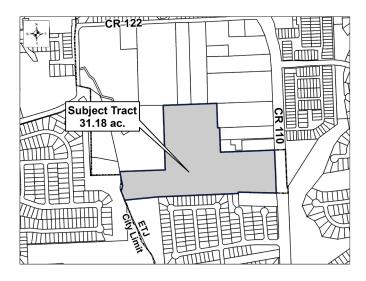
Oasis at Round Rock PRELIM PLAT PP2205-002



CASE PLANNER: Matthew Johnson

REQUEST: Preliminary Plat approval to create a single lot for attached and detached residential units.

ZONING AT TIME OF APPLICATION: PUD 138

DESCRIPTION: 31.18 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: ETJ: Rural Residential South: Residential/ Siena MUD East: CR 110; Rural Residential West: Residential/ Madsen Ranch

PROPOSED LAND USE: Single lot attached and detached townhome

PROPOSED LO	TS BY TYPE:	NUMBER OF LOTS	<u>ACREAGE</u>
Residential - Sin	gle Unit:	0	0
Residential - Mu	Iti Unit:	1	31.18
Office:		0	0
Commercial:		0	0
Industrial:		0	0
Open/Common S	Space:	0	0
ROW:		0	0
Parkland:		0	0
Other:		0	0
TOTALS:		1	31.18

Owner:	Applicant:	Developer:
Linda G & John Reed	Kimley-Horn	Urban Genesis
8050 CR110	Gabriel Bermudez Monroig, P.E.	Gahl Shalev
Round Rock, TX 78665	10814 Jollyville Rd	202 Avondale St
	Avallon IV, Ste 200	Houston, TX 77006
	Austin, TX 78759	

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HISTORY: The Oasis Planned Unit Development (PUD) No. 138 was approved by the City Council on April 28, 2022. This PUD allows for single family attached and detached units, all under common lot ownership. Additionally, the PUD incorporates neighborhood amenities and a leasing center. The subject tract is currently unplatted.

DATE OF REVIEW: August 3, 2022

LOCATION: Generally located west of CR 110 and south of CR 122.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Residential) is supported by PUD No. 138 which contains a mixture of attached and detached residential units. The units will be configured in a condominium regime and will not be platted as fee simple lots. The preliminary plat is driven by a desire to produce a final plat, which will follow this item for consideration.

<u>Compliance with the Concept Plan:</u> As shown, this Preliminary Plat is in compliance with the approved Concept Plan contained within PUD No. 138.

<u>Traffic, Access and Roads:</u> The subject tract has existing access points from CR 110. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed, whereas private drives will serve the entire development. A TIA is not required for this development; however, roadway impact fees shall be collected at time of building permitting.

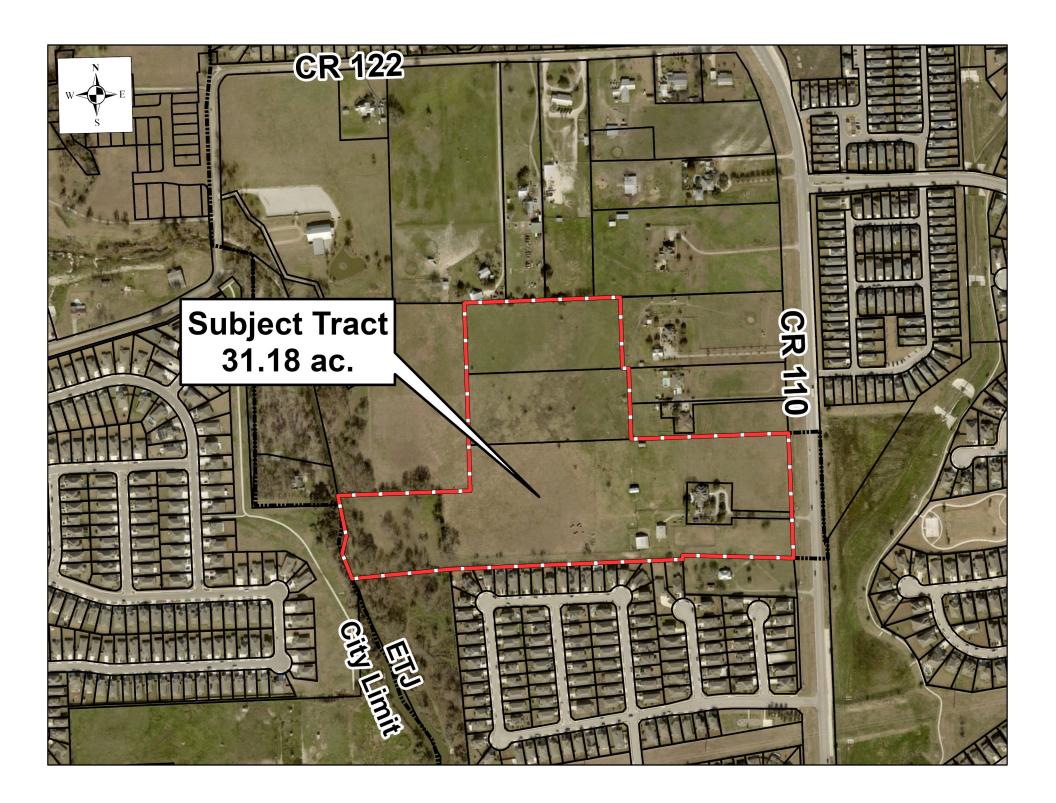
<u>Water and Wastewater Service:</u> Water and wastewater will be provided by the City of Round Rock. An existing 12" water line and a 42" wastewater line will serve this development by providing offsite easements in the southwest corner of the subject tract. Additionally, a secondary connection is proposed with a 16" waterline that runs parallel to Red Bud Lane along the future extension of Old Settlers Blvd.

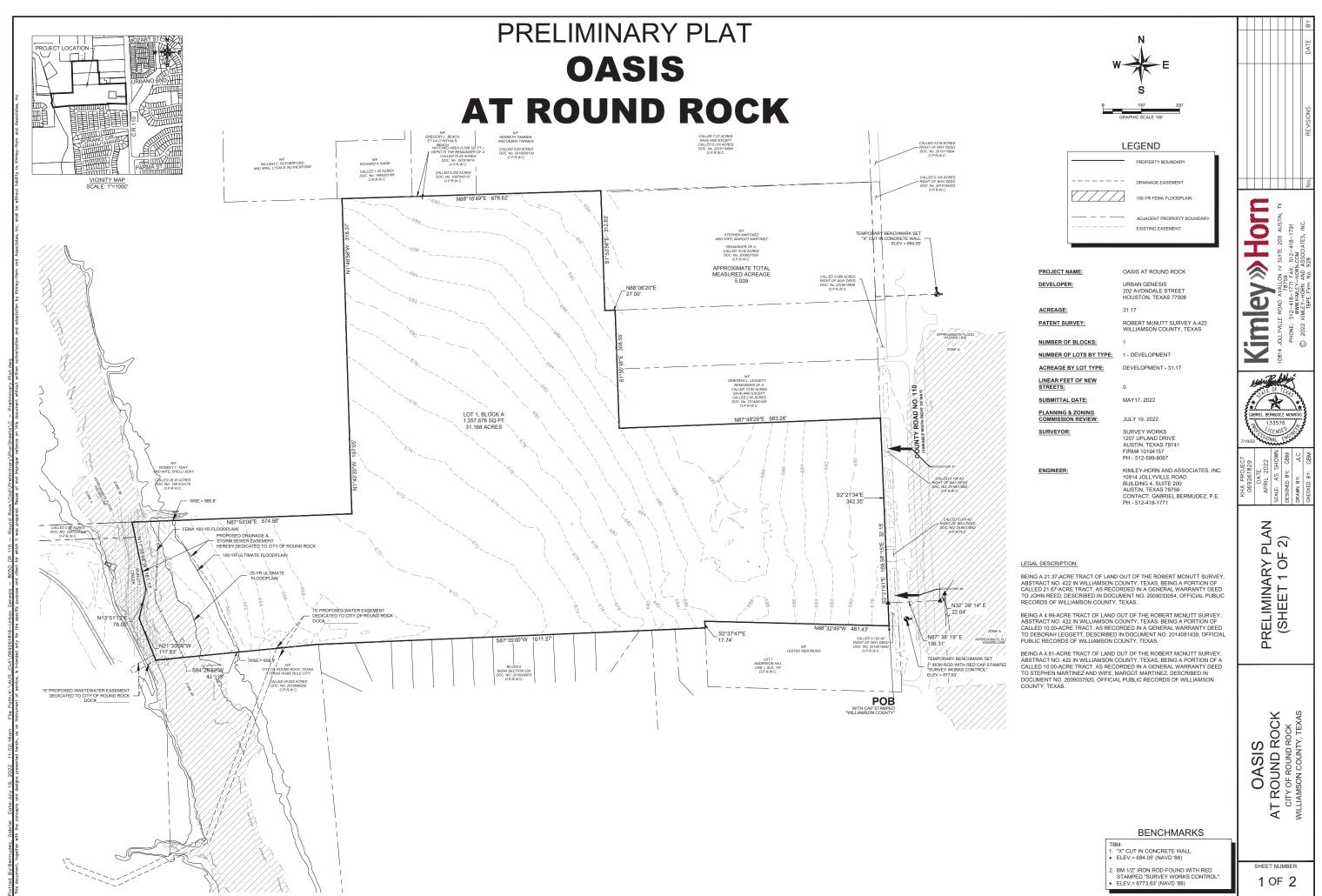
<u>Drainage:</u> A flood study (FLOOD2202-0001) has been approved by the City. The applicant intends to provide onsite detention. Staff will review a more detailed drainage plan during site permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1. Revise line types in legend to provide greater clarity.
- 2. Change Planning and Zoning Commission date to August 3, 2022.





SURVEYED DESCRIPTION:

BEING A 31 175 ACRE TRACT OF LAND OUT OF THE ROBERT MONUTE SURVEY ABSTRACT NO 422 IN WILLIAMSON COUNTY TEXAS BEING A BEING A 31.175 ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CALLED 2167 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO JOHN REED, DESCRIBET TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO DEBENDAL LEGGEGT, DESCRIBED IN DOCUMENT NO. 024084189, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO DEBENDAL LEGGEGT, DESCRIBED IN DOCUMENT NO. 2014081489, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, DESCRIBED IN DOCUMENT NO. 2009037920, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY" BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, FOR A POINT IN THE SOUTH LINE OF SAID 21.67 AGRE TRACT, A FOINT IN THE MORTH LINE OF LOT 1, ANDERSON HILLS RECORDED IN CASINET, IS LIDE 197, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF CALLED 0.102 AGRE (4.42 SO. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN BESCRIED TRACT.

THENCE N 88°3249° W, DEPARTING THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, ALONG THE SOUTH LINE OF SAID 21.87 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 481.43 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING AN NTERIOR CORNER OF SAID 21.67 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 02'3747"E, ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 17.74 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED 'R3, SURVEYING', BEING AN EXTERIOR CORNER OF SAID 21.67 ACRE TRACT, A POINT IN THE WEST LINE OF SAID LOT 1 AND THE NORTHEAST CORNER LOT 22, BLOCK II, SIENA SECTION 23A, AS RECORDED IN DOCUMENT NO. 2015008675, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN

THENCE S 87°3500° W, CONTINUING ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH NORTH LINE OF SAID SIENA SECTION 23A, A DISTANCE OF 1,011.27 FEET TO AN IRON ROD FOUND (1/2-INCH) DIAMETER) WITH CAP STAMPED 'R1 SURVEYING', BEING A MAGILE POINT OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF LOT SAID 21.67 AGAD SIENA SECTION 23A AND THE NORTHEAST CORNER OF A CALLED 40.052 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2018096958, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 84°26'52' W ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT COMMON WITH THE NORTH LINE OF SAID 40.052 ACRE TRACT HENCE 5 84 262 V. AU ALONG HE SUDTH LINE OF SAID 216 YACRE FIRST, LOMBING WITH HENCH HINCE OF SAID 302 VALE FRACT, PASSING AN IRON ROD FOUND (172-INCH DIAMETER) WITH PIRK CAP STAMPED SYNCRY WORKER SEGS AT A DISTANCE OF 392 23 FEET. CONTINUING FOR A TOTAL DISTANCE OF 327 23 FEET TO A CALCULATED FOR INT IN THE APPROXIMATE CENTERLINE OF MCKNITT GREEK, BEING THE SOUTHWEST CORNER OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF SAID 40.60 ACRE TRACT AND A POINT ON THE EAST LINE OF LOT 37, PARKLAND AND DRAINAGE, MADSEN RANCH, PHASE 4, AS RECORDED IN DOCUMENT NO. 2019096766, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HERRIN DESCRIBED TRACT.

THENCE, ALONG MCNUTT CREEK AND ITS MEANDERS. THE WEST LINE OF SAID 21.67 ACRE TRACT AND WITH THE EAST LINE OF SAID LOT 97.

- 1. N 21°35'56" W FOR A DISTANCE OF 117.83 FEET TO A CALCULATED POINT,
- 2. N 19°51'12" E FOR A DISTANCE OF 76.05 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED 'SURVEY WORKS 6356', AND

WORKS 6395; AND

3. N 11'938'9" MORA DISTANCE OF 181.17 FEET TO A CALCULATED POINT IN THE APPROXIMATE CENTERLINE OF MCNUTT CREEK,
BEING THE NORTHWEST CORNER OF SAID 21.67 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 0.35 ACRE TRACT, AS
RECORDED IN DOCUMENT NO. 2007020165, OFFICIAL PUBLIC RECORDS OF WILLMANSON COUNTY, TEXAS AND A POINT ON THE SOUTH
LINE OF A CALLED 28.35 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 1991010170, OFFICIAL PUBLIC RECORDS OF
WILLMANDS NO COUNTY, TEXAS, FOR AN EXTERNIOR CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE N 87°53'09" E, ALONG THE NORTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH SOUTH LINE OF SAID 28.35 ACRE TRACT, PASSING AN IRON ROD FOUND (12-INCH DIAMETER) WITH PINK CAP STAMPED 'SURVEY WORKS 6356' AT A DISTANCE OF 2000 FEET, CONTINUING FOR A TOTAL DISTANCE OF 574.36 FEET TO AN IRON ROD FOUND (12-INCH DIAMETER), BIENS AN INTERROR CORNER OF SAID 21.67 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 28.36 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01*43'33" W, ALONG A WEST LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE EAST LINE OF SAID 28.35 ACRE TRACT, A DISTANC OF 197.05 FEET TO AN IRON ROD FOUND (I/2.INCH DIAMETER), BEING AN EXTERIOR CORNER OF SAID 21.67 ACRE TRACT, A POINT ON THE EAS LINE OF SAID 233 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 100 ACRE LEGGETT TRACT, BEING AN EXTERIOR CORNER OF SAID 21.67 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 01'46'59" W, ALONG A WEST LINE OF SAID 10.00 ACRE LEGGETT TRACT, COMMON WITH THE EAST LINE OF SAID 28.35 ACRE TRACT, A DISTANCE OF 308 74 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", A POINT ON THE EAST LINE OF SAID 28.35 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1000 ACRE LEGGETT TRACT, THE SOUTHWEST CORNER OF SAID 1000 ACRE LEGGETT TRACT, THE SOUTHWEST CORNER OF SAID 1000 ACRE LEGGETT TRACT, THE SOUTHWEST CORNER OF SAID 1000 ACRE LEGGETT TRACT, THE SOUTHWEST CORNER OF SAID 1000 ACRE LEGGETT TRACT, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01¹⁴659" W, ALONG THE WEST LINE OF SAID 10.00 ACRE MARTINEZ TRACT, COMMON WITH THE EAST LINE OF SAID 28.35 ACRE TRACT, A DISTANCE OF 300.38 FEET TO AN IRON ROD FOUND (38-INCH DIAMETER), BEING THE NORTHWEST CORNER OF SAID 10.00 ACRE MARTINEZ TRACT AND AN INTERIOR EL CORNER OF A CALLED 75.24 ACRES AS RECORDED IN DOCUMENT NO. 197910016, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°50'02" E, ALONG THE NORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, COMMON WITH THE SOUTH LINE OF SAID 75.24 ACRE TRACT, A DISTANCE OF 67'741 FEET TO IRON ROD FOUND (12"-NICH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", FOR THE NORTHEAST CORNER OF THE REFER IN DESCRIBED TRACT, FROM WHICH AN IRON ROD FOUND (12"-INCH DIAMETER) WILL AND FOUND 10". THE AST SAMPED "SURVEY WORKS 6356", FOR THE "ORTHOR FOR THE ORD FOUND 10". THE AST SAMPED "SURVEY BARS IN 87'50'02" E A DISTANCE OF 70". 70" FEET BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, FOR A POINT IN THE NORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, THE NORTHWEST CORNER OF A CALLED 10". BACE (7", 182" SO, FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 201510/203, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 12015110894, OFFICIAL PUBLIC RECORDED IN DOCUMENT NO. 2015110894, OFFICIAL PUBLIC RECORDED IN DOCUMENT NO.

THENCE S 01°55′18" E LEAVING SAID NORTH LINE OVER AND ACROSS SAID 10.00 ACRE MARTINEZ TRACT A DISTANCE OF 309.24 FEET TO AN RON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "SURVEY WORKS 6356". FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED

THENCE N87*4920°E, ALONG THE SOUTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, A DISTANCE OF 26.12° FEET TO AN IRON ROD FOUND (1/2-NCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", BEING A POINT IN THE SOUTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, A POINT IN THE MORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, A FOINT IN THE MORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, A FOINT IN THE MORTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, A FOINT IN THE WORTH AND A FORMED TO THE MARTINEZ TRACT, A FOINT IN THE WORTH AND A FORMED WILLIAMSON COUNTY BEARS A 57*420°Z & DISTANCE OF 10.07 OF FEET BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY BOAD NO. 110. FOR A FOINT IN THE SOUTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, THE SOUTHWEST CORNER OF SAID 10.56 ACRE MARTINEZ TRACT, THE SOUTHWEST CORNER OF SAID 10.56 ACRE MARTINEZ TRACT, THE SOUTHWEST CORNER OF SAID 21.05 ACRE MARTINEZ T

THENCE S 01°5918°E, ALONG THE WEST LINE OF SAID 2.416 ACRE TRACT, OVER AND ACROSS SAID 10.00 ACRE LEGGETT TRACT, A DISTANCE OF 308.55 FEET TO AN IRON ROD FOUND (1.21-NOH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6396", BEING A POINT IN THE NORTH LINE OF SAID 2167 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT:

WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, BEING A POINT ON THE NORTH LINE OF SAID 21.67 ACRE TRACT, THE SOUTH LINE OF SAID 0.00 ACRE LEGGETT TRACT, AND THE NORTHWEST CORNER OF A CALLED 0.198 ACRE (8.611 S.C. T.) PARCEL IN A RIGHT OF WAY DEED ECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE

THENCE S 02°21'34" E, ALONG THE WEST LINE OF SAID 0.198 ACRE TRACT, COMMON WITH THE WEST LINE OF COUNTY ROAD NO. 110, A DISTANCE OF 342.35 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY", BEING THE SOUTHWEST CORNER OF SAID 198 ACRE (829 S.C. T.) PARCEL IN A RIGHEST OF WAY DEED RECORDED IN DOCUMENT NO. 2016013982, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A POINT ON THE NORTH LINE OF A CALLED D 1.02 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2009033054, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANOLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 02°12°15° E, CONTINUING ALONG THE WEST LINE OF COUNTY ROAD NO. 110 COMMON WITH THE WEST LINE OF SAID 0.019 ACRE TRACT, A DISTANCE OF 32.15 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY." EINENG THE SOUTHWEST CONERC OF AS ID 0.019 ACRE (28°20 S. C.F.) PARCEL IT. HE NORTHWEST CONERC OF A CALLED 0.10°2 ACRE (4.442 S.P. F.) PARCEL IT A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013882, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A POINT ON THE SOUTH LINE OF SAID 1.02 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREN DESCRIBED TRACT;

THENCE S 02°21'41" E, CONTINUING ALONG THE WEST LINE OF COUNTY ROAD NO. 110 COMMON WITH THE WEST LINE OF SAID 0.102 ACRE TRACT, A DISTANCE OF 168.58 FEET TO THE POINT OF BEGINNING, IN ALL CONTAINING 31.175 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT NOTES:

- 1. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP)
 COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE 2/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
- 2. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 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, AS AMENDED AND, FOR LOT 1 BLOCK A, PURSUANT TO THE PLANNED UNIT DEVELOPMENT (PUD) NO. 138.
- 4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III. ZONING AND DEVELOPMENT CODE. SECTION 6-26. CITY OF ROUND ROCK, TEXAS, AS AMENDED AND, FOR LOT 1 BLOCK A, PURSUANT TO PUD NO. 138.
- 5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED. IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 6 THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III ZONING AND DEVELOPMENT CODE SECTION 4-30, CITY OF ROUND ROCK CODE OF ORDINANCES, AS AMENDED AND, FOR LOT 1 BLOCK A, PURSUANT TO PUD NO. 138.
- 8. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #138 AS APPROVED BY THE CITY COUNCIL ON APRIL 28, 2022.
- 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.
- 10. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS
- 11. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE
- 12 A TEN FOOT (10') PLIE AND SIDEWALK FASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON

Horn

Kimley»



PRELIMINARY PLAN (SHEET 2 OF 2)

ASIS
UND ROCK

VIND ROCK

V. TEXAS AT ROUND RC CITY OF ROUND ROC WILLIAMSON COUNTY, T Ö ΑT

BENCHMARKS

- 1. "X" CUT IN CONCRETE WALL.
 ELEV.= 684.05' (NAVD '88)
- BM 1/2" IRON ROD FOUND WITH RED STAMPED "SURVEY WORKS CONTROL".
 ELEV.= 6773.63' (NAVD '88)

SHEET NUMBER 2 OF 2

PP-xxxx-xxx