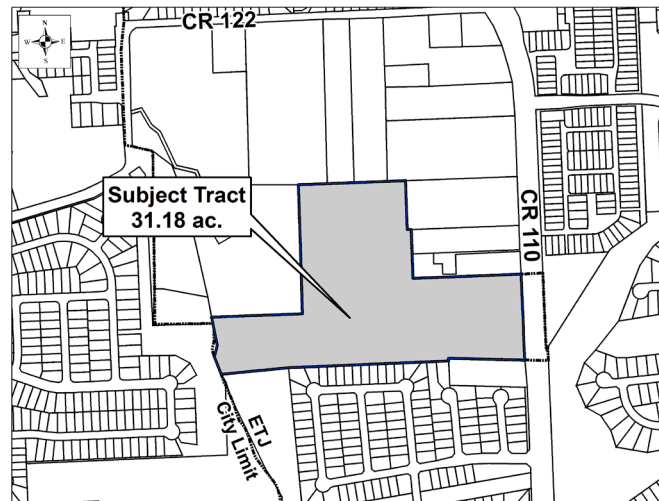


**Oasis at Round Rock
FINAL PLAT FP2205-003**



CASE PLANNER: Matthew Johnson

REQUEST: Final 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

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	31.18
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	31.18

Owner:
 LINDA G & JOHN REED
 8050 CR110
 Round Rock, TX 78665

Applicant:
 Kimley-Horn
 Gabriel Bermudez Monroig, P.E.
 10814 Jollyville Rd
 Avallon IV, Ste 200
 Austin, TX 78759

Developer:
 Urban Genesis
 Gahl Shalev
 202 Avondale St
 Houston, TX 77006

**Oasis at Round Rock
FINAL PLAT FP2205-003**

HISTORY: This final plat is being processed simultaneously with the preliminary plat (PP2205-002).

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 Final Plat will facilitate the development for a rental community with a maximum of 434 units (single family detached and attached).

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat (PP2205-002).

Traffic, Access and Roads: 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.

Water and Wastewater Service: 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.

Drainage: 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. Provide surveyor and engineer to certification seal.
2. Include benchmark description and elevation with vertical datum & geoid.
3. Remove the depiction of the 10' PUE.
4. Revise note # 7 to reflect the preliminary plat approval date.
5. Revise note # 10 to reflect the 1% ultimate floodplain.

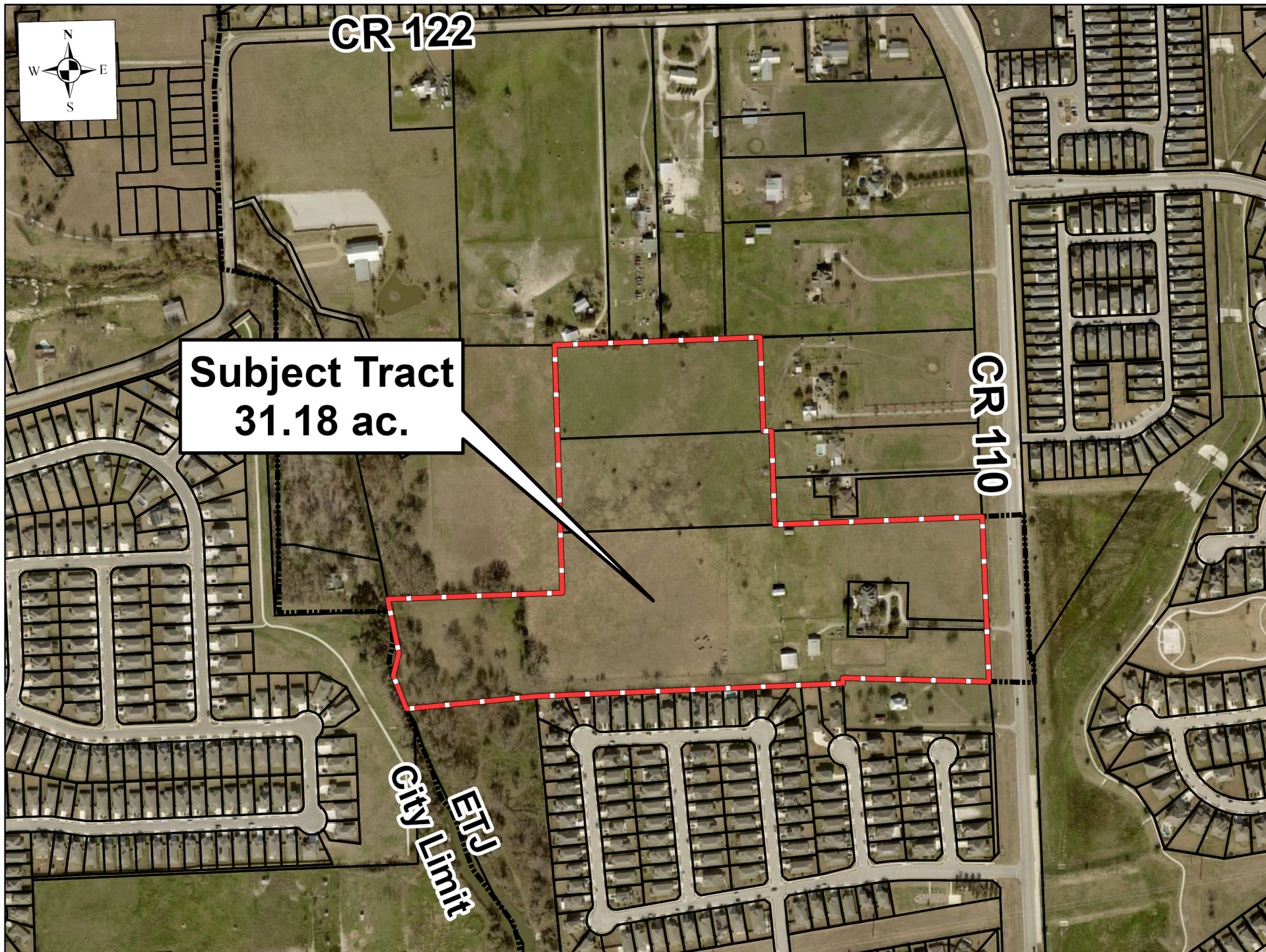


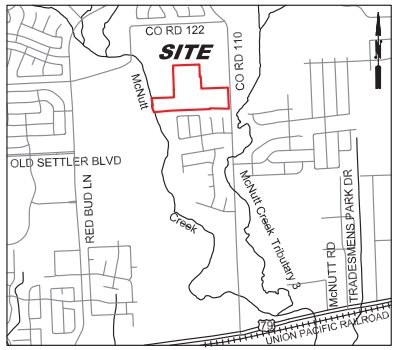
CR 122

**Subject Tract
31.18 ac.**

CR 110

City Limit



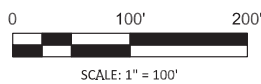


VICINITY MAP
(NOT TO SCALE)

OWNER: URBAN GENESIS
8050 CR 110, ROUND ROCK, TX 78665
ACREAGE: 31.175 ACRES
SURVEY: ROBERT McNUTT SURVEY
ABSTRACT NO. 422
WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1
LOT TYPE: DEVELOPMENT LOT
AREA OF SMALLEST LOT: 31.175 ACRES
CREATION DATE: 7/15/22
SUBMITTAL DATE: MAY 2022
REVISION DATE:
SURVEYOR:
ENGINEER: SURVEY WORKS, LLC, BLDG B
1207 UPLAND DRIVE
AUSTIN, TEXAS 78741
PH: 512-890-8067
KIMLEY-HORN AND ASSOCIATES, INC.,
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TX 78759

LEGEND

- 1/2" IRON ROD FOUND (PINK CAP STAMPED "SURVEY WORKS 6356")
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- "X" MARK FOUND
- CALCULATED POINT
- PROPERTY LINE
- ADJOINER LINE
- SIDEWALK EASEMENT
- BREAKLINE
- DOC. NO. O.P.R.W.C.
- CAB. SLD.
- ()
- POB
- P.U.E.
- WSE



N/F
ROBERT T. ADAY
AND WIFE, SHELLI ADAY
CALLED 28.35 ACRES
DOC. NO. 1991010170
O.P.R.W.C.

FINAL PLAT OF
OASIS AT ROUND ROCK SUBDIVISION

31.175 ACRES ± SITUATED IN THE ROBERT McNUTT SURVEY,
ABSTRACT 422, WILLIAMSON COUNTY, TX

CALLED 11.58 ACRES
DOC. NO. 1987021475
O.P.R.W.C.

CALLED 1.00 ACRES
DOC. NO. 1993003108
O.P.R.W.C.

CALLED 4.002 ACRES
DOC. NO. 1997045107
O.P.R.W.C.

CALLED 5.00 ACRES
DOC. NO. 2018058130
O.P.R.W.C.

N/F
GREGORY L. BEACH
ET UX CYNTHIA R. BEACH

N/F
KENNETH TAMMEN
AND DEBRA TAMMEN

N 87°50'02" E 677.41'

HATCHED AREA (5,508 SQ. FT.)
DEPICTS THE REMAINDER OF A
CALLED 75.24 ACRES
DOC. NO. 197910016, O.P.R.W.C.

3/8"
N 01°46'59" E 309.63'
(N00°50'00" E) (309.63')
N 01°46'59" W 309.63'
(N00°50'00" E) (309.63')
N 01°46'59" W 308.74'
(N00°50'00" E) (308.74')
N 01°43'33" W 197.05'
(N00°50'00" E) (197.05')

ROBERT McNUTT
SURVEY A-422
J. SHELTON
SURVEY A-360
(S 89°35'55" E) (1,404.84')
N 87°50'02" E 704.70'

CALLED 7.37 ACRES
SAVE AND EXCEPT
CALLED 0.216 ACRES
DOC. NO. 2015110894
O.P.R.W.C.

N/F
ZOE'S PLACE, LTD.

CALLED 0.216 ACRES
RIGHT OF WAY DEED
TO WILLIAMSON CO., TX.
DOC. NO. 2015110894
O.P.R.W.C.

WITH CAP STAMPED
"WILLIAMSON COUNTY"
FOUND 68.00' LEFT OF ENGINEER'S
CENTERLINE STATION: 167+92.23

CALLED 0.165 ACRES
RIGHT OF WAY DEED
TO WILLIAMSON CO., TX.
DOC. NO. 2015104203
O.P.R.W.C.

REMAINDER OF A
CALLED 10.00 ACRES
DOC. NO. 2009037920
O.P.R.W.C.

N/F
STEPHEN MARTINEZ
AND WIFE, MARGOT MARTINEZ

N 87°49'20" E
26.12'

N 87°49'20" E 680.95'

CALLED 2.416 ACRES
DOC. NO. 201905052
O.P.R.W.C.

N/F
WILLIAM MUGNO
AND DEBORAH CHRISTINA MUGNO

REMAINDER OF A
CALLED 10.00 ACRES
SAVE AND EXCEPT
CALLED 2.30 ACRES
DOC. NO. 2014081439
O.P.R.W.C.

N/F
DEBORAH L. LEGGETT

N 87°48'26" E 683.26'

CALLED 0.198 ACRES
RIGHT OF WAY DEED
TO WILLIAMSON CO., TX.
DOC. NO. 2016013682
O.P.R.W.C.

(342.34')
(N02°21'47"W)
S 02°21'34" E
342.35'

CALLED 0.019 ACRES
RIGHT OF WAY DEED
TO WILLIAMSON CO., TX.
DOC. NO. 2016013682
O.P.R.W.C.

WITH CAP STAMPED
"WILLIAMSON COUNTY"

CALLED 0.102 ACRES
RIGHT OF WAY DEED
TO WILLIAMSON CO., TX.
DOC. NO. 2016013682
O.P.R.W.C.

POB
WITH CAP STAMPED
"WILLIAMSON COUNTY"

(32.05')
(N02°21'47"W)
S 02°12'15" E
32.15'

(168.58')
(N02°21'47"W)
S 02°21'41" E
168.58'

(168.69')
(N 32°29'14" E)
22.04'

(17.85')
(S00°05'40"W)
S 02°37'47" E
17.74'

N 88°32'49" W 481.43'

LOT 1
ANDERSON HILL
CAB. I SLD. 197
O.P.R.W.C.

PREPARED FOR: URBAN GENESIS
PROJECT NO. 21-0100.06

SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
1 of 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°11'24" W	69.69'
L2	N 29°48'36" W	15.00'
L3	N 60°11'24" E	71.86'
L4	S 21°35'50" E	15.16'

FLOOD NOTE

A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL
FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL
CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL
EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP
(FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER
4849100515F, EFFECTIVE DATE 2/20/2019, FOR WILLIAMSON
COUNTY, TEXAS.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (4203), NAD 83,
ELEVATION DATA NAVD 88, GEOID 18,
DISTANCES IN US SURVEY FEET (GRID).

FINAL PLAT OF
OASIS AT ROUND ROCK SUBDIVISION
31.175 ACRES ± SITUATED IN THE ROBERT McNUTT SURVEY,
ABSTRACT 422, WILLIAMSON COUNTY, TX

SURVEYED DESCRIPTION:

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 21.67 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO JOHN REED, DESCRIBED IN DOCUMENT NO. 2009033054, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN A GENERAL WARRANTY DEED TO DEBORAH L. LEGGETT, DESCRIBED IN DOCUMENT NO. 2014081439, 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 ACRE TRACT, A POINT IN THE NORTH LINE OF LOT 1, ANDERSON HILL, AS RECORDED IN CABINET 1, SLIDE 197, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A CALLED 0.102 ACRES (4,442 SQ. 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 DESCRIBED TRACT;

THENCE N 88°32'49" W, DEPARTING THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, ALONG THE SOUTH LINE OF SAID 21.67 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 INTERIOR 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°37'47" 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 "RJ 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 DESCRIBED TRACT;

THENCE S 87°35'00" W, CONTINUING ALONG THE SOUTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH NORTH LINE OF SAID SIENA SECTION 23A, A DISTANCE OF **1.0127 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "RJ SURVEYING", BEING AN ANGLE POINT OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF LOT 52, BLOCK II, OF SAID SIENA SECTION 23A AND THE NORTHEAST CORNER OF A CALLED 40.052 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2018096968, 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, PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356" AT A DISTANCE OF 392.23 FEET, CONTINUING FOR A TOTAL DISTANCE OF **427.23 FEET** TO A CALCULATED POINT IN THE APPROXIMATE CENTERLINE OF MCNUTT CREEK, BEING THE SOUTHWEST CORNER OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF SAID 21.67 ACRE TRACT, THE NORTHWEST CORNER OF SAID 40.052 ACRE TRACT AND A POINT ON THE EAST LINE OF LOT 97, PARKLAND AND DRAINAGE, MADSEN RANCH, PHASE 4, AS RECORDED IN DOCUMENT NO. 2019098766, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN 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, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1. N 21°35'56" W** FOR A DISTANCE OF **117.83 FEET** TO A CALCULATED POINT;
- 2. N 13°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
- 3. N 11°38'48" W** FOR A 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. 2007020168, OFFICIAL PUBLIC RECORDS OF WILLIAMSON 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 WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR 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 (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356" AT A DISTANCE OF 20.00 FEET, CONTINUING FOR A TOTAL DISTANCE OF **574.58 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING AN INTERIOR CORNER OF SAID 21.67 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 28.35 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 DISTANCE OF **197.06 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER), BEING AN EXTERIOR CORNER OF SAID 21.67 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 28.35 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 10.00 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 10.00 ACRE LEGGETT TRACT, THE SOUTHWEST CORNER OF SAID 10.00 ACRE MARTINEZ TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°46'59" 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 **309.38 FEET** TO AN IRON ROD FOUND (3/8-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 **677.41 FEET** TO IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY" BEARS N 87°50'02" E A DISTANCE OF 704.70 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 0.165 ACRE (7,182 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2015104203, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A CALLED 0.216 ACRE (9,395 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2015110894, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

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 IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "SURVEY WORKS 6356", FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N87°49'20"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-INCH 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 NORTH LINE OF SAID 10.00 ACRE LEGGETT TRACT AT THE NORTHWEST CORNER OF A CALLED 2.416 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2019095052 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS, FROM WHICH AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "WILLIAMSON COUNTY" BEARS N 87°49'20" E A DISTANCE OF 707.07 FEET BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, FOR A POINT IN THE SOUTH LINE OF SAID 10.00 ACRE MARTINEZ TRACT, THE SOUTHWEST CORNER OF SAID 0.165 ACRE (7,182 SQ. FT.) PARCEL, AND THE NORTHEAST CORNER OF SAID 2.416 ACRE TRACT;

THENCE S 01°55'18" 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 (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", BEING A POINT IN THE NORTH LINE OF SAID 21.67 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°48'26" E, ALONG THE NORTH LINE OF SAID 21.67 ACRE TRACT, COMMON WITH THE SOUTH LINE OF SAID 10.00 ACRE LEGGETT TRACT, A DISTANCE OF **683.26 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 110, BEING A POINT ON THE SOUTH LINE OF SAID 21.67 ACRE TRACT, THE SOUTH LINE OF SAID 10.00 ACRE LEGGETT TRACT, AND THE NORTHWEST CORNER OF A CALLED 0.198 ACRE (8,611 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

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 0.198 ACRE (8,611 SQ. FT.) PARCEL, THE NORTHWEST CORNER OF A CALLED 0.019 ACRE (829 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A POINT ON THE NORTH LINE OF A CALLED 1.02 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2009033054, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE 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", BEING THE SOUTHWEST CORNER OF SAID 0.019 ACRE (829 SQ. FT.) PARCEL, THE NORTHWEST CORNER OF A CALLED 0.102 ACRE (4,442 SQ. FT.) PARCEL IN A RIGHT OF WAY DEED RECORDED IN DOCUMENT NO. 2016013682, 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 HEREIN 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.

PLAT NOTES

- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE 2/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 1% ANNUAL CHANCE FLOODPLAIN
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART II, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 15, 2022.
- 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, BE IN FORCE AND EFFECT 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 HEREINAFORE DESCRIBED PROPERTY TO SUCH EXTENT THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

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

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

GRANTOR FURTHER GRANTS TO GRANTEE:

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

GRANTEE HEREBY COVENANTS AND AGREES:

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

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

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, 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.

- 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.
- ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 1% ANNUAL CHANCE FLOODPLAIN.

PREPARED FOR: URBAN GENESIS
PROJECT NO. 21-0100.06



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SHEET

2 of 3

FINAL PLAT OF
OASIS AT ROUND ROCK SUBDIVISION
31.175 ACRES ± SITUATED IN THE ROBERT McNUTT SURVEY,
ABSTRACT 422, WILLIAMSON COUNTY, TX

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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



SIGNATURE AND SEAL OF LICENSED SURVEYOR

7/15/2022

DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, GABRIEL BERMUDEZ MONROIG, 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.


SIGNATURE AND SEAL OF LICENSED ENGINEER
P.E. # 133576

7/18/2022

DATE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DERRICK NEAL
EXECUTIVE DIRECTOR,
ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE

ADDRESSING

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____DAY, OF _____, 20____A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 [EXTRATERRITORIAL JURISDICTION OR CITY LIMITS] OF THE CITY OF ROUND ROCK.

JENNIFER HENDERSON, 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 FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D., 20____, AT _____O'CLOCK ____M, AND DULY RECORDED ON THE ____DAY OF _____ A.D., 20____, AT _____O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, JOHN REED AND WIFE, LINDA G. REED, AS THE OWNER OF A PORTION OF A CALLED 21.67 ACRE TRACT OF LAND SAVE AN EXCEPT A CALLED 1.02 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009033054, OFFICIAL PUBLIC RECORDS, 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 OASIS AT ROUND ROCK SUBDIVISION.

JOHN REED AND WIFE, LINDA G. REED

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, JOHN REED AND WIFE, LINDA G. REED.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, DEBORAH L. LEGGETT, AS THE OWNER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2014081439, OFFICIAL PUBLIC RECORDS, 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 OASIS AT ROUND ROCK SUBDIVISION.

DEBORAH L. LEGGETT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, DEBORAH L. LEGGETT.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, AS THE OWNER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009037920, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY 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 OASIS AT ROUND ROCK SUBDIVISION.

STEPHEN MARTINEZ AND WIFE MARGOT MARTINEZ

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, BANK OF AMERICA, N.A., THE LIEN HOLDER OF A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2009037920, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BANK OF AMERICA, N.A.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, BANK OF AMERICA, N.A..

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

OWNER:	URBAN GENESIS 8050 CR 110, ROUND ROCK, TX 78665
ACREAGE:	31.175 ACRES
SURVEY:	ROBERT McNUTT SURVEY ABSTRACT NO. 422 WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	1
LOT TYPE:	DEVELOPMENT LOT
AREA OF SMALLEST LOT:	31.175 ACRES
CREATION DATE:	7/15/22
SUBMITTAL DATE:	MAY 2022
REVISION DATE:	--
SURVEYOR:	SURVEY WORKS, LLC, BLDG B 1207 UPLAND DRIVE AUSTIN, TEXAS 78741 PH: 512-899-6087
ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD CAMPUS IV, SUITE 200 AUSTIN, TX 78759

PREPARED FOR: URBAN GENESIS
PROJECT NO. 21-0100.06



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