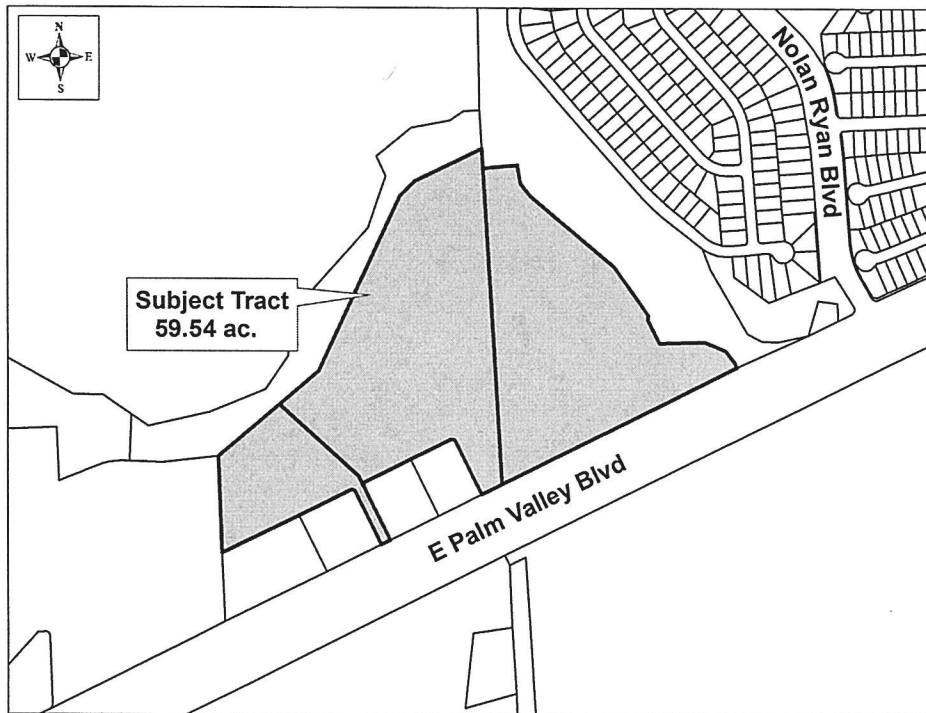


**Round Rock Express Subdivision Sec. 3 - Replat of Replat of Remainder of Lot 6, Block C &
32.95 Acres of the James Marshall Survey, Abstract No. 409**

FINAL PLAT FP1510-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Replat and Final Plat for the Round Rock Express Subdivision

ZONING AT TIME OF APPLICATION: single family common lot and commercial (PUD 102)

DESCRIPTION: 59.54 acres out of the P.A. Holder Survey, Abstract No. 297 and Joseph Marshall Survey, Abstract No. 409

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial / multi-family & PUD 102

ADJACENT LAND USE:

- North: Old Settlers Park (across Brushy Creek)
- South: wastewater treatment plant (across US 79 and railroad)
- East: single family (SF-2), across Brushy Creek
- West: restaurant, bank and baseball stadium parking lot (C-1)

PROPOSED LAND USE: single family common lot and commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1	24.91
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	3	16.09
Industrial:	0	0.00
Open/Common Space:	5	16.65
ROW:	0	0.00
Parkland:	0	0.00
Other:	1	1.89
TOTALS:	10	59.54

Owner:
RRE Investors, LP
Ryan Reese
3400 E Palm Valley Blvd.
Round Rock, TX 78665

Agent
Hagood Engineering Associates, Inc.
Terry Hagood
One Chisholm Trl., Ste. 5200
Round Rock, TX 78681

**Round Rock Express Subdivision Sec. 3 - Replat of Replat of Remainder of Lot 6,
Block C & 32.95 Acres of the James Marshall Survey, Abstract No. 409
FINAL PLAT FP1510-001**

HISTORY: The PUD (Planned Unit Development) No. 102 zoning district was recommended for approval by the Planning and Zoning Commission on August 19, 2015 and approved by the City Council on October 8, 2015. PUD No. 102 provides for limited commercial uses along US 79 (Palm Valley Boulevard) and a common lot single family development behind the commercial area.

DATE OF REVIEW: November 4, 2015

LOCATION: Northwest of the intersection of E. Palm Valley Blvd. and Nolan Ryan Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The existing PUD No. 102 zoning district is in conformance with the General Plan commercial/multi-family designation. The purpose of this application is to replat the existing approximately 26.61 acres in Block 6B and Block 6C, Block C and to plat an additional 32.946 acres to the east, creating four development lots, four park land lots and one nonresidential private street lot. The residential parcel will be developed as a single family detached, common lot use. The development standards for these homes include exterior finish standards, garage door treatments and private drive aisles with parallel parking and a sidewalk on one side. The commercial parcels will be limited in terms of uses allowed. No convenience stores, gas stations, auto service facilities or car washes will be allowed. In addition, the PUD prohibits vehicle sales, boat or recreational vehicle sales, self-service storage and other uses. The design standards require pedestrian access and circulation, landscaping or architectural features for primary site entrances and enhanced lighting standards to prevent commercial lighting having a negative impact on the residential area.

Traffic, Access and Roads:

A traffic impact analysis was prepared for this development to evaluate the three proposed driveways to E. Palm Valley Blvd. (US 79). The recommended improvements and pro-rata share were approved by the Transportation Department.

Water and Wastewater Service:

There are existing city services that will serve the proposed lots. Specifically, there are water and wastewater lines along Palm Valley Blvd. (US 79).

Drainage:

There are no drainage concerns for this site.

Additional Considerations:

None.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

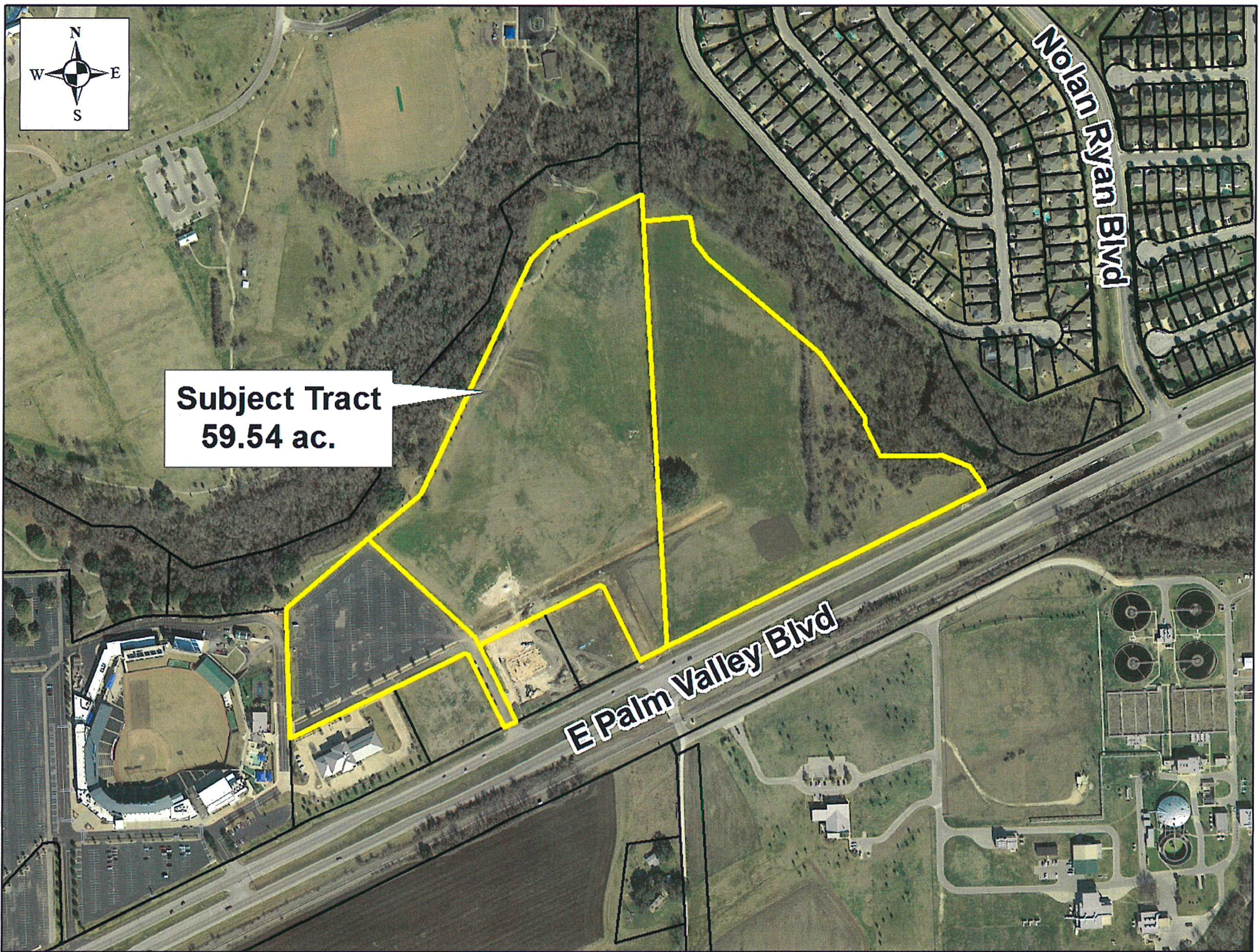
1. Provide an exhibit indicating minimum finished floor elevations for each structure adjacent to the limits of the proposed ultimate floodplain.
2. Remove "approximate" from flood plain notes.

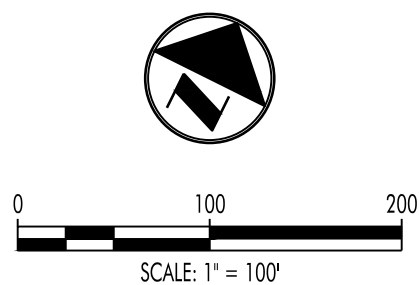


Subject Tract
59.54 ac.

Nolan Ryan Blvd

E Palm Valley Blvd





VICINITY MAP
1" = 2000'

LOT 4, BLOCK A
ROUND ROCK EXPRESS SUBDIVISION,
SECTION ONE
CABINET S, SLIDES 156-160, P.R.W.C.

**SPECIAL PURPOSE
LOT 1G, BLOCK A
0.246 Ac.
PARKLAND**
PARKLAND TO BE CONVEYED BY DEED
TO THE CITY OF ROUND ROCK,
DOC. NO. _____

BENCHMARKS: BM 'A' - COTTON SPINDLE
ELEV=659.75 (NAVD88)
BM 'B' - BOX CUT IN CURB
ELEV=661.57 (NAVD88)

PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297
JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409

ENGINEER: HAGOOD ENGINEERING, INC.
ONE CHISOLM TRAIL, SUITE 5200
ROUND ROCK, TEXAS 78681
PHONE (512) 244-1546
FAX (512) 244-1010
TERRY R. HAGOOD, P.E.

SPECIAL PURPOSE
LOT 1F, BLOCK A
0.159 Ac.
PARKLAND
PARKLAND TO BE CONVEYED BY DEED
TO THE CITY OF ROUND ROCK,
DOC. NO. _____.

LOT 1A, BLOCK A
24.905 Ac.

LOT 6B, BLOCK C
8.502 Ac.

37' CROSS ACCESS EASEMENT
TO THE CITY OF ROUND ROCK
PER DOCUMENT #

BENCHMARK 'B'
ELEV: 661.57' (NAVD88)
BOY CUT IN CLIPP

ELECTRIC
ICATIONS EASE
C. #201406069

S 63° 35' 46" W 248.20'
SPECIAL PURPOSE
LOT 11, BLOCK A
0.658 Ac.
ACCESS

15' WASTEWATER EASEMENT
— TO THE CITY OF ROUND ROCK
PER DOC. #

15' RECLAIMED WATER EASEMENT
- TO THE CITY OF ROUND ROCK
PER DOC. #

15' WASTEWATER EASEMENT
- TO THE CITY OF ROUND ROCK
PER DOC. #

20' PRIVATE DRAINAGE
AND STORM SEWER EASEMENT
PER DOCUMENT # _____

SPECIAL PURPOSE
LOT 1H, BLOCK A
1.894 Ac.

NONRESIDENTIAL PRIVATE STREET

LOT 1B, BLOCK A
4.324 Ac.

E. PALM VALLEY BLVD.
(U.S. HWY NO. 79)
(R.O.W. WIDTH VARIES)
DOC. NO. 2000001729
O.P.R.W.C.

15' WATERLINE EASEMENT TO
THE CITY OF ROUND ROCK
VOL. 2543, PG. 687, D.R.W.C.

10' P.U.E. PER PLAT
CAB. Y, SL 59-61

POINT OF
BEGINNING

NOTES:

1. PARKLAND TO BE CONVEYED BY DEED TO THE CITY OF ROUND ROCK, DOC. NO. _____.
2. ALL SLAB ELEVATIONS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. A PORTION OF THIS TRACT IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANELS NUMBER 48491C0495 E AND 48491C0495 E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
4. 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.
5. ANY SITE PLAN OR BUILDING PERMIT ASSOCIATED WITH THIS PLAT SHALL REQUIRE CONNECTION TO THE CITY OF ROUND ROCK PUBLIC WATER AND WASTEWATER UTILITIES AND THE ABANDONING OF EXISTING WELL(S) FOR DOMESTIC USE AND SEPTIC SYSTEM(S). EXISTING WELL(S) MAY BE UTILIZED FOR IRRIGATION.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
7. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
8. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD #102 AND CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
9. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
10. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED IN PUD #102 - ORDINANCE NO. O-2015-2825.
11. NO ACCESS SHALL BE ALLOWED TO E. PALM VALLEY BLVD. DIRECTLY FROM LOT 1B, BLOCK A OR FROM LOT 1C, BLOCK A.

OWNERS: RRE INVESTORS, LP.
3400 E. PALM VALLEY BLVD.
ROUND ROCK, TX 78665
REESE RYAN
3400 E. PALM VALLEY BLVD.
ROUND ROCK, TX 78665

ACREAGE: 59.536 ACRES

ACREAGE BY LOT TYPE:	COMMERCIAL	16.09 ACRES
	RESIDENTIAL	24.91 ACRES
	SPECIAL USE	16.65 ACRES
	NONRESIDENTIAL PRIVATE STREET	1.89 ACRES

SURVEYOR: TEXAS LAND SURVEYING LTD.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
PHONE (512) 930-1600
FAX (512) 930-9389
KENNETH LOUIS CRIDER, R.P.L.S.

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: COMMERCIAL: 3

(BY TYPE)	RESIDENTIAL	1
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SPECIAL PURPOSE 5

NONRESIDENTIAL PRIVATE STREET 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE 10/16/2015

DATE OF PLANNING AND 11/4/2015

ZONING COMMISSION REVIEW:

**REPLAT
OF
REPLAT OF REMAINDER OF LOT 6, BLOCK C, ROUND
ROCK EXPRESS SUBDIVISION, SECTION THREE AND A
FINAL PLAT OF 32.946 ACRES OUT OF THE JOSEPH
MARSHALL SURVEY. ABSTRACT NO. 409**

One Chisholm Trail, Suite 5200
Round Rock, TX 78681
Phone (512) 244-1546
Fax (512) 244-1010
www.hea.eng.pro
TBPE Registration No. F-12709

JOB NO. 15-010 © 2015 HEA, Inc.

SHEET
01
OF 03

Oct 29 2015-11:19am Z:\HEA\HEA Projects\Projects 15-000\15-010 Diamond Oaks Single Family Drawings\Civil\RP\15-010RP.dwg

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	26.35'	24.00'	62°54'10"	N 57° 50' 03" W 25.05'
C2	21.46'	24.00'	51°13'38"	S 10° 54' 24" W 20.75'
C3	28.12'	18.00'	89°31'10"	N 71° 15' 37" W 25.35'
C4	287.14'	320.05'	51°24'16"	S 15° 47' 23" E 277.61'
C5	156.88'	1,025.00'	8°46'10"	S 45° 52' 47" E 156.73'
C6	46.84'	114.39'	23°27'40"	S 35° 09' 27" W 46.51'
C7	75.53'	746.25'	5°47'57"	S 25° 16' 20" W 75.50'
C8	31.27'	96.28'	18°36'39"	S 18° 51' 59" W 31.14'
C9	36.16'	227.24'	9°07'05"	S 43° 08' 44" W 36.12'
C10	107.78'	333.27'	18°31'45"	S 33° 33' 58" W 107.31'
C11	91.77'	1,506.91'	3°29'22"	S 22° 33' 11" W 91.76'
C12	40.96'	75.19'	31°12'45"	S 4° 52' 59" W 40.46'
C13	27.75'	212.46'	7°29'00"	S 5° 28' 36" E 27.73'
C14	51.05'	69.41'	42°08'22"	S 45° 09' 03" W 49.91'
C15	44.06'	105.06'	24°01'48"	S 29° 39' 46" W 43.74'
C16	31.42'	20.00'	90°00'16"	S 18° 35' 43" W 28.29'
C17	31.41'	20.00'	89°59'45"	N 71° 24' 17" W 28.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 2° 30' 36" W	40.23'
L2	N 66° 05' 33" E	47.97'
L3	S 62° 56' 02" E	73.91'
L4	S 87° 58' 01" E	75.03'
L5	N 77° 33' 39" E	132.93'
L6	S 26° 48' 56" E	25.17'
L7	S 22° 22' 22" W	70.59'
L8	S 25° 02' 26" W	41.56'
L9	S 44° 37' 13" W	31.77'
L10	S 11° 14' 37" E	12.87'
L11	S 65° 03' 20" W	52.36'
L12	S 18° 28' 06" W	45.97'
L13	S 43° 10' 23" W	68.56'
L14	N 83° 31' 53" W	38.60'
L15	N 67° 15' 05" W	83.60'
L16	S 74° 15' 27" W	51.92'
L17	N 45° 56' 15" W	70.47'
L18	N 50° 41' 07" W	37.56'
L19	N 41° 17' 07" W	41.79'
L20	N 53° 40' 35" W	108.35'
L21	N 62° 35' 31" W	92.45'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N 48° 35' 10" W	52.45'
L23	N 47° 35' 37" W	52.16'
L24	N 36° 15' 46" W	43.20'
L25	N 51° 37' 45" W	49.11'
L26	N 56° 24' 51" W	70.93'
L27	N 62° 53' 43" W	33.33'
L28	N 44° 44' 11" W	76.45'
L29	N 33° 46' 37" W	55.07'
L30	N 39° 55' 29" W	53.24'
L31	N 44° 58' 24" W	19.88'
L32	N 46° 51' 46" W	11.58'
L33	N 66° 35' 41" W	18.99'
L34	N 42° 58' 58" W	30.13'
L35	N 33° 53' 35" W	25.72'
L36	N 56° 28' 52" W	15.82'
L37	S 7° 46' 22" W	21.04'
L38	S 26° 57' 18" E	22.98'
L39	S 37° 55' 39" E	66.77'
L40	S 26° 22' 13" E	52.94'
L41	S 47° 47' 51" E	28.08'
L42	N 26° 22' 54" W	62.74'

REPLAT
OF

REPLAT OF REMAINDER OF LOT 6, BLOCK C, ROUND
ROCK EXPRESS SUBDIVISION, SECTION THREE AND A
FINAL PLAT OF 32.946 ACRES OUT OF THE JOSEPH
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SHEET

02

OF 03

59.54 ACRES OF LAND OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO 297, AND THE JOSEPH MARSHALL SURVEY ABSTRACT NO. 409, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 6B AND 6C OF REPLAT OF REMAINDER OF LOT 6, BLOCK C, ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE RECORDED IN DOCUMENT NO. 2014075107, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT 14.621 ACRE TRACT CALLED TRACT 2 AND 18.325 ACRE TRACT CALLED TRACT 1 IN A DEED TO RRE INVESTORS, L.P., RECORDED IN DOCUMENT NO. 2007106141, SAID OFFICIAL PUBLIC RECORDS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH NO CAP FOUND APPROXIMATELY IN THE WEST LINE OF SAID JOSEPH MARSHALL SURVEY AND THE EAST LINE OF SAID P.A. HOLDER SURVEY, MARKING THE NORTHWEST CORNER OF U.S. HIGHWAY NO.79 (A.K.A. EAST PALM VALLEY), AS RECORDED UNDER DOCUMENT NO. 199964714, OF SAID OFFICIAL PUBLIC RECORDS, AND MARKING THE NORTHEAST CORNER OF U.S. HIGHWAY NO.79 (A.K.A. EAST PALM VALLEY), AS RECORDED UNDER DOCUMENT NO. 2000001729, OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 6C AND THE SOUTHWEST CORNER OF SAID TRACT 1, FOR AN ANGLE POINT IN THE SOUTH LINE OF THIS TRACT;

THENCE S 63°37'22" W, WITH THE NORTH LINE OF SAID RIGHT-OF-WAY (DOCUMENT NO. 2000001729), AND THE SOUTH LINE OF SAID LOT 6C, 104.43 FEET TO A 60D NAIL IN SIDEWALK FOUND, MARKING THE SOUTHEAST CORNER OF LOT 6E, BLOCK C, OF SAID RE-PLAT OF ROUND ROCK EXPRESS SUBDIVISION, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 6C AND THIS TRACT;

THENCE N 26°23'13" W, WITH THE EAST LINE OF SAID LOT 6E 266.56 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS INC." SET, MARKING AN ANGLE POINT IN THE EAST LINE OF SAID LOT 6E, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 6C AND THIS TRACT,

THENCE 26.35 FEET ALONG A CURVE TO THE LEFT (R=24.00', LC=N 57°50'03" W, 25.05 FEET) TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS INC." SET, MARKING THE NORTHEAST CORNER OF SAID LOT 6E, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 6C AND THIS TRACT,

THENCE S 63°37'02" W, WITH THE SOUTH LINE OF SAID LOT 6C, IN PART WITH THE NORTH LINE OF SAID LOT 6E AND CONTINUING WITH THE NORTH LINE OF LOT 6D, BLOCK C, OF SAID RE-PLAT OF ROUND ROCK EXPRESS SUBDIVISION, 441.40 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS INC." SET, MARKING THE NORTHWEST CORNER OF SAID LOT 6D, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 6C AND THIS TRACT;

THENCE 21.46 FEET ALONG A CURVE TO THE LEFT (R=24.00', LC=S 10°54'24" W, 20.75 FEET) TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS INC." SET IN THE EAST LINE OF LOT 6B, BLOCK C, OF SAID RE-PLAT OF ROUND ROCK EXPRESS SUBDIVISION, MARKING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 6D, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 6C AND THIS TRACT,

THENCE S 26°22'13" E, WITH THE WEST LINE OF SAID LOT 6D AND THE EAST LINE OF SAID LOT 6B, 271.37 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "BURY & PARTNERS" FOUND IN THE NORTH LINE OF SAID RIGHT-OF-WAY (DOCUMENT NO. 2000001729), MARKING THE SOUTHWEST CORNER OF SAID LOT 6D AND THE SOUTHEAST CORNER OF SAID LOT 6B, FOR AN ANGLE POINT IN THE SOUTH LINE OF THIS TRACT;

THENCE S 63°37'22" W, WITH THE NORTH LINE OF SAID RIGHT-OF-WAY (DOCUMENT NO. 2000001729) AND THE SOUTH LINE OF SAID LOT 6B, 47.42 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND, MARKING THE SOUTHEAST CORNER OF LOT 6A, BLOCK C OF THE REPLAT OF ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE RECORDED UNDER CABINET Z, SLIDES 116-118, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 6B AND THIS TRACT;

THENCE N 26°20'21" W, WITH THE EAST LINE OF SAID LOT 6A AND THE SOUTH LINE OF SAID LOT 6B, 266.93 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND, MARKING THE EASTERLY NORTHEAST CORNER OF SAID LOT 6A, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 6B AND THIS TRACT;

THENCE 28.12 FEET ALONG A CURVE TO THE LEFT (R=18.00', LC=N 71°15'37" W, 25.35 FEET) TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND, MARKING THE NORTHERLY NORTHEAST CORNER OF SAID LOT 6A, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 6B AND THIS TRACT,

THENCE S 63°36'23" W, WITH THE SOUTH LINE OF SAID LOT 6B, AT 260.05 FEET PASS AN "X" IN CONCRETE FOUND, MARKING THE NORTHWEST CORNER OF SAID LOT 6A AND THE NORTHEAST CORNER OF LOT 5, BLOCK B, REPLAT OF ROUND ROCK EXPRESS SUBDIVISION, SECTION TWO, RECORDED IN CABINET W, SLIDES 338-340 OF SAID PLAT RECORDS, AND CONTINUING FOR A TOTAL DISTANCE OF 648.90 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND IN THE EAST LINE OF LOT 2, BLOCK A, ROUND ROCK EXPRESS SUBDIVISION, SECTION ONE, RECORDED IN CABINET S, SLIDES 156-160 OF SAID PLAT RECORDS, MARKING THE NORTHWEST CORNER OF SAID LOT 5, FOR THE SOUTHWEST CORNER OF SAID LOT 6B AND THIS TRACT;

THENCE N 02°23'22" W, WITH THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 6B, 442.41 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND, MARKING AN ANGLE POINT IN THE SOUTH LINE OF LOT 4, BLOCK A, OF SAID ROUND ROCK EXPRESS SUBDIVISION, SECTION ONE, BEING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID LOT 6B, FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE: WITH THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID REPLAT OF LOT 6, BLOCK C, THE FOLLOWING FOUR (4) COURSES:

1. N 49°32'53" E, 600.08 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND, FOR AN ANGLE POINT IN THE NORTH LINE OF THIS TRACT,
2. N 25°02'26" E, 880.00 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND, FOR AN ANGLE POINT IN THE NORTH LINE OF THIS TRACT,
3. N 45°25'46" E, 99.96 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND, FOR AN ANGLE POINT IN THE NORTH LINE OF THIS TRACT,

4. N 63°54'20" E, 337.94 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN" FOUND IN THE WEST LINE OF SAID TRACT 2, MARKING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 4, FOR AN ANGLE POINT IN THE NORTH LINE OF THIS TRACT,

THENCE N 02°30'36" W, WITH THE NORTHEAST LINE OF SAID LOT 4 AND THE NORTHWEST LINE OF SAID TRACT 2, 40.23 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS INC." SET, FOR AN ANGLE POINT IN THE NORTHWEST LINE OF SAID TRACT 2 AND THIS TRACT,

THENCE N 03°21'21" W, IN PART WITH THE NORTHEAST LINE OF SAID LOT 4 AND CONTINUING WITH THE EAST LINE OF THAT 316.85 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DEED RECORDED IN VOLUME 1760, PAGE 451, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 620.94 FEET TO A 1/2 INCH IRON ROD FOUND, MARKING AN ANGLE POINT IN THE SOUTHWEST LINE OF RYAN'S CROSSING, SECTION 5 RECORDED IN CABINET V, SLIDES 280-283, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID TRACT 2 AND THIS TRACT,

THENCE WITH THE SOUTHWEST LINE OF SAID RYAN'S CROSSING AND THE NORTHEAST LINE OF SAID TRACT 2 THE FOLLOWING SIX (6) COURSES:

1. N 66°05'33" E, 47.97 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING" FOUND, FOR AN ANGLE POINT IN THE NORTHEAST LINE OF THIS TRACT,
2. S 80°07'57" E, 117.90 FEET TO A 1/2 INCH IRON ROD WITH ILLEGIBLE YELLOW CAP FOUND, FOR AN ANGLE POINT IN THE NORTHEAST LINE OF THIS TRACT,
3. 287.14 FEET ALONG A CURVE TO THE LEFT (R=320.05', LC=S 15°47'23" E, 277.61 FEET) TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS INC." SET, FOR AN ANGLE POINT IN THE NORTHEAST LINE OF THIS TRACT,
4. S 41°29'20" E, 753.85 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING RPLS 4391" FOUND, FOR AN ANGLE POINT IN THE NORTHEAST LINE OF THIS TRACT,
5. 156.88 FEET ALONG A CURVE TO THE LEFT (R=1025.00', LC=S 45°52'47" E, 156.73 FEET) TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING RPLS 4391" FOUND, FOR AN ANGLE POINT IN THE EAST LINE OF THIS TRACT,
6. S 50°15'21" E, 241.18 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING RPLS 4391" FOUND, MARKING THE NORTHWEST CORNER OF THAT TRACT CALLED 2.226 ACRES IN A DEED TO RYAN'S CROSSING OWNERS ASSOCIATION RECORDED IN DOCUMENT NO. 2004089029 OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT IN THE EAST LINE OF THIS TRACT,

THENCE WITH THE SOUTHWEST LINE OF SAID RYAN'S CROSSING ASSOCIATION TRACT AND THE SOUTHEAST LINE OF SAID TRACT 2 THE FOLLOWING FIVE (5) COURSES:

1. S 23°00'51" E, 93.98 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING RPLS 4391" FOUND, FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF THIS TRACT,
2. S 29°58'06" E, 334.99 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING RPLS 4391" FOUND, FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF THIS TRACT,
3. S 62°56'02" E, 73.91 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING RPLS 4391" FOUND, FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF THIS TRACT,
4. S 87°58'01" E, 75.03 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING RPLS 4391" FOUND, FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF THIS TRACT,
5. N 77°33'39" E, 132.93 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "RJ SURVEYING RPLS 4391" FOUND IN THE WEST LINE OF THAT TRACT CALLED 0.707 ACRES IN A DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 303, PAGE 469, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE S 63°44'34" W, WITH THE NORTH LINE OF SAID HIGHWAY NO. 79 AND THE SOUTH LINE OF SAID TRACT 2, 349.43 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TLS INC." SET, MARKING AN ANGLE POINT IN THE NORTH LINE OF SAID RIGHT-OF-WAY (DOCUMENT NO. 199964714), BEING AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID TRACT 1, FOR AN ANGLE POINT IN THE SOUTH LINE OF THIS TRACT,

THENCE WITH THE THE NORTH LINE OF SAID HIGHWAY NO. 79 RIGHT-OF-WAY (DOCUMENT NO. 199964714) AND THE SOUTH LINE OF SAID TRACT 1 THE FOLLOWING TWO (2) COURSES:

1. S 26°48'56" E, 25.17 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TLS INC." SET, MARKING AN ANGLE POINT IN THE NORTH LINE OF SAID HIGHWAY NO. 79 RIGHT-OF-WAY (DOCUMENT NO. 199964714), FOR AN ANGLE POINT IN THE SOUTH LINE OF THIS TRACT,
2. S 63°34'19" W, 1200.02 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83(93).

THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC, FOR PUBLIC ACCESS NOR HAVE THEY BEEN ACCEPTED BY THE CITY OF ROUND ROCK AS PUBLIC IMPROVEMENTS, AND THE STREETS AND ROADWAYS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION, EXCEPT THAT THE STREETS AND ROADWAYS SHALL ALWAYS BE OPEN TO THE PUBLIC, AS WELL AS EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY MAINTENANCE AND SERVICE PERSONNEL, SOLID WASTE COLLECTION SERVICES, THE U.S. POSTAL SERVICE, AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE UNDERSIGNED, HIS SUCCESSORS, AND ASSIGNS HEREBY AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ANY GOVERNMENTAL ENTITY AND PUBLIC UTILITY FOR DAMAGES TO THE PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF THE PRIVATE STREETS BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING FROM THE CONDITION OF SAID PRIVATE STREET; FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF THE USE BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY OF THE SAID PRIVATE STREETS. THE OWNERS OF ALL LOTS CONTAINED IN THIS PLAT SHALL RELEASE THE CITY, GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES FOR SUCH DAMAGES AND INJURIES. THE INDEMNIFICATIONS CONTAINED IN THIS PARAGRAPH APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENCE ACT OR OMISSION OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.

THE UNDERSIGNED, HIS SUCCESSORS, AND ASSIGNS HEREBY AGREES THAT THE CITY IS NOT OBLIGATED TO PROVIDE CERTAIN CITY SERVICES ON THE PRIVATE STREETS CONTAINED WITHIN THE DEVELOPMENT, INCLUDING, WITHOUT LIMITATION, ROUTINE POLICE PATROLS, STREET LIGHTING, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES AND PREPARATION OF ACCIDENT REPORTS

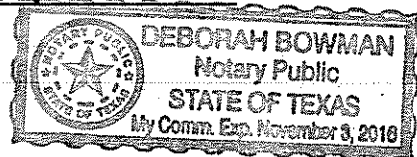
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT RRE INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 18.325 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2007100903, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A CERTAIN 14.621 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2007100903, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; AND 20.71 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2014075107, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, FOR A TOTAL OF 53.656 ACRES OF LAND, 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 A REPLAT OF REMAINDER OF LOT 6, BLOCK C, ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE AND A FINAL PLAT OF 32.946 ACRES OUT OF THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409

RRE INVESTORS, LP

REESE RYAN
PRESIDENT

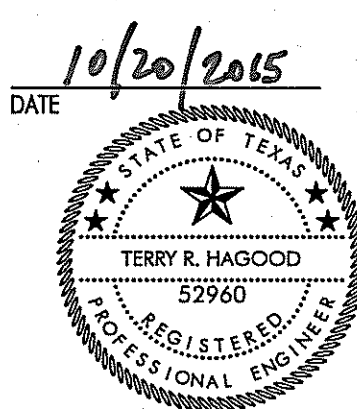
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF Oct, 20 15
BY Deborah Bowman
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Deborah Bowman
MY COMMISSION EXPIRES: Nov. 3, 2016



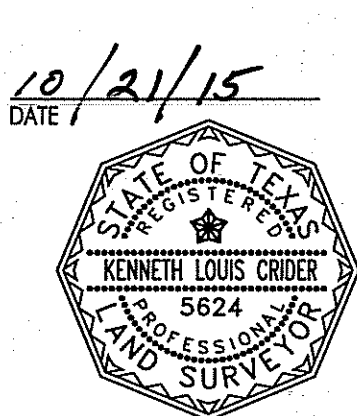
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Terry R. Hagood
SIGNATURE AND SEAL OF LICENSED ENGINEER



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, KENNETH LOUIS CRIDER, 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 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

Kenneth Louis Crider
SIGNATURE AND SEAL OF LICENSED SURVEYOR



STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT ROUND ROCK BASEBALL CLUB, L.P., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 5.91 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2014075107, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC BE KNOWN AS A REPLAT OF REMAINDER OF LOT 6, BLOCK C, ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE AND A FINAL PLAT OF 32.946 ACRES OUT OF THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409

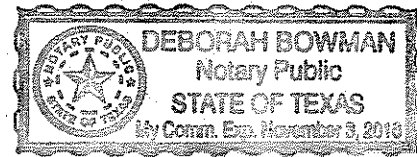
ROUND ROCK BASEBALL CLUB, L.P.

BY: RSB OPERATIONS, LLC.
ITS GENERAL PARTNER

REESE RYAN
MEMBER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF October, 20 15, BY, REESE RYAN, AS MEMBER OF RSB OPERATIONS, LLC, AS THE GENERAL PARTNER ON BEHALF OF ROUND ROCK BASEBALL CLUB, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Deborah Bowman
MY COMMISSION EXPIRES: Nov. 3, 2016



STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT BANK OF TEXAS, THE LIEN HOLDER OF THAT CERTAIN 5.91 ACRE TRACT OF LAND RECORDED IN 2014075107, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 5.91 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 TEXAS

BY: [Signature]

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26 DAY OF Oct, 20 15
BY, Barbara Vogel
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Barbara Vogel
MY COMMISSION EXPIRES: 01-19-18



APPROVED THIS _____ DAY OF _____, 201_, 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.

DAVID PAVLUSKA, CHAIRMAN

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., 201_, 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

REPLAT
OF
REPLAT OF REMAINDER OF LOT 6, BLOCK C, ROUND
ROCK EXPRESS SUBDIVISION, SECTION THREE AND A
FINAL PLAT OF 32.946 ACRES OUT OF THE JOSEPH
MARSHALL SURVEY, ABSTRACT NO. 409



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Phone (512) 244-1546
Fax (512) 244-1010
www.hao.eng.pro
TBPE Registration No. F-12709

JOB NO. 15-010 © 2015 HEA, Inc.

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