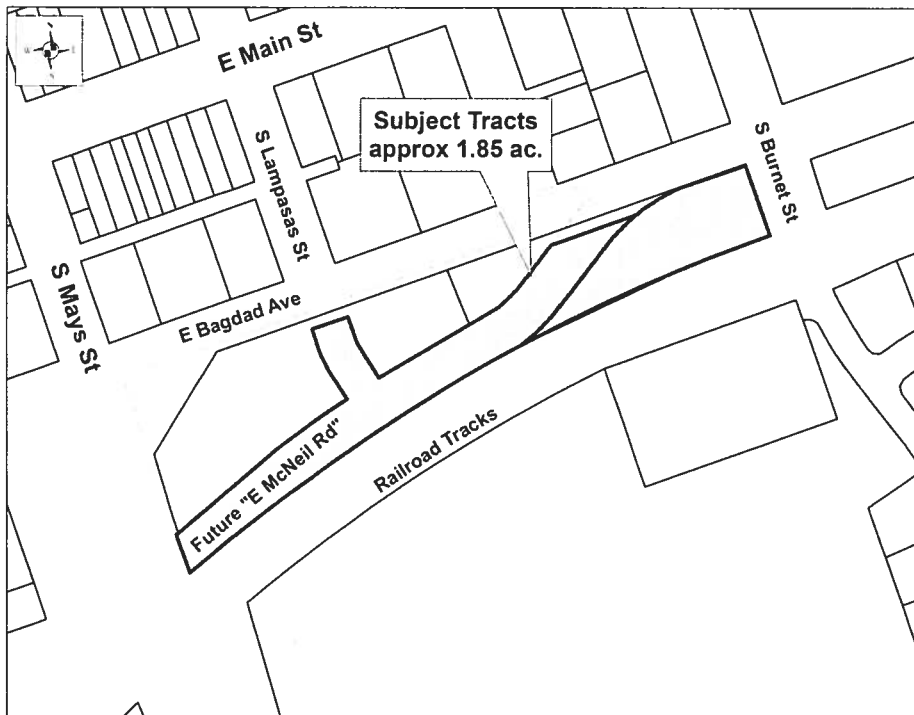


**The Depot Townhomes Phase 1 Final Plat
FINAL PLAT FP1703-002**



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: MU-1

DESCRIPTION: 1.85 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Industrial

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: Commercial
South: Railroad
East: Vacant
West: Industrial

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	23	0.68
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	2	1.17
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	25	1.85

Owner:
ROUND ROCK CITY OF
221 E MAIN ST
ROUND ROCK, TX 78664-

Agent
Waeltz & Prete, Inc.
Antonio A. Prete
3000 Joe DiMaggio Blvd #72
Round Rock, TX 78665

**The Depot Townhomes Phase 1
FINAL PLAT FP1703-002**

HISTORY: The Planning and Zoning Commission recommended approval for the Depot Townhomes rezoning on April 5, 2017. The Preliminary Plat precedes the final plat items on the April 19, 2017 agenda.

DATE OF REVIEW: April 19, 2017

LOCATION: South of E. Bagdad Avenue between S. Mays St. and S. Burnet St.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The general plan designation for the plat area is Downtown Mixed Use. The current zoning is MU-1, but a pending zoning change creating Planned Unit Development 110 is scheduled to be heard at City Council on April 27, 2017. The Planned Unit Development specifies that an area, coterminous with the preliminary plat area, will be rezoned to allow for the development of approximately 82 townhomes. The PUD specifies that residential units must be at least 15 feet wide and contain at least two garage parking spaces per unit. The PUD allows for optional ground floor retail in units which front on public streets. Units fronting on internal courtyards are allowed to have live-work configurations in which the resident of a townhouse may also operate a business within their unit.

Compliance with the Concept Plan/Preliminary Plat: This phase is consistent with the Preliminary Plat as submitted for the April 19, 2017 Planning and Zoning Commission meeting.

Traffic, Access and Roads: This phase contains all the roads indicated to be platted in the preliminary plat. The units will all have rear garages, fronting on common area alleys. The existing north-south streets to be extended in the plat will provide frontage but not alley or garage access to residential units. For some units, the front doors will be on public streets, whereas for others the front doors will open onto common area courtyards. The alleys and the private courtyards will be governed by a common area agreement detailing the maintenance and access structure for these areas, as governed by the homeowners association.

Water and Wastewater Service: Existing city water and wastewater lines are adjacent to all three blocks of the subdivision. The developer proposes to provide private water and wastewater lines internally to the three blocks to serve the residences. The developer will pay the cost to upsize the water and wastewater lines to provide the additional capacity necessary for the development.

Drainage: The development will participate in the City of Round Rock's Regional Storm Water Management Program. While there will not be on-site detention provided, water quality treatment will be provided in the design of the McNeil Road extension.

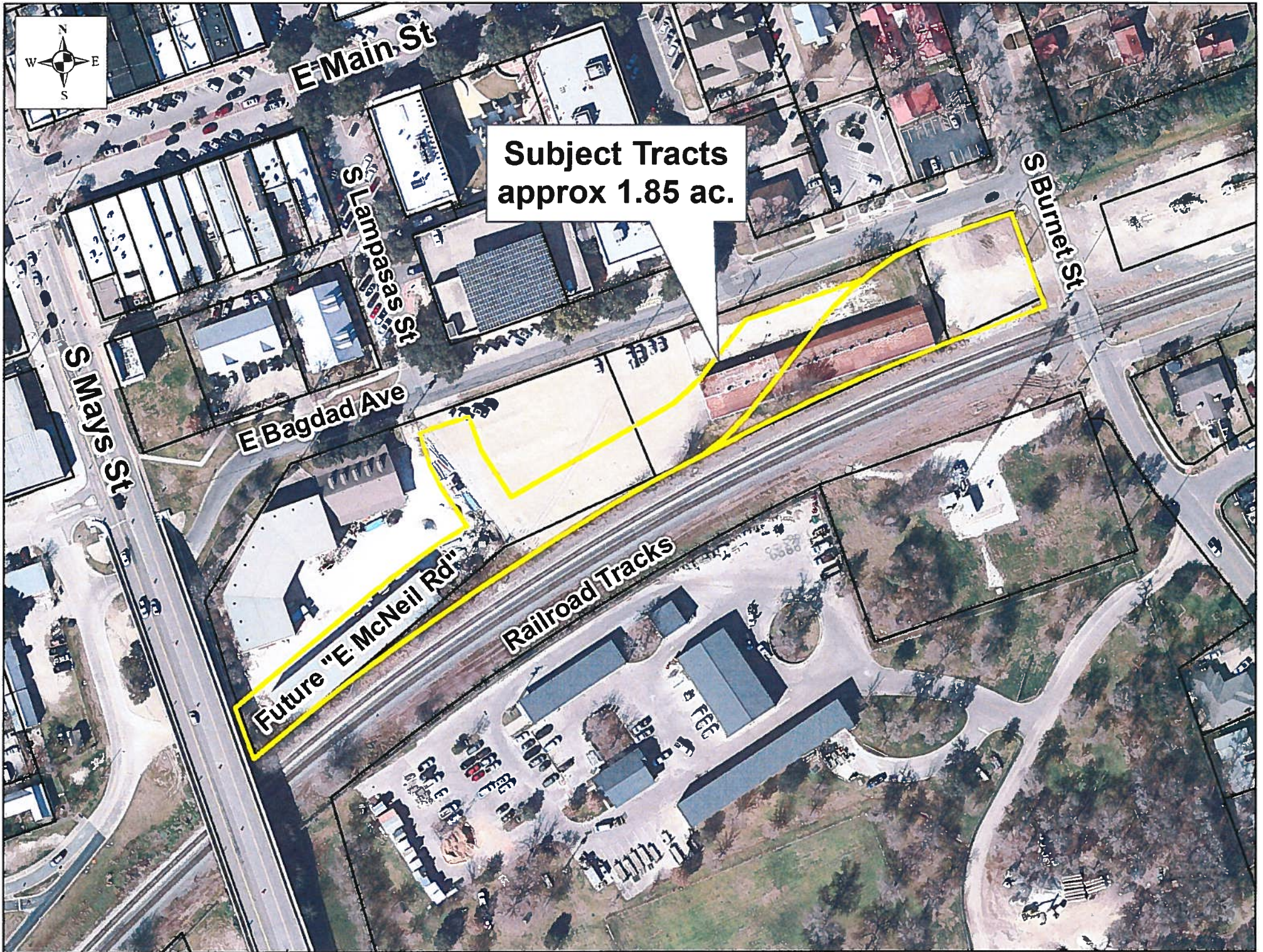
Additional Considerations: The residential lots are configured so that each residential lot accessing a private alley extends to the midpoint of the adjacent alley. To avoid any maintenance or access conflicts possible with this configuration, a common area agreement covering maintenance of and access to the alleys will be in place before residents move into the townhouses.

**The Depot Townhomes Phase 1
FINAL PLAT FP1703-002**

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Approval is contingent upon City Council approval of PUD 110.
2. Fill in all PUD and document numbers left blank in current submittal.
3. Change note #3 to the following: This final plat conforms with the preliminary plat as approved by the Planning and Zoning Commission on April 19, 2017.
4. Change Note # 4 to the following: No unit shall take direct driveway access to any public right-of-way.
5. Prior to or in tandem with final plat recordation, an Ingress and Egress Easement to the City to traverse alley areas shall be recorded.
6. Change the suffixes of Pullman Lane, Watt Lane and Cooper Lane to reflect streets' cul-de-sac designs. Correct alley notes to reflect the suffix changes.
7. Move the word "alley" away from the internal alley names to avoid confusion that "alley" is part of the alleys' names.



**Subject Tracts
approx 1.85 ac.**

E Main St

S Lampasas St

E Bagdad Ave

S Burnett St

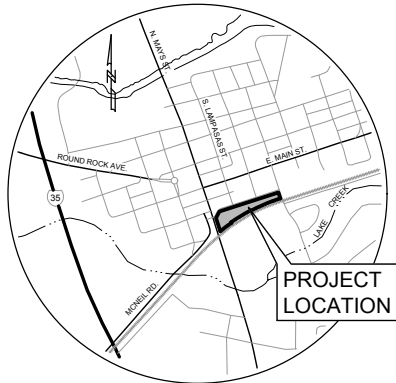
S Mays St

Future "E. McNeil Rd"

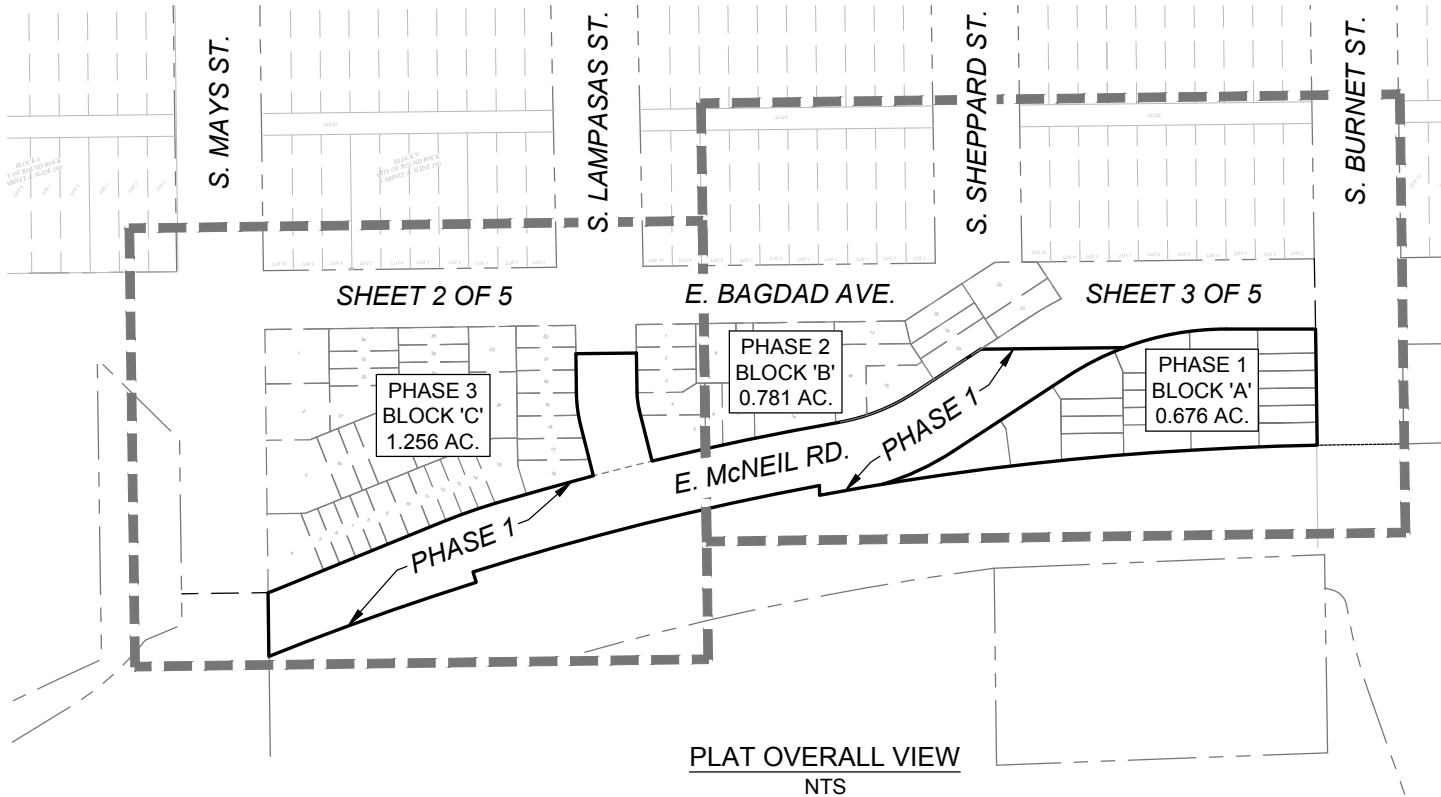
Railroad Tracks

FINAL PLAT FOR:

THE DEPOT TOWNHOMES SUBDIVISION PHASE 1



LOCATION MAP
NTS



PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 48453C0495E COMMUNITY PANEL NUMBER 495, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT IN PUD # _____ AS APPROVED BY THE CITY COUNCIL ON APRIL 27, 2017.
4. NO SINGLE FAMILY DRIVEWAYS ARE ALLOWED ON E. McNEIL ROAD.
5. 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.
6. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD _____ ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
7. SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH PUD _____
8. BLOCK A, B & C ARE SUBJECT TO THE:
"COMMON AREA UTILITY AND DRAINAGE, AND MAINTENANCE ACCESS EASEMENTS AND RESTRICTIONS." DOC # _____

LEGEND

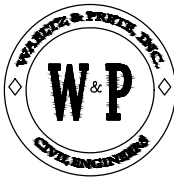
	1/2" IRON ROD SET		R.O.W. LINE
	1/2" IRON ROD FOUND		PROPERTY BOUNDARY
	IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."		RIGHT-OF-WAY TIE LINE
	CONCRETE MONUMENT FOUND		EASEMENT AND BUILDING SETBACK LINE
	X CUT FOUND IN CONCRETE		OFFICIAL RECORDS
	CALCULATED POINT		OFFICIAL PUBLIC RECORDS
	POINT OF BEGINNING		WILLIAMSON COUNTY, TEXAS PLAT RECORDS
	RIGHT-OF-WAY		WILLIAMSON COUNTY, TEXAS PLAT RECORDS
	BENCHMARK		WILLIAMSON COUNTY, TEXAS PLAT RECORDS
	MAILBOX UNIT		

* THIS LEGEND APPLIES TO ALL SHEETS

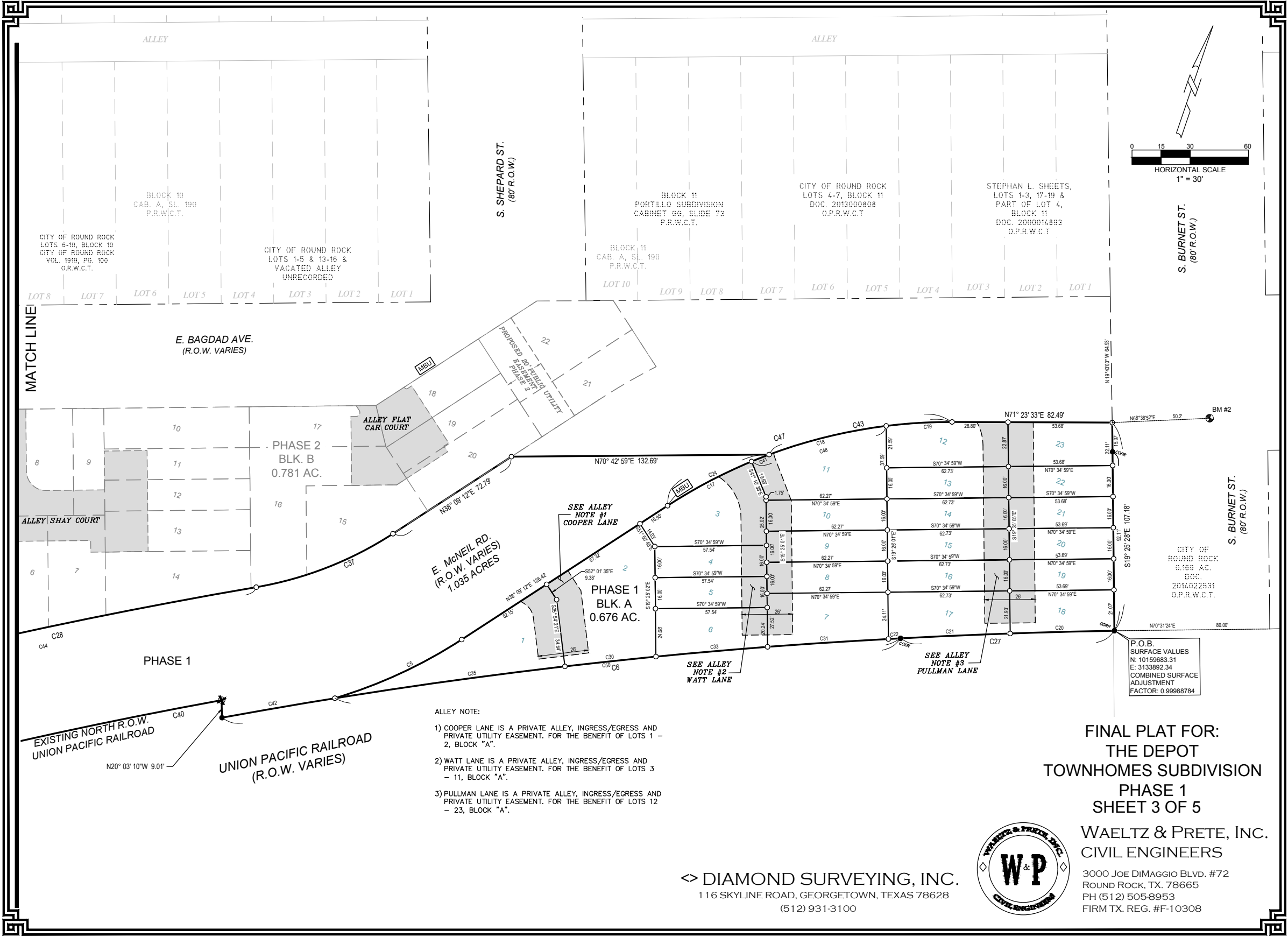
OWNER:	CITY OF ROUND ROCK 221 E. MAIN ST ROUND ROCK, TX 78664
ACREAGE:	1.850 ACRES
PATENT SURVEY:	W. HARRIS SURVEY SURVEY AW0298
NUMBER OF BLOCKS:	1
LINEAR FEET OF NEW STREETS:	910
SUBMITTAL DATE:	MARCH 21, 2017
DATE OF PLANNING AND ZONING COMMISSION REVIEW:	APRIL 19, 2017
ENGINEER:	WAELTZ & PRETE, INC. 3000 JOE DIMAGGIO BLVD, #72 ROUND ROCK, TEXAS 78665
SURVEYOR:	DIAMOND SURVEYING, INC. 116 SKYLINE ROAD GEORGETOWN, TEXAS 78628
BENCHMARK DESCRIPTION AND ELEVATION:	BM #1 BM-CORR 01-016 BRASS DISC SET IN CONCRETE. 42' SOUTH OF MEMORIAL SIGN. ELEVATION = 727.56' (NAVD-88) BM #2 BM-CORR 01-016-A BRASS DISC SET AT EDGE OF CURB AND GUTTER. ELEVATION = 712.08' (NAVD-88)
ACREAGE BY LOT TYPE:	0.676 - DEVELOPMENT 1.174 - R.O.W.
NUMBER OF LOTS BY TYPE:	DEVELOPMENT - 23 R.O.W. - 2

SHEET 1 OF 5

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



K:\CAD\088-001 Downtown Round Rock Townhomes\PLANS\PLAT FROM DIAMOND\2017-04-03 DEPOT TOWNHOMES PH 1 FINAL PLAT.dwg, 4/4/2017 4:35:38 PM, 1:1.77338, W-P Inc., CN

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.37'	167.00'	2°52'16"	N50°38'08"E	8.37'
C4	53.15'	549.00'	5°32'48"	N51°58'24"E	53.13'
C5	72.22'	252.00'	16°25'15"	N46°21'49"E	71.98'
C6	352.09'	2700.08'	7°28'17"	S64°30'34"W	351.84'
C17	48.94'	267.00'	10°30'09"	N43°24'17"E	48.87'
C18	62.23'	267.00'	13°21'18"	N57°25'14"E	62.09'
C19	33.99'	267.00'	7°17'40"	N67°44'43"E	33.97'
C20	53.70'	3,062.12'	1°00'17"	S69°40'03"W	53.70'
C21	56.51'	3,062.12'	1°03'27"	S68°38'11"W	56.51'
C22	6.26'	2700.08'	0°07'58"	S68°10'43"W	6.26'
C24	58.67'	267.00'	12°35'23"	S44°26'54"W	58.55'
C27	110.21'	3,062.12'	2°03'44"	S69°08'20"W	110.20'
C28	175.83'	2,762.50'	3°38'48"	N59°39'36"E	175.80'
C29	29.77'	128.00'	13°19'38"	N26°04'43"W	29.71'
C30	47.15'	2,700.08'	1°00'02"	S65°03'50"W	47.15'
C31	62.37'	2700.08'	1°19'24"	S67°27'02"W	62.36'
C33	57.71'	2,700.08'	1°13'29"	S66°10'36"W	57.71'
C35	119.60'	2,700.08'	2°32'17"	S63°17'41"W	119.59'
C37	76.14'	187.00'	23°19'48"	N49°49'06"E	75.62'
C38	16.75'	72.00'	13°19'34"	S26°04'52"E	16.71'
C39	203.31'	2,698.78'	4°18'59"	S51°42'34"W	203.26'
C40	329.86'	2,708.78'	6°58'38"	S57°20'36"W	329.66'
C41	9.73'	267.00'	2°05'14"	N49°41'58"E	9.73'
C42	59.00'	2,700.08'	1°15'07"	S61°23'59"W	59.00'
C43	96.23'	267.00'	20°38'57"	N61°04'04"E	95.71'
C44	324.82'	2762.50'	6°44'13"	N58°06'54"E	324.63'
C45	92.99'	2762.50'	1°55'43"	N55°42'39"E	92.98'
C46	56.00'	2762.50'	1°09'41"	S57°15'21"W	56.00'
C47	154.89'	267.00'	33°14'21"	N54°46'22"E	152.73"
C48	71.96'	267.00'	15°26'32"	N56°22'37"E	71.74'
C50	293.09'	2700.08'	6°13'10"	S65°08'07"W	292.95'

AREA WITHIN SUBDIVISION : 1.850 ACRES (80,568 SF)

AREA OF LOTS BY BLOCK:

BLOCK A: 0.676 AC (29,442 SF)

AREA OF R.O.W.: 1.174 AC (51,126 SF)

AREA TABLE			
BLOCK 'A'			
Area Table		Area Table	
Lot #	Sq. Ft.	Lot #	Sq. Ft.
1	2205	12	1438
2	2925	13	1004
3	1871	14	1004
4	921	15	1004
5	921	16	1004
6	1287	17	1438
7	1600	18	1150
8	996	19	859
9	996	20	859
10	996	21	859
11	2039	22	859
		23	1207

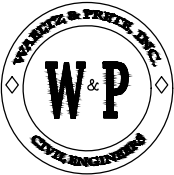
RIGHT-OF-WAY: (LINEAR FOOTAGE/AREA)

STREET NAME	*ROW WIDTH	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
E. McNEIL RD.	65'	770'	1.035 AC	LOCAL	39' F-F	25
S. LAMPASAS STREET	56'	104'	0.139 AC	LOCAL	25' F-F	25

R.O.W. WIDTHS VARY

FINAL PLAT FOR:
THE DEPOT
TOWNHOMES SUBDIVISION
PHASE 1
SHEET 4 OF 5

<> DIAMOND SURVEYING, INC.
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K:\CAD\088-001 Downtown Round Rock Townhomes\PLANS\PLAT FROM DIAMOND\2017-04-03 DEPOT TOWNHOMES PH 1 FINAL PLAT.dwg, 4/4/2017 4:35:38 PM, 1:1.77338, W-P Inc., CN

METES AND BOUNDS DESCRIPTION

FOR A 1.850 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND ALL OF THAT CERTAIN 0.053 ACRE TRACT OF LAND DESCRIBED AS RIGHT-OF-WAY VACATION RECORDED IN DOCUMENT NO. _____, (O.P.R.W.C.T.), SAID 1.850 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND tract, same being on the southwest corner of a called 0.169 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2014022531, (O.P.R.W.C.T.), same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of the UNION PACIFIC RAILROAD with an arc of a **curve to the left** having a delta angle of **2°03'44"**, an arc length of **110.21 feet**, a radius of **3062.12 feet**, a chord which bears **S69°08'20"W** for a distance of **110.20 feet**, to an iron rod found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting the end of this curve hereof;

THENCE with the common boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and said UNION PACIFIC RAILROAD (right-of-way) the following two (2) courses and distances:

1. with an arc of a **curve to the left** having a delta angle of **7°28'17"**, an arc length of **352.09 feet**, a radius of **2700.08 feet**, a chord which bears **S64°30'34"W** for a distance of **351.84 feet**, to an iron rod found, on the southwest corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;
2. **N20°03'10"W** for a distance of **9.01 feet** to an "X" CUT FOUND in concrete, on the southeast corner of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

THENCE with the southerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with the northerly right-of-way line of said UNION PACIFIC RAILROAD the following three (3) courses and distances:

1. with an arc of a **curve to the left** having a delta angle of **6°58'38"**, an arc length of **329.86 feet**, a radius of **2708.78 feet**, a chord which bears **S57°20'36"W** for a distance of **329.66 feet**, to a calculated point, for an angle point hereof;
2. **S35°28'17"E** for a distance of **10.00 feet** to an iron rod found, monumenting an angle point hereof;
3. with an arc of a **curve to the left** having a delta angle of **4°18'59"**, an arc length of **203.31 feet**, a radius of **2698.78 feet**, a chord which bears **S51°42'34"W** for a distance of **203.26 feet**, to an iron rod found on the southwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in the easterly right-of-way line of S. MAYS STREET (80' right-of-way width), monumenting the southwest corner hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said easterly right-of-way line of MAYS STREET, for a distance of **58.80 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof, and from which a concrete monument found on the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, bears N19°21'15"W for a distance of 201.10 feet;

THENCE through the interior of said 2.1355-acre CITY OF ROUND ROCK TRACT the following seven (7) courses and distances:

1. with an arc of a **curve to the left** having a delta angle of **2°52'16"**, an arc length of **8.37 feet**, a radius of **167.00 feet**, a chord which bears **N50°38'08"E** for a distance of **8.37 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;
2. **N49°12'00"E** for a distance of **164.99 feet** to an iron rod set with cap marked "Diamond Surveying";
3. with an arc of a **curve to the right** having a delta angle of **5°32'48"**, an arc length of **53.15 feet**, a radius of **549.00 feet**, a chord which bears **N51°58'24"E** for a distance of **53.13 feet**, to an iron rod set with cap marked "Diamond Surveying";
4. with an arc of a **curve to the right** having a delta angle of **1°55'43"**, an arc length of **92.99 feet**, a radius of **2762.50 feet**, a chord which bears **N55°42'39"E** for a distance of **92.98 feet**, to an iron rod set with cap marked "Diamond Surveying";
5. **N32°44'39"W** for a distance of **48.37 feet** to an iron rod set with cap marked "Diamond Surveying";
6. with an arc of a **curve to the right** having a delta angle of **13°19'38"**, an arc length of **29.77 feet**, a radius of **128.00 feet**, a chord which bears **N26°04'43"W** for a distance of **29.71 feet**, to an iron rod set with cap marked "Diamond Surveying";
7. **N19°25'01"W** for a distance of **36.36 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in the southerly right-of-way line of E. BAGDAD AVENUE (80' R.O.W. width per Cabinet A, Slide 190, Plat Records of Williamson County, Texas, monumenting an angle point hereof;

THENCE **N70°42'59"E** with said northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **56.00 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE in part through the interior of said 2.1355-acre CITY OF ROUND ROCK TRACT, and in part through the interior of said 0.8791-acre CITY OF ROUND ROCK tract the following six (6) courses and distances:

1. **S19°25'01"E** for a distance of **36.23 feet** to an iron rod set with cap marked "Diamond Surveying";
2. with an arc of a **curve to the left** having a delta angle of **13°19'34"**, an arc length of **16.75 feet**, a radius of **72.00 feet**, a chord which bears **S26°04'52"E** for a distance of **16.71 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;
3. **S32°44'39"E** for a distance of **48.37 feet** to an iron rod set with cap marked "Diamond Surveying";
4. with an arc of a **curve to the right** having a delta angle of **3°38'48"**, an arc length of **175.83 feet**, a radius of **2762.50 feet**, a chord which bears **N59°39'36"E** for a distance of **175.80 feet**, to an iron rod set with cap marked "Diamond Surveying";
5. with an arc of a **curve to the left** having a delta angle of **23°19'48"**, an arc length of **76.14 feet**, a radius of **187.00 feet**, a chord which bears **N49°49'06"E** for a distance of **75.62 feet**, to an iron rod set with cap marked "Diamond Surveying";
6. **N38°09'12"E** for a distance of **72.79 feet** to an iron rod set with cap marked "Diamond Surveying" on a point in the northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being on a point in said southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

THENCE **N70°42'59"E** with said northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being with said southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **132.69 feet** to an iron rod set with cap marked "Diamond Surveying", on the most westerly corner of said 0.053-acre right-of-way vacation tract, monumenting an angle point hereof;

THENCE with the common boundary line of said 0.053-acre right-of-way vacation tract and said southerly right-of-way of E. BAGDAD AVENUE the following three (3) courses and distances:

1. with an arc of a **curve to the right** having a delta angle of **20°38'57"**, an arc length of **96.23 feet**, a radius of **267.00 feet**, a chord which bears **N61°04'04"E** for a distance of **95.71 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;
2. **N71°23'33"E** for a distance of **82.49 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. **S19°25'28"E** for a distance of **15.07 feet** to an iron rod found with aluminum cap stamped "CORR", on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northwest corner of said 0.169-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.053-acre right-of-way vacation tract, monumenting a point in the easterly boundary line hereof;

THENCE **S19°25'28"E** with the easterly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with the westerly boundary line of said 0.169-acre CITY OF ROUND ROCK tract, for a distance **92.11 feet** to the **POINT OF BEGINNING** hereof and containing 1.850 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

ENTITY:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That The City of Round Rock, as the owner of that certain 1.850 acre tract of land (being a portion of the 2.1355 acre tract of land (Tract I), being a portion of the 0.8791 acre tract of land (Tract II) recorded in document #2013081105 and being all of the 0.236 acre tract of land recorded in document #2014022530, and being all of that certain 0.053 acre tract of land described as right-of-way vacation recorded in Document No. _____ 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 dedication as shown hereon to be known as The Depot Subdivision.

City of Round Rock
Alan M McGraw, Mayor
221 E. Main Street
Round Rock, Texas 78664

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, as _____ of _____, a state of Texas _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My commission expires:

CITY OF ROUND ROCK CERTIFICATION AND SIGNATURE BLOCK:

Approved this _____ day of _____, 20____, 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

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Shane Shafer, 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 found or placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Shane Shafer
SHANE SHAFER, RPLS
REGISTRATION #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS



ENGINEER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Antonio A. Prete, P.E., 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.

Antonio A. Prete
ANTONIO A. PRETE, P.E.
LICENSE #93759
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665



COUNTY CLERK:

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 # _____.

Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

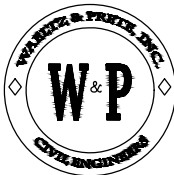
Nancy Rister, Clerk, County Court
Williamson County, Texas

Deputy

FINAL PLAT FOR:
THE DEPOT
TOWNHOMES SUBDIVISION
PHASE 1
SHEET 5 OF 5

WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100