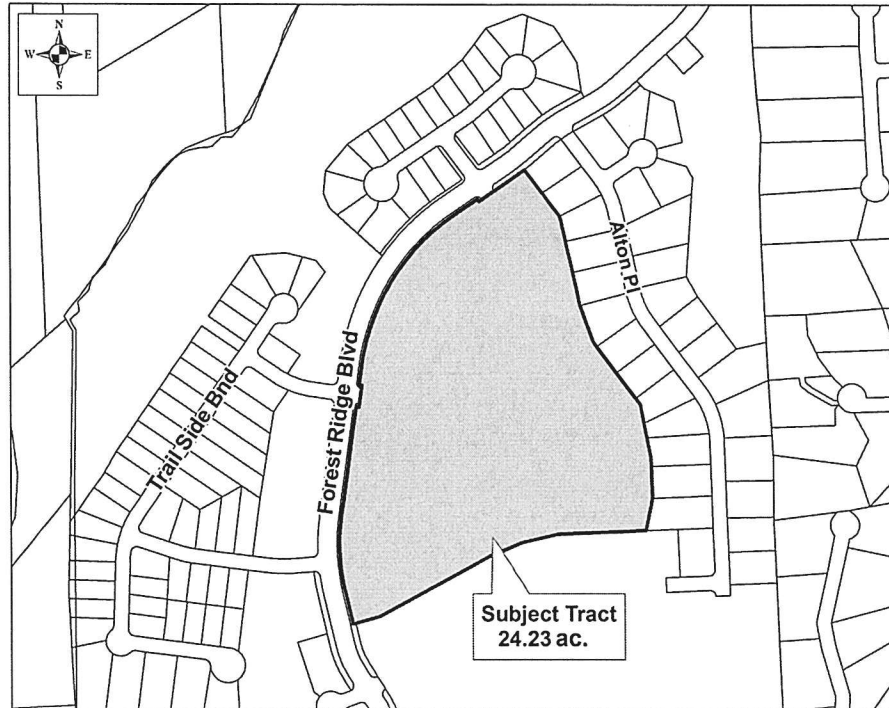


**Freeman Park Subdivision Phase 3
FINAL PLAT FP1410-003**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat.

ZONING AT TIME OF APPLICATION: PUD 95

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: Freeman Phase 1 (Zoned PUD 95)
- South: Proposed Freeman Phase 4 (Zoned PUD 95)
- East: Freeman Phase 2 (Zoned PUD 95)
- West: Freeman Phase 1 (Zoned PUD 95)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	79	18.38
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	4	1.41
ROW:	0	4.45
Parkland:		
Other:	0	0.00
TOTALS:	83	24.23

Owner:
KB Home
John Zinsmeyer
10800 Pecan Park, Suite 200
Austin, TX 78750

Agent
Carlson, Brigrance, & Doering, Inc.
Charles Brigrance, Jr.
5501 W. William Cannon
Austin, TX 78749

**Freeman Park Subdivision Phase 3
FINAL PLAT FP1410-003**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat in September 2013. Phases 3 and 4 were switched with the submittal of the Final Plat of Phase 3.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 24.23 acres out of the J. Marshall Survey, Abstract No. 409.

LOCATION: Southwest of E. Palm Valley Blvd. and Red Bud Ln. along the eastern side of Forest Ridge Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Planned Unit Development (PUD) zoning allows single family residential uses in conformance with the General Plan residential designation. The Final Plat of Phase 3 consists of 79 single family lots with a minimum of 8,450 square feet, three open space lots, and a 1.310-acre private park that will be owned and maintained by the Homeowner's Association.

The PUD contains heightened architectural standards as well as landscaping standards for the single-family lots. There are architectural standards including heightened masonry standards, fencing standards, roofing material requirements, and front door and garage door design specifications. The development will also require increased landscaping standards on each residential lot and the developer cannot remove any existing, healthy trees within the 20-foot vegetative buffer. The approved standards exceed the existing SF-2 (Single-family – Standard Lot) district standards.

Compliance with the Preliminary Plat: The proposed Final Plat is in compliance with the approved Preliminary Plat.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) for the entire development has been reviewed and approved by the Transportation Department.

Water and Wastewater Service: The site will be served by the City of Round Rock through the extension of services through the subdivision.

Drainage: The proposed limits of the floodplain will be contained within the drainage lots and finished floor elevations have been provided for lots adjacent to any floodplain.

Additional Considerations:

The approved PUD set stringent requirements in regard to the multitude of protected and monarch trees on site. In order to meet the standards of the PUD, the developer submitted a plan showing how each lot with a protected and/or Monarch tree would be developed without impacting the tree. The developer also agreed to provide reuse water for all common areas in a separate development agreement.

It is important to note that in addition to the standard building permit review, construction plans for each residence must be reviewed by Planning & Development Services for compliance with the PUD agreement for exterior materials, building elevations and to ensure that building development will take place within the approved development envelope.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

Freeman Park Subdivision Phase 3
FINAL PLAT FP1410-003

1. Provide the Planning & Zoning Commission review date in the plat synopsis.
2. Note #6 will be completed to indicate the Preliminary Plat update.
3. Provide an updated tree survey prior to recordation.
4. Remove PUE/Sidewalk note #4 and indicate location on the plat itself. For monarch tree conflict locations, the PUE cannot encroach the critical root zone.
5. The lot numbering shall be updated to be consecutive (Lot 12, Block E should not be adjacent to Lot 1, Block E) and any corresponding notes will be updated accordingly.

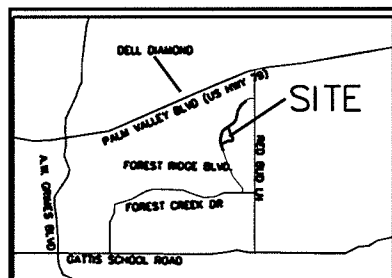


Trail Side Blvd

Forest Ridge Blvd

Alton Pl

**Subject Tract
24.23 ac.**



LOCATION MAP
NOT TO SCALE

FREEMAN PARK SUBDIVISION PHASE 3, FINAL PLAT

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

ACREAGE: 24.234
ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
SURVEYOR: CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

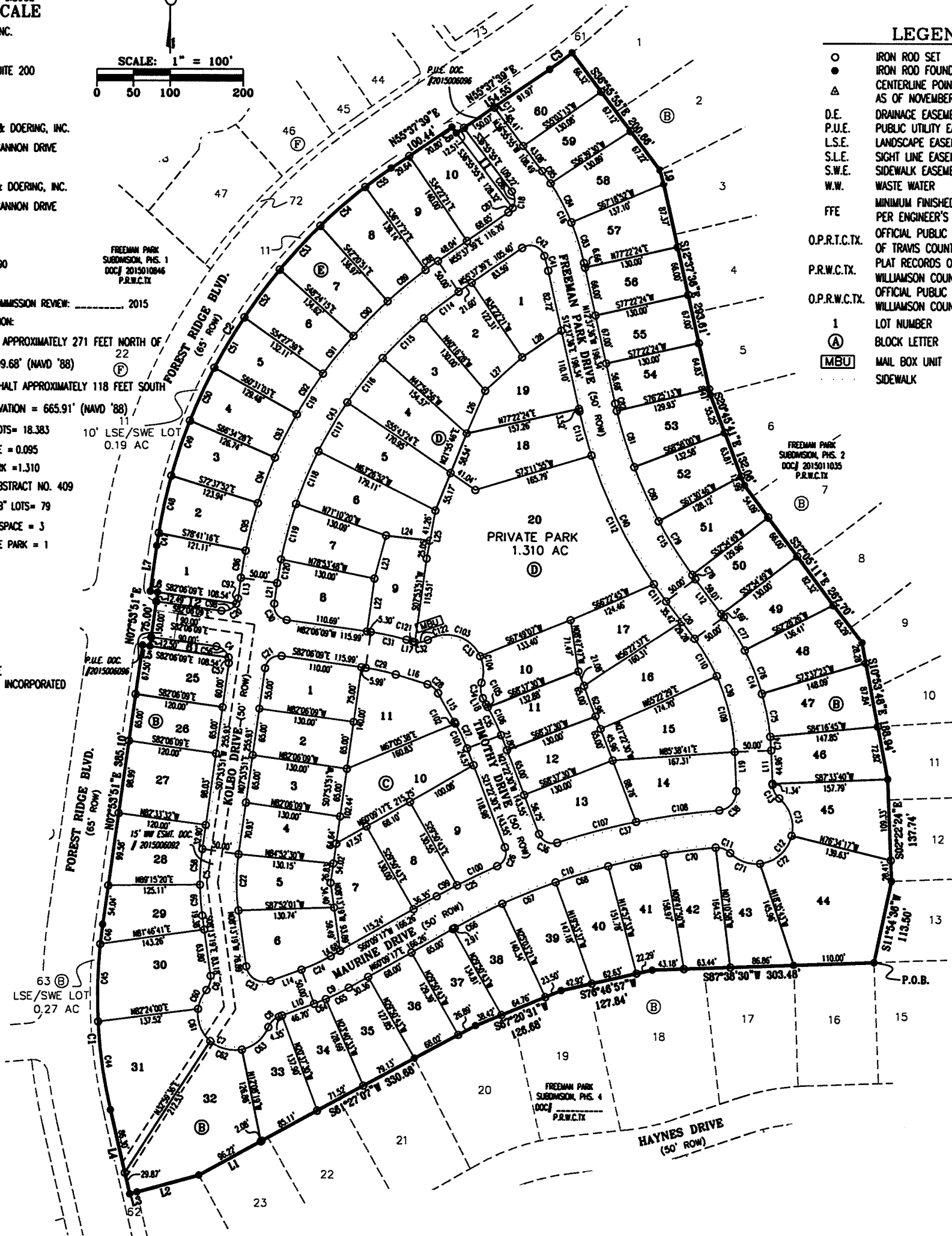
NUMBER OF BLOCKS: 4
LINEAR FEET OF NEW STREETS: 3,790
SUBMITTAL DATE: 10/21/14
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 2015
BENCHMARK DESCRIPTION & ELEVATION:

• TBM #1 MAG NAIL IN ASPHALT APPROXIMATELY 271 FEET NORTH OF
INDIGO TRAIL ELEVATION = 699.68' (NAVD '88)
• TBM #2 MAG NAIL SET IN ASPHALT APPROXIMATELY 118 FEET SOUTH
OF FOREST RIDGE BLUFF ELEVATION = 665.91' (NAVD '88)
ACREAGE BY LOT TYPE: TYPE "B" LOTS= 18.383
OPEN SPACE = 0.095
PRIVATE PARK = 1.310
SURVEY: J. MARSHALL SURVEY, ABSTRACT NO. 409
NUMBER OF LOTS BY TYPE: TYPE "B" LOTS= 79
OPEN SPACE = 3
PRIVATE PARK = 1

F.E.M.A. MAP NO. 48491C 0515E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED
AREAS.
DATED: SEPTEMBER 26, 2008

SCALE: 1" = 100'
0 50 100 200

- ### LEGEND
- IRON ROD SET
 - IRON ROD FOUND
 - △ CENTERLINE POINT IN BRUSHY CREEK AS OF NOVEMBER 6, 2012
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - W.W. WASTE WATER
 - FFE MINIMUM FINISHED FLOOR ELEVATION PER ENGINEER'S DESIGN
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - 1 LOT NUMBER
 - (A) BLOCK LETTER
 - [MBU] MAIL BOX UNIT
 - SIDEWALK



SHEET NO. 1 OF 4 RGH

Carlson, Brigance & Doering, Inc.
FIRM ID #FP3791 REG. # 10024900
Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying Phone No. (512) 280-5160 Fax No. (512) 280-5165

RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS						
STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
TIMOTHY DRIVE	50' ROW	704'	0.864 ACRES	LOCAL	30' FF	30
KOLBO DRIVE	50' ROW	1262'	1.220 ACRES	LOCAL	30' FF	30
MAURINE DRIVE	50' ROW	766'	1.178 ACRES	LOCAL	30' FF	30
FREEMAN PARK DRIVE	50' ROW	1058'	1.187 ACRES	LOCAL	30' FF	30

FP1410-003

PATH-J:\4711\SURVEY\PLAT-PH 3

FREEMAN PARK SUBDIVISION

PHASE 3, FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING THE REMAINDER OF 156.918 ACRES, MORE OR LESS, OUT OF THE J. MARSHALL SURVEY, ABSTRACT NUMBER 409, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING CONVEYED TO KB HOME LONE STAR, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2013067392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 24.234 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2" iron rod found at the northwest corner of Lot 15, Block "B", Freeman Park Subdivision, Phase 4, a subdivision recorded in Cabinet __, Slide __, Plat Records of Williamson County, Texas (P.R.W.C.TX.), and being the southwestern corner of Lot 13, Block "B", Freeman Park Subdivision, Phase 2, a subdivision recorded in Cabinet __, Slide __ (P.R.W.C.Tx.), also being the southeastern corner of said remainder of 156.918 acre tract, and the POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said Freeman Park Subdivision, Phase 4 and said remainder of 156.918 acre tract, the following six (6) courses and distances, numbered 1 through 6,

- S87°38'30"W, a distance of 303.48 feet to a capped 1/2" iron rod found,
- S76°46'57"W, a distance of 127.84 feet to a capped 1/2" iron rod found,
- S67°20'31"W, a distance of 126.68 feet to a capped 1/2" iron rod found,
- S61°27'07"W, a distance of 330.68 feet to a capped 1/2" iron rod found,
- S61°32'30"W, a distance of 98.30 feet to a capped 1/2" iron rod found,
- S74°21'29"W, a distance of 87.77 feet to a capped 1/2" iron rod found in the northwestern corner of Lot 24, Block "B", of said Freeman Park Subdivision, Phase 4, and being in the eastern boundary line of Lot 62, Block "B", Freeman Park Subdivision, Phase 1, a subdivision recorded in Cabinet __, Slide __ (P.R.W.C.Tx.)

THENCE, with the common boundary line of said Freeman Park Subdivision, Phase 1, and said remainder of 156.918 acre tract, the following thirteen (13) courses and distances, numbered 1 through 13,

- S74°21'13"W, a distance of 10.01 feet to a capped 1/2" iron rod found in the eastern line of said Lot 62,
- N13°21'20"W, a distance of 116.17 feet to a capped 1/2" iron rod found at a point of curvature to the right,
- with said curve to the right, having a radius of 687.50 feet, an arc length of 255.02 feet, and whose chord bears N02°43'45"W, a distance of 253.56 feet to a capped 1/2" iron rod found,
- N07°53'51"E, a distance of 385.10 feet to a capped 1/2" iron rod found,
- S82°06'09"E, a distance of 10.00 feet to a capped 1/2" iron rod found,
- N07°53'51"E, a distance of 75.00 feet to a capped 1/2" iron rod found,
- N82°06'09"W, a distance of 10.00 feet to a capped 1/2" iron rod found,
- N07°53'51"E, a distance of 62.54 feet to a capped 1/2" iron rod found at a point of curvature to the right,
- with said curve to the right, having a radius of 750.00 feet, an arc length of 624.78 feet, and whose chord bears N31°45'45"E, a distance of 606.87 feet to a capped 1/2" iron rod found,
- N55°37'39"E, a distance of 100.44 feet to a capped 1/2" iron rod found,
- S36°55'55"E, a distance of 10.01 feet to a capped 1/2" iron rod found,
- N55°37'39"E, a distance of 154.55 feet to a capped 1/2" iron rod found at a point of curvature to the left, and
- with said curve to the left, having a radius of 552.50 feet, an arc length of 38.11 feet, and whose chord bears N53°39'05"E, a distance of 38.10 feet to a capped 1/2" iron rod found in the eastern boundary line of Lot 61, Block "B", of said Freeman Park Subdivision, Phase 1, and being the westernmost corner of Lot 1, Block "B", of said Freeman Park Subdivision, Phase 2,

THENCE, leaving the eastern boundary line of said Freeman Park Subdivision, Phase 1, and with said Freeman Park Subdivision, Phase 2, and said remainder of 156.918 acre tract, the following eight (8) courses and distances, numbered 1 and 8,

- S36°55'55"E, a distance of 200.66 feet to a capped 1/2" iron rod found,
- S15°19'34"E, a distance of 19.30 feet to a capped 1/2" iron rod found,
- S12°37'36"E, a distance of 293.61 feet to a capped 1/2" iron rod found,
- S20°45'41"E, a distance of 132.06 feet to a capped 1/2" iron rod found,
- S37°05'11"E, a distance of 267.70 feet to a capped 1/2" iron rod found,
- S10°53'48"E, a distance of 188.94 feet to a capped 1/2" iron rod found,
- S02°22'24"E, a distance of 137.74 feet to a capped 1/2" iron rod found, and
- S11°54'36"W, a distance of 113.50 feet to the POINT OF BEGINNING and containing 24.234 acres of land

Line Table		
Line #	Length	Direction
L1	98.30	S61°32'30"W
L2	87.77	S74°21'29"W
L3	10.01	S74°21'13"W
L4	116.17	N13°21'20"W
L5	10.00	S82°06'09"E
L6	10.00	N82°06'09"W
L7	62.54	N07°53'51"E
L8	10.01	S36°55'55"E
L9	19.30	S15°19'34"E
L10	51.05	N69°22'30"E
L11	46.30	S02°26'20"E
L12	64.70	S37°05'11"E
L13	28.01	S07°53'51"W
L14	44.76	N69°22'30"E

Line Table		
Line #	Length	Direction
L15	45.16	S29°46'50"E
L16	45.34	N73°19'07"W
L17	9.40	N73°19'07"W
L18	9.23	N29°46'50"W
L19	53.10	S02°26'20"E
L20	64.70	S37°05'11"E
L21	28.23	S07°53'51"W
L22	73.18	S07°53'51"W
L23	60.62	S15°01'47"W
L24	60.29	S83°43'26"E
L25	66.31	S10°10'55"W
L26	63.86	N23°18'29"E
L27	68.61	N47°12'05"E
L28	65.03	N55°47'35"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	255.02	687.50	N02°43'45"W	253.56	128.99	21°15'11"
C2	624.78	750.00	N31°45'45"E	606.87	331.81	47°43'47"
C3	38.11	552.50	N53°39'05"E	38.10	19.06	37°07'08"
C4	31.42	20.00	N37°06'09"W	28.28	20.00	90°00'00"
C5	91.43	325.00	S00°09'44"E	91.13	46.02	160°7'10"
C6	21.03	25.00	N15°52'23"E	20.41	11.18	48°11'23"
C7	173.47	50.00	S58°25'24"E	98.66	302.31	198°46'57"
C8	21.03	25.00	S45°16'49"W	20.41	11.18	48°11'23"
C9	52.30	325.00	N64°45'54"E	52.24	26.21	9°13'13"
C10	376.65	875.00	S72°29'12"W	373.75	191.29	24°39'48"
C11	21.79	25.00	N70°12'30"W	21.11	11.64	49°56'48"
C12	162.02	50.00	N41°55'54"E	99.88	1010.28	185°40'00"
C13	21.15	25.00	S26°40'13"E	20.52	11.25	48°27'47"
C14	196.53	325.00	N19°45'45"W	193.55	101.37	34°38'51"
C15	264.68	620.00	S24°51'23"E	262.67	134.39	24°27'35"
C16	137.87	325.00	N24°46'46"W	136.84	69.99	24°18'20"
C17	0.89	20.00	S35°39'08"E	0.89	0.45	2°33'34"
C18	32.31	20.00	N09°20'52"E	28.91	20.91	92°33'34"
C19	524.62	629.50	S31°45'09"W	509.57	278.63	47°45'00"
C20	31.42	20.00	N52°53'51"E	28.28	20.00	90°00'00"
C21	31.42	20.00	S52°53'51"W	28.28	20.00	90°00'00"
C22	77.37	275.00	S00°09'44"E	77.11	38.94	160°7'10"
C23	44.68	25.00	S58°25'24"E	38.97	31.10	102°24'11"
C24	44.25	275.00	N64°45'54"E	44.21	22.17	9°13'13"
C25	92.68	925.00	S63°01'31"W	92.64	46.38	5°44'27"
C26	30.46	20.00	N22°15'37"E	27.60	19.07	87°16'14"
C27	40.34	275.00	N25°34'40"W	40.31	20.21	8°24'20"
C28	19.00	25.00	N51°32'59"W	18.54	9.98	43°32'17"
C29	42.16	275.00	N77°42'38"W	42.12	21.12	8°47'02"
C30	31.42	20.00	S37°06'09"E	28.28	20.00	90°00'00"
C31	49.82	325.00	N77°42'38"W	49.78	24.96	8°47'02"
C32	21.03	25.00	N82°35'11"E	20.41	11.18	48°11'23"
C33	122.10	50.00	N51°32'59"W	93.94	137.07	139°55'03"
C34	21.03	25.00	S05°41'09"E	20.41	11.18	48°11'23"
C35	47.68	325.00	N25°34'40"W	47.64	23.88	8°24'20"
C36	30.46	20.00	S65°00'37"E	27.60	19.07	87°16'14"
C37	226.67	925.00	S78°22'29"W	226.11	113.91	14°02'26"
C38	38.32	25.00	N41°28'41"E	34.68	24.07	87°50'01"
C39	166.30	275.00	N19°45'45"W	163.77	85.78	34°38'51"
C40	286.02	670.00	S24°51'23"E	283.86	145.22	24°27'35"
C41	20.91	275.00	N14°48'16"W	20.90	10.46	42°1'20"
C42	37.49	20.00	S70°40'38"E	32.24	27.22	107°23'25"
C43	482.75	579.50	S31°45'45"W	488.91	256.37	47°43'47"
C44	121.66	687.50	S08°17'10"E	121.50	60.99	100°8'19"
C45	106.40	687.50	S01°13'00"W	106.29	53.31	85°2'02"
C46	26.97	687.50	S06°46'26"W	26.96	13.48	2°14'50"
C47	17.71	750.00	S08°34'27"W	17.71	8.86	1°21'11"
C48	79.60	750.00	S12°17'29"W	79.57	39.84	6°04'52"
C49	79.90	750.00	S18°23'02"W	79.86	39.99	6°06'14"
C50	80.19	750.00	S24°29'58"W	80.15	40.13	6°07'34"
C51	80.47	750.00	S30°38'09"W	80.43	40.27	6°08'51"
C52	80.74	750.00	S36°47'37"W	80.70	40.41	6°10'05"
C53	80.99	750.00	S42°58'17"W	80.95	40.53	6°11'14"
C54	81.22	750.00	S49°10'03"W	81.18	40.65	6°12'18"
C55	43.95	750.00	S55°56'55"W	43.94	21.98	3°21'27"
C56	23.73	20.00	N48°06'53"W	22.36	13.48	67°58'52"
C57	7.69	20.00	N03°06'53"W	7.64	3.89	22°01'28"
C58	48.02	325.00	S03°34'36"W	48.97	24.56	8°38'31"
C59	42.42	325.00	S04°28'59"E	42.39	21.24	7°28'38"
C60	28.53	50.00	S23°37'10"W	28.15	14.67	32°41'48"
C61	49.20	50.00	S20°55'04"E	47.24	26.80	56°22'41"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C62	46.27	50.00	S75°37'09"E	44.64	24.94	53°01'30"
C63	49.47	50.00	N49°31'37"E	47.47	26.97	56°40'59"
C64	17.31	325.00	N67°50'59"E	17.30	8.65	3°03'03"
C65	34.99	325.00	N63°14'22"E	34.98	17.51	6°10'10"
C66	73.14	875.00	S62°32'58"W	73.12	36.59	4°47'22"
C67	78.83	875.00	S67°31'31"W	78.81	39.44	5°09'44"
C68	75.35	875.00	S72°34'25"W	75.33	37.70	4°56'03"
C69	78.83	875.00	S77°37'18"W	78.81	39.44	5°09'44"
C70	70.48	875.00	S82°30'38"W	70.47	35.26	4°36'55"
C71	44.82	50.00	S70°54'52"E	43.33	24.04	51°21'31"
C72	61.07	50.00	N48°25'03"E	57.34	35.00	69°58'40"
C73	56.14	50.00	N18°44'12"W	53.24	31.44	64°19'49"
C74	18.62	325.00	N04°04'47"W	18.61	9.31	3°16'56"
C75	60.44	325.00	N11°02'56"W	60.36	30.31	10°39'22"
C76	63.24	325.00	N21°57'06"W	63.14	31.72	11°08'58"
C77	54.23	325.00	N32°18'23"W	54.17	27.18	9°33'36"
C78	6.99	620.00	S36°45'48"E	6.99	3.49	0°38'45"
C79	86.06	620.00	S32°27'50"E	85.99	43.10	7°57'12"
C80	80.66	620.00	S24°45'37"E	80.60	40.39	7°27'13"
C81	80.66	620.00	S17°18'24"E	80.60	40.39	7°27'13"
C82	10.31	620.00	S13°06'11"E	10.31	5.16	0°57'11"
C83	57.06	325.00	N17°39'22"W	56.98	28.60	10°03'32"
C84	60.44	325.00	N28°00'49"W	60.36	30.31	10°39'22"
C85	20.37	325.00	N35°08'13"W	20.36	10.19	3°35'26"
C86	23.73	20.00	N02°56'39"W	22.36	13.48	67°58'52"
C87	8.58	20.00	N43°20'08"E	8.52	4.36	24°35'02"
C88	20.87	629.50	S54°40'39"W	20.87	10.44	1°53'58"
C89	66.60	629.50	S50°41'49"W	66.57	33.33	6°03'42"
C90	66.60	629.50	S44°38'07"W	66.57	33.33	6°03'43"
C91	66.60	629.50	S38°34'24"W	66.57	33.33	6°03'43"
C92	66.60	629.50	S32°30'41"W	66.57	33.33	6°03'43"
C93	66.60	629.50	S26°26'58"W	66.57	33.33	6°03'43"
C94	66.60	629.50	S20°23'15"W	66.57	33.33	6°03'43"
C95	66.60	629.50	S14°19'33"W	66.57	33.33	6°03'42"
C96	37.55	629.50	S09°35'10"W	37.54	18.78	3°25'03"
C97	7.89	20.00	N18°54'35"E	7.84	3.89	22°01'28"
C98	23.73	20.00	N63°54'35"E	22.36	13.48	67°58'52"
C99	31.76	925.00	S61°08'18"W	31.76	15.88	1°58'01"
C100	60.92	925.00	S64°00'32"W	60.91	30.47	3°46'25"
C101	37.42	275.00	N25°16'25"W	37.39	18.74	7°47'50"
C102	2.92	275.00	N29°28'35"W	2.92	1.46	0°36'31"
C103	84.59	50.00	N73°02'40"W	74.85	56.44	96°55'39"
C104	37.52	50.00	N03°05'09"W	36.64	19.69	42°59'23"
C105	4.35	325.00	N29°23'50"W	4.35	2.17	0°46'00"
C106	43.33	325.00	N25°11'40"W	43.30	21.70	7°38'20"
C107	111.67	925.00	S74°48'47"W	111.60	55.90	6°55'01"
C108	115.00	925.00	S81°49'59"W	114.93	57.58	7°07'24"
C109	106.49	275.00	N13°31'55"W	105.82	53.92	22°11'12"
C110	59.81	275.00	N30°51'21"W	59.69	30.02	12°27'39"
C111	28.52	670.00	S35°52'00"E	28.52	14.26	2°26'21"
C112	194.82	670.00	S26°19'02"E	194.13	98.10	16°39'36"
C113	62.69	670.00	S15°18'25"E	62.66	31.37	5°21'38"
C114	56.74	579.50	S52°41'44"W	56.71	29.90	5°54'23"
C115	78.20	579.50	S45°32'36"W	78.14	38.16	7°43'53"
C116	78.20	579.50	S38°08'42"W	78.14	38.16	7°43'54"
C117	78.20	579.50	S30°24'48"W	78.14	38.16	7°43'54"
C118	78.20	579.50	S22°40'54"W	78.14	38.16	7°43'54"
C119	78.20	579.50	S14°57'00"W	78.14	38.16	7°43'53"
C120	32.23	579.50	S09°29'27"W	32.23	16.12	3°11'12"
C121	2.59	25.00	S76°17'03"E	2.59	1.30	5°55'51"
C122	18.44	25.00	N79°37'16"E	18.02	9.66	42°15'32"

**FREEMAN PARK SUBDIVISION
PHASE 3, FINAL PLAT**

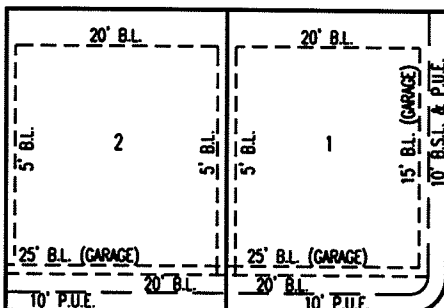
GENERAL NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE FREEMAN TRACT OR AS AMENDED BY PUD #95.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE IV, SECTION 108, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. 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 AS SHOWN HEREON.
5. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE FREEMAN TRACT, OR AS AMENDED BY PUD #95.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2013, AND AS UPDATED AND APPROVED ADMINISTRATIVELY ON _____.
7. MONARCH TREES ARE LOCATED ON THE PRIVATE PARK IN BLOCK D AND LOTS 27, 28, 30, 31, 34, & 35 OF BLOCK B. SECTION 43.23 OF THE CITY OF ROUND ROCK CODE OF ORDINANCES (2010 EDITION, AS AMENDED) DESCRIBES THE PROTECTION OF MONARCH TREES. EXCEPT AS PROVIDED IN SAID SECTION, ANY TREE DESIGNATED AS A MONARCH TREE BY THE FORESTRY MANAGER OR THE CITY COUNCIL IS A PROTECTED TREE THAT CANNOT BE REMOVED UNLESS ITS DESIGNATION IS REMOVED. THE DESIGNATION OF A MONARCH TREE SHALL NOT BE REMOVED WITHOUT CITY COUNCIL ACTION, AS PROVIDED FOR IN SECTION 43.23.

AREA TABLE

AREA WITHIN SUBDIVISION			24.234 ACRES (1,055,635 sq. ft.)					
AREA OF TYPE "B" 18.383 ACRES (800,782 sq. ft.) LOTS 25-60, BLOCK "B", LOTS 1-11, BLOCK C, LOTS 1-19, BLOCK D, LOTS 1-10, BLOCK E								
AREA WITHIN R.O.W.			4.449 ACRES					
BLOCK "B"			BLOCK "C"			BLOCK "E"		
LOT NO.	ACREAGE	SQ. FT.	LOT NO.	ACREAGE	SQ. FT.	LOT NO.	ACREAGE	SQ. FT.
25	0.186 ACRES	8,096 SQ. FT.	1	0.222 ACRES	9,664 SQ. FT.	1	0.211 ACRES	9,211 SQ. FT.
26	0.179 ACRES	7,800 SQ. FT.	2	0.194 ACRES	8,450 SQ. FT.	2	0.206 ACRES	8,954 SQ. FT.
27	0.271 ACRES	11,821 SQ. FT.	3	0.194 ACRES	8,450 SQ. FT.	3	0.211 ACRES	9,178 SQ. FT.
28	0.252 ACRES	10,972 SQ. FT.	4	0.202 ACRES	8,812 SQ. FT.	4	0.216 ACRES	9,400 SQ. FT.
29	0.216 ACRES	9,403 SQ. FT.	5	0.206 ACRES	8,971 SQ. FT.	5	0.221 ACRES	9,616 SQ. FT.
30	0.362 ACRES	15,755 SQ. FT.	6	0.251 ACRES	10,945 SQ. FT.	6	0.226 ACRES	9,823 SQ. FT.
31	0.433 ACRES	18,482 SQ. FT.	7	0.259 ACRES	11,286 SQ. FT.	7	0.232 ACRES	10,098 SQ. FT.
32	0.466 ACRES	20,315 SQ. FT.	8	0.203 ACRES	8,859 SQ. FT.	8	0.234 ACRES	10,203 SQ. FT.
33	0.226 ACRES	9,824 SQ. FT.	9	0.274 ACRES	11,922 SQ. FT.	9	0.229 ACRES	9,961 SQ. FT.
34	0.206 ACRES	8,985 SQ. FT.	10	0.316 ACRES	13,765 SQ. FT.	10	0.237 ACRES	10,345 SQ. FT.
35	0.211 ACRES	9,207 SQ. FT.	11	0.275 ACRES	11,957 SQ. FT.	11	0.035 ACRES	1,536 SQ. FT.
36	0.201 ACRES	8,746 SQ. FT.	BLOCK "D"			12	0.030 ACRES	1,293 SQ. FT.
37	0.196 ACRES	8,534 SQ. FT.	LOT NO.	ACREAGE	SQ. FT.			
38	0.223 ACRES	9,703 SQ. FT.	1	0.246 ACRES	10,727 SQ. FT.			
39	0.238 ACRES	10,353 SQ. FT.	2	0.218 ACRES	9,486 SQ. FT.			
40	0.237 ACRES	10,330 SQ. FT.	3	0.225 ACRES	9,811 SQ. FT.			
41	0.255 ACRES	11,103 SQ. FT.	4	0.252 ACRES	10,981 SQ. FT.			
42	0.249 ACRES	10,830 SQ. FT.	5	0.268 ACRES	11,657 SQ. FT.			
43	0.246 ACRES	10,714 SQ. FT.	6	0.271 ACRES	11,797 SQ. FT.			
44	0.538 ACRES	23,429 SQ. FT.	7	0.208 ACRES	9,071 SQ. FT.			
45	0.290 ACRES	12,652 SQ. FT.	8	0.228 ACRES	9,946 SQ. FT.			
46	0.238 ACRES	10,366 SQ. FT.	9	0.203 ACRES	8,861 SQ. FT.			
47	0.249 ACRES	10,860 SQ. FT.	10	0.213 ACRES	9,276 SQ. FT.			
48	0.258 ACRES	11,236 SQ. FT.	11	0.195 ACRES	8,492 SQ. FT.			
49	0.215 ACRES	9,361 SQ. FT.	12	0.194 ACRES	8,450 SQ. FT.			
50	0.197 ACRES	8,580 SQ. FT.	13	0.239 ACRES	10,431 SQ. FT.			
51	0.225 ACRES	9,807 SQ. FT.	14	0.278 ACRES	12,095 SQ. FT.			
52	0.217 ACRES	9,453 SQ. FT.	15	0.301 ACRES	13,110 SQ. FT.			
53	0.218 ACRES	9,476 SQ. FT.	16	0.293 ACRES	12,771 SQ. FT.			
54	0.197 ACRES	8,568 SQ. FT.	17	0.250 ACRES	10,885 SQ. FT.			
55	0.200 ACRES	8,710 SQ. FT.	18	0.293 ACRES	12,768 SQ. FT.			
56	0.197 ACRES	8,580 SQ. FT.	19	0.252 ACRES	10,993 SQ. FT.			
57	0.229 ACRES	9,956 SQ. FT.	20	1.310 ACRES	57,054 SQ. FT.			
58	0.227 ACRES	9,893 SQ. FT.						
59	0.195 ACRES	8,492 SQ. FT.						
60	0.196 ACRES	8,551 SQ. FT.						
61	0.030 ACRES	1,293 SQ. FT.						

TYPICAL LOT



STREET

SHEET NO. 3 OF 4



FP1410-003

PATH-J: \4711\SURVEY\PLAT-PH 3

FREEMAN PARK SUBDIVISION PHASE 3, FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 156.918 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013087392 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:
"FREEMAN PARK SUBDIVISION PHASE 3"

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JOHN ZINSMEYER
VICE PRESIDENT
KB HOME LONE STAR

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: _____

APPROVED THIS ____ DAY OF _____, 2014, 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.

FRANK LEFFINGWELL, 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

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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED. I ALSO CERTIFY THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED; SPECIFICALLY SECTIONS 663.13 - 663.23 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN THE STATE.

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

DATE



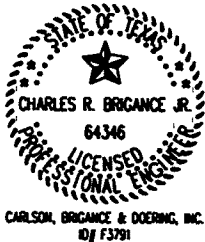
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, CHARLES R. BRIGANCE JR., P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

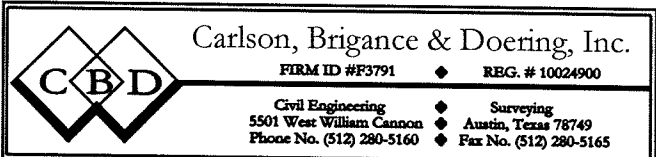
ENGINEERING BY: _____
CHARLES R. BRIGANCE JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

DATE



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

SHEET NO. 4 OF 4



FP1410-003

PATH-J:\4711\SURVEY\PLAT-PH 3