



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 Michelle Ly
Commissioner Greg Rabaey
Commissioner Jennifer Sellers

Wednesday, March 6, 2019

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2019-040](#) Consider approval of the minutes for the February 20, 2019, Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [PZ-2019-041](#) Consider public testimony concerning the request filed by Optimized Engineering, on behalf of the property owner, Palm Valley Lutheran Church, for approval of a Concept Plan to be known as Palm Valley Lutheran Church Concept Plan, generally located northwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. CP1812-003
- E.2 [PZ-2019-042](#) Consider public testimony concerning the request filed by Drenner Group, PC, on behalf of the property owner The Texas General Land Office, for approval of Amendment No. 2 to PUD (Planned Unit Development) No. 22 to change the zoning designation from BP (Business Park) to LI (Light Industrial) within the PUD, generally located northeast of the intersection of Louis Henna Blvd. and Meister Ln.; south of Gattis School Rd. Case No. ZON1902-001

- E.3 [PZ-2019-043](#) Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of a portion of the subject tract from business park to residential, generally located west of SH 130 and north of University Blvd. Case No. GP1902-001
- E.4 [PZ-2019-044](#) Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, for the original zoning of the subject tract to the following zoning districts SF-3 (Single-Family - Mixed Lot) 104.39 acres; TF (Townhouse) 22.10 acres; MF-2 (Multifamily - Medium Density) 19.97 acres; MF-1 (Multifamily - Low Density) 10.00 acres; C-1a (General Commercial - Limited) 26.51 acres, generally located west of SH 130; north and south of University Blvd. Case No. ZON1901-001
- E.5 [PZ-2019-045](#) Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, for approval of a Concept Plan to be known as Sauls East Concept Plan, generally located west of SH 130; north and south of University Blvd. Case No. CP1807-001
- E.6 [PZ-2019-046](#) Consider approval of The Reserve at Wyoming Springs Preliminary Plat, generally located at the northwest corner of Smyers Lane and Wyoming Springs Dr. Case No. PP1806-002
- E.7 [PZ-2019-047](#) Consider approval of The Reserve at Wyoming Springs Final Plat, generally located at the northwest corner of Smyers Lane and Wyoming Springs Dr. Case No. FP1807-003
- E.8 [PZ-2019-048](#) Consider approval of Hairy Man Subdivision Phase 1 Final Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. FP1902-001
- F. STAFF REPORT:**
- F.1 [TMP-0056](#) 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 below, as authorized by Texas Government Code:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 28th day of February 2019 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, FEBRUARY 20, 2019 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on February 20, 2019, 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 Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier and Ed Polasek 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 February 6, 2019, 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 Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider public testimony and action concerning the request filed by Binkley and Barfield, Inc., on behalf of the property owner, Limin Properties, LTD, to Replat Lot 2, Block A of the Austin Addition, generally located at the northeast corner of Louis Henna Blvd. and Double Creek Dr. Case No. FP1901-001

Mr. Enriquez briefly reviewed the application noting that the purpose of the Replat was to create two development lots from one existing lot.

He stated that no phone calls or e-mails were received in support or against the proposed application. Staff recommended approval of the application as conditioned.

The property owner's representative, Gary Jones, with Binkley and Barfield, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider public testimony and action concerning the request filed by Doucet & Associates, Inc., on behalf of the property owner, Sai SRK Properties, LLC and Aquatana Austin, LP, to Replat Lot 2, Block A of the Teravista Sec. 32 Ph. 2 Subdivision, generally located at the southeast corner of Bass Pro Dr. and N. Mays St. Case No. FP1901-005

Mr. Enriquez reviewed the application stating the purpose of the Replat was to create three development lots from one existing lot. He noted that staff did not receive e-mails or phone calls in support or against the proposed project and recommended approval with the conditions listed in the staff report.

The property owner's representative, Mr. Victor Ostiguin, with Doucet & Associates, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E3. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owners, CSW 620 Smyers, LLC and CSW Smyers GW, LLC, to Replat Lots 5A and 5B of the Wyoming Springs at 620 Subdivision, generally located northwest of the intersection of Wyoming Springs Dr. and RM 620; south side of Smyers Ln. Case No. FP1901-006

Commissioner Clawson recused himself from the discussion and voting on item E3 and left the Council Chambers.

Mr. Enriquez reviewed the Replat application noting the request was to create 12 development lots from 2 existing lots. He noted that two public notice signs were posted on the site and a notice of public hearing was mailed to abutting property owners. Mr. Enriquez stated a neighbor expressed concerns regarding the type of businesses proposed for the property. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Tony Prete, with Waeltz & Prete 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve as conditioned and to include an additional condition to revise the vicinity map.

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

Commissioner Clawson returned to the Council Chambers following the vote.

E4. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LTD, for

approval of a Concept Plan to be known as Chisholm Trail Tech Center Sec. 3 Concept Plan, generally located at the southeast corner of Chisholm Trail Rd. and Chisholm Pkwy.; west side of IH-35. Case No. CP1901-001

Mr. Enriquez reviewed the proposed Concept Plan application noting that Preliminary and Final Plats would be required after the Concept Plan approval. He noted that the TIA (Traffic Impact Analysis) has been completed and a flood plain study would need to be submitted at a later time. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Tony Prete, with Waeltz & Prete 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E5. Consider approval of the Vizcaya Phase 5D & 7B Final Plat, generally located to the west of Pietra Ln. and Varano Bend. Case No. FP1901-007

Mr. Enriquez gave a brief overview of the application noting that Phase 5D & 7B contained 44 standard lots, 1 right-of-way lot, and 6 special purpose lots. Staff recommended approval of the application as conditioned.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F. STAFF REPORT:

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

Mr. Wiseman stated City Council approved the following items as recommended by the Planning and Zoning Commission: Code amendments and Cressman Ranch annexation and zoning.

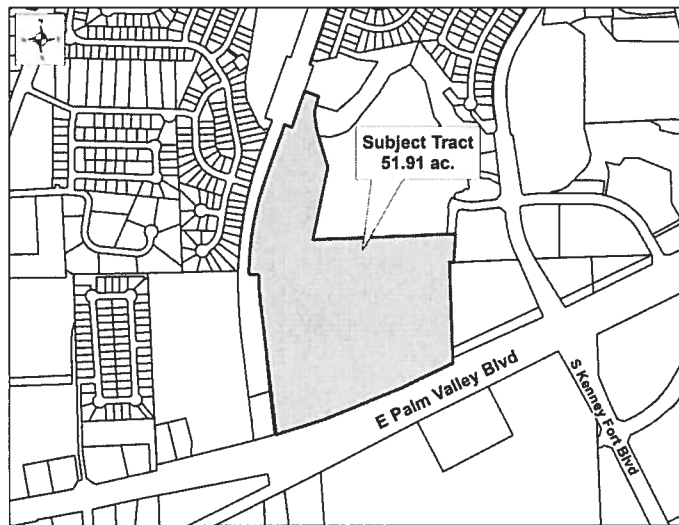
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:19 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Palm Valley Lutheran Church
CONCEPT PLAN CP1812-003**



CASE PLANNER: Lee Heckman

REQUEST: Approval of a Concept Plan

ZONING AT TIME OF APPLICATION: PF-3 (Public Facilities - High Intensity) and PF-3-H (Public Facilities - High Intensity - Historic)

DESCRIPTION: 51.91 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Place of Worship and Accessory Uses

GENERAL PLAN LAND USE DESIGNATION: Public Facilities

ADJACENT LAND USE:

North: Medium Density Residential - Zoned PUD 44 - (Legends Village)

South: East Palm Valley Boulevard (US Hwy 79); Undeveloped Business Park (Zoned BP)

East: Undeveloped - ETJ (Unzoned); Medium Density Residential (Zoned PUD 44)

West: Former Mo-Kan Right-of-Way - ETJ (Unzoned); Developing Commercial (Zoned C-1a) and Undeveloped Residential (Zoned SF-2)

PROPOSED LAND USE: Place of Worship and Accessory Uses

<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:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	51.91

Owner:
Palm Valley Lutheran Church
Alan Dunn
2500 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Optimized Engineering
Travis Robinson, PE
1501 Bunton Creek Rd., Ste. 106
Kyle, TX 78640

**Palm Valley Lutheran Church
CONCEPT PLAN CP1812-003**

HISTORY: This subject property is part of the Swenson Subdivision, a survey of approximately 800 acres north of Brushy Creek, recorded in 1871. That early survey depicts the cemetery, which was itself established in the mid-1850s. That survey's large tracts were subsequently parceled off, some were platted, others not. The Palm Valley Lutheran Church has occupied and further assembled a collection of platted and unplatted parcels, and now wishes to create one development lot. At the time of final platting, the application will be a combination replat and final plat.

DATE OF REVIEW: March 6, 2019

LOCATION: North of Palm Valley Boulevard, between Kenney Fort Boulevard to the east and the former Mo-Kan right-of-way to the west.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the property as Public Facilities, and it is primarily zoned PF-3, Public Facilities – High Intensity district. This zoning designation was adopted in 2008, shortly after the property was voluntarily annexed. The existing church, erected in 1894, was designated a Texas Historic Landmark in 1970, and historic by the City of Round Rock in 2009.

Permitted uses in the PF-3 district include assisted living facilities, colleges and universities, government services, hospitals, and medical office, among others. A variety of community and public park types and places of worship are allowed. Unique to PF-3, there is no restriction on the square feet of accessory uses, provided development standards are met for these uses, and the property fronts onto an arterial street. As with other non-residential uses, building exteriors must be primarily stone, brick or of similar masonry construction, and larger buildings must be characterized with elevation variation and articulation.

Traffic, Access and Roads: The tract is currently accessed with a driveway from Palm Valley Boulevard, that lies approximately 380 feet east of the Mo-Kan right-of-way. An additional driveway stubout has been provided, approximately 650 to the east of the driveway; a third driveway stubout exists at the common lot line shared with the adjacent property to the east. Additional access to Palm Valley Boulevard would likely not be permitted, given the spacing requirements for driveways along this State-maintained roadway. Likewise, additional access to the former Mo-Kan right-of-way is not anticipated.

Right-of-way dedication for the future extension of Joe DiMaggio Boulevard along the eastern property line, from its current terminus to Palm Valley Boulevard, will be reflected on the preliminary and final plats. Specifically, 80 feet of right-of-way will be conveyed by the owner towards this City-initiated project; 10 feet of right-of-way is anticipated from the adjacent property owner. The alignment of the extension is expected to curve so that the future intersection with Palm Valley Blvd is more or less at 90-degrees. As a collector level street with sidewalks, additional access to the subject property may be requested; however, this would be reviewed at the time of future site development. The timing of any construction activities for the Joe DiMaggio Blvd. extension is unknown currently.

Water and Wastewater Service: The site is currently served by an 8- and 10-inch water line connecting to an 18" waterline running parallel to Palm Valley Boulevard. Wastewater service is providing by an 8-inch line to the north. Although a proposed activity building will require extension of water and wastewater lines internal to the site, no additional connections or capacity enhancements are proposed.

**Palm Valley Lutheran Church
CONCEPT PLAN CP1812-003**

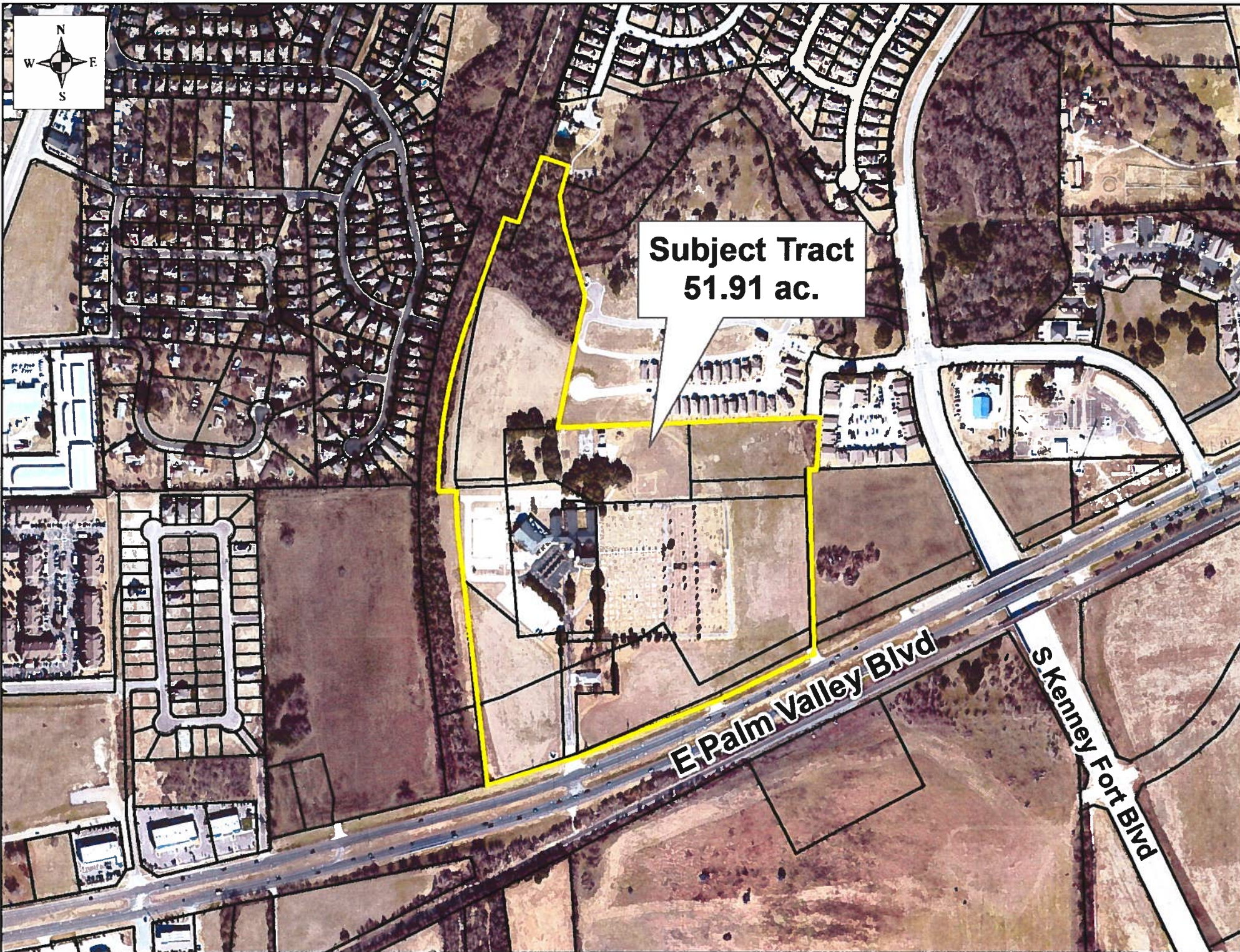
Drainage: The tract is not located within the Edwards Aquifer Recharge Zone, so water quality measures are not required for this site. The property is slightly encumbered by Federal and City-defined floodplains in the northwest corner; a flood study is underway and will be approved prior to preliminary plat approval. The majority of the developed site drains to the east to an existing, bermed detention facility that also serves as a recreational ball field. No additional drainage improvements are anticipated with this plat; any future requirements or improvements will be considered at the time of site development.

Additional Considerations: At this time, the subdivision process has been engaged solely to create a legally platted lot for the construction of an approximate 4,000 square feet activity building. No additional development of accessory uses or internal infrastructure improvements is proposed at this time.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

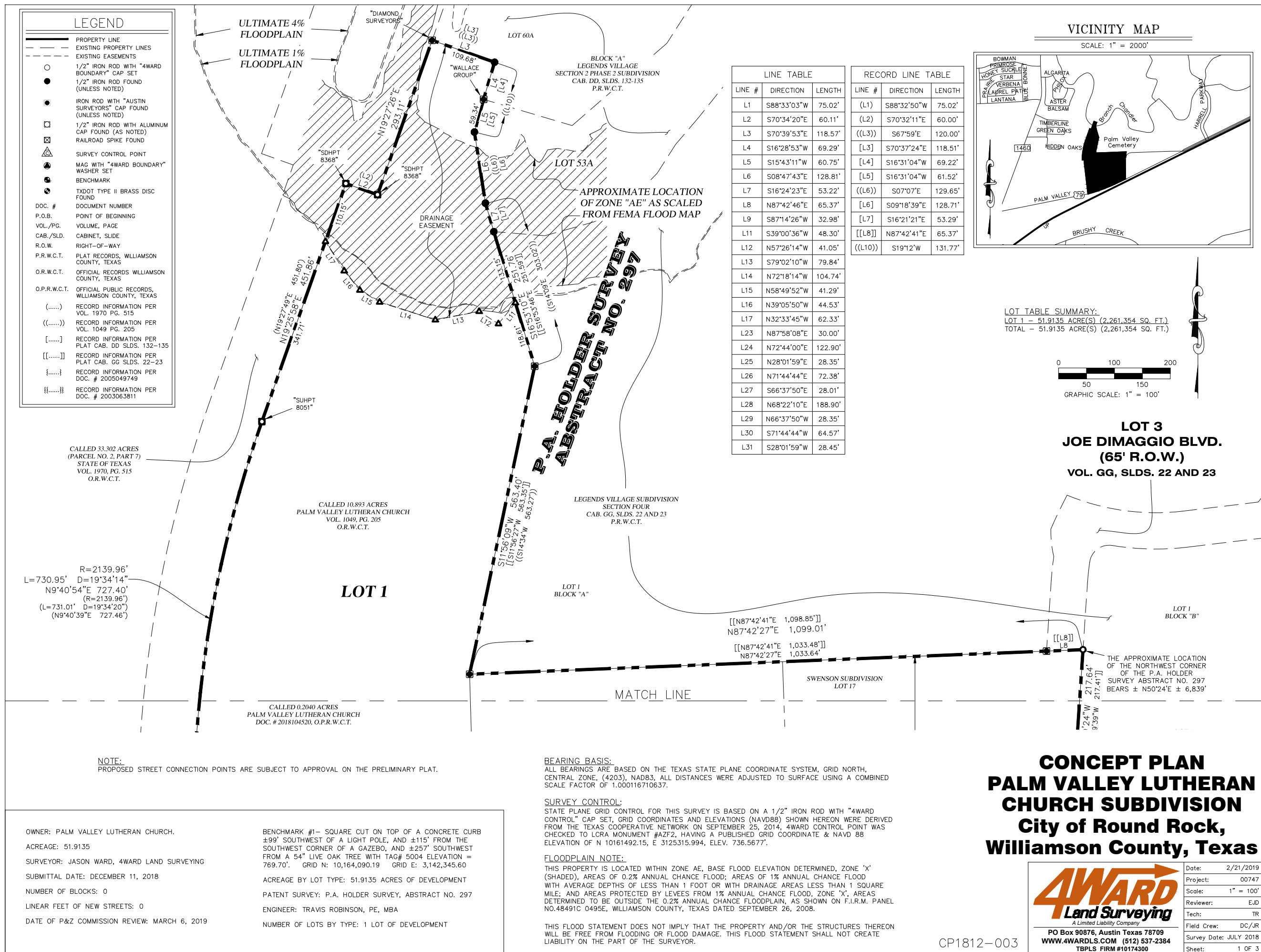
1. The preliminary plat shall reflect the following at the time of application:
 - a. Depict and callout "Proposed 10' P.U.E." north and adjacent to existing CoRR waterline easement along Palm Valley Boulevard;
 - b. Provide call out labeling the depicted "Drainage Easement" as existing or proposed;
 - c. Easement labels reading "Dedicated Hereon" or "Vacated Hereon" shall be changed to "To Be Dedicated" and "To Be Vacated" respectively;
 - d. The callout for a 0.2040-acre tract shall be more closely tied (via a lead line) to its parcel;
 - e. The flood plain note shall be revised to remove reference to FEMA Zone "X"; and
 - f. The dimension leader within Detail "A" shall be revised to correctly dimension the 10' sidewalk easement;
2. Prior to submittal of the preliminary plat, the associated flood study must be approved;
3. Prior to approval of the preliminary plat, a development agreement regarding right-of-way for the extension of Joe DiMaggio Boulevard shall be executed with the right-of-way depicted on the plat; and
4. Prior to approval of the final plat, a deed regarding right-of-way for the extension of Joe DiMaggio Boulevard shall be recorded and the record information shall be depicted on the plat.

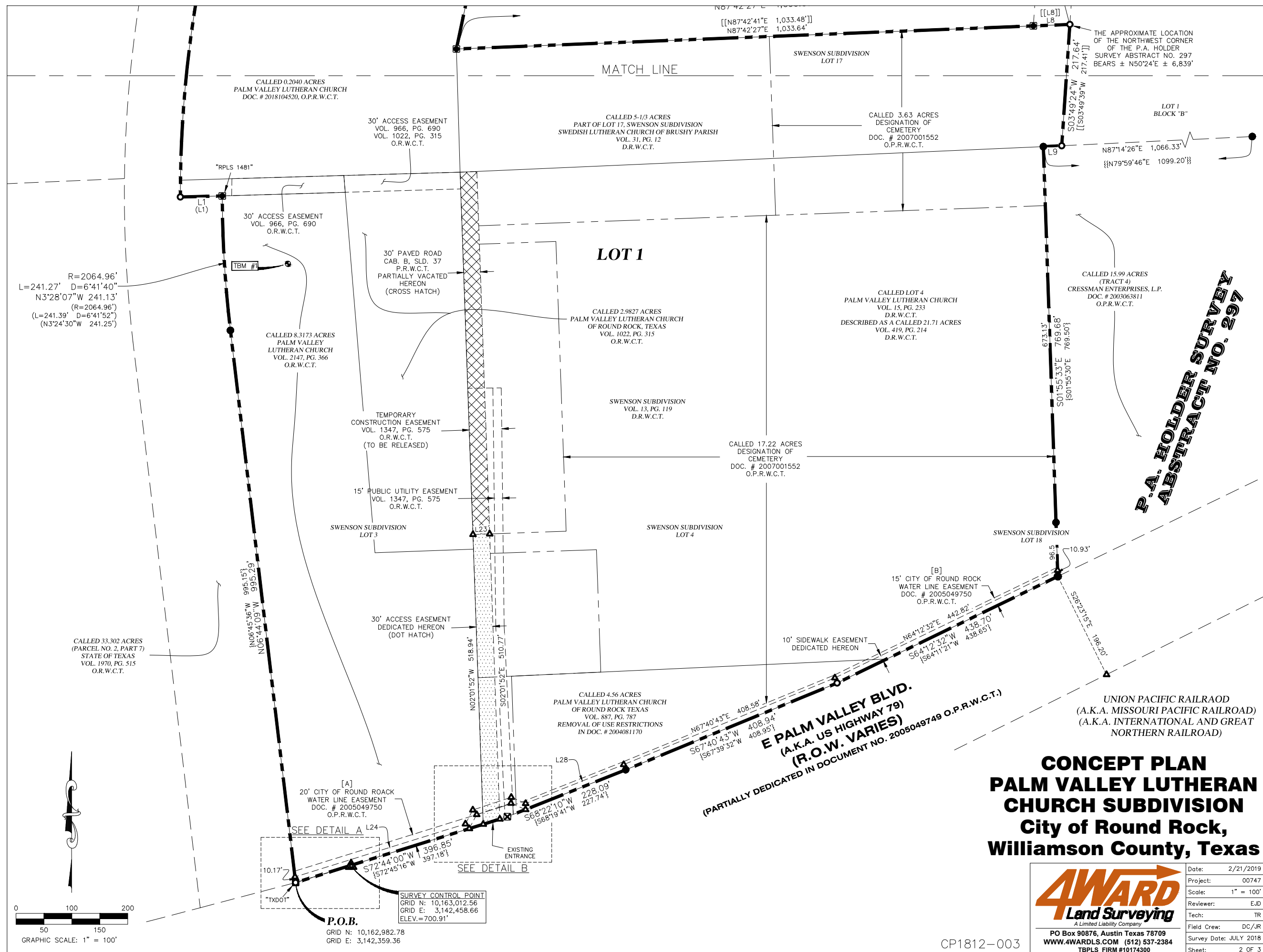


**Subject Tract
51.91 ac.**

E Palm Valley Blvd

S Kenney Fort Blvd





LEGAL DESCRIPTION
BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET), OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, LOT 4, LOT 17 AND LOT 18 SWENSON SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 119 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION A CALLED 8.3173 ACRES TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 2147, PAGE 366 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), A PORTION OF A CALLED 4.56 ACRE TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK TEXAS IN VOLUME 887, PAGE 787 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION OF A CALLED SAID LOT 4, PALM VALLEY LUTHERAN CHURCH, IN VOLUME 15, PAGE 233 OF THE (D.R.W.C.T.), DESCRIBED AS A CALLED 21.71 ACRES DESCRIBED IN VOLUME 419, PAGE 214 OF THE (D.R.W.C.T.), A PORTION OF A CALLED 18.05 ACRE DESIGNATION OF CEMETERY PROPERTY IN DOCUMENT NO. 2002094048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND FURTHER DESCRIBED IN AN AMENDMENT TO DESIGNATION OF CEMETERY IN DOCUMENT NO. 2007001552 OF THE (O.P.R.W.C.T.), BEING ALL OF A CALLED 2.9827 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK, TEXAS IN VOLUME 1022, PAGE 315 OF THE (O.R.W.C.T.), ALL OF A CALLED 5-1/3 ACRES TRACT DESCRIBED AS A PART OF LOT 17, SWENSON SUBDIVISION CONVEYED TO SWEDISH LUTHERAN CHURCH OF BRUSHY PARISH IN VOLUME 31, PAGE 12 OF THE (D.R.W.C.T.), ALL OF A CALLED A CALLED 10.893 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 1049, PAGE 205 OF THE (O.R.W.C.T.), AND ALL OF A CALLED 0.2040 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN DOCUMENT NO. 2018104520 OF THE (O.P.R.W.C.T.), SAID 51.9135 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH ALUMINUM TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CAP FOUND WITHIN SAID LOT 3, AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 (RIGHT-OF-WAY WIDTH VARIES), BEING IN THE WEST LINE OF SAID 8.3173 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 11.22 ACRE TRACT, ALSO BEING THE EAST LINE OF A CALLED 33.302 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN VOLUME 1970, PAGE 515 (O.R.W.C.T.), AND BEING AT THE NORTHWEST CORNER OF A CALLED 3.108 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NO. 2005049749 (O.P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE EAST LINE OF SAID 33.302 ACRE TRACT, IN PART BEING THE COMMON WEST LINE OF SAID 8.3173 ACRE TRACT AND SAID 11.22 ACRE TRACT, AND IN PART BEING THE WEST LINE OF SAID 10.893 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1)N06°44'09"W, A DISTANCE OF 995.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE HEREOF;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2064.96 FEET, WHOSE ARC LENGTH IS 241.27 FEET AND WHOSE CHORD BEARS N03°28'07"W, A DISTANCE OF 241.13 FEET TO A 1/2-INCH IRON ROD WITH "RPLS 1481" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 3) S88°33'03"W, A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2139.96 FEET, WHOSE ARC LENGTH IS 730.95 FEET AND WHOSE CHORD BEARS N09°40'54"E, A DISTANCE OF 727.40 FEET, PASSING THE NORTH LINE OF SAID LOT 3, AND CONTINUING TO A 1/2-INCH IRON ROD WITH ALUMINUM "SUHPT 8051" CAP FOUND FOR A POINT OF TANGENCY HEREOF;
- 5) N19°25'58"E, A DISTANCE OF 451.86 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 6) S70°34'20"E, A DISTANCE OF 60.11 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 7) N19°27'26"E, A DISTANCE OF 293.11 FEET TO A 1/2-INCH IRON ROD WITH "DIAMOND SURVEYING" CAP FOUND AT THE NORTHWEST CORNER OF SAID 10.893 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 60A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, A SUBDIVISION RECORDED IN CABINET DD, SLIDE 132 (P.R.W.C.T.), FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH AND EAST LINES OF SAID 10.893 ACRE TRACT, IN PART BEING THE WEST LINE OF LOTS 60A AND 53A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, AND IN PART BEING THE WEST

LINE OF LOT 1, BLOCK "A", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, A SUBDIVISION RECORDED IN CABINET GG, SLIDE 22 (P.R.W.C.T.), THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1)S70°39'53"E, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 118.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER HEREOF;
- 2) S16°28'53"W, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 69.29 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE GROUP" CAP FOUND AT THE COMMON WEST CORNER OF SAID LOT 60A AND SAID LOT 53A, FOR AN ANGLE POINT HEREOF;
- 3) S15°43'11"W, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 60.75 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;
- 4) S08°47'43"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 128.81 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;
- 5) S16°24'23"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 53.22 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID LOT 53A AND SAID LOT 1, FOR AN ANGLE POINT HEREOF;
- 6) S16°53'10"E, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 251.76 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 7) S11°56'09"W, CONTINUING WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 563.40 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 17, ALSO BEING AN ANGLE POINT IN THE EAST LINE OF SAID 10.893 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 5-1/3 ACRE TRACT, FOR AN INTERIOR ELL CORNER IN THE NORTH LINE HEREOF;

THENCE, WITH THE NORTH LINE OF SAID 5-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 17, ALSO BEING THE SOUTH LINE OF SAID LOT 1, N87°42'27"E, PASSING AT A DISTANCE OF 1033.64 FEET, A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER JOE DIMAGGIO BOULEVARD (65' RIGHT-OF-WAY WIDTH), AND CONTINUING WITH THE COMMON LINE OF SAID 5-1/3 ACRE TRACT AND THE SOUTH TERMINUS OF JOE DIMAGGIO BOULEVARD, FOR A TOTAL DISTANCE OF 1099.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER OF JOE DIMAGGIO BOULEVARD, SAME BEING THE CALLED NORTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK "B", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, FOR THE SOUTHERLY NORTHEAST CORNER HEREOF;

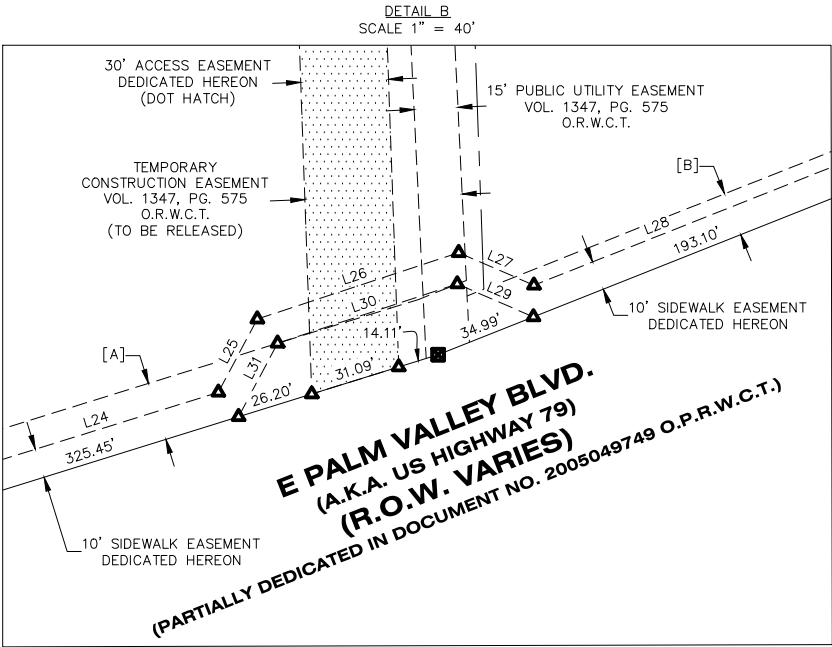
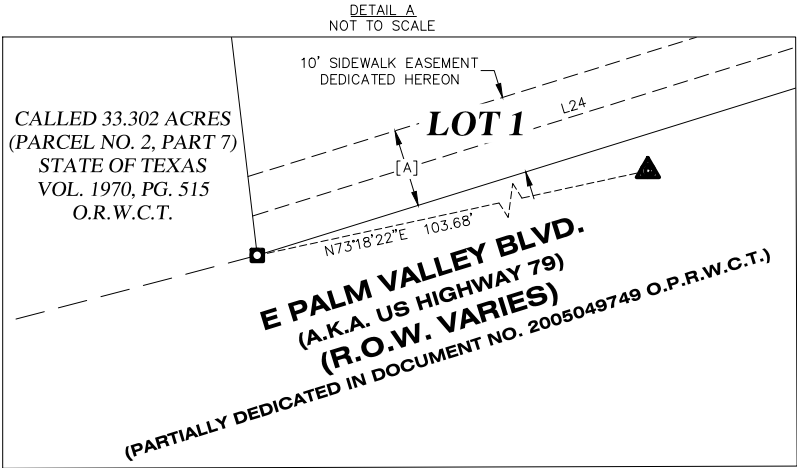
THENCE, CROSSING SAID LOT 17 WITH THE WEST LINE OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED EAST LINE OF SAID 5-1/3 ACRE TRACT, S03°49'24"W, A DISTANCE OF 217.64 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET IN THE SOUTH LINE OF SAID LOT 17, SAME BEING THE NORTH LINE OF LOT 5 OF S. M. SWENSON'S SUBDIVISION, FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED SOUTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE NORTH LINE OF A CALLED 15.99 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. IN DOCUMENT NO. 2003063811 (O.P.R.W.C.T.), FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 15.99 ACRE TRACT BEARS N87°14'26"E, A DISTANCE OF 1066.33 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 17, SAID LOT 5, AND SAID 15.99 ACRE TRACT, BEING THE APPARENT SOUTH LINE OF SAID 5-1/3 ACRE TRACT, S87°14'26"W, A DISTANCE OF 32.98 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING NORTHWEST CORNER OF SAID 15.99 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 5, FOR AN ANGLE POINT HEREOF;

THENCE, WITH THE EAST LINE OF SAID LOT 4, SAME BEING THE WEST LINE OF SAID 15.99 ACRE TRACT AND THE WEST LINE OF SAID LOT 5, S01°55'33"E, PASSING AT A DISTANCE OF 673.13 FEET, A 3/8-INCH IRON ROD FOUND, AND CONTINUING, FOR A TOTAL DISTANCE OF 769.68 FEET TO A MAG NAIL WITH "4WARD BOUNDARY" WASHER SET IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, FOR THE NORTHEAST CORNER OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 2.548 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, IN DOCUMENT NO. 2004075637 (O.P.R.W.C.T.), FOR THE SOUTHEAST CORNER HEREOF;

THENCE, CROSSING SAID LOT 4, SAID LOT 18, SAID 4.56 ACRE TRACT, SAID LOT 3, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, WITH THE NORTH LINE OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)S64°12'32"W, PASSING THE COMMON LINE OF LOT 4, LOT 18, AND SAID 4.56 ACRE TRACT, AND CONTINUING, A DISTANCE OF 438.70 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
- 2) S67°40'43"W, A DISTANCE OF 408.94 FEET TO A TXDOT TYPE II MONUMENT FOUND FOR AN ANGLE POINT HEREOF;
- 3) S68°22'10"W, A DISTANCE OF 228.09 FEET TO A RAILROAD SPIKE FOUND FOR AN ANGLE POINT HEREOF; AND
- 4) S72°44'00"W, PASSING THE COMMON LINE OF SAID LOT 18, SAID LOT 3, SAID 4.56 ACRE TRACT, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, AND CONTINUING, A DISTANCE OF 396.85 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET) MORE OR LESS.



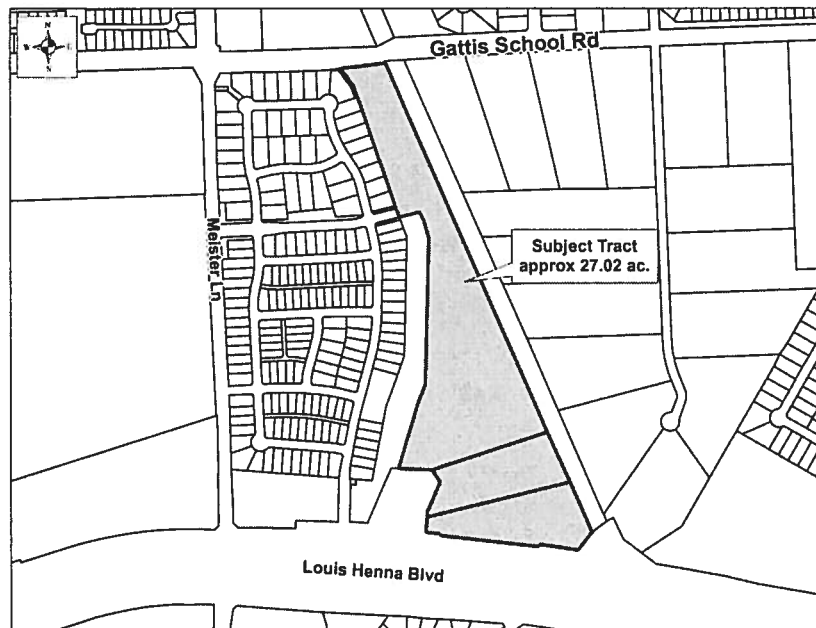
CONCEPT PLAN PALM VALLEY LUTHERAN CHURCH SUBDIVISION City of Round Rock, Williamson County, Texas

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	2/21/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	EJD
Tech:	TR
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	3 OF 3

CP1812-003

**SE PID: Remington Tract PUD 22 - Amend. No. 2
ZONING ZON1902-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Amendment to PUD No. 22 to allow for light industrial uses

ZONING AT TIME OF APPLICATION: PUD 22 - Business Park

DESCRIPTION: 27.02 acres out of the ASA Thomas Survey, Abstract No. 609; The C.E. Rowe Survey, Abstract No. 871; and the William Barker Survey, Abstract No. 107

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: business park and open space

ADJACENT LAND USE:

North: SF-R (Single Family - Rural) and SF-1 (Single Family - Large Lot)

South: Louis Henna Blvd. (State Highway 45)

East: ETJ - Kenney Fort Blvd. corridor and large lot residential

West: PUD 22 (commercial and single family)

PROPOSED LAND USE: light industrial

TOTAL ACREAGE: 27.02

Owner:
The Texas General Land Office
State of Texas
P.O. Box 12873
Austin, TX 78711

Agent:
Drenner Group, PC
Amanda Swor
200 Lee Barton Dr.
Austin, TX 78704

SE PID: Remington Tract PUD 22 – Amend. No. 2
ZONING ZON1902-001

HISTORY: PUD (Planned Unit Development) No. 22 was approved by the City Council in September of 1995, with most of the site designated for either business park or commercial development, but it remained undeveloped. The PUD area north of SH 45 was amended in 2014 to provide for approximately 45 acres of single family housing, approximately 3.8 acres along the SH 45 frontage road for commercial development and approximately 18.5 acres for business park development. The single family housing is substantially complete, while the remaining area remains undeveloped. In October of 2018, approximately 12 acres south of SH 45 originally designated for business park in the PUD was removed from the PUD and rezoned to TH (Townhouse).

DATE OF REVIEW: March 6, 2019

LOCATION: Northeast of the intersection of Louis Henna Blvd. and Meister Ln.; south of Gattis School Rd.

STAFF REVIEW AND ANALYSIS:

General Plan: PUD No. 22 provides for a mixture of land uses on the property, including commercial, residential and business/industrial.

Traffic, Access and Roads: The site has frontage on Louis Henna Blvd, which is the frontage road for SH 45. The extension of Kenney Fort Blvd. will be constructed on the site's eastern boundary. No update to the traffic study done for PUD No. 22 was required. Trip counts, access points and any potential traffic mitigation will be considered during the site development process.

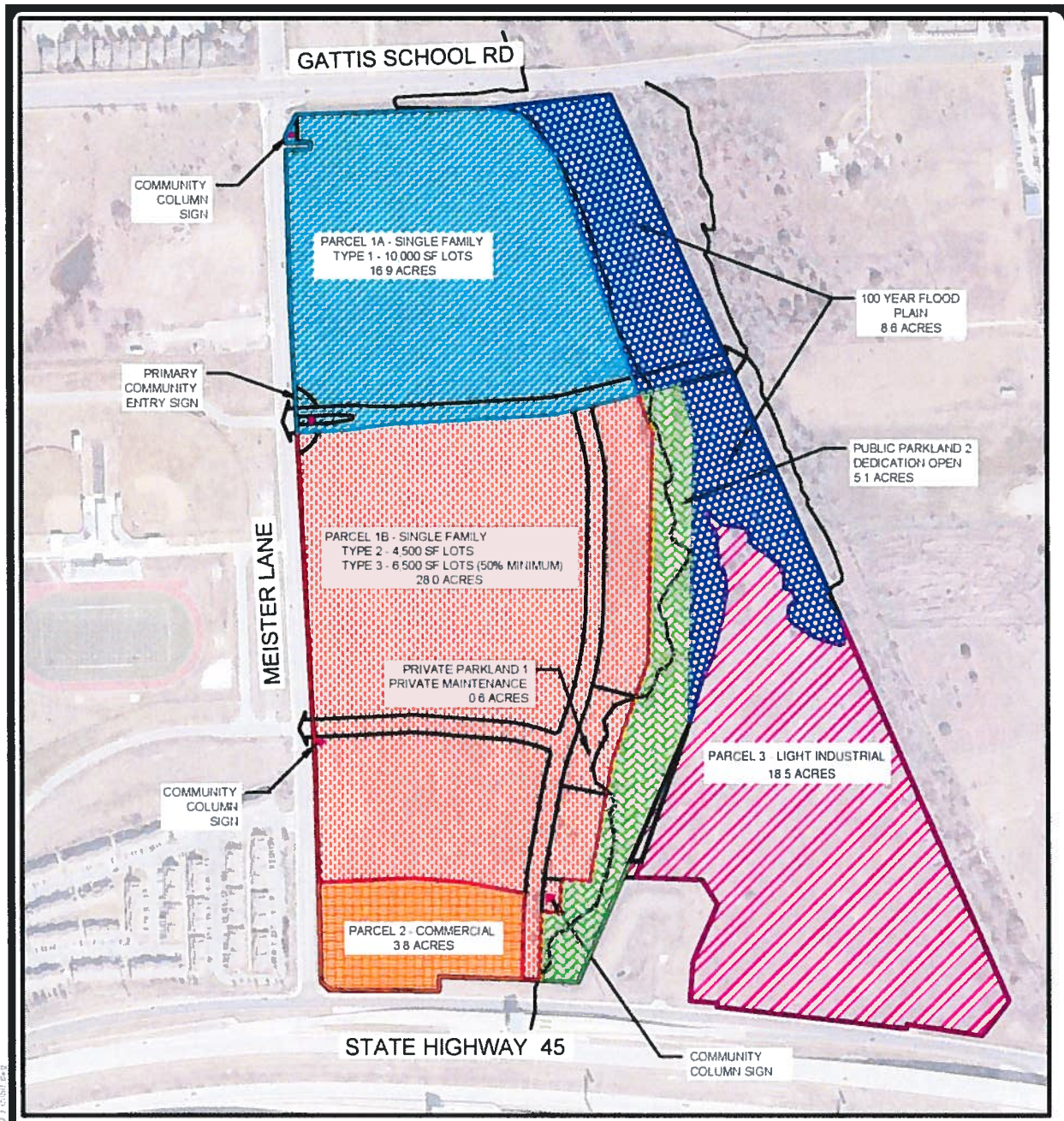
Parcel description: Parcel '3' of PUD No. 22 consists of 18.5 acres. This is part of a 27-acre ownership parcel, the remainder of which is either in the 100-year floodplain or is to be dedicated as public parkland.

Current zoning: The land uses in the business park district include: colleges and universities, day care, call centers, offices, and wholesale trade. Development standards for Parcel '3' include: vertical and horizontal articulation; architectural delineation of building materials for buildings that exceed 40 feet in height; an exterior finish of stone, brick, glass, stucco, composite metal panels or concrete tilt-wall with a sandblast finish, with at least 20% of the wall finish being stone or brick; all pitched roofs exposed to public view must be either standing seam metal, composition shingles or clay or concrete tile; and buildings must incorporate relief, with architectural elements and recessed or covered entries and windows. In addition, a 25-foot landscape buffer is required along the western boundary if any loading or parking areas face the property line.

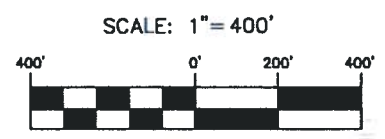
Proposed zoning: Land uses in the light industrial district include: office, office/warehouse, retail sales and services consisting of primarily outdoor storage or consumer loading areas, small-scale alcohol production, manufacturing and assembly, warehouse and freight movement and wholesale trade. The development standards for Parcel '3' would remain unchanged. The proposed development is for three warehouse structures.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 22, to allow light industrial uses on Parcel '3'.



PARCEL 1A SINGLE FAMILY - 17.0 AC
 PARCEL 1B SINGLE FAMILY - 28.0 AC
 PARCEL 2 COMMERCIAL - 3.8 AC
 PARCEL 3 LIGHT INDUSTRIAL - 18.5 AC
 PARKLAND DEDICATED OPEN - 5.1 AC
 REMAINING FLOODPLAIN - 8.6 AC



JOB NO. 50841-00
 DATE OCT 2014
 DESIGNER _____
 CHECKED DRAWN
 SHEET 1 of 1

NORTHFIELDS (GLO TRACT - PUD 22)
EXHIBIT B
PUD CONCEPT PLAN
CITY OF ROUND ROCK, TEXAS

PAPE-DAWSON ENGINEERS
 7800 SHAD CREEK BLVD. | AUSTIN, TEXAS 78757 | PHONE 512.454.8711
 SUITE 220 WEST | FAX 512.454.8887
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, PEBB REGISTRATION # 470

Date: Oct 15, 2014 2:00pm User: D. Williams
 File: C:\Users\jldawson\Documents\Northfields - (new) PUD Final.dwg

EXHIBIT "A"

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code".

2. PROPERTY

This Plan covers approximately 81.118 acres of land more particularly described in Exhibit "A" and approximately 12.077 acres of land more particularly described in Exhibit "D", located within the city limits of Round Rock, Texas.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by Chapter 36-Subdivisions and Chapter 46 - Zoning, including Section 46-136, SF-2 (Single-family - standard lot) district, C-1a (General Commercial - Limited) district, C-1 (General Commercial) district, ~~BP (Business Park)~~ 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.

LI (Light Industrial)

4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. CONCEPT PLAN

Exhibit "B" of this Plan shall serve as the Concept Plan required by Section 36-39 of the Code, as amended for the 81.118 acre portion of the Plan area.

6. PERMITTED USES

6.1. Parcel 1-A – Single Family – 16.9 acres

- 1) SF Detached - Large Lot (minimum size: 10,000 square feet)

6.2. Parcel 1-B – Single Family – 28 acres

- 1) SF Detached - Alley Lot (minimum size: 4,500 square feet)
 - a. Maximum of 50% of the total number of lots on Parcel 1-B
- 2) SF Detached - Standard Lot (minimum size: 6,500 square feet)
 - a. Minimum of 50% of the total number of lots on Parcel 1-B

6.3. Parcel 2 – Commercial – 3.8 acres

- 1) The Plan includes a commercial tract, in which all uses in the C-1a (General Commercial - Limited) zoning district are allowed, with the exception of:
 - a. Drive through eating establishments; and
 - b. Auto service facilities; and
 - c. Auto repair and body shops.

6.4. Parcel 3 - ~~Business Park~~ – 18.5 acres

- 1) The Plan includes a ~~business park~~ tract, in which all uses in the ~~BP (Business Park)~~ zoning district are allowed.

6.5. Parcel 5 – Business Park or C-1 (General Commercial) – 12.077 acres

- 1) The permitted uses for Parcel Five, more particularly described in Exhibit "D", shall be those allowed as described below for business park or those allowed in the C-1 (General Commercial) district, but not both.
- 2) Business park permitted uses, including but not limited to:
 - a. Primary uses: office, office/warehouse, research and development, technical schools, light manufacturing and assembly, conducted wholly within a building.

Light Industrial

LI (Light Industrial)

- b. Secondary uses: caretaker's residence, the sale of goods produced or assembled on site, daycare and other employee services.
- c. Prohibited uses: automotive and machinery repair, automotive and machinery painting, wrecking yard, sexually oriented businesses, transmission and communication towers, trucking depots, bulk distribution centers and mini-warehouses.

7. DEVELOPMENT STANDARDS – SINGLE FAMILY DETACHED -

PARCELS 1-A & 1-B

7.1. Development Standards Table

	Single Family Detached – Large Lot (1)	Single Family Detached – Alley Lot (1)	Single Family Detached – Standard Lot (1)
Minimum Lot Area	10,000 s.f.	4,500 s.f.	6,500 s.f.
Minimum Lot Width	70 ft.	35 ft.	50 ft.
Minimum Width of Principal Building	20 ft.	20 ft.	20 ft.
Minimum Setback from Street (R.O.W.)	20 ft.	10 ft.	20 ft.
Minimum Garage Door Setback from Street/Alley (R.O.W.)	25 ft./15 ft.(2)	10 ft.(from Alley)	25 ft./15 ft.(2)
Minimum Rear Setback	20 ft.	10 ft.	10 ft.
Minimum Side Setback	5 ft.	5 ft.	5 ft.
Minimum Setback for Accessory Building	5 ft. (3)	5 ft. (3)	5 ft. (3)
Maximum Height of Principle Building	2 stories	2 stories	2 stories
Maximum Height of Accessory Building	15 ft.	15 ft.	15 ft.
Maximum Lot Coverage	40 percent	70 percent	50 percent
Maximum Height of Fence within Street Yard	3 ft. (4)	3 ft. (4)	3 ft. (4)
Maximum Height of Fence outside of Street Yard	8 ft. (4) (5)	8 ft. (4) (5)	8 ft. (4) (5)

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements

(2) Side-entry garages may have a 15 ft. setback from street (ROW)

(3) Accessory buildings or structures are not permitted in any front street yard

(4) All fences shall provide a finished face to abutting streets.

(5) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

7.2. Exterior Finish

- 1) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- 2) The exterior finish of all homes shall be a minimum of 75% masonry, excluding non-load bearing elements such as doors, windows, trim, and accents.
- 3) The use of materials such as wood shingles, wood siding, horizontally installed cement based siding or board and batten cement based siding shall be limited to accent features.
- 4) The front and side elevations of all homes shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
- 5) Horizontally installed cement based siding may be used on rear elevations, except on homes that back up to collector or primary level streets. These homes shall be 100% masonry on all sides, with no more than 75% consisting of a minimum of 2-step hard coat stucco.

7.3. Garage Door Treatment

- 1) Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of at least one of the following: window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.
- 2) Upgraded garage doors shall not be required for swing in, side entry garages.

7.4. Fencing Design Standards

- 1) Single Family Lot Fencing: Single-Family lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.
- 2) Perimeter Fencing: All perimeter fencing along Gattis School Road and Meister Lane shall conform to the Subdivision Wall requirements of Section 36-116 of the Code.
- 3) Open Space Fencing: Fences abutting open space or amenities such as floodplain, greenbelts, parks, town greens, detention/retention areas, or private parkland shall be constructed of wrought iron or tubular steel or other equivalent materials as approved by the Zoning Administrator. The Zoning Administrator may grant exceptions for lots adjacent to a private amenity center or open space when privacy concerns exist.

7.5. Residential Lot Trees

A minimum of one (1), three-inch (3") caliper container-grown Large Species tree shall be planted on each residential lot.

8. DEVELOPMENT STANDARDS – COMMERCIAL – PARCEL 2

In addition to the standards contained in the C-1a (General Commercial – Limited) zoning district, the following standards shall apply:

8.1. Access and Circulation

- 1) Pedestrian and vehicular circulation shall be required to and from all buildings and sites. Pedestrian connectivity shall be achieved through the use of sidewalks, stamped concrete brick pavers and or stained/treated asphalt.
- 2) Primary vehicular entrances to individual building sites shall be designated with defining landscape and/or architectural features, including but not limited to medians and/or special paving. A license agreement from the City will be required for all such features located within public right of way.

8.2. Exterior Wall Finish and Exterior Color

- 1) The exterior finish of all buildings shall be masonry, except for doors, windows, trim and accent features.
- 2) Masonry shall be defined as stone, simulated stone, brick, or a minimum of 2-step hard coat stucco. No more than 30% of the building façade may be stucco. The use of materials such as wood shingles, horizontally installed cement based siding or wood siding shall be limited to accent features.
- 3) Day-glo, luminescent, neon or similar types of color finishes are not permitted

8.4 Building Articulation

All buildings shall at least five of the following design treatments:

- 1) Canopies or porticos, integrated with the building's massing styles
- 2) Overhangs proportional in size to the mass of the building
- 3) Arcades, with a minimum width of eight-feet
- 4) Pitched roof forms, including gable and hip, over substantial portions of the building's perimeter
- 5) Ornamental and structural architectural details

- 6) Decorative tower features
- 7) Exterior arches on at least two sides of the building
- 8) Natural stone on the first floor façade of buildings

8.5 Awnings and Canopies

- 1) Awnings and canopies shall be placed so as to avoid obscuring details of the building façade.
- 2) Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
- 3) Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway.
- 4) Colors of awnings must be compatible with the buildings.
- 5) Incorporate awnings along with any signage to provide a uniformly designed building façade.
- 6) Internally illuminated awnings are prohibited.

8.6 Windows

- 1) Ground-floor street or courtyard facing facades shall have a minimum of forty (40) percent glazing.
- 2) For unique security or display purposes, including but not limited to art galleries and jewelry stores, ground floor glazing requirements may be reduced by the Zoning Administrator.
- 3) To assist with energy efficiency and solar gain the requirements in this subsection may be reduced by the Zoning Administrator to the extent that the required level or location of glazing conflicts with the standards of the Building Code or a recognized green building program.

8.7 Glass

Except for photovoltaic surfaces, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of buildings and structures.

8.8 Roofing

- 1) Pitched roofs shall be required for all one (1) story detached structures and shall have a pitch equal to or greater than a 4:12 pitch. Pitch may be 3:12 if the span

is greater than sixty (60) feet. Pitched roofs shall not be required for one (1) story structures that share a common wall with another structure.

- 2) Roofing materials for pitched roofs shall not consist of composition shingles. Tile (clay, cement, natural or manufactured stone), non-reflective pre-finished metal, copper or other similar materials are required.
- 3) Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
- 4) All rooftop equipment, including satellite dishes and antenna, must be fully screened from view and located below the highest vertical element of the building.

8.9 Lighting

1.1.1. Exterior lighting shall be used to provide illumination for security and safety of entry drives, parking areas, service and loading areas and pathways and courtyards. All exterior light fixtures should be designed and coordinated as compatible fixtures which relate to the architectural character of the buildings on a site.

1.1.2. External lighting shall be arranged and controlled, through the use of shielding and other measures, so as to deflect light away from any residential areas.

1.1.3. Building Illumination

1.1.3.1. The design and materials of lighting fixtures shall be consistent with the character of the area. Fully recessed down-lights, gooseneck lights or other fixtures appropriate to the style of a building shall be used.

1.1.3.2. Illumination of a façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for Light Industrial er.

2. DEVELOPMENT STANDARDS – ~~BUSINESS PARK~~ – PARCEL 3

In addition to the standards contained in the ~~BP (Business Park)~~ zoning district, the following standards shall apply:

9.1 Building Articulation and Scale

2.1.1. All buildings shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100') in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20') in length. No façade shall have an uninterrupted length exceeding one hundred (100) horizontal feet.

- 2.1.2. Buildings that exceed forty feet (40') in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building

9.2 Exterior Wall Finish

- 1) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.
- 2) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.
- 3) All pitched roofs exposed to public view shall utilize one of the following materials:
 - a) Standing seam metal roofing with a non-reflective finish.
 - b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.
 - c) Clay or Concrete tile.
- 4) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:
 - a) Asbestos
 - b) Mirrored Glass (reflectivity of 20% or more)
 - c) Corrugated metal
 - d) Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning, or as otherwise provided herein)
- 5) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.
- 6) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:
 - a) Arcades
 - b) Cornices

- c) Eaves
 - d) Sloped or unique roof features (e.g. parapets, mansard)
 - e) Architectural focal points (e.g. entry ways, window treatments)
- 7) Entries shall be recessed or covered with canopies. Windows shall be recessed a minimum of four inches (4") from the face of the building. Windows shall also contain mullions appropriate to the scale of the building. Large uninterrupted expanses of glass are prohibited.

9.3 Landscape Buffer

A 25-foot unencumbered landscape buffer shall be required along the western property line of Parcel 3, if loading or parking areas are facing this property line. This increased buffer shall not be required if the loading or parking area is located adjacent to a principal building elevation that is not facing the western property line.

~~10. DEVELOPMENT STANDARDS – BUSINESS PARK – PARCEL 5 – 12.077 acres~~

~~10.1. Sidewalks~~

- ~~1. Sidewalks shall not be required along Louis Henna Boulevard or Schultz Lane.~~

~~10.2. Outdoor Storage~~

- ~~1. Outdoor storage of materials or equipment and loading docks shall provide a visual screen from abutting properties or city streets. All screening shall be approved by the Director of Planning prior to construction.~~

~~10.3. Density~~

- ~~1. Minimum Lot Size: one (1) acre~~

~~10.4. Building Setbacks~~

- ~~1. Front Yard: 50 feet~~
- ~~2. Rear Yard: 25 feet~~
- ~~3. Side Yard (internal): 25 feet~~
- ~~4. Side Yard (street): 50 feet~~

~~10.5. Landscaping~~

- ~~1. Each builder, prior to issuance of Certificate of Occupancy, shall plant two trees within the building setback area of the front yard. These trees shall be a minimum of one and one-half inch (1 ½") caliper container grown and may be a~~

~~mixture of any of the following trees: all variety of oaks, elms, pecan and sycamore or trees of equal quality, as approved by the Director of Planning.~~

10.6. Sign Regulations

- ~~1. All freestanding signs shall be monument signs.~~
- ~~2. Freestanding signs shall not exceed six feet (6') in height.~~
- ~~3. Freestanding signs shall not restrict visibility for traffic entering or leaving the site.~~
- ~~4. One freestanding sign shall be permitted for lots of less than three acres in size. The maximum area of the sign, defined as the area contained within a polygon containing the actual lettering and any logo, shall be fifty square feet. Portions of the masonry structure on which the sign is located are not counted as party of the fifty square feet provided they are not contained in the polygon.~~
- ~~5. Additional freestanding monument signs shall be permitted for lots of three acres or larger in accordance with the regulations contained in the Code.~~
- ~~6. Directional signs solely for the purpose of direction traffic or identifying buildings and facilities shall be permitted provided they are restricted to a size required for their function as determined by the Director of Planning.~~

10.7. Landscaping and Buffering

- ~~1. If any parking is provided in any front yard, a landscaped berm shall be installed with the following design standards:~~
 - ~~a. The height of the berm shall be a minimum of three feet in height and be landscaped to provide a complete visual screen of any parking, loading or storage areas. Trees shall be planted no less than thirty feet apart.~~
- ~~2. Trees shall be planted in all street yards. Said trees shall have a minimum caliper of two inches and a minimum height of six feet for softwoods and eight feet for hardwoods. Trees shall consist of a mix of hardwoods and softwoods to provide for both rapidly growing and slower growing trees.~~
- ~~3. A minimum of 75 percent of required front yards and side street yards shall be landscaped, excluding driveways.~~

10.8. Parking and Loading Requirements

- ~~1. No parking or loading shall be permitted in any required front yard or street side yard, except that parking may be permitted in up to twenty-five percent of the street yard if a landscaped screen and berm is first approved by the City and installed in accordance with Section 10.6.~~

10. TRANSPORTATION – 81.118 acres

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this plan. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services.

11. PARKS, OPEN SPACE AND TRAILS – 81.118 acres

11.1 Parkland Dedication

Approximately five (5) acres of public parkland shall be dedicated to the City of Round Rock in order to satisfy the parkland dedication requirements for Parcel One, in accordance with Chapter 36, Article III of the Code.

11.2 Parkland Improvements

Any trails constructed in the open space shall require the approval of the City of Round Rock Parks and Recreation Department.

11.3 Private Parkland.

A Private Park of approximately one-half (½) acre shall be provided. This private park shall be owned and maintained by a community association.

12. LANDSCAPING – 81.118 acres

The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:

12.1 Drought Tolerant Turf Grasses

All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined in the Code.

12.2 Native Adapted Plants

Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-wise Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center.

12.3 Maintenance

A community association will be responsible for the maintenance of landscape and irrigation areas located between the roadways and private property lines and for all community signage, walls, medians, and private parks and open spaces.

13. AREA IDENTIFICATION AND ENTRY FEATURE SIGNS – 81.118 acres

- 13.1 Three community entry feature signs shall be provided, one facing State Highway 45, one facing Meister Lane and one at the corner of Gattis School Road and Meister Lane as noted on Exhibit “B”.
- 13.2 The tower structure portion of all three of the community entry feature signs, as illustrated on Exhibit “C”, may be a maximum of 10 feet in height.
- 13.3 The information contained on Exhibit “C” shall not serve as an approval of the signs identified. All signs are subject to the review and approval of the City according to Chapter 30 of the Code, as applicable and as amended.

14. CHANGES TO DEVELOPMENT PLAN

14.1 Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Director of Planning and Development Services and the City Attorney.

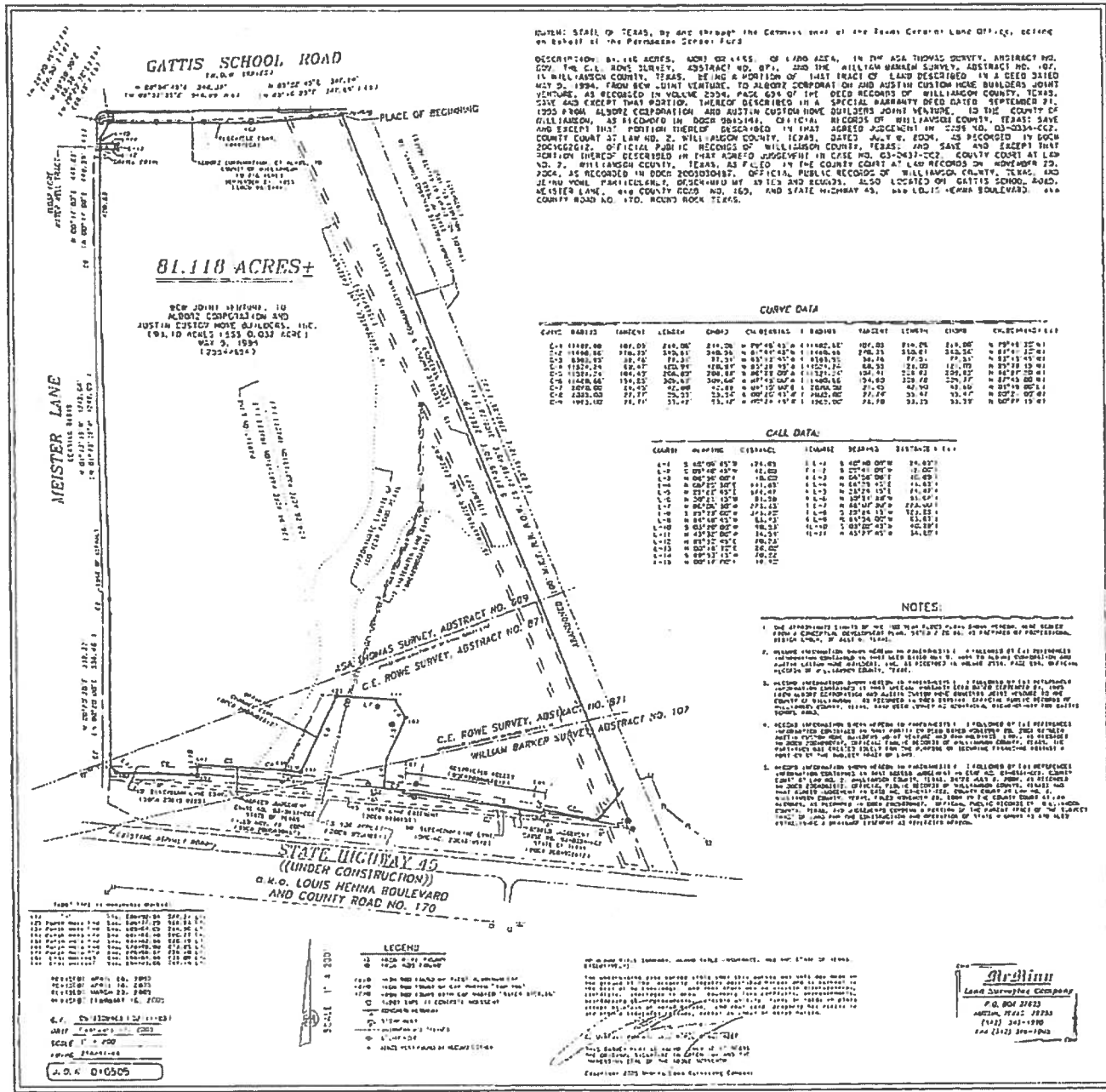
14.2 Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit “A”	Survey and Legal Description – 81.118 acres
Exhibit “B”	Concept Plan – 81.118 acres
Exhibit “C”	Entry Feature Signs – 81.118 acres
Exhibit “D”	Survey and Legal Description – 12.077 acres

EXHIBIT
"A"



DESCRIPTION OF 81.118 ACRES, MORE OR LESS, OF LAND AREA, IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, THE C.E. ROWE SURVEY, ABSTRACT NO. 871, AND THE WILLIAM BARKER SURVEY, ABSTRACT NO. 107, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED DATED MAY 9, 1994, FROM BCW JOINT VENTURE, TO ALBORZ CORPORATION AND AUSTIN CUSTOM HOME BUILDERS JOINT VENTURE, AS RECORDED IN VOLUME 2554, PAGE 654 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION THEREOF DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 21, 1995 FROM ALBORZ CORPORATION AND AUSTIN CUSTOM HOME BUILDERS JOINT VENTURE, TO THE COUNTY OF WILLIAMSON, AS RECORDED IN DOC# 9615141, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; ALSO AND SAVE AND EXCEPT THAT PORTION THEREOF DESCRIBED IN THAT AGREED JUDGEMENT IN CASE NO. 03-0334-CC2, COUNTY COURT AT LAW NO. 2, WILLIAMSON COUNTY, TEXAS, DATED JULY 8, 2004, AS RECORDED IN DOC# 2004062612, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND SAVE AND EXCEPT THAT PORTION THEREOF DESCRIBED IN THAT AGREED JUDGEMENT IN CASE NO. 03-437-CC2, COUNTY COURT AT LAW NO. 2, WILLIAMSON COUNTY, TEXAS, AS FILED IN THE COUNTY COURT AT LAW RECORDS ON NOVEMBER 29, 2004, , AS RECORDED IN DOC# 2005030487, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDSAS FOLLOWS:

BEGINNING at a ½" iron rod found at the intersection of the south line of Gattis School Road, and the west line of a 100 foot wide abandoned M.K.T. Railroad Right-of-way, as described as Parcel No. 2- Part 6, in that deed dated November 21, 1990 from Missouri Pacific Railroad Company, to the State of Texas, as recorded in Volume 1970, Page 515, Official Records of Williamson County, Texas, for the southeast corner of the aforementioned County of Williamson Tract (Doc# 9615141), and being the northeast corner of the herein described tract of land;

THENCE LEAVING THE PLACE OF BEGINNING and Gattis School Road, with the common line of the aforementioned abandoned M.K.T. Railroad Right-of-way and the Alborz Corporation and Austin Custom Home Builders Tract, S 21°59'30" E 2787.29 feet to a fence post found at the intersection of the north line of State Highway 45, also known as County Road No. 170 and also known as Louis Henna Boulevard, and the west line the abandoned M.K.T. Railroad Right-of-way, for the northeast corner of the aforementioned State of Texas condemnation tract (DOC# 2004062612), and being the southeast corner of the herein described tract of land;

THENCE leaving the abandoned M.K.T. Railroad Right-of-way, and crossing the Alborz Corporation and Austin Custom Home Builders Tract, with the north line of said State Highway 45, same being the north line of the aforementioned State of Texas Tracts, the following thirteen (13) courses:

1. S 40°09'45" W 124.85 feet to a fence post found;

2. with a left breaking curve having a radius length of 11492.66 feet, an arc length of 214.06 feet and a chord which bears N 79°48'45"W 214.06 feet, to a fence post found;
3. S 09°40'45"W 12.00 feet to a TxDOT Type II Monument found marked Sta. 694+95.06 217.14 Lt.;
4. with a left breaking curve having a radius length of 11480.66 feet, an arc length of 540.61 feet and a chord which bears N 81°41'45"W 540.56 feet to a fence post found;
5. N 06°56'00"E 10.00 feet to a fence post found;
6. with a left breaking curve having a radius length of 8383.95 feet, an arc length of 77.51 feet and a chord which bears N 83°13'45"W 77.51 feet to TxDOT Type II Monument found marked Sta. 688+84.98 235.09 Lt.;
7. N 06°25'30"E 111.85 feet to a fence post found;
8. N 25°22'45"E 174.47 feet to a ½" iron rod found with cap marked "SAM INC";
9. N 30°21'15"W 81.56 feet to an "x" found on a TxDOT Type II Monument marked Sta. 688+92.94 577.31 Lt.;
10. N 86°06'30"W 223.13 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 686+77.29 568.93 Lt.;
11. S 25°23'00"W 323.20 feet to a ½" iron rod found with a TxDOT Aluminum Cap;
12. N 84°48'45"W 63.73 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 685+07.09 264.90 Lt.; and
13. with a left breaking curve having a radius length of 11521.24 feet, an arc length of 120.94 feet and a chord which bears N 85°39'45"W 120.94 feet to the northwest corner of the State of Texas condemnation tract (DOC# 2004062612), same being the northeast corner of the State of Texas condemnation tract (Cause No. 03-0437-CC2);

THENCE leaving the State of Texas condemnation tract (DOC# 2004062612), and continuing across the Alborz Corporation and Austin Custom Home Builders Tract, with the north line of said State Highway 45, same being the north line of the State of Texas condemnation tract (Cause No. 03-0437-CC2), the following four (4) courses:

1. with a left breaking curve having a radius length of 11521.24 feet, an arc length of 208.89 feet and a chord which bears N 86°29'00"W 208.88 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 681+82.18 260.77 Lt.;
2. S 03°20'00"W 40.53 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 681+82.86 220.19 Lt.;

3. with a left breaking curve having a radius length of 11480.66 feet, an arc length of 309.69 feet and a chord which bears N 87°45'00"W 309.68 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 678+79.90 213.85 Lt.; and
4. N 43°32'00"W 34.54 feet to a Punch Hole found on a TxDOT Type II Monument marked Sta. 678+56.57 238.10 Lt., in east line of Meister Lane, same being the west line of the Alborz Corporation and Austin Custom Home Builders Tract, for the northwest corner of the State of Texas condemnation tract (Cause No. 03-0437-CC2), for the southwest corner of the herein described tract of land;

THENCE leaving said State Highway 45, with the common line of Meister Lane and the Alborz Corporation and Austin Custom Home Builders Tract, the following six (6) courses:

1. with a left breaking curve having a radius length of 2070.00 feet, an arc length of 42.90 feet, and a chord which bears N 01°15'00" E 42.89 feet to a ½" iron rod found;
2. N 00°20'30" E 538.37 feet to a ½" iron rod found at the beginning of a left breaking curve;
3. with said left breaking curve having a radius length of 2035.00 feet, an arc length of 55.55 feet, and a chord which bears N 00°20'45" W 55.54 feet to a ½" iron rod found;
4. N 01°13'15" W 1242.04 feet to a ½" iron rod found at the beginning of a right breaking curve;
5. with said right breaking curve having a radius length of 1965.00 feet, an arc length of 53.42 feet, and a chord which bears N 00°24'15" W 53.42 feet to a ½" iron rod found; and
6. N 00°17'00" E 409.69 feet to a ½" iron rod found at the southwest corner of that 0.032 acre water well tract described in the deed to Alborz Corporation and Austin Custom Home Builders Tract, as recorded in Volume 2554, Page 654 of the Deed Records of Williamson County, Texas;

THENCE leaving Meister Lane and entering the Alborz Corporation and Austin Custom Home Builders Tract with the line of said 0.032 acre water well tract, the following three (3) courses:

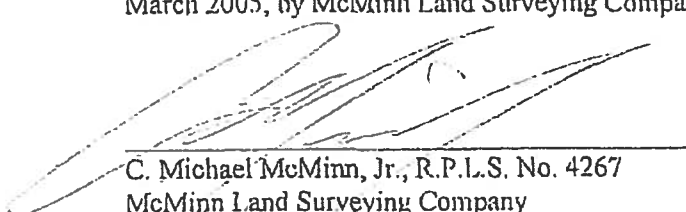
1. N 89°52'45" E 70.23 feet to a ½" iron rod found for the southeast corner of the 0.032 acre water well tract;
2. N 00°16'30" E 20.02 feet to a ½" iron rod found for the northeast corner of the 0.032 acre water well tract; and
3. S 89°53'15"W 70.22 feet to a ½" iron rod found in east line of Meister Lane, same being the west line of the Alborz Corporation and Austin Custom Home Builders Tract, for the northwest corner of the 0.032 acre water well tract;

THENCE leaving the 0.032 with the common Meister Lane and entering the Alborz Corporation and Austin Custom Home Builders Tract the following two (2) courses;

1. N 00°17'00"E 19.90 feet; and
2. N 29°30'30"E 68.30 feet to a ½" iron rod found at the intersection of the east line of Meister Lane and the south line of Gattis School Road, for the southwest corner of the aforereferenced County of Williamson Tract (Doc# 9615141), and being the northwest corner of the herein described tract of land;

THENCE leaving Meister Lane and crossing the Alborz Corporation and Austin Custom Home Builders Tract, with common line of said Gattis School Road and the County of Williamson Tract, the following two (2) courses:

1. N 89°54'15" E 544.32 feet to a ½" iron rod found with a cap marked "BAKER AICKLEN"; and
2. N 85°22'45" E 347.24 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 81.118 acres, more or less, of land area, as described from record information and measurements made on the ground on during January, February, May, and June, 1994 and January and March 2005, by McMinn Land Surveying Company of Austin, Texas.



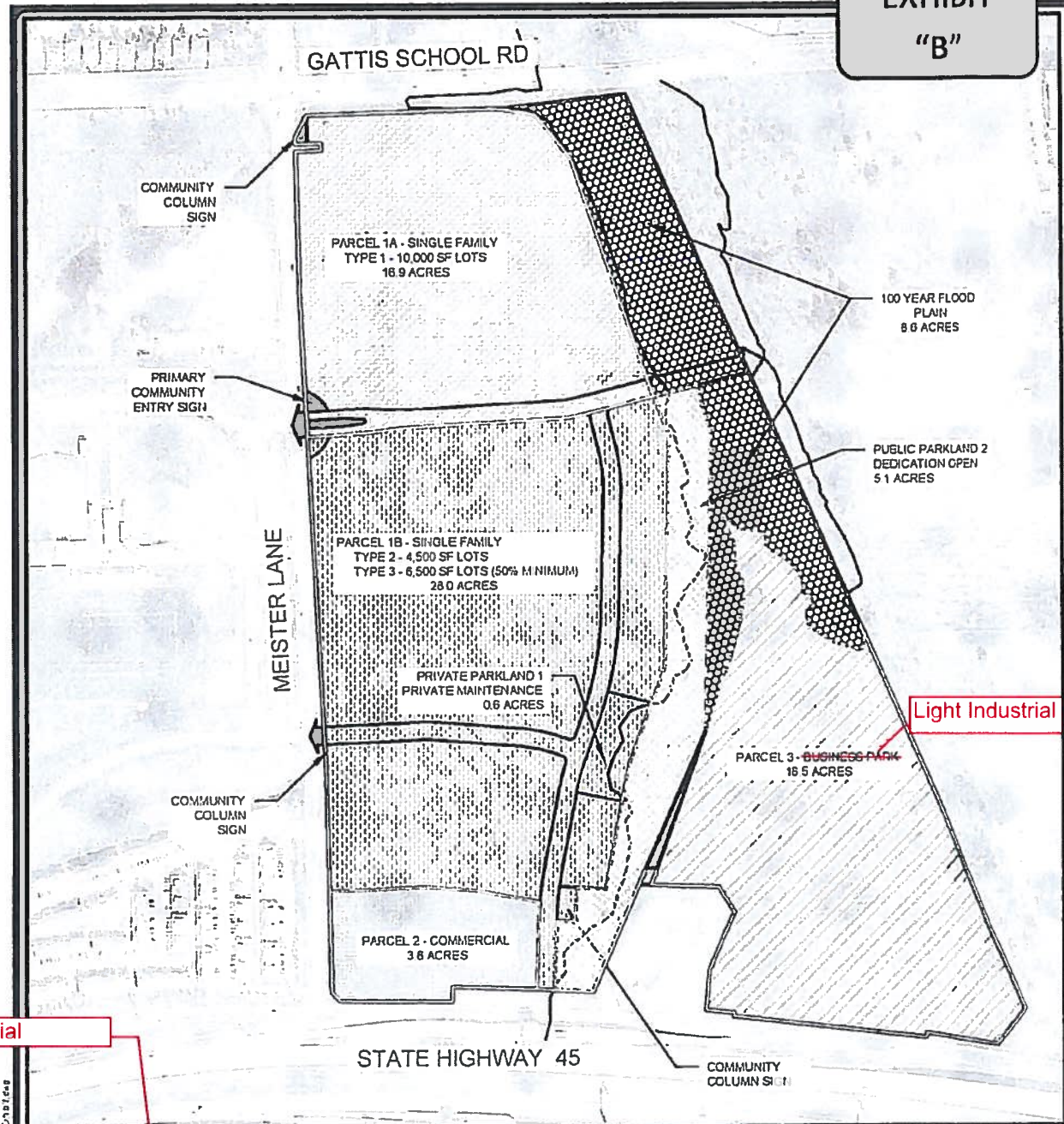
C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
P.O. Box 27695
Austin, Texas 78755

REVISED : April 26, 2005
DATE : March 23, 2005
SURVEY : Asa Thomas Survey, Abstract No. 609
C.E. Rowe Survey, Abstract No. 871
William Barker Survey Abstract No. 107

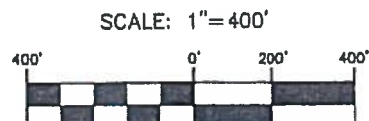
COUNTY : Williamson, Texas.

J.O. No. : 010505 (see 101298 and 020104 also)
IND0105

**EXHIBIT
"B"**



PARCEL 1A SINGLE FAMILY - 17.0 AC
 PARCEL 1B SINGLE FAMILY - 28.0 AC
 PARCEL 2 COMMERCIAL - 3.8 AC
 PARCEL 3 BUSINESS PARK - 18.6 AC
 PARKLAND DEDICATED OPEN - 5.1 AC
 REMAINING FLOODPLAIN - 8.6 AC



JOB NO. 50841-00
 DATE OCT 2014
 DESIGNER
 CHECKED DRAWN
 SHEET 1 of 1

NORTHFIELDS (GLO TRACT - PUD 22)
EXHIBIT B
PUD CONCEPT PLAN
CITY OF ROUND ROCK, TEXAS

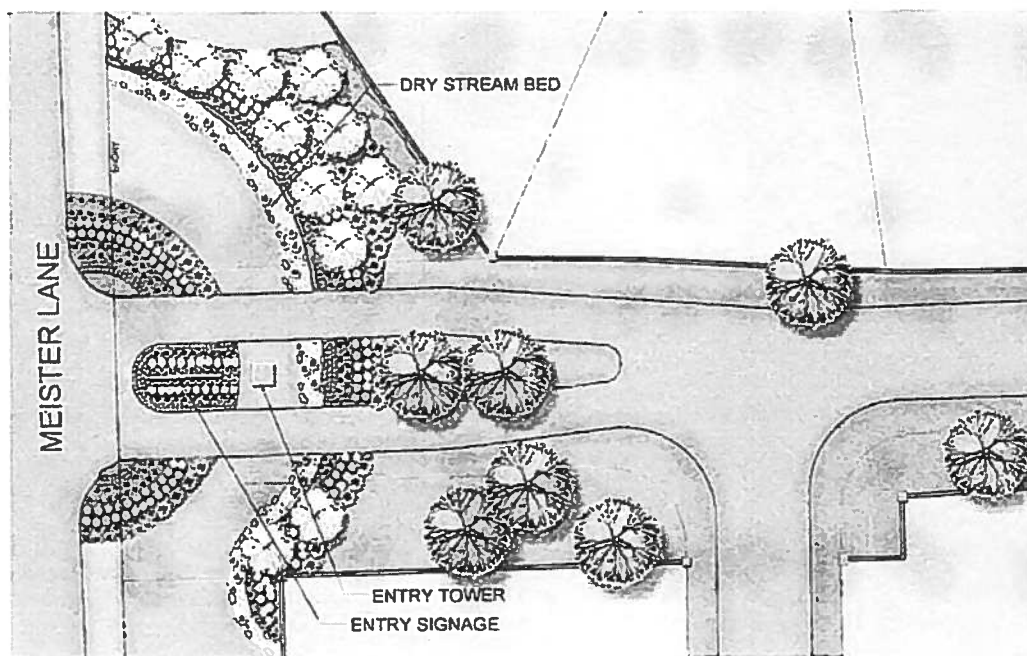
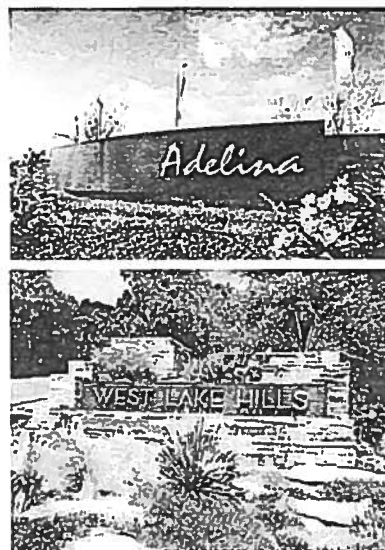
**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD. AUSTIN, TEXAS 78757 PHONE: 512.454.8711
 SUITE 220 WEST FAX: 512.452.8867
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

RECORDERS MEMORANDUM
 All or parts of the text on this page was not
 clearly legible for satisfactory recordation.



Scale: 1/2" = 1'



Lauf 12.000m + Runde der 1000er + 500m der 1000er

Address: 11055
City: New York

NORTHFIELDS
ROUND ROCK, TEXAS

All or parts of the text on this page was not clearly legible for satisfactory recordation.



3 2 3

Scale: 1" = 20'
Date: October 29, 2014

LIMITED AVAILABILITY OF INFORMATION

Data missing compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



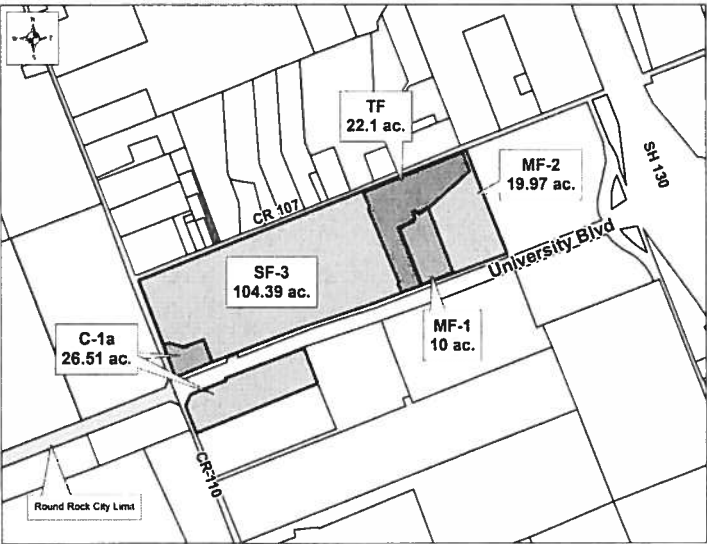
Gattis School Rd

**Subject Tract
approx 27.02 ac.**

Meister Ln

Louis Henna Blvd

Sauls East Tract
GEN PLAN AMEND GP1902-001



CASE PLANNER: Clyde von Rosenberg
REQUEST: Approval of amendment from business park to residential
ZONING AT TIME OF APPLICATION: ETJ
DESCRIPTION: 182.97 acres out of the Henry Millard Survey, Abstract No. 452
CURRENT USE OF PROPERTY:undeveloped
GENERAL PLAN LAND USE DESIGNATION:business park
ADJACENT LAND USE:
North: ETJ - large lot residential and agricultural
South: ETJ - light industrial and undeveloped
East: ETJ - undeveloped
West: ETJ - undeveloped

PROPOSED LAND USE: residential

<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:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	0
Owner: JSL North Investments LLC John Lloyd 4720-4 Rockcliff Road Austin, TX 78756		Agent: Randall Jones & Associates Engineering, Inc. R. Brent Jones 2900 Jazz Street Round Rock, TX 78664

**Sauls East Tract
GENERAL PLAN AMENDMENT GP1902-001**

HISTORY: The property was included on the Future Land Use Map, approved in 2010.

DATE OF REVIEW: March 6, 2019

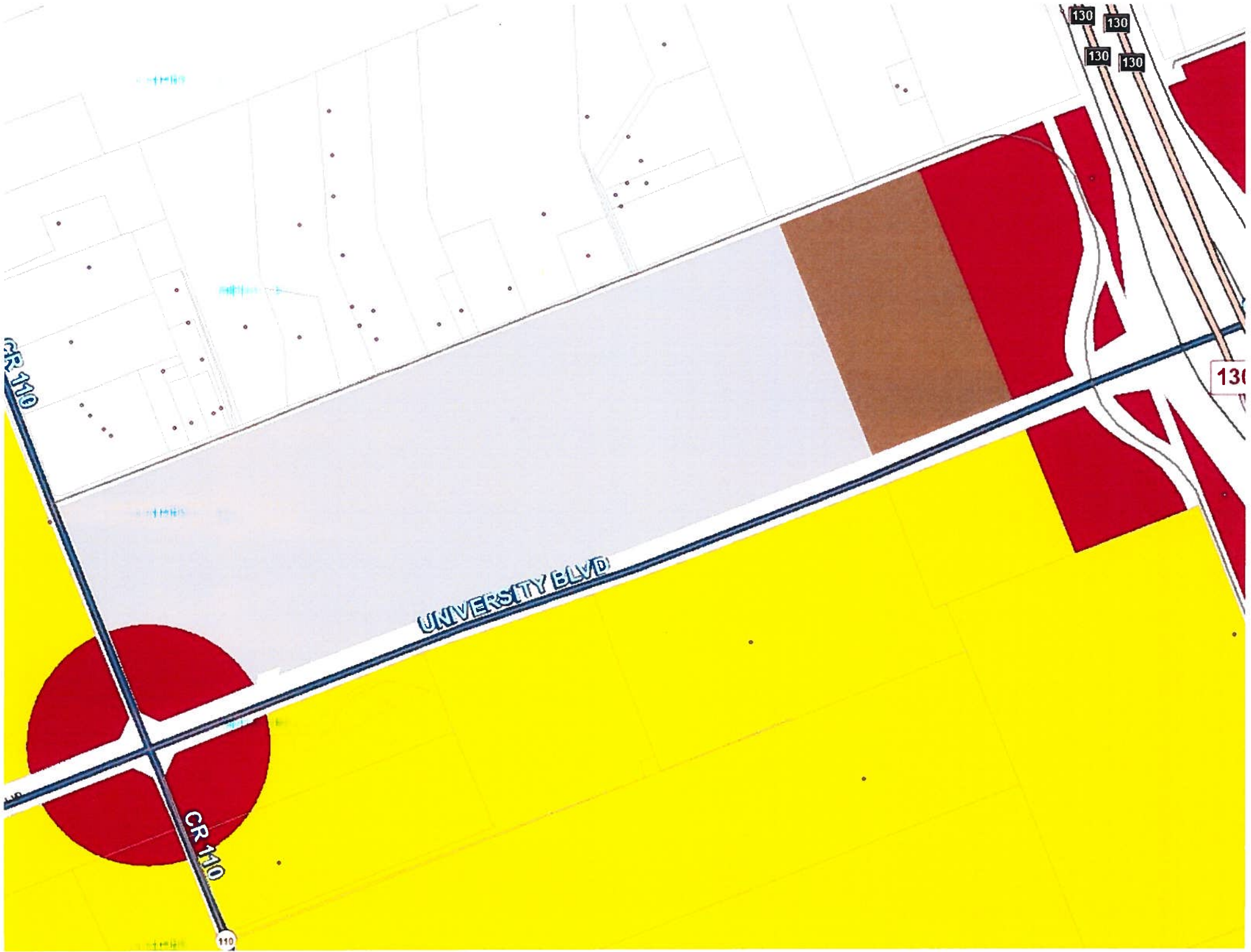
LOCATION: East of CR 110 and west of SH 130; north of University Blvd.

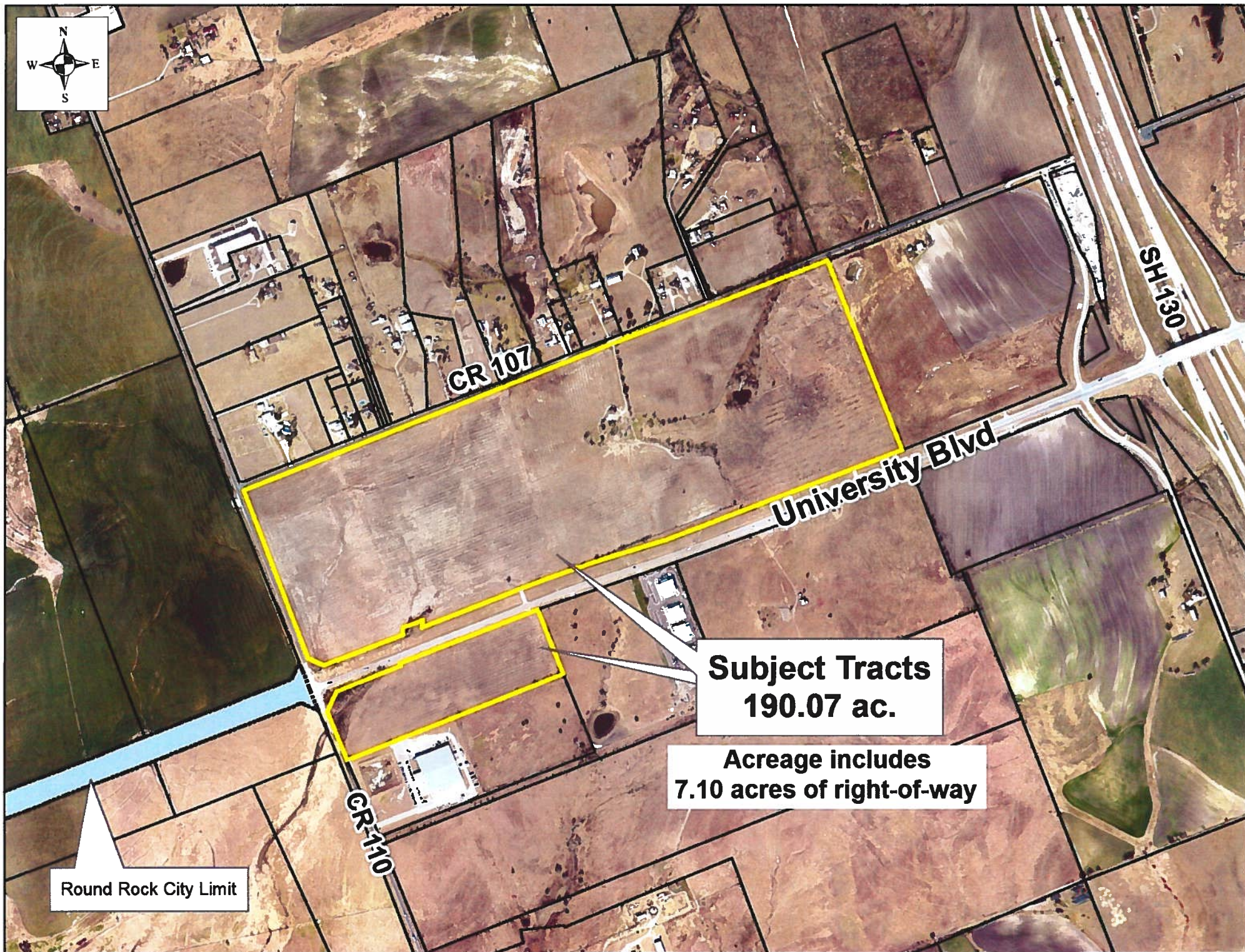
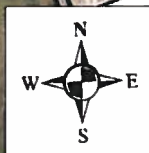
STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: Except for the corner of University Blvd. and CR 110, which is designated as commercial, the subject property is designated for business park. As this is the far northern edge of the City's planning area, nearby to SH130, the business park designation was selected in 2010. This residential proposal, including single family, two-family and both low density and medium density multi-family is now a viable project and the change to the residential land use designation is justified.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to the Future Land Use Map to change the land use designation from business park to residential.





CR 107

University Blvd

SH 130

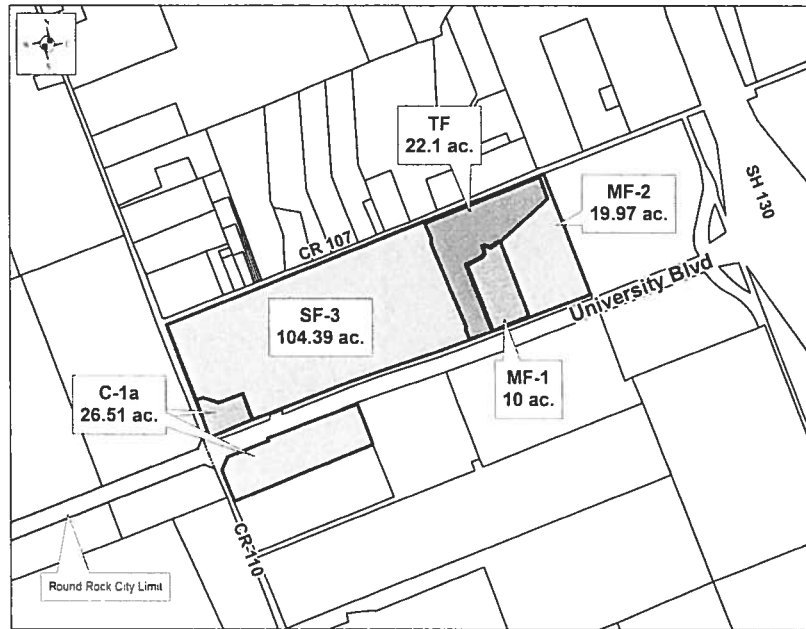
CR 110

Round Rock City Limit

**Subject Tracts
190.07 ac.**

**Acreage includes
7.10 acres of right-of-way**

**Sauls East Tract Original Zoning
ZONING ZON1901-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Recommendation for zoning to allow for residential and commercial uses.

ZONING AT TIME OF APPLICATION: ETJ (extraterritorial jurisdiction)

DESCRIPTION: 182.97 acres out of the Henry Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: residential and business park

ADJACENT LAND USE:

North: ETJ - large lot residential and agricultural
 South: ETJ - light industrial and undeveloped
 East: ETJ - undeveloped
 West: ETJ - undeveloped

PROPOSED LAND USE: residential and commercial

TOTAL ACREAGE: 182.97

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

Agent:
 Randall Jones & Associates Engineering, Inc.
 R. Brent Jones
 2900 Jazz Street
 Round Rock, TX 78664

Sauls East Tract Original Zoning
ZONING ZON1901-001

HISTORY: This property is in the ETJ (extraterritorial jurisdiction) of the City and is eligible for annexation. The City limits extend via the right-of-way of University Blvd. to the western boundary of CR 110. In addition, the City adopted annexation development agreements with this property owner and with the owners of the properties between these tracts and the existing City boundary. These agreements provide for annexation under certain terms and conditions.

DATE OF REVIEW: March 6, 2019

LOCATION: East of CR 110 and west of SH 130; north and south of University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as business park, residential and commercial in the General Plan. A General Plan amendment to change the business park portion to residential is a separate agenda item.

Traffic, Access and Roads: The property has frontage along University Blvd., CR 110 and CR 107. Upon annexation of the property, all the adjacent portions of these roadways will be annexed into the City. A TIA (Traffic Impact Analysis) is being prepared and all relevant issues have been identified. An approved TIA will be required prior to submittal of a preliminary plat.

Water and Wastewater Service: The property is within the water service area of the Jonah Water SUD (Special Utility District) and it is within the wastewater service area of the City of Round Rock.

Zoning Districts: The property consists of approximately 183 acres of land to be zoned, with approximately 7 acres of property to be designated as right of way for the roads that border it. The proposed zoning is:

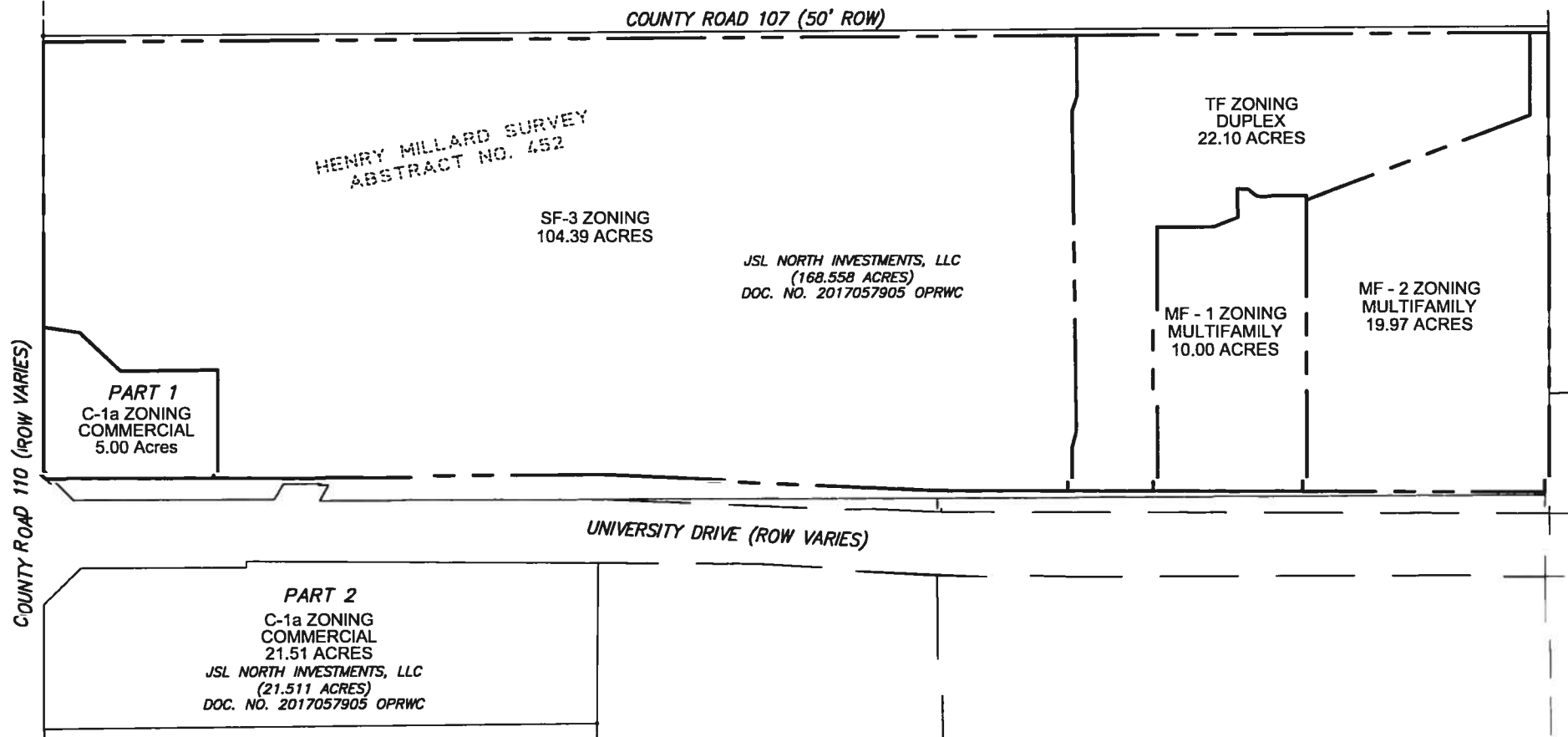
- 21.51-acre tract at the southeast corner of University Blvd. and CR 110 as C-1a (General Commercial – limited)
- On the approximately 161 acres on the north side of University Blvd.:
 - ✓ 5 acres at the northeast corner of the intersection with CR 110 as C-1a (General Commercial – limited)
 - ✓ 104 acres surrounding the C-1a parcel as SF-3 (Single Family – Mixed Lot)
 - ✓ 22 acres as TF (Two-Family), located to the east of the SF-3 tract
 - ✓ 10 acres of MF-1 (Multi-Family – low density), located to the east of the TF tract
 - ✓ 20 acres of MF-2 (Multi-Family – medium density), located to the east of the MF-1 tract

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to SF-3 (Single-Family – Mixed Lot) 104.39 acres; TF (Townhouse) 22.10 acres; MF-2 (Multifamily – Medium Density) 19.97 acres; MF-1 (Multifamily – Low Density) 10.00 acres; and C-1a (General Commercial – Limited) 26.51 acres.

SAULS EAST TRACT ZONING KEY MAP

500' 250' 0 500'

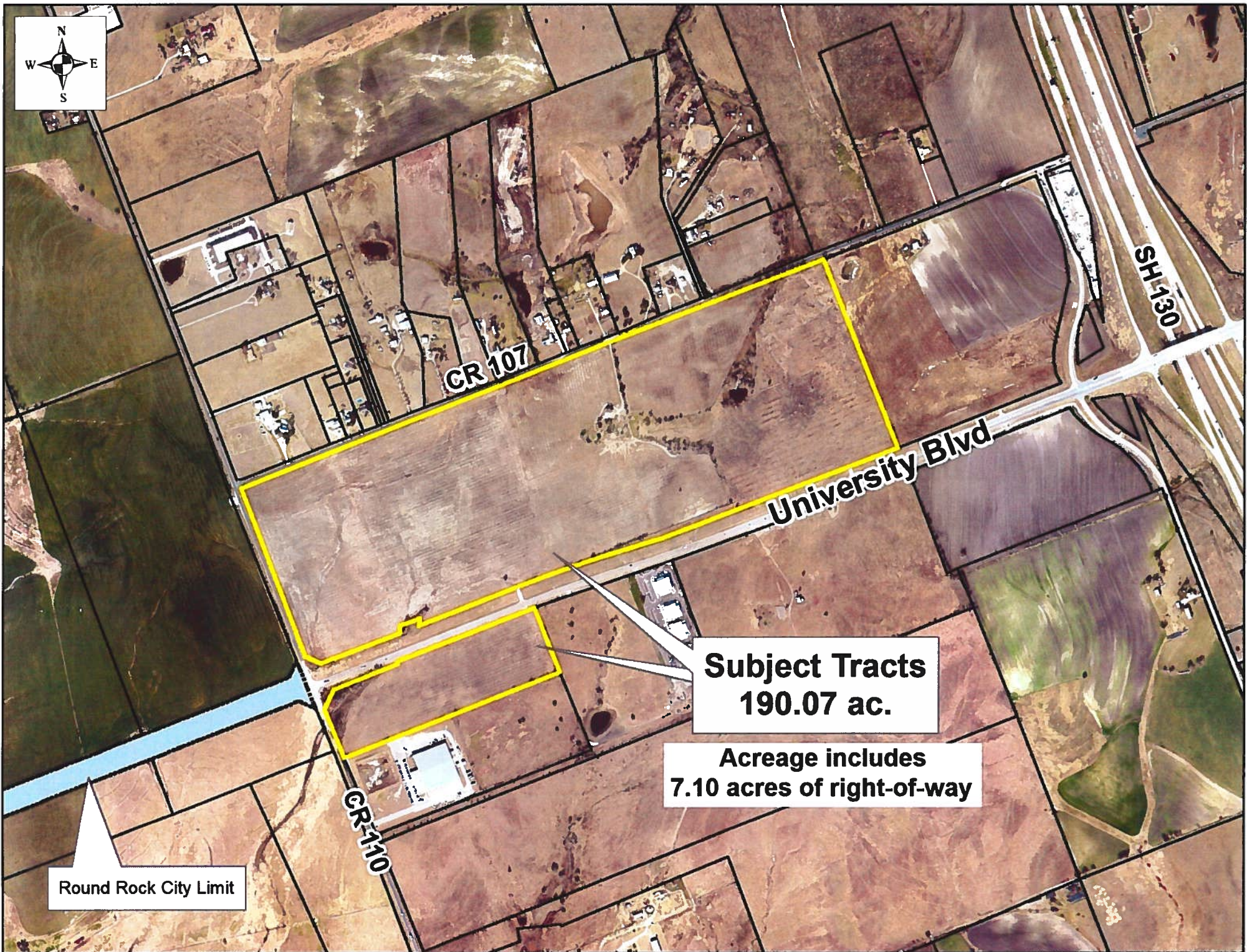


DATE: FEB. 13, 2019 SCALE: 1" = 500'

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-10015400 (512) 836-4793 FAX: (512) 836-4817



CR 107

SH 130

University Blvd

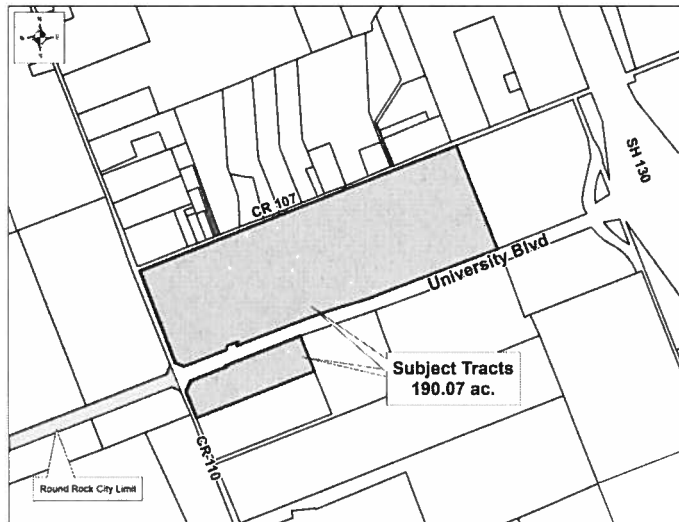
CR 110

**Subject Tracts
190.07 ac.**

**Acreage includes
7.10 acres of right-of-way**

Round Rock City Limit

**Sauls East Tract
CONCEPT PLAN CP1807-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of concept plan

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 190.07 acres out of the Henry Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial and business park

ADJACENT LAND USE:

North: ETJ - large lot residential and agricultural
 South: ETJ - light industrial and undeveloped
 East: ETJ - undeveloped
 West: ETJ - undeveloped

PROPOSED LAND USE: residential and commercial

<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:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	190.07

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

Agent:
 Randall Jones & Associates Engineering, Inc.
 Israel Ramirez
 2900 Jazz Street
 Round Rock, TX 78664

Sauls East Tract
CONCEPT PLAN CP1807-001

HISTORY: The tract is in northeastern quadrant of the ETJ.

DATE OF REVIEW: March 6, 2019

LOCATION: East of CR 110 and west of SH 130; north and south of University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: Currently designated for commercial and business park. A General Plan amendment is being considered to change the business park designation to residential for the property north of University Blvd.

Traffic, Access and Roads: The property has frontage along University Blvd., CR 110 and CR 107. A TIA (Traffic Impact Analysis) is being prepared and all relevant issues have been identified. An approved TIA will be required prior to submittal of a preliminary plat. Williamson County has prepared road widening plans for University Blvd. and CR 110. The amount of right-of-way needed for these projects has not been finalized but will be determined with the preliminary plat.

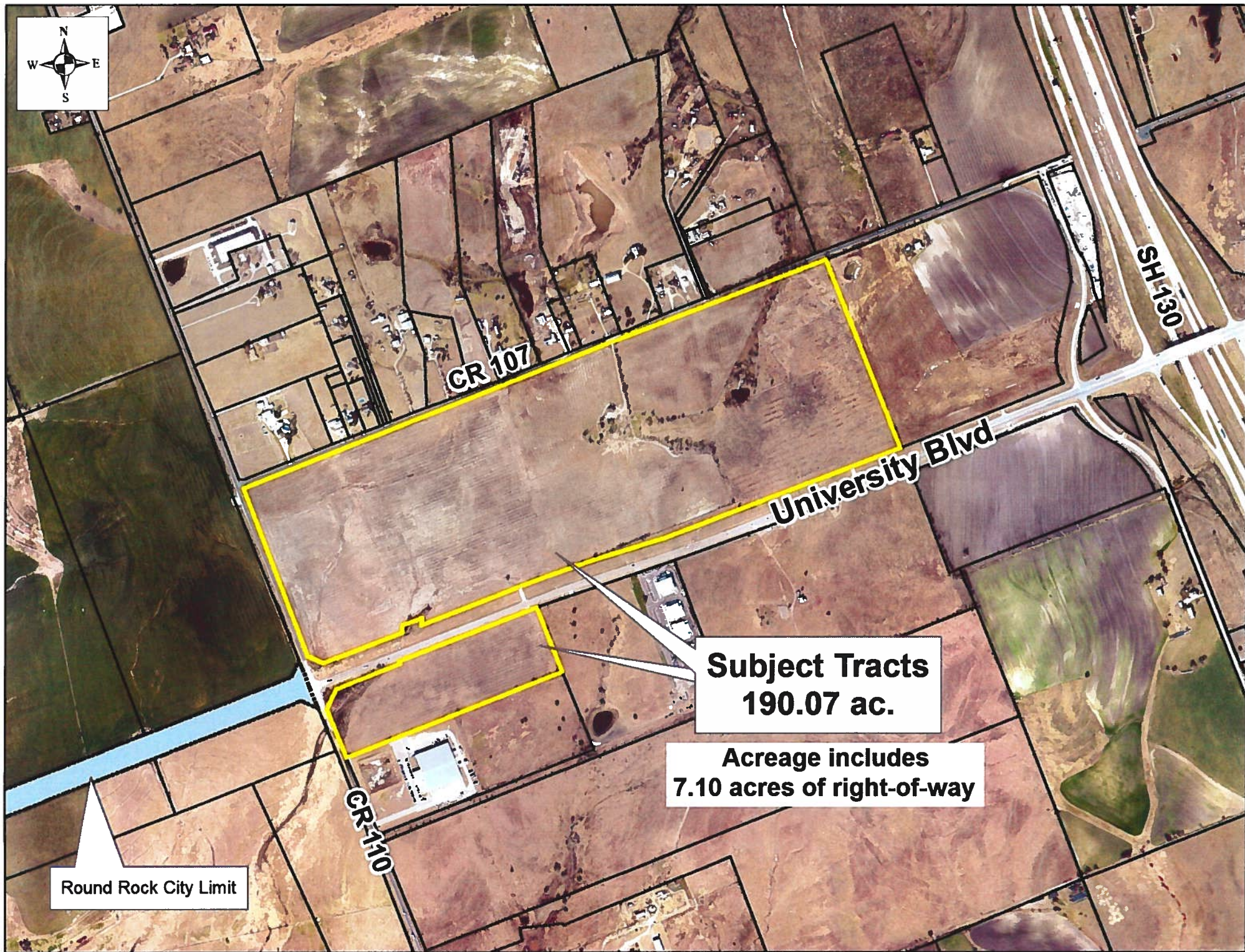
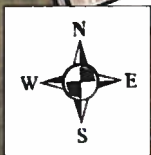
Water and Wastewater Service: The property is within the water service area of the Jonah Water SUD (Special Utility District) and it is within the wastewater service area of the City of Round Rock.

Drainage: A flood study will be required for the preliminary plat.

RECOMMENDED MOTION:

Staff recommends approval of the concept plan, with the following condition:

1. The limits of the right-of-way needed for University Blvd. and CR 110 must be determined prior to the submittal of a preliminary plat.



CR 107

University Blvd

SH 130

CR 410

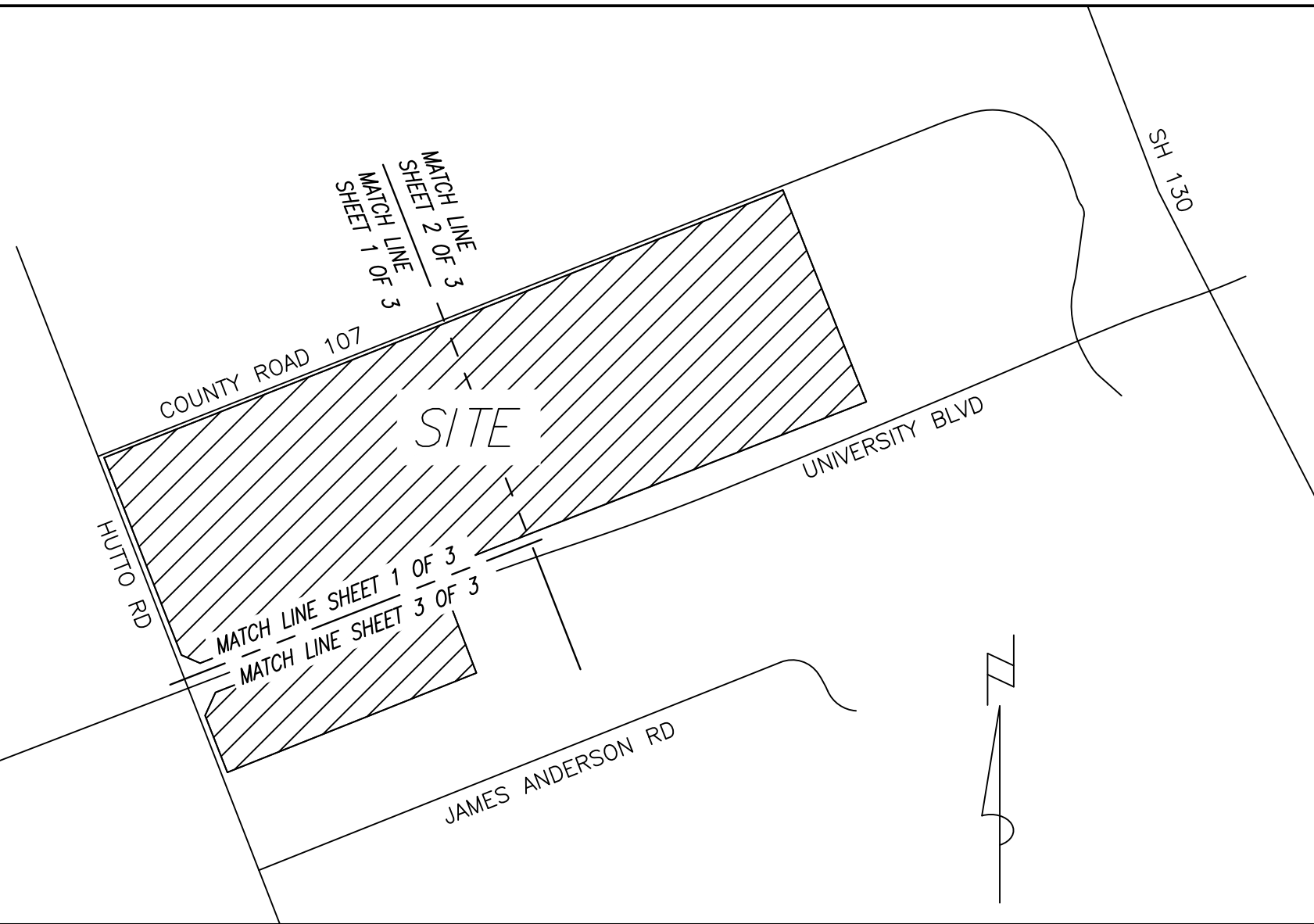
Round Rock City Limit

**Subject Tracts
190.07 ac.**

**Acreage includes
7.10 acres of right-of-way**

SAULS EAST TRACT
CONCEPT PLAN

SCALE: 1"=100'



LOCATION MAP - SCALE: 1" = 1000'

- LEGEND:
- = BRASS DISK IN CONCRETE FOUND
 - = 1/2" IRON ROD FOUND
 - = 1/2" IR W/TJ SURVEYING* CAP SET
 - = UTILITY POLE AND GUY ANCHOR
 - G --- = GAS LINE
 - OH --- = OVERHEAD ELECTRIC
 - = ORIGINAL TEXAS LAND SURVEY LINE
 - DRWC = DEED RECORDS WILLIAMSON COUNTY
 - PRWC = PLAT RECORDS WILLIAMSON COUNTY
 - ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY
 - OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

OWNER: JSL NORTH INVESTMENTS, LLC
SURVEYOR: RANDALL JONES SURVEYING & ASSOCIATES, INC.
SUBMITTAL DATE: JULY 17, 2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 6, 2019

BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL DATUM:
ROUND ROCK 01-037, CITY OF ROUND ROCK BRASS
DISK SET IN CONCRETE AS SHOWN ON SHEET 1 OF 3.
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30'
HORIZONTAL DATUM NAD 83, VERTICAL DATUM NAVD 88 ACCORDING TO THE GPS DATA SHEET PUBLISHED BY THE CITY OF ROUND ROCK, TEXAS.

PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT 452
ENGINEER: RANDALL JONES ENGINEERING & ASSOCIATES, INC.

TOTAL AREA OF SITE: 190.069 ACRES

NOTES:

- ACCESS NOTE: A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENT ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISION CONTAINING GREATER THAN 29 DWELLING UNITS.
- PROPOSED STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON THE PRELIMINARY PLAN.
- THE PROPERTY SHOWN HEREON IS CONTAINED WITHIN ZONE "X" AS SCALED FROM F.I.R.M. MAP NUMBER 4849100505E, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

CONCEPT PLAN FOR
SAULS EAST TRACT

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400
DATE: JULY 12, 2018
FIELD BOOK: 894
SCALE: 1" = 200'
JOB NO.: 2575

SHEET 1 OF 3

CITY OF ROUND ROCK PROJECT #CP-1807-001

RUIDOSA IRRIGATION COMPANY SURVEY ABSTRACT 714

NELSON HOMESTEAD
MANAGEMENT, LLC
A PORTION OF 1629.95 ACRES
DOC. NO. 9824077 OPRWC

COUNTY ROAD 110 (ROW VARIES)
268'1191' 14.362212N

PROPOSED ACCESS PT
TO COUNTY ROAD 110

BENCHMARK:
ROUND ROCK 01-037
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30'

GAS LINE
MARKER

MSE ESTATES, LLC
9.94 ACRES
DOC. NO. 2017075590
OPRWC

RALPH EMERSON
2.00 ACRES
DOC. NO. 2003002626
OPRWC

GREGORY CARTER,
ET UX
1.25 ACRES
DOC. NO.
2016087137
OPRWC

GLAZIER RANCH, 7.21 ACRES
CABINET EE, SLIDES 204-205
PRWC
LOT 1
LOT 2
LOT 3
LOT 4

GREG ZUNKER
21.97 ACRES
DOC. NO. 2002037279
OPRWC

JOHN MCQUEEN SURVEY, ABSTRACT 426

EDWARD PETRERE
5.07 ACRES
DOC. NO. 2013009338
OPRWC

EDWARD PETRERE
15.63 ACRES
NO. 2013009340
OPRWC

HERBERT A. BURKEHEAD
15.003 ACRES
VOL. 641, PG. 465
DRWC

COUNTY ROAD 107 (50' ROW)

PROPOSED 13.60 ACRE
ATMOS ENERGY GAS EASEMENT

POSSIBLE CENTERLINE LOCATION OF GAS PIPELINE EASEMENT
WILHELMINA MILLER TO LONE STAR GAS COMPANY
VOL. 242, PG. 63, DRWC

PROPOSED ACCESS PT
TO COUNTY ROAD 107

PROPOSED ACCESS PT
TO COUNTY ROAD 107

MATCH LINE SHEET 1 OF 3

MATCH LINE SHEET 2 OF 3

MATCH LINE SHEET 1 OF 3

MATCH LINE SHEET 2 OF 3

ONCOR ELECTRIC
DELIVERY COMPANY, LLC
DOC. NO. 2017012597
OPRWC

PROPOSED ACCESS PT
TO UNIVERSITY BLVD

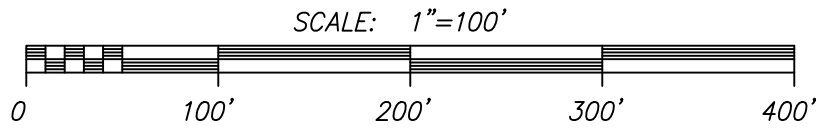
WILLIAMSON COUNTY, TEXAS
9.13 ACRE
DOC. NO. 2006034117
OPRWC

UNIVERSITY BOULEVARD (ROW VARIES)

WILLIAMSON COUNTY, TEXAS
4.95 ACRE
DOC. NO. 2006012406
OPRWC

UNIVERSITY BOULEVARD (ROW VARIES)

SAULS EAST TRACT
CONCEPT PLAN



LEGEND:	
	= BRASS DISK IN CONCRETE FOUND
	= 1/2" IRON ROD FOUND
	= 1/2" IR W/RJ SURVEYING" CAP SET
	= UTILITY POLE AND GUY ANCHOR
	= GAS LINE
	= OVERHEAD ELECTRIC
	= ORIGINAL TEXAS LAND SURVEY LINE
DRWC = DEED RECORDS WILLIAMSON COUNTY	
PRWC = PLAT RECORDS WILLIAMSON COUNTY	
ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY	
OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY	

TITLE COMMITMENT AND EASEMENT NOTES:

ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE AND THOSE RECORDED EASEMENTS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY ACCORDING TO G.F. NO. CTA-7-CTA1700511.eprn, EFFECTIVE DATE: FEBRUARY 28, 2017, ARE SHOWN OR DEPICTED HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST ARE SHOWN HEREON.

SCHEDULE B:

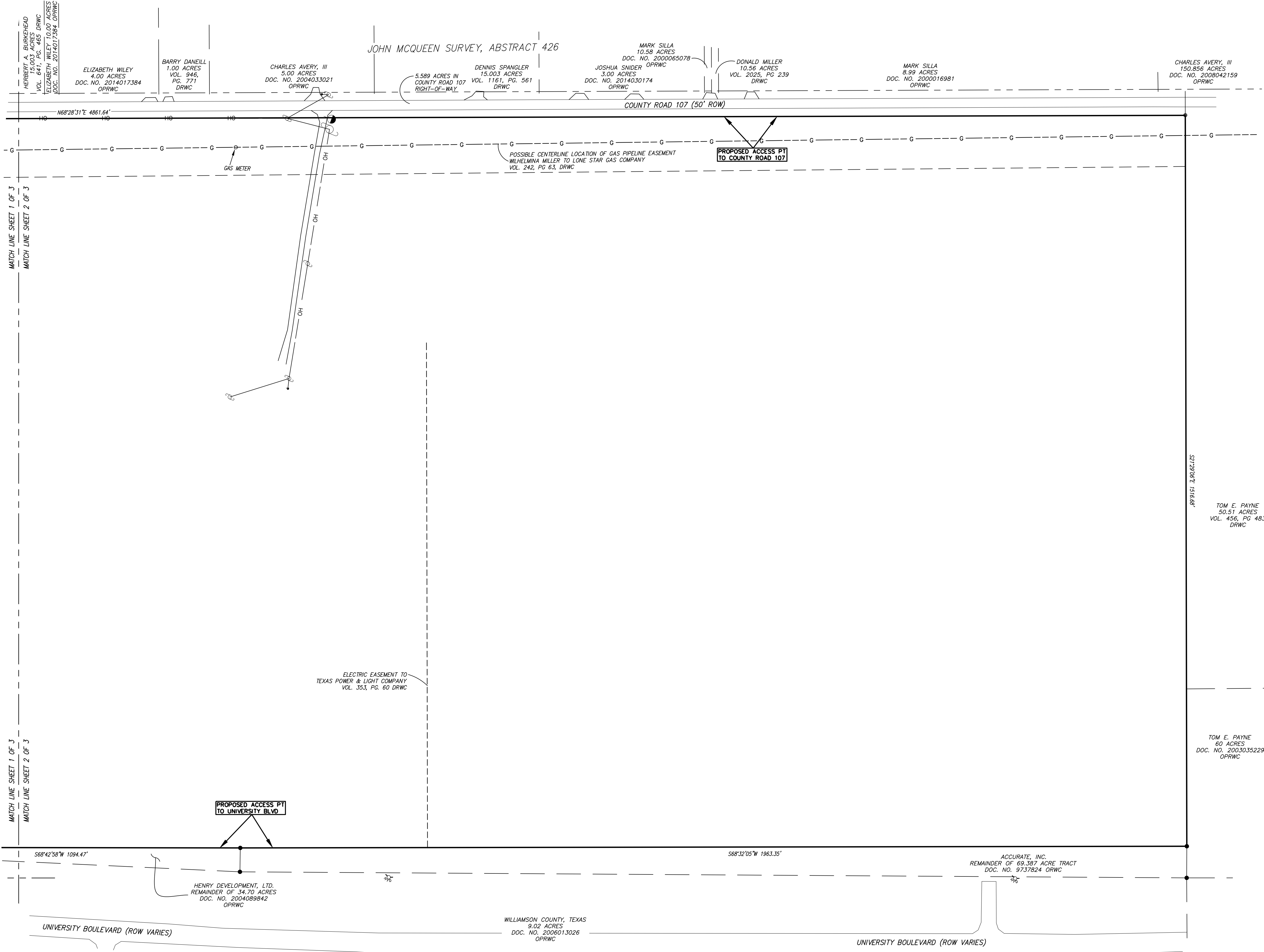
10.(g) ANNEXATION DEVELOPMENT AGREEMENT WITH MILDRED SAULS AND THE CITY OF ROUND ROCK TEXAS, BY INSTRUMENT RECORDED AS DOCUMENT NO. 2017008770, OPRWC. AFFECTS PROPERTY.

10.(h) DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS, BY INSTRUMENT RECORDED AS DOCUMENT NO. 2016072106, OPRWC. AFFECTS PROPERTY AS SHOWN.

10.(i) EASEMENT AND RIGHT OF WAY GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY LLC, BY INSTRUMENT RECORDED AS DOCUMENT NO. 2017012597, OPRWC. AFFECTS PROPERTY AS SHOWN.

10.(j) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 353, PAGE 60, DRWC. MAY AFFECT PROPERTY AS SHOWN.

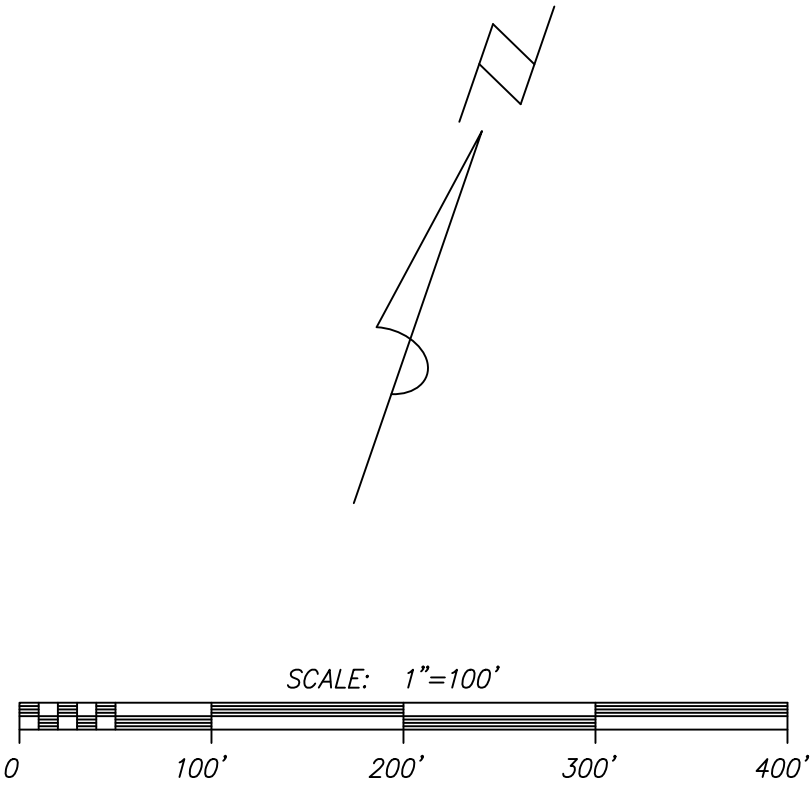
10.(k) RIGHT OF WAY EASEMENT (GENERAL TYPE EASEMENT) TO JONAH WATER SUPPLY CORP. BY INSTRUMENT RECORDED IN VOLUME 572, PAGE 190, DRWC. AFFECTS PROPERTY.



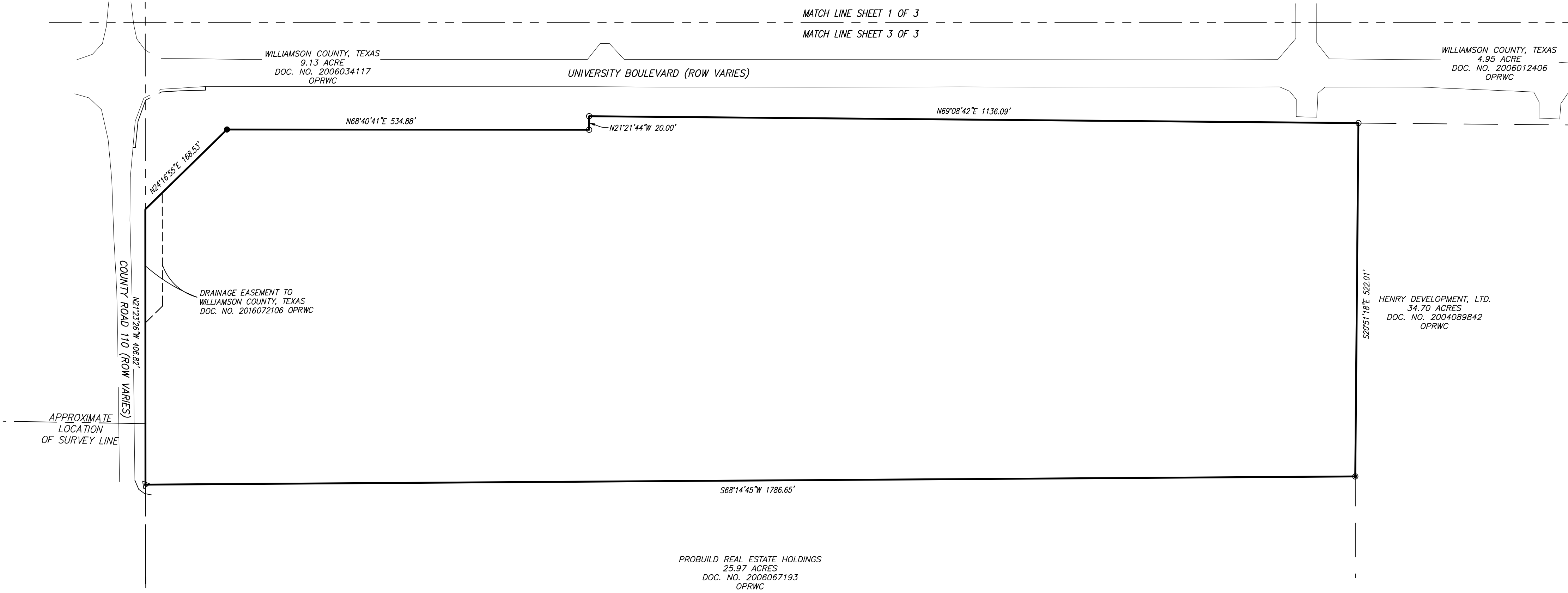
CONCEPT PLAN FOR
SAULS EAST TRACT

RJ SURVEYING & ASSOCIATES, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817		
F-10015400	DATE: JULY 12, 2018	SCALE: 1" = 200'
FIELD BOOK: 894		JOB NO.: 2575

SAULS EAST TRACT
CONCEPT PLAN



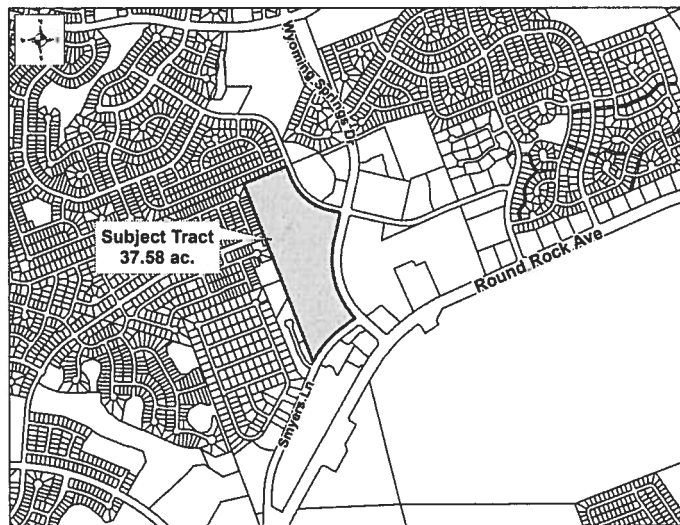
- LEGEND:
- = BRASS DISK IN CONCRETE FOUND
 - = 1/2" IRON ROD FOUND
 - = 1/2" IR W/"RJ SURVEYING" CAP SET
 - = UTILITY POLE AND GUY ANCHOR
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CONCEPT PLAN FOR
SAULS EAST TRACT

RJ SURVEYING & ASSOCIATES, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817		
F-10015400	DATE: JULY 12, 2018	SCALE: 1" = 200'
FIELD BOOK: 894		JOB NO.: 2575

**The Reserve at Wyoming Springs
PRELIM PLAT PP1806-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of preliminary plat

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

DESCRIPTION: 37.58 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY:undeveloped

GENERAL PLAN LAND USE DESIGNATION:residential

ADJACENT LAND USE:

North: (across Park Valley Dr.) medical office and senior housing - OF (Office) and SR (Senior)
 South: (across Smyers Lane) bank and drug store - C-1 (General Commercial)
 East: (across Wyoming Springs Dr.) hospital - PF-3 (Public Facilities - high intensity)
 West: single family residential - ETJ (extraterritorial jurisdiction)

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	75	19.66
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	3	11.79
ROW:	2	6.13
Parkland:	0	0
Other:	0	0
TOTALS:	80	37.58

Owner:
 Robinson Land Ltd. Partners
 P.O. Box 9556
 Austin, TX 78766-9556

Agent:
 Cunningham/Allen
 Bob Allen
 3103 Bee Cave Rd., Ste. 202
 Austin, TX 78746

**The Reserve at Wyoming Springs
PRELIMINARY PLAT PP-1806-002**

HISTORY: The property was rezoned to the SF-3 (Single Family – mixed lot) district in April of 2018 and a concept plan was approved by the Planning and Zoning Commission on May 16, 2018.

DATE OF REVIEW: March 6, 2019

LOCATION: Northwest corner of Wyoming Springs Dr. and Smyers Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential in the General Plan and is currently zoned as SF-3 (Single family – mixed lot).

SF-3 zoning district: 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 estate lots and 30% consisting of standard lots, with small lots limited to 30%. 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. This preliminary plat has 75 single family lots, with 34 estate lots and 41 standard lots, or 45% and 55% respectively of the total number of lots.

Connectivity Index requirement: The connectivity 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. The subdivision code sets the minimum index at 1.35 but includes an exception when natural features of the land make strict compliance impractical. The site has several karst features and is crossed by a significant drainage swale, which makes connecting the two parts of the property impractical. The connectivity index for the subdivision does not meet the minimum requirement, but it does qualify for the exception.

Extension of Liberty Walk: Liberty Walk is a collector roadway that traverses through the City's ETJ (extraterritorial jurisdiction) from the western side of the subject property, for more than one mile, to Great Oaks Drive. It provides a travel-way generally parallel to RM 620 for several neighborhoods and extending it was required in the concept plan. This preliminary plat includes the extension to Park Valley Drive.

Drainage: A flood study has been completed and approved by the City, however, the plat depicts floodplain and drainage easement encumbrances on Lots 12 and 13. In order to remove these, the applicant will be updating the flood study models to reflect grading modifications proposed in the SIP (Subdivision Improvement Plan). Once the SIP is approved, the encumbrances are to be removed.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Reconcile the acreage listed in 'Acreage by Lot Type' with the total acreage.

The Reserve at Wyoming Springs
PRELIMINARY PLAT PP-1806-002

2. The plat depicts floodplain and drainage easement encumbrances on Lots 12 and 13 which must be removed following an update of the flood study and approval of a Subdivision Improvement Permit (SIP).

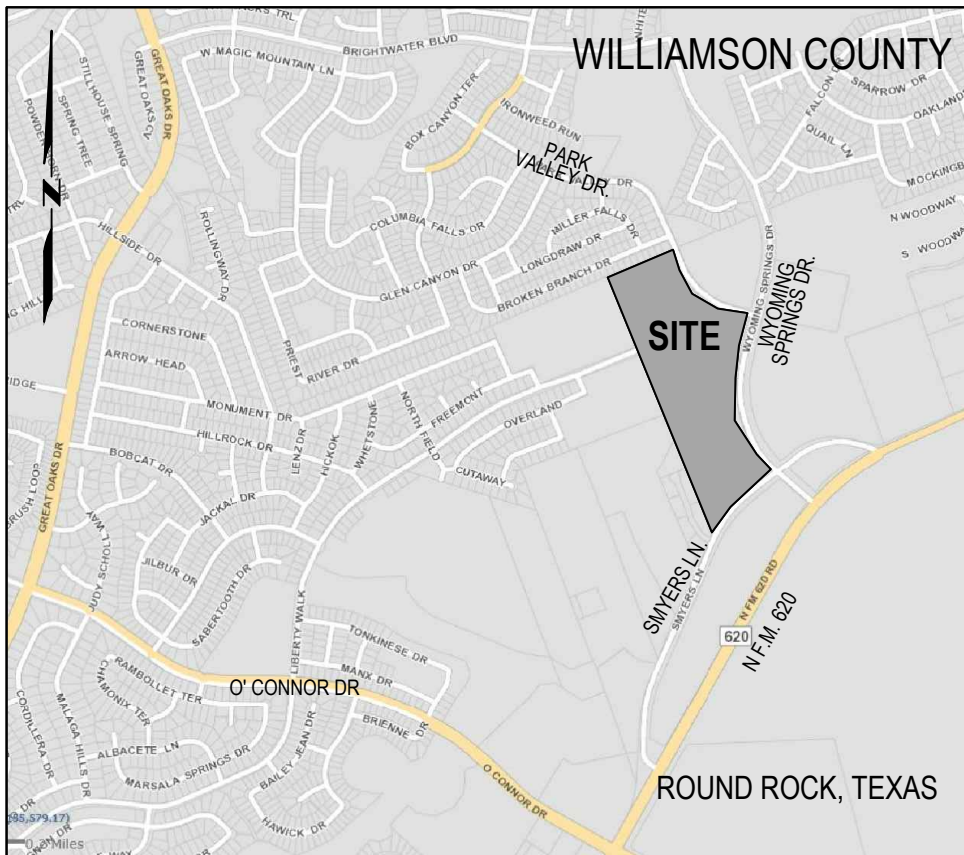


Subject Tract
37.58 ac.

Wyoming Springs Dr

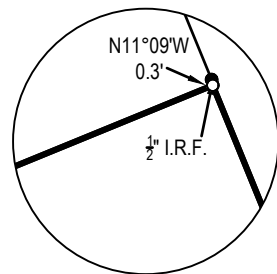
Round Rock Ave

Smyers Ln

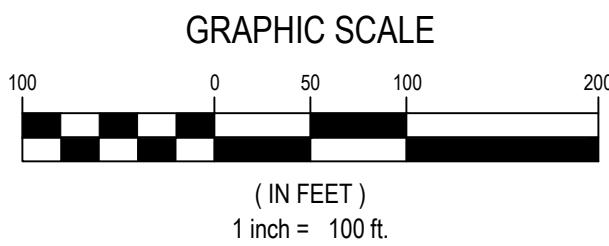


LOCATION MAP
NOT TO SCALE

RESERVE AT WYOMING SPRINGS PRELIMINARY PLAT



DETAIL A
NOT TO SCALE



**JACOB M. HARRELL SURVEY
ABSTRACT 284
WILLIAMSON COUNTY, TEXAS**

OWNERS: CALATLANTIC HOMES OF TEXAS, INC.

ACREAGE: 37.58 ACRES

SURVEYOR: TOMMY P. WATKINS, R.P.L.S. TEXAS REG. NO.4549

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 3272'

CONNECTIVITY INDEX: 1.25

SUBMITTAL DATE: 6/19/2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 6, 2019

BENCHMARKS:

TBM#1944-05: SQUARE CUT ON THE NORTHWEST CORNER OF A CURB INLET LOCATED ON TOP OF A CONCRETE DRAINAGE STRUCTURE APPROXIMATELY +/- 530 FEET NORTH OF THE INTERSECTION OF SMYERS LANE AND WYOMING SPRINGS DRIVE IN THE WEST RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE.
ELEVATION = 788.07' (NAVD88),(GEOID 12B)

TBM#1945-36: SQUARE CUT ON TOP OF CURB APPROXIMATELY +/- 25 FEET NORTH OF THE CENTERLINE OF LIBERTY WALK DRIVE AND APPROXIMATELY +/- 100 FEET EAST OF VALONA LOOP.
ELEVATION = 806.25' (NAVD88),(GEOID 12B)

ACREAGE BY LOT TYPE:

RIGHT OF WAY: 6.127 AC

OPEN SPACE: 11.759 AC

DEVELOPMENT: 19.969 AC

PATENT SURVEY: JACOB M. HARRELL SURVEY, ABSTRACT NO. 284

ENGINEER: CURTIS L. MORRISS, P.E. NO. 86337

NUMBER OF LOTS BY TYPE:

ROW: 2

BUFFER ZONE: 2

BUFFER ZONE/OPENSACE/DRAINAGE EASEMENT: 1

DEVELOPMENT: 75

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00011546981. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

ELEVATION REFERENCE:

VERTICAL POSITIONS WERE DETERMINED USING THE "TRIMBLE VRS NETWORK" AND GPS REAL TIME SURVEY METHODS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 12B.



LEGEND

- X OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TxDOT TYPE I MONUMENT FOUND
- 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" TO BE SET
- BA BAKER-AICKLEN CAP
- JP JACOBS CORNER CAP
- VP VICKREY CAP
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OR OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- WTR ESMT. WATER EASEMENT
- S.F.B. SENSITIVE FEATURE BUFFER
- N.B.U. NEIGHBORHOOD BOX UNIT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- ULT 1% ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- UNDERGROUND WASTEWATER
- UNDERGROUND STORM SEWER
- UNDERGROUND GAS
- DRAINAGE SWALE
- STORMSEWER MANHOLE
- SANITARY SEWER MANHOLE

SUBMITTAL DATE: 6/18/2018



3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
www.cunningham-allen.com
Firm Registration: TBPE# F-284; TBPLS# 10000900

Tel.: (512) 327-2946

Fax: (512) 327-2973

DATE: 06/2018

DRAWN BY: RCB

PROJECT NO.: 6740201

SHEET 1 OF 5

A circular cross-section of a sewer pipe. A horizontal line represents the water surface, with a vertical dimension line indicating a depth of 0.3' from the surface to the bottom of the pipe. A dashed line represents the pipe's centerline, and a solid line represents the water surface. The angle between the centerline and the horizontal is labeled S79°01'W.

WYOMING SPRINGS DRIVE (120' R.O.W.)
RIGHT OF WAY DEDICATION
VOL. 1824, PG. 800



LIBERTY
(80' R.O.W.)
BRUSHY CREEK MUD
DOC. NO. 2001094201, OPR
BRUSHY
DOC

LOT TABLE		
LOT NO.	Area	TYPE
1	11845 S.F.	RESIDENTIAL
2	7385 S.F.	RESIDENTIAL
3	7191 S.F.	RESIDENTIAL
4	7197 S.F.	RESIDENTIAL
5	7207 S.F.	RESIDENTIAL
6	7218 S.F.	RESIDENTIAL
7	7228 S.F.	RESIDENTIAL
8	7242 S.F.	RESIDENTIAL
9	35642 S.F.	S.F.B.
10	11942 S.F.	RESIDENTIAL
11	15031 S.F.	RESIDENTIAL
12	14570 S.F.	RESIDENTIAL
13	13444 S.F.	RESIDENTIAL
14	19175 S.F.	RESIDENTIAL
15	12536 S.F.	RESIDENTIAL
16	12502 S.F.	RESIDENTIAL
17	13882 S.F.	RESIDENTIAL
18	16562 S.F.	RESIDENTIAL
19	87172 S.F.	S.F.B.

LOT TABLE		
LOT NO.	Area	TYPE
1	12895 S.F.	RESIDENTIAL
2	12309 S.F.	RESIDENTIAL
3	12557 S.F.	RESIDENTIAL
4	10703 S.F.	RESIDENTIAL
5	10611 S.F.	RESIDENTIAL
6	11036 S.F.	RESIDENTIAL
7	15207 S.F.	RESIDENTIAL
8	10582 S.F.	RESIDENTIAL
9	12664 S.F.	RESIDENTIAL
10	11295 S.F.	RESIDENTIAL
11	10401 S.F.	RESIDENTIAL
12	11227 S.F.	RESIDENTIAL
13	11366 S.F.	RESIDENTIAL
14	13408 S.F.	RESIDENTIAL

LOT TABLE		
LOT NO.	Area	TYPE
1	12694 S.F.	RESIDENTIAL
2	14450 S.F.	RESIDENTIAL
3	16553 S.F.	RESIDENTIAL
4	22876 S.F.	RESIDENTIAL
5	30256 S.F.	RESIDENTIAL
6	20852 S.F.	RESIDENTIAL
7	13631 S.F.	RESIDENTIAL
8	14842 S.F.	RESIDENTIAL
9	14538 S.F.	RESIDENTIAL
10	11680 S.F.	RESIDENTIAL
11	7965 S.F.	RESIDENTIAL
12	8847 S.F.	RESIDENTIAL
13	11570 S.F.	RESIDENTIAL
14	7271 S.F.	RESIDENTIAL
15	8757 S.F.	RESIDENTIAL
16	9571 S.F.	RESIDENTIAL
17	7243 S.F.	RESIDENTIAL
18	6601 S.F.	RESIDENTIAL
19	6600 S.F.	RESIDENTIAL
20	6904 S.F.	RESIDENTIAL
21	10590 S.F.	RESIDENTIAL
22	11242 S.F.	RESIDENTIAL

LOT TABLE		
LOT NO.	Area	TYPE
23	390849 S.F.	S.F.B. / OPEN SPACE/ DRAINAGE
24	8202 S.F.	RESIDENTIAL
25	7475 S.F.	RESIDENTIAL
26	7290 S.F.	RESIDENTIAL
27	7500 S.F.	RESIDENTIAL
28	9334 S.F.	RESIDENTIAL
29	15225 S.F.	RESIDENTIAL
30	23880 S.F.	RESIDENTIAL
31	20922 S.F.	RESIDENTIAL
32	10830 S.F.	RESIDENTIAL
33	7688 S.F.	RESIDENTIAL
34	6890 S.F.	RESIDENTIAL
35	6890 S.F.	RESIDENTIAL
36	7110 S.F.	RESIDENTIAL
37	8238 S.F.	RESIDENTIAL
38	7923 S.F.	RESIDENTIAL
39	7226 S.F.	RESIDENTIAL
40	10622 S.F.	RESIDENTIAL
41	10231 S.F.	RESIDENTIAL
42	10034 S.F.	RESIDENTIAL
43	9320 S.F.	RESIDENTIAL
44	7593 S.F.	RESIDENTIAL
45	12169 S.F.	RESIDENTIAL

MINIMUM F.F.E. TABLE		
LOT	BLOCK	ELEVATION
8	C	791.0'
9	C	791.0'
10	C	791.75'
11	C	793.5'
12	C	794.0'
13	C	794.75'
14	C	794.75'
15	C	794.75'

- SUBMITTAL DATE: 6/19/2018

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com Firm Registration: TBPE# F-284; TBPLS# 10000900		Tel.: (512) 327-2946 Fax: (512) 327-2973
	DATE: 06/2018		PROJECT NO.: 6740201
	DRAWN BY: RCB		SHEET 2 OF 5

LEGEND

- "X" OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TxDOT TYPE I MONUMENT FOUND
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- D.E. DRAINAGE EASEMENT
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- UNDERGROUND WASTEWATER
- UNDERGROUND STORM SEWER
- UNDERGROUND GAS
- DRAINAGE SWALE
- STORMSEWER MANHOLE
- SANITARY SEWER MANHOLE

MINIMUM F.F.E. TABLE		
LOT	BLOCK	ELEVATION
38	C	793.25'
39	C	792.5'
40	C	790.5'
41	C	790.5'
42	C	790.5'
43	C	789.0'
44	C	788.0'
45	C	787.25'

DETAIL F NOT TO SCALE

DETAIL E NOT TO SCALE

SUBMITTAL DATE: 06/19/2018

MINIMUM F.F.E. TABLE		
LOT	BLOCK	ELEVATION
38	C	793.25'
39	C	792.5'
40	C	790.5'
41	C	790.5'
42	C	790.5'
43	C	789.0'
44	C	788.0'
45	C	787.25'

SUBMITTAL DATE: 06/19/2018



3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946
Austin, Texas 78746-6819 Fax: (512) 327-2973
www.cunningham-allen.com

DATE: 06/2018	PROJECT NO.: 6740201
DRAWN BY: RCB	SHEET 3 OF 5

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 37.582 ACRE PARCEL OF LAND LOCATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 112.623 ACRE TRACT OF LAND CONVEYED TO A. H. ROBINSON, ETAL, IN A WARRANTY DEED RECORDED IN VOLUME 1465, PAGE 427, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 112.623 ACRE TRACT BEING A PORTION OF A 131.71 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 413, PAGE 626, OF THE DEED RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4 inch iron pipe found in the north right-of-way line of Smyers Lane (100 foot right-of-way), (formerly R.R. Highway No. 620 as described in Volume 337, Page 291, of the Deed Records of said County) for the southeast corner of a 25.18 acre tract of land conveyed to James A. and Ora L. Qualls, in a Warranty Deed recorded in Volume 574, Page 522, of said Deed Records, same being the southeast corner of a 0.618 of one acre tract described in a Deed recorded in Volume 848, Page 408, of said Deed Records and the southwest corner of said 112.623 acre tract, same being the southwest corner of the herein described tract;

THENCE, North 21°16'54" West (record: North 19°32'10" West), generally along a wire fence line with the west line of said 112.623 acre tract and the east line of said 25.18 acre tract, passing the northeast corner of said 0.618 acre tract at a distance of 298.9 feet, passing the northeast corner of a 5.0 acre tract of land described in a Deed recorded in Volume 725, Page 677, of said Deed Records, and the east corner of Lot 37, Block A, ARBOR PLACE PHASE ONE, according to the map or plat thereof recorded in Document No. 2008075256, of the Official Public Records of said County at a distance of 899.0 feet, and continuing for a total distance of 1136.38 feet to a 1/2 inch iron rod found for an angle point in said west line and for the north corner of said Lot 37, Block A, and the east corner of BRUSHY CREEK SECTION FIVE, according to the map or plat thereof recorded in Document No. 2005022620, of said Official Public Records;

THENCE, North 21°17'08" West (record: North 19°33' West), generally along a wire fence line and continuing with the west line of said 112.623 acre tract and the east line of said BRUSHY CREEK SECTION FIVE, passing a 1/2 inch iron rod found at the northeast corner of said BRUSHY CREEK SECTION FIVE and the east corner of a 0.102 acre tract of land described in a Deed recorded in Document No. 2001094201, of said Official Public Records, passing a 1/2 inch iron rod found at the north corner of said 0.102 acre tract and east terminus point of the south right-of-way line of Liberty Walk (80 foot right-of-way) as dedicated by AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30 OF BRUSHY CREEK SUBDIVISION SECTION TWO, according to the map or plat thereof recorded in Cabinet E, Slides 294-297, of the Plat Records of said County, at a distance of 573.3 feet, passing a 1/2 inch iron rod found at the east terminus of the north right-of-way line of said Liberty Walk at a distance of 653.3 feet, and continuing for a total distance of 1329.64 feet to a 1/2 inch iron rod found in the south line of FERNBLUFF SECTION THREE-A, according to the map or plat thereof recorded in Cabinet J, Slides 70-72, of said Plat Records, for the northwest corner of said 112.623 acre tract and northeast corner of said AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30 OF BRUSHY CREEK SUBDIVISION SECTION TWO, same being the northwest corner of the herein described tract;

THENCE, generally along a wire fence line and with the north line of said 112.623 acre tract and south line of said FERNBLUFF SECTION THREE-A, the following two (2) courses and distances:

- North 67°47'53" East (record: North 69°32'40" East), a distance of 407.51 feet to an angle point in said north line;
- North 67°45'31" East (record: North 69°30'20" East), passing a 1/2 inch iron rod found 0.2 feet south of line at a distance of 2.7 feet and continuing for a total distance of 187.77 feet to a point in the east right-of-way line of Park Valley Drive (70 foot right-of-way) for the westernmost northwest corner of a 8.086 acre tract described in a RIGHT-OF-WAY DEDICATION recorded in Volume 1284, Page 900, of said Official Records, and the southeast corner of said FERNBLUFF SECTION THREE-A, same being the northeast corner of the herein described tract, from which a 1/2 inch iron rod found with cap stamped "BAKER AIKLEN", bears North 11° West, 0.30 feet, and a 1/2 inch iron rod found for the westernmost northeast corner of said 8.086 acre tract, bears North 67°45'31" East, a distance of 70.00 feet;

THENCE, with the westerly line of said 8.086 acre tract, same being the southwest right-of-way line of said Park Valley Drive and west right-of-way line of Wyoming Springs Drive (120 foot right-of-way) the following five (5) courses and distances:

- South 22°14'27" East (record: South 21°15'12" East), a distance of 150.00 feet to 1/2 inch iron rod found at the beginning of a curve to the left;
- With said curve to the left, having a radius of 720.00 feet, an arc length of 688.01 feet, a delta angle of 54°45'00", and a chord which bears South 49°36'57" East (record: South 48°37'42" East), a distance of 662.13 feet to the end of said curve, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 76°09' West, a distance of 0.3 feet;
- South 76°59'27" East (record: South 76°00'12" East), a distance of 130.00 feet to the beginning of a curve to the right, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 79°01' West, a distance of 0.8 feet;
- With said curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta angle of 90°00'00", and a chord which bears South 31°59'27" East (record: South 31°00'12" East) a distance of 21.21 feet to the end of said curve, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 70°21' West, a distance of 0.5 feet;
- South 13°00'33" West (record: South 13°59'48" West), a distance of 373.73 feet to the beginning of a curve to the left, from which a 1/2 inch iron rod found, bears South 66°28' West, 0.3 feet;
- With said curve to the left, having a radius of 1070.00 feet, an arc length of 1059.39 feet, a delta angle of 56°43'39", and a chord which bears South 15°21'16" East (record: South 14°21'51" East), a distance of 1016.64 feet to a 1/2 inch iron rod found in the south line of said 112.623 acre tract, at the intersection of the east line of said 8.086 acre tract and the north right-of-way line of said Smyers Lane, for the southwest corner of said 8.086 acre tract, same being the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Smyers Lane and south line of said 112.623 acre tract the following two (2) courses and distances:

- South 52°36'30" West (record: South 54°20'40" West), a distance of 249.89 feet to a TXDot Type 1 concrete right-of-way marker found at the beginning of a curve to the left;
- With said curve to the left, having a radius of 1195.92 feet, an arc length of 539.35 feet, a delta angle of 25°50'24", and a chord which bears South 39°41'18" West (record: South 41°26' West) a distance of 534.79 (record: 535.12) feet to the POINT OF BEGINNING.

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 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE 1% AND 4% ULTIMATE ANNUAL CHANCE FLOOD PLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, 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 CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 16, 2018 .
- 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.
- VEHICULAR ACCESS TO LIBERTY WALK RIGHT OF WAY IS PROHIBITED FROM LOTS 1, 14, 15,16,17,18, BLOCK A, LOTS 1 AND 24, BLOCK C, AND LOTS 1 AND 14, BLOCK B.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36,SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.

RESERVE AT WYOMING SPRINGS
PRELIMINARY PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, AS THE OWNER OF THAT CERTAIN 37.58 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2018055803, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS **RESERVE AT WYOMING SPRINGS SUBDIVISION**.

CALATLANTIC HOMES OF TEXAS, INC.

(NAME)

(TITLE)

(ADDRESS)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, [NAME OF AUTHORIZED OFFICER], AS [TITLE OF OFFICER] OF CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CALATLANTIC HOMES OF TEXAS, INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

APPROVED THIS ____ DAY OF _____, 201____, 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 & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____A.D., 201____, AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D., 201____ 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, TOMMY P. WATKINS, 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.

TOMMY P. WATKINS, R.P.L.S. DATE
TEXAS REG. NO. 4549
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TX
PHONE: 512-327-2946
FAX: 512-327-2973
TBPLS FIRM NO. 10000900

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, , 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.

CURTIS L. MORRISS, P.E. NO. 86337 DATE
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
(PHONE) 512-327-2946 (FAX) 512-327-2973
TBPE REG. NO. F-284

SUBMITTAL DATE: 06/19/2018

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com Firm Registration: TBPE# F-284; TBPLS# 10000900	
	DATE: 06/2018	PROJECT NO.: 6740201
	DRAWN BY: RCB	SHEET 4 OF 5

RESERVE AT WYOMING SPRINGS
PRELIMINARY PLAT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	720.00'	267.23'	21°15'55"	S32°52'24"E	266.69'
C2	720.00'	111.29'	8°51'22"	S47°56'02"E	111.18'
C3	720.00'	309.50'	24°37'44"	S84°40'35"E	307.12'
C4	15.00'	23.56'	90°00'00"	S31°59'27"E	21.21'
C5	1070.00'	1059.39'	56°43'39"	S15°21'16"E	1016.64'
C6	1195.92'	48.81'	2°20'19"	S51°28'21"W	48.81'
C7	1195.92'	97.98'	4°41'39"	S47°55'22"W	97.95'
C8	1195.92'	392.56'	18°48'27"	S36°10'19"W	390.80'
C9	437.50'	59.92'	7°50'52"	S84°58'52"W	59.88'
C10	25.00'	43.73'	100°13'24"	S10°56'44"W	38.36'
C11	325.00'	27.56'	4°51'34"	S36°44'11"E	27.56'
C12	325.00'	55.65'	9°48'40"	S29°24'05"E	55.58'
C13	325.00'	19.29'	3°24'03"	S22°47'43"E	19.29'
C14	60.00'	11.56'	11°02'22"	S15°34'31"E	11.54'
C15	60.00'	65.38'	62°25'44"	S21°09'32"W	62.19'
C16	60.00'	46.13'	44°02'55"	S74°23'51"W	45.00'
C17	60.00'	46.13'	44°02'55"	N61°33'14"W	45.00'
C18	60.00'	66.95'	63°56'01"	N07°33'46"W	63.53'
C19	60.00'	42.62'	40°41'57"	N44°45'12"E	41.73'
C20	15.00'	22.54'	86°05'43"	N21°57'10"E	20.48'
C21	25.00'	41.72'	95°37'07"	N68°54'15"W	37.05'
C22	275.00'	100.59'	20°57'27"	S52°41'53"W	100.03'
C23	15.00'	15.03'	57°23'31"	S13°31'30"W	14.40'
C24	60.00'	111.42'	106°23'49"	S37°33'15"W	96.09'
C25	60.00'	71.13'	67°55'26"	N55°17'09"W	67.04'
C26	60.00'	74.06'	70°43'26"	N14°02'11"E	69.45'
C27	60.00'	52.58'	50°35'18"	N74°41'40"E	51.27'
C28	15.00'	15.12'	57°46'09"	N71°06'13"E	14.49'
C29	325.00'	2.46'	0°28'04"	N42°26'11"E	2.46'
C30	325.00'	78.85'	13°54'00"	N49°36'13"E	78.65'
C31	279.11'	46.86'	9°37'10"	N69°40'59"E	46.81'
C32	25.00'	37.46'	85°51'39"	N21°50'07"E	34.06'
C33	275.00'	86.74'	16°04'16"	N30°07'59"W	86.38'
C34	25.00'	40.89'	93°43'24"	N88°01'40"W	36.49'
C35	437.50'	50.18'	6°34'17"	S43°49'29"W	50.15'
C36	25.00'	36.67'	84°02'42"	S01°29'01"E	33.47'
C37	731.85'	117.39'	9°11'26"	N39°04'47"W	117.27'
C38	25.00'	38.00'	87°05'23"	N84°05'02"E	34.45'
C39	25.00'	39.27'	90°00'00"	S04°27'40"E	35.36'
C40	325.00'	51.19'	9°01'28"	N44°56'56"W	51.14'
C41	325.00'	106.20'	19°04'33"	N30°53'55"W	107.70'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C42	35.00'	39.27'	90°00'00"	N86°21'39"W	35.36'
C43	15.00'	15.12'	57°46'09"	S39°45'17"W	14.49'
C44	60.00'	56.06'	53°31'48"	S37°38'07"W	54.04'
C45	60.00'	67.00'	63°58'51"	N63°36'34"W	63.57'
C46	60.00'	84.91'	81°04'45"	N11°04'45"W	78.00'
C47	60.00'	75.08'	71°14'44"	N65°19'29"E	70.28'
C48	60.00'	26.44'	25°15'09"	S86°13'05"E	26.23'
C49	15.00'	15.12'	57°46'09"	S82°28'35"E	14.49'
C50	25.00'	39.27'	90°00'00"	N23°38'21"E	35.36'
C51	205.00'	47.31'	13°13'25"	N14°44'54"W	47.21'
C52	205.00'	17.01'	4°45'05"	N05°46'02"W	17.00'
C53	205.00'	72.09'	20°08'54"	N01°56'16"E	71.72'
C54	1090.00'	118.05'	6°12'18"	S06°42'22"W	117.89'
C55	1090.00'	60.89'	3°12'02"	N11°24'32"E	60.88'
C56	731.85'	141.67'	11°06'29"	S71°38'22"E	141.45'
C57	731.85'	6.51'	0°30'34"	S85°50'20"E	6.51'
C58	731.85'	60.08'	4°42'12"	S83°13'59"E	60.06'
C59	1090.00'	17.52'	0°55'16"	S09°20'52"W	17.52'
C60	205.00'	223.43'	62°26'49"	N43°14'04"E	212.53'
C61	205.00'	1.68'	0°28'08"	S74°41'34"W	1.68'
C62	25.00'	21.03'	48°11'23"	N50°49'57"E	20.41'
C63	50.01'	55.87'	64°00'39"	N68°48'03"E	53.01'
C64	50.02'	35.00'	40°05'44"	S69°10'34"E	34.29'
C65	50.01'	55.90'	64°02'07"	S17°08'48"E	53.03'
C66	50.00'	20.13'	23°04'02"	S26°27'52"W	19.99'
C67	25.00'	21.03'	48°11'23"	S13°54'11"W	20.41'
C68	275.00'	40.21'	8°22'41"	S14°22'50"E	40.18'
C69	275.00'	4.96'	1°02'01"	S19°05'11"E	4.96'
C70	275.00'	39.74'	8°16'50"	S23°44'37"E	39.71'
C71	275.00'	54.15'	11°16'56"	S33°31'30"E	54.06'
C72	502.50'	118.29'	13°29'15"	N62°09'41"E	118.02'
C73	25.00'	37.24'	65°21'08"	S81°50'32"E	33.89'
C74	502.50'	35.10'	4°00'08"	N42°32'24"E	35.09'
C75	25.00'	36.52'	83°42'27"	N02°41'15"E	33.36'
C76	25.00'	39.27'	90°00'00"	N85°32'20"E	35.36'
C77	275.00'	87.91'	18°18'55"	S40°18'12"E	87.53'
C78	275.00'	46.96'	9°47'06"	S26°15'12"E	46.91'
C79	155.00'	27.02'	9°59'14"	S16°22'02"E	26.98'
C80	155.00'	218.85'	80°53'54"	S29°04'32"W	201.12'
C81	155.00'	14.62'	5°24'10"	S72°13'34"W	14.61'
C82	25.00'	41.40'	94°52'51"	N57°37'56"W	36.83'

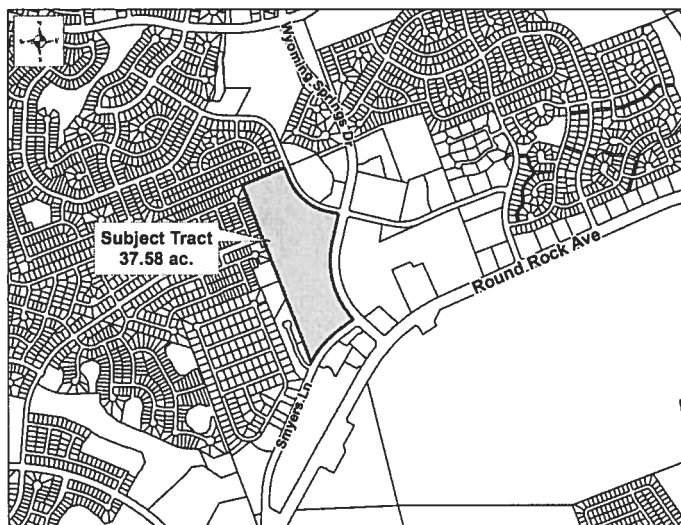
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C83	325.00'	22.62'	3°59'14"	N12°11'07"W	22.61'
C84	325.00'	30.77'	5°25'27"	N16°53'28"W	30.76'
C85	325.00'	47.26'	8°19'56"	N23°46'10"W	47.22'
C86	325.00'	63.70'	11°13'51"	N33°33'03"W	63.60'
C87	60.00'	89.24'	85°13'11"	S71°25'24"W	81.24'
C88	60.00'	5.61'	5°21'42"	N63°17'09"W	5.61'
C89	325.00'	49.62'	8°44'55"	N56°13'50"W	49.58'
C90	325.00'	93.05'	16°24'16"	N43°39'15"W	92.73'
C91	325.00'	80.38'	14°10'12"	N28°22'01"W	80.17'
C92	25.00'	46.30'	106°06'36"	N74°20'12"W	39.96'
C93	455.00'	11.34'	1°25'43"	N25°03'37"W	11.34'
C94	15.00'	15.12'	57°46'09"	S23°43'26"W	14.49'
C95	60.00'	12.69'	12°07'09"	S00°53'56"W	12.67'
C96	60.00'	59.40'	56°43'11"	S35°19'06"W	57.00'
C97	60.00'	68.28'	65°11'56"	N83°43'20"W	64.66'
C98	1095.00'	178.77'	9°21'15"	N29°13'14"W	178.57'
C99	60.00'	30.33'	28°58'01"	N39°36'22"W	30.01'
C100	60.00'	51.42'	49°06'20"	N02°23'48"E	49.86'
C101	1090.00'	148.34'	7°47'51"	N39°42'11"W	148.23'
C102	60.00'	74.12'	70°46'34"	N62°20'15"E	69.49'
C103	60.00'	13.25'	12°39'06"	S75°56'55"E	13.22'
C104	15.00'	15.12'	57°46'09"	N81°29'34"E	14.49'
C105	1195.91'	9.79'	0°28'58"	S62°22'26"W	9.79'
C106	25.00'	41.32'	94°41'59"	N05°15'30"E	36.78'
C107	1195.91'	39.03'	1°52'11"	S51°12'17"W	39.02'
C108	25.00'	38.24'	87°38'19"	N85°54'39"W	34.62'
C109	25.00'	38.25'	87°40'02"	S01°44'32"W	34.63'
C110	25.00'	37.22'	85°18'01"	S84°44'30"E	33.88'
C111	1195.92'	114.10'	5°27'58"	S42°50'33"W	114.05'
C112	15.00'	13.62'	52°01'12"	N26°35'54"E	13.16'
C113	50.00'	81.63'	93°32'09"	N47°21'22"E	72.86'
C114	1195.92'	245.26'	11°49'01"	S34°14'03"W	244.83'
C115	1195.92'	33.20'	1°35'27"	S27°33'49"W	33.20'
C116	50.00'	42.98'	49°15'12"	S61°14'58"E	41.67'
C117	50.00'	58.78'	67°21'40"	S02°56'32"E	55.46'
C118	15.00'	13.62'	52°01'12"	S04°43'42"W	13.16'
C119	275.00'	40.38'	8°34'48"	S25°29'19"E	40.35'
C120	275.00'	69.69'	14°31'10"	S36°57'17"E	69.50'
C121	15.00'	24.72'	94°24'42"	N88°34'47"E	22.01'
C122	80.00'	86.20'	63°12'57"	N72°58'54"E	82.89'
C123	60.00'	109.14'	104°13'26"	S23°17'54"E	94.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°58'01"W	72.08'
L2	S39°09'58"E	19.37'
L3	S24°07'10"W	39.68'
L4	S42°13'09"W	29.59'
L5	N42°13'09"E	29.59'
L6	N21°05'42"W	40.14'
L7	N39°09'58"W	25.05'
L8	N01°57'34"W	29.49'
L9	S40°32'20"W	17.26'
L10	N49°27'40"W	17.66'
L11	S68°38'21"W	30.31'
L12	N68°38'21"E	30.31'
L13	N21°21'39"W	16.87'
L14	S13°00'33"W	29.30'
L15	N70°32'20"E	45.26'
L16	S79°27'40"E	22.67'
L17	S79°27'40"E	7.30'
L18	S49°27'40"E	27.30'
L19	S17°39'53"E	68.09'
L20	S10°11'30"E	22.15'
L21	S10°11'30"E	18.39'
L22	S19°36'12"E	21.40'
L23	S39°09'58"E	7.95'
L24	N68°54'18"E	24.57'
L25	N68°54'18"E	19.50'
L26	N19°36'12"W	19.18'
L27	S49°27'40"E	2.17'
L28	S54°32'53"W	16.11'
L29	N24°58'24"E	26.35'
L30	N02°02'29"E	25.82'
L31	N21°16'54"W	10.00'
L32	N21°16'54"W	13.07'
L33	N44°36'18"W	25.82'
L34	N67°32'13"W	27.25'
L35	N54°59'03"E	23.05'
L36	S54°59'03"W	27.20'
L37	N52°36'30"E	42.83'
L38	S21°16'54"E	24.95'
L39	S21°16'54"E	14.76'
L40	S14°35'23"W	42.39'

SUBMITTAL DATE: 6/19/2018

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com Firm Registration: TBPE# F-284; TBPLS# 10000900		Tel.: (512) 327-2946 Fax: (512) 327-2973	
	DATE: 6/2018		PROJECT NO.: 6740201	
	DRAWN BY: RCB		SHEET 5 OF 5	

**The Reserve at Wyoming Springs
FINAL PLAT FP1807-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

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

DESCRIPTION: 37.58 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across Park Valley Dr.) medical office and senior housing - OF (Office) and SR (Senior)

South: (across Smyers Lane) bank and drug store - C-1 (General Commercial)

East: (across Wyoming Springs Dr.) hospital - PF-3 (Public Facilities - high intensity)

West: single family residential - ETJ (extraterritorial jurisdiction)

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	75	19.66
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	3	11.79
ROW:	2	6.13
Parkland:	0	0
Other:	0	0
TOTALS:	80	37.58

Owner:
CalAtlantic Homes of Texas, Inc.
Kevin Pape
13620 F.M. 620 North, Bldg. B, Ste. 150
Austin, TX 98717

Agent:
Cunningham/Allen
Bob Allen
3103 Bee Cave Rd., Ste. 202
Austin, TX 78746

**The Reserve at Wyoming Springs
FINAL PLAT FP1807-003**

HISTORY: The property was rezoned to the SF-3 (Single Family – mixed lot) district in April of 2018 and a concept plan was approved by the Planning and Zoning Commission on May 16, 2018.

DATE OF REVIEW: March 6, 2019

LOCATION: Northwest corner of Wyoming Springs Dr. and Smyers Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential in the General Plan and is currently zoned as SF-3 (Single family – mixed lot).

SF-3 zoning district: 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 estate lots and 30% consisting of standard lots, with small lots limited to 30%. 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. This final plat has 75 single family lots, with 34 estate lots and 41 standard lots, or 45% and 55% respectively of the total number of lots.

Connectivity Index requirement: The connectivity 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. The subdivision code sets the minimum index at 1.35 but includes an exception when natural features of the land make strict compliance impractical. The site has several karst features and is crossed by a significant drainage swale, which makes connecting the two parts of the property impractical. The connectivity index for the subdivision does not meet the minimum requirement, but it does qualify for the exception.

Extension of Liberty Walk: Liberty Walk is a collector roadway that traverses through the City's ETJ (extraterritorial jurisdiction) from the western side of the subject property, for more than one mile, to Great Oaks Drive. It provides a travel-way generally parallel to RM 620 for several neighborhoods and extending it was required in the concept plan. This final plat includes the extension to Park Valley Drive.

Drainage: A flood study has been completed and approved by the City, however, the plat depicts floodplain and drainage easement encumbrances on Lots 12 and 13. In order to remove these, the applicant will be updating the flood study models to reflect grading modifications proposed in the SIP (Subdivision Improvement Plan). Once the SIP is approved, the encumbrances are to be removed.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Reconcile the acreage listed in 'Acreage by Lot Type' with the total acreage.
2. The plat depicts floodplain and drainage easement encumbrances on Lots 12 and 13

**The Reserve at Wyoming Springs
FINAL PLAT FP1807-003**

which must be removed following an update of the flood study and approval of a Subdivision Improvement Permit (SIP). This plat cannot be recorded until this occurs.

3. Add the following note: "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."
4. From boundary point, provide survey tie (bearing & distance) to monument of Jacob M. Harrell Survey, Abstract #284.

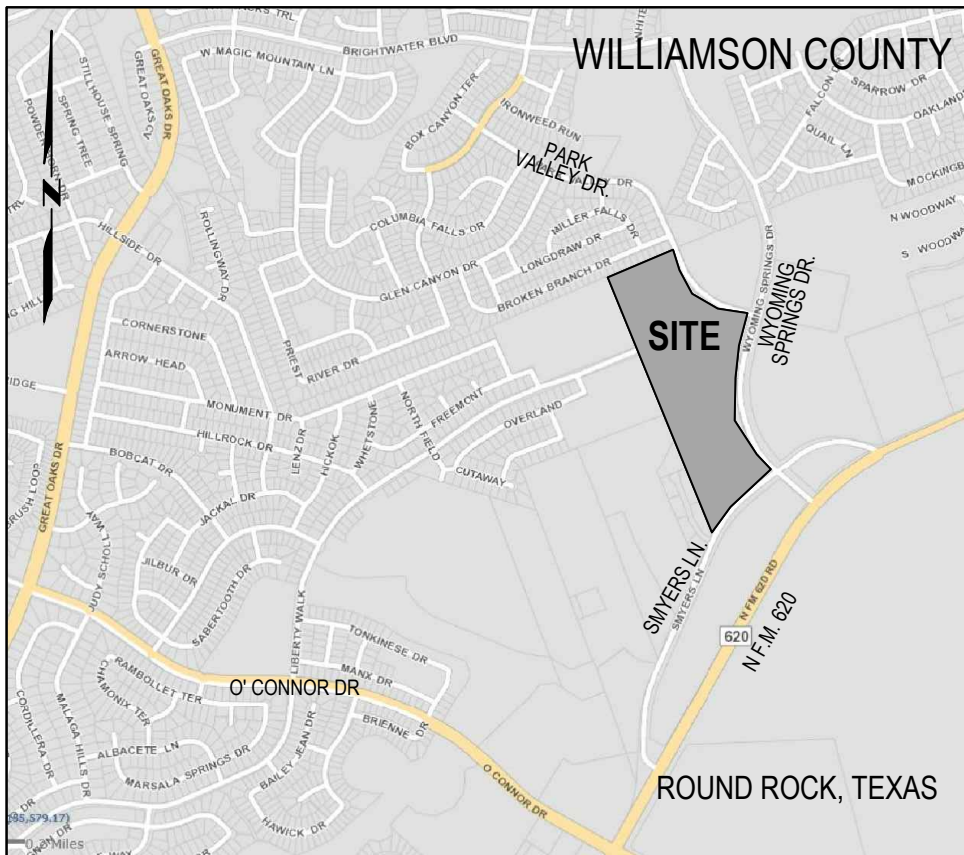


Subject Tract
37.58 ac.

Wyoming Springs Dr

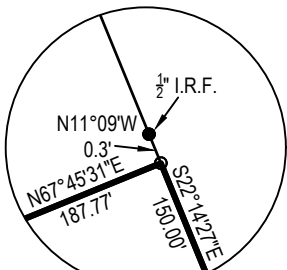
Round Rock Ave

Smyers Ln

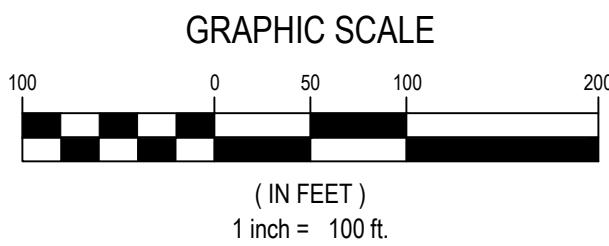


LOCATION MAP
NOT TO SCALE

RESERVE AT WYOMING SPRINGS FINAL PLAT



DETAIL A
NOT TO SCALE



JACOB M. HARRELL SURVEY ABSTRACT 284 WILLIAMSON COUNTY, TEXAS

OWNERS: CALATLANTIC HOMES OF TEXAS, INC.

ACREAGE: 37.58 ACRES

SURVEYOR: TOMMY P. WATKINS, R.P.L.S. TEXAS REG. NO.4549

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 3272'

SUBMITTAL DATE: 7/17/2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 6, 2019

BENCHMARKS:

TBM#1944-05: SQUARE CUT ON THE NORTHWEST CORNER OF A CURB INLET LOCATED ON TOP OF A CONCRETE DRAINAGE STRUCTURE APPROXIMATELY +/- 530 FEET NORTH OF THE INTERSECTION OF SMYERS LANE AND WYOMING SPRINGS DRIVE IN THE WEST RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE.
ELEVATION = 788.07' (NAVD88),(GEIOD 12B)

TBM#1945-36: SQUARE CUT ON TOP OF CURB APPROXIMATELY +/- 25 FEET NORTH OF THE CENTERLINE OF LIBERTY WALK DRIVE AND APPROXIMATELY +/- 100 FEET EAST OF VALONA LOOP.
ELEVATION = 806.25' (NAVD88),(GEIOD 12B)

ACREAGE BY LOT TYPE:

RIGHT OF WAY: 6.127 AC
OPEN SPACE: 11.759 AC
DEVELOPMENT: 19.969 AC

PATENT SURVEY: JACOB M. HARRELL SURVEY, ABSTRACT NO. 284

ENGINEER: CURTIS L. MORRIS, P.E. NO. 86337

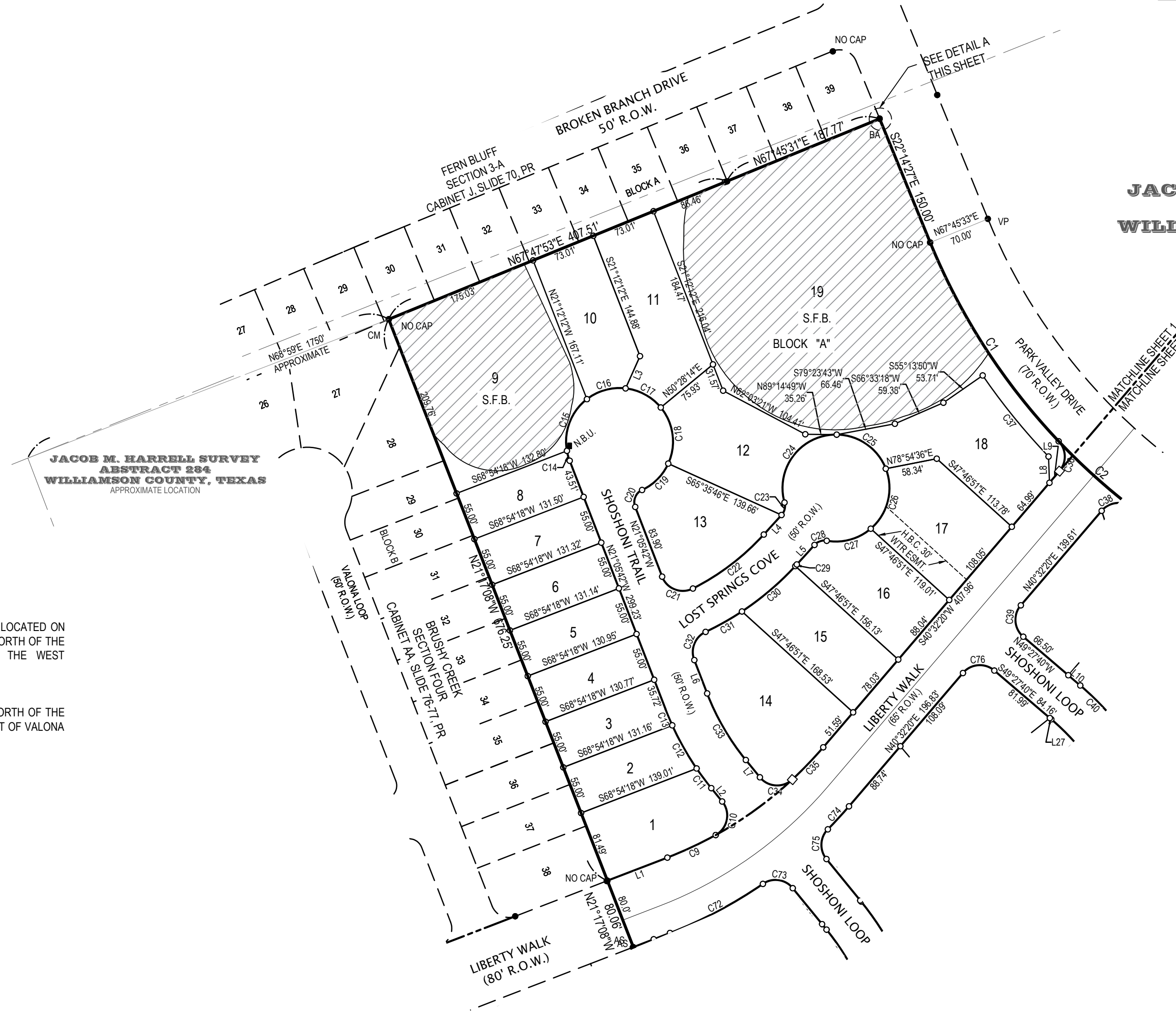
NUMBER OF LOTS BY TYPE:

ROW: 2
BUFFER ZONE: 2
BUFFER ZONE/OPENSACE/DRAINAGE EASEMENT: 1
DEVELOPMENT: 75

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00011546981. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

ELEVATION REFERENCE:

VERTICAL POSITIONS WERE DETERMINED USING THE "TRIMBLE VRS NETWORK" AND GPS REAL TIME SURVEY METHODS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEIOD 12B.



LEGEND

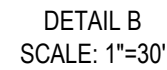
- X OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TxDOT TYPE I MONUMENT FOUND
- 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
- CONCRETE MONUMENT SET
- BAKER-AICKLEN CAP
- JACOBS CORNER CAP
- VICKREY CAP
- AUSTIN SURVEYORS
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- RIGHT OF WAY
- S.F.B. SENSITIVE FEATURE BUFFER
- N.B.U. NEIGHBORHOOD BOX UNIT
- D.E. DRAINAGE EASEMENT
- AC ACRE(S)
- W.W.E. WASTEWATER EASEMENT
- ULT 1% ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- H.B.C. HERE-BY CONVEYED TO THE CITY OF ROUND ROCK
- WTR ESMT. WATER EASEMENT

SUBMITTAL DATE: 7/17/2018

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com		Tel.: (512) 327-2946 Fax: (512) 327-2973	
	Firm Registration: TBPE# F-284; TBPLS# 10000900			
	DATE: 06/2018		PROJECT NO.: 6740201	
	DRAWN BY: RCB		SHEET 1 OF 5	

DETAIL C
NOT TO SCALE

DETAIL D
NOT TO SCALE








BLOCK A

BLOCK B

BLOCK C

LOT TABLE

MINIMUM F.F.E. TABLE		
LOT	BLOCK	ELEVATION
8	C	791.0'
9	C	791.0'
10	C	791.75'
11	C	793.5'
12	C	794.0'
13	C	794.75'
14	C	794.75'
15	C	794.75'
16	C	794.75'

- | | |
|--|--|
|  | "X" OR PUNCH MARK FOUND |
|  | IRON PIPE FOUND (AS NOTED) |
|  | 1/2" IRON ROD WITH CAP FOUND (AS NOTED) |
|  | TxDOT TYPE I MONUMENT FOUND |
|  | 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET |
|  | CONCRETE MONUMENT SET |
| BA | BAKER-AICKLEN CAP |
| JP | JACOBS CORNER CAP |
| VP | VICKREY CAP |
| AS | AUSTIN SURVEYORS |
| PR | PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS |
| DR | DEED RECORDS WILLIAMSON COUNTY, TEXAS |
| OR | OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS |
| OPR | OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS |
| R.O.W. | RIGHT OF WAY |
|  S.F.B. | SENSITIVE FEATURE BUFFER |
| N.B.U. | NEIGHBORHOOD BOX UNIT |
| D.E. | DRAINAGE EASEMENT |
| AC | ACRE(S) |
| W.W.E. | WASTEWATER EASEMENT |
| --- ULT 1% | ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN |
| H.B.C. | HERE-BY CONVEYED TO THE CITY OF ROUND ROCK |
| WTR ESMT. | WATER EASEMENT |

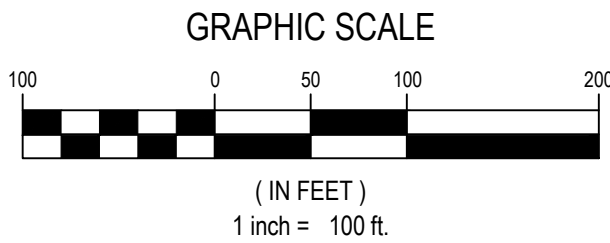


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Firm Registration: TBPE# F-284; TBPLS# 10000900

DATE: 06/2018	PROJECT NO.: 6740201
DRAWN BY: RCB	SHEET 2 OF 5

RESERVE AT WYOMING SPRINGS
FINAL PLAT



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:

- (a) the right to install additional Facilities on the Easement Tract;
- (b) The right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;
- (c) The right of ingress to and egress from the easement over and across Grantors 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 Grantors 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 Grantees ingress to and egress from the Grantors 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 Grantors property to as similar a condition as reasonably practicable as existed immediately prior to Grantees actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- (d) the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;
- (e) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and 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 Grantees rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by Grantee;
- (f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

Grantee hereby covenants and agrees:

- (a) Guarantee shall not fence the easement;
- (b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the hands;
- (c) to the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantees agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

To have and to hold the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, its successors and assigns and legal representatives, to warrant and forever defend, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



LEGEND

- ✕ "X" OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TXDOT TYPE I MONUMENT FOUND
- 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
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- H.B.C. HERE-BY CONVEYED TO THE CITY OF ROUND ROCK
- WTR ESMT. WATER EASEMENT

MINIMUM F.F.E. TABLE		
LOT	BLOCK	ELEVATION
38	C	793.25'
39	C	792.5'
40	C	790.5'
41	C	790.5'
42	C	790.5'
43	C	789.0'
44	C	788.0'
45	C	787.25'

SUBMITTAL DATE: 7/17/2018

Cunningham|Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
www.cunningham-allen.com

Firm Registration: TBPE# F-284; TBPLS# 10000900

DATE: 06/2018	PROJECT NO.: 6740201
DRAWN BY: RCB	SHEET 3 OF 5

Tel.: (512) 327-2946
Fax: (512) 327-2973

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 37.582 ACRE PARCEL OF LAND LOCATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 112.623 ACRE TRACT OF LAND CONVEYED TO A. H. ROBINSON, ETAL, IN A WARRANTY DEED RECORDED IN VOLUME 1465, PAGE 427, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 112.623 ACRE TRACT BEING A PORTION OF A 131.71 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 413, PAGE 626, OF THE DEED RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4 inch iron pipe found in the north right-of-way line of Smyers Lane (100 foot right-of-way), (formerly R.R. Highway No. 620 as described in Volume 337, Page 291, of the Deed Records of said County) for the southeast corner of a 25.18 acre tract of land conveyed to James A. and Ora L. Qualls, in a Warranty Deed recorded in Volume 574, Page 522, of said Deed Records, same being the southeast corner of a 0.618 of one acre tract described in a Deed recorded in Volume 848, Page 408, of said Deed Records and the southwest corner of said 112.623 acre tract, same being the southwest corner of the herein described tract;

THENCE, North 21°16'54" West (record: North 19°32'10" West), generally along a wire fence line with the west line of said 112.623 acre tract and the east line of said 25.18 acre tract, passing the northeast corner of said 0.618 acre tract at a distance of 298.9 feet, passing the northeast corner of a 5.0 acre tract of land described in a Deed recorded in Volume 725, Page 677, of said Deed Records, and the east corner of Lot 37, Block A, ARBOR PLACE PHASE ONE, according to the map or plat thereof recorded in Document No. 2008075256, of the Official Public Records of said County at a distance of 899.0 feet, and continuing for a total distance of 1136.38 feet to a 1/2 inch iron rod found for an angle point in said west line and for the north corner of said Lot 37, Block A, and the east corner of BRUSHY CREEK SECTION FIVE, according to the map or plat thereof recorded in Document No. 2005022620, of said Official Public Records;

THENCE, North 21°17'08" West (record: North 19°33' West), generally along a wire fence line and continuing with the west line of said 112.623 acre tract and the east line of said BRUSHY CREEK SECTION FIVE, passing a 1/2 inch iron rod found at the northeast corner of said BRUSHY CREEK SECTION FIVE and the east corner of a 0.102 acre tract of land described in a Deed recorded in Document No. 2001094201, of said Official Public Records, passing a 1/2 inch iron rod found at the north corner of said 0.102 acre tract and east terminus point of the south right-of-way line of Liberty Walk (80 foot right-of-way) as dedicated by AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30 OF BRUSHY CREEK SUBDIVISION SECTION TWO, according to the map or plat thereof recorded in Cabinet E, Slides 294-297, of the Plat Records of said County, at a distance of 573.3 feet, passing a 1/2 inch iron rod found at the east terminus of the north right-of-way line of said Liberty Walk at a distance of 653.3 feet, and continuing for a total distance of 1329.64 feet to a 1/2 inch iron rod found in the south line of FERNBLUFF SECTION THREE-A, according to the map or plat thereof recorded in Cabinet J, Slides 70-72, of said Plat Records, for the northwest corner of said 112.623 acre tract and northeast corner of said AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30 OF BRUSHY CREEK SUBDIVISION SECTION TWO, same being the northwest corner of the herein described tract;

THENCE, generally along a wire fence line and with the north line of said 112.623 acre tract and south line of said FERNBLUFF SECTION THREE-A, the following two (2) courses and distances:

- North 67°47'53" East (record: North 69°32'40" East), a distance of 407.51 feet to an angle point in said north line;
- North 67°45'31" East (record: North 69°30'20" East), passing a 1/2 inch iron rod found 0.2 feet south of line at a distance of 2.7 feet and continuing for a total distance of 187.77 feet to a point in the east right-of-way line of Park Valley Drive (70 foot right-of-way) for the westernmost northwest corner of a 8.086 acre tract described in a RIGHT-OF-WAY DEDICATION recorded in Volume 1284, Page 900, of said Official Records, and the southeast corner of said FERNBLUFF SECTION THREE-A, same being the northeast corner of the herein described tract, from which a 1/2 inch iron rod found with cap stamped "BAKER AIKLEN", bears North 11° West, 0.30 feet, and a 1/2 inch iron rod found for the westernmost northeast corner of said 8.086 acre tract, bears North 67°45'31" East, a distance of 70.00 feet;

THENCE, with the westerly line of said 8.086 acre tract, same being the southwest right-of-way line of said Park Valley Drive and west right-of-way line of Wyoming Springs Drive (120 foot right-of-way) the following five (5) courses and distances:

- South 22°14'27" East (record: South 21°15'12" East), a distance of 150.00 feet to 1/2 inch iron rod found at the beginning of a curve to the left;
- With said curve to the left, having a radius of 720.00 feet, an arc length of 688.01 feet, a delta angle of 54°45'00", and a chord which bears South 49°36'57" East (record: South 48°37'42" East), a distance of 662.13 feet to the end of said curve, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 76°09' West, a distance of 0.3 feet;
- South 76°59'27" East (record: South 76°00'12" East), a distance of 130.00 feet to the beginning of a curve to the right, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 79°01' West, a distance of 0.8 feet;
- With said curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta angle of 90°00'00", and a chord which bears South 31°59'27" East (record: South 31°00'12" East) a distance of 21.21 feet to the end of said curve, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 70°21' West, a distance of 0.5 feet;
- South 13°00'33" West (record: South 13°59'48" West), a distance of 373.73 feet to the beginning of a curve to the left, from which a 1/2 inch iron rod found, bears South 66°28' West, 0.3 feet;
- With said curve to the left, having a radius of 1070.00 feet, an arc length of 1059.39 feet, a delta angle of 56°43'39", and a chord which bears South 15°21'16" East (record: South 14°21'51" East), a distance of 1016.64 feet to a 1/2 inch iron rod found in the south line of said 112.623 acre tract, at the intersection of the east line of said 8.086 acre tract and the north right-of-way line of said Smyers Lane, for the southwest corner of said 8.086 acre tract, same being the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Smyers Lane and south line of said 112.623 acre tract the following two (2) courses and distances:

- South 52°36'30" West (record: South 54°20'40" West), a distance of 249.89 feet to a TXDot Type 1 concrete right-of-way marker found at the beginning of a curve to the left;
- With said curve to the left, having a radius of 1195.92 feet, an arc length of 539.35 feet, a delta angle of 25°50'24", and a chord which bears South 39°41'18" West (record: South 41°26' West) a distance of 534.79 (record: 535.12) feet to the POINT OF BEGINNING.

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 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE 1% AND 4% ULTIMATE ANNUAL CHANCE FLOOD PLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, 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 CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEB. 6, 2019.
- 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.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36,SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.

RESERVE AT WYOMING SPRINGS
FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, AS THE OWNER OF THAT CERTAIN 37.58 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2018055803, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS **RESERVE AT WYOMING SPRINGS** SUBDIVISION.

CALATLANTIC HOMES OF TEXAS, INC.

SHERRY SLATTERY
AUTHORIZED AGENT
12401 RESEARCH BLVD.
BUILDING 1, SUITE 300
AUSTIN, TEXAS 78759

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, SHERRY SLATTERY, AS AUTHORIZED AGENT OF CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CALATLANTIC HOMES OF TEXAS, INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

APPROVED THIS ____ DAY OF _____, 201____, 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 & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D., 201____, AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D., 201____ 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, TOMMY P. WATKINS, 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.

TOMMY P. WATKINS, R.P.L.S. DATE
TEXAS REG. NO. 4549
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TX
PHONE: 512-327-2946
FAX: 512-327-2973
TBPLS FIRM NO. 10000900

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, , 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.

CURTIS L. MORRISS, P.E. NO. 86337 DATE
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
(PHONE) 512-327-2946 (FAX) 512-327-2973
TBPE REG. NO. F-284

SUBMITTAL DATE: 7/17/2018

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com		Tel.: (512) 327-2946 Fax: (512) 327-2973	
	Firm Registration: TBPE# F-284; TBPLS# 10000900			
	DATE: 06/2018		PROJECT NO.: 6740201	
	DRAWN BY: RCB		SHEET 4 OF 5	

RESERVE AT WYOMING SPRINGS
FINAL PLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°58'01"W	72.08'
L2	S39°09'58"E	19.37'
L3	S24°07'10"W	39.68'
L4	S42°13'09"W	29.59'
L5	N42°13'09"E	29.59'
L6	N21°05'42"W	40.14'
L7	N39°09'58"W	25.05'
L8	N01°57'34"W	29.49'
L9	S40°32'20"W	17.26'
L10	N49°27'40"W	17.66'
L11	S68°38'21"W	30.31'
L12	N68°38'21"E	30.31'
L13	N21°21'39"W	16.87'
L14	S13°00'33"W	29.30'
L15	N70°32'20"E	45.26'
L16	S79°27'40"E	22.67'
L17	S79°27'40"E	7.30'
L18	S49°27'40"E	27.30'
L19	S17°39'53"E	68.09'
L20	S10°11'30"E	22.15'
L21	S10°11'30"E	18.39'
L22	S19°36'12"E	21.40'
L23	S39°09'58"E	7.95'
L24	N68°54'18"E	24.57'
L25	N68°54'18"E	19.50'
L26	N19°36'12"W	19.18'
L27	S49°27'40"E	2.17'
L28	S54°32'53"W	16.11'
L29	N24°58'24"E	26.35'
L30	N02°02'29"E	25.82'
L31	N21°16'54"W	10.00'
L32	N21°16'54"W	13.07'
L33	N44°36'18"W	25.82'
L34	N67°32'13"W	27.25'
L35	N54°59'03"E	23.05'
L36	S54°59'03"W	27.20'
L37	N52°36'30"E	42.83'
L38	S21°16'54"E	24.95'
L39	S21°16'54"E	14.76'
L40	S14°35'23"W	42.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	720.00'	287.23'	21°15'59"	S32°52'24"E	285.69'
C2	720.00'	111.29'	8°51'22"	S47°56'02"E	111.18'
C3	720.00'	309.50'	24°37'44"	S64°40'38"E	307.12'
C4	15.00'	23.56'	90°00'00"	S31°59'27"E	21.21'
C5	1070.00'	1059.39'	56°43'39"	S15°21'16"E	1016.64'
C6	1195.92'	48.81'	2°20'19"	S51°26'21"W	48.81'
C7	1195.92'	97.99'	4°41'39"	S47°55'22"W	97.99'
C8	1195.92'	392.56'	18°48'27"	S36°10'19"W	390.80'
C9	437.50'	59.92'	7°50'52"	S64°58'52"W	59.88'
C10	25.00'	43.73'	100°13'24"	S10°56'44"W	38.36'
C11	325.00'	27.56'	4°51'34"	S36°44'11"E	27.56'
C12	325.00'	55.65'	9°48'40"	S29°24'06"E	55.58'
C13	325.00'	19.29'	3°24'03"	S22°47'43"E	19.29'
C14	89.00'	11.56'	11°02'22"	S15°34'31"E	11.54'
C15	60.00'	65.38'	62°29'44"	S21°09'32"W	62.19'
C16	60.00'	46.13'	44°02'55"	S74°23'51"W	45.00'
C17	60.00'	46.13'	44°02'55"	N61°33'14"W	45.00'
C18	60.00'	66.95'	63°56'01"	N07°33'46"W	63.53'
C19	60.00'	42.62'	40°41'57"	N44°49'12"E	41.73'
C20	15.00'	22.54'	86°09'43"	N21°57'10"E	20.48'
C21	25.00'	41.72'	95°37'07"	N68°54'15"W	37.05'
C22	275.00'	109.99'	20°57'27"	S32°41'53"W	109.03'
C23	15.00'	15.03'	57°23'31"	S13°31'39"W	14.40'
C24	60.01'	111.42'	106°23'49"	S37°33'15"W	96.09'
C25	60.00'	71.13'	67°55'26"	N55°17'09"W	67.04'
C26	60.00'	74.06'	70°43'26"	N14°02'17"E	69.45'
C27	60.00'	52.98'	50°35'18"	N74°41'40"E	51.27'
C28	15.00'	15.12'	57°48'09"	N71°06'13"E	14.49'
C29	325.00'	2.46'	0°26'04"	N42°26'11"E	2.46'
C30	325.00'	78.85'	13°54'00"	N49°36'13"E	78.65'
C31	279.11'	46.89'	9°37'10"	N60°40'59"E	46.81'
C32	25.00'	37.46'	85°51'39"	N21°50'07"E	34.06'
C33	275.00'	86.74'	18°04'16"	N30°07'50"W	86.38'
C34	25.00'	40.89'	93°43'24"	N86°01'40"W	36.49'
C35	437.50'	50.18'	6°34'17"	S43°49'29"W	50.15'
C36	25.00'	36.67'	84°02'42"	S01°29'01"E	33.47'
C37	731.85'	117.39'	9°11'36"	N39°04'47"W	117.27'
C38	25.00'	38.00'	87°05'23"	N44°05'02"E	34.45'
C39	25.00'	39.27'	90°00'00"	S04°27'40"E	35.36'
C40	325.00'	51.19'	9°01'28"	N44°56'36"W	51.14'
C41	325.00'	108.20'	19°04'33"	N30°53'55"W	107.70'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C42	25.00'	39.27'	90°00'00"	N60°21'39"W	35.36'
C43	15.00'	15.12'	57°46'09"	S39°45'17"W	14.49'
C44	60.00'	56.06'	53°31'48"	S37°38'07"W	54.04'
C45	60.00'	67.00'	63°58'51"	N63°36'34"W	63.57'
C46	60.00'	84.91'	81°04'45"	N11°04'45"W	78.00'
C47	60.00'	75.98'	71°14'44"	N65°18'29"E	70.28'
C48	60.00'	26.44'	25°15'09"	S66°13'05"E	26.23'
C49	15.00'	15.12'	57°46'09"	S62°28'35"E	14.49'
C50	25.00'	39.27'	90°00'00"	N23°38'21"E	35.36'
C51	205.00'	47.31'	13°13'25"	N14°44'54"W	47.21'
C52	205.00'	17.01'	4°45'05"	N06°46'02"W	17.00'
C53	205.00'	72.09'	20°08'54"	N01°58'16"E	71.72'
C54	1090.00'	118.09'	6°12'18"	S06°42'22"W	117.99'
C55	1090.00'	60.89'	3°12'02"	N11°24'32"E	60.88'
C56	731.85'	141.67'	11°05'29"	S71°38'22"E	141.45'
C57	731.85'	6.51'	0°30'34"	S65°50'20"E	6.51'
C58	731.85'	60.98'	4°42'12"	S63°13'57"E	60.06'
C59	1090.00'	17.52'	0°55'16"	S09°20'52"W	17.52'
C60	205.00'	223.43'	62°26'49"	N43°14'04"E	212.53'
C61	205.00'	1.68'	0°28'08"	S74°41'34"W	1.68'
C62	25.00'	21.03'	48°11'23"	N60°49'57"E	20.41'
C63	50.01'	55.87'	64°09'39"	N68°46'03"E	53.01'
C64	50.02'	35.00'	40°09'44"	S69°10'34"E	34.29'
C65	50.01'	55.90'	64°02'07"	S17°05'48"E	53.03'
C66	50.00'	20.13'	23°04'02"	S26°27'52"W	19.99'
C67	25.00'	21.03'	48°11'23"	S13°54'11"W	20.41'
C68	275.00'	40.21'	8°22'41"	S14°22'50"E	40.18'
C69	275.00'	4.98'	1°02'01"	S19°08'11"E	4.98'
C70	275.00'	39.74'	8°16'50"	S23°44'37"E	39.71'
C71	275.00'	54.15'	11°16'58"	S33°31'30"E	54.06'
C72	502.50'	118.29'	13°29'15"	N62°09'41"E	118.02'
C73	25.00'	37.24'	85°21'08"	S61°50'32"E	33.89'
C74	502.50'	35.10'	4°00'08"	N42°32'24"E	35.09'
C75	25.00'	36.52'	83°42'27"	N02°41'15"E	33.36'
C76	25.00'	39.27'	90°00'00"	N65°32'20"E	35.36'
C77	275.00'	87.91'	18°18'55"	S40°18'12"E	87.53'
C78	275.00'	46.96'	9°47'08"	S26°15'12"E	46.91'
C79	155.00'	27.02'	9°59'14"	S16°22'02"E	26.98'
C80	155.00'	218.85'	80°53'54"	S29°04'32"W	201.12'
C81	155.00'	14.62'	5°24'10"	S72°13'34"W	14.61'
C82	25.00'	41.40'	94°52'51"	N57°37'56"W	36.83'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C83	325.00'	22.62'	3°59'14"	N12°11'07"W	22.61'
C84	325.00'	30.77'	5°25'27"	N16°53'28"W	30.76'
C85	325.00'	47.26'	8°19'56"	N23°46'10"W	47.22'
C86	325.00'	63.70'	11°13'51"	N33°33'03"W	63.60'
C87	60.00'	89.24'	85°13'11"	S71°25'24"W	81.24'
C88	60.00'	5.61'	5°21'42"	N63°17'09"W	5.61'
C89	325.00'	49.62'	8°14'55"	N56°13'50"W	49.58'
C90	325.00'	93.05'	16°24'16"	N43°39'15"W	92.73'
C91	325.00'	80.38'	14°10'12"	N28°22'01"W	80.17'
C92	25.00'	46.30'	106°06'36"	N74°20'12"W	39.96'
C93	455.00'	11.34'	1°25'43"	N25°03'37"W	11.34'
C94	15.00'	15.12'	57°46'09"	S23°43'26"W	14.49'
C95	60.00'	12.89'	12°07'09"	S00°53'56"W	12.67'
C96	60.00'	59.40'	56°43'11"	S35°19'08"W	57.00'
C97	60.00'	68.28'	65°11'55"	N63°43'20"W	64.65'
C98	1095.00'	178.77'	9°21'15"	N29°33'14"W	178.57'
C99	60.00'	30.33'	28°58'01"	N36°38'22"W	30.01'
C100	60.00'	51.42'	49°06'20"	N02°23'48"E	49.86'
C101	1090.00'	148.34'	7°47'51"	N39°42'11"W	148.23'
C102	60.00'	74.12'	70°46'34"	N62°20'15"E	69.49'
C103	60.00'	13.26'	12°39'06"	S75°56'55"E	13.22'
C104	15.00'	15.12'	57°46'09"	N61°09'34"E	14.49'
C105	1195.91'	9.79'	0°28'08"	S32°22'26"W	9.79'
C106	25.00'	41.32'	94°41'59"	N05°15'30"E	36.78'
C107	1195.91'	39.03'	1°52'11"	S51°12'17"W	39.02'
C108	25.00'	38.24'	87°38'19"	N85°54'39"W	34.62'
C109	25.00'	38.25'	87°40'02"	S01°44'32"W	34.63'
C110	25.00'	37.22'	85°18'01"	S84°44'30"E	33.88'
C111	1195.92'	114.10'	5°27'59"	S42°50'33"W	114.05'
C112	15.00'	13.62'	52°01'12"	N08°38'54"E	13.16'
C113	50.00'	81.63'	93°32'09"	N47°21'22"E	72.86'
C114	1195.92'	245.26'	11°45'01"	S34°14'03"W	244.83'
C115	1195.92'	33.20'	1°35'27"	S27°33'49"W	33.20'
C116	50.00'	42.98'	49°15'12"	S61°14'58"E	41.67'
C117	50.00'	58.78'	67°21'40"	S02°56'32"E	55.46'
C118	15.00'	13.62'	52°01'12"	S04°43'42"W	13.16'
C119	275.00'	40.38'	8°24'48"	S29°29'19"E	40.35'
C120	275.00'	69.69'	14°31'10"	S36°57'17"E	69.50'
C121	15.00'	24.72'	94°24'42"	N88°34'47"E	22.01'
C122	60.00'	66.20'	63°12'57"	N72°58'54"E	62.89'
C123	60.00'	109.14'	104°13'26"	S23°17'54"E	94.71'

SUBMITTAL DATE: 7/17/2018



Cunningham|Allen
Engineers • Surveyors

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Austin, Texas 78746-6819
www.cunningham-allen.com

Firm Registration: TBPE# F-284; TBPLS# 10000900

DATE: 6/2018	PROJECT NO.: 6740201
DRAWN BY: RCB	SHEET 5 OF 5

**Hairy Man Subdivision Phase 1
FINAL PLAT FP1902-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

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

DESCRIPTION: 28.63 acres out of the David Curry Survey, Abstract No. 130 & E. McDaniel Survey, Abstract No. 441

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: Hairy Man Road and SF-2 (Single family - standard lot) - Creekbend subdivision
 South: Creekbend Blvd. and ETJ (extraterritorial jurisdiction)
 East: Creekbend Blvd. and 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:	79	13.42
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	7	7.74
ROW:	4	7.47
Parkland:	0	0
Other:	0	0
TOTALS:	90	28.63

Owner:
 HMNBC Development, LLC
 9111 Jollyville Rd., Ste. 111
 Austin, TX 78759

Agent:
 BGE, Inc.
 RJ Rychlik
 7000 North Mopac, Ste. 330
 Austin, TX 78731

**Hairy Man Subdivision Phase 1
FINAL PLAT FP1902-001**

HISTORY: The Planning and Zoning Commission approved a preliminary plat and final plat for the Hairy Man subdivision on November 7, 2018. A revised preliminary plat, with an additional number of lots, was approved by the Commission on February 6, 2019.

DATE OF REVIEW: March 6, 2019

LOCATION: Northwest of Creek Bend Blvd. and south of Hairy Man Rd.

STAFF REVIEW AND ANALYSIS:

Phase 1: This final plat replaces the final plat approved on November 7, 2018. As Phase 1 of the development, it contains 28.63 acres of the 40.02-acre preliminary plat area. This final plat contains 79 development lots, of which 7 are estate lots, 31 are standard lots and 41 are small lots. With the remaining 23 lots, which will be contained in the second phase of the plat, there will be a total of 14 estate lots, 45 standard lots and 43 small lots, which represent 14%, 44% and 42% of the total number of lots, respectively.

General Plan and Zoning: The General Plan designates the property as residential. It is zoned as SF-3 (Single Family – Mixed Lot), a district which 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: (1) estate lots, which are to be at least 40% of the total number of lots; (2) standard lots, which are to be at least 30% of the total number of lots; and (3) small lots, which are not to exceed 20% of the total number of lots. 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.

Due to karst features and creeks which constrain the use of the site, this subdivision does not provide the mixture of the three lot sizes prescribed by the SF-3 district. Instead, it contains less than 40% estate lots and more than 20% small lots. The subdivision must therefore meet the alternative standard in the SF-3 district, providing a connectivity index of 1.4 or greater and including the following design features:

1. A segment of the Brushy Creek Regional Trail;
2. A brick or natural stone subdivision wall, where required by the subdivision code;
3. Landscaping along arterial and collector roads;
4. Enhanced detention facilities and bridges/culverts.

With the inclusion of the Brushy Creek Regional Trails segment, the connectivity index reaches 1.4. The trail will be designed and constructed in accordance with an agreement between Milestone and Williamson County.

Traffic, Access and Roads: The property has access from Creek Bend Blvd. and from Hairy Man Road. The plat dedicates additional right-of-way for Wyoming Springs Drive, a planned roadway that is on the City's Transportation Master Plan. No TIA (Traffic Impact Assessment) was required.

Water and Wastewater Service: The subdivision will receive water service from an existing 30" waterline that runs along the Wyoming Springs Drive right-of-way and from an existing

**Hairy Man Subdivision Phase 1
FINAL PLAT FP1902-001**

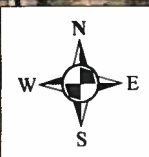
12" waterline that runs along Creek Bend Blvd. There are two existing manholes on Hairy Man Road which will provide access to the wastewater system.

Drainage: A flood study was prepared for the site and it was reviewed and approved by the City.

RECOMMENDED MOTION:

Staff recommends approval of the revised final plat with the following conditions:

1. Change the date on Note #8, Sheet 6 to 'February 6, 2019'.
2. Depict water surface elevations (WSE) for the Ultimate 1% floodplain at Curve segment "C2" at north boundary; at Line Segment "L2" along northeast boundary; at Line segment "L24" at southeast boundary; across the drainage easement at Lot 5, Block "C" and across drainage easement at line segment "L18".
3. Revise "100-year" floodplain labels and Legend to read "Ultimate 1% Annual Chance Floodplain" typical all location depicted, and revise FEMA within legend to state 1% Annual Chance FEMA Zone "AE" Floodplain and 1% Annual Chance Floodplain per URS Study.
4. Depict bearings for all dimension line crossing Wyoming Springs.
5. Clearly depict limits for Ultimate 1% floodplain along Brushy Creek and within the internal drainage channel.
6. Revise Landscape/Drainage Lot 3A to depict a minimal width of 15 feet.
7. Revise curve segments "C115, and C113" information to eliminate duplicate information.
8. Depict all line segments within future "Phase 2" as dashed.
9. On Sheet 4 of 6, depict Ultimate 1% floodplain limits in each view window of the trail easement

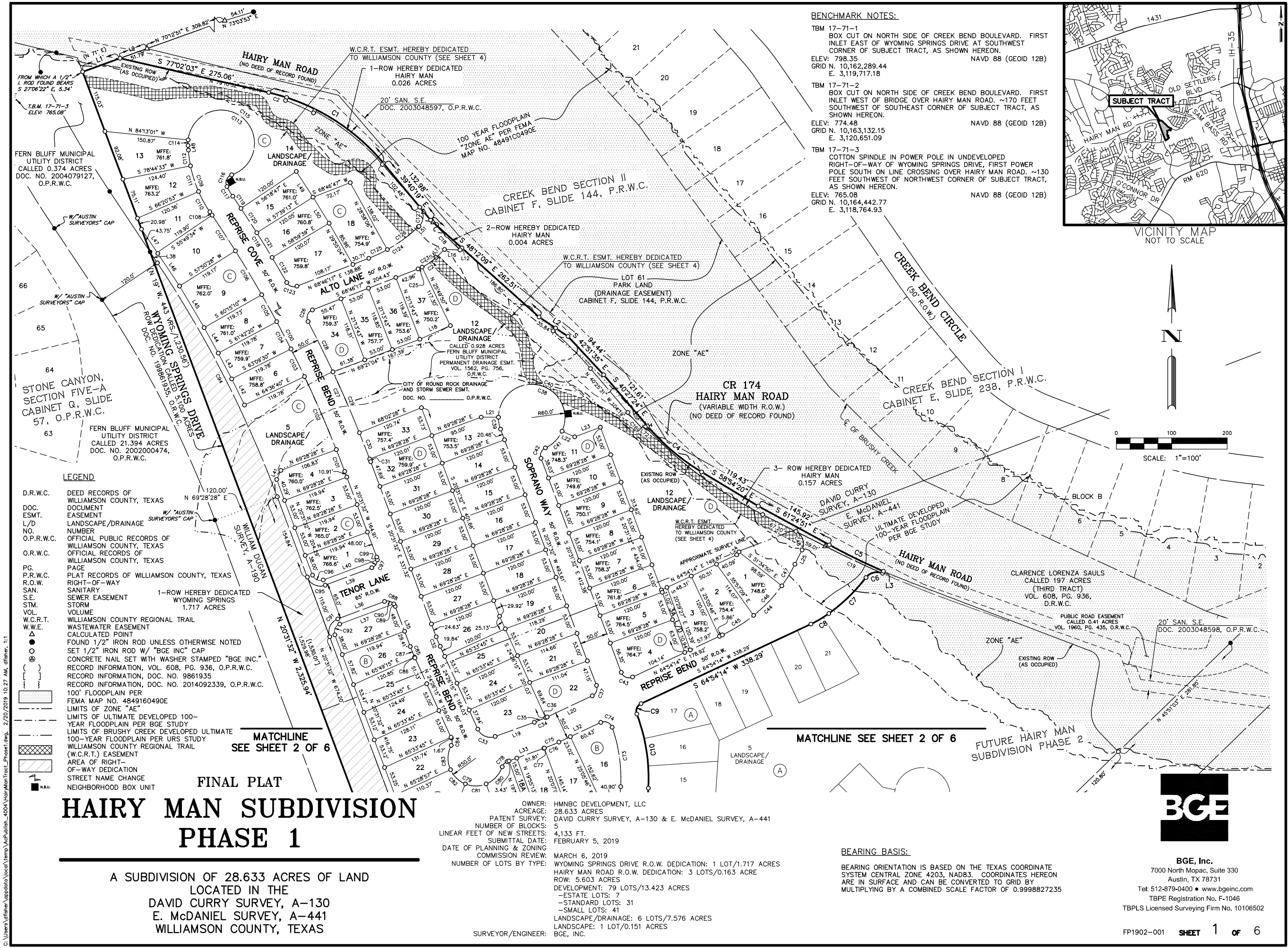


Creek Bend Cir

Hairy Man Rd

Subject Tract
28.63 ac.

Creek Bend Blvd

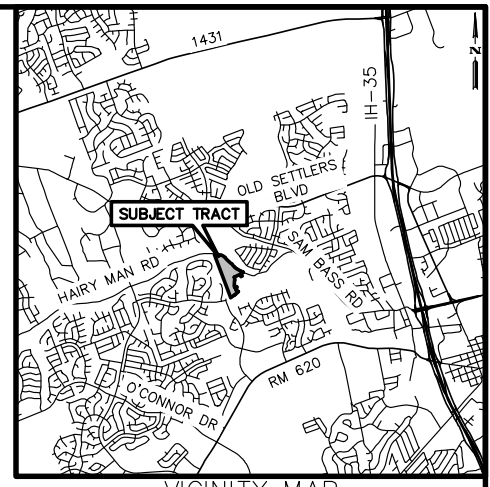


BENCHMARK NOTES:

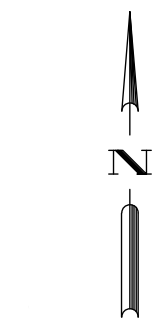
TBM 17-71-1
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET EAST OF WYOMING SPRINGS DRIVE AT SOUTHWEST CORNER OF SUBJECT TRACT, AS SHOWN HEREON.
ELEV: 798.35
GRID N. 10,162,289.44
E. 3,119,717.18
NAVD 88 (GEOID 12B)

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, AS SHOWN HEREON.
ELEV: 774.48
GRID N. 10,163,132.15
E. 3,120,651.09
NAVD 88 (GEOID 12B)

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, AS SHOWN HEREON.
ELEV: 765.08
GRID N. 10,164,442.77
E. 3,118,764.93
NAVD 88 (GEOID 12B)



VICINITY MAP
NOT TO SCALE



0 100 200
SCALE: 1"=100'

- LEGEND**
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DOC. ESMT. DOCUMENT EASEMENT
 - L/D NO. LANDSCAPE/DRAINAGE NUMBER
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PG. PAGE
 - P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - SAN. SANITARY
 - S.E. SEWER EASEMENT
 - STM. STORM
 - VOL. VOLUME
 - W.C.R.T. WILLIAMSON COUNTY REGIONAL TRAIL
 - W.W.E. WASTEWATER EASEMENT
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - SET 1/2" IRON ROD W/ "BGE INC." CAP
 - CONCRETE NAIL SET WITH WASHER STAMPED "BGE INC."
 - RECORD INFORMATION, VOL. 608, PG. 936, O.P.R.W.C.
 - RECORD INFORMATION, DOC. NO. 9861935
 - RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.
 - 100' FLOODPLAIN PER FEMA MAP NO. 4849160490E
 - LIMITS OF ZONE "AE"
 - LIMITS OF ULTIMATE DEVELOPED 100-YEAR FLOODPLAIN PER BGE STUDY
 - LIMITS OF BRUSHY CREEK DEVELOPED ULTIMATE 100-YEAR FLOODPLAIN PER URS STUDY
 - WILLIAMSON COUNTY REGIONAL TRAIL (W.C.R.T.) EASEMENT
 - AREA OF RIGHT-OF-WAY DEDICATION
 - STREET NAME CHANGE
 - NEIGHBORHOOD BOX UNIT

HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.633 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

OWNER: HMNBC DEVELOPMENT, LLC
ACREAGE: 28.633 ACRES
PATENT SURVEY: DAVID CURRY SURVEY, A-130 & E. McDANIEL SURVEY, A-441
NUMBER OF BLOCKS: 5
LINEAR FEET OF NEW STREETS: 4,133 FT.
SUBMITTAL DATE: FEBRUARY 5, 2019
DATE OF PLANNING & ZONING COMMISSION REVIEW: MARCH 6, 2019
WYOMING SPRINGS DRIVE R.O.W. DEDICATION: 1 LOT/1.717 ACRES
HAIRY MAN ROAD R.O.W. DEDICATION: 3 LOTS/0.163 ACRE ROW: 5.603 ACRES
DEVELOPMENT: 79 LOTS/13.423 ACRES
-ESTATE LOTS: 7
-STANDARD LOTS: 31
-SMALL LOTS: 41
LANDSCAPE/DRAINAGE: 6 LOTS/7.576 ACRES
LANDSCAPE: 1 LOT/0.151 ACRES

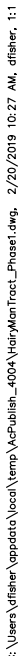
SURVEYOR/ENGINEER:
BGE, INC.

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE 4203, NAD83. COORDINATES HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998827235



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 70°12'51" E	71.82'
L2	S 56°15'04" E	62.81'
L3	S 23°24'13" W	4.11'
L4	S 01°08'04" E	25.03'
L5	S 44°08'13" E	21.07'
L6	S 44°08'13" E	50.00'
L7	S 45°51'47" W	6.12'
L8	S 55°43'08" W	47.14'
L9	N 70°12'51" E	51.79'
L10	S 27°39'33" W	4.00'
L11	N 20°06'54" E	5.84'
L12	S 44°02'51" W	4.86'
L13	N 63°05'32" W	126.21'
L14	S 46°36'46" W	6.00'
L15	N 40°45'09" E	6.99'
L16	N 88°16'59" W	28.03'
L17	S 46°29'52" W	20.86'
L18	N 66°07'38" E	60.46'
L19	N 70°04'47" E	75.27'
L20	N 64°54'14" E	89.89'
L21	N 89°34'31" W	31.02'
L22	N 65°45'06" W	25.00'
L23	S 69°28'28" W	49.66'
L24	N 38°25'10" E	6.63'
L25	N 26°34'56" E	28.71'
L26	N 44°19'23" W	99.93'
L27	N 20°48'31" W	59.85'
L28	S 20°17'20" W	20.00'
L29	S 44°19'23" E	50.42'
L30	N 18°44'49" W	69.40'
L31	N 21°46'00" W	33.39'
L32	S 64°54'14" W	83.46'
L33	S 70°04'47" W	70.24'
L34	N 85°42'14" E	41.34'
L35	N 20°31'32" W	77.41'
L36	S 69°28'28" W	89.94'
L37	N 69°28'28" E	104.08'

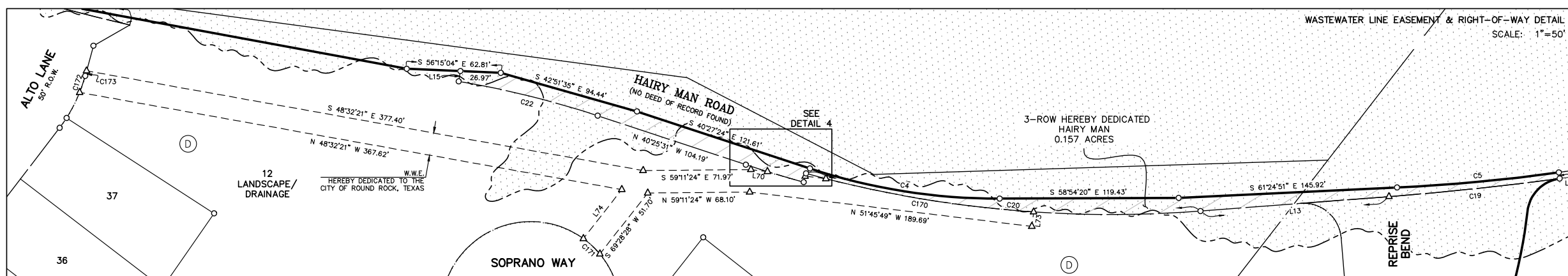
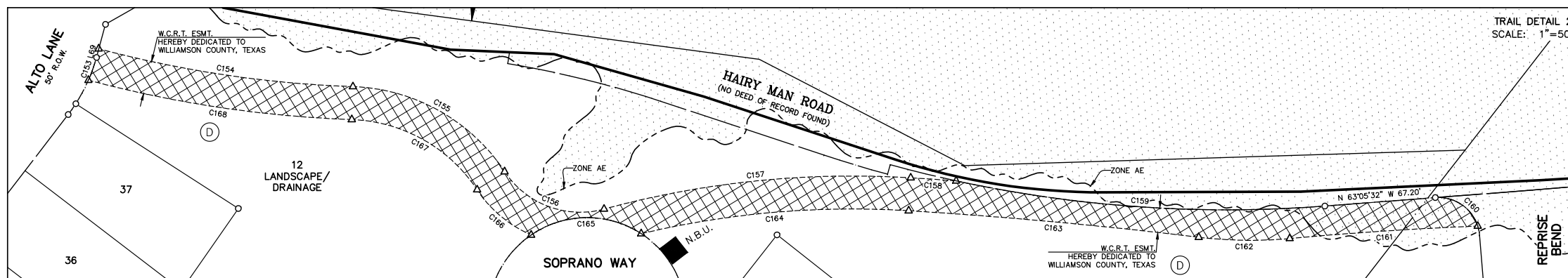
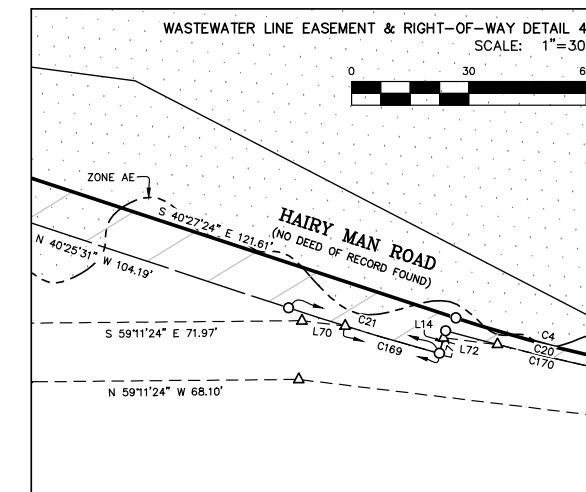
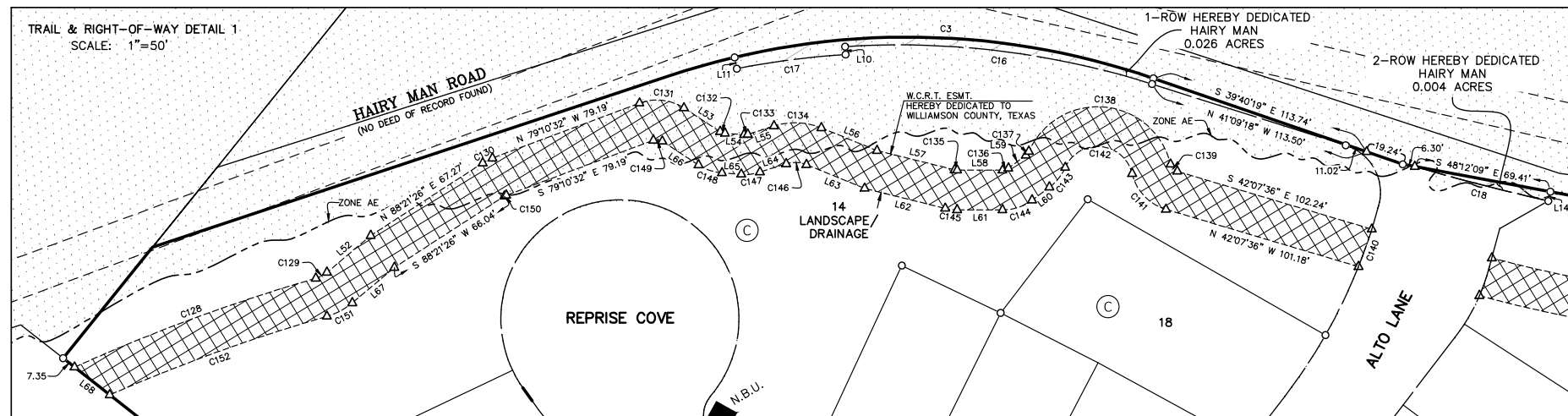
LINE TABLE		
NUMBER	BEARING	DISTANCE
L38	S 33°44'18" E	23.91'
L39	N 69°28'28" E	89.94'
L40	N 69°28'28" E	104.08'
L41	N 24°28'04" E	17.98'
L42	N 26°07'03" W	52.50'
L43	N 27°34'13" W	52.50'
L44	S 28°57'54" W	52.50'
L45	S 30°35'06" E	87.15'
L46	N 33°44'18" W	72.80'
L47	N 33°44'18" W	50.69'
L48	N 03°57'05" W	8.17'
L49	N 33°04'25" W	55.22'
L50	N 31°41'19" W	55.22'
L51	N 46°29'52" E	1.02'
L52	N 81°20'27" E	28.91'
L53	S 25°32'38" E	21.84'
L54	S 54°27'08" E	9.70'
L55	S 76°18'24" E	13.88'
L56	S 36°28'55" E	30.29'
L57	S 44°46'44" E	40.43'
L58	S 58°38'01" E	22.85'
L59	N 84°40'55" E	10.90'
L60	S 84°40'55" W	10.90'
L61	N 58°38'01" W	22.85'
L62	N 44°46'44" W	41.88'
L63	N 36°28'55" W	31.74'
L64	N 76°18'24" W	13.88'
L65	N 54°27'08" W	9.70'
L66	N 25°32'38" W	21.84'
L67	S 81°20'27" W	27.69'
L68	N 20°31'32" W	22.61'
L69	N 46°29'52" E	5.48'
L70	S 51°45'49" E	11.09'
L71	N 46°36'46" E	4.10'
L72	S 51°45'49" E	13.89'
L73	S 38°14'11" W	9.74'
L74	N 69°28'28" E	41.56'

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	33.59'	380.00'	5°03'51"	N 74°30'07" W	33.58'
C3	214.21'	380.00'	32°17'52"	N 55°49'15" W	211.38'
C4	128.80'	400.00'	18°26'55"	S 49°40'52" E	128.24'
C5	108.54'	1,200.00'	5°10'56"	S 64°00'19" E	108.50'
C6	33.13'	25.00'	75°55'31"	S 75°42'03" W	30.76'
C7	93.53'	327.25'	16°22'31"	S 45°55'33" W	93.21'
C8	37.67'	200.00'	10°47'26"	S 59°30'32" W	37.61'
C9	22.45'	15.00'	85°45'40"	S 22°01'24" W	20.41'
C10	136.36'	325.00'	24°02'24"	S 08°50'14" E	135.36'
C11	74.02'	275.00'	15°25'15"	S 04°31'39" E	73.79'
C12	23.61'	15.00'	90°11'10"	S 00°46'12" W	21.25'
C13	39.19'	25.00'	89°49'34"	S 89°14'10" E	35.30'
C14	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C15	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'
C16	156.78'	424.00'	21°11'10"	N 51°44'52" W	155.89'
C17	55.30'	419.99'	7°32'38"	N 66°06'27" W	55.26'
C18	69.40'	1,126.00'	3°31'54"	S 44°11'11" E	69.39'
C19	114.55'	2,023.00'	3°14'39"	S 64°42'52" E	114.53'
C20	265.85'	773.00'	19°42'18"	S 53°14'23" E	264.54'
C21	40.27'	779.00'	2°57'44"	S 41°54'23" E	40.27'
C22	95.62'	621.00'	8°49'20"	N 44°50'24" W	95.53'
C23	38.87'	100.00'	22°16'24"	N 57°38'05" E	38.63'
C24	30.84'	100.00'	17°40'18"	N 55°20'01" E	30.72'
C25	8.03'	100.00'	4°36'07"	N 66°28'13" E	8.03'
C26	25.23'	15.00'	96°23'10"	S 20°34'42" W	22.36'
C27	277.15'	2,240.00'	7°05'21"	N 24°04'13" W	276.97'
C28	101.43'	2,240.00'	2°35'40"	S 26°19'03" E	101.42'
C29	119.69'	2,240.00'	3°03'41"	S 23°29'22" E	119.67'
C30	50.72'	2,239.99'	1°17'50"	S 21°18'37" E	50.72'
C31	5.31'	2,240.08'	0°08'09"	S 20°35'37" E	5.31'
C32	18.78'	275.00'	3°54'43"	S 22°28'54" E	18.77'
C33	37.30'	25.00'	85°28'58"	S 67°10'44" E	33.93'
C34	24.84'	275.00'	5°10'32"	N 67°29'31" E	24.83'
C35	21.96'	275.00'	4°34'28"	N 67°47'33" E	21.95'
C36	2.89'	275.00'	0°36'04"	N 65°12'17" E	2.89'
C37	22.37'	15.00'	85°25'47"	N 22°11'21" E	20.35'
C38	278.74'	60.00'	266°10'39"	N 67°26'13" W	87.64'
C39	21.94'	60.00'	20°57'02"	S 10°03'01" E	21.82'
C40	213.44'	60.00'	203°49'24"	N 77°39'48" W	117.42'
C41	43.36'	60.00'	41°24'12"	N 44°57'00" E	42.42'
C42	22.56'	15.00'	86°10'39"	S 22°33'47" W	20.49'
C43	24.76'	15.00'	94°34'13"	S 67°48'39" E	22.04'
C44	186.27'	278.50'	38°19'18"	N 45°44'35" E	182.82'
C45	66.77'	278.50'	13°44'15"	N 58°02'07" E	66.61'
C46	73.76'	278.50'	15°10'29"	N 43°34'45" E	73.55'
C47	45.74'	278.50'	9°24'35"	N 31°17'13" E	45.69'
C48	39.13'	25.00'	89°40'28"	N 18°15'18" W	35.25'
C49	166.98'	275.00'	34°47'20"	S 14°12'42" E	164.42'
C50	92.96'	275.00'	19°22'05"	S 21°55'19" E	92.52'
C51	26.84'	15.00'	102°31'51"	S 82°52'18" E	23.40'
C52	39.35'	25.00'	90°10'26"	N 00°45'50" E	35.41'
C53	28.98'	25.00'	66°25'19"	N 12°38'24" E	27.39'
C54	10.36'	25.00'	23°45'07"	N 32°26'49" W	10.29'
C55	23.51'	15.00'	89°48°50"	N 89°13'48" W	21.18'
C56	126.53'	800.00'	9°03'42"	S 50°23'38" W	126.39'
C57	49.10'	800.00'	3°31'00"	S 47°37'17" W	49.10'
C58	77.42'	800.00'	5°32'42"	S 52°09'08" W	77.39'
C59	273.42'	60.00'	261°06'00"	N 05°28'29" E	91.18'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C60	7.41'	60.00'	7°04'31"	S 58°27'45" W	7.40'
C61	132.32'	60.00'	126°21'22"	N 54°49'18" W	107.09'
C62	106.75'	60.00'	101°56°09"	N 59°19'29" E	93.22'
C63	26.95'	60.00'	25°43'56"	S 56°50'29" E	26.72'
C64	27.38'	18.00'	87°08'34"	S 87°32'48" E	24.81'
C65	39.52'	750.00'	3°01'08"	N 47°22'21" E	39.51'
C66	21.06'	15.00'	80°26'59"	N 05°38'18" E	19.37'
C67	214.24'	325.00'	37°46'10"	N 15°42'07" W	210.38'
C68	52.57'	325.00'	9°16'07"	N 29°57'08" W	52.52'
C69	49.93'	325.00'	8°48'07"	N 20°55'01" W	49.88'
C70	49.93'	325.00'	8°48'07"	N 12°06'54" W	49.88'
C71	49.93'	325.00'	8°48'07"	N 03°18'47" W	49.88'
C72	11.88'	325.00'	2°05'42"	N 02°08'07" E	11.88'
C73	109.11'	275.00'	22°43'56"	N 08°10'59" W	108.39'
C74	25.01'	15.00'	95°32'48"	N 67°19'21" W	22.21'
C75	29.36'	325.00'	5°10'32"	N 67°29'31" E	29.35'
C76	28.24'	325.00'	4°58'43"	S 67°23'36" W	28.23'
C77	1.12'	325.00'	0°11'49"	S 69°58'52" W	1.12'
C78	13.62'	15.00'	52°01'12"	S 44°04'11" W	13.16'
C79	165.39'	50.00'	189°31'23"	S 67°10'44" E	99.65'
C80	43.73'	50.00'	50°06'59"	S 43°07'04" W	42.35'
C81	38.33'	50.00'	43°55'31"	N 89°51'41" W	37.40'
C82	37.86'	50.00'	43°22'52"	N 46°12'29" W	36.96'
C83	45.47'	50.00'	52°06'01"	N 01°31'57" E	43.92'
C84	13.62'	15.00'	52°01'12"	N 01°34'21" E	13.16'
C85	22.19'	325.00'	3°54'43"	N 22°28'54" W	22.19'
C86	1.47'	325.00'	0°15'30"	N 24°18'30" W	1.47'
C87	20.72'	325.00'	3°39'13"	N 22°21'09" W	20.72'
C88	23.56'	15.00'	90°00'00"	N 65°31'32" W	21.21'
C89	5.10'	15.00'	19°28'16"	N 30°15'41" W	5.07'
C90	18.46'	15.00'	70°31'44"	N 75°15'41" W	17.32'
C91	39.27'	25.00'	90°00'00"	S 24°28'28" W	35.36'
C92	23.56'	15.00'	90°00'00"	S 24°28'28" W	21.21'
C93	368.25'	1,120.00'	18°50'20"	N 11°06'23" W	366.60'
C94	475.05'	2,060.00'	13°12'46"	N 27°07'55" W	474.00'
C95	39.27'	25.00'	90°00'00"	S 65°31'32" E	35.36'
C96	23.56'	15.00'	90°00'00"	S 65°31'32" E	21.21'
C97	23.56'	15.00'	90°00'00"	N 24°28'28" E	21.21'
C98	18.46'	15.00'	70°31'44"	N 34°12'36" E	17.32'
C99	5.10'	15.00'	19°28'16"	N 10°47'24" W	5.07'
C100	528.93'	2,190.00'	13°50'17"	N 27°26'41" W	527.65'
C101	42.09'	2,190.00'	1°06'04"	N 21°04'35" W	42.09'
C102	143.79'	2,190.00'	3°45'43"	N 23°30'28" W	143.76'
C103	55.54'	2,190.00'	1°27'11"	N 26°06'55" W	55.53'
C104	55.54'	2,190.00'	1°27'11"	N 27°34'05" W	55.53'
C105	55.54'	2,190.00'	1°27'11"	N 29°01'16" W	55.53'
C106	92.18'	2,190.00'	2°24'42"	N 30°57'12" W	92.18'
C107	77.00'	2,190.00'	2°00'52"	N 33°10'00" W	77.00'
C108	7.26'	2,190.00'	0°11'24"	N 34°16'08" W	7.26'
C109	119.43'	225.00'	30°24'45"	N 19°09'27" W	118.03'
C110	42.07'	225.00'	10°42'43"	N 29°00'28" W	42.00'
C111	48.67'	225.00'	12°23'41"	N 17°27'17" W	48.58'
C112	28.69'	225.00'	7°18'22"	N 07°36'16" W	28.67'
C113	267.73'	60.00'	255°39'38"	S 56°07'16" E	94.78'
C114	10.19'	60.00'	9°44'04"	N 00°54'57" E	10.18'
C115	257.53'	60.00'	245°55'33"	S 51°15'14" E	100.68'
C116	26.03'	15.00'	99°25'57"	S 21°59'34" W	22.89'
C117	20.28'	175.00'	6°38'25"	S 31°02'37" E	20.27'
C118	183.72'	2,240.00'	4°41'57"	S 32°00'51" E	183.67'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C119	26.44'	2,240.00'	0°40'34"	S 34°01'33" E	26.44'
C120	52.42'	2,240.00'	1°20'27"	S 33°01'02" E	52.41'
C121	52.42'	2,240.00'	1°20'27"	S 31°40'36" E	52.41'
C122	52.45'	2,240.00'	1°20'30"	S 30°20'08" E	52.45'
C123	21.35'	15.00'	81°33'50"	S 70°26'48" E	19.60'
C124	106.90'	275.00'	22°16'24"	N 57°38'05" E	106.23'
C125	37.15'	275.00'	7°44'22"	N 64°54'06" E	37.12'
C126	69.76'	275.00'	14°32'02"	N 53°45'53" E	69.57'
C127	38.25'	25.00'	87°39'10"	N 02°40'17" E	34.62'
C128	129.81'	900.07'	8°15'49"	S 78°54'54" E	129.70'
C129	6.25'	15.00'	23°52'34"	S 86°43'17" E	6.21'
C130	5.44'	25.00'	12°28'02"	S 85°24'33" E	5.43'
C131	23.40'	25.00'	53°37'54"	S 52°21'35" E	22.56'
C132	2.52'	5.00'	28°54'30"	S 39°59'53" E	2.50'
C133	1.91'	5.00'	21°51'16"	S 65°22'46" E	1.90'
C134	24.33'	35.00'	39°49'29"	S 56°23'39" E	23.84'
C135	1.21'	5.00'	13°51'16"	S 51°42'22" E	1.21'
C136	3.20'	5.00'	36°41'04"	S 76°58'33" E	3.15'
C137	2.57'	5.00'	29°25'56"	N 69°57'57" E	2.54'
C138	94.15'	37.86'	142°27'42"	S 53°31'10" E	71.70'
C139	5.20'	5.00'	59°37'29"	S 12°06'04" E	4.97'
C140	20.03'	275.00'	4°10'26"	S 50°57'37" W	20.03'
C141	26.07'	25.00'	59°44'33"	N 12°09'36" W	24.90'
C142	44.42'	17.86'	142°27'42"	N 53°31'10" W	33.83'
C143	12.84'	25.00'	29°25'56"	S 69°57'57" W	12.70'
C144	16.01'	25.00'	36°41'04"	N 76°58'33" W	15.73'
C145	6.05'	25.00'	13°51'16"	N 51°42'22" W	6.03'
C146	10.43'	15.00'	39°49'29"	N 56°23'39" W	10.22'
C147	9.54'	25.00'	21°51'16"	N 65°22'46" W	9.48'
C148	12.61'	25.00'	28°54'30"	N 39°59'53" W	12.48'
C149	4.68'	5.00'	53°37'54"	N 52°21'35" W	4.51'
C150	1.09'	5.00'	12°28'02"	N 85°24'33" W	1.09'
C151	14.59'	35.00'	23°52'34"	N 86°43'17" W	14.48'
C152	116.49'	880.07'	7°35'03"	N 78°34'31" W	116.41'
C153	14.57'	100.00'	8°21'03"	N 50°40'25" E	14.56'
C154	156.08'	689.92'	12°57'45"	S 50°12'22" E	155.75'
C155	109.48'	114.99'	54°33'04"	S 29°24'42" E	105.39'
C156	68.85'	54.99'	71°43'48"	S 38°00'04" E	64.44'
C157	187.63'	574.78'	18°42'13"	S 64°30'52" E	186.80'
C158	27.55'	2,993.08'	3°01'38"	S 54°53'57" E	27.55'
C159	224.73'	773.00'	16°39'25"	S 54°45'49" E	223.94'
C160	33.43'	25.00'	76°36'33"	S 24°47'15" E	30.99'
C161	114.20'	2,165.98'	3°01'15"	N 62°29'39" W	114.18'
C162	55.24'	259.97'	12°10'29"	N 57°50'52" W	55.14'
C163	176.55'	2,973.08'	3°24'09"	N 53°27'42" W	176.53'
C164	163.30'	554.78'	16°51'53"	N 63°35'42" W	162.71'
C165	70.78'	60.00'	67°35'19"	N 59°22'44" W	66.75'
C166	43.32'	74.99'	33°05'47"	N 18°41'04" W	42.72'
C167	90.44'	94.99'	54°33'04"	N 29°24'42" W	87.06'
C168	161.75'	709.92'	13°03'15"	N 50°09'36" W	161.40'
C169	25.10'	779.00'	1°50'45"	S 42°27'52" E	25.10'
C170	140.62'	773.00'	10°25'22"	S 49°37'01" E	140.42'
C171	15.09'	60.00'	14°24'46"	N 15°42'26" W	15.05'
C172	11.64'	100.00'	6°40'12"	N 49°49'58" E	11.63'
C173	3.50'	51.28'	3°54'53"	N 46°32'23" E	3.50'

TRAIL & EASEMENT & RIGHT-OF-WAY DETAILS



FINAL PLAT HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.633 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

LEGEND

D.R.W.C. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
DOC. DOCUMENT
ESMT. EASEMENT
L/D LANDSCAPE/DRAINAGE
NO. NUMBER
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
O.R.W.C. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
PG. PAGE
P.R.W.C. PLAT RECORDS OF WILLIAMSON
COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
SAN. SANITARY
S.E. SEWER EASEMENT
STM. STORM
VOL. VOLUME
W.C.R.T. WILLIAMSON COUNTY REGIONAL TRAIL
W.W.E. WASTEWATER EASEMENT

△ CALCULATED POINT
● FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
○ SET 1/2" IRON ROD W/ "BGE INC" CAP
○ CONCRETE NAIL SET WITH WASHER STAMPED "BGE INC."
[] RECORD INFORMATION, VOL. 608, PG. 936, O.P.R.W.C.
[] RECORD INFORMATION, DOC. NO. 9861935
[] RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.
[] 100' FLOODPLAIN PER
FEMA MAP NO. 4849160490E
[] LIMITS OF ZONE "AE"
[] LIMITS OF DEVELOPED ULTIMATE 100-
YEAR FLOODPLAIN PER BGE STUDY
[] LIMITS OF BRUSHY CREEK DEVELOPED ULTIMATE
100-YEAR FLOODPLAIN PER URS STUDY
[] WILLIAMSON COUNTY REGIONAL TRAIL
(W.C.R.T.) EASEMENT
[] AREA OF RIGHT-
OF-WAY DEDICATION
[] STREET NAME CHANGE
[] NEIGHBORHOOD BOX UNIT

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL ZONE 4203, NAD83.
COORDINATES HEREON ARE IN SURFACE AND CAN BE
CONVERTED TO GRID BY MULTIPLYING BY A COMBINED
SCALE FACTOR OF 0.9998827235



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

METES & BOUNDS DESCRIPTION

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 28.633 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE E. McDANIEL SURVEY, ABSTRACT NO. 441, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 40.018 ACRE TRACT OF LAND AS CONVEYED TO HMNBC DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 28.633 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an aluminum capped monument found on the north right-of-way line of Creek Bend Boulevard (variable width right-of-way) as recorded under Document No. 2014092339 of the Official Public Records of Williamson County, Texas, at the most northerly corner of a called 0.034 acre tract of land conveyed as right-of-way by instrument recorded in Document No. 2015020981 of the Official Public Records of Williamson County, Texas, at the southeast corner of the remaining portion of Lot 1, Block A, Fern Bluff Community Center, a subdivision as recorded in Cabinet W, Slides 334 & 335 of the Plat Records of Williamson County, Texas, at the most southerly corner of the above described HMNBC 40.018 acre tract, at the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the westerly line of said HMNBC 40.018 acre tract, N 20°31'32" W, pass a 1/2-inch iron rod found with cap stamped "Austin Surveyors" at the most northerly corner of said Lot 1, Block A, Fern Bluff Community Center at a distance of 449.01 feet, continuing on with an east line of a called 5.100-acre tract dedicated as right-of-way by instrument recorded in Document No. 9861935 of the Official Records of Williamson County, Texas, pass a 1/2-inch iron rod found at the south corner of a called 0.374-acre tract of land described as Tract 1, as conveyed to Fern Bluff Municipal Utility District by instrument recorded in Document No. 2004079127 of the Official Public Records of Williamson County, Texas at a distance of 1,978.99 feet, and continuing on with the east line of said Fern Bluff 0.374-acre tract for a total distance of 2,325.94 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the northwest corner of said HMNBC 40.018 acre tract, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod found bears S 27°06'22" E, a distance of 5.34 feet;

THENCE, with the northerly line of said HMNBC 40.018 acre tract, N 70°12'51" E a distance of 71.82 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the occupied south right-of-way line of County Road 174 (Hairy Man Road) (No Record right-of-way information found), for the most northerly corner of the herein described tract;

THENCE, with the occupied south right-of-way line of said County Road 174 (Hairy Man Road), generally as fenced, the following eleven (11) courses:

- 1) S 77°02'03" E a distance of 275.06 feet to 1/2-inch iron rod with cap stamped "BGE Inc" set at a point of curvature of a curve to the right;
- 2) Along said curve to the right, an arc distance of 247.79 feet, having a radius of 380.00 feet, a central angle of 37°21'43" and a chord which bears S 58°21'11" E a distance of 243.43 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for corner;
- 3) S 39°40'19" E a distance of 132.98 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;
- 4) S 48°12'09" E a distance of 262.51 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;
- 5) S 56°15'04" E a distance of 62.81 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;
- 6) S 42°51'35" E a distance of 94.44 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;

- 7) S 40°27'24" E a distance of 121.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at a point of curvature of a curve to the left;
- 8) Along said curve to the left, an arc distance of 128.80 feet, having a radius of 400.00 feet, a central angle of 18°26'55" and a chord which bears S 49°40'52" E a distance of 128.24 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for corner;
- 9) S 58°54'20" E a distance of 119.43 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an angle point for corner;
- 10) S 61°24'51" E a distance of 145.92 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at a point of curvature of a curve to the left; and
- 11) Along said curve to the left, an arc distance of 108.54 feet, having a radius of 1,200.00 feet, a central angle of 05°10'56" and a chord which bears S 64°00'19" E a distance of 108.50 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most easterly corner of the herein described tract;

THENCE, leaving the occupied south right-of-way line of said County Road 174 (Hairy Man Road) and over and across said HMNBC 40.018 acre tract, S 23°24'13" W a distance of 4.11 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along a curve to the left, an arc distance of 33.13 feet, having a radius of 25.00 feet, a central angle of 75°55'31" and a chord which bears S 75°42'03" W a distance of 30.76 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 93.53 feet, having a radius of 327.25 feet, a central angle of 16°22'31" and a chord which bears S 45°55'33" W a distance of 93.21 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of compound curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 37.67 feet, having a radius of 200.00 feet, a central angle of 10°47'26" and a chord which bears S 59°30'32" W a distance of 37.61 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 64°54'14" W a distance of 338.29 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 22.45 feet, having a radius of 15.00 feet, a central angle of 85°45'40" and a chord which bears S 22°01'24" W a distance of 20.41 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature of a curve to the right;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the right, an arc distance of 136.36 feet, having a radius of 325.00 feet, a central angle of 24°02'24" and a chord which bears S 08°50'14" E a distance of 135.36 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 03°10'58" W a distance of 284.02 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 74.02 feet, having a radius of 275.00 feet, a central angle of 15°25'15" and a chord which bears S 04°31'39" E a distance of 73.79 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, N 77°45'43" E a distance of 122.11 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 01°08'04" E a distance of 25.03 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 44°08'13" E a distance of 21.07 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 45°51'47" W a distance of 106.93 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 44°08'13" E a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 45°51'47" W a distance of 6.12 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 23.61 feet, having a radius of 15.00 feet, a central angle of 90°11'10" and a chord which bears S 00°46'12" W a distance 21.25 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;

THENCE, continuing over and across said HMNBC 40.018 acre tract, S 44°19'23" E a distance of 99.97 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said HMNBC 40.018 acre tract, along said curve to the left, an arc distance of 39.19 feet, having a radius of 25.00 feet, a central angle of 89°49'34" and a chord which bears S 89°14'10" E a distance of 35.30 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract for an exterior corner of the herein described tract;

THENCE, with the north right-of-way line of said Creek Bend Boulevard and the south line of said HMNBC 40.018 acre tract the following four (4) courses:

- 1) S 45°51'03" W a distance of 204.54 feet to a 1/2-inch iron rod found for an angle point;
- 2) Along a curve to the right, an arc distance of 37.49 feet, having a radius of 940.00 feet, a central angle of 02°17'06" and a chord which bears S 47°03'22" W a distance of 37.49 feet to a 1/2-inch iron rod found for corner;
- 3) S 55°43'08" W a distance of 47.14 feet to a concrete nail with washer stamped "BGE Inc" set at an angle point; and
- 4) Along a curve to the right, an arc distance of 208.08 feet, having a radius of 935.00 feet, a central angle of 12°45'03" and a chord which bears S 57°23'50" W a distance of 207.65 feet to the POINT OF BEGINNING and containing 28.633 acres of land, more or less.

LOT AREA TABLES

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
8	A	9,247

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	C	6,307
2	C	6,357
3	C	6,357
4	C	6,270
5	C	24,844
6	C	6,476
7	C	6,476
8	C	6,475
9	C	10,738
10	C	8,969
11	C	7,287
12	C	7,475
13	C	9,086
14	C	70,115
15	C	6,454
16	C	6,456
17	C	9,027
18	C	9,662

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	B	6,588
2	B	10,279
3	B	12,200
4	B	11,726
5	B	16,413
6	B	8,117
7	B	9,391
8	B	10,558
9	B	7,051
10	B	7,320
11	B	7,326
12	B	6,537
13	B	6,360
14	B	6,360
15	B	9,233
16	B	8,950
17	B	8,562
18	B	7,642
18A	B	2,128
19	B	6,686
20	B	8,972
21	B	10,979
22	B	6,304
23	B	6,886
24	B	6,694
25	B	6,510
26	B	6,480
27	B	6,307
28	B	97,062

RIGHT-OF-WAY DEDICATION – HAIRY MAN		
PART	BLOCK	SQUARE FEET
1	ROW DEDICATION	1,140
2	ROW DEDICATION	193
3	ROW DEDICATION	5,769

RIGHT-OF-WAY DEDICATION – WYOMING SPRINGS		
PART	BLOCK	SQUARE FEET
1	ROW DEDICATION	74,796

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	D	6,281
2	D	7,262
3	D	6,377
3A	D	1,318
4	D	8,078
5	D	6,360
6	D	6,360
7	D	6,360
8	D	6,360
9	D	6,360
10	D	6,360
11	D	6,698
12	D	134,554
13	D	6,271
14	D	6,360
15	D	6,360
16	D	6,360
17	D	6,360
18	D	6,360
19	D	6,578
20	D	6,173
21	D	5,981
22	D	7,060
23	D	7,776
24	D	6,375
25	D	6,375
26	D	7,098
27	D	6,360
28	D	6,360
29	D	6,360
30	D	6,360
31	D	6,360
32	D	6,360
33	D	6,281
34	D	7,762
35	D	6,285
36	D	6,313
37	D	6,580

FINAL PLAT
HAIRY MAN SUBDIVISION
PHASE 1

A SUBDIVISION OF 28.633 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

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

THAT HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GARRETT S. MARTIN, MANAGER, OWNER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 28.633 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS
HAIRY MAN SUBDIVISION PHASE 1
AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TEXAS 78759

BY: MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

GARRETT S. MARTIN, MANAGER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARRETT S. MARTIN, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

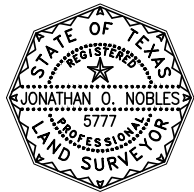
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

THAT I, JONATHAN O. NOBLES, 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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731



2/20/2019
DATE

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

THAT I, RICHARD L. RYCHLIK, JR., 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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

RICHARD L. RYCHLIK, JR. P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123927
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731



DATE

FINAL PLAT HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.633 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. MCDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

APPROVED THIS THE ____ DAY OF _____, 20____, 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 PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 20____, AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, A.D., 20____, AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

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

THAT PIONEER BANK, SSB, A TEXAS SAVING BANK, ACTING HEREIN BY AND THROUGH DONNA DAY, SENIOR VICE PRESIDENT, LIEN HOLDER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NUMBER 2018082057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION OF THIS SUBDIVISION AS SHOWN HEREON.

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

BY: PIONEER BANK, SSB, A TEXAS SAVING BANK

DONNA DAY, SENIOR VICE PRESIDENT
P.O. BOX 300279
AUSTIN, TEXAS 78703

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DONNA DAY, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, REVISED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% FLOODPLAIN. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 6, 2019.
- 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 PROPERTY ANALYSIS.
- WILLIAMSON COUNTY REGIONAL TRAIL EASEMENT IS HEREBY DEDICATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON COUNTY AND MILESTONE COMMUNITY BUILDERS, APPROVED ON MARCH 22, 2018.
- 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.

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, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.



BGE, Inc.
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