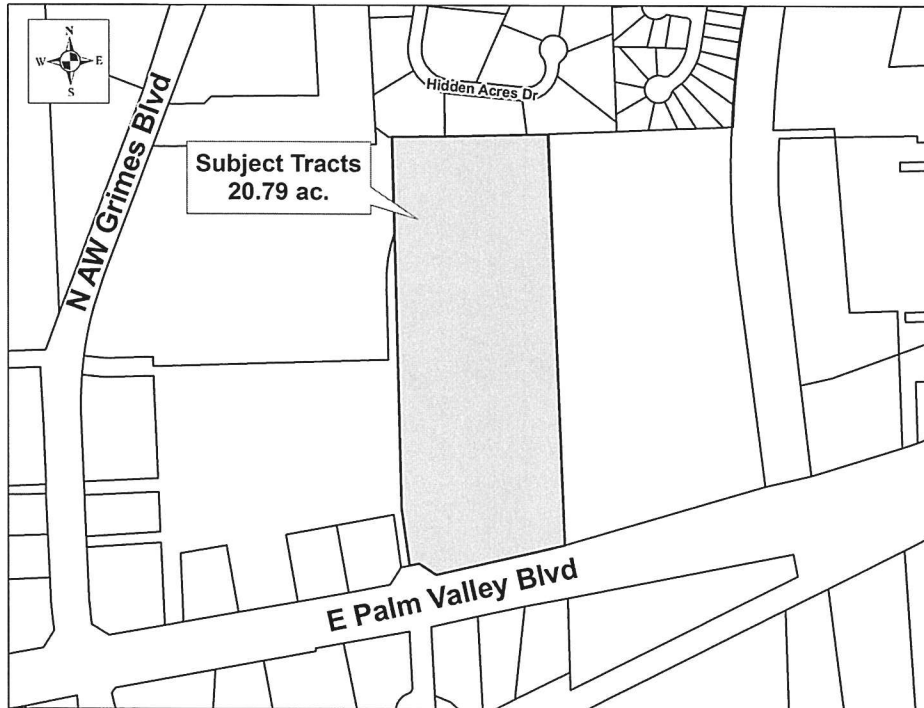


**HR 79 Investment  
FINAL PLAT    FP1512-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a final plat for 20.79 acres

**ZONING AT TIME OF APPLICATION:** PUD (Planned Unit Development) No. 103 - single family and limited commercial

**DESCRIPTION:** 20.79 acres out of the A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** single family and limited commercial

**ADJACENT LAND USE:**

North: ETJ - large lot single family

South: US 79 (Palm Valley Boulevard)

East: SF-2 (Single Family Standard Lot) - undeveloped

West: PUD No. 74 and C-1 (General Commercial) - retail on the C-1 portion

**PROPOSED LAND USE:** commercial on the SH 79 frontage and single family to the rear

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 65                    | 10.85          |
| Residential - Multi Unit:     | 0                     | 0.00           |
| Office:                       | 0                     | 0.00           |
| Commercial:                   | 3                     | 5.63           |
| Industrial:                   | 0                     | 0.00           |
| Open/Common Space:            | 0                     | 0.00           |
| ROW:                          | 0                     | 3.56           |
| Parkland:                     | 0                     | 0.00           |
| Other:                        | 2                     | 0.75           |
| <b>TOTALS:</b>                | <b>70</b>             | <b>20.79</b>   |

**Owner:**  
HR 79 INVESTMENT LTD  
1000 FANNIN  
STE 4700  
HOUSTON, TX 77002-

**Agent**  
HD Engineering  
Henry Royce  
6306 Hall St.  
Austin, TX 78757

**HR 79 Investment  
FINAL PLAT      FP1512-002**

**HISTORY:** The City Council approved PUD (Planned Unit Development) No. 103 zoning on November 12, 2015 and the Planning and Zoning Commission approved the preliminary plat on November 18, 2015.

**DATE OF REVIEW:** May 4, 2016

**LOCATION:** Northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The PUD No. 103 zoning district provides for single family lots on the northern portion of the site and commercial lots on the southern portion, along Palm Valley Boulevard, Phase Two. The exterior building standards include at least 75% masonry on the entire exterior finish, with 100% masonry on the front and street-facing sides. Stucco is limited to 75% on the front and street-facing side elevations. The commercial tracts along SH 79 will prohibit auto service facilities, auto repair, body shops and carwashes. The commercial lot located next to the residential section will also prohibit drive through lanes.

Traffic, Access and Roads:

Access will be provided to the property via an existing driveway easement from A.W. Grimes Boulevard and an off-site section of right-of-way which is to be dedicated for a future north-south road from Palm Valley Boulevard. A portion of this north-south right-of-way is in the process of being dedicated to the City, therefore completion of the dedication has been made a condition of approval of this final plat. Additional access will be provided from a 50-foot emergency access easement from Palm Valley Boulevard contained on the final plat.

Water and Wastewater Service:

Water service will be provided via a line adjacent to Palm Valley Boulevard. Wastewater service is also located adjacent to the roadway.

Drainage:

On-site drainage flows generally from the northwest to the southeast across the property.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Following the dedication, from the neighboring property, of 0.431 acres of right-of-way which will provide access to an existing driveway easement, indicate the dedicated right-of-way on the plat.
2. Change 'Date of Planning and Zoning Commission Review' to May 4, 2016.
3. Amend 'Acreage by Lot Type' and 'Number of Lots by Type' notes to add Special Purpose Lot and Emergency Access Lot information.
4. Correct easement wording and documentation according to staff review comments provided.





**N AW Grimes Blvd**

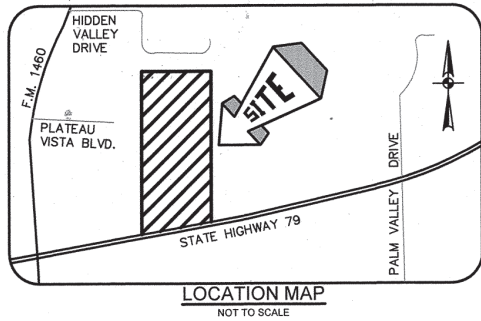
**Hidden Acres Dr**

**Subject Tracts  
20.79 ac.**

**E Palm Valley Blvd**



# ROUND ROCK



LOCATION MAP  
NOT TO SCALE

## FINAL PLAT OF HR 79 SUBDIVISION, PHASE 1 & PHASE 2

A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

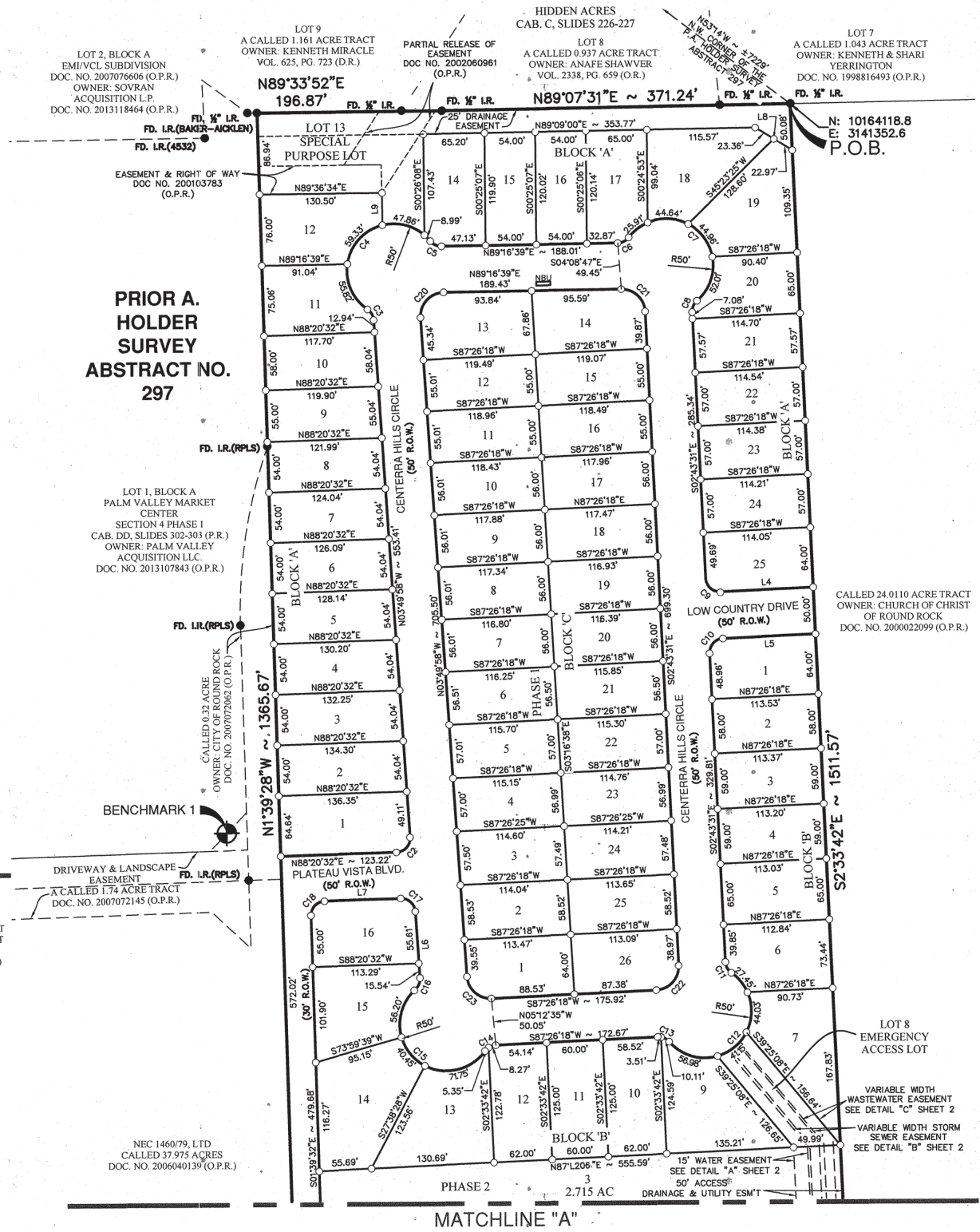
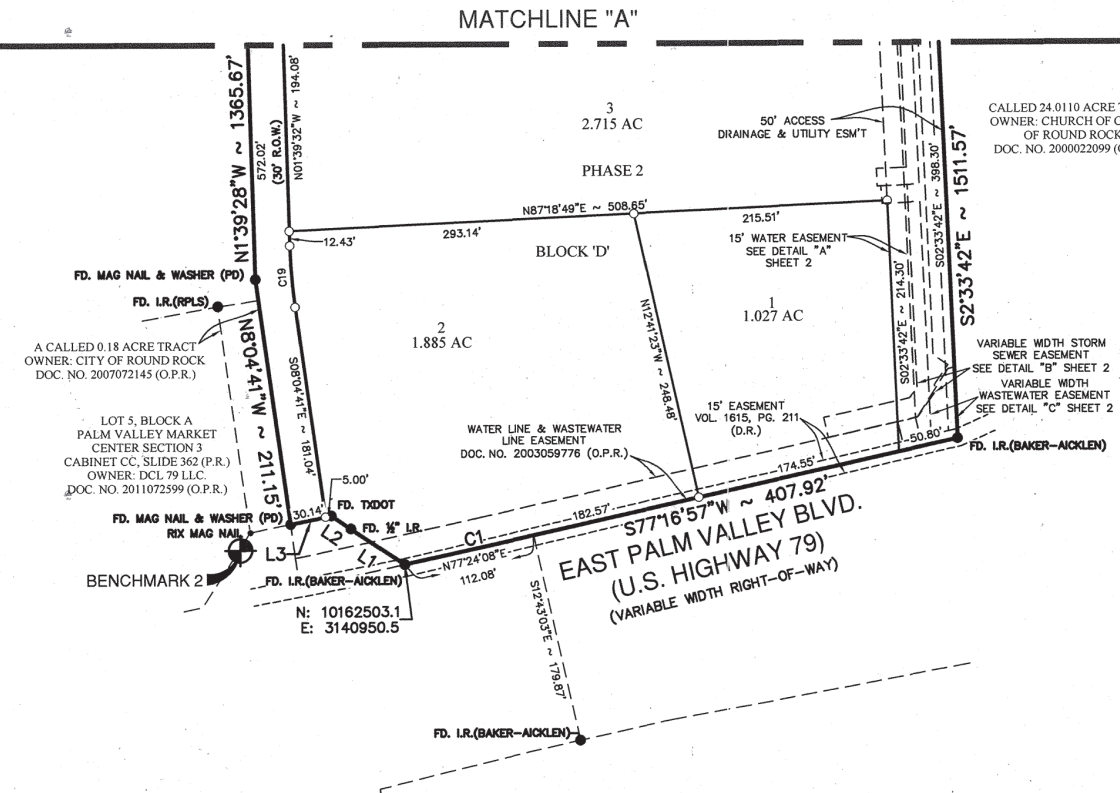


SCALE: 1" = 100'

NUMBER OF BLOCKS: 4  
LINEAR FEET OF NEW STREETS: 2683'  
SUBMITTAL DATE: DECEMBER 8, 2015  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 21, 2015  
COMBINED SCALE FACTOR: 0.99988  
BENCHMARK DESCRIPTION AND ELEVATION:  
PT No. 1 CHISELED SQUARE ON NORTHEAST CORNER OF CONCRETE VAULT  
NAD 83 GRID COORDINATES  
N: 1016343.3  
E: 3140750.2  
ELEVATION 713.38' (NAVD 1988)  
GEOID 03  
PT No. 2 CHISELED SQUARE ON BASE OF LIGHT POST  
NAD 83 GRID COORDINATES  
N: 10162515.4  
E: 3140811.1  
ELEVATION 703.73' (NAVD 1988)  
GEOID 03  
ACREAGE BY LOT TYPE:  
R.O.W.: 3.563 ACRES  
DEVELOPMENT LOTS: 17.228 ACRES  
NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 70  
SURVEY: PRIOR A. HOLDER SURVEY  
ABSTRACT NO. 297  
WILLIAMSON COUNTY, TEXAS

| CURVE TABLE |           |            |               |        |         |
|-------------|-----------|------------|---------------|--------|---------|
| CURVE #     | RADIUS    | DELTA      | CHORD BEARING | CHORD  | LENGTH  |
| C1          | 11415.16' | 000°22'10" | S77°27'54"W   | 73.60' | 73.60'  |
| C2          | 15.00'    | 092°10'30" | N42°15'17"E   | 21.61' | 24.13'  |
| C3          | 15.00'    | 051°57'52" | N29°48'54"W   | 13.14' | 13.60'  |
| C4          | 50.00'    | 197°05'41" | N42°45'01"E   | 98.89' | 172.00' |
| C5          | 15.00'    | 052°01'12" | S64°42'45"E   | 13.16' | 13.62'  |
| C6          | 15.00'    | 052°01'12" | N63°16'03"E   | 13.16' | 13.62'  |
| C7          | 50.00'    | 191°57'38" | S46°45'45"E   | 99.46' | 167.52' |
| C8          | 15.00'    | 051°56'35" | S23°14'47"W   | 13.14' | 13.60'  |
| C9          | 15.00'    | 087°27'01" | S48°53'45"E   | 20.74' | 22.89'  |
| C10         | 15.00'    | 090°09'48" | S42°21'23"W   | 21.24' | 23.60'  |
| C11         | 15.00'    | 052°10'34" | S28°48'48"E   | 13.19' | 13.66'  |
| C12         | 50.00'    | 194°21'35" | S42°16'43"W   | 99.22' | 169.61' |
| C13         | 15.00'    | 052°01'12" | N66°33'06"W   | 13.16' | 13.62'  |
| C14         | 15.00'    | 052°01'12" | S61°25'41"W   | 13.16' | 13.62'  |
| C15         | 50.00'    | 192°58'19" | N48°05'46"W   | 99.36' | 168.40' |
| C16         | 15.00'    | 052°13'22" | N22°16'43"E   | 13.20' | 13.67'  |
| C17         | 15.00'    | 087°49'30" | N47°44'43"W   | 20.81' | 22.99'  |
| C18         | 15.00'    | 090°00'04" | S43°20'30"W   | 21.21' | 23.56'  |
| C19         | 470.00'   | 006°25'09" | S04°52'07"E   | 52.63' | 52.66'  |
| C20         | 25.00'    | 093°14'25" | N42°48'07"E   | 36.34' | 40.68'  |
| C21         | 25.00'    | 088°06'30" | S46°47'52"E   | 34.77' | 38.44'  |
| C22         | 25.00'    | 090°06'28" | N42°25'25"E   | 35.39' | 39.32'  |
| C23         | 25.00'    | 088°27'25" | S48°02'16"E   | 34.88' | 38.60'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | BEARING     | LENGTH |
| L1         | N56°26'39"W | 54.92' |
| L2         | N55°23'16"W | 20.09' |
| L3         | S78°05'26"W | 35.14' |
| L4         | N87°26'18"E | 98.91' |
| L5         | S87°26'18"W | 98.67' |
| L6         | N03°49'58"W | 71.15' |
| L7         | S88°20'32"W | 81.19' |
| L8         | S58°07'55"E | 46.33' |
| L9         | S00°26'08"E | 34.26' |



### LEGEND

- AC ACRE(S)
- DOC DOCUMENT NUMBER
- POB POINT OF BEGINNING
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT EASEMENT
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PAGE(S) PAGE(S)
- PG OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR
- PUE PUBLIC UTILITY EASEMENT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- (SURVEYOR) FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD) NEIGHBORHOOD BOX UNIT
- PLAT BOUNDARY
- EASEMENT

OWNER: HR 79 INVESTMENTS, LTD.  
211 E. 7TH STREET, SUITE 709  
AUSTIN, TX 78701  
ACREAGE: 20.791 ACRES  
SURVEYOR: PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD., SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F  
ENGINEER: HD ENGINEERS  
6302 HALL STREET  
AUSTIN, TX 78757  
(512) 524-5424 P

**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867



FIELD NOTES  
FOR

A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 20.791 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

**BEGINNING** at a ½" iron rod found on a point being the northeast corner of said 14.206 acre tract, same being the northwest corner of a remnant portion of a called 24.0110 acre tract of land in deed to Church of Christ of Round Rock, recorded in Document no. 2000022099 of said Official Public Records, also being a point in the south boundary line of Lot 7 of Hidden Acre Subdivision, a subdivision according to the plat recorded in Cabinet C, Slide 226 recorded in the Plat Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE** departing the south boundary line of said Lot 7 with the west boundary line of said 24.0110, same being the east boundary line of said 14.206 acre tract, **S 02°33'42" E** for a distance of **1511.57 feet** to a ½" iron rod found on a point in the north right-of-way line of Palm Valley Boulevard (SH 79), said point being the northeast corner of a called 0.9264 acre tract in Cause No. 07-2003-CC2 recorded in Document No. 2009014784 of said Official Public Records, said point being the southwest corner of the remnant portion of said 24.0110 acre tract, same being the southeast corner of the remnant portion of said 14.206 acre tract, for the southeast corner hereof;

**THENCE** departing the west boundary line of said 24.0110 acre tract, through, in part, the interior of said 14.206 acre tract and in part, the interior of said 1.096 acre tract, with the north boundary line of said East Palm Valley Blvd., same being the north boundary line of said 0.9264 acre tract the following three (3) courses and distances:

- S 77°16'57" W** for a distance of **407.92 feet** for a point of curvature hereof;
- With the arc of a curve to the right having a radius of **11,415.16 feet**, an arc length of **73.60 feet**, a delta of **00°22'10"** and a chord which bears **S 77°27'54" W** for a distance of **73.60 feet** to a ½" iron rod for a point of non-tangency hereof, and
- N 56°26'39" W** for a distance of **54.92 feet** to a ½" iron rod found on a point in the west boundary line of said 1.096 acre tract, same the easterly boundary line of said 6.55 acre tract, said point being the northwest corner of said 0.9264 acre, same being the northeast corner of a called 0.15 acre tract in Cause No. 07-2003-CC2 recorded in Document No. 2007098403 of said Official Public Records, for a point of non-tangency hereof;

**THENCE** departing the west boundary line of said 1.096 acre tract, through the interior of said 6.55 acre tract, with the north boundary line of said 0.15 acre tract, the following two (2) courses and distances:

- N 55°23'16" W** for a distance of **20.09 feet** to a TXDOT Type II monument found, for an angle point hereof, and
- S 78°05'26" W** for a distance of **35.14 feet** to a ½" iron rod found on a point in the west boundary line of said 6.55 acre tract, said point being the northwest corner of said 0.15 acre tract, same being the southeast corner of a called 0.18 acre tract of land in deed to the City of Round Rock recorded in Document No. 2007062299 of said Official Public Records, for the southwest corner hereof;

**THENCE** departing the north right-of-way line of said Palm Valley Boulevard, with the west boundary line of said 6.55 acre tract, same being the east boundary line of said 0.18 acre tract, **N 08°04'29" W** for a distance of **211.12 feet** to a "Mag" nail found for an angle point hereof;

**THENCE** continuing with the west boundary line of said 6.55 acre tract, same being, in part, the east boundary lines: of said 0.18 acre tract, of a called 37.975 acre tract in deed to NEC 1460/79, Ltd, recorded in Document No. 2006040139 of said Official Public Records, a called 0.32 acre tract in deed to the City of Round Rock recorded in Document No. 2007072062 of said Official Public Records and Lot 1, Block A, of Palm Valley Market Center, Section 4, Phase 1, a subdivision according to the plat recorded in Cabinet DD, Slides 302-303 of said Plat Records, **N 01°39'40" W** for a distance of **1365.79 feet** to a ½" iron rod found on a point in the south boundary line of Lot 9 of said Hidden Acres, said Point being the northeast corner of said Lot 1, same being the northwest corner of said 6.55 acre tract for the northwest corner hereof;

**THENCE** with the south boundary line of said Hidden Acres, same being the north boundary line of said 6.55 acre tract, **N 89°35'36" E** for a distance of **196.94 feet** for the northeast corner hereof;

**THENCE** with the south boundary line of said Hidden Acres, same being the north boundary line of said 14.206 acre tract, **N 89°07'31" E** for a distance of **371.24 feet** for the **POINT OF BEGINNING** and containing 20.791 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with an exhibit by Pape Dawson Engineers, Inc.

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED 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, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- THE FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE A MINIMUM OF 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON OCTOBER 18, 2015.
- A SECOND POINT OF ACCESS MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

FINAL PLAT  
OF  
HR 79 SUBDIVISION,  
PHASE 1 & PHASE 2

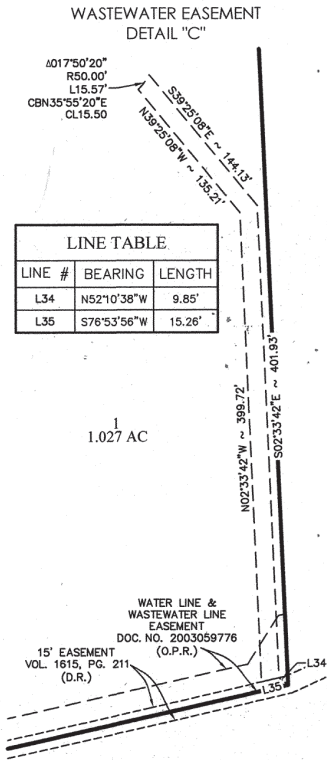
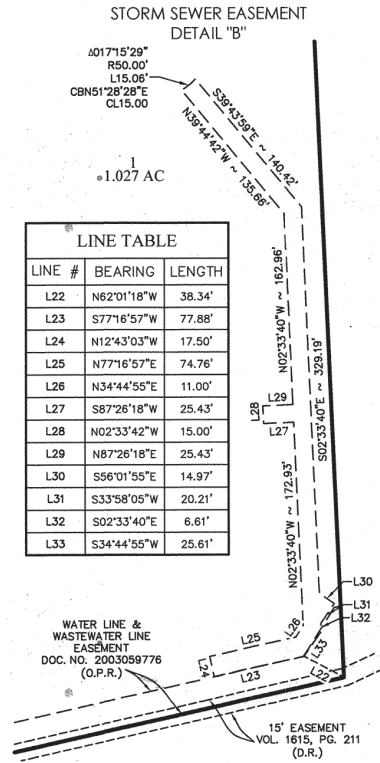
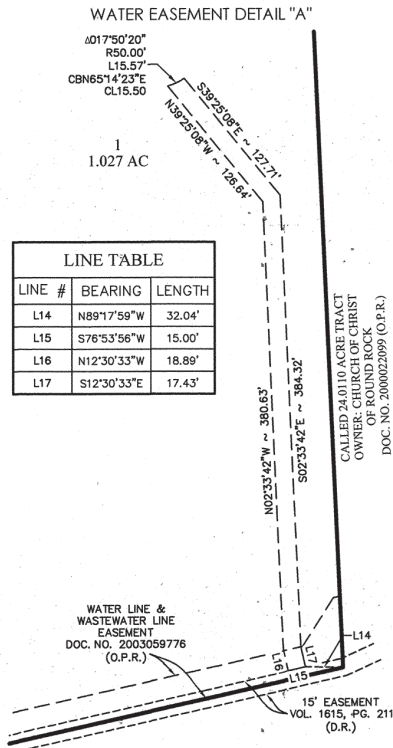
A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

| BLOCK A |                |                          |
|---------|----------------|--------------------------|
| LOT #   | AREA (SQ. FT.) | LOT DESIGNATION          |
| 1       | 8,840          | SINGLE FAMILY HOME       |
| 2       | 7,307          | SINGLE FAMILY HOME       |
| 3       | 7,197          | SINGLE FAMILY HOME       |
| 4       | 7,086          | SINGLE FAMILY HOME       |
| 5       | 6,975          | SINGLE FAMILY HOME       |
| 6       | 6,864          | SINGLE FAMILY HOME       |
| 7       | 6,754          | SINGLE FAMILY HOME       |
| 8       | 6,643          | SINGLE FAMILY HOME       |
| 9       | 6,532          | SINGLE FAMILY HOME       |
| 10      | 6,421          | SINGLE FAMILY HOME       |
| 11      | 6,310          | SINGLE FAMILY HOME       |
| 12      | 6,200          | SINGLE FAMILY HOME       |
| 13      | 27,166         | GREENBELT & DRAINAGE LOT |
| 14      | 7,732          | SINGLE FAMILY HOME       |
| 15      | 6,478          | SINGLE FAMILY HOME       |
| 16      | 6,484          | SINGLE FAMILY HOME       |
| 17      | 7,490          | SINGLE FAMILY HOME       |
| 18      | 9,322          | SINGLE FAMILY HOME       |
| 19      | 9,184          | SINGLE FAMILY HOME       |
| 20      | 6,522          | SINGLE FAMILY HOME       |
| 21      | 6,599          | SINGLE FAMILY HOME       |
| 22      | 6,524          | SINGLE FAMILY HOME       |
| 23      | 6,515          | SINGLE FAMILY HOME       |
| 24      | 6,505          | SINGLE FAMILY HOME       |
| 25      | 7,246          | SINGLE FAMILY HOME       |

| BLOCK B |                |                       |
|---------|----------------|-----------------------|
| LOT #   | AREA (SQ. FT.) | LOT DESIGNATION       |
| 1       | 7,223          | SINGLE FAMILY HOME    |
| 2       | 6,580          | SINGLE FAMILY HOME    |
| 3       | 6,684          | SINGLE FAMILY HOME    |
| 4       | 6,674          | SINGLE FAMILY HOME    |
| 5       | 7,341          | SINGLE FAMILY HOME    |
| 6       | 7,923          | SINGLE FAMILY HOME    |
| 7       | 9,675          | SINGLE FAMILY HOME    |
| 8       | 5,553          | ACCESS & DRAINAGE LOT |
| 9       | 10,196         | SINGLE FAMILY HOME    |
| 10      | 7,750          | SINGLE FAMILY HOME    |
| 11      | 7,500          | SINGLE FAMILY HOME    |
| 12      | 7,744          | SINGLE FAMILY HOME    |
| 13      | 10,541         | SINGLE FAMILY HOME    |
| 14      | 11,341         | SINGLE FAMILY HOME    |
| 15      | 9,019          | SINGLE FAMILY HOME    |
| 16      | 7,744          | SINGLE FAMILY HOME    |

| BLOCK C |                |                    |
|---------|----------------|--------------------|
| LOT #   | AREA (SQ. FT.) | LOT DESIGNATION    |
| 1       | 7,115          | SINGLE FAMILY HOME |
| 2       | 6,657          | SINGLE FAMILY HOME |
| 3       | 6,572          | SINGLE FAMILY HOME |
| 4       | 6,546          | SINGLE FAMILY HOME |
| 5       | 6,579          | SINGLE FAMILY HOME |
| 6       | 6,552          | SINGLE FAMILY HOME |
| 7       | 6,525          | SINGLE FAMILY HOME |
| 8       | 6,555          | SINGLE FAMILY HOME |
| 9       | 6,586          | SINGLE FAMILY HOME |
| 10      | 6,616          | SINGLE FAMILY HOME |
| 11      | 6,528          | SINGLE FAMILY HOME |
| 12      | 6,557          | SINGLE FAMILY HOME |
| 13      | 8,210          | SINGLE FAMILY HOME |
| 14      | 7,747          | SINGLE FAMILY HOME |
| 15      | 6,534          | SINGLE FAMILY HOME |
| 16      | 6,504          | SINGLE FAMILY HOME |
| 17      | 6,593          | SINGLE FAMILY HOME |
| 18      | 6,563          | SINGLE FAMILY HOME |
| 19      | 6,532          | SINGLE FAMILY HOME |
| 20      | 6,502          | SINGLE FAMILY HOME |
| 21      | 6,530          | SINGLE FAMILY HOME |
| 22      | 6,556          | SINGLE FAMILY HOME |
| 23      | 6,524          | SINGLE FAMILY HOME |
| 24      | 6,549          | SINGLE FAMILY HOME |
| 25      | 6,634          | SINGLE FAMILY HOME |
| 26      | 7,082          | SINGLE FAMILY HOME |

| BLOCK D |             |                 |
|---------|-------------|-----------------|
| LOT #   | AREA (ACRE) | LOT DESIGNATION |
| 1       | 1.028       | COMMERCIAL      |
| 2       | 1.885       | COMMERCIAL      |
| 3       | 2.715       | COMMERCIAL      |



**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT  
OF  
HR 79 SUBDIVISION,  
PHASE 1 & PHASE 2

A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That HR 79 Investment, Ltd. being all of a 20.791 acre tract, being a portion of a called 14.206 acre tract (Tract 3-C1), of a called 6.55 acre tract (Tract 2-B1) of a called 1.096 acre tract (Tract 3-C2), deed to HR 79 Investments, Ltd, recorded in Document No. 2007061514 of the Official Public Records of Williamson County, Texas, does hereby plat 20.791 acres of land, does hereby join approve and consent to all dedications and plat note requirements shown hereon; does hereby approve the recordation of this subdivision plat; and does hereby dedicate to the public use forever the public easements and all other lands intended for public dedication, as shown hereon. Highland 620 Land Investment, Ltd. acknowledges that it is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable State, Federal and Local laws and regulations relating to the environment, including, but not limited to the Endangered Species Act, State Aquifer regulations and Municipal watershed ordinances.

Witness my hand this 15<sup>th</sup> day of April, 2016 A.D.

HR 79 Investment, Ltd.  
A Texas Limited Partnership  
211 E. 7th Street, Suite 709  
Austin, Texas 78701

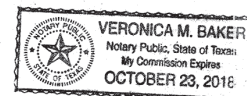
By: HRI-GP No. 3, L.L.C.  
A Texas Limited Liability Company,  
Its sole General Partner,

By: David C. Bodenman  
David C. Bodenman, President

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

The instrument was acknowledged before me on the 15<sup>th</sup> day of April, 2016 by David C. Bodenman, as President of HRI-GP No. 3, L.L.C. A Texas limited liability company, on behalf of said limited liability company as the General Partner of HR 79 Investment, Ltd., Texas limited partnership, on behalf of said limited partnership.

Veronica M. Baker  
Notary Public, State of Texas  
Printed Name: Veronica M. Baker  
My Commission Expires: 10/23/18

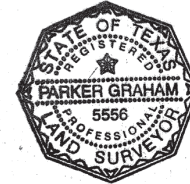


THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, 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.

Parker J. Graham  
Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPLS, Firm Registration No. 100288-01  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

04/14/2016  
Date



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.

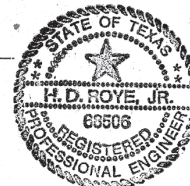
David Pavliska, Chairman

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, H.D. Roye, 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.

H.D. Roye  
H.D. Roye  
Registered Professional Engineer No. 68506  
State of Texas  
HD Engineering  
TBPE, Firm Registration No. 10593  
6302 Hall Street  
Austin, Texas 78757

4.15.16  
Date



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. and duly recorded 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

**PAPE-DAWSON  
ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01