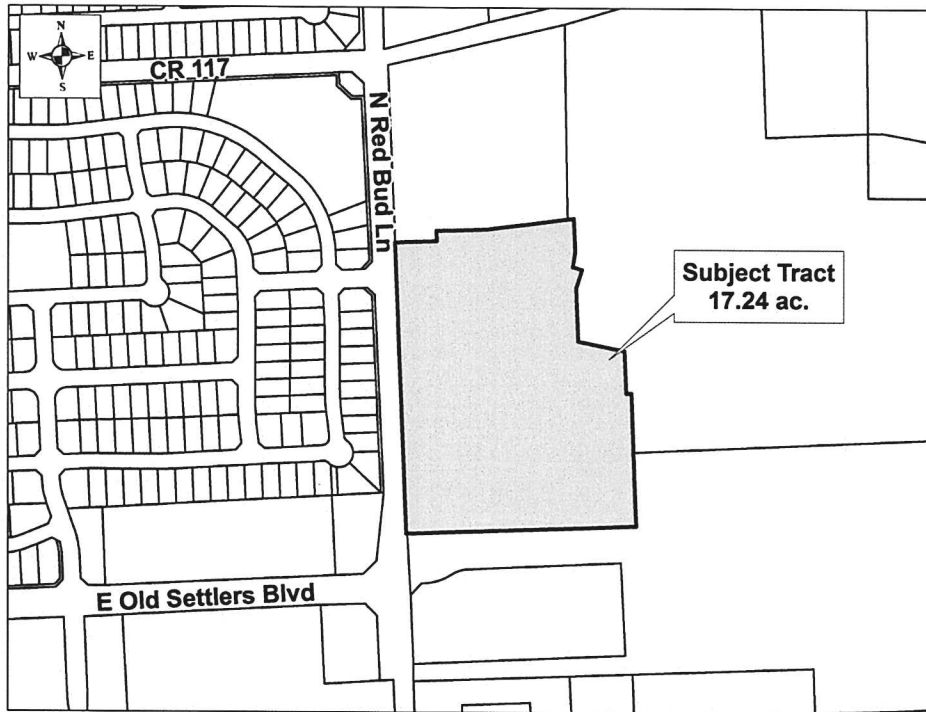


**Madsen Ranch Subdivision Phase 1
FINAL PLAT FP1507-002**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat

ZONING AT TIME OF APPLICATION: PUD 98

DESCRIPTION: 17.24 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Vacant - Rural Residential (one home) being removed for the development

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Future Madsen Ranch Development (zoned PUD 98)

South: Existing rural residential and agricultural uses (unzoned)

East: Future Madsen Ranch Development (zoned PUD 98)

West: Existing single-family residential (zoned SF-2 - Single-family - standard lot)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	86	12.65
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	0.29
ROW:	1	4.30
Parkland:		
Other:	0	0.00
TOTALS:	89	17.24

Owner:
ATV Redbud, LLC
8601 Ranch Road 2222, Bldg. 1, Ste. 150
Austin, TX 78730

Agent
272 OSP, LLC
Chris Fields
8601 Ranch Road 2222, Bldg. 1, Ste. 150
Austin, TX 78730

**Madsen Ranch Subdivision Phase 1
FINAL PLAT FP1507-002**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat in May 2015.

DATE OF REVIEW: August 19, 2015

LOCATION: South of the 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 residential 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 the development 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. All parkland improvements and dedications will occur with Phase 3 of the development.

The proposed Final Plat is the first phase of development and contains a total of 17.24 acres, 39 standard lots, 47 small lots, two landscape lots, and one right-of-way lot for the widening of Red Bud Lane.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved with the PUD allowing for single-family 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.

Water and Wastewater Service: 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.

Drainage: The floodplain study is approved and there are no drainage concerns for this phase of the development.

Additional Considerations: Although not reflected on the paper copies, the following changes have been made to the mylar:

1. Corner clips have been provided at Pauling Lane.
2. The wastewater easement has been updated to provide area for a separate instrument easement.
3. Notes 3 and 8 have been updated to reflect the development proposal.
4. Note 10 has been removed.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The additional right-of-way lot will be added to 'lots by type' in the synopsis area.
2. Lot 99, Block B shall be updated to be in numerical order with the remainder of the adjacent proposed Block B.
3. A detail providing more information on the waterline easement across Lot 1, Block B shall be added to the schematic and the easement shall provide space for a separate instrument document number.
4. "Proposed" shall be removed from the 15-foot wastewater easement label.
5. The adjacent lots from the approved Preliminary Plat will be shown on this schematic, replacing the 'remainder' tract labels.
6. The off-site Pauling Lane scale will be verified to ensure the rights-of-way are aligned.

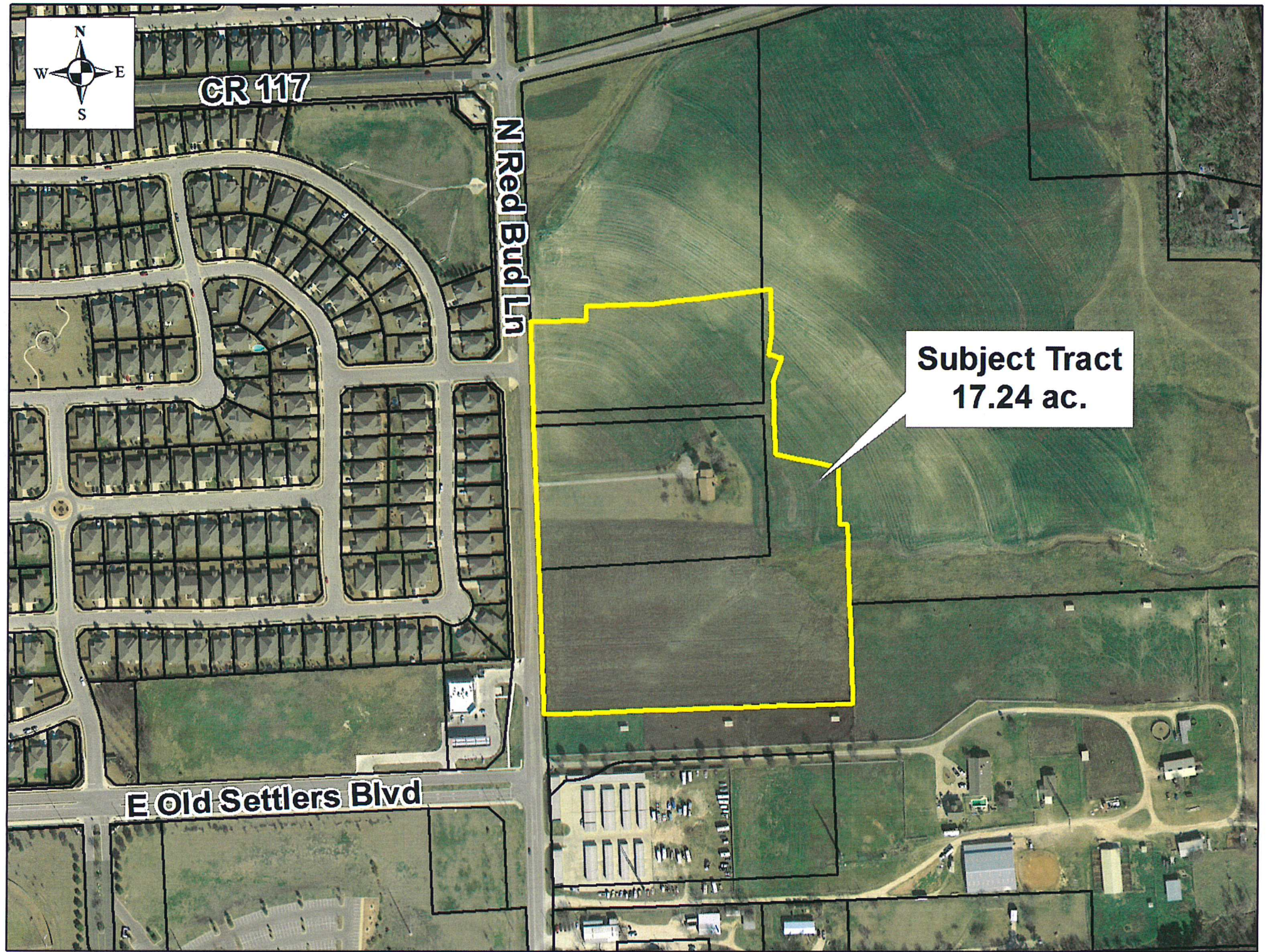


CR 117

N Red Bud Ln

E Old Settlers Blvd

**Subject Tract
17.24 ac.**



FINAL PLAT OF
MADSEN RANCH, PHASE 1

17.238 ACRES OUT OF THE
ROBERT McNUTT SURVEY
ABSTRACT No. 422

OWNER: 272 OSP, LLC
8601 Ranch Road 2222
BUILDING I, SUITE 150
AUSTIN, TEXAS 78730

ACERAGE: 17.238 ACRES

SURVEYOR: HALFF ASSOCIATES, INC
4030 WEST BRAKER LN
AUSTIN, TX 78759
TBPLS FIRM NO: 10029607
(512) 777-4600 P
(512) 252-8141 F

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 3074'

SUBMITTAL DATE: JULY 07, 2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW: AUGUST 05, 2015

BENCHMARK DESCRIPTION AND ELEVATION:

1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
N: 10173245.888
E: 3152311.565
ELEVATION: 715.92

1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
N: 10174111.649
E: 3152298.742
ELEVATION: 702.60

1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
N: 10174748.000
E: 3152259.912
ELEVATION: 694.08

1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
N: 10175171.033
E: 3153528.015
ELEVATION: 674.01

ACREAGE BY LOT TYPE:

DEVELOPMENT LOTS: 12.648 ACRES

LANDSCAPE & PUE LOTS: 0.207 ACRE

LANDSCAPE LOTS: 0.085 ACRE

R.O.W.: 3.923 ACRE

NUMBER OF LOTS BY TYPE:

DEVELOPMENT LOTS: 86

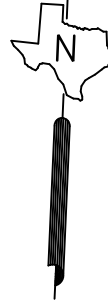
LANDSCAPE & PUE LOTS: 1

LANDSCAPE LOTS: 1

SURVEY: ROBERT McNUTT SURVEY
ABSTRACT NO. 422

ENGINEER: HALFF ASSOCIATES, INC
4030 WEST BRAKER LN
AUSTIN, TX 78759
TBPE FIRM NO: 312
(512) 777-4600 P
(512) 252-8141 F

REMAINDER OF
(13.009 ACRES, TRACT 1)
272 OSP, LLC,
DOC. NO. 2015047357
O.P.R.W.C.T.



LEGEND:

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC."
● FOUND IRON ROD - CAP SIZE NOTED
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY TEXAS
P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY TEXAS
ROW RIGHT-OF-WAY
WWE WASTE WATER EASEMENT
BL BUILDING LINE
PUE PUBLIC UTILITY EASEMENT
○ FP FENCE POST

GRAPHIC SCALE

0' 50' 100' 200'

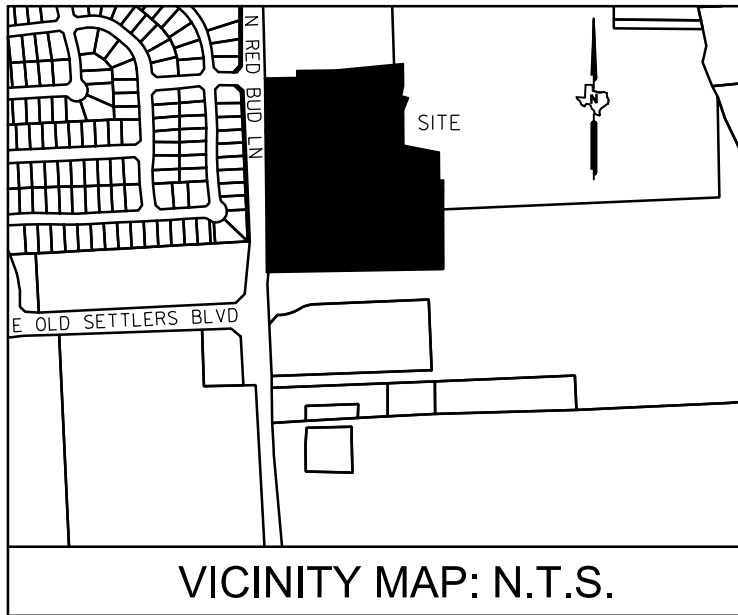
LINE	BEARING	DISTANCE
L1	S 02°39'10" E	47.74'
L2	S 46°30'19" E	20.00'
L3	N 02°18'46" W	62.08'
L4	N 87°41'14" E	3.93'
L5	N 08°44'47" E	54.86'
L6	N 02°18'46" W	20.23'
L7	N 02°18'46" W	20.70'
L8	N 02°18'46" W	35.00'
L9	N 42°51'19" E	20.00'
L10	S 02°18'46" E	12.92'
L11	S 89°36'35" W	60.03'
L12	S 01°53'18" E	12.92'
L13	S 02°39'10" E	25.17'
L14	N 87°41'14" E	18.85'
L15	N 87°41'14" E	18.85'
L16	N 87°41'14" E	18.85'
L17	N 87°41'14" E	18.85'
L18	S 02°18'46" E	20.10'
L19	N 87°19'16" E	7.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 42°41'14" E	90°00'00"
C2	25.00'	39.27'	35.36'	S 47°18'46" E	90°00'00"
C3	402.50'	143.49'	142.73'	N 82°06'00" W	20°25'32"
C4	337.50'	101.73'	101.34'	N 80°31'20" W	17°16'12"
C5	25.00'	40.65'	36.32'	N 44°15'54" E	93°09'20"
C6	25.00'	23.55'	22.69'	S 29°17'49" E	53°58'05"
C7	60.00'	301.53'	70.59'	N 87°41'14" E	28°56'10"
C8	25.00'	23.55'	22.69'	N 24°40'17" E	53°58'05"
C9	25.00'	39.27'	35.36'	S 47°18'46" E	90°00'00"
C10	25.00'	39.27'	35.36'	S 42°41'14" W	90°00'00"
C11	25.00'	39.27'	35.36'	N 47°18'46" W	90°00'00"
C12	25.00'	39.27'	35.36'	S 47°18'46" E	90°00'00"
C13	25.00'	39.27'	35.36'	S 42°41'14" W	90°00'00"
C14	25.00'	39.27'	35.36'	S 47°18'46" E	90°00'00"
C15	25.00'	39.27'	35.36'	S 42°41'14" W	90°00'00"
C16	25.00'	21.03'	20.41'	S 26°24'28" E	48°11'23"
C17	25.00'	39.27'	35.36'	N 42°41'14" E	90°00'00"
C18	50.00'	162.65'	99.85'	N 42°41'14" E	186°22'46"
C19	25.00'	21.03'	20.41'	S 68°13'05" E	48°11'23"
C20	25.00'	21.03'	20.41'	S 63°35'32" W	48°11'23"
C21	50.00'	162.65'	99.85'	S 47°18'46" E	186°22'46"
C22	25.00'	39.27'	35.36'	S 47°18'46" E	90°00'00"
C23	25.00'	21.03'	20.41'	N 21°46'55" E	48°11'23"
C24	402.50'	55.72'	55.68'	S 88°20'48" E	7°55'55"
C25	402.50'	53.82'	53.78'	S 80°33'01" E	7°39'40"
C26	402.50'	33.95'	33.94'	S 74°18'13" E	4°49'56"
C27	25.00'	21.01'	20.39'	S 26°22'58" E	48°08'24"
C28	25.00'	2.54'	2.54'	N 53°22'01" E	5°49'41"
C29	60.00'	74.43'	69.75'	N 20°44'39" W	71°04'24"
C30	60.00'	37.22'	36.63'	N 32°33'48" E	35°32'31"
C31	60.00'	37.78'	37.16'	S 68°22'23" W	36°04'39"
C32	60.00'	43.97'	43.00'	S 72°35'31" E	41°59'33"
C33	60.00'	38.48'	37.83'	S 33°13'17" E	36°44'55"
C34	60.00'	69.64'	65.80'	S 18°24'15" W	66°30'09"
C35	25.00'	8.33'	8.29'	S 42°06'43" W	19°05'12"
C36	25.00'	15.22'	14.99'	S 15°07'41" W	34°52'54"
C37	50.00'	22.54'	22.35'	S 37°35'09" E	25°50'01"
C38	50.00'	36.25'	35.46'	N 03°54'02" W	41°32'13"
C39	50.00'	30.71'	30.23'	N 34°27'57" E	35°11'46"
C40	50.00'	30.57'	30.09'	N 69°34'35" E	35°01'30"
C41	50.00'	42.58'	41.30'	S 68°31'01" E	48°47'16"
C42	25.00'	14.53'	14.33'	S 60°46'24" E	33°18'02"
C43	25.00'	6.50'	6.48'	S 84°52'06" E	14°53'21"
C44	50.00'	13.00'	12.96'	S 46°56'40" W	14°53'39"
C45	50.00'	42.12'	40.88'	N 78°31'22" E	48°15'43"
C46	50.00'	30.71'	30.23'	S 59°44'54" E	35°11'46"
C47	50.00'	29.09'	28.68'	S 25°29'03" E	33°19'57"
C48	50.00'	47.73'	45.94'	S 18°31'46" W	54°41'41"
C49	25.00'	9.00'	8.95'	N 35°33'40" E	20°37'54"
C50	25.00'	12.02'	11.91'	N 11°27'59" E	27°53'29"

KENNETH W. BURGE
(32.21 AC)
DOC. NO. 9716054
O.P.R.W.C.T.

HALFF

4030 WEST BRAKER LANE #410
AUSTIN, TEXAS 78759-3356
TBPLS FIRM NO. 10029607
TEL (512) 777-4600
FAX (512) 252-8141



VICINITY MAP: N.T.S.

Block "A"		
LOT #	AREA	LOT DESIGNATION
Lot 1	3686 SQ. FT.	LANDSCAPE
Lot 2	7642 SQ. FT.	STANDARD

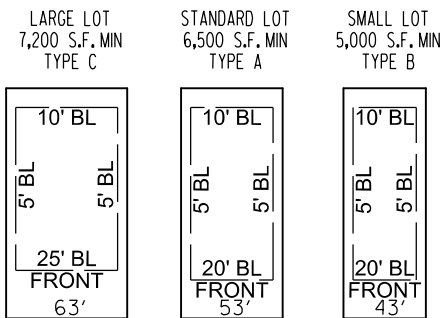
Block "B"		
LOT #	AREA	LOT DESIGNATION
Lot 1	9017 SQ. FT	STANDARD
Lot 2	7319 SQ. FT	STANDARD
Lot 3	6536 SQ. FT	STANDARD
Lot 4	6519 SQ. FT	STANDARD
Lot 5	6503 SQ. FT	STANDARD
Lot 6	6486 SQ. FT	STANDARD
Lot 7	6469 SQ. FT	STANDARD
Lot 8	6452 SQ. FT	STANDARD
Lot 9	5223 SQ. FT	SMALL
Lot 10	5212 SQ. FT	SMALL
Lot 11	5201 SQ. FT	SMALL
Lot 12	5190 SQ. FT	SMALL
Lot 13	5179 SQ. FT	SMALL
Lot 14	5157 SQ. FT	SMALL
Lot 15	5077 SQ. FT	SMALL
Lot 16	7297 SQ. FT	SMALL
Lot 17	8675 SQ. FT	SMALL
Lot 18	6003 SQ. FT	SMALL
Lot 19	6268 SQ. FT	SMALL
Lot 20	5146 SQ. FT	SMALL
Lot 21	5141 SQ. FT	SMALL
Lot 22	5136 SQ. FT	SMALL
Lot 23	5131 SQ. FT	SMALL
Lot 24	5126 SQ. FT	SMALL
Lot 25	5120 SQ. FT	SMALL
Lot 26	5115 SQ. FT	SMALL
Lot 27	5109 SQ. FT	SMALL
Lot 28	5136 SQ. FT	SMALL
Lot 29	6552 SQ. FT	SMALL
Lot 30	8929 SQ. FT	SMALL
Lot 31	5440 SQ. FT	SMALL
Lot 32	6087 SQ. FT	SMALL
Lot 33	5158 SQ. FT	SMALL
Lot 34	5170 SQ. FT	SMALL
Lot 35	5184 SQ. FT	SMALL
Lot 36	7122 SQ. FT	STANDARD

Block "D"		
LOT #	AREA	LOT DESIGNATION
Lot 1	7741 SQ. FT	STANDARD
Lot 2	7473 SQ. FT	STANDARD
Lot 16	9824 SQ. FT	STANDARD
Lot 17	8550 SQ. FT	STANDARD
Lot 18	8163 SQ. FT	STANDARD
Lot 19	7822 SQ. FT	STANDARD
Lot 20	7413 SQ. FT	STANDARD

Block "G"		
LOT #	AREA	LOT DESIGNATION
Lot 1	7366 SQ. FT.	STANDARD
Lot 2	6790 SQ. FT.	STANDARD
Lot 3	6625 SQ. FT.	STANDARD
Lot 4	6625 SQ. FT.	STANDARD
Lot 5	6625 SQ. FT.	STANDARD
Lot 6	6625 SQ. FT.	STANDARD
Lot 7	7867 SQ. FT.	STANDARD
Lot 8	6960 SQ. FT.	STANDARD
Lot 9	6325 SQ. FT.	STANDARD
Lot 10	6325 SQ. FT.	STANDARD
Lot 11	6325 SQ. FT.	STANDARD
Lot 12	8625 SQ. FT.	STANDARD
Lot 13	9502 SQ. FT.	STANDARD
Lot 14	8741 SQ. FT.	STANDARD
Lot 15	8079 SQ. FT.	STANDARD
Lot 53	7053 SQ. FT.	STANDARD
Lot 54	6514 SQ. FT.	STANDARD
Lot 55	9458 SQ. FT.	STANDARD
Lot 56	9974 SQ. FT.	STANDARD
Lot 57	11563 SQ. FT.	STANDARD
Lot 58	8775 SQ. FT.	STANDARD
Lot 59	6602 SQ. FT.	STANDARD
Lot 60	7345 SQ. FT.	STANDARD

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 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 SHOWN HEREON, INCLUDING LANDSCAPE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD.
- THIS PLAT CONFORMS TO THE MADSEN RANCH SUBDIVISION PRELIMINARY PLAT APPROVED BY THE CITY OF ROUND ROCK ON MAY 06, 2015.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- NO 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 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS PLAT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- PARKLAND SHALL BE DEDICATED TO THE CITY OF ROUND ROCK WITH THE FINAL PLAT FOR PHASE 3 OF THIS SUBDIVISION.
- NO ACCESS SHALL BE GRANTED THROUGH ANY LANDSCAPE LOT AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
- LOT 1, BLOCK A AND LOT 1, BLOCK B SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION; SUBDIVISION FENCES CONTAINED THEREON WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- ALL BEARING SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 88(NAV88), GEOID 12A.
- A MONARCH TREE IS LOCATED ON LOT 57, BLOCK G. SECTION 43.23 OF THE CITY OF ROUND ROCK CODE OF ORDINANCE (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 SECTION 43.23.



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on the ___ day of ___, 20___, by James Dorney of ATV Redbud, LLC.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

Approved this ___ day of ___, 20___, by the City of 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.

David Pavliska, Chairman

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, Cory Blake Silva, 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 Theron were property placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Cory Blake Silva
Registered Professional Land Surveyor No. 6500
State of Texas
Halff Associates, Inc.
TBPLS, Firm Registration No. 10029607
4030 W. Braker Ln., Suite 410
Austin, Texas 78759

BEING a 17.238 acres tract situated in THE ROBERT MCNUTT SURVEY, ABSTRACT NUMBER 422, WILLIAMSON COUNTY, TEXAS, AND BEING all of a called 5.00 acres tract as described as Tract 4, a portion of a called 13.009 acres tract described as Tract 1, and a portion of a called 48.318 acres tract described as Tract 2, all recorded in a special warranty deed with vendor's lien to 272 OSP, LLC, and and recorded in document no. 2015047357 recorded in the Official Public Records of Williamson County, Texas, AND BEING more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found in the east right-of-way line of Red Bud Lane, a varying width right-of-way, no recording information found, for the southwest corner of said 48.318 acres tract, same being the northwest corner of a called 32.21 acres tract described in a Deed Without Warranty to Kenneth W. Burge, and recorded in Document No. 9716054 of said Official Public Records of Williamson County, Texas;

THENCE with said east right-of-way line of Red Bud Lane, same being the west line of said 48.318 acres tract, N02°15'19"W a distance of 359.64 feet to a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found in said east right-of-way line of Red Bud Lane for an angle point in the west line of said 48.318 acres tract, same being the southwest corner of said 5.00 acres tract;

THENCE leaving said west line of the 48.318 acres tract, with said east right-of-way line of Red Bud Lane, same being the west line of said 5.00 acres tract, N02°24'12"W a distance of 362.97 feet to a 3/8-inch iron rod found in said east right-of-way line of Red Bud Lane for the northwest corner of said 5.00 acres tract, same being an angle point in said west line of the 48.318 acres tract;

THENCE with said east right-of-way line of Red Bud Lane, same being the west line of said 48.318 acres tract, N01°18'01"W a distance of 14.98 feet to a 1/2-inch iron rod found in said east right-of-way line of Red Bud Lane for an angle point in said west line of the 48.318 acres tract, same being the southwest corner of said 13.009 acres tract;

THENCE with said east right-of-way line of Red Bud Lane, same being the west line of said 13.009 acres tract, N02°18'06"W a distance of 265.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set in said east right-of-way line of Red Bud Lane and said west line of the 13.009 acres tract;

THENCE leaving said east right-of-way line of Red Bud Lane and said west line of the 13.009 acres tract, crossing said 13.009 acres tract and said 48.318 acres tract the following fifteen (15) courses and distances:

1.N87°41'14"E a distance of 145.23 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

2.N02°18'46"W a distance of 35.69 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

3.N87°41'14"E a distance of 175.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

4.N82°12'04"E a distance of 302.66 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

5.S02°26'14"E a distance of 112.67 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

6.S08°44'47"W a distance of 54.86 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set for a non-tangent point of curvature to the right,

7.with the arc of said curve to the right a distance of 33.95 feet, said curve having a radius of 402.50 feet, a central angle of 04°49'56", and a chord bearing S74°18'13"E a distance of 33.94 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

8.S18°06'46"W a distance of 65.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

9.S01°32'24"E a distance of 43.12 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

10.S02°18'46"E a distance of 142.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

11.S79°03'06"E a distance of 163.91 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

12.S02°18'46"E a distance of 146.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

13.N87°41'14"E a distance of 18.33 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

14.S02°18'46"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set, and

15.S01°53'18"E a distance of 158.93 feet to a fence corner post found for an angle point in the north line of said 32.21 acres tract, same being the south line of said 48.318 acres tract;

THENCE with said north line of the 32.21 acres tract and said south line of the 48.318 acres tract, S02°06'42"E a distance of 249.32 feet to a fence corner post found for an angle point in said north line of the 32.21 acres tract and said south line of the 48.318 acres tract;

THENCE S87°31'42"W a distance of 796.15 feet to said POINT OF BEGINNING and containing 17.238 acres.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That 272 OSP LLC., as the owner of that certain a portion of a called 13.009 acres tract of land described as Tract 1 (Exhibit "A"), a portion of a 48.318 acres tract of land described as Tract 2 (Exhibit "B"), and a portion of a 5.00 acres tract of land described as Tract 4 (Exhibit "D"), all the above tracts are recorded in Document No. 2015047357 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 heron to be known as MADSEN RANCH, PHASE 1 subdivision.

272 OSP LLC.

James Dorney

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

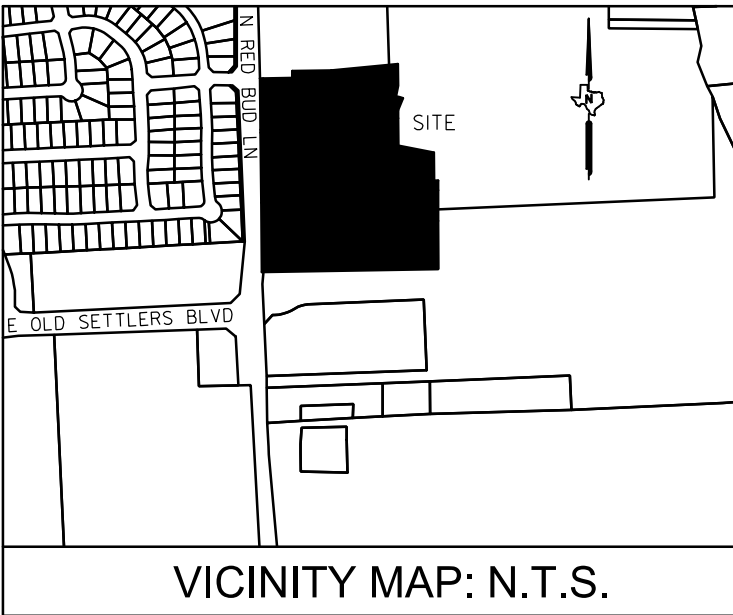
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, David A. Olson, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

David A. Olson
Licensed Professional Engineer No. 108794
State of Texas
Halff Associates, Inc.
TBPE, Firm Registration No. 312
4030 W. Braker Ln., Suite 410
Austin, Texas 78759

Date

FINAL PLAT OF
MADSEN RANCH, PHASE 1
17.238 ACRES OUT OF THE
ROBERT MCNUTT SURVEY
ABSTRACT No. 422

HALFF
4030 WEST BRAKER LANE #410
AUSTIN, TEXAS 78759-5356
TBPLS FIRM NO. 10029607
TEL (512) 777-4600
FAX (512) 252-8141



VICINITY MAP: N.T.S.