



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 Paul Emerson
Commissioner Michelle Ly
Commissioner Greg Rabaey
Commissioner Jennifer Sellers

Wednesday, June 5, 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-2019-092](#) Consider approval of the minutes for the May 15, 2019, Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [PZ-2019-093](#) Consider public testimony regarding, and approval concerning the request filed by Civil and Environmental Consultants, Inc., on behalf of the property owner Green Adobe Developers, LLC, to rezone 6.50 acres of land from SF-2 (Single-family - Standard Lot) zoning district to the MF-1 (Multifamily - Low Density) zoning district, generally located Northeast corner of Joyce Ln. and Gattis School Rd. Case No. ZON1905-001
- E.2 [PZ-2019-094](#) Consider approval of the Hairy Man Tract Revised Preliminary Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. PP1904-002
- E.3 [PZ-2019-095](#) Consider approval of the Hairy Man Subdivision Phase 1 Final Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. FP1905-002

E.4 [PZ-2019-096](#) Consider approval of the Freedom Church Preliminary Plat, generally located northwest of the intersection of Sam Bass Road and Meadows Dr. Case No. PP1905-002

E.5 [PZ-2019-097](#) Consider approval of the Freedom Church Final Plat, generally located northwest of the intersection of Sam Bass Road and Meadows Dr. Case No. FP1905-001

F. STAFF REPORT:

F.1 [PZ-2019-098](#) 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 30th day of May 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, MAY 15, 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 May 15, 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 Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioners Jennifer Sellers. Absent was Commissioner Casey Clawson.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were 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 May 1, 2019, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Henderson, second by Commissioner Sellers to approve Agenda Item D1 as presented.

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

E. PLATTING AND ZONING:

E1. Consider public testimony regarding, and approval concerning the request filed by Pape-Dawson Engineers, on behalf of the property owner, RM Development Group, LLC, to Replat Lot 4 & 5, Block A of the Round Rock Retail Subdivision Phase 2., generally located southeast of the intersection of S. AW. Grimes Blvd. and Louis Henna Blvd. Case No. FP1904-003

Mr. Enriquez reviewed the replat application noting that the purpose of the application was to combine lots 4 & 5 and to modify an existing 30-foot cross-access easement within the two lots. He also stated the proposed replat was postponed on May 1, 2019; however, the public hearing was continued to the May 15, 2019, P&Z agenda at the Applicant's request.

Finally, he noted an on-site notice of public hearing was posted on the site and staff received no calls or correspondence in response. Staff recommended approval of the replat request.

Chairman Pavliska continued 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 Bryan, second by Commissioner Sellers to recommend for City Council approval.

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

E2. Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigrance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. 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 residential to commercial, generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. GP1903-001

It was decided that since the requested actions for Agenda Items E2, E3, and E4 were related to each other, staff presentations and the public hearings for these three items would be considered together. Each item had a separate motion. Mr. von Rosenberg continued by reviewing the General Plan Amendment (E2) stating the tract was designated for residential in 2010. He noted that since two large residential developments have been proposed to the north and south of University Blvd. the change from residential to commercial land use would be justified.

Next, Mr. von Rosenberg reviewed the original zoning request (E3) noting that 11.31 acres were proposed for C-1a (General commercial – limited) and 345.17 acres were proposed for SF-3 (Single-family – mixed lot) zoning district. He briefly discussed the required lot size percentages and the exceptions allowed for varying from the percentages. He also noted the allowed uses in the general commercial zoning district and building materials.

Mr. von Rosenberg concluded his staff presentation by reviewing the Concept Plan (E4) application noting that it included an extension of CR 112 from CR 110 to the eastern boundary of the property. He continued by stating that a Traffic Impact Analysis (TIA) would need to be approved prior to the submittal of the preliminary plat.

Mr. Polasek with the Transportation Department briefly discussed the TIA review, noting that the City had been working with the Williamson County regarding the improvements for CR110 and CR112 within the development area.

Finally, it was noted on-site notices of public hearing were posted on the site and staff received several inquiries about the project. Staff recommended approval of the applications as presented.

The property owner's representative Mr. John Zinsmeyer, with KB Home, 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 discussion, a motion was offered for Agenda Item E2.

Motion: Motion by Commissioner Sellers, second by Commissioner Bryan to recommend for City Council approval.

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

E3. Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigrance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. for the original zoning of the subject tract to the following zoning districts SF-3 (Single-Family – Mixed Lot) and C-1a (General Commercial – Limited), generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. ZON1903-003

(See Agenda Item E2 for staff presentation and discussion).

Motion: Motion by Commissioner Henderson, second by Commissioner Ly to recommend for City Council approval.

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

- E4. Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigrance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. for approval of the Concept Plan to be known as Caffey Tract Concept Plan, generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. CP1902-001**

(See Agenda Item E2 for staff presentation and discussion).

Motion: Motion by Commissioner Sellers, second by Commissioner Ly to approve as presented.

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

- E5. Consider approval of the QuikTrip #4163 Preliminary Plat, generally located at the northeast corner and Round Rock Ave. at Deep Wood Dr. Case No. PP1904-004**

Mr. Enriquez reviewed the preliminary plat application noting that the purpose of the application was to create two development lots. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Jonathan Naut, with QuikTrip Corporation, was available to answer questions.

Following a brief discussion, a motion was offered.

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

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

- E6. Consider approval of the QuikTrip #4163 Final Plat, generally located at the northeast corner of Round Rock Ave. and Deep Wood Dr. Case No. FP1904-005**

Mr. Enriquez reviewed the final plat application noting that the final plat presented was for Phase 1 of the preliminary plat approved in the previous agenda item. He noted that the purpose of the application was to create one development lot. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Jonathan Naut, with QuikTrip Corporation, was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Emerson, 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 informed the Commission that City Council approved eight (8) code amendments.

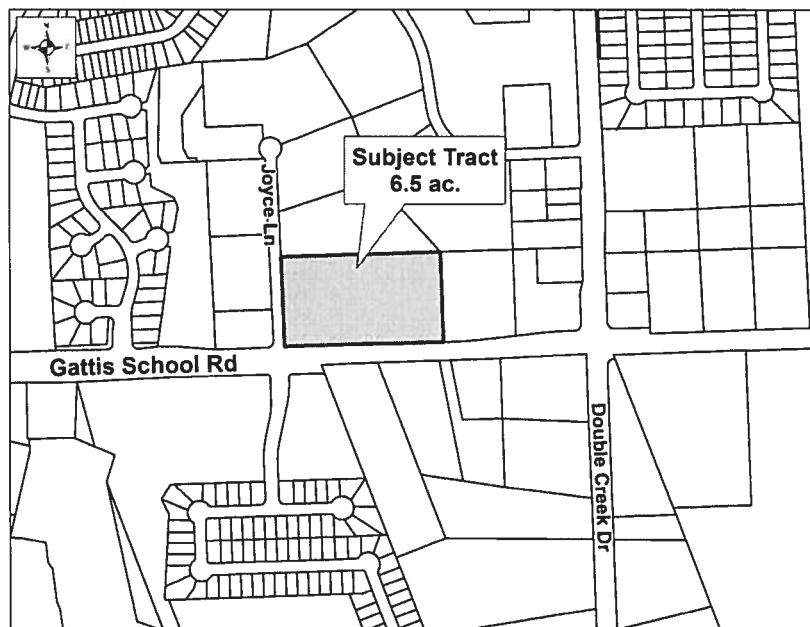
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:32 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Townhomes at Gattis
ZONING ZON1905-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-2 to MF-1

ZONING AT TIME OF APPLICATION: SF-2 (Single Family - Standard Lot)

DESCRIPTION: 6.5 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: large lot single family

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: large lot single family

South: (across Gattis School Road) private school and undeveloped - PUD No. 56 and C-1 (General Commercial)

East: retail center - C-1 (General Commercial)

West: (across Joyce Lane) large lot single family and undeveloped - SF-2 (Single Family - Standard Lot)

PROPOSED LAND USE: low density multifamily

TOTAL ACREAGE: 6.5

Owner:
Green Adobe Developers, LLC
27511 Gardenvue Point Cv
Katy, TX 77494

Agent:
Civil and Environmental Consultants, Inc.
Jennifer Garcia, P.E.
3711 S. MoPac Expressway, Bldg. 1, Ste. 550
Austin, TX 78746

Townhomes at Gattis
ZONING ZON1905-001

HISTORY: The property was annexed into the City in 1984 and has been zoned as SF-2 (Single Family – standard lot) since 1994. The Planning and Zoning Commission approved a concept plan for a single lot on January 9, 2019.

DATE OF REVIEW: June 5, 2019

LOCATION: Northeast corner of Joyce Ln. and Gattis School Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property for residential land uses. This category provides for low density multi-family development, with the following location criteria:

- Primary access allowed via arterial roadway or collector street; and
- Direct access to abutting single-family neighborhoods is discouraged unless integrated as part of a master planned community or as required to implement transportation network policy objectives; and
- Low density multi-family developments shall not be located immediately adjacent to other low density multi-family developments; they must be separated by open space such as parkland or natural features.

Traffic, Access and Roads: The property has frontage on Gattis School Road, an arterial roadway. Gattis School Road is being widened to a six-lane divided section. A median will be placed along the property's frontage and no median break will be permitted.

MF-1 zoning district: The MF-1 (Multifamily – Low Density) district allows a maximum density of 12 units per acre, in either apartments, townhouses or a multifamily house. No more than 120 dwelling units shall be permitted in any single apartment complex. No more than 12 dwelling units shall be permitted in any single residential structure. The maximum height of a principal building is 2.5 stories. Building elevations require design standards, including specified exterior wall materials and special design features. At least one (1) amenity accessible to all residents shall be provided for each low density multifamily complex with 30 or more dwelling units.

Where the site abuts SF-2 zoned property, specific setbacks and compatibility buffering are required:

- a minimum 15-foot landscape buffer, with no other use permitted within the buffer;
- A pre-cast concrete panel or masonry fence installed and maintained on the property boundary;
- Buildings shall be setback 25 feet when a pre-cast concrete panel fence is used and 20 feet when a masonry fence is used;
- Accessory buildings shall be setback 20 feet when a pre-cast concrete panel fence is used and 15 feet when a masonry fence is used;

Proposal: A total of 56 units are proposed. A park with a dog wash area, kids playscape, fitness center with a pool, and a BBQ area event pavilion are also proposed.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-2 (Single Family – Standard Lot) to MF-1 (Multifamily – Low Density).



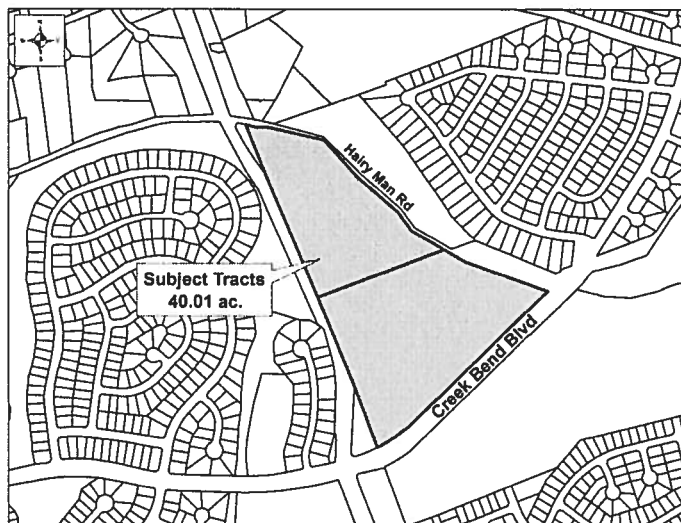
**Subject Tract
6.5 ac.**

Joyce Ln

Gattis School Rd

Double Creek Dr

**Hairy Man Tract Revised Preliminary Plat
PRELIM PLAT PP1904-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a preliminary plat

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

DESCRIPTION: 40.01 acres out of the Curry D. Survey and McDaniel E. Survey

CURRENT USE OF PROPERTY: vacant

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 ET J (extraterritorial jurisdiction)

East: Creekbend Blvd. and ET J (extraterritorial jurisdiction)

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

PROPOSED LAND USE: single family residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	103	24.59
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	9	13.55
ROW:	4	1.87
Parkland:	0	0
Other:	0	0
TOTALS:	116	40.01

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

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

Hairy Man Subdivision Revised Preliminary Plat PRELIMINARY PLAT PP1904-002

HISTORY: A revised preliminary plat was approved on February 6, 2019.

DATE OF REVIEW: June 5, 2019

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

STAFF REVIEW AND ANALYSIS:

Update: Since the approval of the revised preliminary plat, a determination was made by the City that a tree previously identified as having monarch status did not qualify as such. This allowed the addition of one lot to the plat. Phase 1, which contains this additional lot, is being considered as a separate agenda item. Phase 2 was approved on April 3, 2019.

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. In instances such as this, the SF-3 district provides an alternative standard - the subdivision must provide a connectivity index of 1.4 or greater and the following design features must be constructed:

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 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 preliminary plat.

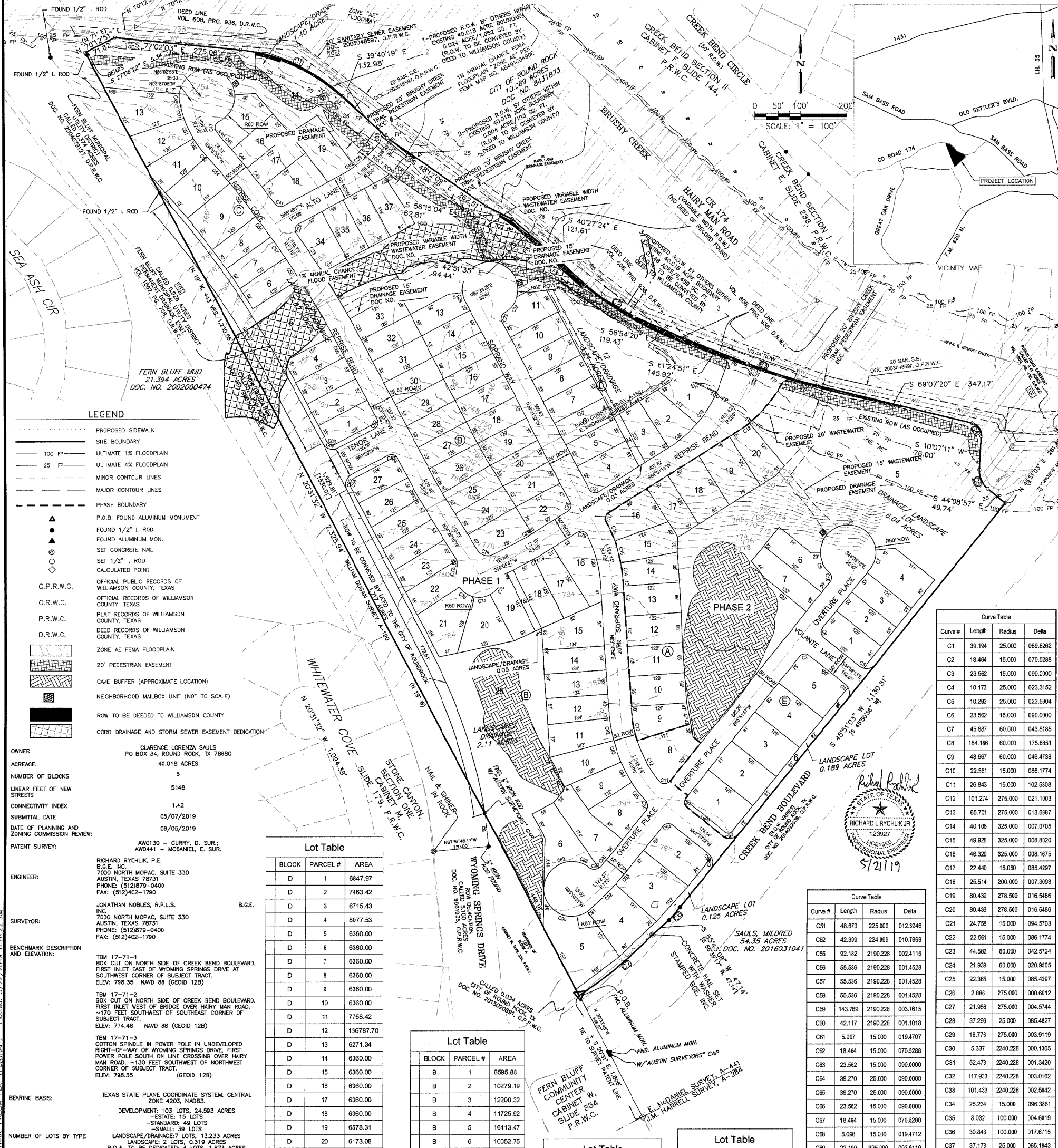


**Subject Tracts
40.01 ac.**

Hairy Man Rd

Creek Bend Blvd

HAIRY MAN TRACT PRELIMINARY PLAT



LEGEND

- PROPOSED SIDEWALK
- SITE BOUNDARY
- ULTIMATE 1% FLOODPLAIN
- ULTIMATE 4% FLOODPLAIN
- MINOR CONTOUR LINES
- MAJOR CONTOUR LINES
- PHASE BOUNDARY
- P.O.B. FOUND ALUMINUM MONUMENT
- FOUND 1/2" I. ROD
- FOUND ALUMINUM MON.
- SET CONCRETE NAIL
- SET 1/2" I. ROD
- CALCULATED POINT
- O.P.R.W.C.
- O.R.W.C.
- P.R.W.C.
- D.R.W.C.
- ZONE AE FEMA FLOODPLAIN
- 20' PEDESTRIAN EASEMENT
- CAVE BUFFER (APPROXIMATE LOCATION)
- NEIGHBORHOOD MAILBOX UNIT (NOT TO SCALE)
- ROW TO BE DEEDED TO WILLAMSON COUNTY
- CORR DRAINAGE AND STORM SEWER EASEMENT DEDICATION

OWNER: CLARENCE LORENZA SAULS
PO BOX 34, ROUND ROCK, TX 78680
ACREAGE: 40.018 ACRES
NUMBER OF BLOCKS: 5
LINEAR FEET OF NEW STREETS: 5148
CONNECTIVITY INDEX: 1.42
SUBMITTAL DATE: 05/07/2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 06/05/2019
PATENT SURVEY: AWC130 - CURRY, D. SUR.; AWC441 - MCANIEL, E. SUR.

ENGINEER: RICHARD RYCHLIK, P.E.
B.G.E. INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
PHONE: (512)879-0400
FAX: (512)462-1790
SURVEYOR: JONATHAN NOBLES, R.P.L.S.
B.G.E.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
PHONE: (512)879-0400
FAX: (512)462-1790
BENCHMARK DESCRIPTION AND ELEVATION: TBM 17-71-1 BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD, FIRST INLET EAST OF WYOMING SPRINGS DRIVE AT SOUTHWEST CORNER OF SUBJECT TRACT. ELEV: 798.35 NAVD 88 (GEOID 128)
TBM 17-71-2 BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD, FIRST INLET WEST OF BRIDGE OVER HAIRY MAN ROAD, ~170 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT TRACT. ELEV: 774.48 NAVD 88 (GEOID 128)
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, ~170 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT TRACT. ELEV: 798.35 (GEOID 128)

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
DEVELOPMENT: 103 LOTS, 24.593 ACRES
-ESTATE: 15 LOTS
-STANDARD: 49 LOTS
-SMALL: 39 LOTS
NUMBER OF LOTS BY TYPE: LANDSCAPE/DRAINAGE: 7 LOTS, 13.233 ACRES
LANDSCAPE: 2 LOTS, 0.319 ACRES
R.O.W. TO BE DEDICATED: 4 LOTS, 1.873 ACRES

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	247.79'	380.00'	37°21'43"	S 58°21'11" E	243.43'
C2	128.80'	400.00'	18°26'55"	S 49°40'52" E	128.24'
C3	161.44'	1,200.00'	7°42'29"	S 65°16'05" E	161.31'
C4	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.85'
C5	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C6	37.45'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C7	208.08'	835.00'	12°45'03"	S 57°23'50" W	207.65'

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10g. Easement granted to Lower Colorado River Authority, Recorded on May 27, 2003, under Document No. 2003048597, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10h. Easement granted to Lower Colorado River Authority, Recorded on May 27, 2003, under Document No. 2003048598, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10i. Easement granted to Fern Bluff Municipal Utility District, Recorded on August 4, 1987, Volume 1562, Page 755, Deed Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10j. Public Road easement granted to County Judge Don Wilson as recorded in Volume 1960, Page 435, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	247.79'	380.00'	37°21'43"	S 58°21'11" E	243.43'
C2	128.80'	400.00'	18°26'55"	S 49°40'52" E	128.24'
C3	161.44'	1,200.00'	7°42'29"	S 65°16'05" E	161.31'
C4	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.85'
C5	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C6	37.45'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C7	208.08'	835.00'	12°45'03"	S 57°23'50" W	207.65'

NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
3. 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.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
5. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON 06/06/2018.
6. A PORTION OF THIS TRACT IS ENCOMPASSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, 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 AGENCIES.
7. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN ABOVE.
9. A PORTION OF THIS PRELIMINARY PLAT IS ENCOMPASSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLAMSON COUNTY, TEXAS.
10. 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.
11. WILLAMSON COUNTY REGIONAL TRAIL EASEMENT HEREBY DEDICATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN WILLAMSON COUNTY AND MILESTONE COMMUNITY BUILDERS, APPROVED ON MARCH 22, 2018.
12. THERE SHALL BE 3' MINIMUM FROM EDGE OF TRAIL SURFACE TO LOT LINES.
13. LOT 3A AND 18A EASEMENT/OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY HOME OWNER'S ASSOCIATION.

Lot Table

BLOCK	PARCEL #	AREA
D	1	6847.97
D	2	7463.42
D	3	6715.43
D	4	8077.53
D	5	6360.00
D	6	6360.00
D	7	6360.00
D	8	6360.00
D	9	6360.00
D	10	6360.00
D	11	7758.42
D	12	136787.70
D	13	6271.34
D	14	6360.00
D	15	6360.00
D	16	6360.00
D	17	6360.00
D	18	6360.00
D	19	6678.31
D	20	6173.06
D	21	5980.99
D	22	7060.15
D	23	7924.56
D	24	6366.67
D	25	6366.59
D	26	6965.72
D	27	6360.00
D	28	6360.00
D	29	6360.00
D	30	6360.00
D	31	6360.00
D	32	6360.01
D	34	7761.84
D	35	6284.83
D	36	6313.25
D	37	6682.91

DRAINAGE LOT TABLE

BLOCK	PARCEL #	AREA
B	18A	2127.86
D	3A	1805.74

Lot Table

BLOCK	PARCEL #	AREA
B	1	6595.88
B	2	10279.19
B	3	12200.32
B	4	11725.92
B	5	16413.47
B	6	10052.75
B	7	10412.59
B	8	8455.27
B	9	6779.00
B	10	8312.99
B	11	8318.83
B	12	7338.73
B	13	7106.39
B	14	7106.39
B	15	9694.33
B	16	9300.62
B	17	8210.94
B	18	7641.56
B	19	6886.43
B	20	8972.01
B	21	10398.46
B	22	6385.10
B	23	6889.76
B	24	6700.03
B	25	6510.02
B	26	6689.95
B	27	6307.07
B	28	91738.40

Lot Table

BLOCK	PARCEL #	AREA
A	1	7809.51
A	2	6615.85
A	3	6615.44
A	4	10238.98
A	5	243045.48
A	6	6475.91
A	7	8376.71
A	8	10016.37
A	9	7450.04
A	10	7861.74
A	11	7906.57
A	12	7975.76
A	13	8057.47
A	14	7167.76
A	15	7729.93
A	16	8512.13
A	17	6678.00
A	18	10017.00
A	19	10017.00
A	20	7524.23

LOT	TYPE	SQUARE FEET
1	ROW DEDICATION	74,796

LOT	TYPE	SQUARE FEET
1	ROW DEDICATION	1,140
2	ROW DEDICATION	193
3	ROW DEDICATION	6,843

Lot Table

BLOCK	PARCEL #	AREA
C	1	6307.16
C	2	6357.18
C	3	6357.51
C	4	6271.10
C	5	24841.87
C	6	6475.91
C	7	6476.02
C	8	6474.73
C	9	10737.55
C	10	8968.59
C	11	7287.02
C	12	7474.54
C	13	11630.02
C	15	8250.53
C	16	6464.84
C	17	6469.69
C	18	8336.30
C	19	9456.98

Lot Table

BLOCK	PARCEL #	AREA
E	1	10322.86
E	2	10117.97
E	3	10116.57
E	4	10236.36
E	5	10966.84
E	6	7378.55

Curve #	Length	Radius	Delta
C1	39.194	25.000	089.8262
C2	18.464	15.000	070.5288
C3	23.962	15.000	090.0000
C4	10.173	25.000	023.3152
C5	10.293	25.000	023.5904
C6	23.562	15.000	090.0000
C7	45.887	60.000	043.8185
C8	184.168	60.000	175.8851
C9	48.667	60.000	046.4738
C10	22.561	15.000	086.1774
C11	26.843	15.000	102.5308
C12	101.274	275.000	021.1303
C13	65.701	275.000	013.6887
C14	40.106	325.000	007.0705
C15	49.928	325.000	008.8320
C16	46.329	325.000	008.1675
C17	22.440	15.000	085.4297
C18	25.514	200.000	007.3093
C19	80.439	275.000	016.5486
C20	80.439	275.000	016.5486
C21	24.758	15.000	094.5703
C22	22.561	15.000	086.1774
C23	44.582	60.000	042.5724
C24	21.939	60.000	020.9505
C25	22.365	15.000	085.4297
C26	2.886	275.000	000.6012
C27	21.955	275.000	004.5744
C28	37.299	25.000	085.4827
C29	18.776	275.000	003.9119
C30	5.337	2240.228	000.1365
C31	52.473	2240.228	001.3420
C32	117.933	2240.228	003.0162
C33	101.433	2240.228	002.5942
C34	25.234	15.000	096.3861
C35	8.032	100.000	004.6019
C36	30.843	100.000	017.6715
C37	37.173	25.000	085.1943
C38	37.599	25.000	086.1699
C39	69.758	275.000	014.5339
C40	37.147	275.000	007.7396
C41	21.353	15.000	081.5643
C42	48.840	2240.000	001.1981
C43	52.531	2240.000	001.3437
C44	52.531	2240.000	001.3437
C45	31.815	2240.000	000.8138
C46	20.282	175.000	006.6403
C47	26.031	15.000	099.4326
C48	179.321	60.000	171.2385
C49	17.162	60.000	016.3889
C50	28.691	225.000	007.3060

Curve #	Length	Radius	Delta
C51	48.673	225.000	012.3946
C52	42.399	224.999	010.7988
C53	92.132	2190.228	002.4115
C54	55.536	2190.228	001.4528
C55	55.536	2190.228	001.4528
C56	55.536	2190.228	001.4528
C57	55.536	2190.228	001.4528
C58	55.536	2190.228	001.4528
C59	143.789	2190.228	003.7615
C60	42.117	2190.228	001.1018
C61	5.067	15.000	019.4707
C62	18.464	15.000	070.5288
C63	23.562	15.000	090.0000
C64	39.270	25.000	090.0000
C65	39.270	25.000	090.0000
C66	23.562	15.000	090.0000
C67	18.464	15.000	070.5288
C68	5.068	15.000	019.4712
C69	22.190	325.000	003.9119
C70	22.190	325.000	003.9119
C71	13.619	15.000	052.0205
C72	46.671	50.000	053.4811
C73	36.852	50.000	042.9002
C74	38.332	50.000	043.9252
C75	43.735	50.000	050.1165
C76	13.619	15.000	052.0201
C77	1.117	325.000	000.1969
C78	28.241	325.000	004.9787
C79	24.976	15.000	095.4023
C80	109.106	275.000	022.7321
C81	11.883	325.000	002.9950
C82	49.928	325.000	008.8020
C83	49.928	325.000	008.8020
C84	49.928	325.000	008.8020
C85	52.575	325.000	009.2686
C86	21.062	15.000	080.4497
C87	22.446	18.000	071.5121
C88	133.692	60.000	127.6668
C89	133.692	60.000	127.6668
C90	132.319	60.000	126.8558
C91	7.329	60.000	006.9991
C92	77.503	800.000	005.5501
C93	49.111	800.000	003.5169
C94	23.524	14.976	020.8000
C95	10.253	25.000	023.4981
C96	29.091	25.000	066.8726
C97	15.678	10.000	089.8262



**Hairy Man Subdivision Phase 1
FINAL PLAT FP1905-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a final plat.

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

DESCRIPTION: 28.65 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 ET J (extraterritorial jurisdiction)

East: Creekbend Blvd. and ET J (extraterritorial jurisdiction)

West: ET J & Fern Bluff MUD (Municipal Utility District)

PROPOSED LAND USE: single family residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	80	13.85
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	7	7.32
ROW:	4	7.48
Parkland:	0	0
Other:	0	0
TOTALS:	91	28.65

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 FP1905-002**

HISTORY: The Planning and Zoning Commission approved the first revision to the Phase 1 final plat on March 6, 2019.

DATE OF REVIEW: June 5, 2019

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

STAFF REVIEW AND ANALYSIS:

This final plat replaces the final plat approved on March 6, 2019. It adds one additional lot to the previously approved plat, Block C, Lot 15. This was made possible by the determination that a tree which had been identified as having monarch status did not qualify as such. The plat contains 80 development lots, of which 7 are estate lots, 34 are standard lots and 39 are small lots.

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 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 final plat.

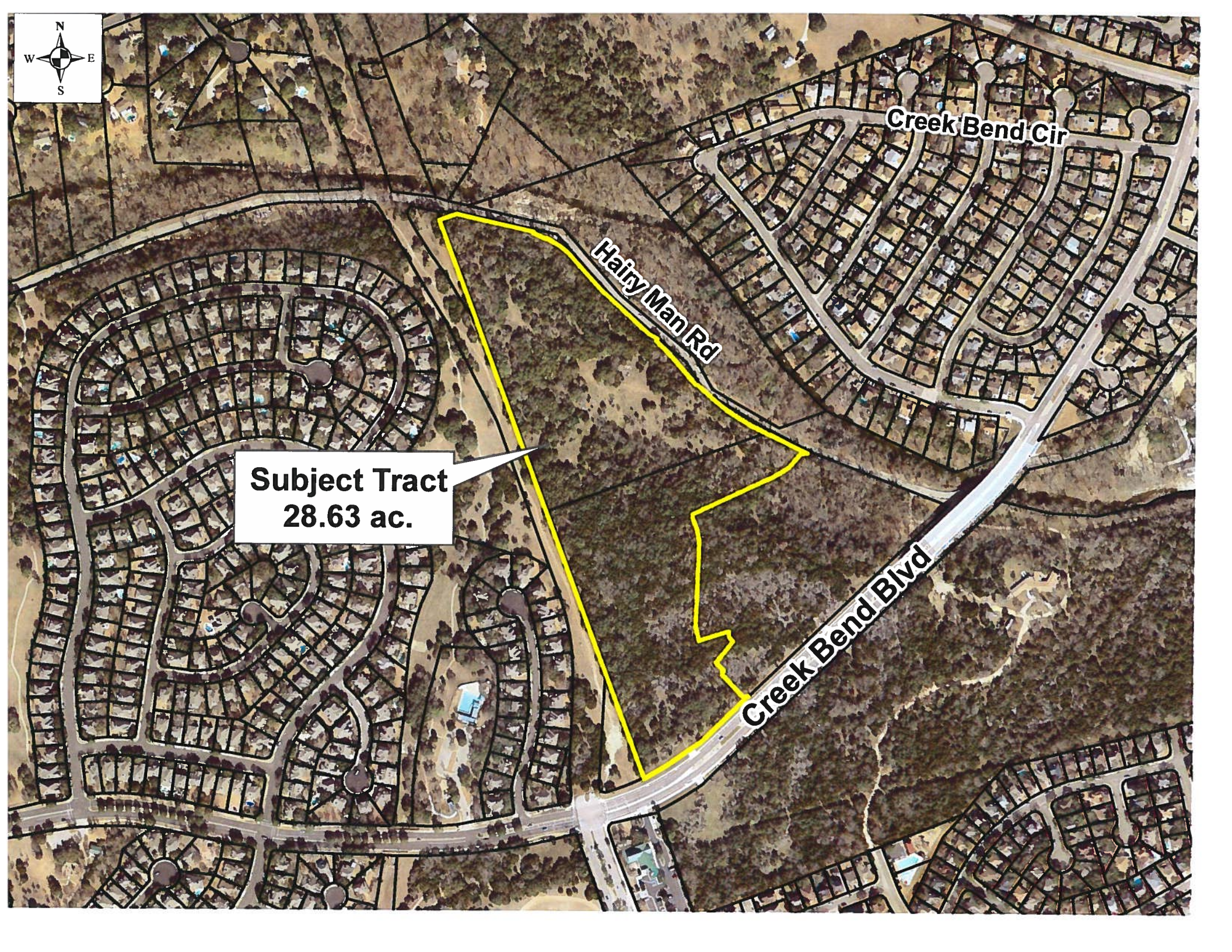


Subject Tract
28.63 ac.

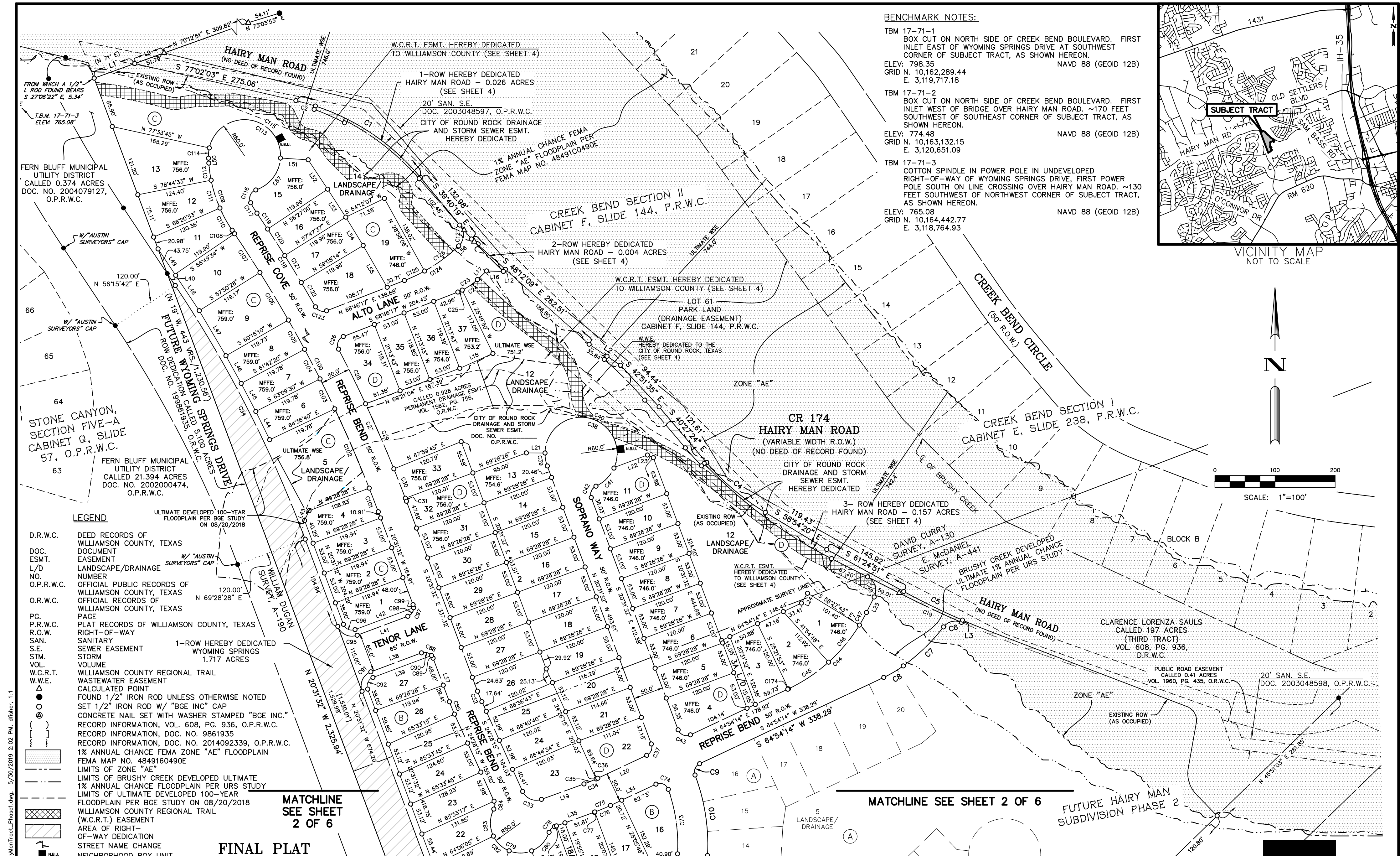
Hairy Man Rd

Creek Bend Cir

Creek Bend Blvd



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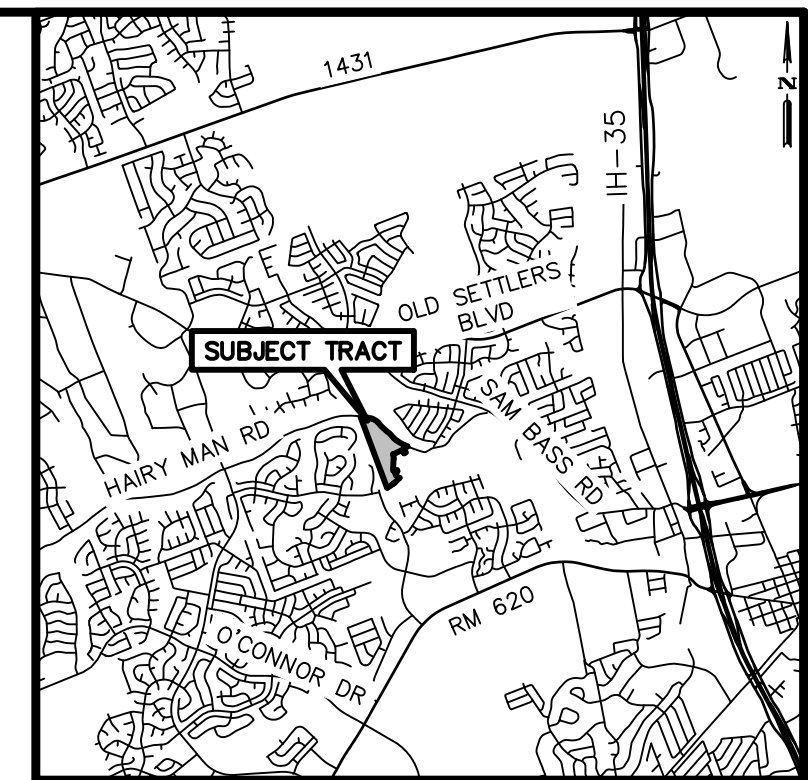


BENCHMARK NOTES:

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 NAVD 88 (GEOID 12B)
GRID N. 10,162,289.44
E. 3,119,717.18

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 NAVD 88 (GEOID 12B)
GRID N. 10,163,132.15
E. 3,120,651.09

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 NAVD 88 (GEOID 12B)
GRID N. 10,164,442.77
E. 3,120,651.93



VICINITY MAP
NOT TO SCALE



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
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.
1% ANNUAL CHANCE FEMA ZONE "AE" FLOODPLAIN
FEMA MAP NO. 4849160490E
LIMITS OF ZONE "AE"
LIMITS OF BRUSHY CREEK DEVELOPED ULTIMATE
1% ANNUAL CHANCE FLOODPLAIN PER URS STUDY
LIMITS OF ULTIMATE DEVELOPED 100-YEAR
FLOODPLAIN PER BGE STUDY ON 08/20/2018
WILLIAMSON COUNTY REGIONAL TRAIL
(W.C.R.T.) EASEMENT
AREA OF RIGHT-
OF-WAY DEDICATION
STREET NAME CHANGE
NEIGHBORHOOD BOX UNIT

MATCHLINE
SEE SHEET
2 OF 6

MATCHLINE SEE SHEET 2 OF 6

FUTURE HAIRY MAN
SUBDIVISION PHASE 2

HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.651 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

OWNER: HMNBC DEVELOPMENT, LLC
ACREAGE: 28.651 ACRES
PATENT SURVEY: DAVID CURRY SURVEY, A-130 & E. McDANIEL SURVEY, A-441
NUMBER OF BLOCKS: 5
4,133 FT.
SUBMITTAL DATE: MAY 7, 2019
DATE OF PLANNING & ZONING COMMISSION REVIEW: JUNE 5, 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: 80 LOTS/13.845 ACRES
-ESTATE LOTS: 7
-STANDARD LOTS: 34
-SMALL LOTS: 39
LANDSCAPE/DRAINAGE: 6 LOTS/7.172 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

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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 04°06'32" E	29.51'
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 65°55'55" E	60.45'
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	S 69°28'28" W	58.95'
L23	N 65°31'32" W	10.76'
L24	N 31°32'17" E	19.26'
L25	N 26°34'56" E	28.71'
L26	N 44°19'23" W	99.93'
L27	N 22°16'35" W	59.85'
L28	N 88°42'44" E	53.19'
L29	N 47°59'12" E	33.58'
L30	N 19°08'04" E	9.32'
L31	S 44°08'13" E	86.63'
L32	N 73°29'02" E	14.09'
L33	N 18°44'30" W	71.59'
L34	S 64°54'14" W	83.46'
L35	S 70°04'47" W	70.24'
L36	N 85°42'14" E	41.34'
L37	N 20°31'32" W	77.41'
L38	S 69°28'28" W	89.94'
L39	N 69°28'28" E	104.08'
L40	S 33°44'18" E	23.91'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L41	N 69°28'28" E	89.94'
L42	N 69°28'28" E	104.08'
L43	N 24°28'04" E	17.98'
L44	N 26°07'03" W	52.50'
L45	N 27°34'13" W	52.50'
L46	S 28°57'54" E	52.50'
L47	S 30°35'06" E	87.15'
L48	N 33°44'18" W	72.80'
L49	N 33°44'18" W	50.69'
L50	N 03°57'05" W	8.17'
L51	S 86°19'26" E	46.18'
L52	S 33°38'33" E	58.66'
L53	N 32°52'42" W	55.34'
L54	N 31°32'04" W	55.34'
L55	N 29°55'04" W	80.05'
L56	N 46°29'52" E	1.02'
L57	N 81°20'27" E	28.91'
L58	S 25°32'38" E	21.84'
L59	S 54°27'08" E	9.70'
L60	S 76°18'24" E	13.88'
L61	S 36°28'55" E	30.29'
L62	S 44°46'44" E	40.43'
L63	S 58°38'01" E	22.85'
L64	N 84°40'55" E	10.90'
L65	S 84°40'55" W	10.90'
L66	N 58°38'01" W	22.85'
L67	N 44°46'44" W	41.88'
L68	N 36°28'55" W	31.74'
L69	N 76°18'24" W	13.88'
L70	N 54°27'08" W	9.70'
L71	N 25°32'38" W	21.84'
L72	S 81°20'27" W	27.69'
L73	N 20°31'32" W	22.61'
L74	N 46°29'52" E	5.48'
L75	S 51°45'49" E	11.09'
L76	N 46°36'46" E	4.10'
L77	S 51°45'49" E	13.89'
L78	S 38°14'11" W	9.74'
L79	N 69°28'28" E	41.56'

LINEAR FEET OF NEW STREETS		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ALTO LANE	50 FT.	315 FT.
REPRISE BEND	50 FT.	1,653 FT.
REPRISE COVE	50 FT.	365 FT.
SOPRANO WAY	50 FT.	1,409 FT.
OVERTURE PLACE	50 FT.	358 FT.
TENOR LANE	65 FT.	155 FT.
TOTAL LINEAR FEET	4,255 FT.	

FINAL PLAT

HAIRY MAN SUBDIVISION

PHASE 1

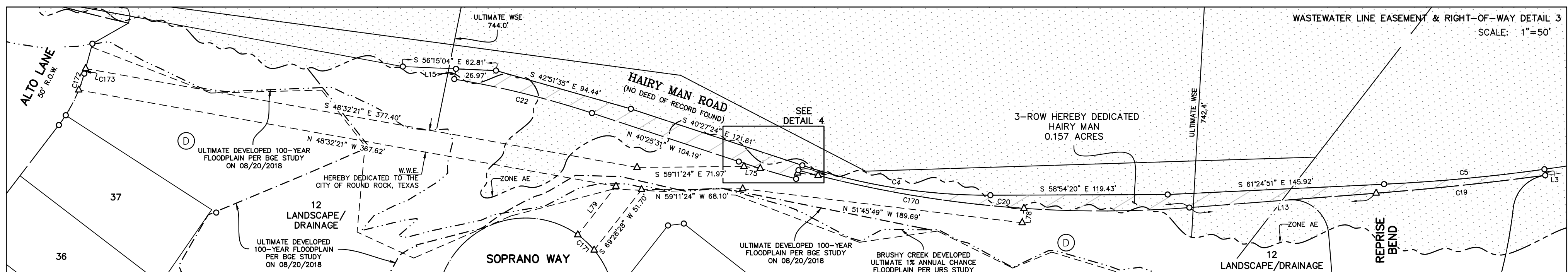
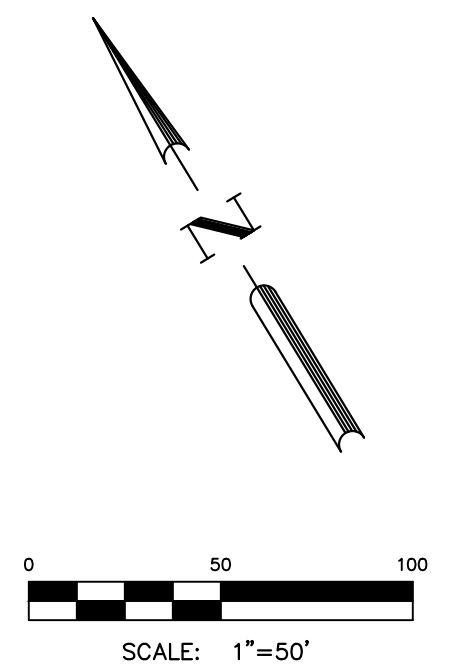
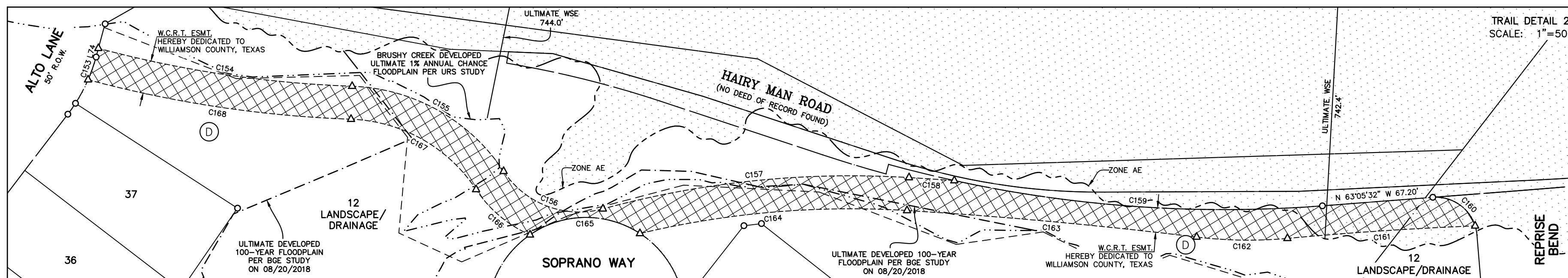
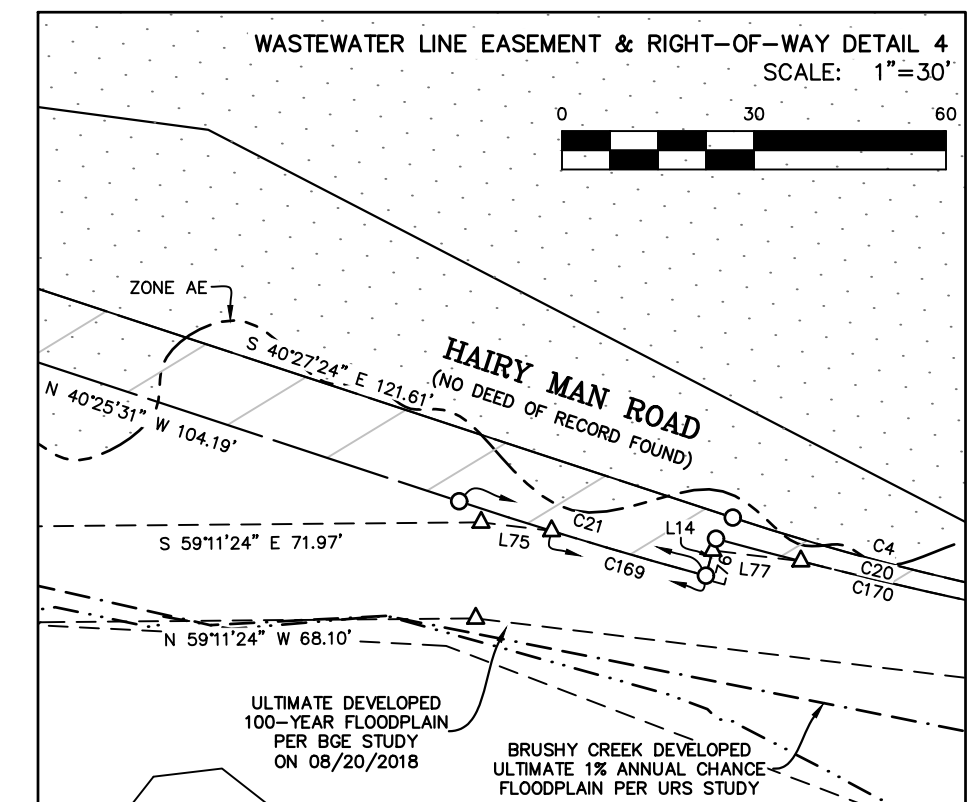
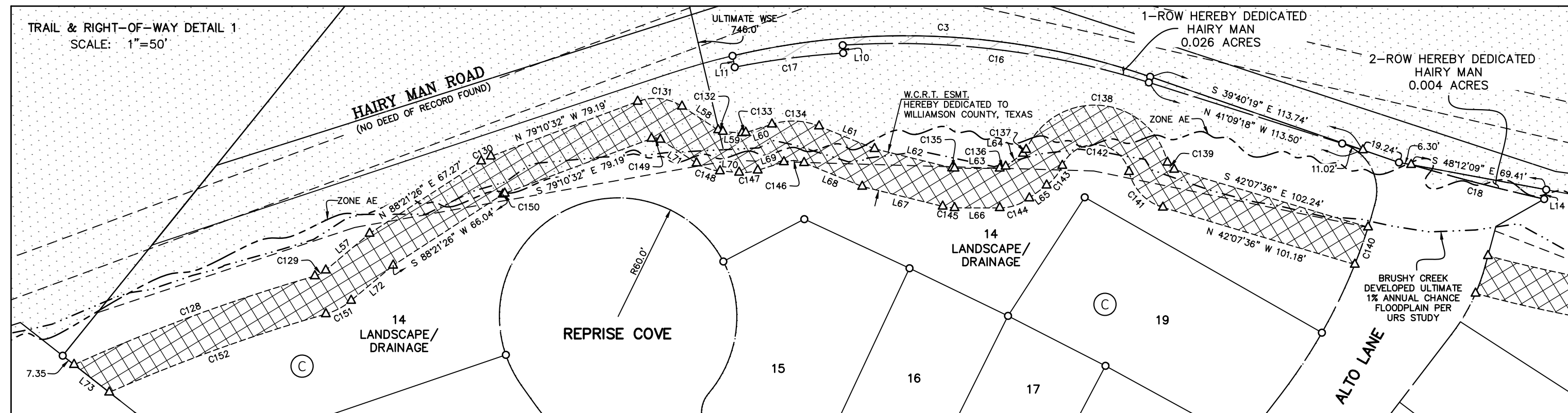
A SUBDIVISION OF 28.651 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

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	65.70'	275.00'	13°41'19"	S 03°39'41" E	65.54'
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	117.93'	2,240.00'	3°01'00"	S 23°30'43" E	117.92'
C30	52.47'	2,240.00'	1°20'32"	S 21°19'57" E	52.47'
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	212.22'	60.00'	202°39'16"	N 78°14'52" W	117.66'
C41	44.58'	60.00'	42°34'21"	N 44°21'56" E	43.56'
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	80.44'	278.50'	16°32'55"	N 56°21'40" E	80.16'
C46	80.44'	278.50'	16°32'55"	N 39°48'45" E	80.16'
C47	24.09'	278.50'	4°57'21"	N 29°03'37" E	24.08'
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	101.27'	275.00'	21°06'01"	S 21°03'22" E	100.70'
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	133.69'	60.00'	127°40'04"	N 72°11'27" E	107.70'
C63	22.47'	18.00'	71°30'44"	S 79°43'53" E	21.04'
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	36.65'	50.00'	42°00'01"	N 46°53'55" W	35.84'
C83	46.67'	50.00'	53°28'52"	N 00°50'31" E	45.00'
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	4.91'	18.00'	15°37'50"	N 56°41'50" E	4.90'
C87	71.24'	60.00'	68°01'59"	S 37°41'33" W	67.13'
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°10'08" 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	17.16'	60.00'	16°23'20"	N 04°14'35" E	17.10'
C115	179.32'	60.00'	171°14'19"	S 81°56'36" E	119.65'
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	
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TRAIL & EASEMENT & RIGHT-OF-WAY DETAILS



FINAL PLAT HAIRY MAN SUBDIVISION PHASE 1

A SUBDIVISION OF 28.651 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.
---	1% ANNUAL CHANCE FEMA ZONE "AE" FLOODPLAIN
---	FEMA MAP NO. 4849160490E
---	LIMITS OF ZONE "AE"
---	LIMITS OF BRUSHY CREEK DEVELOPED ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN PER URS STUDY
---	LIMITS OF ULTIMATE DEVELOPED 100-YEAR FLOODPLAIN PER BGE STUDY ON 08/20/2018
---	WILLIAMSON COUNTY REGIONAL TRAIL (W.C.R.T.) EASEMENT
---	AREA OF RIGHT-OF-WAY DEDICATION
---	STREET NAME CHANGE
■	NEIGHBORHOOD BOX UNIT

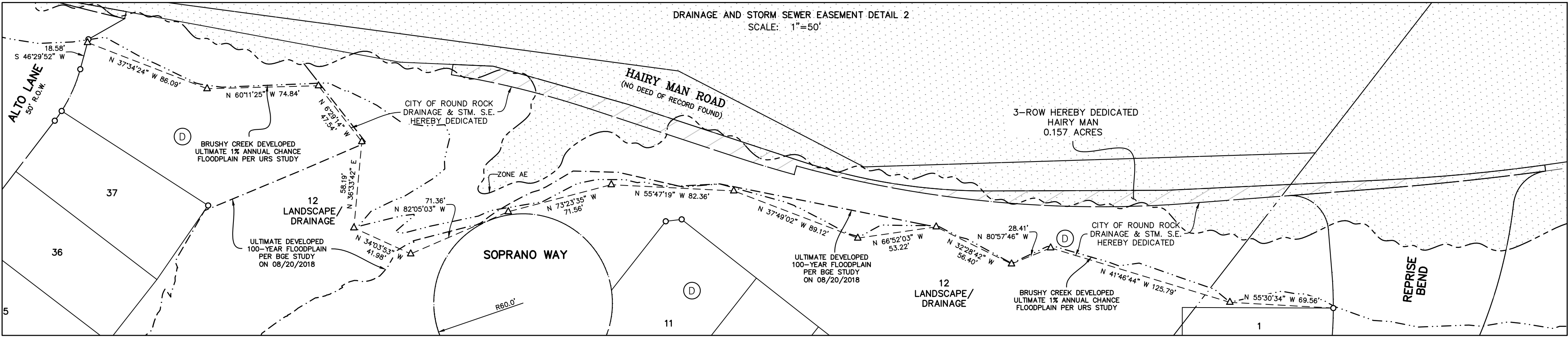
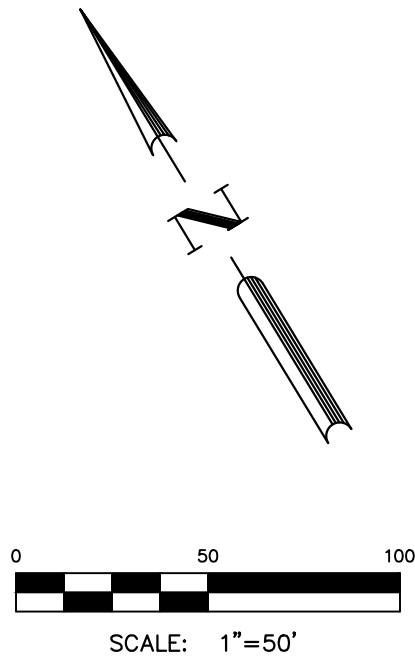
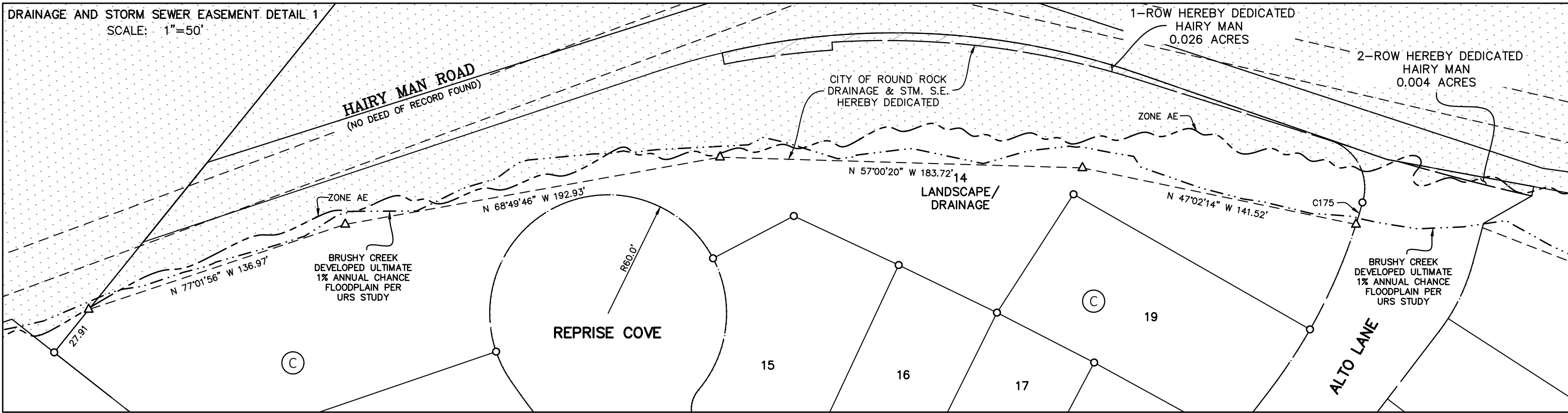
BEARING BASIS:

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

DRAINAGE AND STORM SEWER EASEMENT DETAILS



FINAL PLAT
HAIRY MAN SUBDIVISION
PHASE 1

A SUBDIVISION OF 28.651 ACRES OF LAND
LOCATED IN THE
DAVID CURRY SURVEY, A-130
E. McDANIEL SURVEY, A-441
WILLIAMSON COUNTY, TEXAS

LEGEND

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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."
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▨	1% ANNUAL CHANCE FEMA ZONE "AE" FLOODPLAIN
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---	AREA OF RIGHT- OF-WAY DEDICATION
---	STREET NAME CHANGE
■	NEIGHBORHOOD BOX UNIT

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS
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COORDINATES HEREON ARE IN SURFACE AND CAN BE
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METES & BOUNDS DESCRIPTION

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 28.651 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 28.651 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 65.70 feet, having a radius of 275.00 feet, a central angle of 13°41'19" and a chord which bears S 03°39'41" E, a distance of 65.54 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 79°29'39" E a distance of 121.39 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 04°06'32" E a distance of 29.51 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 28.651 acres of land, more or less.

LOT AREA TABLES

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	A	10,016

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	11,630
14	C	60,194
15	C	8,249
16	C	6,464
17	C	6,464
18	C	8,336
19	C	9,462

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	10,053
7	B	10,413
8	B	8,455
9	B	6,779
10	B	8,313
11	B	8,319
12	B	7,339
13	B	7,106
14	B	7,106
15	B	9,694
16	B	9,301
17	B	8,211
18	B	7,642
18A	B	2,128
19	B	6,686
20	B	8,972
21	B	10,698
22	B	6,364
23	B	6,891
24	B	6,700
25	B	6,509
26	B	6,691
27	B	6,307
28	B	91,738

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	D	6,848
2	D	7,463
3	D	6,715
3A	D	1,806
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	7,758
12	D	131,687
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	7,925
24	D	6,367
25	D	6,367
26	D	6,966
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	6,499
34	D	7,762
35	D	6,285
36	D	6,313
37	D	6,574

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

FINAL PLAT
HAIRY MAN SUBDIVISION
PHASE 1

A SUBDIVISION OF 28.651 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

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 28.651 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

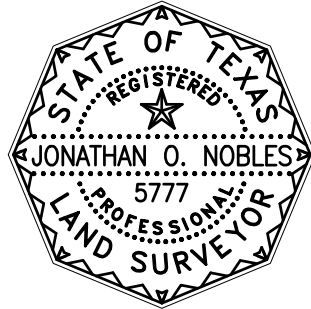
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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 4 – SUBDIVISION DESIGN AND CONSTRUCTION. PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 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

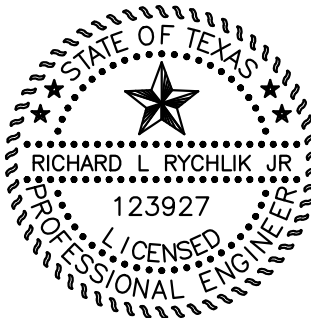


STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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

**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



FINAL PLAT

HAIRY MAN SUBDIVISION

PHASE 1

A SUBDIVISION OF 28.651 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 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 FEBRUARY 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.
- A PUBLIC DRAINAGE EASEMENT IS HEREBY DEDICATED ON LOTS 18A BLOCK B AND 3A BLOCK D. EASEMENT/OPEN SPACE LOT SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY HOME OWNER'S ASSOCIATION.
- THERE SHALL BE A 3' MINIMUM SEPARATION FROM EDGE OF TRAIL SURFACE TO LOT LINE.

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

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

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

GRANTOR FURTHER GRANTS TO GRANTEE:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

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

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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

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. _____

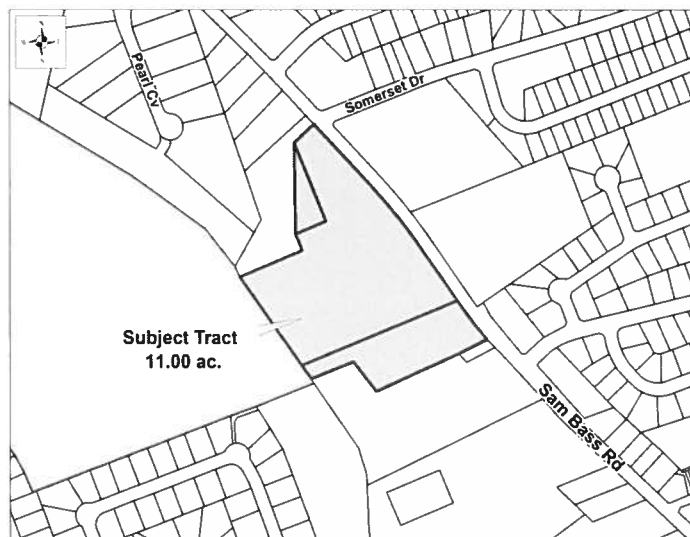
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

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

**Freedom Church
PRELIM PLAT PP1905-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary plat to create three (3) development lots and one (1) right-of-way lot

ZONING AT TIME OF APPLICATION: PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office)

DESCRIPTION: 11 acres out of the David Curry Survey, Abstract No. 130 & J.M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Single-family dwellings

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Dwelling - Zoned SF-1 (Single-Family - Large Lot)

South: Place of Worship - Zoned SF-2 (Single- Family Standard Lot)

East: Sam Bass Road Right-of-Way/Oncor Electrical Substation - Zoned LI (Light Industrial)

West: Brushy Creek

PROPOSED LAND USE: Place of Worship

PROPOSED LOTS BY TYPE:

NUMBER OF LOTS

ACREAGE

Residential - Single Unit:

0

0

Residential - Multi Unit:

0

0

Office:

0

0

Commercial:

0

0

Industrial:

0

0

Open/Common Space:

0

0

ROW:

1

0.61

Parkland:

0

0

Other:

3

10.39

TOTALS:

4

11

Owner:

Freedom Church
Benito Fresquez
1205 Round Rock Ave.
Round Rock, TX 78681

Agent:

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

Freedom Church PRELIMINARY PLAT PP1905-002

HISTORY: On August 23, 2018, the City Council approved the rezoning of 8.59-acres of the subject tract to PF-2 (Public Facilities-Medium Intensity). The remaining 2.41-acres were zoned OF-1 (General Office). The Planning and Zoning Commission approved a Concept Plan (CP1809-001) on October 16, 2018 for this property.

DATE OF REVIEW: June 5, 2019

LOCATION: Generally located on the west side of Sam Bass Road between Somerset Drive and Meadows Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The subject tract is zoned PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office). The PF-2 district allows land uses such as assisted living, inpatient clinic, public office, and place of worship by right. In addition to worship and religious education space, this zoning district would allow accessory uses up to a maximum of 20,000 square feet. The OF-1 district allows uses such as offices and daycare facilities.

Compliance with the Concept Plan: As proposed, this preliminary plat is in compliance with the approved Concept Plan (CP1809-001).

Traffic, Access and Roads: No traffic study is required for this application since the proposed land use is not expected to generate more than 100 trips per hour during the peak hour. If accessory uses are proposed in the future, an evaluation of their potential traffic impact will be considered prior to the approval of a site development plan. There will be access from Sam Bass Road. The applicant is dedicating 25 feet of right-of-way along Sam Bass Road for future road widening.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 8-inch water line along Sam Bass Road right-of-way. The property will connect to an existing 60-inch wastewater line located along Brushy Creek via a manhole that extends to the property boundary. A public 8-inch wastewater line from the manhole will provide service to all three development lots.

Drainage: The topography of the tract slopes from east to west. Due to the topography, stormwater is conveyed to Brushy Creek on the west side of the property. A flood study (FLOOD1901-0002) was required for the proposed development and it was reviewed and approved by City staff on April 25, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat to eliminate all overlapping text. "eg. Bering S46-48' 09" W.
2. Update legend to include all symbols, abbreviations and line types. "e.g. unique symbol near dimension 479.05' along Sam Bass Road & others.
3. Provide callout stating what is depicted by dashed line at west side of Brushy Creek.
4. Depict centerline and state width for callout "Centerline TP&L Co. Vol 1033, Pg 25"- Centerline. Depicted line is not continuous. Provide leader and label for broken dashed lines depicted as ". . . _____ . ." within TP&L Transmission Easement.
5. Revise Drainage & Storm Sewer note to state "To Be Dedicated" as this is preliminary plat.
6. Correct Sam Bass Label to state "variable width."
7. Revise plat to locate Meadows Drive in the correct location.
8. Revise the vicinity map to include Meadows Drive and Somerset Drive.

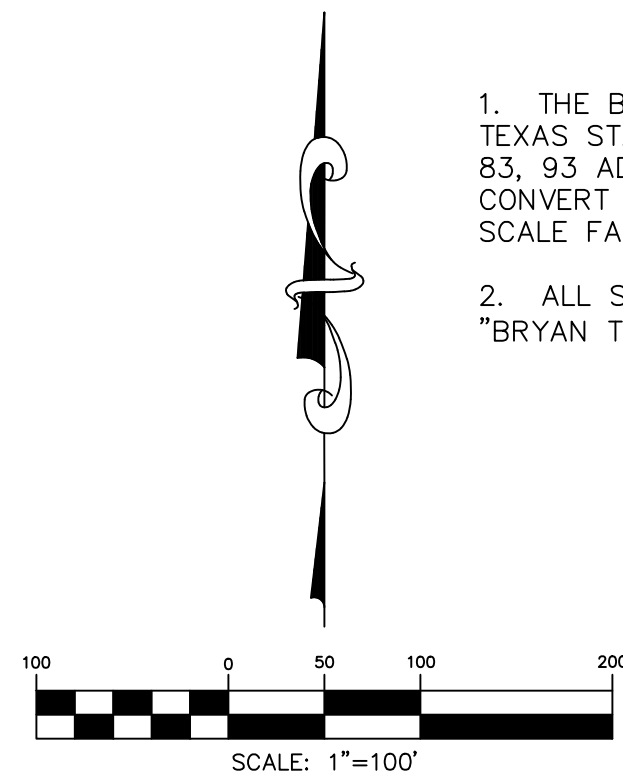


Pearl Cv

Somerset Dr

**Subject Tract
11.00 ac.**

Sam Bass Rd

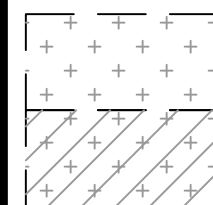


1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT. DISTANCES SHOWN ARE GRID VALUES; TO CONVERT TO SURFACE VALUES, DIVIDE BY THE COMBINED SCALE FACTOR OF 0.999916612627
2. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

ABBREVIATIONS

FND. - FOUND
I.R. - IRON ROD
N.F. - NOT FOUND
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
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WCR - WILLIAMSON COUNTY ROAD
{xx.xx} - RECORD CALL

LEGEND

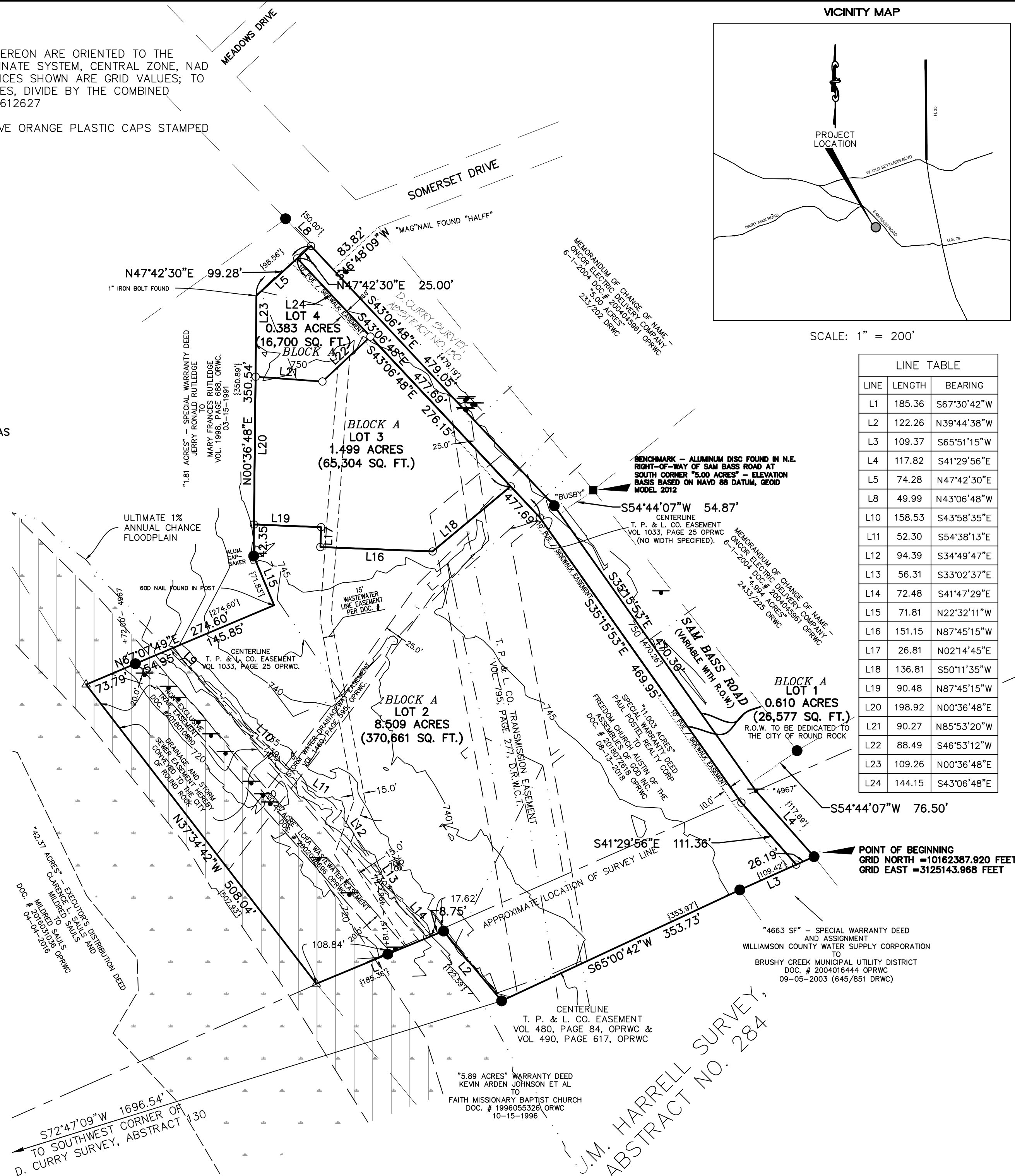


1% ANNUAL CHANCE FLOOD PLAIN
FEMA ZONE 'AE'

1% ANNUAL CHANCE FLOOD PLAIN
FEMA ZONE 'AE' FLOODWAY

ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN

- IRON ROD FOUND
- IRON ROD SET
- BENCHMARK



LINE TABLE		
LINE	LENGTH	BEARING
L1	185.36	S67°30'42"W
L2	122.26	N39°44'38"W
L3	109.37	S65°51'15"W
L4	117.82	S41°29'56"E
L5	74.28	N47°42'30"E
L8	49.99	N43°06'48"W
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L11	52.30	S54°38'13"E
L12	94.39	S34°49'47"E
L13	56.31	S33°02'37"E
L14	72.48	S41°47'29"E
L15	71.81	N22°32'11"W
L16	151.15	N87°45'15"W
L17	26.81	N02°14'45"E
L18	136.81	S50°11'35"W
L19	90.48	N87°45'15"W
L20	198.92	N00°36'48"E
L21	90.27	N85°53'20"W
L22	88.49	S46°53'12"W
L23	109.26	N00°36'48"E
L24	144.15	S43°06'48"E

PP1905-002

OWNER:
FREEDOM CHURCH AUSTIN OF THE
ASSEMBLIES OF GOD, INC.
1205 ROUND ROCK AVE. #109
ROUND ROCK, TEXAS 78681
BENITO FRESQUEZ, PASTOR

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
TERRY HAGOOD, PE
HAGOOD ENGINEERING ASSOCIATES
900 EAST MAIN
ROUND ROCK, TEXAS 78664
TBPE FIRM NO. F-12709
TERRYH@HEAENG.COM

ACREAGE:
11.002 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT - 3
RIGHT OF WAY DEDICATION - 1

ACREAGE BY LOT TYPE:
DEVELOPMENT - 10.392 ACRES
RIGHT OF WAY DEDICATION - 0.610 ACRES
TOTAL ACREAGE - 11.002 ACRES

PATENT SURVEY:
D. CURRY SURVEY, ABSTRACT NO. 130 &
J.M. HARRELL SURVEY, ABSTRACT NO. 284

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

CONNECTIVITY INDEX: NOT APPLICABLE

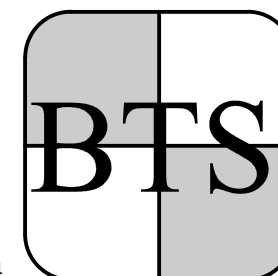
SUBMITTAL DATE:
MAY 7, 2019

DATE OF P&Z COMMISSION REVIEW:
JUNE 5, 2019

BENCHMARK DESCRIPTION:
ALUMINUM DISK
N = 10162881.0700
E = 3124846.7840
ELEVATION = 749.69 (NAVD 88, GEOID MODEL 2012)

PRELIMINARY PLAT OF FREEDOM CHURCH SUBDIVISION

11.002 ACRE TRACT OUT OF
THE DAVID CURRY SURVEY
ABSTRACT NO. 130 AND THE J.
M. HARRELL SURVEY, ABSTRACT
NO. 284
WILLIAMSON COUNTY, TEXAS
BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: AR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-787	DATE: APRIL 10, 2019

COUNTY OF WILLIAMSON

These notes describe that certain tract of land located in the J. M. HARRELL SURVEY, ABSTRACT No. 284 and the D. CURRY SURVEY, ABSTRACT No. 130, both situated in Williamson County, Texas within the corporate city limits of Round Rock, Texas, further described as all of a called "11.003 Acres" conveyed in a Special Warranty Deed from Paul Postel Realty Corporation to Freedom Church Austin of the Assemblies of God, Inc. dated 8-13-2018 and recorded in Document No. 2018072618 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of November, 2018 and being more fully described as follows:

BEGINNING at the Southeast corner of said "11.003 Acres" in the West right-of-way line of Sam Bass Road, same being the Northeast corner of a called "4663 square feet" conveyed to Brushy Creek Municipal Utility District as recorded in Document No. 2004016444, OPRWC; found a ½" iron rod at same corner (grid north = 10,162,387.920 feet - grid east = 3,125,143.968 feet);

THENCE South 65° 51' 15" West with the common line of said "11.003 Acres" and "4663 square feet", a distance of 109.37 feet to a found ½" iron rod at the Northwest corner of said "4663 square feet", same being an exterior corner of a called "5.89 Acres" conveyed to Faith Missionary Baptist Church dated 10-15-1996 and recorded in Document # 1996055326, Official Records of Williamson County (ORWC);

THENCE with the common lines of said "11.003 Acres" and "5.89 Acres", generally along a fence, as follows:

- South 65° 00' 42" West 353.73 feet to a found ½" iron rod (standing one foot tall);
- North 39° 44' 38" West 122.26 feet to a found ½" iron rod and
- South 67° 30' 42" West passing a found ½" iron rod (capped 4947) for reference at 81.15 feet and continuing a total distance of 185.36 feet to a calculated point in the center of Brushy Creek at the upper Southwest corner of said "11.003 Acres" and the Northwest corner of said "5.89 Acres" in the Eastern line of a called "42.37 Acres" conveyed to Mildred Sauls dated 04-04-2016 of record in Document No. 2016031036, OPRWC;

THENCE North 37° 34' 42" West, generally along the center of Brushy Creek, same being the common line of said "11.003 Acres" and "42.37 Acres", a distance of 508.04 feet to a calculated point at the Northwest corner of said "11.003 Acres", same being the Southwest corner of a called "1.81 Acres" conveyed to Mary Frances Rutledge dated 03-15-1991 of record in volume 1998, page 688, ORWC;

THENCE with the common lines of said "11.003 Acres" and "1.81 Acres" as follows:

- North 67° 07' 49" East passing a found ½" iron rod (capped 4947) for reference at 72.00 feet and continuing a total distance of 274.60 feet to a found 60d nail in fence post,
- North 22° 32' 11" West 71.81 feet to a found iron rod (aluminum cap "Baker"),
- North 00° 36' 48" East 350.54 feet to a found 2" iron bolt and
- North 47° 42' 30" East 99.28 feet to a set ½" iron rod (capped "Bryan Tech Services") at the Northernmost corner of said "11.003 Acres", same being the lower Northeast corner of said "1.81 Acres" in the aforementioned West right-of-way line of Sam Bass Road; found a ½" iron rod at the Northernmost corner of said "1.81 Acres" bearing North 43° 06' 48" West a distance of 49.99 feet;

THENCE with the Eastern line of said "11.003 Acres", same being the West right-of-way line of Sam Bass Road, as follows:

- South 43° 06' 48" East 479.05 feet to a found iron rod ("Busby"),
- South 35° 15' 53" East 470.30 feet to a found "mag" nail in stump with washer (4967) and
- South 41° 29' 56" East 117.82 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 11.002 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values; to convert to surface values, divide by the combined scale factor of 0.999916612627.

PLAT NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
2. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
7. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS AS DEPICTED HEREON.
8. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPLICATION ("CP 1809-001") APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2018.
- 9.. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE EVENT.

PRELIMINARY PLAT OF
FREEDOM CHURCH
SUBDIVISION

11.002 ACRE TRACT OUT OF
THE DAVID CURRY SURVEY
ABSTRACT NO. 130 AND THE J.
M. HARRELL SURVEY, ABSTRACT
NO. 284
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574



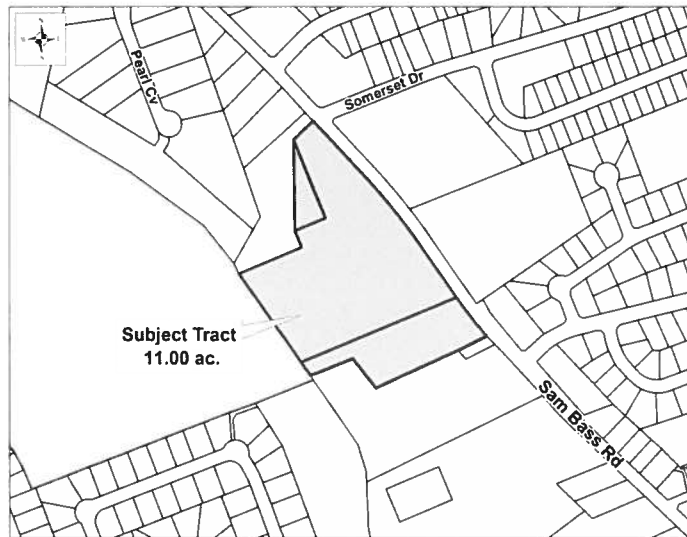
PHONE: (512) 352-9090
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FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

DRAWN BY: AR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-787	DATE: DECEMBER 3, 2018

PP1905-002

**Freedom Church
FINAL PLAT FP1905-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat to create three (3) development lots and one (1) right-of-way lot

ZONING AT TIME OF APPLICATION: PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office)

DESCRIPTION: 11 acres out of the David Curry Survey, Abstract No. 130 & J.M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Single-family dwellings

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Dwelling - Zoned SF-1 (Single-Family - Large Lot)

South: Place of Worship - Zoned SF-2 (Single-Family Standard Lot)

East: Sam Bass Road right-of-way/Oncor Electrical Substation - Zoned LI (Light Industrial)

West: Brushy Creek

PROPOSED LAND USE: Place of Worship

<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:	1	0.61
Parkland:	0	0
Other:	3	10.39
TOTALS:	4	11

Owner:
Freedom Church
Benito Fresquez
1205 Round Rock Ave.
Round Rock, TX 78681

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

Freedom Church
FINAL PLAT FP1905-001

HISTORY: On August 23, 2018, the City Council approved the rezoning of 8.59-acres of the subject tract to PF-2 (Public Facilities-Medium Intensity). The remaining 2.41-acres were zoned OF-1 (General Office). The Planning and Zoning Commission approved a Concept Plan (CP1809-001) on October 16, 2018 for this property. This Final Plat is being processed simultaneously with the Preliminary Plat (PP1905-002).

DATE OF REVIEW: June 5, 2019

LOCATION: Generally located on the west side of Sam Bass Road between Somerset Drive and Meadows Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The subject tract is zoned PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office). The PF-2 district allows land uses such as assisted living, inpatient clinic, public office, and place of worship by right. In addition to worship and religious education space, this zoning district would allow accessory uses up to a maximum of 20,000 square feet. The OF-1 district allows uses such as offices and daycare facilities.

Compliance with the Concept Plan: As proposed, this final plat is in compliance with the approved preliminary plat (PP1905-002).

Traffic, Access and Roads: No traffic study is required for this application since the proposed land use is not expected to generate more than 100 trips per hour during the peak hour. If accessory uses are proposed in the future, an evaluation of their potential traffic impact will be considered prior to the approval of a site development plan. There will be access from Sam Bass Road. The applicant is dedicating 25 feet of right-of-way along Sam Bass Road for future road widening.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 8-inch water line along Sam Bass Road right-of-way. The property will connect to an existing 60-inch wastewater line located along Brushy Creek via a manhole that extends to the property boundary. A public 8-inch wastewater line from the manhole will provide service to all three development lots.

Drainage: The topography of the tract slopes from east to west. Due to the topography, stormwater is conveyed to Brushy Creek on the west side of the property. A flood study (FLOOD1901-0002) was required for the proposed development and it was reviewed and approved by City staff on April 25, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat to eliminate all overlapping text. "eg. Bering S46-48' 09" W.
2. Update legend to include all symbols, abbreviations and line types. "e.g. unique symbol near dimension 479.05' along Sam Bass Road & others.
3. Provide callout stating what is depicted by dashed line at west side of Brushy Creek.
4. Depict centerline and state width for callout "Centerline TP&L Co. Vol 1033, Pg 25"- Centerline is not depicted as stated in callout.
5. Block A, Lot 1 revise note to state "ROW is hereby dedicated to the City of Round Rock."
6. Correct Sam Bass Label to state "variable width".
7. Revise notation to state "WSE" Water Surface Elevations and adjust elevation as necessary per the approved flood study.
8. Revise plat note number eight to state "This plat conforms to the Preliminary Plat (PP1905-002) approved by the Planning and Zoning Commission on June 5, 2019."
9. Revise plat to locate Meadows Drive in the correct location.
10. Revise the vicinity map to include Meadows Drive and Somerset Drive.

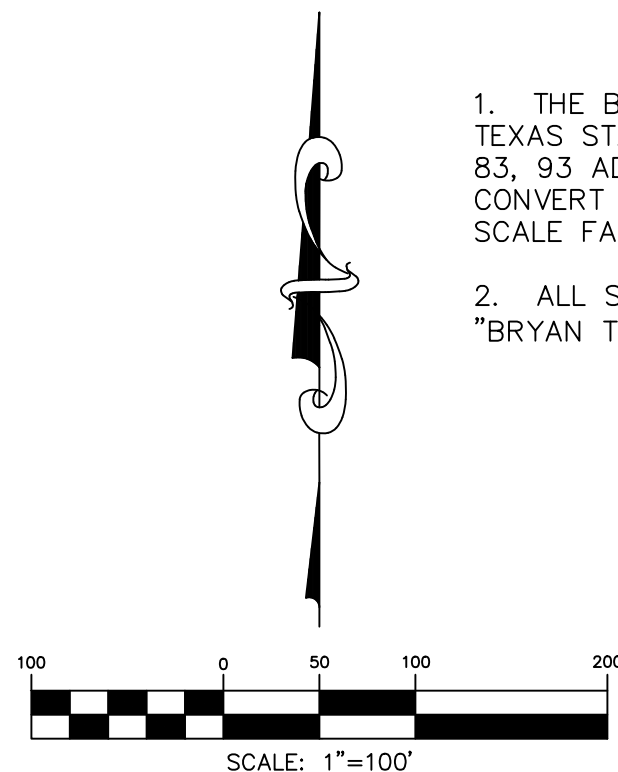


Pearl Cv

Somerset Dr

Subject Tract
11.00 ac.

Sam Bass Rd



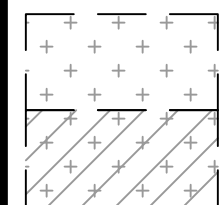
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LEGEND



1% ANNUAL CHANCE FLOOD PLAIN
FEMA ZONE 'AE'

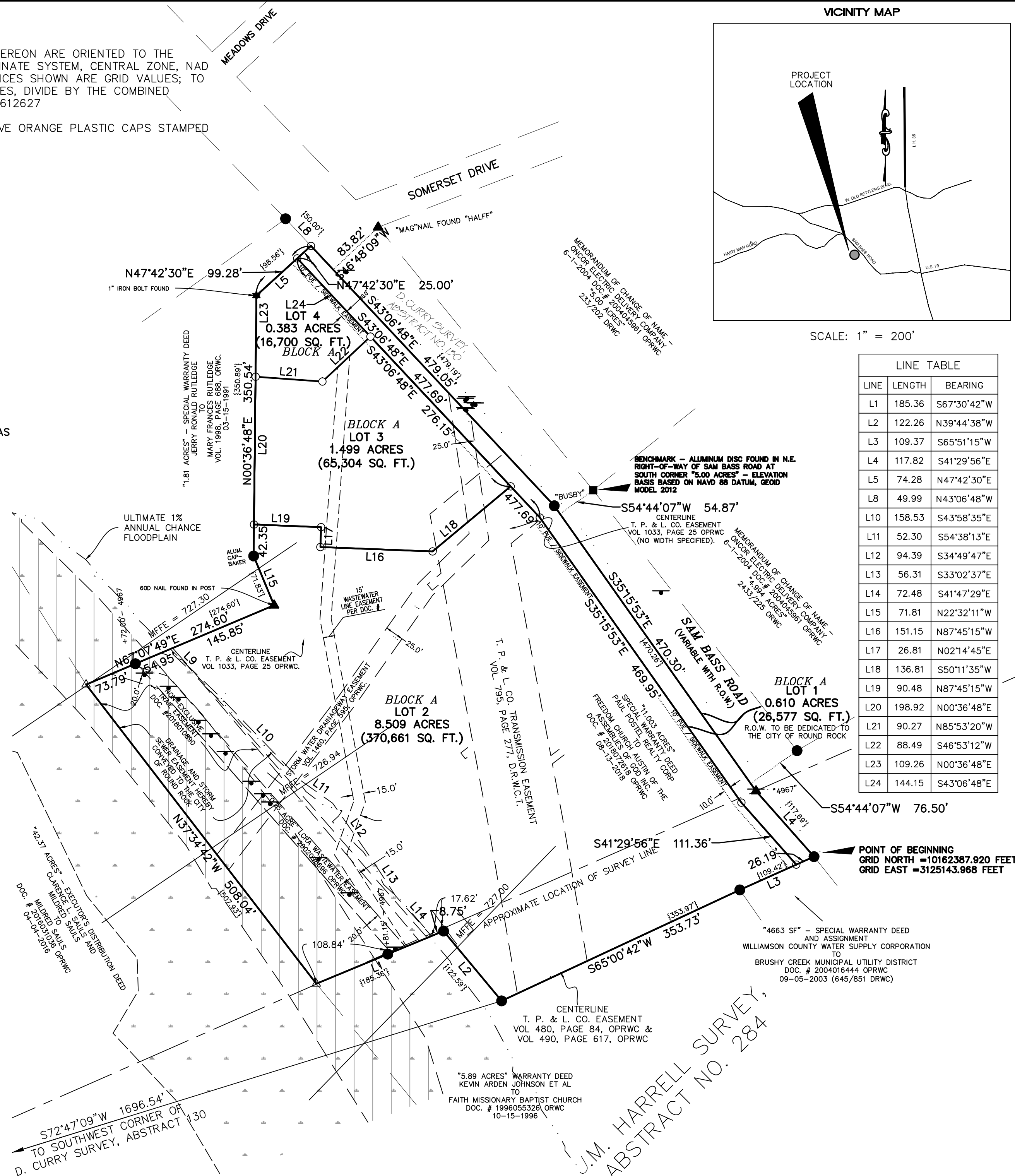
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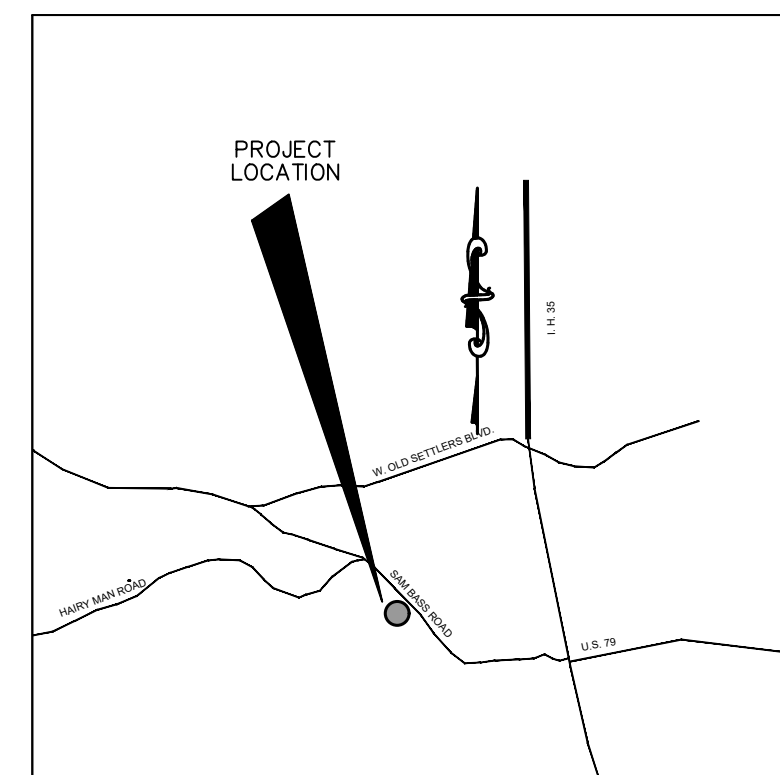
IRON ROD FOUND

IRON ROD SET

BENCHMARK



VICINITY MAP



SCALE: 1" = 200'

LINE TABLE		
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NUMBER OF LOTS BY TYPE:
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ACREAGE BY LOT TYPE:
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TOTAL ACREAGE - 11.002 ACRES

PATENT SURVEY:
D. CURRY SURVEY, ABSTRACT NO. 130 &
J.M. HARRELL SURVEY, ABSTRACT NO. 284

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

CONNECTIVITY INDEX: NOT APPLICABLE

SUBMITTAL DATE:
MAY 7, 2019

DATE OF P&Z COMMISSION REVIEW:
JUNE 5, 2019

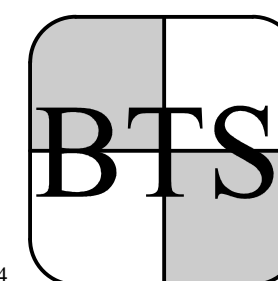
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DRAWN BY: AR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-787	DATE: DECEMBER 3, 2018

PP1905-002

COUNTY OF WILLIAMSON

These notes describe that certain tract of land located in the J. M. HARRELL SURVEY, ABSTRACT No. 284 and the D. CURRY SURVEY, ABSTRACT No. 130, both situated in Williamson County, Texas within the corporate city limits of Round Rock, Texas, further described as all of a called "11.003 Acres" conveyed in a Special Warranty Deed from Paul Postel Realty Corporation to Freedom Church Austin of the Assemblies of God, Inc. dated 8-13-2018 and recorded in Document No. 2018072618 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of November, 2018 and being more fully described as follows:

BEGINNING at the Southeast corner of said "11.003 Acres" in the West right-of-way line of Sam Bass Road, same being the Northeast corner of a called "4663 square feet" conveyed to Brushy Creek Municipal Utility District as recorded in Document No. 2004016444, OPRWC; found a ½" iron rod at same corner (grid north = 10,162,387.920 feet - grid east = 3,125,143.968 feet);

THENCE South 65° 51' 15" West with the common line of said "11.003 Acres" and "4663 square feet", a distance of 109.37 feet to a found ½" iron rod at the Northwest corner of said "4663 square feet", same being an exterior corner of a called "5.89 Acres" conveyed to Faith Missionary Baptist Church dated 10-15-1996 and recorded in Document # 1996055326, Official Records of Williamson County (ORWC);

THENCE with the common lines of said "11.003 Acres" and "5.89 Acres", generally along a fence, as follows:

- South 65° 00' 42" West 353.73 feet to a found ½" iron rod (standing one foot tall);
- North 39° 44' 38" West 122.26 feet to a found ½" iron rod and
- South 67° 30' 42" West passing a found ½" iron rod (capped 4947) for reference at 81.15 feet and continuing a total distance of 185.36 feet to a calculated point in the center of Brushy Creek at the upper Southwest corner of said "11.003 Acres" and the Northwest corner of said "5.89 Acres" in the Eastern line of a called "42.37 Acres" conveyed to Mildred Souls dated 04-04-2016 of record in Document No. 2016031036, OPRWC;

THENCE North 37° 34' 42" West, generally along the center of Brushy Creek, same being the common line of said "11.003 Acres" and "42.37 Acres", a distance of 508.04 feet to a calculated point at the Northwest corner of said "11.003 Acres", same being the Southwest corner of a called "1.81 Acres" conveyed to Mary Frances Rutledge dated 03-15-1991 of record in volume 1998, page 688, ORWC;

THENCE with the common lines of said "11.003 Acres" and "1.81 Acres" as follows:

- North 67° 07' 49" East passing a found ½" iron rod (capped 4947) for reference at 72.00 feet and continuing a total distance of 274.60 feet to a found 60d nail in fence post,
- North 22° 32' 11" West 71.81 feet to a found iron rod (aluminum cap "Baker"),
- North 00° 36' 48" East 350.54 feet to a found 2" iron bolt and
- North 47° 42' 30" East 99.28 feet to a set ½" iron rod (capped "Bryan Tech Services") at the Northernmost corner of said "11.003 Acres", same being the lower Northeast corner of said "1.81 Acres" in the aforementioned West right-of-way line of Sam Bass Road; found a ½" iron rod at the Northernmost corner of said "1.81 Acres" bearing North 43° 06' 48" West a distance of 49.99 feet;

THENCE with the Eastern line of said "11.003 Acres", same being the West right-of-way line of Sam Bass Road, as follows:

- South 43° 06' 48" East 479.05 feet to a found iron rod ("Busby"),
- South 35° 15' 53" East 470.30 feet to a found "mag" nail in stump with washer (4967) and
- South 41° 29' 56" East 117.82 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 11.002 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values; to convert to surface values, divide by the combined scale factor of 0.999916612627.

PLAT NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
2. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
7. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS AS DEPICTED HEREON.
8. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPLICATION ("CP 1809-001") APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2018 AND IS THE RESULT OF REVIEW OF PRELIMINARY PLAT PP1905-0002.
9. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE EVENT.

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT FREEDOM CHURCH OF AUSTIN OF THE ASSEMBLIES OF GOD, INC., A TEXAS NON-PROFIT CORPORATION, AS THE OWNER OF FINAL PLAT OF FREEDOM CHURCH SUBDIVISION 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 FREEDOM CHURCH SUBDIVISION.

FREEDOM CHURCH OF AUSTIN OF THE ASSEMBLIES OF GOD, INC.

BENITO FRESQUEZ
LEAD PASTOR AND PRESIDENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, BENITO FRESQUEZ, AS LEAD PASTOR AND PRESIDENT OF FREEDOM CHURCH OF AUSTIN OF THE ASSEMBLIES OF GOD, INC., A TEXAS NON-PROFIT CORPORATION, ON BEHALF OF SAID FREEDOM CHURCH OF AUSTIN OF THE ASSEMBLIES OF GOD, INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT THE NORTH TEXAS DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, AS THE LEINHOLDER OF FINAL PLAT OF FREEDOM CHURCH SUBDIVISION 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 FREEDOM CHURCH SUBDIVISION.

THE NORTH TEXAS DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD

AUTHORIZED PERSON
PRINTED NAME: _____

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, _____, AS AUTHORIZED PERSON OF THE ASSEMBLIES OF THE NORTH TEXAS DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PP1905-002

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:

- (a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (c) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND 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;
- (f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- (a) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- (c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

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

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

SIGNATURE AND SEAL OF LICENSED SURVEYOR

DATE

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

SIGNATURE AND SEAL OF LICENSED ENGINEER

DATE

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D. 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