

**Salerno Ph 7  
FINAL PLAT FP2204-002**



**CASE PLANNER:** Caitlyn Reeves

**REQUEST:** The request is to final plat 68 single family lots, 4 landscape lots and 1 HOA and open space lot.

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

**DESCRIPTION:** 25.04 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: Vacant and undeveloped - SF-3 (Single Family-Mixed Lot)

South: Vacant and undeveloped - Unzoned ETJ

East: Vacant and undeveloped - Unzoned ETJ

West: Vacant and undeveloped - 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:	68	10.61
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	6.93
Parkland:	0	0
Other:	5	7.5
<b>TOTALS:</b>	<b>73</b>	<b>25.04</b>

**Owner:**  
Nancy Kay Pitchard Ohlendorf Family  
Trust  
1845 FM 1977  
Martindale, TX 78655

**Agent:**  
Carlson, Bridgance & Doering, Inc.  
Geoff Guerrero  
5501 W. William Cannon Drive  
Austin, TX 78749

**Developer:**  
KB Home Lone Star, Inc.  
John Zinsmeyer  
10800 Pecan Park Boulevard  
Suite 200  
Austin, TX 78750

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**HISTORY:** The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for the 358.48-acre Salerno development 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 7, was zoned SF-3 (Single Family – Mixed Lot).

**DATE OF REVIEW:** August 3, 2022

**LOCATION:** Generally located south of University Blvd and east of CR 110.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive 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 of at least 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 a minimum of 40% of the total number of lots; standard lots a minimum of 30%; and small lots a maximum of 30%. For the purpose of this phase, 50 small lots, 18 standard lots, 4 landscape lots and 1 H.O.A. and open space lot 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 primary access points: one at the University Boulevard intersection with a north-south roadway (Salerno Boulevard) and one at the intersection of CR 110 with an east-west roadway (Avery Nelson Parkway). For the purpose of this phase, access to CR 110 will be provided via a neighborhood road connection to Avery Nelson Parkway.

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. For purpose of Phase 7, wastewater will be provided via a connection to a 15-inch wastewater line constructed with the Phase 11 subdivision improvements. Water service will be provided via a connection to a 16" waterline constructed with the Phase 11 subdivision improvements.

Drainage: A flood study (FLOOD2206-0002) was conditionally approved on July 11, 2022.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Prior to recordation, provide minimum finished floor elevations (MFFE) for all floodplain adjacent lots compliant with City Ordinances (2' above floodplain elevation).
2. Prior to recordation, provide all drainage and storm sewer easement(s) by separate instrument, amend callouts and depictions to reference the separate instrument dedication of all headwalls, storm sewer lines, and floodplain area(s). Ensure the easements are labeled "Drainage and Storm Sewer Easement"
3. Prior to recordation, remove unused abbreviations from legend (e.g., D.E., etc.).

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4. Prior to recordation, remove easement notes on sheet 4.
5. Prior to recordation, remove drainage easement depiction from Sheet 3.
6. Prior to recordation, provide the ultimate 4% linework within the legend.
7. Prior to recordation, amend Ultimate 100-yr floodplain callout to correctly point to the double-dot dashed line.
8. Prior to recordation, amend general notes numbering to properly number all notes.
9. Prior to recordation, update the FEMA note to accurately reflect floodplain encroachment(s).
10. Prior to recordation, correct lot numbering in Block AV.





University Blvd

City Limit  
ETJ

GR-110

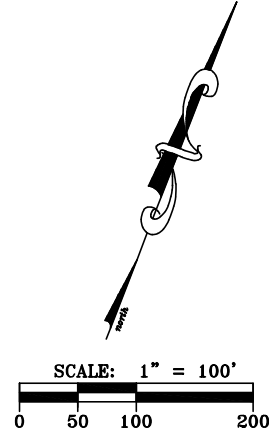
Avery Nelson Pkwy

Subject Tracts  
25.04 ac.

Toll 130



SALERNO, PHASE 7  
FINAL PLAT



LEGEND

- BENCHMARK
- CONCRETE MONUMENT FOUND
- 1/2" CAPPED IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- CALCULATED POINT
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- RIGHT-OF-WAY
- ULTIMATE
- 1% ANNUAL FLOODPLAIN
- NEIGHBORHOOD BOX UNIT
- DETAIL BUBBLE
- DETAIL
- SHEET NO.

F.E.M.A. MAP NO. 48491C0505F  
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.  
DATED: DECEMBER 20TH, 2019

TOTAL ACREAGE: 25.044 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: MAY 4, 2022

SUBMITTAL DATE:  
DATE: APRIL 19, 2022

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'  
NORTHING: 10186630.00  
EASTING: 3152032.8500  
TEXAS COORDINATE SYSTEM  
CENTRAL ZONE (4203), NAD 83, NAVD88  
(GEOID12A)

STREET TABLE		
STREET NAMES	ROW WIDTH	LENGTH (LINEAR FEET)
AVERY NELSON PARKWAY	100'	1,568'
MORESE PALACE TRAIL	50'	795'
FISCIANO LANE	50'\65'	757'
TEVEROLA DRIVE	50'\65'\VARIES	1,332'
LIBERI LANE	65'	75'

LOT SUMMARY:

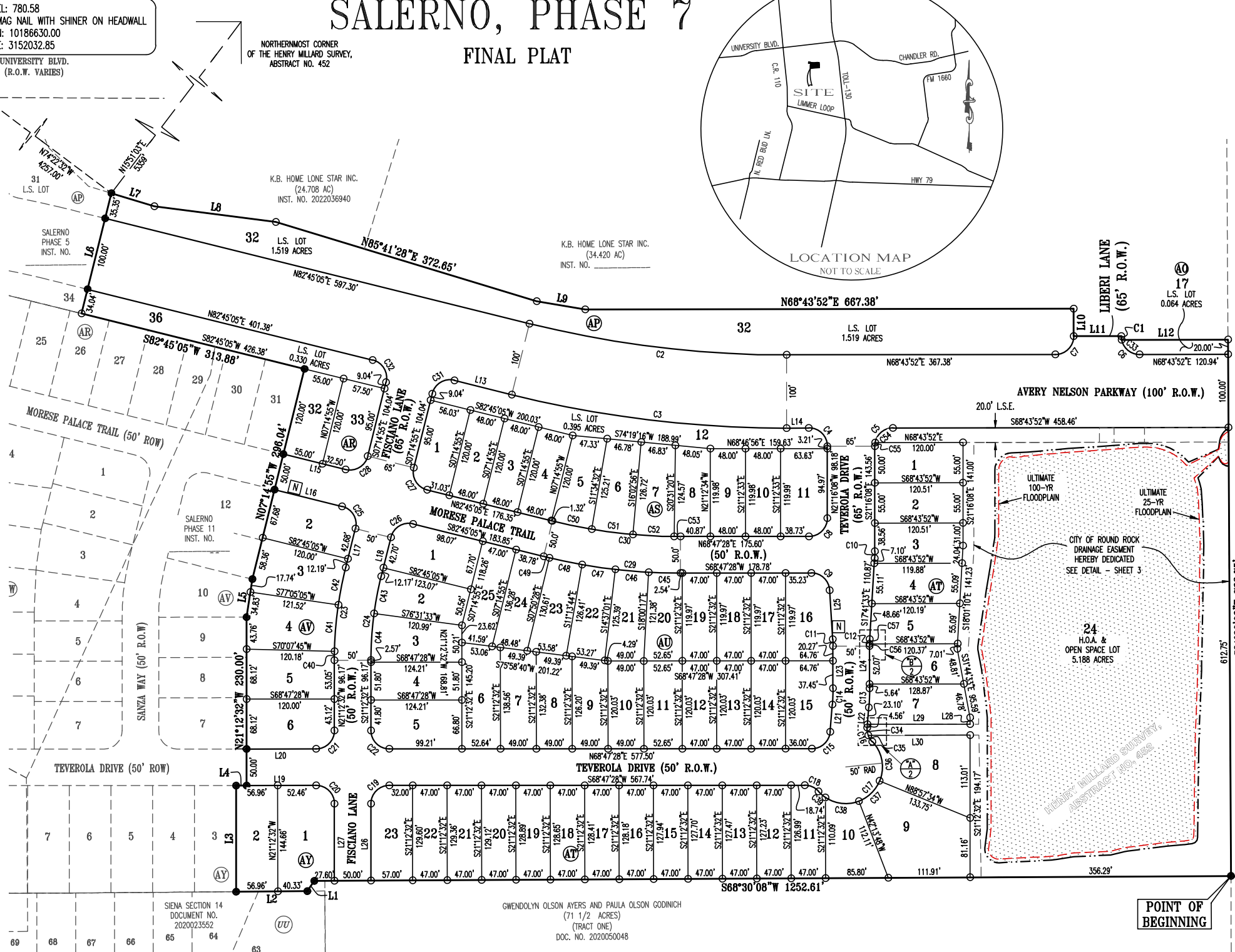
SINGLE FAMILY LOTS:	68	10.617 ACRES
H.O.A. AND OPEN SPACE LOTS:	1	5.188 ACRES
LANDSCAPE LOTS:	4	2.308 ACRES
NUMBER OF BLOCKS:	8	
R.O.W.:		6.931 ACRES
TOTAL:		25.044 ACRES

FP-2204-002

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5424\Survey\PLAT - SALERNO PH 7



FEMA NOTE: NO PORTION OF THIS TRACT IS ENCRoaded 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 20TH, 2019, FOR WILLIAMSON COUNTY, TEXAS.

SALERNO, PHASE 7  
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	5.03	25.00	S27°02'14"E	5.03	2.53	11°32'13"
C2	354.81	1450.00	N75°44'28"E	353.92	178.30	14°01'12"
C3	379.28	1550.00	S75°44'28"W	378.33	190.59	14°01'12"
C4	39.27	25.00	N66°16'08"W	35.36	25.00	90°00'00"
C5	39.27	25.00	S23°43'52"W	35.36	25.00	90°00'00"
C6	39.27	25.00	S66°16'08"E	35.36	25.00	90°00'00"
C7	39.27	25.00	N23°43'52"E	35.36	25.00	90°00'00"
C8	39.30	25.00	N23°45'40"E	35.37	25.03	90°03'35"
C9	37.68	25.00	N68°01'36"W	34.22	23.46	86°21'53"
C10	9.36	150.00	S19°28'50"E	9.36	4.68	3°34'35"
C11	9.36	150.00	N23°03'24"W	9.36	4.68	3°34'32"
C12	9.36	150.00	S19°28'50"E	9.36	4.68	3°34'35"
C13	26.36	325.00	S18°56'43"E	26.35	13.19	4°38'50"
C14	22.30	275.00	N18°56'43"W	22.30	11.16	4°38'50"
C15	37.27	25.00	N26°05'05"E	33.91	23.07	85°24'46"
C16	21.03	25.00	S40°42'59"E	20.41	11.18	48°11'23"
C17	158.64	50.00	S26°05'05"W	99.99	3197.00	181°47'31"
C18	21.03	25.00	N87°06'51"W	20.41	11.18	48°11'23"
C19	39.27	25.00	S23°47'28"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	39.27	25.00	S66°12'32"E	35.36	25.00	90°00'00"
C21	39.27	25.00	N23°47'28"E	35.36	25.00	90°00'00"
C22	39.27	25.00	S66°12'32"E	35.36	25.00	90°00'00"
C23	127.92	525.00	N14°13'44"W	127.60	64.28	1°35'37"
C24	115.74	475.00	S14°13'44"E	115.45	58.16	1°35'37"
C25	39.27	25.00	N52°14'55"W	35.36	25.00	90°00'00"
C26	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C27	39.27	25.00	S52°14'55"E	35.36	25.00	90°00'00"
C28	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C29	188.83	775.00	S75°46'16"W	188.36	94.89	1°35'37"
C30	176.65	725.00	N75°46'16"E	176.21	88.76	1°35'37"
C31	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C32	39.27	25.00	S52°14'55"E	35.36	25.00	90°00'00"
C33	34.24	25.00	S72°02'14"E	31.62	20.41	78°27'47"
C34	10.63	25.00	S28°48'05"E	10.55	5.40	24°21'34"
C35	10.40	25.00	S52°53'46"E	10.32	5.28	23°49'49"
C36	57.49	50.00	S31°52'14"E	54.38	32.40	65°52'54"
C37	40.75	50.00	S24°25'13"W	39.63	21.58	46°41'58"
C38	47.64	50.00	S75°03'52"W	45.86	25.80	54°35'20"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	12.76	50.00	N70°19'48"W	12.73	6.41	14°37'19"
C40	12.26	525.00	N20°32'24"W	12.26	6.13	1°20'17"
C41	63.73	525.00	N16°23'35"W	63.70	31.91	6°57'20"
C42	51.92	525.00	N10°04'55"W	51.90	25.98	5°39'59"
C43	51.61	475.00	S10°21'41"E	51.59	25.83	6°13'32"
C44	64.12	475.00	S17°20'30"E	64.08	32.11	7°44'05"
C45	43.34	775.00	S70°23'35"W	43.34	21.68	3°12'16"
C46	45.82	775.00	S73°41'21"W	45.82	22.92	3°23'16"
C47	45.82	775.00	S77°04'37"W	45.82	22.92	3°23'16"
C48	45.82	775.00	S80°27'54"W	45.82	22.92	3°23'16"
C49	8.01	775.00	S82°27'18"W	8.01	4.01	0°35'33"
C50	55.00	725.00	N80°34'41"E	54.99	27.51	4°20'47"
C51	56.60	725.00	N76°10'06"E	56.59	28.31	4°28'23"
C52	56.60	725.00	N71°41'43"E	56.59	28.31	4°28'23"
C53	8.45	725.00	N69°07'30"E	8.45	4.23	0°40'04"
C54	34.24	25.00	S29°29'59"W	31.62	20.41	78°27'47"
C55	5.03	25.00	S15°30'01"E	5.03	2.53	11°32'13"
C56	2.93	150.00	N20°42'36"W	2.93	1.46	1°07'03"
C57	6.44	150.00	N18°55'19"W	6.44	3.22	2°27'32"

Line Table		
Line #	Length	Direction
L1	17.02	S12°52'51"W
L2	97.29	S68°23'05"W
L3	145.06	N21°12'32"W
L4	14.42	N68°47'28"E
L5	52.57	N12°33'04"W
L6	169.40	N07°14'55"W
L7	61.32	N85°41'28"E
L8	167.27	N76°14'05"E
L9	67.23	N78°18'47"E
L10	37.57	S21°16'08"E
L11	65.00	N68°43'52"E
L12	145.36	N68°43'52"E
L13	80.92	S82°45'05"W
L14	30.27	S68°43'52"W
L15	87.50	S82°45'05"W

Line Table		
Line #	Length	Direction
L16	95.00	S82°45'05"W
L17	54.87	N07°14'55"W
L18	54.87	S07°14'55"E
L19	95.00	N68°47'28"E
L20	95.00	N68°47'28"E
L21	37.41	N16°37'18"W
L22	27.66	S16°37'18"E
L23	57.72	N21°16'08"W
L24	57.72	S21°16'08"E
L25	67.07	N24°50'40"W
L26	104.89	S21°12'32"E
L27	105.14	S21°12'32"E
L28	9.00	S21°12'32"E
L29	140.31	S68°43'52"W
L30	139.28	N68°43'52"E

Easement Line Table		
Line #	Length	Direction
(L100)	612.75	S21°30'03"E
(L101)	341.29	S68°30'08"W
(L102)	194.20	N22°05'01"W
(L103)	151.31	S68°42'11"W
(L104)	4.56	N16°37'18"W
(L106)	152.12	N68°43'52"E
(L107)	16.93	N22°05'01"W
(L108)	88.12	N30°18'58"W
(L109)	139.85	N18°01'10"W

Easement Line Table		
Line #	Length	Direction
(L110)	141.43	N21°16'08"W
(L111)	171.61	N68°43'52"E
(L112)	20.00	N21°16'08"W
(L113)	20.00	N68°43'52"E
(L114)	20.00	S21°16'08"E
(L115)	41.46	N68°43'52"E
(L116)	20.00	N21°22'23"W
(L117)	114.92	N68°43'52"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C100)	10.63	25.00	N28°48'05"W	10.55	5.40	24°21'34"

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	-	-	89	-	50	-	-	-	-	-	-	-	-	-	-	-	-	332	524
SINGLE FAMILY STANDARD LOT	73	-	14	30	4	30	18	62	-	-	79	-	-	31	-	-	-	-	-	342	505
SINGLE FAMILY ESTATE LOT	-	-	35	4	2	4	-	-	-	-	-	-	-	-	32	-	-	-	-	77	160
SUBTOTAL OF RESIDENTIAL LOTS	173	91	49	34	95	34	68	62	-	-	79	-	-	31	32	-	-	-	-	748	1186
NON-RESIDENTIAL LOTS		-																			
AMENITY CENTER LOTS	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
COMMERCIAL LOTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	2	9
LANDSCAPE LOTS	8	-	-	2	10	1	4	-	-	-	-	-	-	-	-	-	-	-	-	25	28
DRAINAGE LOTS	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	1
H.O.A. & OPEN SPACE LOTS	3	2	2	1	3	1	1	-	-	-	-	-	-	1	-	-	-	-	-	14	28
TOTAL	184	93	52	37	108	36	73	63	-	-	79	-	-	32	32	-	-	2	-	794	1252

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT #	BLOCK	AREA	TYPE	LOT #	BLOCK	AREA	TYPE	LOT #	BLOCK	AREA	TYPE	LOT #	BLOCK	AREA	TYPE
17	AO	2,785	LS	1	AT	6,627	ST	1	AU	8,198	SM	2	AV	7,988	ST
32	AP	66,155	LS	2	AT	6,628	ST	2	AU	7,000	SM	3	AV	8,458	ST
32	AR	6,600	ST	3	AT	6,616	ST	3	AU	7,192	SM	4	AV	8,641	ST
33	AR	6,766	ST	4	AT	6,602	ST	4	AU	6,434	SM	5	AV	8,007	ST
36	AR	14,380	LS	5	AT	6,619	ST	5	AU	8,163	SM	6	AV	8,040	ST
1	AS	6,590	SM	6	AT	6,814	ST	6	AU	7,468	SM	1	AY	10,597	ST
2	AS	5,760	SM	7	AT	7,416	ST	7	AU	6,638	SM	2	AY	8,251	ST
3	AS	5,760	SM	8	AT	10,936	ST	8	AU	6,335	SM				
4	AS	5,760	SM	9	AT	14,364	ST	9	AU	6,032	SM				
5	AS	6,353	SM	10	AT	6,835	SM	10	AU	5,881	SM				
6	AS	6,521	SM	11	AT	5,791	SM	11	AU	6,320	SM				
7	AS	6,510	SM	12	AT	5,974	SM	12	AU	5,641	SM				
8	AS	5,942	SM	13	AT	5,985	SM	13	AU	5,641	SM				
9	AS	5,759	SM	14	AT	5,997	SM	14	AU	5,641	SM				
10	AS	5,759	SM	15	AT	6,007	SM	15	AU	7,459	SM				
11	AS	7,508	SM	16	AT	6,019	SM	16	AU	7,364	SM				
12	AS	17,210	LS	17	AT	6,030	SM	17	AU	5,639	SM				
				18	AT	6,041	SM	18	AU	5,639	SM				
				19	AT	6,052	SM	19	AU	5,639	SM				
				20	AT	6,063	SM	20	AU	5,931	SM				
				21	AT	6,074	SM	21	AU	6,103	SM				
				22	AT	6,085	SM	22	AU	6,224	SM				
				23	AT	7,261	SM	23	AU	6,363	SM				
				24	AT	226,291	OS	24	AU	6,335	SM				
				25	AU			25	AU	6,469	SM				

SALERNO, PHASE 7  
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 25.044 ACRE TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.708 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN INSTRUMENT NUMBER 2022036940, BEING ALSO A PORTION OF A CALLED 34.420 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN INSTRUMENT NUMBER \_\_\_\_\_, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 25.044 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID 34.420 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF A CALLED 71 1/2 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO GWENDOLYN OLSON AYERS AND PAULA OLSON GODINICH IN INSTRUMENT NUMBER 2020050048, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO JANICE FORD HESTER IN VOLUME 469, PAGE 157, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING AT THE SOUTHWEST CORNER OF A CALLED 75.00 ACRE TRACT OF LAND CONVEYED TO THOMAS NOREN, ET AL IN INSTRUMENT NUMBER 2015015382, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINE OF SAID 71 1/2 ACRE TRACT OF LAND, AND SAID 34.420 ACRE TRACT OF LAND, THE FOLLOWING TWO COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S68°30'08"W, A DISTANCE OF 1252.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) S12°52'51"W, A DISTANCE OF 17.02 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF LOT 63, BLOCK UU, SIENA SECTION 14, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2020023552, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S68°23'05"W, WITH THE COMMON LINE OF SAID 34.420 ACRE TRACT, SAID LOT 63, AND LOT 64, BLOCK UU, SAID SIENA SECTION 14, A DISTANCE OF 97.29 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 64, BEING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK AY, SALERNO PHASE 11, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 34.420 ACRE TRACT AND SAID 24.708 ACRE TRACT, AND WITH THE EAST LINE OF SAID SALERNO PHASE 11, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) N21°12'32"W, A DISTANCE OF 145.06 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF TEVEROLA DRIVE (50' R.O.W.), FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) N68°47'28"E, A DISTANCE OF 14.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF SAID TEVEROLA DRIVE, FOR A WESTERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) N21°12'32"W, A DISTANCE OF 230.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N12°33'04"W, A DISTANCE OF 52.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) N07°14'55"W, A DISTANCE OF 296.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 6) S82°45'05"W, A DISTANCE OF 313.88 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHERN LINE OF LOT 26, BLOCK AR, SAID SALERNO PHASE 11, BEING AT AN EASTERN CORNER OF LOT 34, BLOCK AR, SALERNO PHASE 5, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

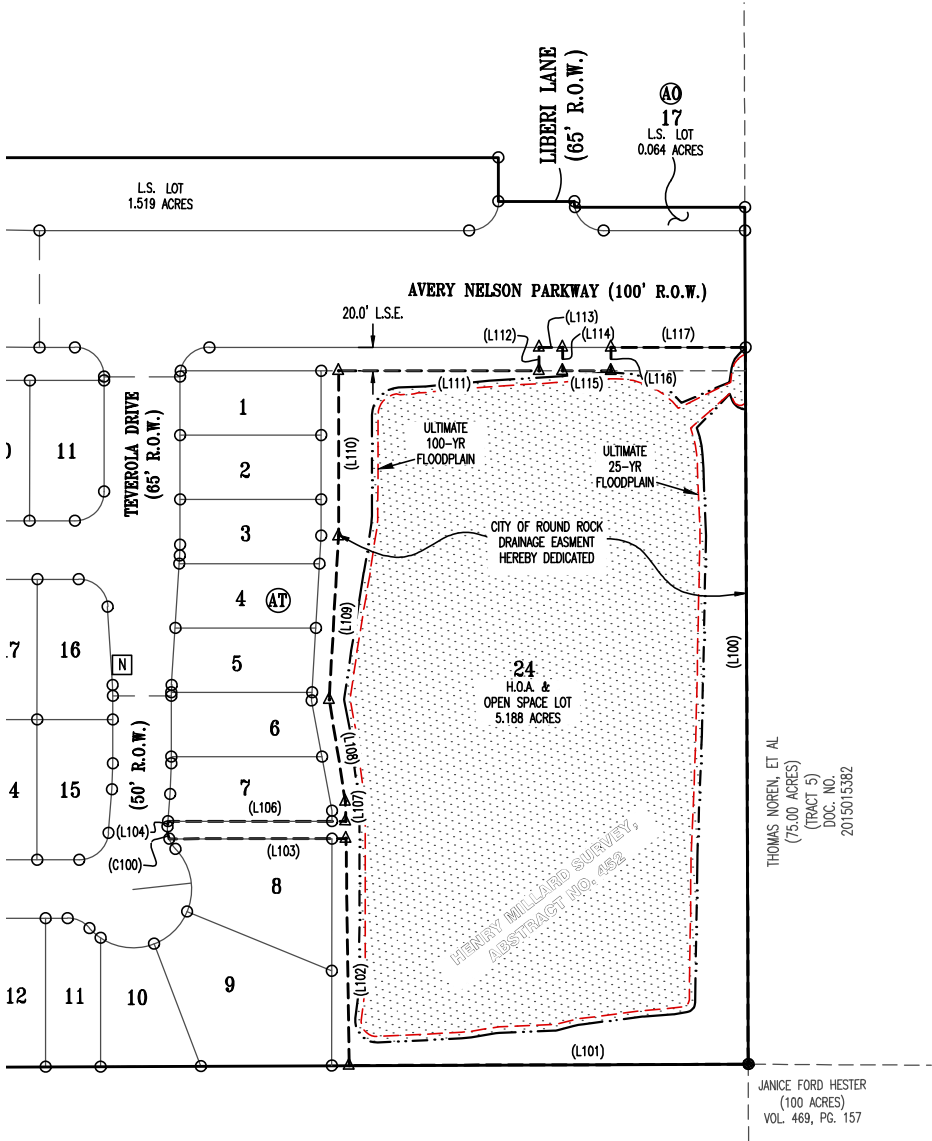
THENCE, N07°14'55"W, OVER AND ACROSS SAID 34.420 ACRE TRACT AND SAID 24.708 ACRE TRACT, WITH THE EAST LINE OF SAID LOT 34, THE EAST TERMINUS LINE OF AVERY NELSON PARKWAY (100' R.O.W.) AND THE EAST LINE OF LOT 31, BLOCK AP, SAID SALERNO PHASE 5, A DISTANCE OF 169.40 FEET TO A 1/2 INCH IRON ROD FOUND AT AN EASTERN CORNER OF SAID LOT 31, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 34.420 ACRE TRACT OF LAND, THE FOLLOWING NINE (9) COURSES, NUMBERED 1 THROUGH 9,

- 1) N85°41'28"E, A DISTANCE OF 61.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N76°14'05"E, A DISTANCE OF 167.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N85°41'28"E, A DISTANCE OF 372.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N78°18'47"E, A DISTANCE OF 67.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N68°43'52"E, A DISTANCE OF 667.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S21°16'08"E, A DISTANCE OF 37.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N68°43'52"E, A DISTANCE OF 65.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 5.03 FEET AND A CHORD THAT BEARS S27°02'14"E, A DISTANCE OF 5.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 9) N68°43'52"E, A DISTANCE OF 145.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE EAST LINE OF SAID 34.420 ACRE TRACT OF LAND, BEING IN THE WEST LINE OF SAID 75.00 ACRE TRACT OF LAND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S21°30'03"E, WITH THE COMMON LINE OF SAID 75.00 ACRE TRACT OF LAND, AND SAID 34.420 ACRE TRACT OF LAND, A DISTANCE OF 732.75 FEET, TO THE POINT OF BEGINNING AND CONTAINING 25.044 ACRES OF LAND.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)



LOT 26, BLOCK AT  
DRAINAGE EASEMENT

SHEET NO. 3 OF 4

Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

FP-2204-002

J:\AC3D\5424\Survey\PLAT - SALERNO PH 7

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 25.044 ACRE TRACT OF LAND, SITUATED IN THE HENRY MILLER SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS, BEING A POTION OF A 24.708 ACRE TRACT OF LAND, CONVEYED IN INSTRUMENT NUMBER 2022036940, BEING ALSO A PORTION OF A 34.420 ACRE TRACT OF LAND, CONVEYED IN INSTRUMENT NUMBER \_\_\_\_\_, BOTH 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 7"**

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: \_\_\_\_\_

GENERAL NOTES

- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT (SW.E.) ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
  2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
  3. 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.
  4. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
  5. A PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
  6. 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.
  7. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
  8. 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.
  9. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1910-002), APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2019.
  10. WATER SERVICE WILL BE PROVIDED BY JONAH WATER SUD.
  11. WASTEWATER COLLECTION/CONVEYANCE IS PROVIDED BY SALERNO MUD.

# SALERNO, PHASE 7

## FINAL PLAT

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.

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 W. WILLIAM CANNON  
AUSTIN, TEXAS 78749  
AARON@cdbgeng.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.  
15041 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



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.

\_\_\_\_\_  
JENNIFER HENDERSON, 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

## SHEET NO. 4 OF 4



Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791 ♦ REG. # 10024900  
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

FP-2204-002

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