



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair Jennifer Henderson  
Alternate Vice Chair Greg Rabaey  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Paul Emerson  
Commissioner Jennifer Sellers  
Commissioner Kristin Stevens  
Commissioner Rob Wendt

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Wednesday, December 2, 2020

6:00 PM

City Council Chambers, 221 East Main St.

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#### **SPECIAL NOTE:**

*Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held in person and by video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19.*

*Some Commissioners will be present in the City Council chambers while others may attend via Zoom video conferencing. Members of the public are to speak during Citizen Communication and public hearings by attending the meeting in person in the City Council chambers, however those members of the public that do not want to attend the meeting in person are able to speak via videoconferencing.*

*This meeting is also viewable live online at [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), and on Spectrum Channel 10 and U-Verse Channel 99.*

- A. CALL MEETING TO ORDER**
- B. ROLL CALL**
- C. PLEDGES OF ALLEGIANCE**
- D. CITIZEN COMMUNICATION**

*[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]*

**E. CONSENT AGENDA:**

*All items listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless requested by a commissioner in which event, the item will be removed from the Consent Agenda and considered separately.*

- E.1 Consider approval of the minutes for the November 18, 2020 Planning and Zoning Commission meeting.
- E.2 Consider a 30-day extension request for the Chester Ranch Phase 2 Final Plat, generally located northeast of N. Red Bud Ln. and CR 122. Case No. FP2011-002

**F. PLATTING:**

- F.1 Consider public testimony regarding, and approval concerning the request filed by LJA Engineering, Inc., on behalf of the property owner, KPM Ventures, Ltd, to Replat Lot 2, Block A of the Shops South of University Oaks Boulevard Subdivision, generally located on the east side of IH 35 and south of University Oaks Blvd. Case No. FP2011-001
- F.2 Consider approval of the Salerno Phase 2 Final Plat, generally located southeast of University Blvd. and CR 110. Case No. FP2011-004
- F.3 Consider approval the University Heights Phase 7 Final Plat, generally located on the north side of University Blvd. and east of CR 110. Case No. FP2009-002

**G. STAFF REPORT:**

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

**H. ADJOURNMENT**

*In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:*

*§551.071 Consultation with Attorney  
§551.072 Deliberations regarding Real Property  
§551.073 Deliberations regarding Gifts and Donations  
§551.074 Personnel Matters  
§551.076 Deliberations regarding Security Devices  
§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 24th day of November 2020 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*



# City of Round Rock

## Meeting Minutes - Draft

### Planning and Zoning Commission

Wednesday, November 18, 2020

#### **SPECIAL NOTE:**

*Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting was held in person and by video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19.*

*Some Commissioners were present in the City Council chambers while others attended via Zoom video conferencing. Members of the public were able to speak during Citizen Communication and public hearings by attending the meeting in person in the City Council chambers, however those members of the public that did not want to attend the meeting in person were able to speak via videoconferencing.*

*This meeting was also viewable live online at [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), and on Spectrum Channel 10 and U-Verse Channel 99.*

#### **CALL MEETING TO ORDER**

*The Planning & Zoning Commission for the City of Round Rock met on Wednesday, November 18, 2020 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Pavliska called the meeting to order at 6:00 PM.*

#### **ROLL CALL**

**Present** 8 - Chairman David Pavliska  
Vice Chair Jennifer Henderson  
Alternate Vice Chair Greg Rabaey  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Paul Emerson  
Commissioner Jennifer Sellers  
Commissioner Kristin Stevens  
**Absent** 1 - Commissioner Rob Wendt

#### **PLEDGES OF ALLEGIANCE**

*Chairman Pavliska led the following Pledges of Allegiance:*  
City of Round Rock

## CITIZEN COMMUNICATION

*There were no citizens wishing to speak at this meeting.*

## CONSENT AGENDA:

**A motion was made by Vice Chair Henderson seconded by Commissioner Bryan to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens

**Nay:** 0

**Absent:** 1 - Commissioner Wendt

- E.1** Consider approval of the minutes for the November 4, 2020 Planning and Zoning Commission meeting.

**This item was approved on the Consent Agenda.**

- E.2** Consider a 30-day extension request for the University Heights Phase 7 Final Plat, generally located on the north side of University Blvd. and east of CR 110. Case No. FP2009-002

**This item was approved on the Consent Agenda.**

## PLATTING AND ZONING:

- F.1** Consider public testimony regarding, and a recommendation concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LTD, for the rezoning of 2.92 acres of land from the LI (Light Industrial) zoning district to the C-1a (General Commercial Limited) zoning district, generally located at the southwest corner of Chisholm Trail Rd. and W. Old Settlers Blvd. Case No. ZON2010-001

*Clyde von Rosenberg, Sr. Planner, made the staff presentation.*

*The Developer was available to answer questions.*

*Chairman Pavliska opened the hearing for public testimony.*

*There being none, the public hearing was closed.*

**A motion was made by Alternate Vice Chair Rabaey, seconded by**

**Commissioner Clawson, to recommend for City Council approval. The motion passed by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens

**Nay:** 0

**Absent:** 1 - Commissioner Wendt

- F.2** Consider approval of the Chisholm Trail Tech Center Sec. 1, Lot 1 Final Plat, generally located southwest of the intersection of Chisholm Trail Rd. and W. Old Settlers Blvd. Case No. FP2010-003

*Caitlyn Reeves, Planner, made the staff presentation. Applicant representative was available to answer questions.*

**A motion was made by Commissioner Clawson, seconded by Commissioner Sellers, to approve the Plat. The motion passed by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens

**Nay:** 0

**Absent:** 1 - Commissioner Wendt

- F.3** Consider approval of the Homestead at Old Settlers Park Phases 3, 5, 6, & 10 Final Plat, generally located on the south side of E. Old Settlers Park and west of Brenda Ln. Case No. FP2009-003

*Juan Enriquez, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.*

**A motion was made by Vice Chair Henderson, seconded by Commissioner Bryan, to approve the Platt. The motion passed by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan

Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens

**Nay:** 0

**Absent:** 1 - Commissioner Wendt

- F.4** Consider approval of the Round Rock 19 Subdivision Preliminary Plat, generally located on the north side of SH 45 and east of Meister Ln. Case No. PP2010-001

*Juan Enriquez, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.*

**A motion was made by Alternate Vice Chair Rabaey, seconded by Vice Chair Henderson, to approve the Plat. The motion passed by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens

**Nay:** 0

**Absent:** 1 - Commissioner Wendt

- F.5** Consider approval of the Round Rock 19 Subdivision Final Plat, generally located on the north side of SH 45 and east of Meister Ln. Case No. FP2010-004

*Juan Enriquez, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.*

**A motion was made by Vice Chair Henderson, seconded by Commissioner Bryan, to approve the Plat. The motion passed by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Stevens

**Nay:** 0

**Absent:** 1 - Commissioner Wendt

**STAFF REPORT:**

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

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

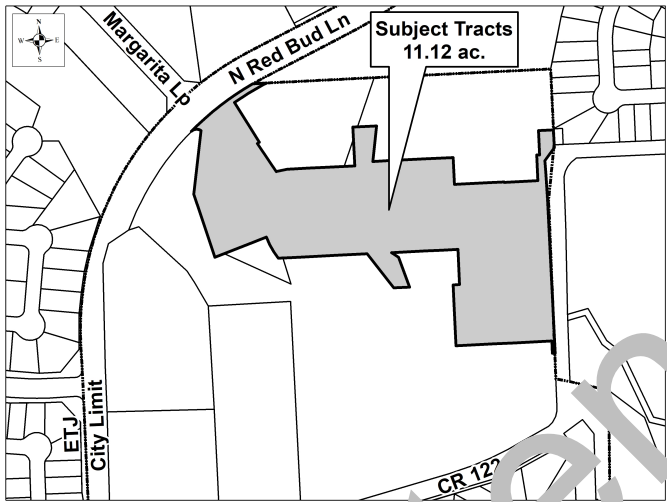
**ADJOURNMENT**

*There being no further business, Chairman Pavliska adjourned the meeting at 6:23 PM.*

*Respectfully Submitted,*

*Veronica Chandler, Planning Technician*

Chester Ranch Phase 2 Final Plat  
FINAL PLAT FP2011-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 11.12 acres out of the Robert McHatt Survey, Abstract No. 422

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:  
South:  
East:  
West:

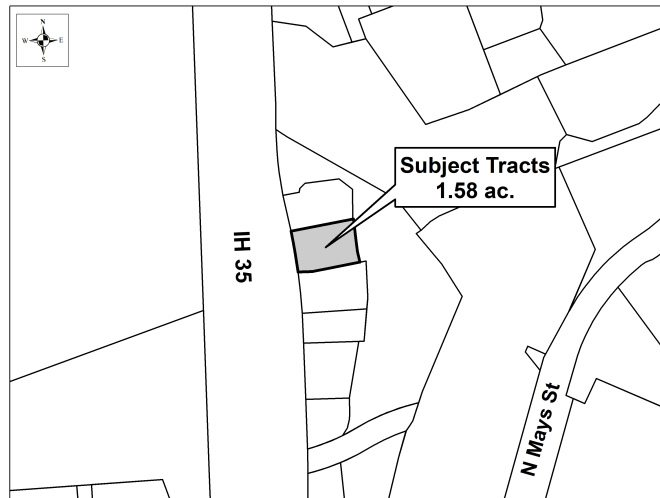
PROPOSED LAND USE:

PROPOSED LAND USE 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:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	44	11.12

Owner:  
Steve Meid  
Pinehurst Builders, LLC  
4700 Snake Eagle Cove  
Austin, TX 78738

Agent:  
Steve Ihnen, P.E.  
Bleyl Engineering  
12007 Technology Boulevard, Suite 150  
Austin, TX 78727

**Replat of Lot 2 Block A of Shops South of University Oaks Bd  
FINAL PLAT FP2011-001**



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Approval of a Replat from 1 development lot to 2 development lots.

**ZONING AT TIME OF APPLICATION:** C-1a (General Commercial - Limited)

**DESCRIPTION:** 1.58 acres out of the David Curry Survey, Abstract No. 130 & Ephraim Evans Survey, Abstract No. 212

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

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Vacant and undeveloped - zoned C1-a (General Commercial-Limited)  
 South: Vacant and undeveloped - zoned C1-a (General Commercial-Limited)  
 East: Vacant and undeveloped - zoned C1-a (General Commercial-Limited)  
 West: N. IH-35 right of way - unzoned

**PROPOSED LAND USE:** Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	2	1.58
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>1.58</b>

**Owner:**  
 KPM Ventures, Ltd  
 P.O. Box 941428  
 Plano, TX 75094

**Agent:**  
 LJA Engineering, Inc.  
 Joseph Longaro, P.E.  
 7500 Rialto Boulevard, Building 2, Suite 100  
 Austin, TX 78735

**Replat of Lot 2 Block A of Shops South of University Oaks Blvd  
FINAL PLAT FP2011-001**

**HISTORY:** The Planning and Zoning Commission approved the original Final Plat for Shops South of University Oaks on November 5, 2019.

**DATE OF REVIEW:** December 2, 2020

**LOCATION:** Generally located southeast of the intersection of University Boulevard and N. IH-35.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants.

Traffic, Access, and Roads: The subject tracts will access N. IH 35 frontage road via a shared access easement granted by Document #2020063153. A Traffic Impact Analysis was deemed not necessary due to the construction of two deceleration lanes at the two access locations to IH-35 determined by TxDot with the original plat.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12-inch water line and a 24-inch main located within the property, in existing easements, along the IH-35 North Frontage Road. Wastewater service will be obtained by connecting via an easement through the subject property to an existing wastewater main located on the eastern property line.

Drainage: A flood study (FLOOD1811-0003) has been completed and approved by the City and therefore, the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID) and has an established inundation easement. The property is located within the Edwards Aquifer recharge zone and will require an on-site water quality pond. The applicant has indicated that storm water runoff will be detained onsite within the boundaries of the inundation easement.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Move Williamson County Clerk signature block on sheet 2 lower right-hand corner per Williamson County requirement.
2. Provide an update CAD drawing at the time of plat recordation submittal.

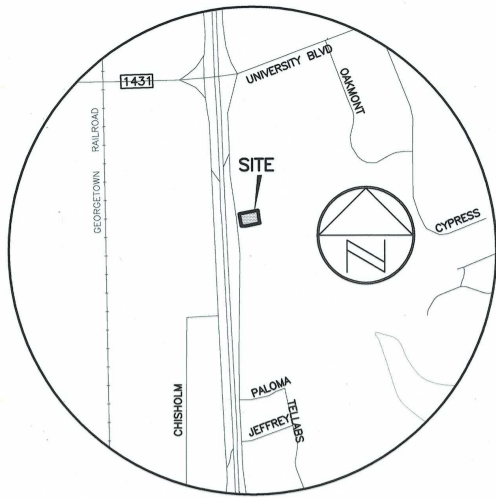


IH 35

Subject Tracts  
1.58 ac.

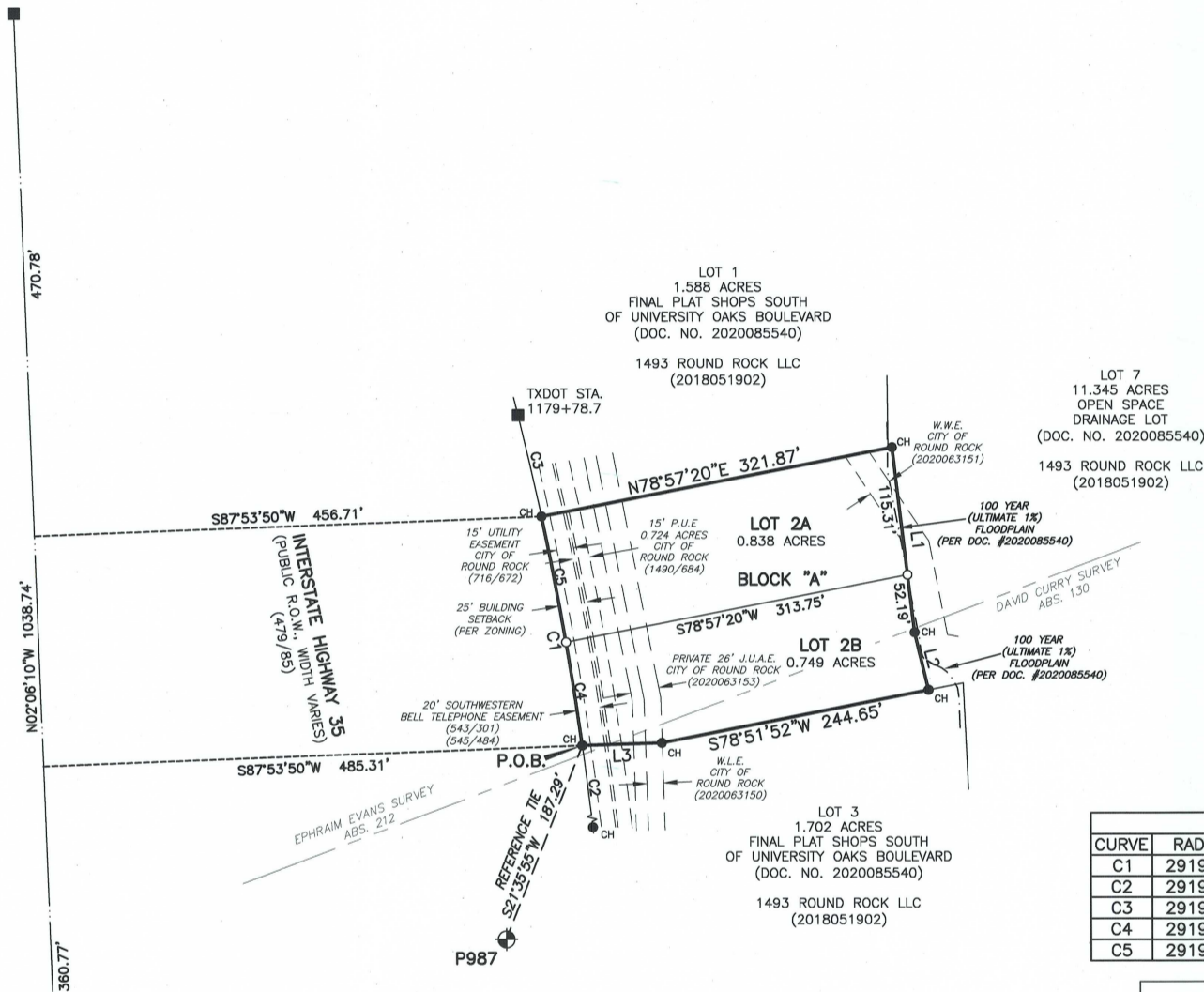
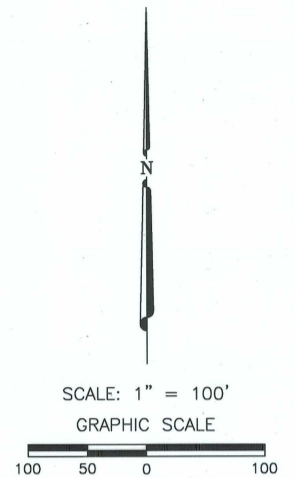
N Mays St

# REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD



LOCATION MAP  
NOT TO SCALE

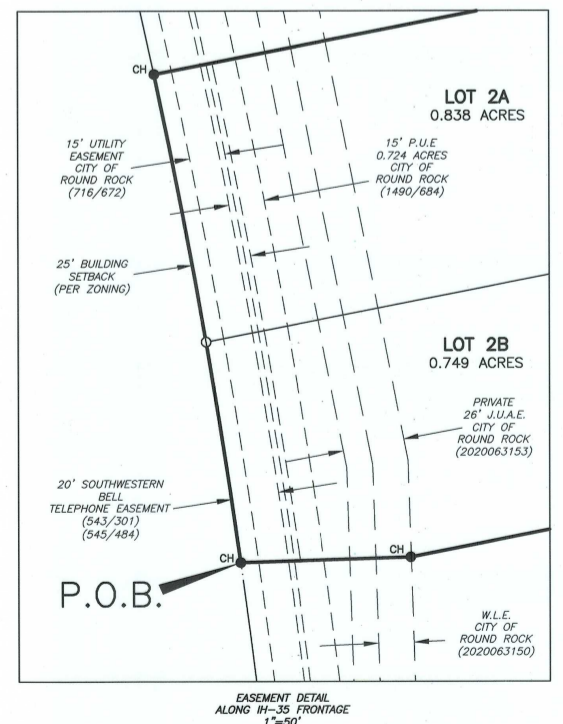
LINE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	FLOODPLAIN LINE



LEGEND	
● CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
■	CONCRETE HIGHWAY MONUMENT FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
J.U.A.E.	ACCESS EASEMENT
W.L.E.	WATERLINE EASEMENT
W.W.E.	WASTEWATER EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°51'00"E	167.50'
L2	S13°21'41"E	53.28'
L3	S88°11'46"W	72.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2919.71'	4°06'19"	209.20'	N09°57'45"W	209.15'
C2	2919.71'	4°07'22"	210.10'	S05°50'55"E	210.05'
C3	2919.71'	1°50'05"	93.50'	N12°55'57"W	93.49'
C4	2919.71'	1°50'54"	94.19'	N08°50'03"W	94.18'
C5	2919.71'	2°15'25"	115.01'	N10°53'12"W	115.00'



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P987".

4" ALUMINUM TXDOT DISK FOUND

SURFACE COORDINATES:  
N 10175137.52  
E 3128356.10

TEXAS STATE PLANE COORDINATES:  
N 10173916.65  
E 3127980.74

ELEVATION = 746.79'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 1.000120  
(FOR GRID TO SURFACE CONVERSION)

INVERSE SCALE FACTOR = 0.999880014  
(FOR SURFACE TO GRID CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 1°21'38"

OWNERS: KPM VENTURES, LTD.

ACREAGE: 1.587 ACRES

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: November 3, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
December 2, 2020

BENCHMARK: BM #1: COTTON SPINDLE IN THE EAST SIDE OF A 32" LIVE OAK TREE WITH TREE TAG #22872, +/- 51' EAST OF THE EAST EDGE OF THE CONCRETE BRIDGE ON THE NORTHBOUND ACCESS ROAD INTERSTATE HIGHWAY 35.

ELEVATION = 738.43'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

ACREAGE BY LOT TYPE: LOT 2A - 0.838 ACRES DEVELOPMENT  
LOT 2B - 0.749 ACRES DEVELOPMENT

PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT 212 AND DAVID CURRY SURVEY, ABSTRACT 130

ENGINEER: LJA ENGINEERING

NUMBER OF LOTS: 2 DEVELOPMENT LOTS

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
590-004  
DRAWING NO.:  
590-004-PL  
PLOT DATE:  
11/17/2020  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
RGH  
SHEET  
01 OF 02

# REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT KPM VENTURES, LTD., AS THE OWNER OF THAT CERTAIN 1.587 ACRE TRACT OF LAND RECORDED IN FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD BY DOCUMENT NUMBER 2020085540, WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIENHOLDERS 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 REPLAT OF LOT 2, BLOCK A, OF THE FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD.

KPM VENTURES, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: KPM VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
MATTHEW BARRIER, MANAGER  
P.O. BOX 941428  
PLANO, TEXAS 75094

STATE OF TEXAS  
COUNTY OF COLLIN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY MATTHEW BARRIER, MANAGER OF KPM VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF KPM VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

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

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

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

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE

PLAT RECORDS, OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_

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

BY: DEPUTY \_\_\_\_\_

1.587 ACRES  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY

A DESCRIPTION OF 1.587 ACRES (APPROXIMATELY 69,146 SQ. FT.), IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD CONVEYED TO KPM VENTURES, TD., IN A SPECIAL WARRANTY DEED DATED JUNE 11, 2018 AND RECORDED IN DOCUMENT NO. 2018051906 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.587 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found in the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies) as described in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, and being also the southwest corner of the said Lot 2, Block A, and being a northwest corner of Lot 3, Block A, of said Final Plat Shops South of University Oaks Boulevard;

THENCE with the east line of Interstate 35, being also the west line of said Lot 2, Block A, With a curve to the left, having a radius of 2919.71 feet, a delta angle of 04°06'19", an arc length of 209.20 feet, and a chord which bears North 09°57'45" West, a distance of 209.15 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the northwest corner of said Lot 2, Block A, same being the southwest corner of Lot 1, Block A of said Final Plat Shops South of University Oaks Boulevard from which a TxDOT Type I monument found (Sta. 1179+78.7) bears along a curve to the left having a radius of 2919.71 feet, a delta angle of 01°50'05", an arc length of 93.50 feet, and a chord which bears North 12°55'57" West, a distance of 93.49 feet;

THENCE North 78°57'20" East with the common line of said Lot 2, Block A and said Lot 1, Block A, a distance of 321.87 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the north east corner of said Lot 2, Block A, and being an angle point in the west line of Lot 7, Block A of said Final Plat Shops South of University Oaks Boulevard;

THENCE with the common line of said Lot 2, Block A and said Lot 7, Block A, the following two (2) courses and distances:

1. South 06°51'00" East, a distance of 167.50 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found; and
2. South 13°21'41" East, a distance of 53.28 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the southeast corner of said Lot 2, Block A, same being in the north line of said Lot 3, Block A;

THENCE with the common line of said Lot 2, Block A and said Lot 3, Block A, the following two (2) courses and distances:

1. South 78°51'52" West, a distance of 244.65 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found; and
2. South 88°11'46" West, a distance of 72.01 feet to the POINT OF BEGINNING, containing 1.587 acres of land, more or less.

## SURVEYOR'S CERTIFICATION

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 4—SUBDIVISION DESIGN AND CONSTRUCTION, PART III—ZONING AND DEVELOPMENT CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND OCTOBER 11, 2017.

*17 November 2020*  
*Bryan D. Newsome*  
BRYAN D. NEWSOME, R.P.L.S. 5657  
  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724



## ENGINEER'S CERTIFICATION:

I, JOSEPH LONGARO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 4—SUBDIVISION DESIGN AND CONSTRUCTION, PART III—ZONING AND DEVELOPMENT CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 AS AMENDED AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0487F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

*11.17.2020*  
*Joe Longaro*  
JOSEPH LONGARO, P.E. 65617  
  
ENGINEERING BY:  
LJA ENGINEERING  
7500 RIALTO BOULEVARD  
BUILDING II, SUITE 100  
AUSTIN, TEXAS 78735  
(512)-439-4700  
TBPE REG. NO. 1386  
TEXAS REGISTERED ENGINEERING FIRM



## NOTES:

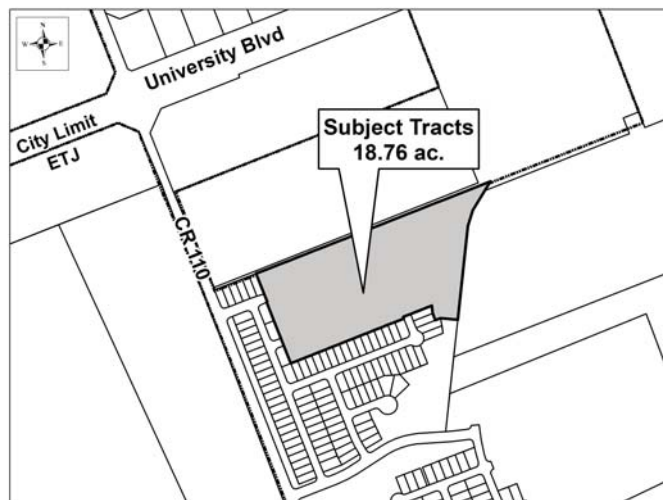
### PLAT NOTES:

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, 2018, AS AMENDED.
2. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
3. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
4. ALL EASEMENTS SHOWN HEREON WERE ORIGINALLY DEDICATED TO THE PUBLIC, UNLESS OTHERWISE NOTED.
5. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN ELEVATION OR UBCWCD INUNDATION EASEMENT AS DEPICTED.
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
7. 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 48491C0487F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
8. A FIFTEEN FOOT (15') P.U.E. AND TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35.
9. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
10. THE 100 YR (ULTIMATE 1%) AND 100 YR (ULTIMATE 1%) FLOODPLAINS DEPICTED ON THIS PLAT CONFORM TO THE LJA ENGINEERING FLOOD STUDY (FLOOD1811-003) TITLED "3651 N. I-35 RETAIL FLOODPLAIN STUDY IN SUPPORT OF CONCEPT PLAN" DATED NOVEMBER 5, 2018 AND REVISED APRIL 23, 2019.
13. LOTS 2A AND 2B, BLOCK A ARE PROHIBITED FROM TAKING DIRECT ACCESS TO INTERSTATE HIGHWAY I-35 AND SHALL TAKE ACCESS FROM DEVELOPMENT LOTS 1 AND 5 BLOCK A, SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD (DOCUMENT NUMBER 2020085540) BY MEANS OF A SHARED ACCESS AGREEMENT.
15. UBCWCD - UPPER BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT INUNDATION EASEMENT SHALL BE DEDICATED FOR NRCS DAM 11 AT ELEVATION = 739.10'.

Chaparral  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
590-004  
  
DRAWING NO.:  
590-004-PL  
  
PLOT DATE:  
11/17/2020  
  
PLOT SCALE:  
1"=100'  
  
DRAWN BY:  
RGH  
  
SHEET  
02 OF 02

**Salerno Phase 2  
FINAL PLAT FP2011-004**



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Approval of a Final Plat for 91 single family residential lots and 2 HOA/ open space lots.

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

**DESCRIPTION:** 18.76 acres out of the H. Millard Survey, Abstract No. 452

**CURRENT USE OF PROPERTY:** Rural Residential

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Rural residential -Unzoned ETJ

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

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

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

**PROPOSED LAND USE:** Single Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	91	13.43
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	2	1.97
ROW:	0	3.35
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>93</b>	<b>18.76</b>

**Owner:**  
Michael Ohlendorf  
1845 FM 1977  
Martindale, TX 78655

**Agent:**  
Carlson, Brigance, & Doering, Inc.  
Geoff Guerrero  
5501 W. William Cannon Drive  
Austin, TX 78655

**Salerno Phase 2**  
**FINAL PLAT      FP011-004**

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for a 358.48-acre tract on May 15, 2019. A Preliminary Plat (PP1910-002) was approved on December 4, 2019. The tract was annexed into the City on June 27, 2019, and for the purpose of Phase 2, was zoned SF-3 (Single Family – Mixed Lot).

**DATE OF REVIEW:** December 2, 2020

**LOCATION:** Southwest of the intersection of University Boulevard and SH-130 and east of CR 110.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates this tract for residential use and is zoned SF-3 (Single Family-Mixed Lot). The SF-3 zoning district provides for three types of single-family lots: estate lots of at least 10,000 square feet with a minimum lot width of 70' by 110' deep; standard lots with at least of 6,500 square feet with a minimum lot width of 50'; and small lots of at least 5,000 square feet with a minimum lot width of 40'. The SF-3 district requires a mix of the three lot types: estate lots shall comprise at minimum 40% of the total number of lots; standard lots a minimum of 30%; and small lots a minimum of 30%. For the purpose of this phase, 91 small lots and 2 HOA/open space lots are proposed.

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

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The subdivision has two major access points: one at the University Boulevard intersection with a north-south roadway (Salerno Estates). For the purpose of this phase, the continuation of two local collector roads will provide access to CR 110.

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Wastewater service will be provided by the City of Round Rock. The applicant intends to extend an 18-inch wastewater from Phase 1.

Drainage: A flood study (FLOOD1903-0003) was approved on June 30, 2020. The flood study accounted for the revisions required due to improvements made by Williamson County to storm drainage infrastructure on CR110 and recently updated FEMA floodplain maps.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Include Lot and Block Columns in the lot summary table. (Ex: Include lots 1-10; block a; small lots or Lots 11-14; block a; standard lots).
2. Prior to recordation, SIP permit must be issued with improvements constructed and accepted or SIP permit issued with acceptable fiscal posted.
3. Pro-rata cost share for CoRR funded traffic improvements shall be paid with each SIP permit.
4. SHEET 1 of 3:
  - a. Update benchmark information to include vertical datum and GEOID.
  - b. Complete missing recordation information for all callouts prior to recordation.
  - c. Revise CoRR Storm Sewer & Drainage Easement to capture the entirety of the Ultimate 1% Floodplain: Segments L25, L26, L27 & others.
5. SHEET 2 of 3:

**Salerno Phase 2**  
**FINAL PLAT      FP011-004**

- a. Complete missing information i.e. plat recordation information within Field Notes.
6. SHEET 3 of 3:
  - a. Provide signature and date with P.E. & RPLS seals.

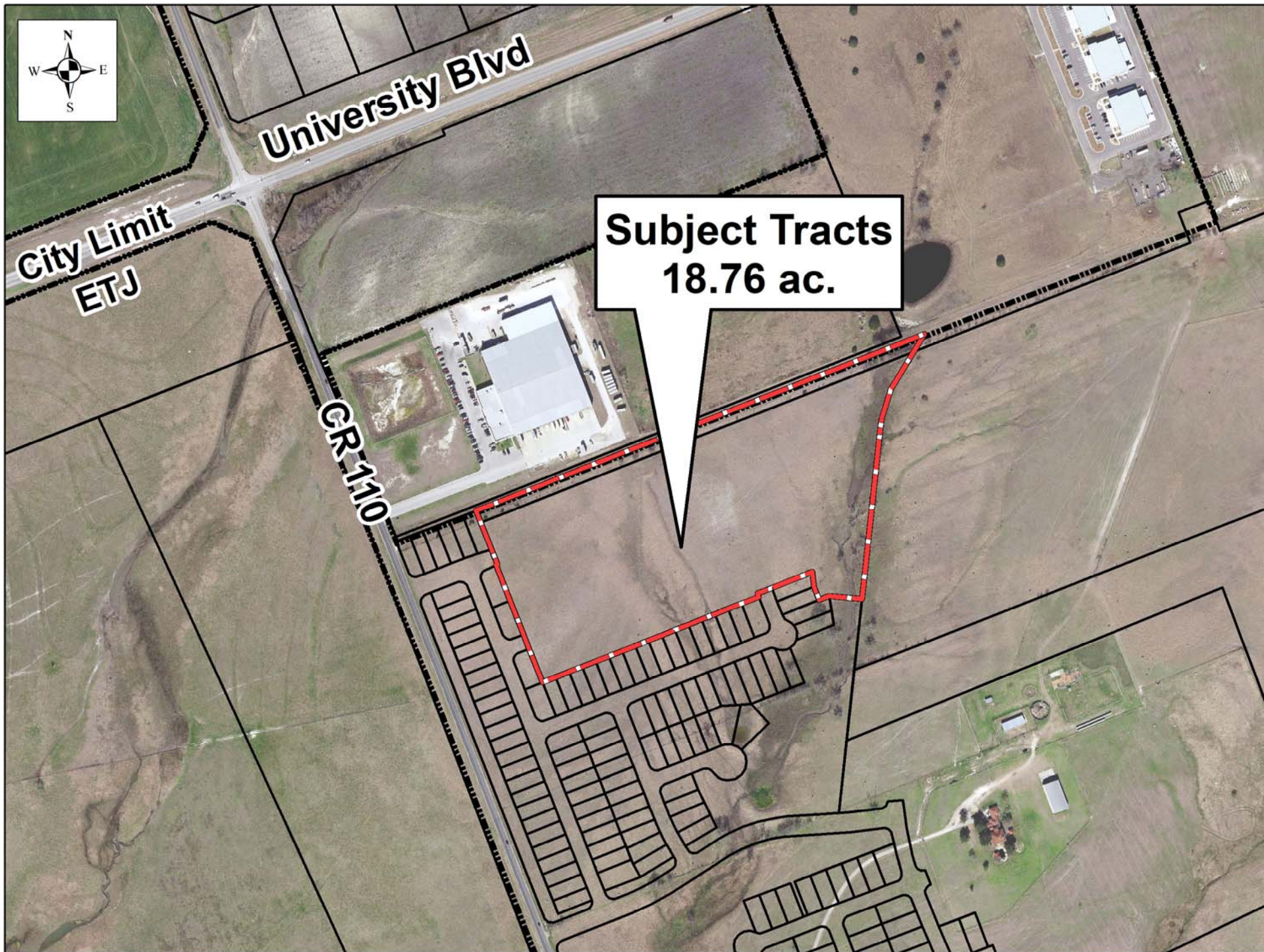


**University Blvd**

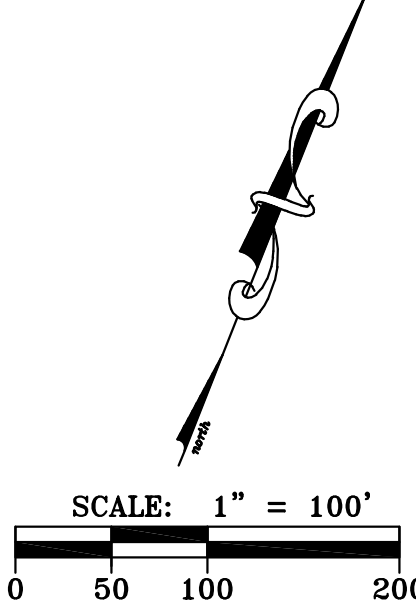
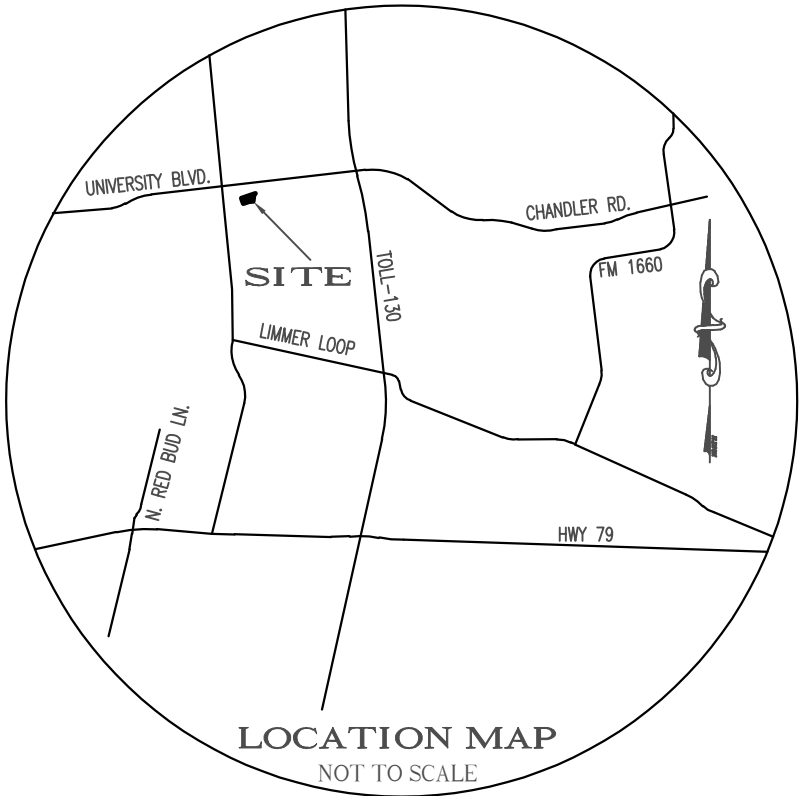
**City Limit  
ETJ**

**CR 110**

**Subject Tracts  
18.76 ac.**



SALERNO, PHASE 2 FINAL PLAT



LEGEND

- 1/2" CAPPED IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- P.O.B. POINT OF BEGINNING
- ULTIMATE 1% ANNUAL FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN (ZONE AE)
- (XXX') EASEMENT ANNOTATION
- ROW RIGHT-OF-WAY
- L.S.E. LANDSCAPE EASEMENT
- W.S.E. WATER SURFACE ELEVATION
- SIDEWALK
- MFFE=XXX.XX MINIMUM FINISHED FLOOR ELEVATION

TOTAL ACREAGE: 18.758 ACRES  
PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NUMBER 452

DATE OF PRELIMINARY PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 4, 2019  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 2, 2020

SUBMITTAL DATE: NOVEMBER 3, 2020  
DATE: NOVEMBER 18, 2020

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

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

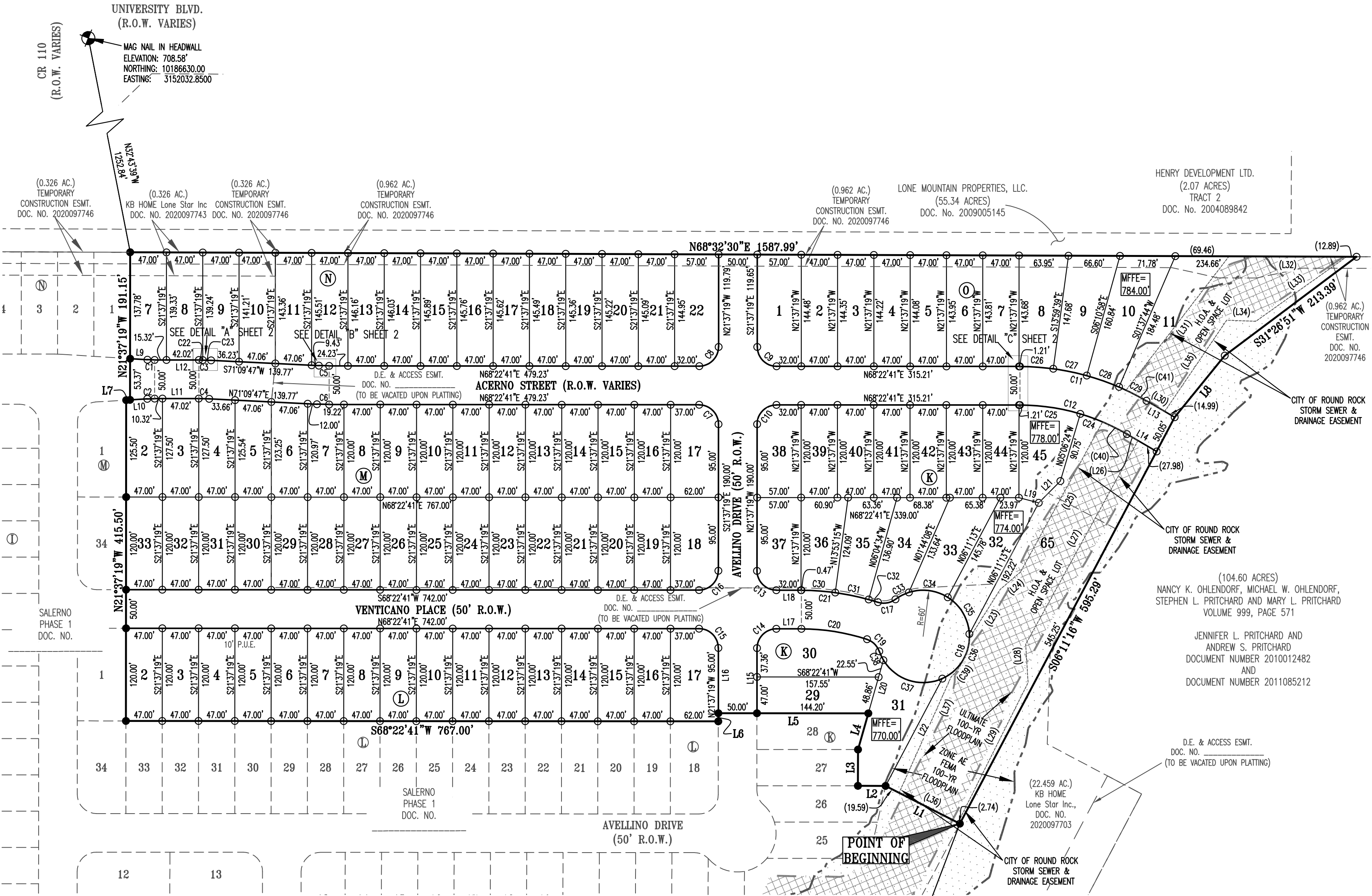
BENCHMARK INFORMATION-  
DESCRIPTION: MAG NAIL IN HEADWALL  
ELEVATION: 708.58'  
GRID COORDINATES  
NORTHING: 10186630.00  
EASTING: 3152032.8500  
TEXAS STATE PLANE COORDINATE SYSTEM  
CENTRAL ZONE (4203), NAD 83

STREET TABLE		
STREET NAMES	ROW WIDTH	LENGTH (LINEAR FEET)
ACERNO STREET	VARIES	1354'
VENTICANO PLACE	50'	593'
AVELLINO DRIVE	50'	1043'

LOT SUMMARY:

DEVELOPMENT LOTS:	91	13.432 ACRES
HOA & OPEN SPACE LOTS:	2	1.974 ACRES
NUMBER OF BLOCKS:	5	

R.O.W.:	3.352 ACRES
TOTAL:	18.758 ACRES



APPROXIMATE LOCATION OF THE SOUTHERNMOST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452  
S00°35'E 4377.0'

HENRY MILLARD SURVEY  
ABSTRACT No. 452

(FP2011-004)  
SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

SALERNO, PHASE 2 FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	9.36	150.00	N70°09'55"E	9.36	4.68	3°34'26"
C2	9.36	150.00	S66°35'24"W	9.36	4.68	3°34'35"
C3	15.80	325.00	S69°46'14"W	15.80	7.90	2°47'06"
C4	13.37	275.00	S69°46'14"W	13.37	6.68	2°47'06"
C5	13.37	275.00	N69°46'14"E	13.37	6.68	2°47'06"
C6	15.80	325.00	N69°46'14"E	15.80	7.90	2°47'06"
C7	39.27	25.00	N66°37'19"W	35.36	25.00	90°00'00"
C8	39.27	25.00	N23°22'41"E	35.36	25.00	90°00'00"
C9	39.27	25.00	S66°37'19"E	35.36	25.00	90°00'00"
C10	39.27	25.00	S23°22'41"W	35.36	25.00	90°00'00"
C11	171.69	325.00	S83°30'45"W	169.70	87.90	30°16'07"
C12	145.28	275.00	S83°30'45"W	143.60	74.38	30°16'07"
C13	39.27	25.00	S66°37'19"E	35.36	25.00	90°00'00"
C14	39.27	25.00	S23°22'41"W	35.36	25.00	90°00'00"
C15	39.27	25.00	N66°37'19"W	35.36	25.00	90°00'00"
C16	39.27	25.00	N23°22'41"E	35.36	25.00	90°00'00"
C17	23.80	25.00	N58°52'17"E	22.91	12.89	54°32'29"
C18	301.52	60.00	N04°26'03"W	70.59	43.65	287°55'49"
C19	23.19	25.00	N67°02'54"W	22.37	12.51	53°09'31"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	86.37	275.00	S77°22'31"W	86.01	43.54	17°59'39"
C21	100.76	325.00	S77°15'36"W	100.36	50.79	17°45'49"
C22	4.98	325.00	N68°49'03"E	4.98	2.49	0°52'42"
C23	10.81	325.00	N70°12'36"E	10.81	5.41	1°54'24"
C24	66.01	275.00	N88°13'48"W	65.85	33.17	13°45'13"
C25	79.27	275.00	S76°38'09"W	78.99	39.91	16°30'54"
C26	43.27	325.00	N72°11'31"E	43.23	21.67	7°37'39"
C27	44.31	325.00	N79°54'42"E	44.28	22.19	7°48'42"
C28	44.31	325.00	N87°43'23"E	44.28	22.19	7°48'42"
C29	39.81	325.00	S84°51'44"E	39.78	19.93	7°01'05"
C30	43.87	325.00	N72°14'43"E	43.84	21.97	7°44'03"
C31	44.31	325.00	N80°01'06"E	44.28	22.19	7°48'42"
C32	12.58	325.00	N85°01'59"E	12.58	6.29	2°13'04"
C33	19.73	60.00	N41°01'13"E	19.64	9.95	18°50'22"
C34	52.40	60.00	N75°27'25"E	50.75	28.00	50°02'01"
C35	57.40	60.00	S52°07'07"E	55.24	31.11	54°48'55"
C36	71.81	60.00	S09°34'38"W	67.60	40.91	68°34'36"
C37	87.46	60.00	S85°37'27"W	79.92	53.57	83°31'02"
C38	12.72	60.00	N46°32'35"W	12.70	6.38	12°08'54"

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT #	BLOCK	AREA (SF)	TYPE	LOT #	BLOCK	AREA (SF)	TYPE	LOT #	BLOCK	AREA (SF)	TYPE
2	L	5,640	SM	2	M	5,960	SM	1	O	8,106	SM
3	L	5,640	SM	3	M	5,993	SM	2	O	6,788	SM
4	L	5,640	SM	4	M	5,953	SM	3	O	6,781	SM
5	L	5,640	SM	5	M	5,847	SM	4	O	6,775	SM
6	L	5,640	SM	6	M	5,739	SM	5	O	6,769	SM
7	L	5,640	SM	7	M	5,650	SM	6	O	6,762	SM
8	L	5,640	SM	8	M	5,640	SM	7	O	6,756	SM
9	L	5,640	SM	9	M	5,640	SM	8	O	7,845	SM
10	L	5,640	SM	10	M	5,640	SM	9	O	8,406	SM
11	L	5,640	SM	11	M	5,640	SM	10	O	9,621	SM
12	L	5,640	SM	12	M	5,640	SM	11	O	29,310	OS
13	L	5,640	SM	13	M	5,640	SM	LOT AREA TABLE			
14	L	5,640	SM	14	M	5,640	SM	LOT #	BLOCK	AREA (SF)	TYPE
15	L	5,640	SM	15	M	5,640	SM	29	K	7,091	SM
16	L	5,640	SM	16	M	5,640	SM	30	K	9,142	SM
17	L	7,306	SM	17	M	7,306	SM	31	K	9,027	SM
LOT AREA TABLE				18	M	7,306	SM	32	K	7,770	SM
LOT #	BLOCK	AREA (SF)	TYPE	19	M	5,640	SM	33	K	7,278	SM
7	N	6,529	SM	20	M	5,640	SM	34	K	7,711	SM
8	N	6,546	SM	21	M	5,640	SM	35	K	6,896	SM
9	N	6,587	SM	22	M	5,640	SM	36	K	6,374	SM
10	N	6,687	SM	23	M	5,640	SM	37	K	6,706	SM
11	N	6,788	SM	24	M	5,640	SM	38	K	6,706	SM
12	N	6,866	SM	25	M	5,640	SM	39	K	5,640	SM
13	N	6,866	SM	26	M	5,640	SM	40	K	5,640	SM
14	N	6,860	SM	27	M	5,640	SM	41	K	5,640	SM
15	N	6,854	SM	28	M	5,640	SM	42	K	5,640	SM
16	N	6,847	SM	29	M	5,640	SM	43	K	5,640	SM
17	N	6,841	SM	30	M	5,640	SM	44	K	5,640	SM
18	N	6,835	SM	31	M	5,640	SM	45	K	7,425	SM
19	N	6,829	SM	32	M	5,640	SM	65	K	56,659	OS
20	N	6,822	SM	33	M	5,640	SM				
21	N	6,816	SM								
22	N	8,124	SM								

FIELD NOTES  
BEING ALL OF THAT CERTAIN 18.758 ACRE TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, WILLAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 22.459 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR IN DOCUMENT NUMBER 2020087703, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING ALSO A PORTION OF A CALLED 104.60 ACRE TRACT OF LAND CONVEYED TO JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID 18.758 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK K, SALERNO, PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 22.459 ACRE TRACT OF LAND, AND WITH THE SOUTHERN AND EASTERN LINES OF SAID SALERNO, PHASE 1, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) N84°41'56"W, A DISTANCE OF 107.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S68°22'41"W, A DISTANCE OF 35.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N21°37'19"W, A DISTANCE OF 47.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N05°46'26"W, A DISTANCE OF 48.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S68°22'41"W, A DISTANCE OF 194.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) S21°37'19"E, A DISTANCE OF 10.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) S68°22'41"W, A DISTANCE OF 767.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 8) N21°37'19"W, A DISTANCE OF 415.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 9) N64°48'07"E, A DISTANCE OF 5.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 10) N21°37'19"W, A DISTANCE OF 191.15 FEET TO A 1/2 INCH IRON ROD FOUND AT A NORTHEASTERN CORNER OF SAID SALERNO, PHASE 1, BEING IN THE NORTH LINE OF SAID 22.459 ACRE TRACT OF LAND, BEING IN THE SOUTH LINE OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. IN DOCUMENT NUMBER 2009005145, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S68°32'30"E, WITH THE COMMON LINE OF SAID 22.459 ACRE TRACT, SAID 104.60 ACRE TRACT, AND SAID 55.34 ACRE TRACT OF LAND, A DISTANCE OF 1587.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID104.60 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S31°26'51"W, A DISTANCE OF 213.39 FEET TO A 1/2 INCH IRON ROD FOUND,
- 2) S17°25'04"W, A DISTANCE OF 102.85 FEET TO A 1/2 INCH IRON ROD FOUND, AND
- 3) S06°11'16"W, A DISTANCE OF 595.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.758 ACRES OF LAND.

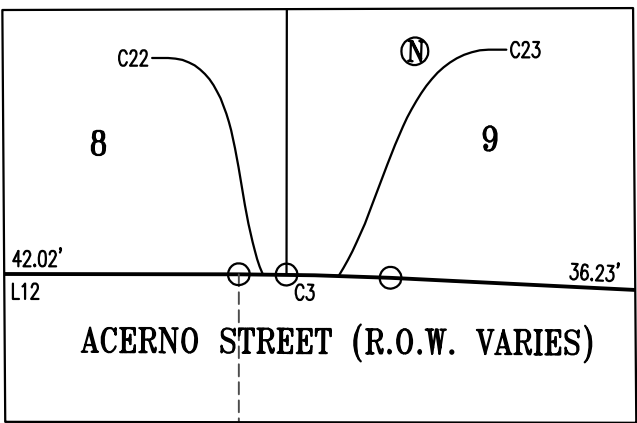
Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C39)	57.60	78.57	S03°39'33"W	56.32	30.16	42°00'27"
(C40)	35.32	275.00	N85°01'55"W	35.29	17.68	7°21'29"
(C41)	29.78	325.00	N83°58'43"W	29.77	14.90	5°15'03"

Line Table		
Line #	Length	Direction
L1	107.88	N84°41'56"W
L2	35.85	S68°22'41"W
L3	47.00	N21°37'19"W
L4	48.86	N05°46'26"W
L5	194.20	S68°22'41"W
L6	10.64	S21°37'19"E
L7	5.01	N64°48'07"E
L8	102.85	S17°25'04"W
L9	22.37	S71°57'08"W
L10	27.38	N64°48'07"E
L11	57.33	N68°22'41"E

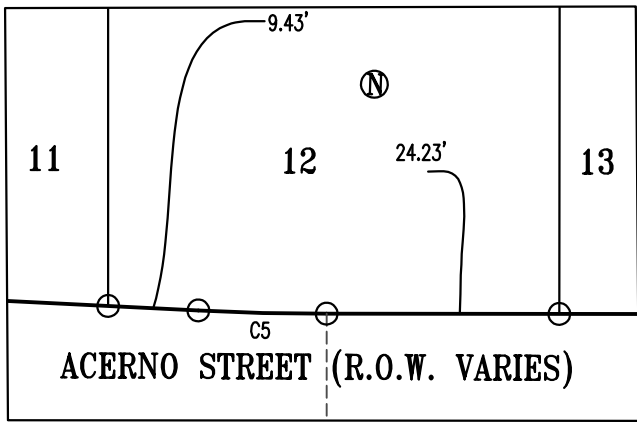
Line Table		
Line #	Length	Direction
L12	57.34	S68°22'41"W
L13	42.38	S81°21'11"E
L14	44.52	S81°21'11"E
L15	84.36	N21°37'19"W
L16	84.36	S21°37'19"E
L17	32.47	N68°22'41"E
L18	32.47	S68°22'41"W
L19	26.54	N82°35'45"E
L20	120.27	N05°46'26"W
L21	39.62	N23°03'53"E
L22	157.15	N06°11'13"E

Easement Line Table		
Line #	Length	Direction
(L23)	74.09	S10°40'11"W
(L24)	34.31	S27°49'57"W
(L25)	221.65	S06°59'21"W
(L26)	16.54	N81°21'11"W
(L27)	301.30	N07°11'12"E
(L28)	49.70	N25°15'34"W
(L29)	202.89	N04°54'15"E
(L30)	27.39	N81°21'11"W

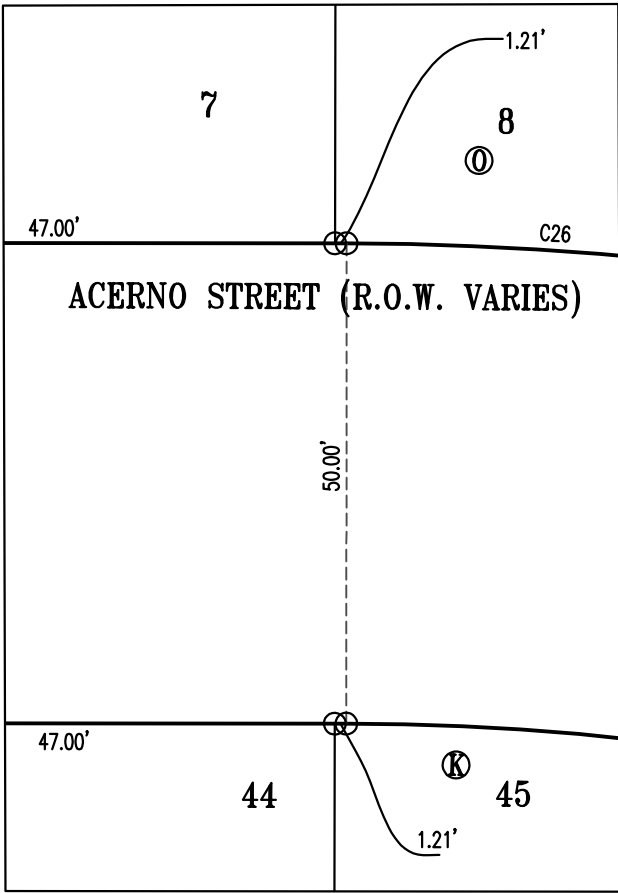
Easement Line Table		
Line #	Length	Direction
(L31)	218.61	N15°53'43"E
(L32)	152.31	N68°32'30"E
(L33)	144.27	S32°54'32"W
(L34)	37.82	S70°26'29"W
(L35)	142.82	S12°30'19"W
(L36)	85.54	S84°41'56"E
(L37)	164.47	S02°30'29"W



DETAIL "A"  
SCALE 1"=20'



DETAIL "B"  
SCALE 1"=20'



DETAIL "C"  
SCALE 1"=20'

LOT SUMMARY	TOTAL LOT COUNT																				OVERALL SALERNO LOT COUNT PER APPROVED PRELIMINARY
RESIDENTIAL LOTS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	PHASE 13	PHASE 14	PHASE 15	PHASE 16	PHASE 17	PHASE 18	PHASE 19	TOTAL	
SINGLE FAMILY SMALL LOT	100	91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	191	524
SINGLE FAMILY STANDARD LOT	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73	505
SINGLE FAMILY ESTATE LOT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	160
SUBTOTAL OF RESIDENTIAL LOTS	173	91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	264	1189
NON-RESIDENTIAL LOTS																					
AMENITY CENTER LOTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
COMMERCIAL LOTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9
LANDSCAPE LOTS	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	28
H.O.A. & OPEN SPACE LOTS	3	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	27
TOTAL	184	93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	277	1254

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 18.758 ACRE TRACT OF LAND, SITUATED IN THE HENRY MILLER SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:

**"SALERNO, PHASE 2"**

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

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

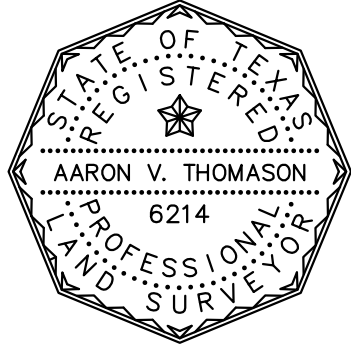
-----  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES:

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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

SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com

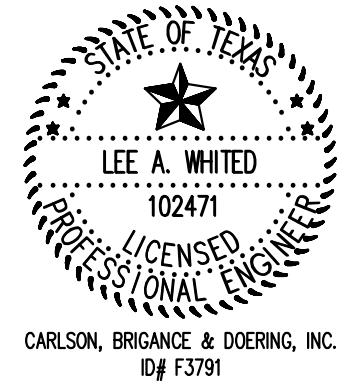


STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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

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



EASEMENT NOTES:

1. 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").
2. 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.
3. 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.
4. 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.
5. GRANTOR FURTHER GRANTS TO GRANTEE:
  - (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
  - (B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;

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

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

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

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

6. GRANTEE HEREBY COVENANTS AND AGREES:

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

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

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

8. GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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

GENERAL NOTES

1. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT (SWE.) ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
2. 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.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
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, 2018, AS AMENDED.
5. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
7. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
9. THE MINIMUM FINISH FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. A CLOMR IS REQUIRED FOR THE PROPOSED DEVELOPMENT BECAUSE RESIDENTIAL LOTS ARE INUNDATED BY THE CURRENT FEMA 1% ANNUAL FLOODPLAIN.
11. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 UNITS.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1910-002), APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2019.
13. HOA WILL OWN, MAINTAIN AND OPERATE ANY OPEN SPACE, DRAINAGE AND LANDSCAPE LOTS.
14. WATER SERVICE WILL BE PROVIDED BY JONAH WATER SUD.
15. WASTEWATER COLLECTION/CONVEYANCE IS PROVIDED BY SALERNO MUD.
16. REQUIRED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER & WASTEWATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.
17. FEMA ACCEPTANCE OF CLOMR AND LETTER ACKNOWLEDGE BY FEMA OF A RECEIPT OF COMPLETE APPLICATION FOR A LOMR MUST BE PROVIDED PRIOR TO FINAL ACCEPTANCE OF THE CONSTRUCTION OF THE SUBDIVISION OR ISSUANCE OF BUILDING PERMITS.

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

DAVID PAVLISKA, CHAIR  
PLANNING AND ZONING COMMISSION

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

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

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

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

(FP2011-004)  
SHEET NO. 3 OF 3

CBD

Carlson, Brigance & Doering, Inc.

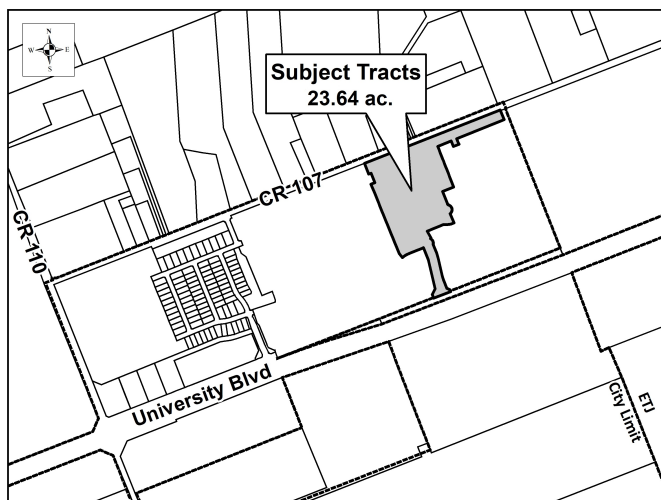
FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

J:\AC3D\5252\Survey\PLAT - SALERNO PH 2

# University Heights Phase 7 FINAL PLAT FP2009-002



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final Plat approval to create 104 development lots, 3 right-of-way lots and 10 other lots

**ZONING AT TIME OF APPLICATION:** TF (Two-Family)

**DESCRIPTION:** 23.64 acres out of the Millard H. Survey, Abstract No. 452

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

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: CR 107; Rural Residential (Georgetown ETJ; unzoned)

South: University Boulevard right-of-way (Unzoned); and Undeveloped commercial lot (C-1a)

East: University Heights Future Phases 8 and 9 - Zoned MF-1 and MF-2

West: University Heights Future Phase 6 - Zoned SF-3

**PROPOSED LAND USE:** Two-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	104	8.68
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	3	5.56
Parkland:	0	0
Other:	10	9.4
<b>TOTALS:</b>	<b>117</b>	<b>23.64</b>

**Owner:**  
JSL North Investments, LLC  
John S. Lloyd  
6504 West Courtyard Dr.  
Austin, TX 78730

**Agent:**  
Randall Jones & Associates Engineering, Inc.  
Israel Ramirez, P.E.  
2900 Jazz St.  
Round Rock, TX 78664

## University Heights Phase 7 FINAL PLAT      FP2009-002

**HISTORY:** On May 6, 2020, the Planning and Zoning Commission approved the Preliminary Plat (PP1911-003) on this 190.07-acre tract with a total of 10 residential and commercial phases.

**DATE OF REVIEW:** December 2, 2020

**LOCATION:** North side of University Boulevard and east of County Road 110

### STAFF REVIEW AND ANALYSIS:

**Comprehensive Plan and Zoning:** The Comprehensive Plan designates the tract for residential purposes. Phase 7 consists of residential lots zoned TF (Two-Family) for duplex development. The TF zoning district has a minimum lot size of 3,500 square feet individual lots containing one dwelling unit in a two-dwelling unit building.

For the purpose of this Phase, 104 two-family residential lots are proposed with a minimum lot width of 35-feet and minimum lot size of 3,500 square feet. There will be 9 HOA/landscape/drainage/open space lots, 1 special purpose lot, and 3 right-of-way lots. This proposal complies with the Comprehensive Plan, Zoning and Subdivision Ordinances, and the approved Preliminary Plat.

**Compliance with the Preliminary Plat:** As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1911-003).

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

**Water and Wastewater Service:** The site will be served by the Jonah Water Special Utility District as this tract is not within the City of Round Rock's CCN (Certificate of Convenience and Necessity). Wastewater service will be provided by the City of Round Rock. The City of Round Rock recently installed a 15-inch wastewater interceptor along County Road 110 and the developer will connect to this interceptor for wastewater service into the development.

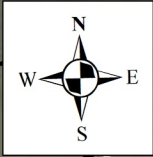
**Drainage:** There are no drainage concerns for this Phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to site development plan permitting.

### RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

#### **SHEET 1 of 3:**

1. Add label stating "Future" dashed partial lots and streets for adjacent Phases with label for each adjacent phase as depicted on the P&Z approved Preliminary Plat.
2. Revise easement dedications to state "10' PUE dedicated per Record # \_\_\_\_\_ & City of Round Rock Wastewater Easement per Recordation \_\_\_\_\_".
3. Provide lot & block label for future lift station lot and label as "Special Purpose Lot" as shown in the approved Preliminary Plat.
4. Update text to make legible for note south of College Square Drive.
5. Provide property transfer deed for all right-of-way dedication parcels and depict deed recordation information on the plat. Provide the Planning and Development Services Department staff with electronic copy of deed.
6. Depict offsite wastewater easement include beneficiary, bearings & distance for each segment and dedication statement or provide recordation space if dedicated by separate instrument for both force main and gravity lines. Easement shall be recorded prior to plat recordation.
7. Revise the Planning & Zoning Commission approval date to May 6, 2020 on plat note # 10.



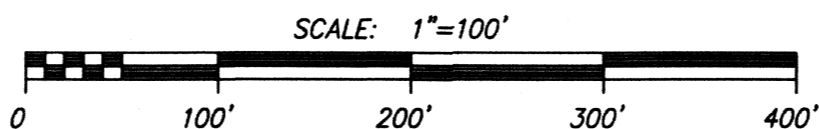
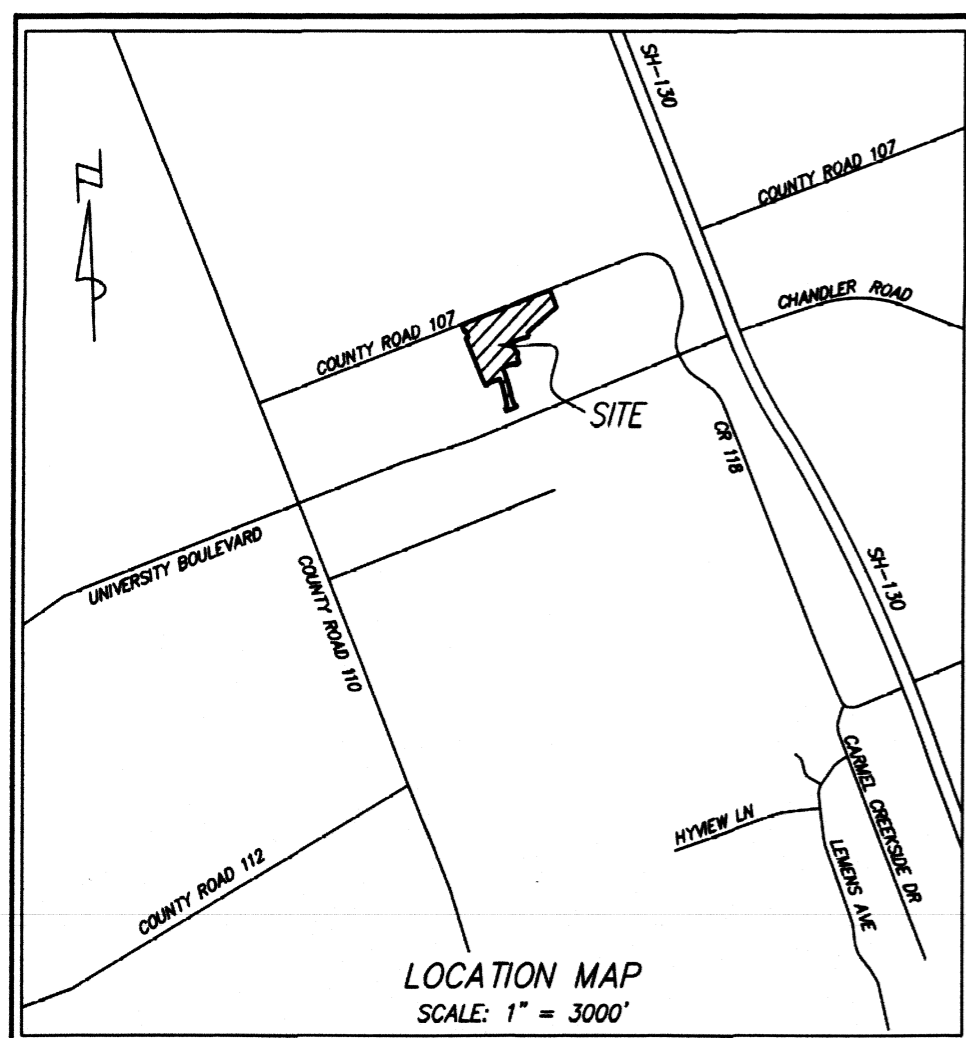
**Subject Tracts**  
**23.64 ac.**

**CR 107**

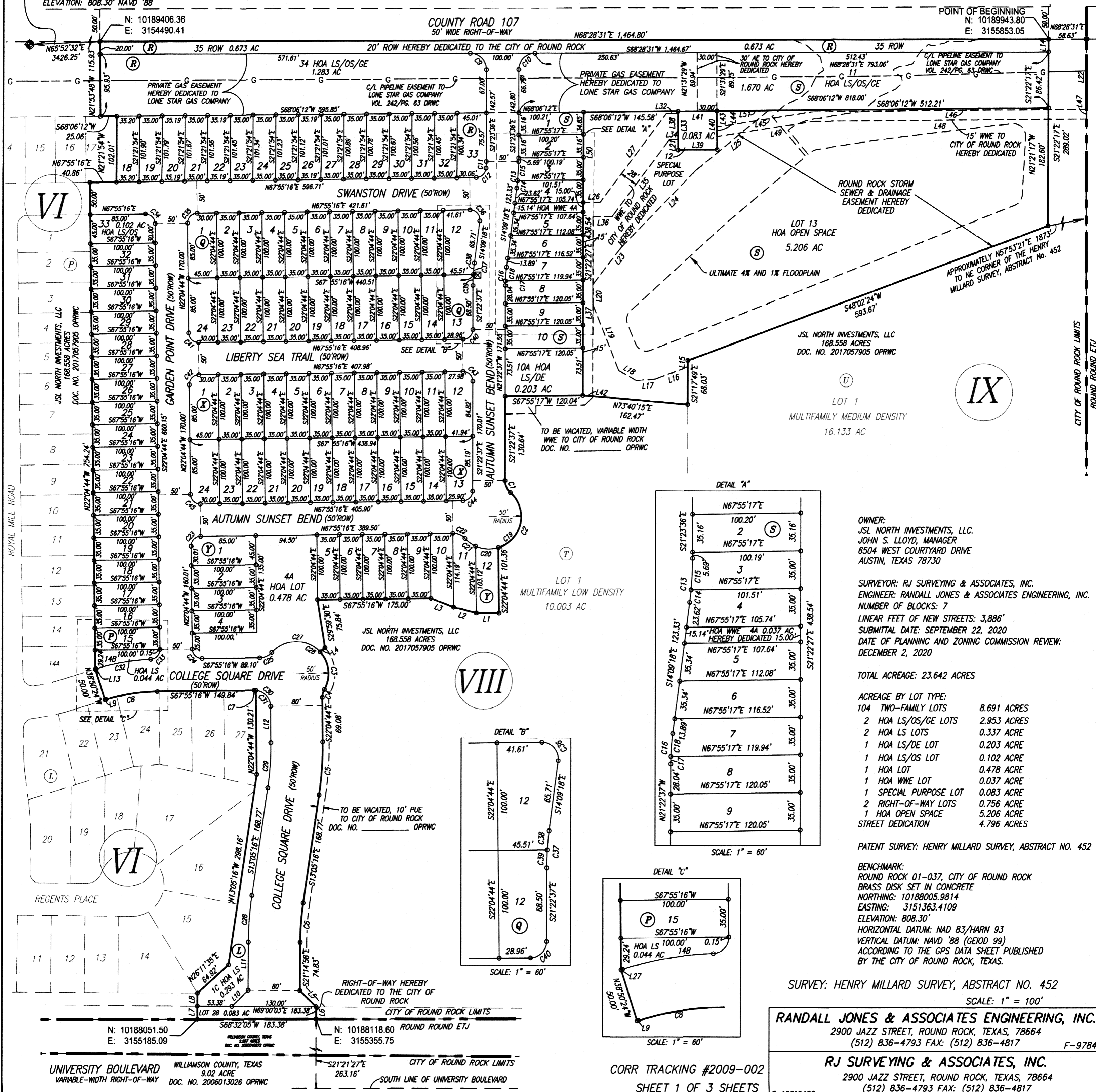
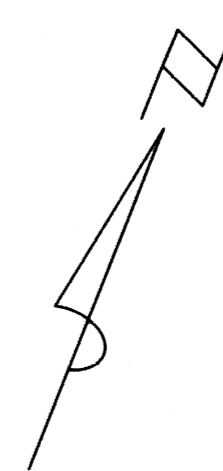
**CR 110**

**University Blvd**

**City Limit**  
**ETJ**

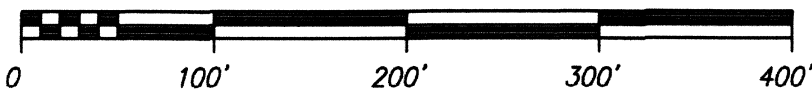


FINAL PLAT OF  
UNIVERSITY HEIGHTS PHASE 7  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



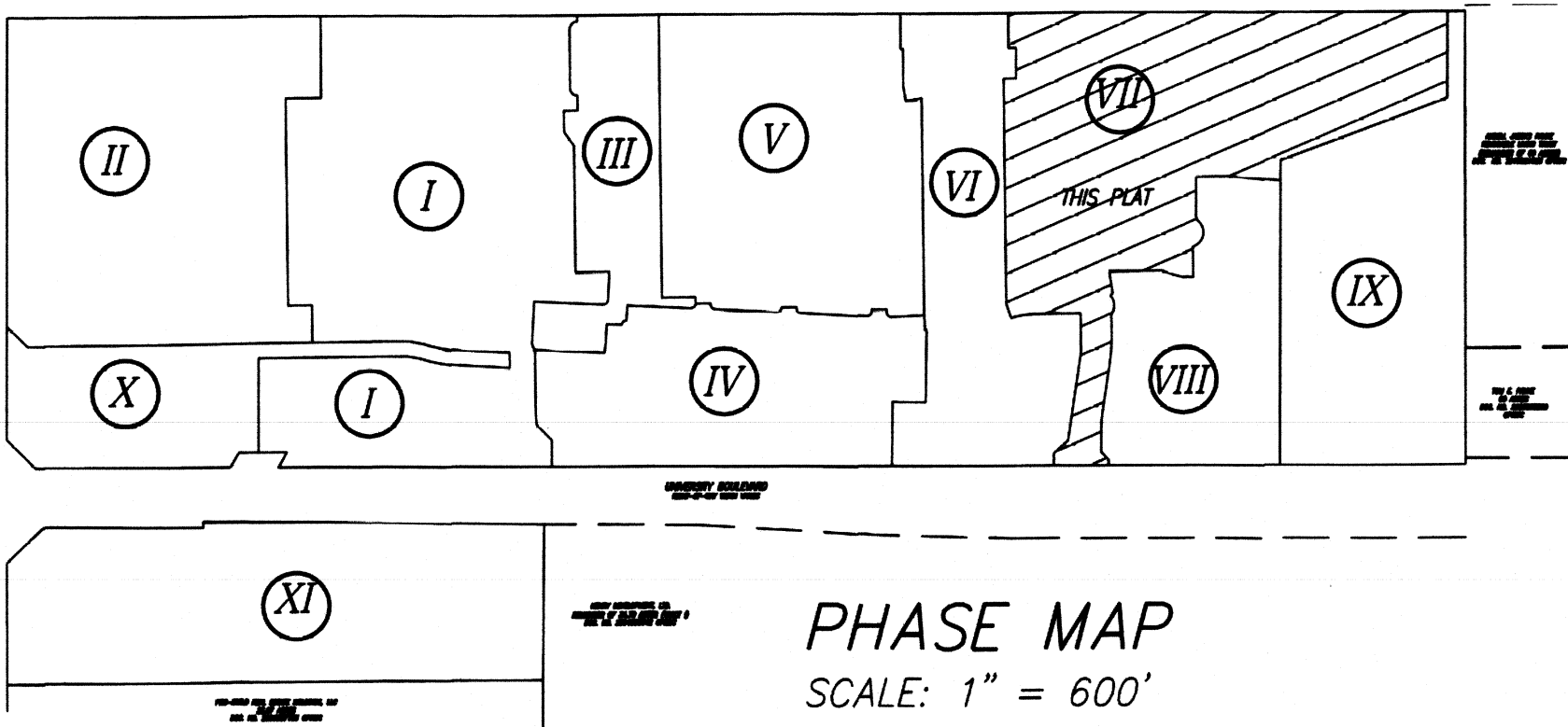
FINAL PLAT OF  
UNIVERSITY HEIGHTS PHASE 7  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



LEGEND

- = BENCHMARK (AS NOTED)
- = 1/2" IRON ROD FOUND (AS NOTED)
- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
- = 1" IRON PIPE FOUND
- = BLOCK NAME
- = NBU "NEIGHBORHOOD BOX UNIT"
- = ACCESS EASEMENT
- = BUILDING SETBACK LINE
- = DRAINAGE AND STORM SEWER EASEMENTS
- = WASTEWATER EASEMENT
- = OPEN SPACE
- = LANDSCAPE
- = GAS EASEMENT
- = PUBLIC UTILITY EASEMENT
- = RIGHT-OF-WAY
- = MINIMUM FINISHED FLOOR ELEVATION (NAVD '88)
- = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- = CITY LIMITS
- = APPROXIMATE CENTERLINE LOCATION GAS PIPELINE



PLAT NOTES:

- A PORTION OF THIS TRACT IS ENCRONCHED BY THE 4% ULTIMATE FLOODPLAIN AND THE ESTIMATED 1% ULTIMATE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY 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 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 2, 2020.
- 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.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK REFERENCING THE, DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
- ALL OPEN SPACE, LANDSCAPE, WME AND LS/DE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- WATER SERVICE IS PROVIDED BY JONAH WATER SUD, RECORDED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	21.02'	25.00'	048°10'40"	S45°27'57"E	20.41'
C2	105.88'	50.00'	121°05'54"	S09°00'20"E	87.08'
C3	62.41'	50.00'	071°30'49"	S27°54'33"E	58.43'
C4	13.06'	25.00'	029°55'35"	S07°06'56"E	12.91'
C5	82.39'	525.00'	008°59'28"	S17°35'00"E	82.30'
C6	61.25'	430.00'	008°09'42"	S17°10'07"E	61.20'
C7	2.56'	25.00'	005°52'22"	S70°51'28"W	2.56'
C8	80.45'	275.00'	016°45'41"	S59°32'26"W	80.16'
C9	39.33'	25.00'	090°07'53"	N66°27'32"W	35.40'
C10	39.21'	25.00'	089°52'07"	S23°32'28"W	35.31'
C11	10.37'	275.00'	002°09'40"	N20°18'46"W	10.37'
C12	22.82'	15.00'	087°09'13"	N24°20'40"E	20.68'
C13	41.06'	325.00'	007°14'18"	N17°46'27"W	41.03'
C14	11.69'	325.00'	002°03'38"	N15°11'07"W	11.69'
C15	29.37'	325.00'	005°10'40"	N18°48'16"W	29.36'
C16	28.31'	225.00'	007°12'36"	S17°45'36"E	28.30'
C17	6.97'	225.00'	001°46'32"	S20°28'38"E	6.97'
C18	21.34'	225.00'	005°26'04"	S16°52'20"E	21.33'
C19	162.02'	50.00'	185°39'56"	N23°16'41"E	99.88'
C20	35.86'	50.00'	041°05'17"	S75°37'43"E	35.09'
C21	20.49'	50.00'	023°28'45"	S75°37'43"E	20.35'
C22	21.03'	25.00'	048°11'23"	N87°59'02"W	20.41'
C23	23.56'	15.00'	090°00'00"	S22°55'16"W	21.21'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C24	23.56'	15.00'	090°00'00"	S67°04'44"E	21.21'
C25	21.03'	25.00'	048°11'23"	N43°49'35"E	20.41'
C26	146.71'	50.00'	188°06'58"	N76°12'37"W	99.46'
C27	84.30'	50.00'	096°36'09"	S68°01'58"W	74.67'
C28	72.65'	510.00'	008°09'42"	S17°10'07"E	72.59'
C29	69.83'	445.00'	008°59'28"	N17°35'00"W	69.76'
C30	39.27'	25.00'	090°00'00"	N67°04'44"W	35.36'
C31	36.71'	25.00'	084°07'38"	N64°08'32"W	33.50'
C32	85.36'	325.00'	015°02'53"	S58°41'03"W	85.11'
C33	23.11'	15.00'	088°17'13"	N22°03'53"E	20.89'
C34	23.56'	15.00'	090°00'00"	N67°04'44"W	21.21'
C35	23.56'	15.00'	090°00'00"	S22°55'16"W	21.21'
C36	25.64'	15.00'	097°55'26"	N63°07'01"W	22.63'
C37	34.66'	275.00'	007°13'19"	S17°45'57"E	34.64'
C38	17.95'	275.00'	003°44'25"	S16°01'30"E	17.95'
C39	16.71'	275.00'	003°28'53"	S19°38'10"E	16.71'
C40	23.38'	15.00'	089°17'53"	N23°16'20"E	21.08'
C41	23.56'	15.00'	090°00'00"	S67°04'44"E	21.21'
C42	23.56'	15.00'	090°00'00"	S22°55'16"W	21.21'
C43	23.75'	15.00'	090°42'07"	N66°43'40"W	21.34'
C44	23.38'	15.00'	089°17'53"	N23°16'20"E	21.08'
C45	23.56'	15.00'	090°00'00"	S67°04'44"E	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°13'47"W	35.01'
L2	S82°52'00"W	36.23'
L3	S89°59'46"W	37.77'
L4	S26°20'02"W	10.08'
L5	S66°07'27"E	35.43'
L6	S21°27'55"E	19.08'
L7	N21°27'55"W	20.57'
L8	N20°59'57"W	20.00'
L9	S51°09'36"W	1.50'
L10	S23°52'33"W	35.28'
L11	N21°14'58"W	74.48'
L12	N22°04'44"W	56.49'
L13	N51°09'36"E	1.50'
L14	N21°31'29"W	20.00'
L15	S21°17'49"E	9.56'
L16	S47°35'08"W	53.37'
L17	S64°13'43"W	29.96'
L18	S81°38'11"E	31.12'
L19	N42°44'24"W	110.42'
L20	S21°22'27"E	30.32'
L21	S21°53'48"E	16.33'
L22	S21°29'06"E	108.54'
L23	N15°51'29"E	71.73'
L24	N22°33'08"E	166.44'
L25	N28°55'00"E	145.32'
L26	N67°55'17"E	26.24'
L27	N15°04'09"E	170.78'
L32	N68°06'12"E	17.92'
L33	S21°53'48"E	40.20'
L34	N68°06'12"E	13.13'
L35	N15°03'30"E	148.53'
L36	N67°55'17"E	29.64'
L37	N21°22'27"W	277.53'
L38	N21°53'48"W	60.00'
L39	S68°06'12"W	60.00'
L40	S21°53'48"E	60.00'
L41	S68°06'12"W	60.00'
L42	N73°40'15"E	15.06'
L43	S21°53'48"E	24.87'
L44	S21°53'48"E	15.17'
L45	N59°38'15"E	151.95'
L46	N68°06'12"E	420.68'
L47	S21°29'06"E	15.00'
L48	N68°06'12"E	419.46'
L49	N59°38'15"E	153.08'
L50	S21°22'27"E	140.01'
L51	N68°06'12"E	80.10'

EASEMENT NOTES:

- ELECTRIC TRANSMISSION EASEMENT TO TEXAS POWER & LIGHT COMPANY - VOLUME 353/PAGE 60 DRWC - UNLOCATABLE. NOT SHOWN ON SUBJECT PLAT.
- WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET TYPE OVER AND ACROSS 200 ACRES. EASEMENT NOT TO EXCEED 15' IN WIDTH CENTERED ON THE PIPE LINE AS INSTALLED UNDERGROUND. UNDERGROUND WATER PIPELINE UNLOCATABLE. NOT SHOWN ON SUBJECT PLAT.
- GAS PIPE LINE EASEMENT TO LONE STAR GAS COMPANY - VOLUME 242/PAGE 63 DRWC - BLANKET TYPE OVER AND ACROSS 200 ACRES. NO WIDTH GIVEN. PIPELINE CENTERLINE SHOWN ON PLAT.

TWO-FAMILY BLOCK	LOT	SQ.FT.	BLOCK	LOT	SQ.FT.	BLOCK	LOT	SQ.FT.
P	15	3500	Q	20	3500	X	5	3500
P	16	3500	Q	21	3500	X	6	3500
P	17	3500	Q	22	3500	X	7	3500
P	18	3500	Q	23	3500	X	8	3500
P	19	3500	Q	24	4452	X	9	3500
P	20	3500				X	10	3500
P	21	3500	R	18	3589	X	11	3500
P	22	3500	R	19	3564	X	12	4206
P	23	3500	R	20	3580	X	13	4086
P	24	3500	R	21	3557	X	14	3500
P	25	3500	R	22	3572	X	15	3500
P	26	3500	R	23	3549	X	16	3500
P	27	3500	R	24	3545	X	17	3500
P	28	3500	R	25	3541	X	18	3500
P	29	3500	R	26	3556	X	19	3500
P	30	3500	R	27	3533	X	20	3500
P	31	3500	R	28	3529	X	21	3500
P	32	3500	R	29	3525	X	22	3500
			R	30	3522	X	23	3500
			R	31	3518	X	24	4452
Q	1	4452	R	32	3514			
Q	2	3500	R	33	4464	Y	1	4452
Q	3	3500				Y	2	3500
Q	4	3500				Y	3	3500
Q	5	3500	S	1	3507	Y	4	3500
Q	6	3500	S	2	3523	Y	5	3500
Q	7	3500	S	3	3519	Y	6	3500
Q	8	3500	S	4	3624	Y	7	3500
Q	9	3500	S	5	3845	Y	8	3500
Q	10	3500	S	6	4001	Y	9	3500
Q	11	3500	S	7	4149	Y	10	3748
Q	12	5125	S	8	4201	Y	11	3863
Q	13	4395	S	9	4202	Y	12	3504
Q	14	3500	S	10	4202			
Q	15	3500						
Q	16	3500	X	1	4452			
Q	17	3500	X	2	3500			
Q	18	3500	X	3	3500			
Q	19	3500	X	4	3500			

NON-RESIDENTIAL BLOCK	LOT	ACREAGE	DESCRIPTION
L	1C	0.293 AC	HOA LS
L	2B	0.083 AC	RIGHT-OF-WAY
P	14B	0.044 AC	HOA LS
P	33	0.102 AC	HOA LS/OS
R	34	1.283 AC	HOA LS/OS/GE
R	35	0.673 AC	RIGHT-OF-WAY
S	4A	0.037 AC	HOA WME
S	10A	0.203 AC	HOA LS/DE
S	11	1.670 AC	HOA LS/OS/GE
S	12	0.083 AC	SPECIAL PURPOSE
S	13	5.206 AC	HOA OPEN SPACE
Y	4A	0.478 AC	HOA LOT

LOT SUMMARY	TOTAL LOT COUNT										
	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII	PHASE IX	PHASE X	PHASE XI
SINGLE FAMILY ESTATE LOTS	12	15	5		9						41
SINGLE FAMILY STANDARD LOTS	36	56	12	42	50	14					210
SINGLE FAMILY SMALL LOTS	43	24	15	21	29	49					181
TWO FAMILY LOTS							104				104
COMMERCIAL LOTS										4	6
MULTI FAMILY LOTS								1	1		2

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

CORR TRACKING #2009-002  
SHEET 2 OF 3 SHEETS

F-10015400

FINAL PLAT OF  
UNIVERSITY HEIGHTS PHASE 7  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 168.558 ACRE TRACT OF LAND CONVEYED TO JSL NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (50' RIGHT-OF-WAY WIDTH), SAME BEING THE NORTH LINE OF THE ABOVE REFERENCED 168.558 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED 168.558 ACRE TRACT BEARS, N68°28'31"E A DISTANCE OF 58.63 FEET;

THENCE ACROSS SAID 168.558 ACRE TRACT, THE FOLLOWING 24 COURSES:

1. S21°22'17"E A DISTANCE OF 289.02 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE NORTHEAST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 BEARS APPROXIMATELY M57°53'21"E A DISTANCE OF 1873 FEET;
2. S48°02'24"W A DISTANCE OF 593.67 FEET; TO A 1/2" IRON ROD SET
3. S21°17'49"E A DISTANCE OF 68.03 FEET TO A 1/2" IRON ROD SET;
4. S73°40'15"W A DISTANCE OF 162.47 FEET TO A 1/2" IRON ROD SET;
5. S67°55'17"W A DISTANCE OF 120.04 FEET TO A 1/2" IRON ROD SET;
6. S21°22'37"E A DISTANCE OF 130.64 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
7. SOUTHEASTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 21.02 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°10'40", AND A CHORD BEARING S45°27'57"E, 20.41 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
8. SOUTHERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 105.68 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 121°05'54", AND A CHORD BEARING S09°00'20"E, 87.08 FEET TO A 1/2" IRON ROD SET;
9. S22°04'44"E A DISTANCE OF 101.36 FEET TO A 1/2" IRON ROD SET;
10. S69°13'47"W A DISTANCE OF 35.01 FEET TO A 1/2" IRON ROD SET;
11. S82°52'00"W A DISTANCE OF 36.23 FEET TO A 1/2" IRON ROD SET;
12. S89°59'46"W A DISTANCE OF 37.77 FEET TO A 1/2" IRON ROD SET;
13. S67°55'16"W A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD SET;
14. S29°59'30"E A DISTANCE OF 75.84 FEET TO A 1/2" IRON ROD SET;
15. S26°20'02"W A DISTANCE OF 10.08 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
16. SOUTHEASTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 62.41 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 71°30'49" AND A CHORD BEARING S27°54'33"E, 58.43 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
17. SOUTHERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 13.06 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29°55'35", AND A CHORD BEARING S07°06'56"E, 12.91 FEET TO A 1/2" IRON ROD SET;
18. S22°04'44"E A DISTANCE OF 69.08 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
19. SOUTHERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 82.39 FEET, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 08°59'28", AND A CHORD BEARING S17°35'00"E, 82.30 FEET; TO A 1/2" IRON ROD SET
20. S13°05'16"E A DISTANCE OF 168.77 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
21. SOUTHERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 61.25 FEET, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 08°09'42", AND A CHORD BEARING S17°10'07"E, 61.20 FEET TO A 1/2" IRON ROD SET;
22. S21°14'58"E A DISTANCE OF 74.83 FEET TO A 1/2" IRON ROD SET;
23. S66°07'27"E A DISTANCE OF 35.43 FEET TO A 1/2" IRON ROD SET;
24. S21°27'55"E A DISTANCE OF 19.08 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 168.558 ACRE TRACT, SAME BEING THE NORTH LINE OF A 2.597 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS BY DEED RECORDED IN DOCUMENT NO. 2020040872 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S68°32'05"W ALONG THE SOUTH LINE OF SAID 168.558 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 2.597 ACRE TRACT A DISTANCE OF 183.38 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 168.558 ACRE TRACT, THE FOLLOWING 16 COURSES:

1. N21°27'55"W A DISTANCE OF 20.57 FEET TO A 1/2" IRON ROD SET;
2. N20°59'57"W A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET;
3. N26°11'35"E A DISTANCE OF 64.92 FEET TO A 1/2" IRON ROD SET;
4. N13°05'16"W A DISTANCE OF 298.16 FEET TO A 1/2" IRON ROD SET;
5. N22°04'44"W A DISTANCE OF 130.21 FEET TO A 1/2" IRON ROD SET AT A POINT OF A NON-TANGENT CURVE TO THE LEFT;
6. SOUTHWESTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 2.56 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 05°52'22", AND A CHORD BEARING S70°51'28"W, 2.56 FEET TO A 1/2" IRON ROD SET;
7. S67°55'16"W A DISTANCE OF 149.84 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
8. SOUTHWESTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 80.45 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 16°45'41", AND A CHORD BEARING S59°32'26"W, 80.16 FEET TO A 1/2" IRON ROD SET;
9. S51°09'36"W A DISTANCE OF 1.50 FEET TO A 1/2" IRON ROD SET;
10. N38°50'24"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
11. N22°04'44"W A DISTANCE OF 754.24 FEET TO A 1/2" IRON ROD SET;
12. N67°55'16"E A DISTANCE OF 40.86 FEET TO A 1/2" IRON ROD SET;
13. N21°21'54"W A DISTANCE OF 102.01 FEET TO A 1/2" IRON ROD SET;
14. S68°06'12"W A DISTANCE OF 25.06 FEET TO A 1/2" IRON ROD SET;
15. N21°53'48"W A DISTANCE OF 115.93 FEE TO A 1/2" IRON ROD SET;
16. N68°28'31"E A DISTANCE OF 1464.80 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 23.642 ACRES, MORE OR LESS.  
ALL IRON RODS SET HAVE RJ SURVEYING CAPS.  
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).  
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 168.558 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017057905, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS UNIVERSITY HEIGHTS PHASE 7 SUBDIVISION.

JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: JOHN S. LLOYD, MANAGER  
JSL NORTH INVESTMENTS, LLC.  
6504 WEST COURTYARD DRIVE  
AUSTIN, TEXAS 78730

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JOHN S. LLOYD, AS MANAGER OF JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID JSL NORTH INVESTMENTS, LLC.

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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 TRAMS 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.

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT I, WILLIAM L. JOHNSON, 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.

William L. Johnson  
WILLIAM L. JOHNSON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425  
STATE OF TEXAS

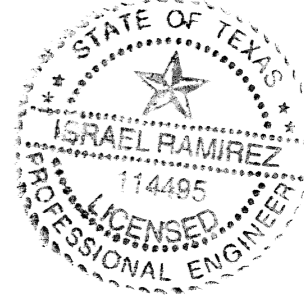


STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT I, ISRAEL RAMIREZ, 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.

Israel Ramirez  
ISRAEL RAMIREZ DATE  
LICENSED PROFESSIONAL ENGINEER NO. 114495  
STATE OF TEXAS



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

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

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