

CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Preliminary Plat

ZONING AT TIME OF APPLICATION: PUD 98

CURRENT USE OF PROPERTY: Rural Residential (one home)

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Exisiting rural residential (unzoned) and undeveloped (zoned C-2, Local Commercial, and OF, Office)

- South: Exisiting rural residential and agricultural uses (unzoned)
- East: ETJ, existing agricultural and rural residential
- West: Existing single-family residential (zoned SF-2 Single-family standard lot)

PROPOSED LAND USE: Residential

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit: Residential - Multi Unit: Office: Commercial: Industrial: Open/Common Space: ROW: Parkland: Other:	285 0 0 0 0 5 0 0	48.52 0.00 0.00 0.00 0.00 8.03 14.74 0.00
TOTALS:	290	71.29

Owner: TBB BLG, LLC Chris Fields 8601 Rach Road 2222, Bldg. 1, Ste. 150 Austin, TX 78730 Agent Halff Associates, Inc. Don Pool 4030 West Braker Ln. Ste. 450 Austin, TX 78759

Madsen Ranch Subdivision - Preliminary Plat PRELIM PLAT PP1504-001

HISTORY: There is no platting history for the site. City Council approved the PUD and Concept Plan on November 13, 2014.

DATE OF REVIEW: May 6, 2015

DESCRIPTION: 71.29 acres out of the Robert McNutt Survey, Abstract No. 422

LOCATION: Southeast corner of N. Red Bud Ln. and N. CR 122.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The recently approved PUD allows for single-family and open space on this tract. The single family development consists of three different lot sizes: large lots (7,200 sq. ft.), standard lots (6,500 sq. ft.) and small lots (5,000 sq. ft.). The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees. These standards are consistent with recently adopted PUD zoning districts with single family uses.

Approximately 8.03 acres of land is designated as parkland and open space. Within that area, a minimum 2,000 linear feet, 8-foot wide concrete hike and bike trail will be constructed. In addition, a 6-foot wide sidewalk will be constructed to connect the hike and bike trail with Redbud Lane.

The proposed Preliminary Plat consists of five phases of development containing a total of 285 single family lots, four landscape lots, and one parkland lot.

<u>Traffic, Access and Roads:</u> A Traffic Impact Analysis (TIA) was approved with the PUD allowing for singlefamily uses. While a significant amount of traffic will be generated, future signalization and pedestrian improvements will provide mitigation with developer participation for the costs of a portion of the improvements.

<u>Water and Wastewater Service</u>: Both water and wastewater will be provided by extending existing City of Round Rock services. A 42" wastewater line exists within the subject tract and existing waterlines are located within both Red Bud Lane and County Road 122.

<u>Drainage:</u> The floodplain study is currently under review and will be approved prior to any Final Plat submittal. Per the city ordinance, any area within the ultimate 4% floodplain does not count towards the minimum lot area requirement. A condition of approval requiring flood study approval prior to Final Plat submittal is included below. Should any changes need to occur due to the approved Flood Study, the Preliminary Plat will be updated to reflect those changes with the first Final Plat submittal.

There is also a plat note (Note 1) to discuss the conveyance of the storm water which must be approved prior to Final Plat recordation of any phase, expect Phase One, which does not contain those improvements.

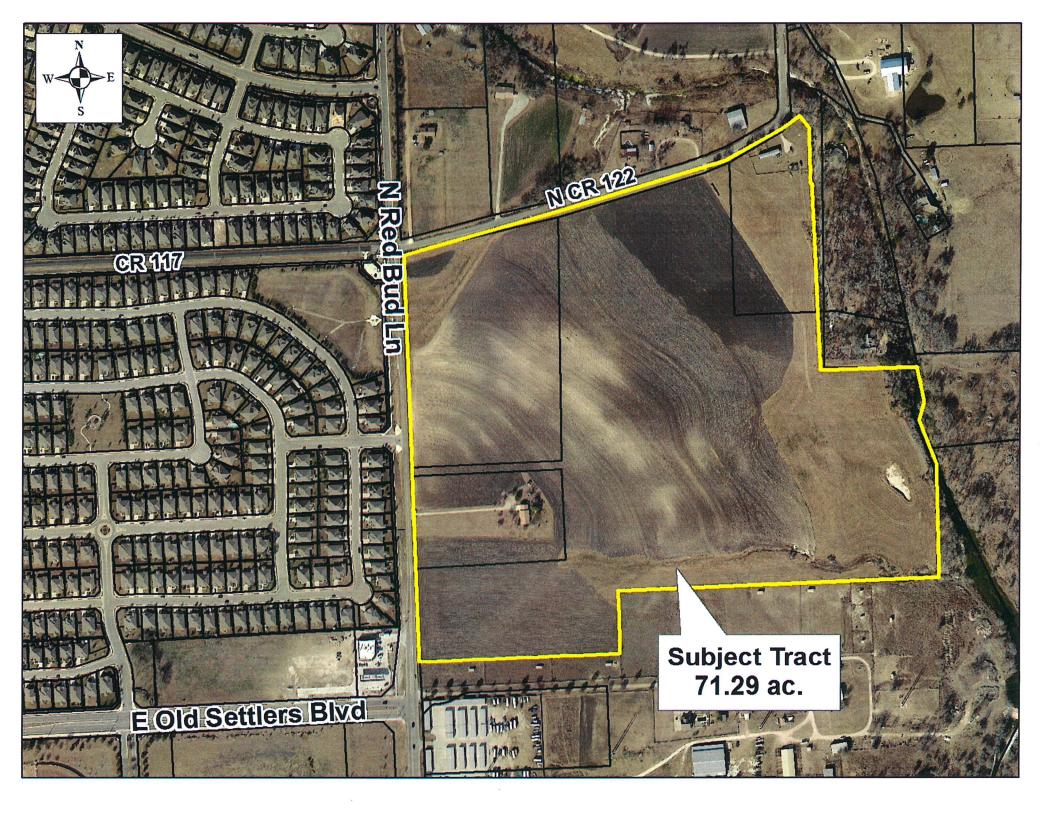
Additional Considerations: None.

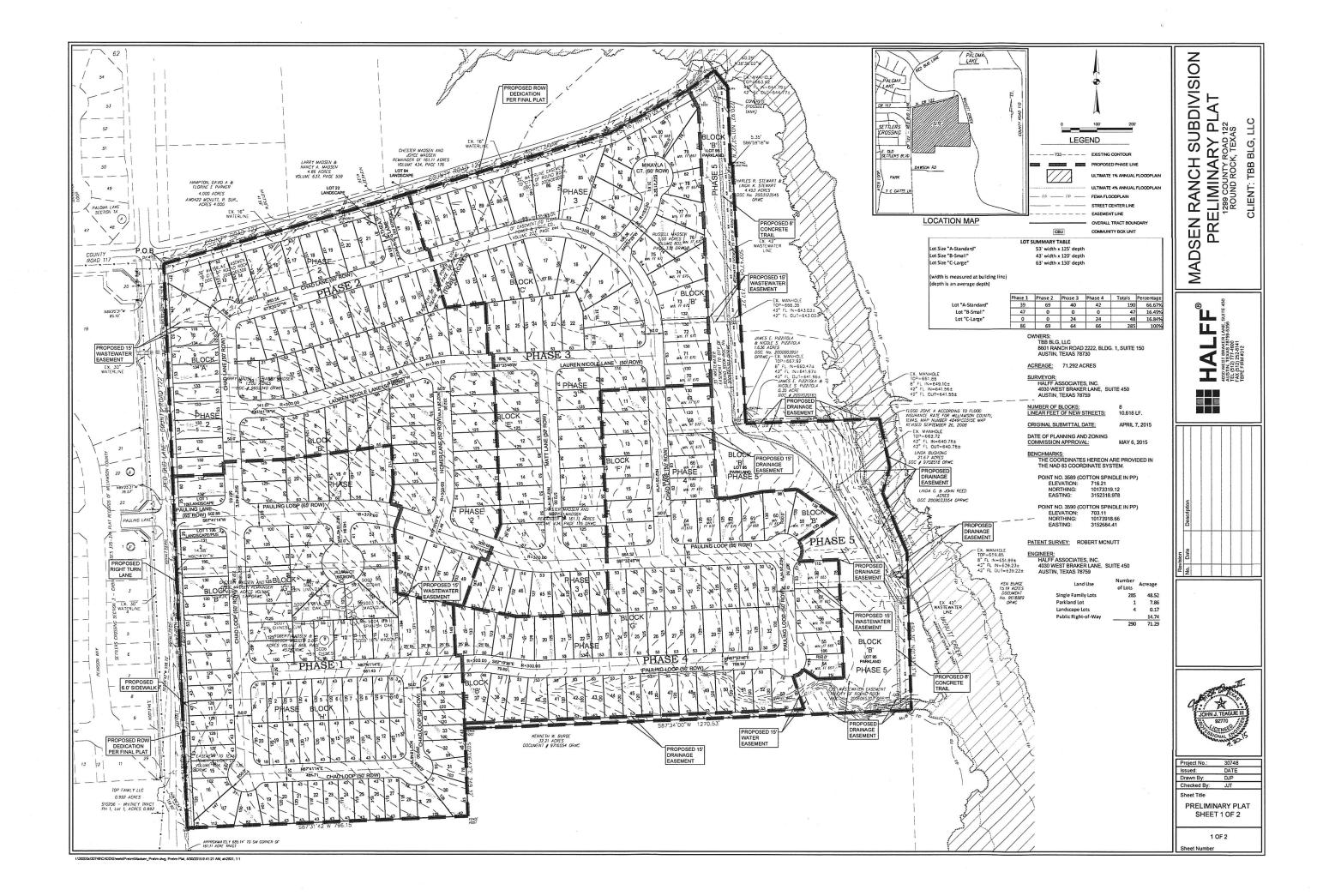
Madsen Ranch Subdivision - Preliminary Plat PRELIM PLAT PP1504-001

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1. The Flood Study shall be approved prior to any Final Plat submittal.
- Ensure Chad Lane versus Chad Loop street name location is approved by the Addressing Coordinator with Final Plat submittal.
- 3. Provide vertical datum for benchmarks.





PHASE ONE	PHASE TWO	PHASE THREE	PHASE FOUR	PHASE FIVE
LOT TYPE PHASE LOT BLOCK SQ. FT. ACRE	LOT TYPE PHASE LOT BLOCK SQ. FT. ACRE	LOTTYPE PHASE LOT BLOCK SQ. FT. ACRE	LOT TYPE PHASE LOT BLOCK SQ. FT. ACRE	LOT TYPE PHASE LOT BLOCK SQ. FT. ACRE
A 1 2 A 7902 0.181	A 2 3 A 6998 0.161	A 3 88 B 7330 0.168	A 4 16 G 7706 0.177	Park 5 95 B 342167 7.855
A 1 2 B 7839 0.18 A 1 3 B 6907 0.159	A 2 4 A 7015 0.161 A 2 5 A 7031 0.161	A 3 89 B 7314 0.168 A 3 90 B 7298 0.168	A 4 17 G 7286 0.167 A 4 18 G 6432 0.148	NOTES
A 1 4 B 6890 0.158	A 2 6 A 7048 0.162	A 3 91 B 7283 0.167	A 4 19 G 7570 0.174	1. THE DEVELOPER IS RESPONSIBLE FOR CONVEYING THE FULLY DEVELOPED OFFSITE STORMWATER, INCLUDING FLOWS FROM
A 1 5 B 6874 0.158 A 1 6 B 6857 0.157	A 2 7 A 7065 0.162 A 2 8 A 7081 0.163	A 3 92 B 7267 0.167 A 3 12 C 6860 0.157	A 4 20 G 7037 0.162 A 4 21 G 6625 0.152	SETTLERS CROSSING DETENTION POND, IN ACCORDANCE WITH THE
A 1 6 B 6857 0.157 A 1 7 B 6840 0.157	A 2 9 A 7098 0.163	A 3 13 C 7328 0.168	A 4 22 G 5625 0.152	CITY OF ROUND ROCK CODE OF ORDINANCES. THE CONVEYANCE SHALL BE APPROVED BY THE CITY OF ROUND ROCK PRIOR TO THE FINAL PLAT RECORDATION OF MAY PHASE OF THIS SUBDIVISION
A 1 8 B 6824 0.157 B 1 9 B 5524 0.127	A 2 10 A 6879 0.158 A 2 11 A 10178 0.234	A 3 14 C 7797 0.179 A 3 15 C 8266 0.19	A 4 23 G 6625 0.152 A 4 24 G 6625 0.152	OUTSIDE OF PHASE ONE.
B 1 9 B 5524 0.127 B 1 10 B 5513 0.127	A 2 12 A 11166 0.256	A 3 16 C 8735 0.201	A 4 25 G 6625 0.152	 BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46. ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION.
B 1 11 B 5502 0.126	A 2 13 A 6125 0.141 A 2 14 A 7348 0.169	A 3 22 C 9810 0.225 A 3 23 C 8456 0.194	A 4 26 G 6625 0.152 A 4 27 G 6625 0.152	AS AMENDED OR MODIFIED BY PUD NO. 96, MADSEN RANCH PUD. 3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH
B 1 12 B 5491 0.126 B 1 13 B 5480 0.126	A 2 15 A 7335 0.168	A 3 24 C 8236 0.189	A 4 28 G 6625 0.152	 SIDEWARS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR MODIFIED BY PUD NO.
B 1 14 B 5458 0.125	A 2 16 A 7318 0.168 A 2 17 A 7301 0.168	A 3 25 C 8015 0.184 A 3 26 C 7795 0.179	A 4 29 G 6625 0.152 A 4 30 G 6625 0.152	98. MADSEN RANCH PUD.
B 1 15 B 5427 0.125 B 1 16 B 8118 0.186	A 2 18 A 7285 0.167	A 3 9 E 8001 0.184	A 4 31 G 6625 0.152	 A TEN FOOT (10) PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR
B 1 17 B 8833 0.203	A 2 19 A 7268 0.167 A 2 20 A 7251 0.166	A 3 10 E 6625 0.152 A 3 11 E 6625 0.152	A 4 32 G 6741 0.155 A 4 33 G 6741 0.155	ALL STREET SIDE PROPERTY LOTS SHOWN HEREIN.
B 1 18 B 6003 0.138 B 1 19 B 6268 0.144	A 2 21 A 8008 0.184	A 3 12 E 6625 0.152	A 4 34 G 6625 0.152	 SUBDIVISION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR MODIFIED BY PUD NO.
B 1 20 B 5146 0.118	A 2 93 B 8042 0.185 A 2 1 C 7935 0.182	A 3 13 E 6625 0.152 A 3 14 E 6625 0.152	A 4 35 G 6625 0.152 A 4 36 G 6625 0.152	98, MADSEN RANCH PUD.
B 1 21 B 5141 0.118 B 1 22 B 5136 0.118	A 2 2 C 6625 0.152	A 3 15 E 6625 0.152	A 4 37 G 6625 0.152	 THIS PLAT CONFORMS TO PUD NO. 98, MADSEN RANCH, APPROVED BY COUNCIL ON <u>NOVEMBER 13, 2014.</u>
B 1 23 B 5131 0.118	A 2 3 C 6625 0.152 A 2 4 C 6625 0.152	A 3 16 E 6625 0.152 A 3 17 E 8764 0.201	A 4 38 G 6625 0.152 A 4 39 G 6625 0.152	 NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE OR STORM
B 1 24 B 5126 0.118 B 1 25 B 5120 0.118	A 2 5 C 6625 0.152	A 3 1 F 7534 0.173	A 4 40 G 6625 0.152	SEWER EASEMENTS SHOWN HEREON.
B 1 26 B 5115 0.117	A 2 6 C 6625 0.152 A 2 7 C 6625 0.152	A 3 2 F 7054 0.162 A 3 3 F 6964 0.16	A 4 41 G 6625 0.152 A 4 37 B 9776 0.224	 A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS
B 1 27 B 5108 0.117 B 1 28 B 5136 0.118	A 2 8 C 6625 0.152	A 3 4 F 6964 0.16	A 4 37 B 9776 0.224 A 4 38 B 7278 0.167	IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL MUMBER 4849100515E, EFFECTIVE DATE
B 1 29 B 6552 0.15	A 2 9 C 5625 0.152 A 2 10 C 5625 0.152	A 3 5 F 6964 0.16 A 3 6 F 6964 0.15	A 4 39 B 7032 0.161	SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
B 1 30 B 8929 0.205 B 1 31 B 5440 0.125	A 2 10 C 6625 0.152 A 2 11 C 6625 0.152	A 3 6 F 6964 0.16 A 3 7 F 6964 0.16	A 4 40 B 7455 0.171 A 4 41 B 6390 0.147	 NO FENCES, STRUCTURES, STORAGE OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUEL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER, FILL MAY
B 1 32 B 6086 0.14	A 2 27 C 7575 0.174	A 3 8 F 6964 0.16	A 4 42 B 6390 0.147	FLOOOPLAIN, UNLESS APPROVED BY THE CITY ENGINEER, FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
B 1 33 B 5158 0.118 B 1 34 B 5170 0.119	A 2 28 C 7688 0.176 A 2 29 C 7779 0.179	A 3 9 F 7670 0.176 A 3 42 G 6625 0.152	A 4 43 B 6390 0.147 A 4 44 B 6390 0.147	10. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2) ABOVE
B 1 35 B 5184 0.119	A 2 30 C 7233 0.166	A 3 43 G 6625 0.152	A 4 45 B 6391 0.147	THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
A 1 36 B 7122 0.163 A 1 1 D 7741 0.178	A 2 31 C 6625 0.152 A 2 32 C 6625 0.152	A 3 44 G 6625 0.152 A 3 45 G 7826 0.18	A 4 46 B 6391 0.147 A 4 47 B 6391 0.147	 PARKLAND SHALL BE DEDICATED TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO FINAL PLAT RECORDATION.
A 1 2 D 7471 0.172	A 2 33 C 6625 0.152	A 3 46 G 7716 0.177	A 4 48 B 6391 0.147	 ALL LANDSCAPE LOTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
A 1 16 D 9824 0.226 A 1 17 D 8550 0.196	A 2 34 C 6625 0.152 A 2 35 C 6625 0.152	A 3 47 G 7662 0.176 A 3 48 G 7494 0.172	A 4 49 B 6391 0.147 A 4 50 B 6392 0.147	13. MINIMUM FINISH FLOOR ELEVATIONS FOR SINGLE FAMILY LOTS
A 1 18 D 8163 0.187	A 2 36 C 6625 0.152 A 2 37 C 7428 0.171	C 3 70 B 8190 0.188	A 4 51 B 6392 0.147	ADJACENT TO THE 1% ULTIMATE FLOODPLAIN ARE IDENTIFIED BELOW:
A 1 19 D 7822 0.18 A 1 20 D 7412 0.17	A 2 37 C 7428 0.171 A 2 38 C 5674 0.153	C 3 71 B 8190 0.188 C 3 72 B 8195 0.188	A 4 52 B 6392 0.147 C 4 53 B 7886 0.181	LOTS 53-59 (MIN. ELEVATION, 665) LOT 60 (MIN. ELEVATION, 667) LOT 61 (MIN. ELEVATION, 669)
A 1 22 D 7471 0.172	A 2 39 C 6945 0.159	C 3 73 B 12919 0.297	C 4 54 8 7165 0.164	LOT 62 (MIN. ELEVATION. 669) LOT 63 (MIN. ELEVATION. 670)
A 1 1 G 7531 0.173 A 1 2 G 6625 0.152	A 2 4 D 7741 0.178 A 2 5 D 7082 0.163	C 3 74 B 13373 0.307 C 3 75 B 7647 0.176	C 4 55 B 7640 0.175 C 4 56 B 8190 0.188	LOT 64 (MIN. ELEVATION. 672) LOTS 65-68 (MIN. ELEVATION. 672)
A 1 3 G 6625 0.152	A 2 6 D 7646 0.175	C 3 76 B 11193 0.257	C 4 57 B 8190 0.188	LOTS 69-75 (MIN. ELEVATION. 670) LOTS 76-79 (MIN. ELEVATION. 667)
A 1 4 G 6625 0.152 A 1 5 G 6625 0.152	A 2 7 D 8193 0.188 A 2 8 D 8716 0.2	C 3 77 B 9768 0.224 C 3 78 B 7216 0.166	C 4 58 B 10018 0.23 C 4 59 8 10459 0.24	
A 1 6 G 6625 0.152	A 2 9 D 10178 0.234 A 2 10 D 8522 0.198	C 3 79 B 10743 0.247 C 3 80 B 13109 0.301	C 4 60 B 10573 0.243	LARGE LOT STANDARD LOT SMALL LOT 7.200 S.F. MIN 6,500 S.F. MIN 5,000 S.F. MIN
A 1 7 G 7868 0.181 A 1 8 G 6900 0.158	A 2 10 D 8522 0.198 A 2 11 D 6625 0.152	C 3 80 B 13109 0.301 C 3 81 B 7707 0.177	C 4 61 B 8482 0.195 C 4 62 B 7983 0.183	TYPE C TYPE A TYPE B
A 1 9 G 6325 0.145	A 2 12 D 6625 0.152	C 3 82 B 7269 0.167	C 4 63 B 7921 0.182	
A 1 10 G 6325 0.145 A 1 11 G 6325 0.145	A 2 13 D 6625 0.152 A 2 14 D 7459 0.171	C 3 83 B 9468 0.217 C 3 84 B 8620 0.198	C 4 64 B 9045 0.208 C 4 65 B 8190 0.188	
A 1 12 G 8625 0.198	A 2 15 D 9525 0.219	C 3 85 B 17272 0.397	C 4 66 B 8190 0.188	
A 1 13 G 9502 0.218 A 1 14 G 8742 0.201	A 2 1 E 9982 0.229 A 2 2 E 6832 0.157	C 3 86 B 12475 0.286 C 3 87 B 10730 0.246	C 4 67 B 8190 0.188 C 4 68 B 9490 0.218	
A 1 15 G 8080 0.185	A 2 3 E 6630 0.152 A 2 4 E 6625 0.152	C 3 17 C 13663 0.314 C 3 18 C 12364 0.284	C 4 69 B 8190 0.188	25' FRONT BL
A 1 53 G 7040 0.162 A 1 54 G 6519 0.150	A 2 4 E 6625 0.152 A 2 5 E 6625 0.152	C 3 18 C 12364 0.284 C 3 19 C 12108 0.278	C 4 11 F 8190 0.188 C 4 12 F 8190 0.188	63' 53' 43'
A 1 55 G 9458 0.217	A 2 6 E 6625 0.152 A 2 7 E 6625 0.152	C 3 20 C 12996 0.298	C 4 13 F 8190 0.188	NOTES
A 1 56 G 9974 0.229 A 1 57 G 11624 0.267	A 2 7 E 6625 0.152 A 2 8 E 8001 0.184	C 3 21 C 11556 0.265 C 3 10 F 8697 0.2	C 4 14 F 8190 0.188 C 4 15 F 8190 0.188	1. BUILDING SETBACKS ARE TYPICAL UNLESS NOTED OTHERWISE ON PRELIMINARY PLAN OR AS MODIFIED
A 1 58 G 8775 0.201	A 2 49 G 7900 0.181		C 4 16 F 8190 0.188	BY PUD 98.
A 1 59 G 6603 0.152 A 1 60 G 7345 0.169	A 2 51 G 8711 0.2		C 4 17 F 8779 0.202	
B 1 1 H 5128 0.118	A 2 52 G 11207 0.257 Landscape 2 22 A 455 0.01			PHASE SUMMARY TABLE
B 1 2 H 5160 0.118 B 1 3 H 5160 0.118	Landscape 2 94 B 441 0.01			PRASE SUMIWART TABLE
B 1 4 H 5160 0.118				PHASE TOTAL ACRES
B 1 5 H 5160 0.118 B 1 6 H 5160 0.118				PHASE 1 16.86
B 1 7 H 5160 0.118				PHASE 2 14.96
B 1 8 H 5160 0.118 B 1 9 H 5160 0.118				PHASE 3 15.89 PHASE 4 13.83
B 1 10 H 5128 0.118				PHASE 5 8.07
B 1 11 H 5128 0.118 B 1 12 H 5160 0.118				ROW DEDICATION
B 1 13 H 5160 0.118				RED BUD LANE 0.53
B 1 14 H 5160 0.118 B 1 15 H 5160 0.118				CR 122 1.15
B 1 16 H 5160 0.118				TOTAL 71.29
B 1 17 H 5160 0.118 B 1 18 H 5160 0.118				
B 1 19 H 5150 0.118				
B 1 20 H 5128 0.118 Landscape 1 1 A 3425 0.079				
Landscape 1 1 B 3139 0.072				
		*		

THENCE: North 73*56*25* East 618.03 feet with the north line of said 13.009 acre tract and the existing outh right-of-way line of said County Road No. 122 to a 1/2- inch iron rod found for the northeast corner f said 13.009 acre tract and the northwest corner of said 48.318 acre tract;

HENCE North 73*16'33" East 704.44 feet with the north line of said 48.318 acre tract and the existing outh right-of-way line of said County Road No. 122 to an iron rod found with plattic cap stamped RJ SURVEYING" for the northeast corner of said 48.318 acre tract and the northwest corner of said .947 acre tract:

THENCE North 61°00'04" East 252.16 feet with the north line of said 4.947 acre tract and the existing outh line of said County Road No. 122 to a 1/2- inch iron rod found; HENCE North 53°25'22" East 92.31 feet with the north line of said 4.947 acre tract and the existing

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HENCE South 38°36'02" East 60.29 feet with the east line of said 4.947 acre tract and the west line of id 0.044 acre tract to a an iron rod found with plastic cap stamped "RJ SURVEYING"; HENCE South 01°52'22" East 220.92 feet with the east line of said 4.947 acre tract and the east line init 0.044 acre tract to an iron red found with abatic can starmed "PLI SUBVEVENCE".

THENCE: North 02°24'12" West 362.97 feet with the west line of said 5.00 acre tract and the existing ast right-of-way line of Red Bud Lane to a 36-inch iron rod found for the northwest corner of said 5.00 cre tract and an angle point in the west in of said 48.318 acre tract;

THENCE North 01°18°01" West 14.98 feet with the west line of said 48.318 acre tract and the existing ast right-of-way line of Red Bud Lane to a 1/2-inch iron red found for an angle in the west line of said 8.318 acre tract and the scutherest corner of said 13.009 acre tract;

ILENCE. North 02°18'06" West 871.74 feet with the west line of said 13.009 acre tract and the existing ast right-of-way line of Red Bud Lane to the POINT OF BEGINNING and containing 71.292 acres.

Blake Silva, R.P.L.S istered Professional Land as Registration No. 6500 If Associates, Inc., PLS Firm No. 10029607 0 West Braker Lane, Suite

adsen Preim dwo Preim Plat Notes 4/30/2015 9 43 06 AM ab/2631 11

BEING A 71/292 ACRES TRACT SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NUMBER 422, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE FOLLOWING FOUR (4) TRACTS, A 13.09 ACRE TRACT DESCRIBED IN SPECIAL WARANTY DEED WITH VEXDOR'S LIEN TO LARRY MADSEN AND WIFE, NANCY MADSEN RECORDED IN DOCUMENT NUMBER 2014[01433 OF THE OFFICIAL FUELD RESCORDS OF WILLIAMSON COUNTY, TEXAS (0.P.R.W.C.T.), A 45.18 ACRE TRACT DESCRIBED IN SPECIAL WARANTY DEED WITH VEXDOR'S LIEN TO ATY VEIDUND, LLC RECORDED IN DOCUMENT NUMBER 2014[01479 OF THE O.P.R.W.C.T. A 4.947 ACRE TRACT DESCRIBED FOR RUSSELL MADSEN RECORDED IN DOCUMENT NUMBER 2014[01475 OF THE O.P.R.W.C.T. AND A 50.04CRE TRACT DESCRIBED DISCRIBED IN BECKIED IN DOCUMENT NUMBER 2014[01479 OF THE O.P.R.W.C.T. A 4.947 ACRE TRACT DESCRIBED FOR RUSSELL MADSEN RECORDED IN DOCUMENT NUMBER 2014[01475 OF THE O.P.R.W.C.T. AND A 50.04CRE TRACT DESCRIBED IN NORCHMENT NUMBER 2016[01475 OF THE O.P.R.W.C.T. AND BECKIED IN DOCUMENT NUMBER 2014[01475 DEED WITH VENDOR'S LIEN TO ATV REDRUD, LLC RECORDED IN DOCUMENT NUMBER 2016[01475 OF THE O.P.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

WEGINNING at an 1/2- inch irou rod found for the northwest corner of said 13.009 scre tract and the xisting south right-of-way line of County Road No. 122 (no deed found), and the existing east right-of-ay line of Red Bud Lane;

HENCE North \$6°59'18" East 5.35 feet with the east line of said 4.947 acre tract and the east line of id 0.644 server trace to an iron roof found with plantic cap stormed "RJ SURVEYING" for the southeast more of said 0.044 arest tract, the word line of a said of 4.533 server tract described in decet to Chattles K, evant and wife, Linds K, Stewart recorded in Document Number 2000003950 of the O.P.R.W.C.T. and e ard line of a said 7.547 are tract;

The each new of a said 3/847 acre tract; THENCE' Sends 4/247104° East with the rest line of said 4/947 acre tract, the rast line of said 48.318 acre tract and said 4/453 acre tract, passing at 47423 feet a 3/8-iron rod found for the sonthwest corner of said 4/453 acre tract and the northwest roomer of a called 1.056 acre tract described as Eshibity 4.7% in deed to James E. Pizziola and write, Nicole S. Pizziolas recorded in Document Number 2000003951 of the O.P.W.C.T., continuing with the east line of aid 4323 has ret tract and the west line of aid 1.636 acre tract, passing at 697.16 feet to an iron rod found with plastic cap stamped "KU SUKVEYING" for the soluberst corner of aid 1.638 acre tract, passing at 697.16 rest to an airon rod found with plastic, acre stamped "KU SUKVEYING" for the deed to James E. Pizziola and write, Nicole S. Pizziola recorded in Document Number 2007020165 of the O.P.W.C.T., continuing with the scale line of aid 4.316 acre truet and the scale line of aids and the O.P.W.C.T., continuing with the scale line of aids 4.316 acre truet and the scale line of aids and SUKVEYING" for an angle point in said 45.318 acre truet and the southeast corner of an acre stample plant in aids 4.538 acre truet and the southeast corner of an Acre and the southeast acress SUKVEYING" for an angle point in said 4.5318 acre truet and the southeast corner of south Exact plant acress the south Exact state acress acress

THENCE North 87:89717 East with the east line of said 48:318 scre tract and the south line of said liasement, at 215.14 feet passing an iron rod found with platetic cap stamped "RJ SURVEYING", comming for a total distance of 381.89 feet to eakeulated point in the approximent middle of a creek or an angle point the east line of suid 48.318 ser true, the southest corner of said Easement and the even line of a culted 21.67 area truct described as lishibit "A" in deed to John Reed recorded in Document Number 2009/030164 of the O.P.R.W.C.T;

HENCE South11°43'58" East 141.88 feet with the cast line of said 48.318 acre tract, the west line of id 21.67 acre tract and the approximant middle of said creek to a calculated point;

THENCE South 15°52'37" West 75.05 feet with the east line of said 48.318 acre tract, the west line of aid 21.67 acre tract and the approximuan middle of said ereck to a calculated point;

THENCE South 31*34*31* East 117.85 feet with the cast line of said 48.318 sore tract, the west line of aid 21.67 sore tract and the approximant middle of said creck to a calculated point for the southvest ormer of said 21.67 sore tract and the northwest corner of a called 15.19 sore tract described in deed to cm Burge recorded in Document Number 9618889 of the O.P.R.W.C.T.;

HENCE South 23°05'13" East 65.29 feet with the east line of said 48.318 acre tract, the west line of id 15.19 acre tract and the approximant middle of said creek to a calculated point;

FHENCE: South 01*33*13* East 450.30 feet with the east line of said 45.318 serv tract and the west line of said 15.19 serve tract to an iron rod found with plastic cap "LLEGBLE" for the southeast corner of said 45.318 acre tract and the northeast of a called 32.21 serve tract described in deed to Kenneth W. Burge cordered in Document Number 9716054 of the O.P.R.W.C.T.;

HENCE South \$7"34'00" West 1270.53 feet with the south line of said 48.318 acre tract and the north re of said 32.21 acre tract to a fence post;

HENCE South 02'06'42" East 249.32 feet with the south line of said 48.318 acre tract and the north as of said 32.21 acre tract to a fence post;

HENCE South 8793142" West 796.15 feet with the south line of said 48.318 aree tract and the north ne of said 32.21 aree tract to a 3.95 inch iron rod found for the wouthwest corner of said 48.318 aree tract, no nothwest corner of said 32.21 aree tract and the existing east right-of-way line of Red Bud Lane aniable width right-of-way);

IENCE North 02°15'19" West 359.64 feet with the west line of said 48.318 acre tract and the existing st right-of-way line of Red Bud Lane to an iron red found with plastic cap stamped "RJ SURVEYING" r an angle point in the west line of said 48.318 acre tract and the southwest corner of said 5.00 acre

OTES: 11 hearings shown hereon are based upon the Texas Coonfinate System of 1983, Central Zone. All stances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00012.

his survey was prepared without the benefit of a title commitment or report. The surveyor has not strated the subject property, nor has made any independent investigation or search for easements of cord, restrictive covenants, or any other encumbrances.

Cory Blake Silva, a Registered Professional Land Surveyor, do hereby certify that the above description if the accompanying plat of even date herewith, are true and correct to the best of my knowledge and lief and that the property described herein was determined by a survey on the ground under my retion and supervision.



