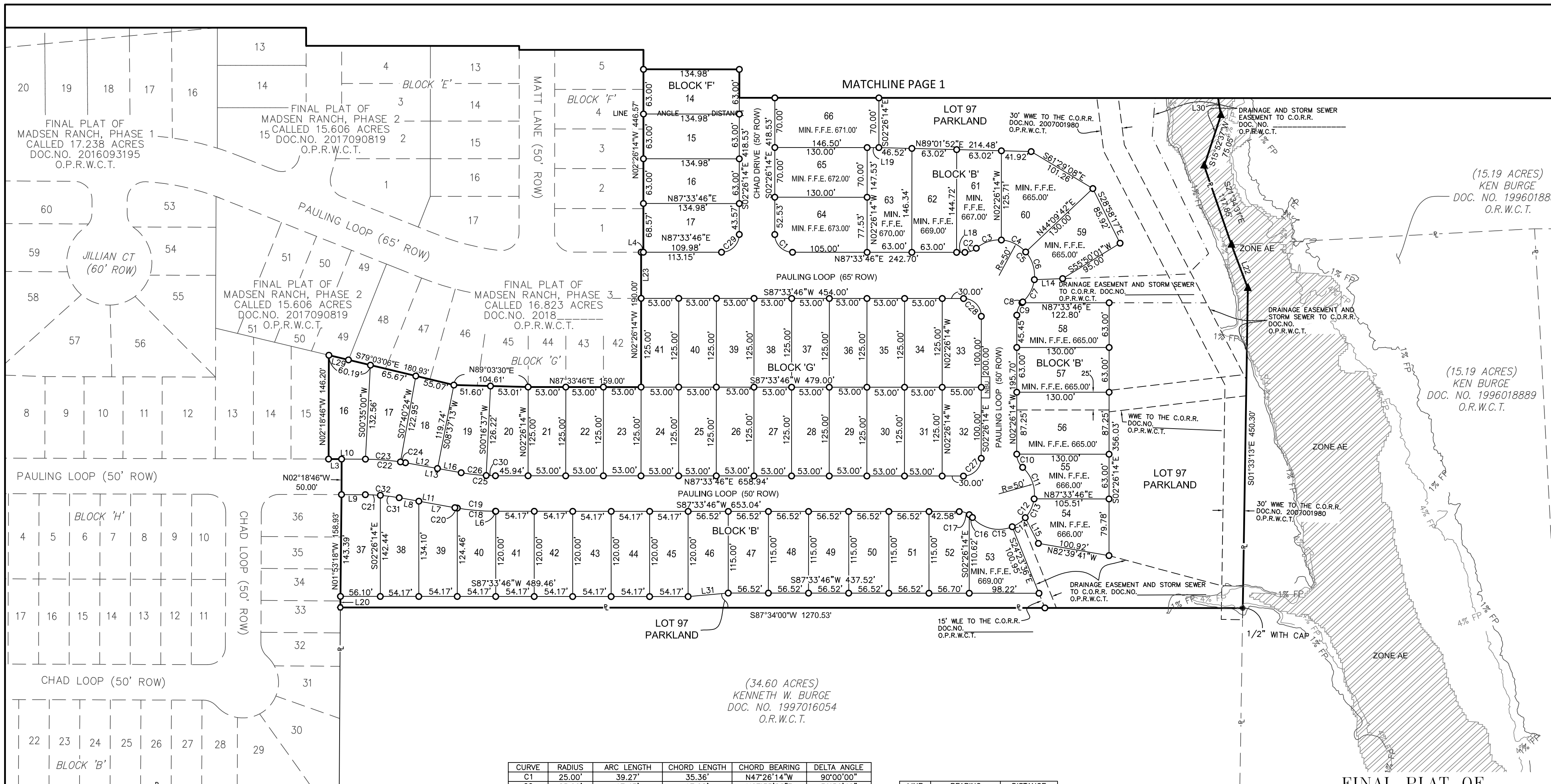
(0.35 ACRES)
JAMES E. PIZZITOLA AND WIFE,
NICOLE S. PIZZITOLA
DOC. NO. 2007020165
O.P.R.W.C.T.

(REMAINDER OF 21.67 ACRES)
JOHN REED
DOC. NO. 2009033054
O.P.R.W.C.T.



HALFF
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TBPLS FIRM NO: 10029607
TBPE FIRM NO: F-312
TEL (512) 777-4600
FAX (512) 252-8141

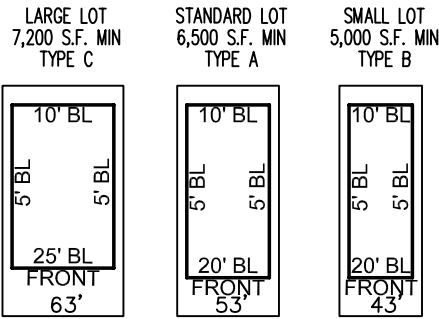
**FINAL PLAT OF
MADSEN RANCH, PHASE 4**
21.624 ACRES OUT OF THE
ROBERT MCNUTT SURVEY
ABSTRACT No. 422



Block "B"		
LOT #	AREA	LOT DESIGNATION
Lot 37	7935 SQ. FT.	STANDARD
Lot 38	7514 SQ. FT.	STANDARD
Lot 39	7003 SQ. FT.	STANDARD
Lot 40	6580 SQ. FT.	STANDARD
Lot 41	6500 SQ. FT.	STANDARD
Lot 42	6500 SQ. FT.	STANDARD
Lot 43	6500 SQ. FT.	STANDARD
Lot 44	6500 SQ. FT.	STANDARD
Lot 45	6500 SQ. FT.	STANDARD
Lot 46	6641 SQ. FT.	STANDARD
Lot 47	6500 SQ. FT.	STANDARD
Lot 48	6500 SQ. FT.	STANDARD
Lot 49	6500 SQ. FT.	STANDARD
Lot 50	6500 SQ. FT.	STANDARD
Lot 51	6500 SQ. FT.	STANDARD
Lot 52	6501 SQ. FT.	STANDARD
Lot 53	7506 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	9108 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	9230 SQ. FT.	LARGE
Lot 69	9230 SQ. FT.	LARGE
Lot 97	319027 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.

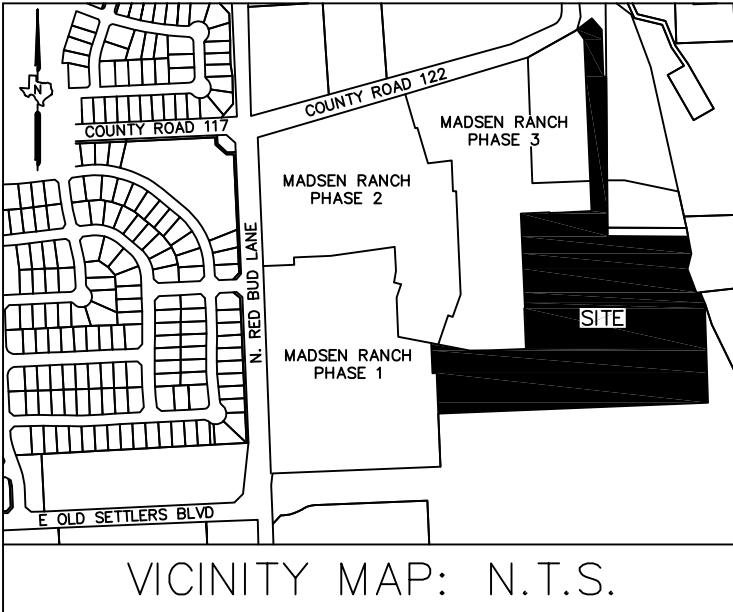
GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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
TSPLS FIRM NO. 1000607
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,

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__day of ____, 20__, by James Dorney of 272 OSP, LLC.

Notary Public, State of Texas

Printed Name:_____

My Commission Expires:_____

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

Date

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 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

Date

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 78729
TBPLS FIRM NO. 10029607
TBPE FIRM NO. F-312
TEL (512) 777-4800
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