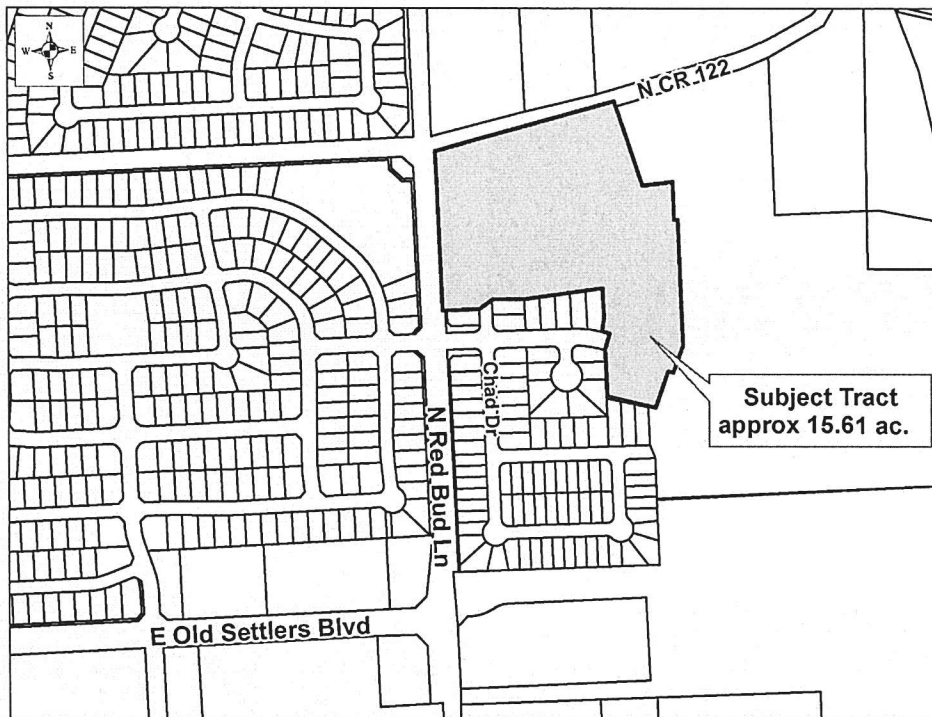


**Madsen Ranch Subd. Phase 2  
FINAL PLAT FP1612-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Final Plat

**ZONING AT TIME OF APPLICATION:** PUD 98

**DESCRIPTION:** 15.61 acres out of the Robert McNutt Survey, Abstract No. 422

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Residential  
South: Residential  
East: Residential  
West: Residential

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	69	11.67
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	0.27
ROW:	3	3.20
Parkland:	0	0.00
Other:	0	0.47
<b>TOTALS:</b>	<b>74</b>	<b>15.61</b>

**Owner:**  
272 OSP LLC  
8601 RR 2222  
BLDG I, STE 150  
AUSTIN, TX 78730-

**Applicant**  
Halff Associates  
Robert Scholz  
9500 Amberglen Blvd., Bldg. F, Ste.  
125

**Agent**  
Halff Associates  
Robert Scholz  
9500 Amberglen Blvd., Bldg. F, Ste. 125  
Austin, TX 78729

**Madsen Ranch Subd. Phase 2**  
**FINAL PLAT      FP1612-001**

**HISTORY:** City Council approved the Madsen Ranch PUD on November 18, 2014. The Planning and Zoning Commission approved the Preliminary Plat on May 6, 2015, and approved the Phase 1 Final Plat on August 19, 2015.

**DATE OF REVIEW:** January 4, 2017

**LOCATION:** Southeast corner of N. Red Bud Lane and County Road 122

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Madsen Ranch PUD allows for single-family housing 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. The approved Preliminary Plat includes 285 lots of single-family residential development.

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 second phase of development and contains a total of 15.606 acres. All 69 proposed residential lots in phase two are standard lots, with a minimum size of 6,500 square feet. Additionally, two landscape lots, and two right-of-way lots for the widening of Red Bud Lane and CR 122 are proposed.

Compliance with the Concept Plan/Preliminary Plat: This final plat is consistent with the approved preliminary plat.

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, provided the floodplain improvements proposed in the subdivision improvement plan have been completed prior to recordation.

**Madsen Ranch Subd. Phase 2  
FINAL PLAT      FP1612-001**

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

- 1) Label the existing 10' and 20' Water line easements in Detail A with record information;
- 2) Provide beneficiary for all existing easements;
- 3) Label the 30' easement perpendicular to Red Bud Lane as a City of Round Rock Utility and Drainage Easement;
- 4) Label proposed offsite easements as Drainage and Storm Sewer Line Easements. Add beneficiary and fill in recordation information on labels;
- 5) If the floodplain improvements proposed in the associated Subdivision Improvement Plan have not been completed prior to recordation, notes 7 and 8 must be updated and the minimum finished floor elevations (FFE) for all lots adjacent to the floodplain must be identified.





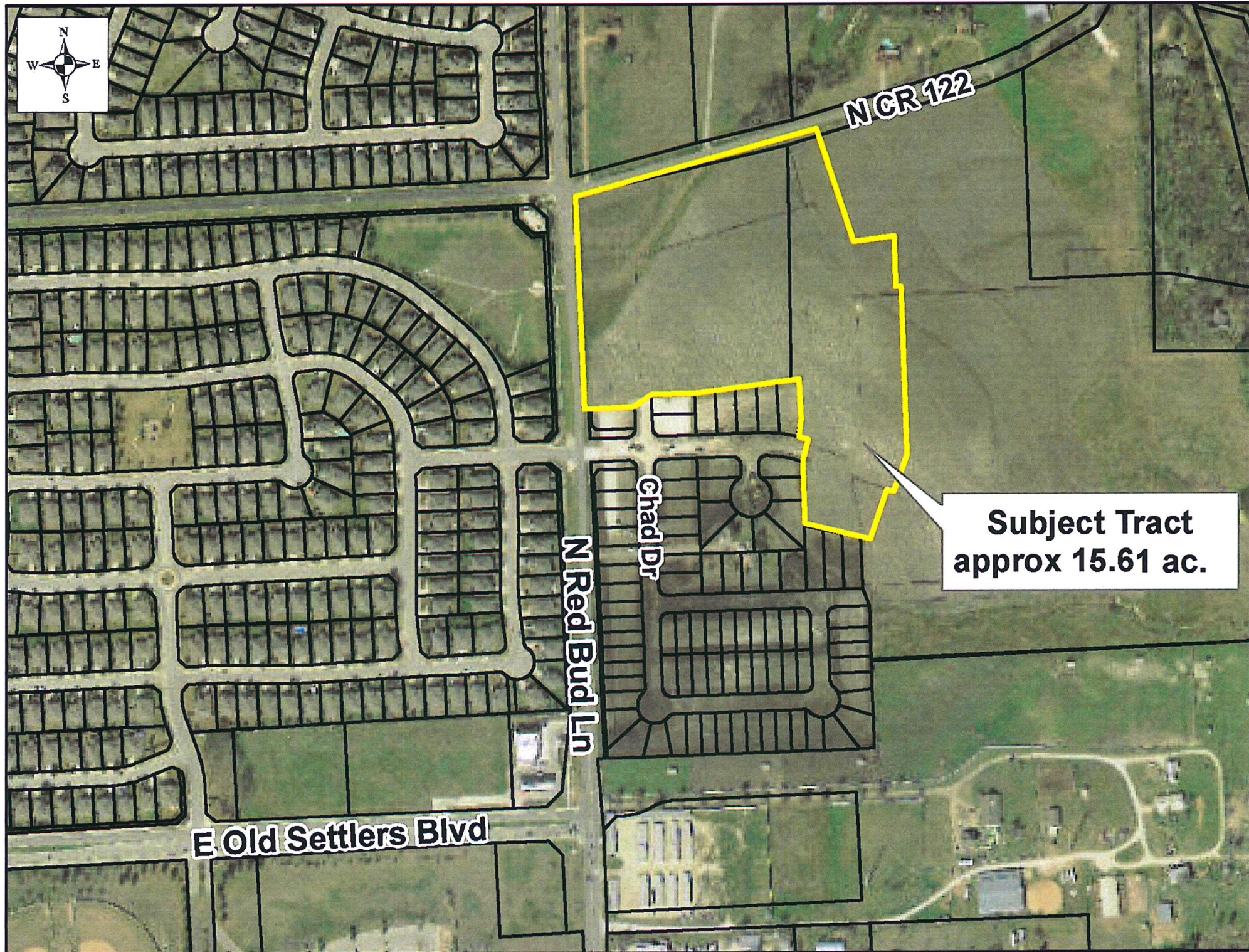
N CR 122

N Red Bud Ln

Chad Dr

E Old Settlers Blvd

**Subject Tract  
approx 15.61 ac.**





PALOMA LAKE, SECTION 1A  
DOC. NO. 2007052076  
O.P.R.W.C.T.  
CAB. DD, SLD. 168 AND 169  
P.R.W.C.T.

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

ACREAGE: 15.606 ACRES

SURVEYOR: HALFF ASSOCIATES, INC  
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TX 78729  
TBPLS FIRM NO: 10029607  
(512) 777-4600 P  
(512) 252-8141 F

NUMBER OF BLOCKS: 6

LINEAR FEET OF NEW STREETS: 2717'

SUBMITTAL DATE: DECEMBER 6, 2016

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 4, 2017

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: 11.672 ACRES

LANDSCAPE LOTS: 0.266 ACRE

R.O.W.: 3.196 ACRE

ADDITIONAL R.O.W. DEDICATED AS  
LOT 99, BLK. A AND LOT 99, BLK. B: 0.472 ACRE

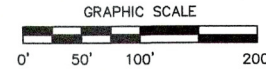
NUMBER OF LOTS BY TYPE:

DEVELOPMENT LOTS: 69

LANDSCAPE LOTS: 2

SURVEY: ROBERT MCNUTT SURVEY  
ABSTRACT NO. 422

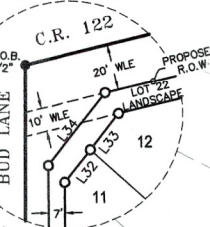
ENGINEER: HALFF ASSOCIATES, INC  
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TX 78729  
TBPE FIRM NO: F-312  
(512) 777-4600 P  
(512) 252-8141 F



LEGEND:

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC."
- FOUND IRON ROD ~ CAP SIZE NOTED
- △ CALCULATED POINT
- 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
- WLE WATER LINE EASEMENT
- BL BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT
- FENCE POST
- NBH NEIGHBORHOOD BOX UNIT FOR MAIL

DETAIL "A"  
NOT TO SCALE

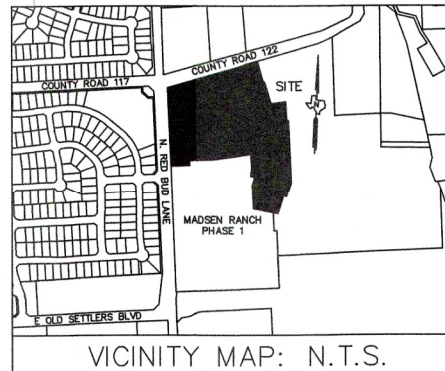


PROPOSED  
PHASE 3

FINAL PLAT OF  
MADSEN RANCH, PHASE 2  
15.606 ACRES OUT OF THE  
ROBERT MCNUTT SURVEY  
ABSTRACT No. 422



9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729  
TBPLS FIRM NO: 10029607  
TBPE FIRM NO: F-312  
TEL (512) 777-4600  
FAX (512) 252-8141





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 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 VEHICULAR ACCESS SHALL BE GRANTED THROUGH ANY LANDSCAPE LOT AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
- LOT 22 OF BLOCK A AND LOT 94 OF BLOCK B SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION; SUBDIVISION WALLS CONTAINED THEREON WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. THESE LOTS WILL BE CONVEYED TO THE HOA FOR MAINTENANCE.
- 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.

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

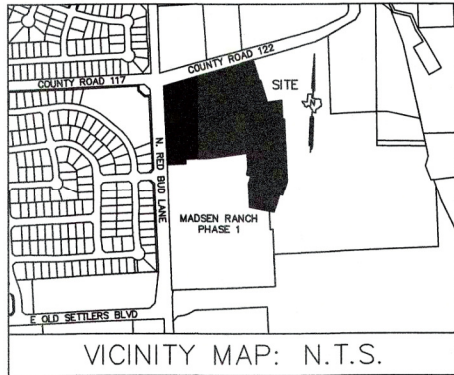
GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

FINAL PLAT OF  
MADSEN RANCH, PHASE 2  
15.606 ACRES OUT OF THE  
ROBERT McNUTT SURVEY  
ABSTRACT No. 422



9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78720  
TYPE & FIRM NO. 100506027  
TYPE FIRM NO. F-312  
TEL (512) 777-4600  
FAX (512) 252-8141





BEING A 15.606 ACRES TRACT SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NUMBER 422, WILLIAMSON COUNTY, TEXAS, AND BEING 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 RECORDED IN DOCUMENT NO. 2015047357, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the intersection of the east right-of-way line of Red Bud Lane, a varying width right-of-way, no recording information found, and the south right-of-way line of County Road 122, a varying width right-of-way, no recording information found, for the northwest corner of said 13.009 acres tract;

THENCE with said south right-of-way line of County Road 122, same being the north line of said 13.009 acres tract, N73°56'25"E a distance of 618.03 feet to a 1/2-inch iron rod found for an angle point in the south right-of-way line of County Road 122, being the northeast corner of said 13.009 acres tract, same being the most northerly northwest corner of said 48.318 acres tract;

CONTINUING with said south right-of-way line of County Road 122, same being the north line of said 48.318 acres tract, N73°16'32"E, a distance of 103.68 feet to a calculated point for the most northerly northeast corner of the parcel described herein, and from which a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found at the northeast corner of a called 4.947 acre tract of land described as Tract 3, recorded in said Special Warranty Deed With Vendor's Lien to 272 OSP, LLC bears N73°16'32"E a distance of 600.76 feet;

THENCE leaving said south right-of-way line of County Road 122, crossing said 48.318 acres tract, and said 13.009 acres tract, the following twenty one (21) courses and distances:

1. S16°24'03"E, a distance of 166.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
2. N73°35'57"E, a distance of 9.76 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
3. S16°24'03"E, a distance of 175.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
4. N83°04'40"E, a distance of 113.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
5. S02°26'14"E, a distance of 144.99 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,
6. N87°33'46"E, a distance of 14.08 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

7. S02°26'14"E, a distance of 486.08 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

8. S19°10'02"W, a distance of 111.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

9. N70°49'58"W, a distance of 22.21 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

10. S19°10'02"W, a distance of 145.17 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

11. N79°03'06"W, a distance of 192.29 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

12. N02°18'46"W, a distance of 142.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

13. N01°32'24"W, a distance of 43.12 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

14. N18°39'47"E, a distance of 65.00 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 left,

15. with the arc of said curve to the left a distance of 34.57 feet, said curve having a radius of 402.50 feet, a central angle of 04°55'16", and a chord bearing N74°15'33"W a distance of 34.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

16. N08°44'47"E, a distance of 54.86 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

17. N02°26'14"W, a distance of 112.67 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

18. S82°12'04"W, a distance of 302.66 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

19. S87°41'14"W, a distance of 175.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set,

20. S02°18'46"E, a distance of 35.69 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set, and

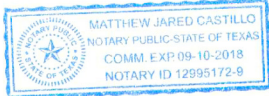
21. S87°41'14"W, a distance of 145.17 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC." set in said east right-of-way line of Red Bud Lane, same being the west line of said 13.009 acre tract;

THENCE with said east right-of-way line of Red Bud Lane and said west line of the 13.009 acres tract, N02°18'26"W, a distance of 606.46 feet to said POINT OF BEGINNING and containing 15.606 acres.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
This instrument was acknowledged before me on the 12 day of Dec, 2016, by James Dorney of 272 OSP, LLC.

Notary Public, State of Texas

Printed Name: Matthew J. Castillo



My Commission Expires: 9-10-2018

Approved this 12 day of Dec, 2016, 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, Dan H. Clark, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Dan H. Clark  
Registered Professional Land Surveyor No. 6011  
State of Texas  
Halff Associates, Inc.  
TBPLS, Firm Registration No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729

12/19/2016  
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 12 day of Dec, 2016, at 1 o'clock PM and

duly recorded on the 12 day of Dec, 2016, at 1 o'clock PM in the plat records of said county, in document no. 12995172-9

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

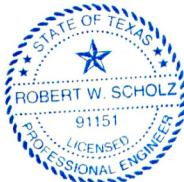
By: \_\_\_\_\_  
Deputy

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Robert W. Scholz, 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.

Robert W. Scholz  
Licensed Professional Engineer No. 91151  
State of Texas  
Halff Associates, Inc.  
TBPE, Firm Registration No. 312  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729

12/19/2016  
Date



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
That 272 OSP LLC, a Texas Limited Liability Corporation, as owner of that certain 15.606 acres tract, being a portion of a called 13.009 acres tract of land described as Tract 1 (Exhibit "A"), and a portion of a 48.318 acres tract of land described as Tract 2 (Exhibit "B"), 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 hereon to be known as MADSEN RANCH, PHASE 2 subdivision.

272 OSP LLC.

James Dorney  
Vice President

FINAL PLAT OF  
MADSEN RANCH, PHASE 2  
15.606 ACRES OUT OF THE  
ROBERT MCNUTT SURVEY  
ABSTRACT No. 422



9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729  
TBPLS FIRM NO. 10029607  
TBPE FIRM NO. 312  
TEL (512) 777-4500  
FAX (512) 252-8141

