



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

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

Wednesday, January 13, 2021

6:00 PM

City Council Chambers, 221 East Main St.

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 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 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, 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 December 16, 2020 Planning and Zoning Commission meeting.
- E.2 Consider a 30-day extension request for the Salerno Phase 3 Final Plat, generally located southeast of University Blvd. and CR 110. Case No. FP2012-002
- E.3 Consider a 30-day extension request for the Avery Center East Phase 1 Preliminary Plat, generally located on the east side of N. A.W. Grimes Blvd. and south of CR 122. Case No. PP2011-001

F. PLATTING:

- F.1 Consider public testimony regarding, and approval of the Replat Lot 1, Block A of the Webster-Brostad Subdivision, generally located at the northeast corner of Red Bud Ln. and Doris Ln. Case No. FP2012-001
- F.2 Consider public testimony regarding, and approval of the Replat of Lot 1, Block A of the Riverwalk Subdivision, generally located west of N. Mays St. and north of W. Anderson Ave. Case No. FP2012-003
- F.3 Consider approval of the University Heights Phase 9 Final Plat, generally located on the north side of University Blvd. and west of SH 130. Case No. FP2012-004

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 Meeting was posted on the 8th day of January 2021 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, December 16, 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 may have 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, 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, December 16, 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 9 - 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

Absent 0

PLEDGES OF ALLEGIANCE

Chairman Pavliska led the following Pledges of Allegiance:
United States
Texas

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

CONSENT AGENDA:

All items listed on the Consent Agenda were enacted by one motion. There was no separate discussion of these items and no items were removed from the Consent Agenda.

A motion was made by Commissioner Bryan seconded by Commissioner Sellers to approve the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Stevens
Commissioner Wendt

Nay: 0

Absent: 0

- E.1** Consider approval of the minutes for the December 2, 2020 Planning and Zoning Commission meeting.

This item was approved under the Consent Agenda.

- E.2** Consider a 30-day extension request for the Avery Center East Ph. 1 Preliminary Plat, generally located on the east side of N. A.W. Grimes Blvd.; south of CR 122. Case No. PP2011-001

This item was approved under the Consent Agenda.

PLATTING AND ZONING:

- F.1** Consider public testimony regarding, and a recommendation concerning the request filed by Don Quick & Associates, Inc., on behalf of the property owners, for the original zoning of 47.94 acres of land to a Planned Unit Development (PUD) to be known as the Westview South PUD, generally located along Westview Dr.; south of Gattis School Rd. Case No. ZON2011-001

Clyde von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative 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 Vice Chair Henderson, seconded by Commissioner

Stevens, to recommend the Westview South PUD for City Council approval. The motion passed by the following vote:

Aye: 9 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Stevens
Commissioner Wendt

Nay: 0

Absent: 0

F.2 Consider approval of the QuikTrip No. 4178 Preliminary Plat, generally located northeast of SH 130 and Chandler Rd. Case No. PP2011-002

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

A motion was made by Commissioner Bryan, seconded by Commissioner Sellers, to approve the Preliminary Plat as presented. The motion passed by the following vote:

Aye: 9 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Stevens
Commissioner Wendt

Nay: 0

Absent: 0

F.3 Consider approval of the QuikTrip No. 4178 Final Plat, generally located northeast of SH 130 and Chandler Rd. Case No. FP2011-007

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 Commissioner Clawson, to approve the Final Plat with an additional condition. The motion passed by the following vote:

Aye: 9 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Stevens
Commissioner Wendt

Nay: 0

Absent: 0

- F.4** Consider approval of the Chester Ranch Phase 2 Final Plat, generally located northeast of N. Red Bud Ln. and CR 122. Case No. FP2011-002

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 Final Plat as presented. The motion passed by the following vote:

Aye: 9 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Stevens
Commissioner Wendt

Nay: 0

Absent: 0

STAFF REPORT:

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

No report was given at this meeting.

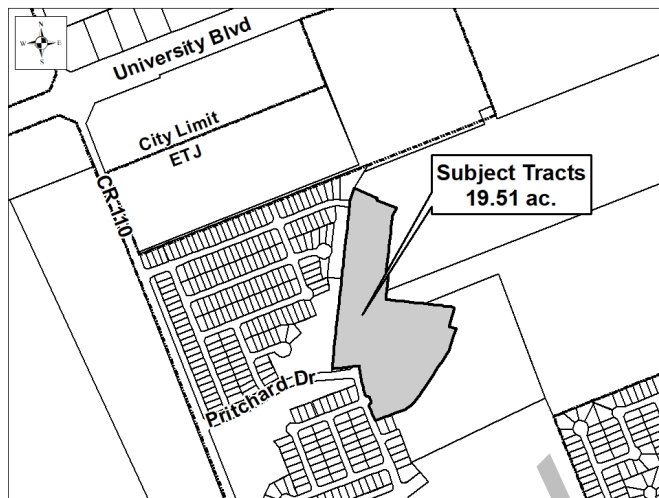
ADJOURNMENT

There being no further business, Chairman Pavliska adjourned the meeting at 6:41 PM.

Respectfully Submitted,

Veronica Chandler, Planning Technician

**Salerno Phase 3
FINAL PLAT FP2012-002**



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 19.51 acres out of the Henry Millard Survey, Abstract No. 412.

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

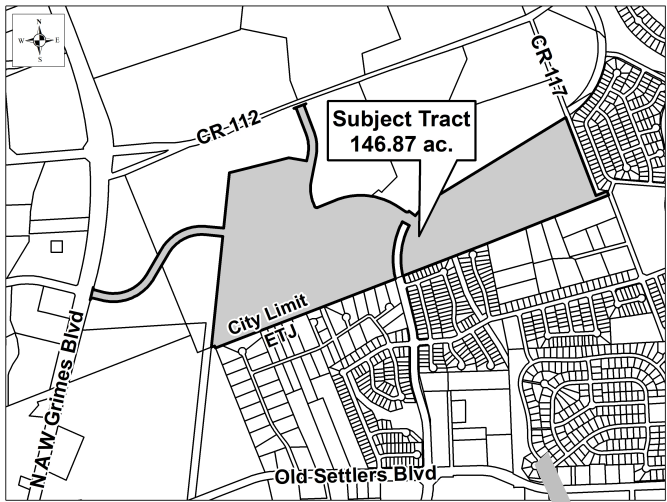
PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	52	19.51

Owner:
Michael Ohlendorf
1845 FM 1977
Martindale, TX 78655

Agent:
Carlson, Brigrance & Doering, Inc.
Geoff Guerrero
5501 W. William Cannon Dr.
Austin, TX 78749

Avery Centre East Ph 1
PRELIM PLAT PP2011-001



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 146.87 acres out of the Thomas Tolbert Survey, Abstract No. 523 and Willis Donahoe Survey, Abstract No. 173

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

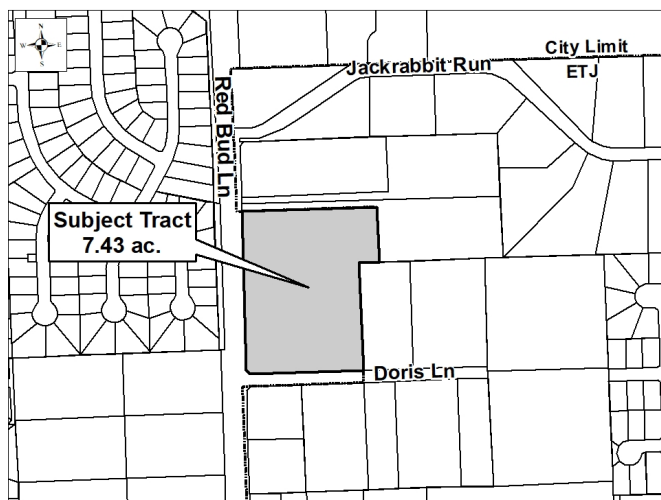
PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	731	146.87

Owner:
Avery Ranch Company, LTD, et al
John Avery Jr.
400 East Main St.
Round Rock, TX 78664

Agent:
Pape-Dawson Engineers, Inc.
Michael Fisher, P.E.
10801 N. Mapoc Expwy., Bldg. 3, Ste. 200
Austin, TX 78759

Webster-Brostad Subdivision Replat FINAL PLAT FP2012-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a replat.

ZONING AT TIME OF APPLICATION: SR (Senior)

DESCRIPTION: 7.43 acres out of the John H. Randall Survey, Abstract No. 531.

CURRENT USE OF PROPERTY:planned senior housing

COMPREHENSIVE PLAN LAND USE DESIGNATION:residential

ADJACENT LAND USE:

North: ETJ (extraterritorial jurisdiction) - large lot single family

South: (across Doris Lane) - ETJ - large lot single family

East: ETJ - large lot single family

West: (across Red Bud Lane) - PUD (Planned Unit Development) No. 11 - single family & PF-2 (Public Facilities - medium intensity) - fire station

PROPOSED LAND USE: senior housing

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	7.43
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	7.43

Owner:
Webster-Brostad Family Revocable Trust
David Brostad
14320 Tandem Blvd., Apt. 2311
Austin, TX 78728-6660

Applicant:
Kimley-Horn
Andrew S. Evans
2600 Via Fortuna, Terrace 1, Suite 300
Austin, TX 78746

Agent:
Kimley-Horn
Andrew S. Evans
2600 Via Fortuna, Terrace 1, Suite 300
Austin, TX 78746

**Webster-Brostad Subdivision Replat
FINAL PLAT FP2012-001**

HISTORY: The property was annexed and zoned as SR (Senior) in 2020. Senior apartments are planned for the site.

DATE OF REVIEW: January 13, 2021

LOCATION: Northeast corner of Red Bud Lane and Doris Lane.

STAFF REVIEW AND ANALYSIS:

Overview: The plat contains the 4.64-acre Brostad Subdivision and an additional 2.79 acres which are currently unplatted. These two properties are combined in this final plat, resulting in a replat.

Zoning and Comprehensive Plan: The property is designated as residential on the FLUM (Future Land Use Map) of the comprehensive plan. It is zoned as SR (Senior), which allows for apartments, townhomes, and assisted living.

Traffic, Access, and Roads: A Traffic Impact Analysis (TIA) is not required at this time, but a determination will be made prior to the submittal of the first full Site Development Permit application.

Water and Wastewater Service: Upon release from the service areas of the City of Hutto and Manville, the City of Round Rock can provide water and wastewater service to property. There is an existing 16" water main along the east side of Red Bud Lane, fronting the subject properties. The nearest potential wastewater connection is an 8" main located on the City's fire station property to the southwest.

Drainage: No flood study was required. This tract is not encroached by the effective FEMA 1% annual chance floodplain (Zone A/AE) and it is not encroached by or adjacent to the ultimate (future) 1% annual chance floodplain.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Obtain CCN releases from City of Hutto and Manville to allow City of Round Rock to provide wastewater service to property.
2. An approved SIP (Subdivision Improvement Permit) is required. Offsite improvements must either be constructed and accepted, or appropriate fiscal surety posted.
3. Record any offsite easements necessary for extension of utilities necessary for platting (e.g., wastewater).



**Subject Tract
7.43 ac.**

Red Bud Ln

Jackrabbit Run

**City Limit
ETJ**

Doris Ln

JOHN H. RANDALL
SURVEY
ABSTRACT NO. 531

CALLED 3.007 ACRES
BURNELL E. & SUSAN MCQUEEN
DOC. NO. 2014094142
O.P.R.W.C.T.

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000118481546.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED MAY 05, 2020.

BENCHMARK NOTE:

BM #1- SQUARE CUT ON TOP OF CONCRETE TRANSFORMER PAD AT THE SOUTH SIDE OF DORIS LANE ±50' SOUTH OF THE SOUTHEAST SUBJECT PROPERTY CORNER, ±500' EAST OF THE INTERSECTION OF DORIS LANE AND RED BUD LANE. (GEOID18) (NAVD88)
ELEVATION = 787.96'.

BM #2- SQUARE CUT ON TOP OF CONCRETE SIDEWALK ON THE WEST SIDE OF RED BUD LANE, ±110' SOUTHWEST OF THE SOUTHWEST SUBJECT PROPERTY CORNER, ±45' WEST OF THE INTERSECTION OF DORIS LANE AND RED BUD LANE. (GEOID18) (NAVD88)
ELEVATION = 797.87'.

OWNERS: WEBSTER-BROSTAD FAMILY REVOCABLE TRUST
DAVID L. AND BETTY J. BROSTAD

ACREAGE: 7.4312 ACRES

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING

SUBMITTAL DATE: DECEMBER 15, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JANUARY 13, 2021

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

ACREAGE BY LOT TYPE:
DEVELOPMENT 7.4312 ACRES
TOTAL: 7.4312 ACRES

PATENT SURVEY: JOHN H. RANDALL SURVEY,
ABSTRACT NO. 531

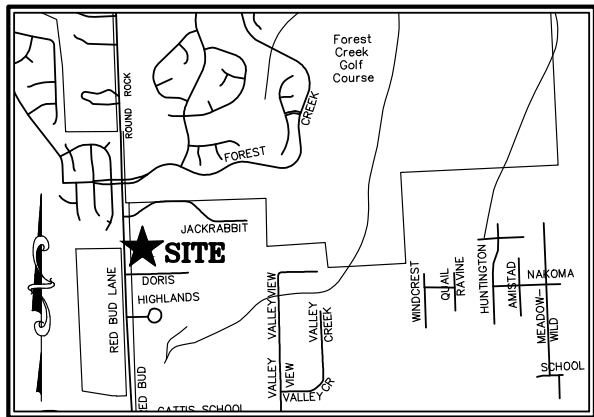
ENGINEER: ANGGA WDODO, P.E. KIMLEY-HORN

NUMBER OF LOTS BY TYPE:
DEVELOPMENT 1
TOTAL 1

LOT TABLE:
LOT 1 7.4312 ACRES
TOTAL 7.4312 ACRES

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

	PROPERTY LINE	D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
---	EXISTING PROPERTY LINES		
- - -	EXISTING EASEMENTS	O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND (UNLESS NOTED)	(.....)	RECORD INFORMATION PER PLAT VOL. C, PG. 14
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	[.....]	RECORD INFORMATION PER PLAT VOL. Q, PG. 297
●	IRON ROD WITH "BAKER-AIKLEN" CAP FOUND	{.....}	RECORD INFORMATION PER DEED DOC. NO. 2009029921
X	CHISELED "X" FOUND IN CONCRETE	<.....>	RECORD INFORMATION PER DEED DOC. NO. 2000057019
△	CALCULATED POINT		
▲	60D NAIL FOUND	([.....])	RECORD INFORMATION PER DEED DOC. NO. 2005010290
⊙	SURVEY CONTROL POINT		
⊙	BENCHMARK	{.....}	RECORD INFORMATION PER DEED DOC. NO. 2005013410
DOC. NO.	DOCUMENT NUMBER	[.....]	RECORD INFORMATION PER DEED DOC. NO. 2004057618
P.O.B.	POINT OF BEGINNING	{.....}	RECORD INFORMATION PER DEED DOC. NO. 2005004005
B.S.L.	BUILDING SETBACK LINE	[{.....}]	RECORD INFORMATION PER DEED DOC. NO. 2005004005
VOL./PG.	VOLUME, PAGE		
R.O.W.	RIGHT-OF-WAY	{{.....}}	RECORD INFORMATION PER PLAT VOL. G, PG. 246
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS	<.....>	RECORD INFORMATION PER DEED DOC. NO. 2005023358
R.P.R.W.C.T.	REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS	<.....>	RECORD INFORMATION PER DEED DOC. NO. 2013024598
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS	<<.....>	RECORD INFORMATION PER DEED VOL. 1445, PG. 387

FINAL PLAT OF
WEBSTER-BROSTAD
SUBDIVISION - A REPLAT OF THE
BROSTAD SUBDIVISION AND A
FINAL PLAT OF 2.79 ACRES IN
THE RANDALL SURVEY
City of Round Rock,
Williamson County, Texas

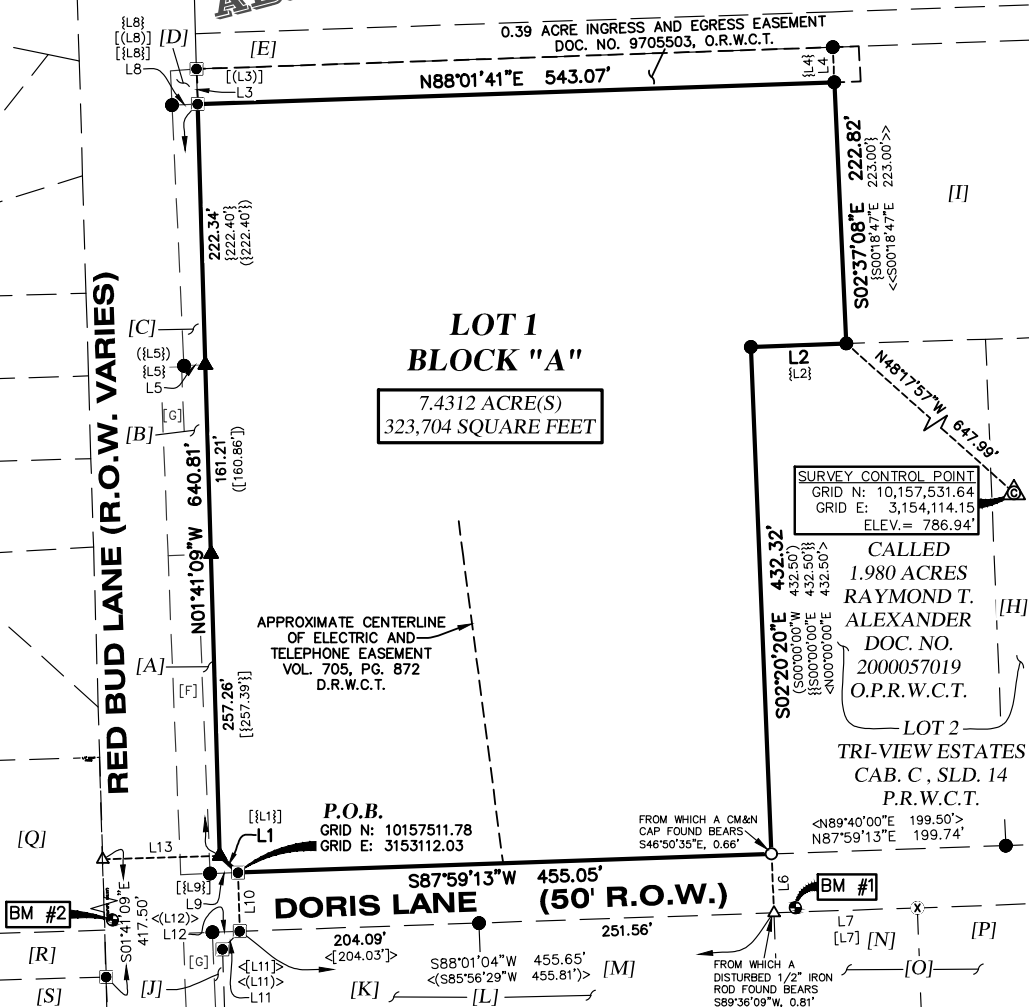


PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date: 12/29/2020
Project: 01025
Scale: 1" = 100'
Reviewer: PRB
Tech: BAP
Field Crew: JZ/FH
Survey Date: JULY 2020
Sheet: 1 OF 2

#FP2012-001

P:\01025\0wg\01025_Amended Plat.dwg



[A] CALLED 0.067 ACRES
PARCEL 14
CITY OF ROUND ROCK
DOC. NO. 2005004005
O.P.R.W.C.T.

[B] CALLED 0.072 ACRES
PARCEL 13
CITY OF ROUND ROCK
DOC. NO. 2005010290
O.P.R.W.C.T.

[C] CALLED 0.102 ACRES
PARCEL 12
CITY OF ROUND ROCK
DOC. NO. 2005013410
O.P.R.W.C.T.

[D] CALLED 0.015 ACRES
PARCEL 11
CITY OF ROUND ROCK
DOC. NO. 2004057618
O.P.R.W.C.T.

[E] CALLED 3.007 ACRES
JOEL E. & JEANETTE
T. FRANKLIN
DOC. NO. 2018091608
O.P.R.W.C.T.

[F] 25' ROADWAY
EASEMENT
CAB. C, SLD. 246
(SEE NOTE 4)

[G] 25' ROADWAY
EASEMENT
CAB. C, SLD. 14
(SEE NOTE 4)

[H] CALLED 3.02 ACRES
DANA RICHIE AND
KATHY RICHIE
DOC. NO. 2011065370
O.P.R.W.C.T.

[I] REMAINDER OF A
CALLED 3.280 ACRES
JIM CORONADO
VOL. 1445, PG. 387
R.P.R.W.C.T.

[J] CALLED 0.037 ACRES
PARCEL 15
CITY OF ROUND ROCK
DOC. NO. 2005023358
O.P.R.W.C.T.

[K] CALLED 1.093 ACRES
RENEWABLE
PROPERTY GROUP LLC
DOC. NO. 2013024598
O.P.R.W.C.T.

[L] LOT 4
TRI-VIEW ESTATES
CAB. C, SLD. 14
P.R.W.C.T.

[M] REMAINDER OF LOT 4
GENE F. BLAIR &
MARTHA BLAIR
VOL. 640, PG. 32
D.R.W.C.T.

[N] LOT 5A
FRANK E. FORAN
DOC. NO. 2012098962
O.P.R.W.C.T.

[O] REPLAT OF LOT 5
TRI-VIEW ESTATES
CAB. O, SLD. 297
P.R.W.C.T.

[P] LOT 5B
FRANK J. HERZOG
AND LINDA HERZOG
DOC. NO. 1997054889
O.P.R.W.C.T.

[Q] CALLED 2.50 ACRES
HIGHLAND TERRACE
SUBDIVISION UNRECORDED
LOT 12

CITY OF ROUND ROCK
VOL. 1065, PG. 896
O.R.W.C.T.

[R] CALLED 2.29 ACRES
RED DORIS, LLC
DOC. NO. 2018074322
O.P.R.W.C.T.

[S] CALLED 2.50 ACRES
IN KWON LEE &
JI YOUNG SOHN
DOC. NO. 2009041037
O.P.R.W.C.T.
SAVE AND EXCEPT A
CALLED 0.217 ACRE
WILLIAMSON COUNTY,
TEXAS
DOC. NO. 2005010696
R.P.R.W.C.T.

LINE #	DIRECTION	LENGTH
L1	N47°33'37"W	21.20'
L2	S87°53'32"W	81.37'
L3	N01°41'16"W	30.03'
L4	N02°22'46"W	29.94'
L5	S88°06'37"W	18.13'
L6	S02°20'20"E	50.31'
L7	N88°01'04"E	122.29'
L8	S88°01'41"W	21.74'
L9	S88°06'18"W	23.81'
L10	S01°38'52"E	50.06'
L11	S43°43'07"W	21.25'
L12	S88°03'44"W	23.31'
L13	S88°18'51"W	99.74'

LINE #	DIRECTION	LENGTH
[L1]	N40°48'29"W	21.16'
[L2]	S89°40'05"W	81.46'
[L3]	N04°19'32"W	30.00'
[L4]	N00°18'47"W	30.00'
[L5]	S85°56'29"W	18.17'
[L6]	S85°56'29"W	18.17'
[L7]	N89°40'00"E	122.19'
[L8]	S85°53'54"W	21.76'
[L9]	S85°53'54"W	21.76'
[L10]	S85°53'54"W	21.76'
[L11]	S45°31'41"W	21.20'
[L12]	S49°11'31"W	23.31'
[L13]	S85°56'29"W	23.25'

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT WEBSTER–BROSTAD FAMILY REVOCABLE TRUST AND DAVID L. AND BETTY J. BROSTAD, AS OWNERS OF THAT CERTAIN 7.4312 ACRE (323,704 SQ. FT.) TRACT OF LAND, BEING ALL OF A CALLED 2.89 ACRES CONVEYED TO WEBSTER–BROSTAD FAMILY REVOCABLE TRUST IN DOCUMENT NO. 2009029921 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 40,000 SQ. FT. OUT OF BROSTAD SUBDIVISION, A SUBDIVISION RECORDED IN CABINET G, SLIDE 246 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO DAVID L. AND BETTY J. BROSTAD IN VOLUME 640, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE REMAINDER OF A CALLED 177,800 SQ. FT. ALSO OUT OF BROSTAD SUBDIVISION, CONVEYED TO WEBSTER–BROSTAD FAMILY REVOCABLE TRUST IN DOCUMENT NO. 2009029920 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DO HEREBY STATE 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:

REPLAT OF THE WEBSTER–BROSTAD SUBDIVISION

BY: WEBSTER–BROSTAD FAMILY REVOCABLE TRUST

WILLIAM FIELDER WEBSTER, SOLE TRUSTEE
1551 RED BUD LANE
ROUND ROCK, TX 78664

BY: WEBSTER–BROSTAD FAMILY REVOCABLE TRUST

WILLIAM FIELDER WEBSTER, SOLE TRUSTEE
1561 RED BUD LANE
ROUND ROCK, TX 78664

BY: DAVID L. BROSTAD

DAVID L. BROSTAD BY CAROLINE B. SUTHERLAND POA
3800 DORIS LANE
ROUND ROCK, TX 78664

BY: BETTY J. BROSTAD

BETTY J. BROSTAD BY CAROLINE B. SUTHERLAND POA
3800 DORIS LANE
ROUND ROCK, TX 78664

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY, WILLIAM FIELDER WEBSTER, AS SOLE TRUSTEE OF THE WEBSTER–BROSTAD FAMILY REVOCABLE TRUST, ON BEHALF OF SAID THE WEBSTER–BROSTAD FAMILY REVOCABLE TRUST.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY, CAROLINE B. SUTHERLAND, AS POWER OF ATTORNEY OF DAVID L. BROSTAD, ON BEHALF OF SAID DAVID L. BROSTAD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY, CAROLINE B. SUTHERLAND, AS POWER OF ATTORNEY OF BETTY J. BROSTAD, ON BEHALF OF SAID BETTY J. BROSTAD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PLAT 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, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU–1 AND MU–2 ZONING DISTRICTS, A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT IS ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THE 25' ROADWAY EASEMENT ALONG RED BUD LANE INDICATED ON THE PLAT TRI–VIEW ESTATES, VOL. C, PG. 14 AND BROSTAD SUBDIVISION VOL. G, PG. 246 IS WEST OF THE RIGHT–OF–WAY DEDICATION DOCUMENTS RECORDED IN DOC. NO.(S) 2005023358, 2005004005 & 2005010290. IT IS ASSUMED THE INTENT OF THE RIGHT–OF–WAY DEDICATIONS THAT THE AREA OF 25' ROADWAY EASEMENT IS NOW A PART OF DEDICATED RIGHT–OF–WAY OF RED BUD LANE.

PLAT NOTES (CONTINUED)

- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 7.4312 ACRES (323,704 SQUARE FEET) OUT OF THE JOHN H. RANDALL SURVEY, ABSTRACT NO. 531 IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF A 177,800 SQ. FT. LOT, BROSTAD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME G, PAGE 246 (P.R.W.C.T.) CONVEYED TO DAVID L. AND WIFE BETTY J. BROSTAD IN VOLUME 640, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A REMAINDER OF A 40,000 SQ. FT. LOT IN SAID BROSTAD SUBDIVISION CONVEYED TO THE WEBSTER–BROSTAD FAMILY REVOCABLE TRUST IN DOCUMENT NUMBER 2009029920 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING THE REMAINDER OF A CALLED 2.89 ACRES CONVEYED TO THE WEBSTER–BROSTAD REVOCABLE TRUST IN DOCUMENT NO. 2009029921 (O.P.R.W.C.T.), SAVE AND ACCEPT THOSE PORTIONS OF RIGHTS–OF–WAY DEDICATED IN DOCUMENT NO. 2005004005 (O.P.R.W.C.T.), DOCUMENT NO. 2005010290 (O.P.R.W.C.T.) AND DOCUMENT NO. 2005013410 (O.P.R.W.C.T.), SAID 7.4312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON ROD WITH 'BAKER–AIKLEN' CAP FOUND IN THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE, BEING THE BEGINNING OF A TRANSITION FROM THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE TO THE EAST RIGHT–OF–WAY LINE OF RED BUD LANE (RIGHT–OF–WAY VARIES), AND BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF 177,800 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.067 ACRE TRACT (CALLED PARCEL 14) CONVEYED TO CITY OF ROUND ROCK IN DOCUMENT NO. 2005004005 (O.P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2–INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.067 ACRE TRACT BEARS, S88°06'18"W, A DISTANCE OF 23.81 FEET;

THENCE, LEAVING THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE, WITH SAID TRANSITION, N47°33'37"W, A DISTANCE OF 21.20 FEET TO A 60D NAIL FOUND FOR AN ANGLE POINT HEREOF, BEING AN ANGLE POINT IN THE EAST RIGHT–OF–WAY LINE OF SAID RED BUD LANE;

THENCE, WITH THE EAST RIGHT–OF–WAY LINE OF SAID RED BUD LANE, IN PART WITH THE WEST LINE OF SAID 177,800 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, IN PART WITH THE WEST LINE OF SAID 40,000 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, IN PART WITH THE WEST LINE OF SAID WEBSTER–BROSTAD REVOCABLE TRUST TRACT, N01°41'09"W, PASSING AT A DISTANCE OF 257.26 FEET THE MOST SOUTHERLY NORTHWEST CORNER OF SAID REMAINDER OF SAID 177,800 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF SAID 40,000 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, AND BEING THE NORTHEAST CORNER OF SAID CITY OF ROUND ROCK PARCEL 14, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.072 ACRE TRACT (PARCEL 13) CONVEYED TO CITY OF ROUND ROCK IN DOCUMENT NO. 2005010290 (O.P.R.W.C.T.), PASSING AT A DISTANCE OF 418.47 FEET A 60D NAIL FOUND FOR THE NORTHWEST CORNER OF SAID REMAINDER OF 40,000 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF WEBSTER–BROSTAD TRACT, AND BEING THE NORTHEAST CORNER OF SAID CITY OF ROUND ROCK PARCEL 13, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.102 ACRE TRACT (PARCEL 12) CONVEYED TO CITY OF ROUND ROCK IN DOCUMENT NO. 2005013410 (O.P.R.W.C.T.), IN ALL A DISTANCE OF 640.81 FEET TO AN IRON ROD WITH 'BAKER–AIKLEN' CAP FOUND FOR THE NORTHWEST CORNER HEREOF, BEING THE NORTHWEST CORNER OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT, AND BEING THE MOST NORTHERLY SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 3.280 ACRES TRACT CONVEYED TO JM CORONADO IN VOLUME 1445, PAGE 387 (D.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID CITY OF ROUND ROCK PARCEL 12, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.015 ACRE TRACT (PARCEL 11) CONVEYED TO CITY OF ROUND ROCK IN DOCUMENT NO. 2004057618 (O.P.R.W.C.T.), FROM WHICH AN IRON ROD WITH 'BAKER–AIKLEN' CAP FOUND FOR THE NORTHWEST CORNER OF SAID REMAINDER OF CORONADO TRACT, AND BEING THE SOUTHWEST CORNER OF A CALLED 3.007 ACRE TRACT CONVEYED TO JOEL E. & JEANETTE T. FRANKLIN IN DOCUMENT NO. 2018091608 (O.P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID CITY OF ROUND ROCK PARCEL 11 BEARS, N01°41'16"W, A DISTANCE OF 30.03 FEET;

THENCE, LEAVING THE EAST RIGHT–OF–WAY LINE OF SAID RED BUD LANE, WITH THE NORTH AND EAST LINE OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT AND THE SOUTH LINE OF SAID REMAINDER OF CORONADO TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N88°01'41"E, A DISTANCE OF 543.07 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT, AND BEING AN INTERIOR ELL–CORNER IN THE SOUTH LINE IF SAID REMAINDER OF CORONADO TRACT,
- S02°37'08"E, A DISTANCE OF 222.82 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID REMAINDER OF CORONADO TRACT, AND BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT, AND BEING IN THE NORTH LINE OF LOT 2 OF SAID TRI–VIEW ESTATES, AND BEING THE NORTH LINE OF A CALLED 1.980 ACRES TRACT CONVEYED TO RAYMOND T. ALEXANDER IN DOCUMENT NO. 2000057019 (O.P.R.W.C.T.);

THENCE, WITH THE SOUTH LINE OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT AND THE NORTH LINE OF SAID LOT 2, AND WITH THE NORTH LINE OF SAID ALEXANDER TRACT, S87°53'32"W, A DISTANCE OF 81.37 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, BEING THE NORTHWEST CORNER OF SAID LOT 2, AND BEING THE NORTHWEST CORNER OF SAID ALEXANDER TRACT, AND BEING THE NORTHEAST CORNER OF SAID REMAINDER OF 177,800 SQ. FT. LOT OF BROSTAD SUBDIVISION;

THENCE, LEAVING THE SOUTH LINE OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT, IN PART WITH THE EAST LINE OF SAID 177,000 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, IN PART WITH THE WEST LINE OF SAID ALEXANDER TRACT, S02°20'20"E, A DISTANCE OF 432.32 FEET TO AN IRON ROD WITH '4WARD BOUNDARY' CAP SET (FROM WHICH AN IRON ROD WITH 'CM&N' CAP FOUND BEARS, S46°50'35"E, A DISTANCE OF 0.66") IN THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE, BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF 177,800 SQ. FT. LOT OF BROSTAD SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND BEING THE SOUTHWEST CORNER OF SAID ALEXANDER TRACT, FROM WHICH A 1/2–IRON ROD FOUND IN THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE, BEING THE SOUTHEAST CORNER OF SAID ALEXANDER TRACT, BEING IN THE SOUTH LINE OF SAID LOT 2, AND BEING THE SOUTHWEST CORNER OF A CALLED 3.02 ACRES TRACT CONVEYED TO DANA RICHIE AND KATHY RICHIE IN DOCUMENT NO. 2011065370 (O.P.R.W.C.T.) BEARS, N87°59'13"E, A DISTANCE OF 199.74 FEET;

THENCE, LEAVING THE WEST LINE OF SAID LOT 2, AND LEAVING THE WEST LINE OF SAID ALEXANDER TRACT, WITH THE SOUTH LINE OF SAID REMAINDER OF 177,800 SQ. FT. LOT OF BROSTAD SUBDIVISION, AND WITH THE NORTH RIGHT–OF–WAY LINE OF DORIS LANE, S87°59'13"W, A DISTANCE OF 455.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.4312 ACRES (323,704 SQUARE FEET) MORE OR LESS.

ENGINEER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, ANGGA WIDODO, 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..

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 20____,

12/30/2020

ANGGA WIDODO P.E. DAIE
LICENSED PROFESSIONAL ENGINEER NO. 131523
KIMLEY–HORN
T.B.P.E. FIRM 928
2600 VIA FORUNATE, TERRACE 1, SUITE 300
AUSTIN, TEXAS 78746

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JASON WARD, 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 WE 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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF ___, 20____.

JASON WARD, R.P.L.S. DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS



PLANNING AND ZONING COMMISSION:

APPROVED THIS _____ DAY OF _____, 202____, 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 §
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 INSTRUMENT NO. _____.

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
WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

FINAL PLAT OF
WEBSTER-BROSTAD
SUBDIVISION - A REPLAT OF THE
BROSTAD SUBDIVISION AND A
FINAL PLAT OF 2.79 ACRES IN
THE RANDALL SURVEY
City of Round Rock,
Williamson County, Texas

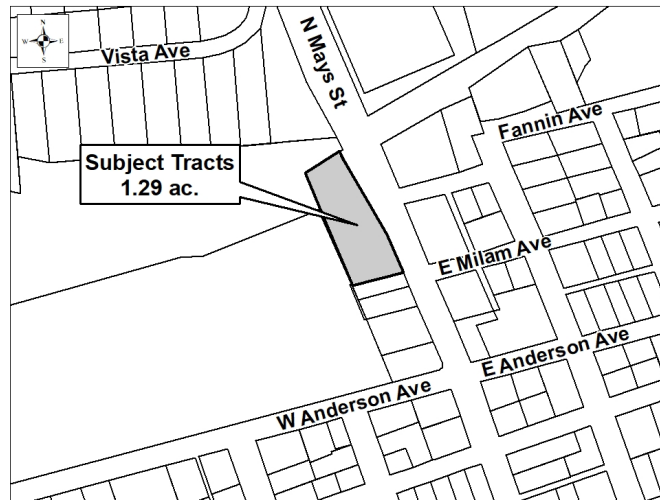


PO Box 90876, Austin Texas 78709
WWW.AWARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/29/2020
Project:	01025
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	JZ/FH
Sheet:	2 OF 2

#FP2012–001

**Riverwalk Subdivision Lot 1, Block A Replat
FINAL PLAT FP2012-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the replat.

ZONING AT TIME OF APPLICATION: MU-2 (Mixed Use - Downtown Medium Density)

DESCRIPTION: 1.28 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: Brushy Creek

South: (across Milam Avenue) - MU-2 (Mixed-Use - Downtown Medium Density) - undeveloped

East: (across N. Mays St.) - MU-2 - private school and office

West: SF-2 (Single Family - standard lot) - public school

PROPOSED LAND USE: Mixed use and open space

<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	0.03
Parkland:	1	0.529
Other:	1	0.725
TOTALS:	3	1.28

Owner:
City of Round Rock
Katie Baker
221 E. Main St.
Round Rock, TX 78664

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete, P.E.
211 N. A.W. Grimes Blvd.
Round Rock, TX 78665

**Riverwalk Subdivision Lot 1, Block A Replat
FINAL PLAT FP2012-003**

HISTORY: The property has been owned by the City of Round Rock since 2015.

DATE OF REVIEW: January 13, 2021

LOCATION: West of N. Mays St. and north of W. Anderson Ave.

STAFF REVIEW AND ANALYSIS:

Overview: The plat splits the 1.29-acre lot into a parkland lot and a development lot, in addition to providing right-of-way for N. Mays Street. Both lots have frontage on N. Mays Street. The parkland lot, 0.53 acres, borders Brushy Creek to the north and the development lot, 0.72 acres, borders right-of-way for W. Milam Avenue to the south.

Zoning and Comprehensive Plan: The property is designated as downtown mixed use on the FLUM (Future Land Use Map) of the comprehensive plan. It is zoned as MU-2 (Mixed-Use Downtown Medium Density), which allows a variety of residential and limited commercial uses.

Traffic, Access, and Roads: A Traffic Impact Analysis (TIA) is not required at this time, as no development is proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12" water main along the west side of N Mays Street and an existing 6" water main along the east side of N Mays Street. Wastewater service comes from a manhole in N Mays Street south of the Fannin Avenue intersection. The northern parks lot is a special purpose lot that does not have access to wastewater but is a special purpose lot not requiring wastewater service (parks trailhead). A water easement is being dedicated across the special-purpose lot for easier access to the 12" water main on the southern lot.

Drainage: A flood study has been completed and approved by the City. The ultimate floodplain limits are shown on the plat. The site is also encroached by FEMA Zone AE (1% annual chance) floodplain and those limits are shown on the plat. Ultimate floodplain elevations are provided at the upstream and downstream portion of the property for determining the minimum finished floor elevation for any structure on the special purpose lot. New impervious cover is not proposed at this time.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Change Lot 1C, Block A label to read "Lot 1C Block 'A' 0.030 ac. hereby designated and dedicated as right of way.", Sheet 1 & Sheet 2.
2. Remove Note 9, Sheet 3.
3. Correct the acreage note to correspond to the total acreage for the three lots.



Vista Ave

N Mays St

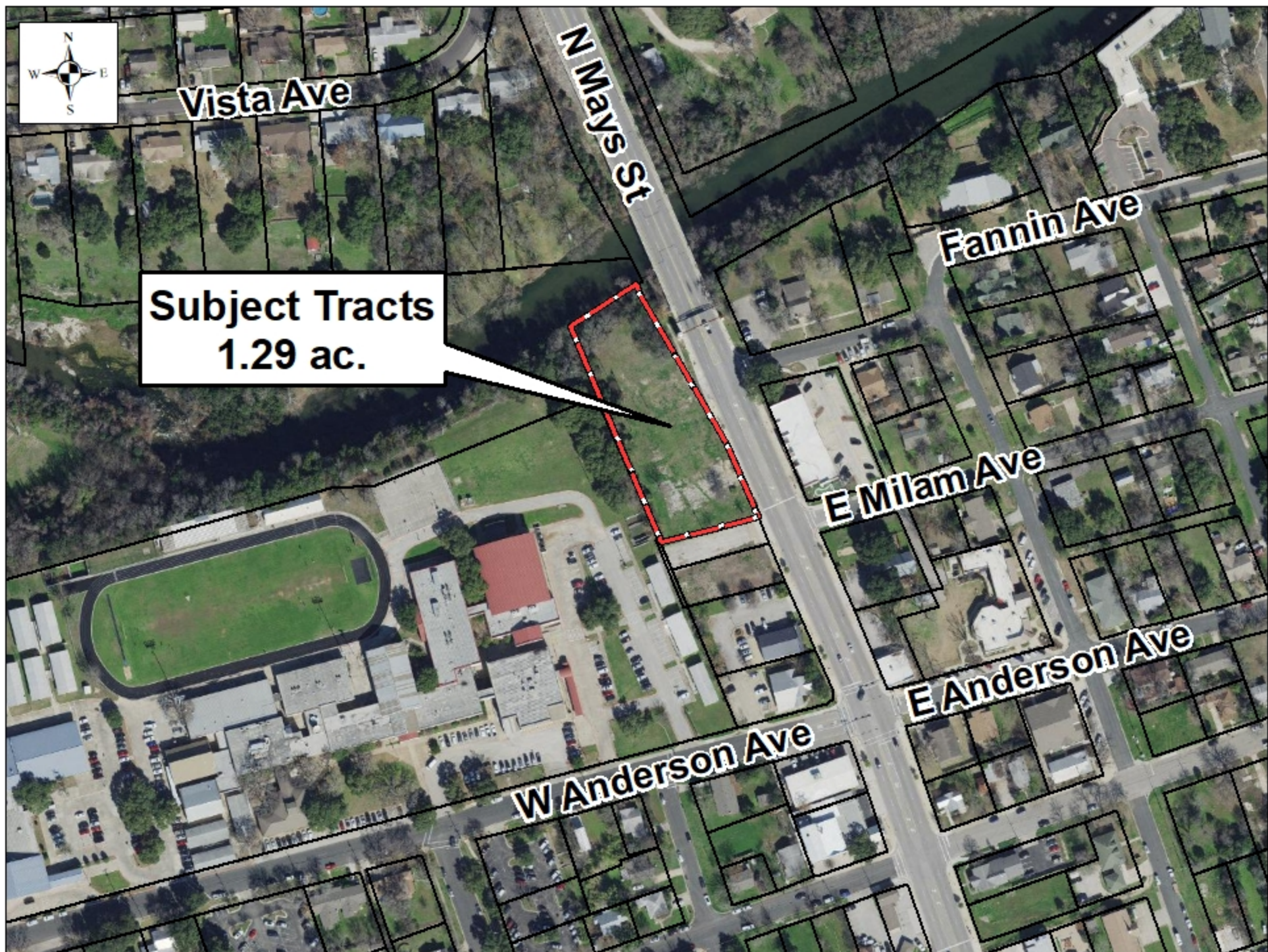
Fannin Ave

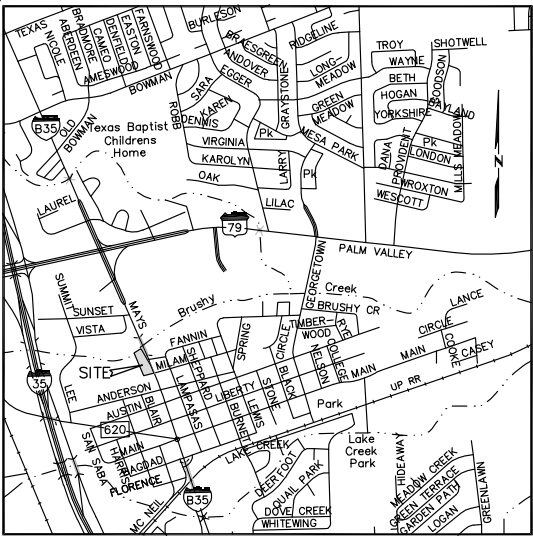
Subject Tracts
1.29 ac.

E Milam Ave

E Anderson Ave

W Anderson Ave





VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRON ROD FOUND
- "X" CUT FOUND IN CONCRETE
- PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- PK NAIL SET
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- CALCULATED POINT
- BENCHMARK
- ADJOINER
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- FEMA ZONE AE
- FEDERAL EMERGENCY MANAGEMENT AGENCY
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

SUBMITTAL DATE: DECEMBER 15, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 13, 2021

PATENT SURVEY: WILEY HARRIS SURVEY, ABSTRACT 298

BENCHMARK #1: PK NAIL SET IN CONCRETE SIDEWALK APPROXIMATELY 52 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 1A, AND APPROXIMATELY 19 FEET WEST OF THE WESTERLY EDGE OF ASPHALT OF NORTH MAYS STREET.

SURFACE COORDINATES:

N=10160939.66

E=3132288.61

ELEVATION = 714.54'

VERTICAL DATUM: NAVD 88 (GEOID12A)

ACREAGE: 1.285

NUMBER OF LOTS: 3

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: NONE

ACREAGE BY LOT TYPE: 0.725 AC. DEVELOPMENT
0.529 AC. PARKLAND
0.030 AC. R.O.W. DEDICATION

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT
1 PARKLAND
1 R.O.W. DEDICATION

OWNERS:

CITY OF ROUND ROCK
ROUND ROCK CITY HALL
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

SURVEYOR:

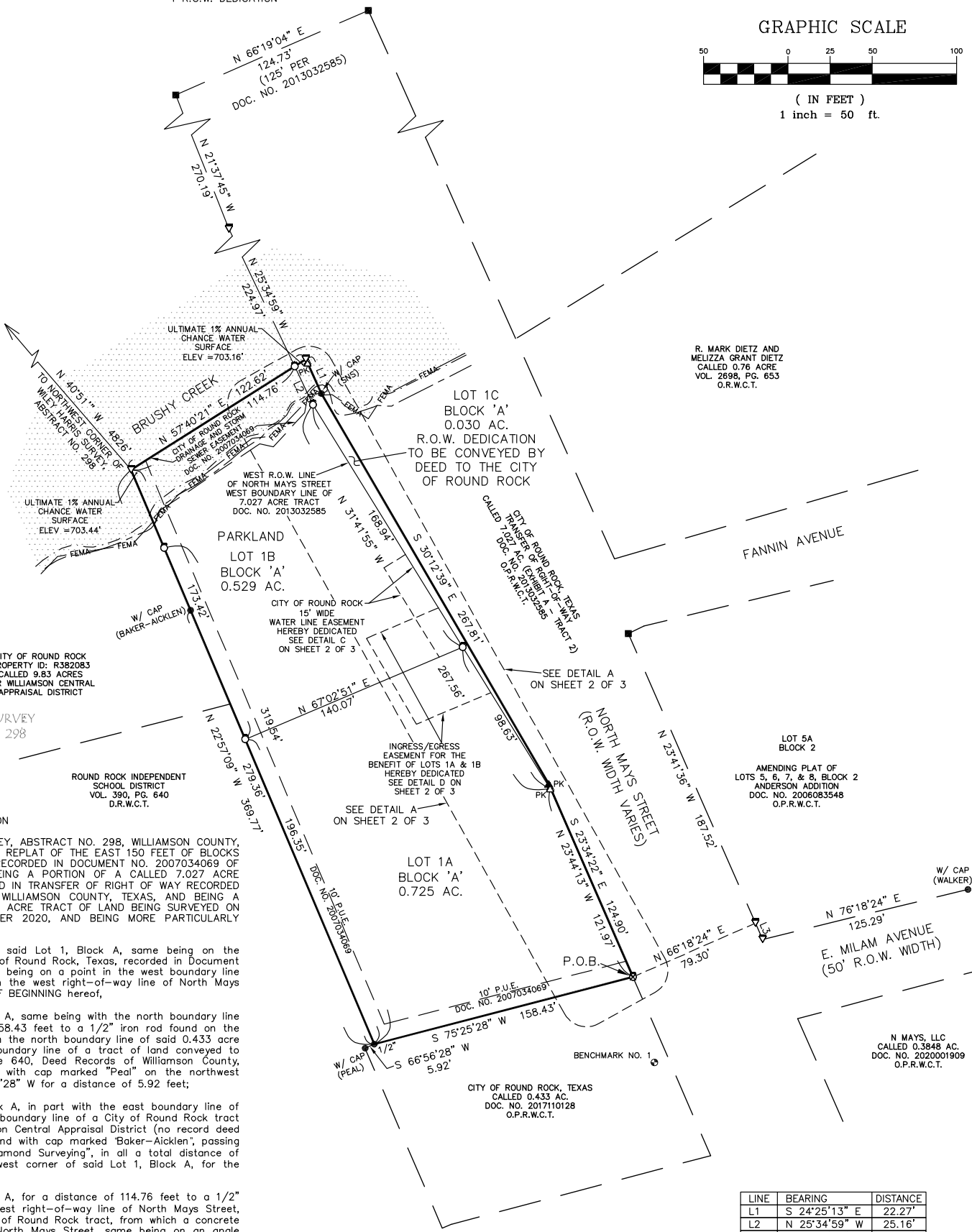
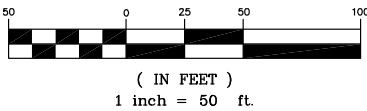
SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. FIRM NO. 10006900

ENGINEER:

ANTONIO A. PRETE, P.E.
WALTZ & PRETE, INC.
211 A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665

LOT TABLE		
LOT/BLOCK	ACRES	USE
LOT 1A, BLOCK 'A'	0.725	DEVELOPMENT
LOT 1B, BLOCK 'A'	0.529	PARKLAND
LOT 1C, BLOCK 'A'	0.030	R.O.W. DEDICATION

GRAPHIC SCALE



METES AND BOUNDS DESCRIPTION

FOR A 1.285 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A OF RIVERWALK SUBDIVISION, A REPLAT OF THE EAST 150 FEET OF BLOCKS 15 AND 16, ANDERSON ADDITION TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2007034069 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 7.027 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CITY OF ROUND ROCK DESCRIBED IN TRANSFER OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 2013032585 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION WITHIN THE RIGHT-OF-WAY OF NORTH MAYS STREET. SAID 1.285 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF DECEMBER 2020, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a X-cut found in concrete on the southeast corner of said Lot 1, Block A, same being on the northeast corner of the called 0.433 acre tract of land conveyed to City of Round Rock, Texas, recorded in Document No. 2017110128, Official Public Records of Williamson County, Texas, same being on a point in the west boundary line of said 7.027 acre City of Round Rock tract, same being on a point in the west right-of-way line of North Mays Street (right-of-way width varies), for the southeast corner and POINT OF BEGINNING hereof;

THENCE, S 75°25'28" W with the south boundary line of said Lot 1, Block A, same being with the north boundary line of said 0.433 acre City of Round Rock, Texas tract, for a distance of 158.43 feet to a 1/2" iron rod found on the southwest corner of said Lot 1, Block A, same being on an angle point in the north boundary line of said 0.433 acre City of Round Rock, Texas tract, same being on a point in the east boundary line of a tract of land conveyed to Round Rock Independent School District, recorded in Volume 390, Page 640, Deed Records of Williamson County, Texas, for the southwest corner hereof, from which an iron rod found with cap marked "Peal" on the northwest corner of said 0.433 acre City of Round Rock, Texas tract, bears S 66°56'28" W for a distance of 5.92 feet;

THENCE, N 22°57'09" W with the west boundary line of said Lot 1, Block A, in part with the east boundary line of said Round Rock Independent School District tract, in part with the east boundary line of a City of Round Rock tract - called 9.83 acres of land, Property ID R382083, according to Williamson Central Appraisal District (no record deed information found), passing at a distance of 279.36 feet an iron rod found with cap marked "Baker-Aicklen", passing at a distance of 319.54 feet, a 1/2" iron rod set with cap marked "Diamond Surveying", in all a total distance of 369.77 feet to calculated point in Brushy Creek, same being the northwest corner of said Lot 1, Block A, for the northwest corner hereof;

THENCE, N 57°40'21" E with the north boundary line of said Lot 1, Block A, for a distance of 114.76 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in said west right-of-way line of North Mays Street, same being on a point in said west boundary line of the 7.027 acre City of Round Rock tract, from which a concrete monument found on an angle point in said west right-of-way line of North Mays Street, same being on an angle point in said west boundary line of the 7.027 acre City of Round Rock tract, bears N 25°34'59" W for a distance of 224.97 feet, and N 21°37'45" W for a distance of 270.19 feet;

THENCE, with the north and east boundary lines of said Lot 1, Block A, same being through the interior of the right-of-way of North Mays Street, same being through the interior of said 7.027 acre City of Round Rock tract, the following four (4) courses and distances:

- N 57°40'21" E for a distance of 7.86 feet to a calculated point on the northeast corner of said Lot 1, Block A, for the northeast corner hereof;
- S 24°25'13" E, passing at a distance of 2.38 feet, a 1/2" iron rod set with cap marked "Diamond Surveying", in all a total distance of 22.27 feet to an iron rod found with cap marked "SNS", for an angle point hereof;
- S 30°12'39" E for a distance of 267.81 feet to a PK nail found in brick paver, for an angle point hereof;
- S 23°34'22" E for a distance of 124.90 feet to the POINT OF BEGINNING and containing 1.285 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00011.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

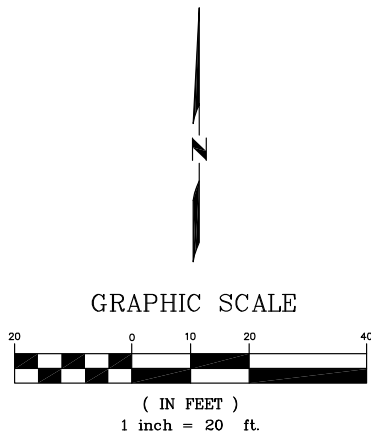
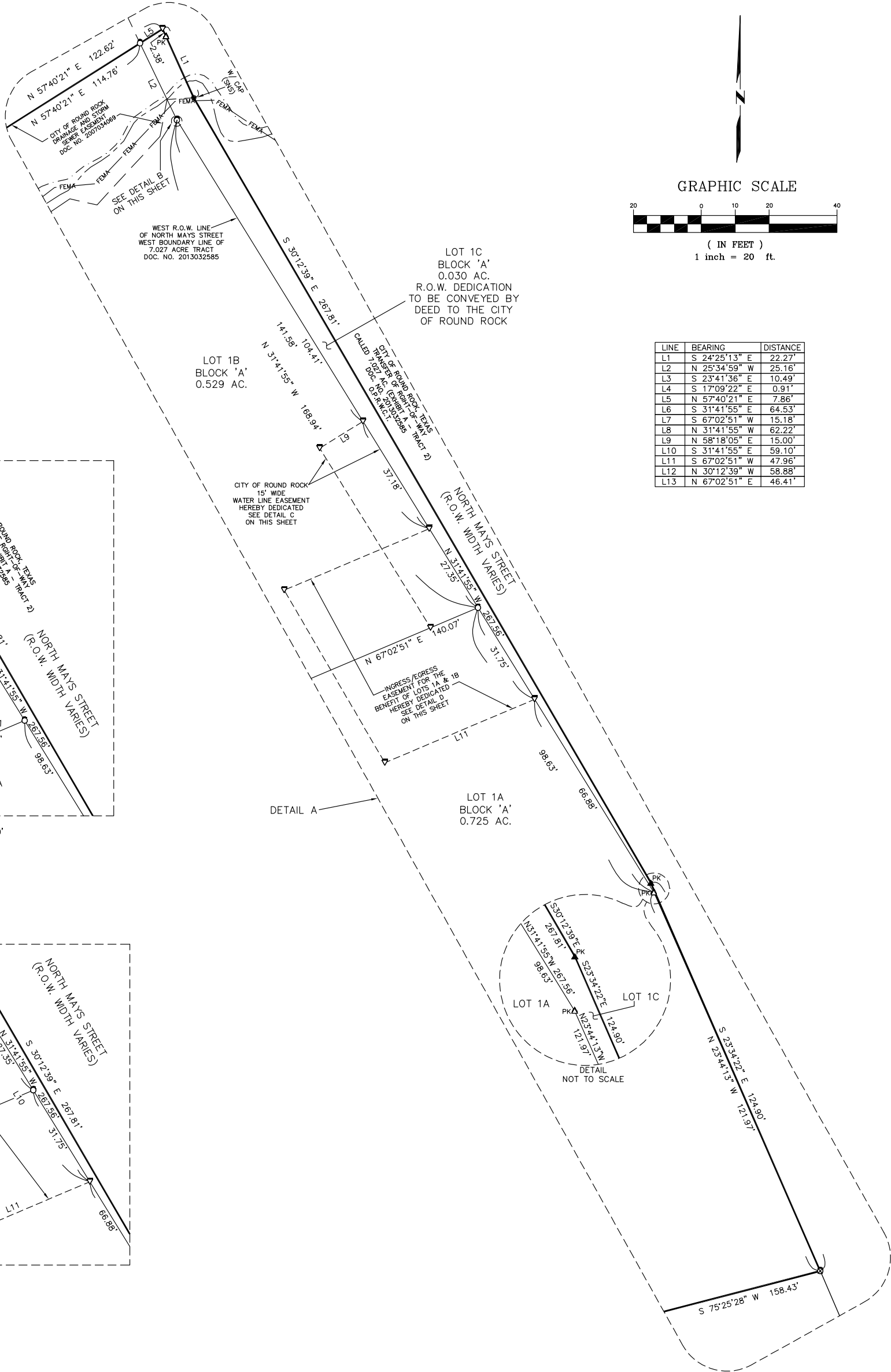
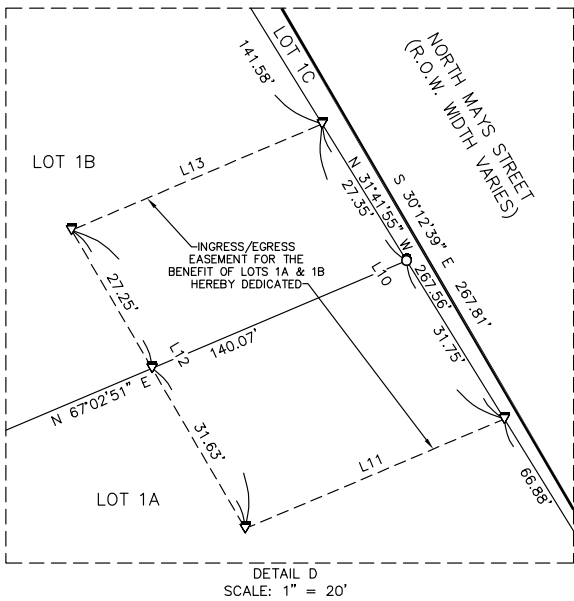
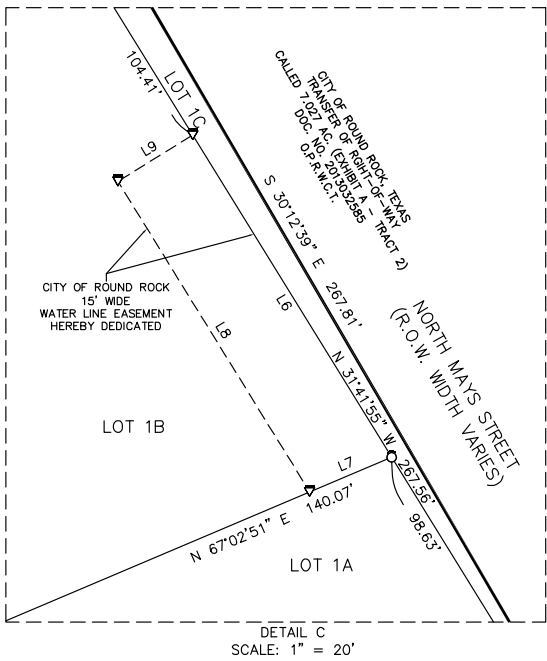
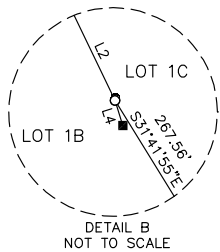


WALTZ & PRETE, INC.
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

**FINAL PLAT OF RIVERWALK
SUBDIVISION
A REPLAT OF LOT 1, BLOCK A
FP2012-003**

SHEET 1 OF 3



LINE	BEARING	DISTANCE
L1	S 24°25'13" E	22.27'
L2	N 25°34'59" W	25.16'
L3	S 23°41'36" E	10.49'
L4	S 17°09'22" E	0.91'
L5	N 57°40'21" E	7.86'
L6	S 31°41'55" E	64.53'
L7	S 67°02'51" W	15.18'
L8	N 31°41'55" W	62.22'
L9	N 58°18'05" E	15.00'
L10	S 31°41'55" E	59.10'
L11	S 67°02'51" W	47.96'
L12	N 30°12'39" W	58.88'
L13	N 67°02'51" E	46.41'

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 herein above 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.

ADDITIONAL EASEMENT NOTES:

- 1) THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN 2007034069 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 2) THIS PLAT MAYBE SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT (BLANKET TYPE EASEMENT), RECORDED IN DOCUMENT NO. 2013089769 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

- 1) A PORTION OF THIS TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 2) A PORTION OF THIS TRACT IS ENCREACHED 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 48491C0493F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 3) NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACE 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) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 5) MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 6) 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.
- 7) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 8) WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU-1 AND MU-2 ZONING DISTRICTS, A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 9) A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK REFERENCING THE DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, 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.

Shane Shafer
SHANE SHAFER, RPLS
REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628
T.B.P.L.S. FIRM NO. 10006900

DECEMBER 29, 2020
DATE



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, 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.

Antonio A. Prete
ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX 78665
FIRM TX. REG. #F-10308

12/29/2020
DATE



12/29/2020

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That The City of Round Rock, a Texas home-rule municipality, as the owner of that certain 1.286 acre tract of land recorded in Document No. 2015094313, of the Official Public Records of Williamson County, Texas (Being all of Lot 1, Block A, Riverwalk Subdivision, A Replat of the East 150 Feet of Blocks 15 and 16, Anderson Addition to the City of Round, Rock, Texas, recorded in Document No. 2007034069, 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 Final Plat of Riverwalk Subdivision, A Replat of Lot 1, Block A.

The City of Round Rock

City of Round Rock
Round Rock City Hall
221 East Main Street
Round Rock, Texas 78664

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, as _____ of The City of Round Rock, a Texas home-rule municipality, on behalf of said City of Round Rock.

Notary Public, State of _____

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 & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING 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

SHEET 3 OF 3

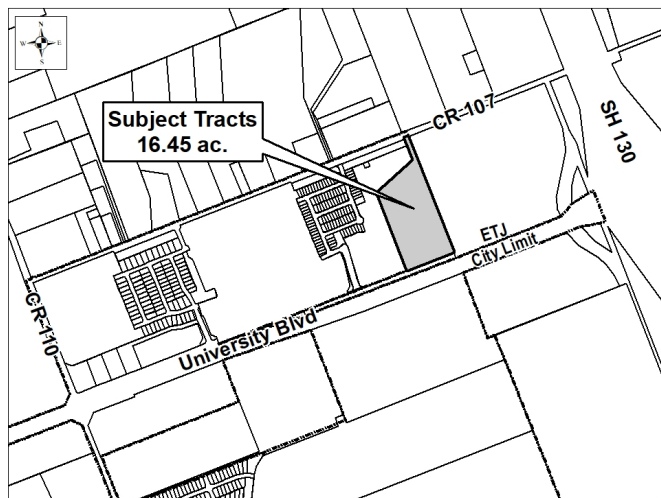


WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

**FINAL PLAT OF RIVERWALK
SUBDIVISION
A REPLAT OF LOT 1, BLOCK A
FP2012-003**

University Heights Phase 9 FINAL PLAT FP2012-004



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

ZONING AT TIME OF APPLICATION: MF-1 (Multi-Family - low density)

DESCRIPTION: 16.45 acres out of the Henry Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: vacant - zoned as TF (Two Family) & MF-2 (Multi-Family - Medium Density)

South: (across University Blvd.) - zoned C-1a (General Commercial - limited)

East: vacant - zoned MF-2 (Multi-Family - moderate density)

West: vacant - zoned as TF (Two-Family) & SF-3 (Single Family - Mixed Lot)

PROPOSED LAND USE: low density multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	16.13
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	0.12
ROW:	2	0.2
Parkland:	0	0
Other:	0	0
TOTALS:	4	16.45

Owner:
JSL Investments, LLC
John S. Lloyd
6504 W. 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 9
FINAL PLAT FP2012-004**

HISTORY: The Planning and Zoning Commission approved the preliminary plat for this property in May of 2020.

DATE OF REVIEW: January 13, 2021

LOCATION: Northeast of University Blvd. and CR 110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The property is designated as residential on the FLUM (Future Land Use Map) of the comprehensive plan. It is zoned as MF-1 (Multi-Family – Low Density).

Compliance with the Preliminary Plat: As shown, this Final Plat complies 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. A wastewater lift station and force main, to constructed as part of Phase 7, will serve the site.

Drainage: A regional detention pond, constructed as part of Phase 7, will serve the site. A flood study has been completed and approved by the City and the floodplain limits are shown on the plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. An approved SIP (Subdivision Improvement Permit) is required. Offsite improvements must either be constructed and accepted, or appropriate fiscal surety posted.



**Subject Tracts
16.45 ac.**

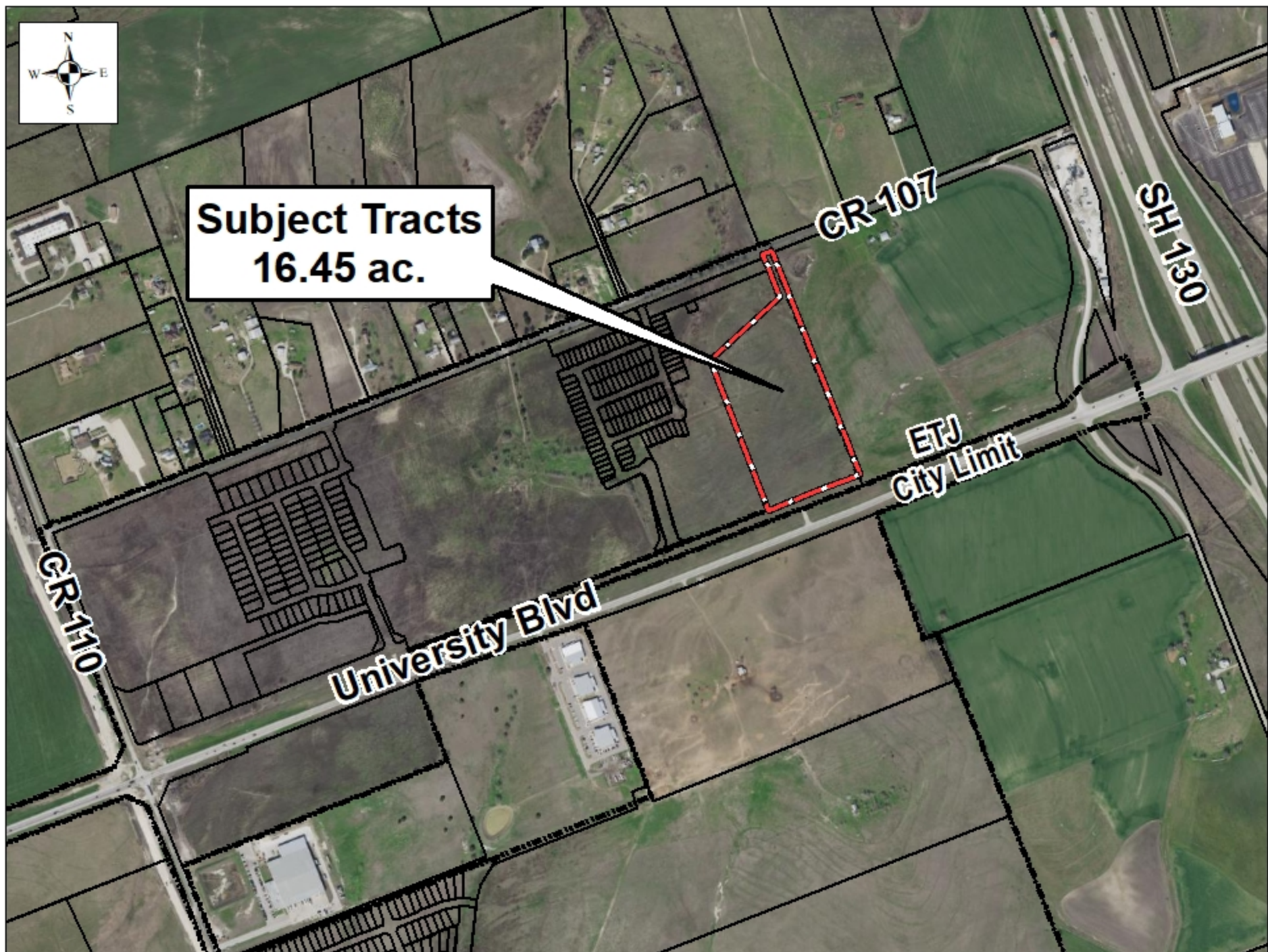
CR 107

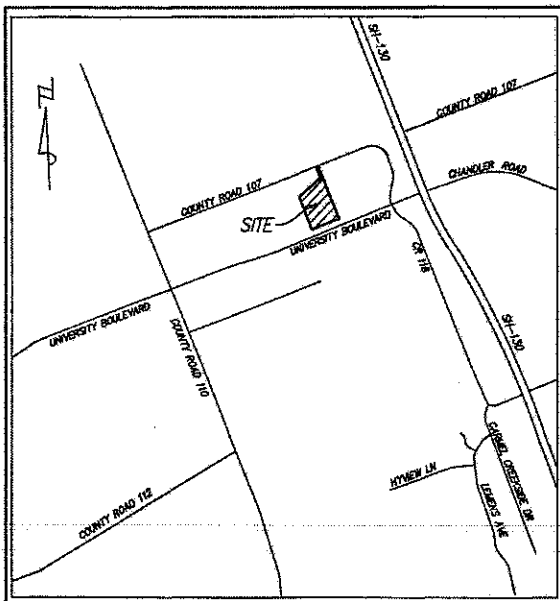
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**ETJ
City Limit**

GR 110

University Blvd





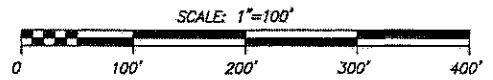
LOCATION MAP
SCALE: 1" = 3000'

- 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
 - AE ACCESS EASEMENT
 - GE GAS EASEMENT
 - OS OPEN SPACE
 - LS LANDSCAPE LOT
 - WWE WASTEWATER EASEMENT
 - OPRWC OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - CITY LIMITS
 - ULTIMATE 1% AND 4% FLOODPLAIN
 - CENTERLINE OF GAS PIPELINE AND LONE STAR GAS EASEMENT
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD '88 (GEOID99).

EASEMENT NOTES:

- ELECTRIC TRANSMISSION EASEMENT TO TEXAS POWER & LIGHT COMPANY - VOLUME 353/PAGE 60 DRWC - BLANKET-TYPE AND UNLOCATABLE.
- WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET-TYPE AND UNLOCATABLE.
- GAS PIPELINE EASEMENT TO LONE STAR GAS COMPANY - VOLUME 242/PAGE 63 DRWC - BLANKET-TYPE ACROSS 200 ACRES. NO WIDTH GIVEN. PIPELINE CENTERLINE SHOWN ON PLAT.
- 0.096 ACRE DRAINAGE EASEMENT TO WILLIAMSON COUNTY, TEXAS - DOC. NO. 2016072106, OPRWC - NOT ON THE SUBJECT PLAT.
- 0.612 ACRE EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY LLC - DOC. NO. 2017012597, OPRWC - NOT ON THE SUBJECT PLAT.

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 9
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°22'17"W	20.00'
L2	S21°29'06"E	20.00'
L3	N68°28'31"E	58.82'
L4	N68°06'12"E	58.79'
L5	S21°29'06"E	2.50'
L6	S21°29'06"E	15.00'
L7	S68°06'12"W	58.82'
L8	N21°22'17"W	15.00'
L9	N21°22'17"W	2.50'
L10	N68°06'12"E	58.79'

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

ACREAGE: 16.446 ACRES
SURVEYOR: RJ SURVEYING & ASSOCIATES, INC.
ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: DECEMBER 15, 2020
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 13, 2021

ACREAGE BY LOT TYPE:

1 MULTI-FAMILY LOT 1 BLOCK U	16.134 ACRES
1 HOA LS/OS/GE/NE LOT 3 BLOCK U	0.116 ACRE
1 ROW DEDICATION LOT 4 BLOCK U	0.027 ACRE
1 ROW DEDICATION LOT 5 BLOCK U	0.169 ACRE
TOTAL ACREAGE:	16.446 ACRES

PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

BENCHMARK:
ROUND ROCK 01-037, CITY OF ROUND ROCK BRASS DISK SET IN CONCRETE
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30'
HORIZONTAL DATUM: NAD 83/HARN 93
VERTICAL DATUM: NAVD '88 (GEOID99)
ACCORDING TO THE GPS DATA SHEET PUBLISHED BY THE CITY OF ROUND ROCK, TEXAS.

SITE BENCHMARK:
TRIANGLE ON HEADWALL ON THE SOUTH SIDE OF COUNTY ROAD 107
APPROXIMATELY 2094 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 110
NORTHING: 10188017.09
EASTING: 3153484.78
ELEVATION: 795.84' NAVD '88 (GEOID 99)

LOT SUMMARY	TOTAL LOT COUNT											TOTAL
	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		8							41
SINGLE FAMILY STANDARD LOTS	38	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	2		6
MULTI FAMILY LOTS								1	1			2

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452
DATE: 17 SEPTEMBER 2020
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 F-10015400

BENCHMARK:
CITY OF ROUND ROCK 01-037
CITY OF ROUND ROCK BRASS DISK
SET IN CONCRETE
N: 10188005.9814
E: 3151363.4109
ELEV: 808.30' NAVD '88
(GEOID 99)

N21°27'55"W
14.43'

S85°58'01"W 4.535,23'

CITY OF ROUND ROCK LIMITS

ROUND ROUND ETJ

N: 10188327.59
E: 3155887.23

WILLIAMSON COUNTY, TEXAS
2.597 ACRES
DOC. NO. 2020040872 OPRWC

UNIVERSITY BOULEVARD
RIGHT-OF-WAY WIDTH VARIES

WILLIAMSON COUNTY, TEXAS
3.02 ACRE
DOC. NO. 2008013026 OPRWC

CITY OF ROUND ROCK LIMITS

CORR TRACKING #FP2012-004
SHEET 1 OF 2 SHEETS

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 9
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

THAT PART OF THE HENRY WILLARD 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:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE ABOVE REFERENCED 168.558 ACRE TRACT ON THE WEST LINE OF THE REMAINDER OF THAT 60 ACRE TRACT DESCRIBED IN A QUIT CLAIM DEED TO AUDELL JAECKS PAYNE REVOCABLE LIVING TRUST RECORDED IN DOCUMENT NO. 2019021683, OPRWC, SAME BEING THE NORTHEAST CORNER OF THAT 2.597 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2020040872, OPRWC, FROM WHICH THE NORTHEAST CORNER OF THE HENRY WILLARD SURVEY, ABSTRACT NO. 452 BEARS APPROXIMATELY N27°04'21"E A DISTANCE OF 2377 FEET;

THENCE ALONG THE NORTH LINE OF SAID 2.597 ACRE TRACT AND THE SOUTH LINE OF SAID 168.558 ACRE TRACT, S68°32'05"W A DISTANCE OF 618.78 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 168.558 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. N21°27'55"W A DISTANCE OF 14.43 FEET TO A 1/2" IRON ROD SET;
2. N21°17'32"W A DISTANCE OF 937.29 FEET TO A 1/2" IRON ROD SET;
3. N21°16'10"W A DISTANCE OF 58.03 FEET TO A 1/2" IRON ROD SET;
4. N48°02'24"E A DISTANCE OF 593.73 FEET TO A 1/2" IRON ROD SET;
5. N21°22'17"W A DISTANCE OF 289.00 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID 168.558 ACRE TRACT, BEING THE SOUTH LINE OF COUNTY ROAD 107 (50' WIDE RIGHT-OF-WAY);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 107 AND THE NORTH LINE OF SAID 168.558 ACRE TRACT, N68°28'31"E A DISTANCE OF 58.58 FEET TO A 1" IRON PIPE FOUND MONUMENTING THE NORTHEAST CORNER OF SAID 168.558 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF THAT 50.51 ACRE TRACT DESCRIBED IN A QUIT CLAIM DEED TO AUDELL JAECKS PAYNE REVOCABLE LIVING TRUST RECORDED IN DOCUMENT NO. 2019021682, OPRWC;

THENCE ALONG THE WEST LINE OF SAID AUDELL JAECKS PAYNE 50.51 ACRE TRACT, ALONG THE WEST LINE OF SAID AUDELL JAECKS PAYNE 60 ACRE TRACT, AND ALONG THE EAST LINE OF SAID 168.558 ACRE TRACT, S21°29'06"E A DISTANCE OF 1516.68 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 16.446 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.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R040135.

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 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 9 SUBDIVISION.

JSL NORTH INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY:
JOHN S. LLOYD, PRESIDENT
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 PRESIDENT 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: _____

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCRONOACHED BY THE ESTIMATED 4% ULTIMATE FLOODPLAIN AND THE ESTIMATED 1% ULTIMATE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCRONOACHED 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.
3. 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.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
5. 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.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 6, 2020.
7. A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCING THE DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
8. WATER SERVICE IS PROVIDED BY JONAH WATER LTD. RECORDED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT-OF-WAY.
9. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

EASEMENT NOTE:

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

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREIN ABOVE 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 GRANTOR'S 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, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

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.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, STEPHEN R. LAWRENCE, 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.

Stephen R. Lawrence 12/30/2020
STEPHEN R. LAWRENCE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
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 12/30/2020
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 PAULISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

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 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

DATE: 17 SEPTEMBER 2020

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 #FP2012-004
SHEET 2 OF 2 SHEETS

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