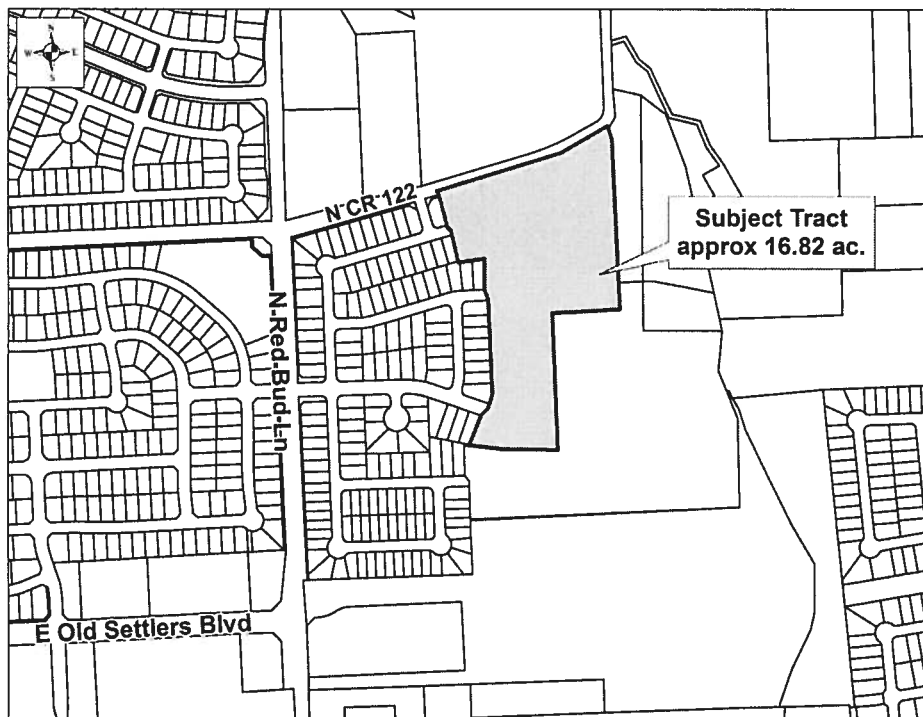


**Madsen Ranch Subd. Ph. 3  
FINAL PLAT    FP1705-003**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Final Plat

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

**DESCRIPTION:** 16.82 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:	64	13.08
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	0.20
ROW:	1	3.54
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>66</b>	<b>16.82</b>

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

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

**Madsen Ranch Subd. Ph. 3  
FINAL PLAT FP1705-003**

**HISTORY:** The Planning and Zoning Commission approved the Madsen Ranch Preliminary Plat on May 6, 2015. The Planning and Zoning Commission approved the Madsen Ranch Phase 1 Final Plat on August 19, 2015 and approved the Madsen Ranch Phase 2 Final Plat on January 4, 2017. A revised Preliminary Plat is currently under concurrent administrative review.

**DATE OF REVIEW:** June 21, 2017

**LOCATION:** South of CR 122, east of N. Red Bud Lane

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation for the plat site is Residential and the zoning is PUD 98, Madsen Ranch Planned Unit Development. 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.

Phase 3 consists of 16.823 acres, of which 13.081 acres would be development lots. Landscape lots would comprise 0.201 acres and right-of-way would be 3.141 acres. Phase 3 is comprised of 41 standard lots and 23 large lots.

Compliance with the Preliminary Plat: The submitted plat complies with the existing preliminary plat in terms of the size of lots and number of lots overall. The revised preliminary plat, currently under administrative review, maintains the same number of lots, while changing the boundaries for sections that have yet to be platted.

Traffic, Access and Roads: Phase 3 has access to CR 122 via Athea Lane, which is one lot away in phase two. The subdivision also has its primary entrance along N. Red Bud Lane. 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. There is a 30" waterline along CR 122 at the northern edge of Phase 3. An 8" wastewater line is adjacent to the property in Phase 1. New 8-inch lines will connect Phase 3 to a nearby 42" interceptor line.

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 plans have been completed prior to recordation.

**Madsen Ranch Subd. Ph. 3  
FINAL PLAT      FP1705-003**

Additional Considerations: None.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Fill in all existing (and not vacated) easement recordation information, prior to recordation, including a 65' drainage easement between Block E Lot 17 and Block G Lot 48 on the future Pauling Loop.

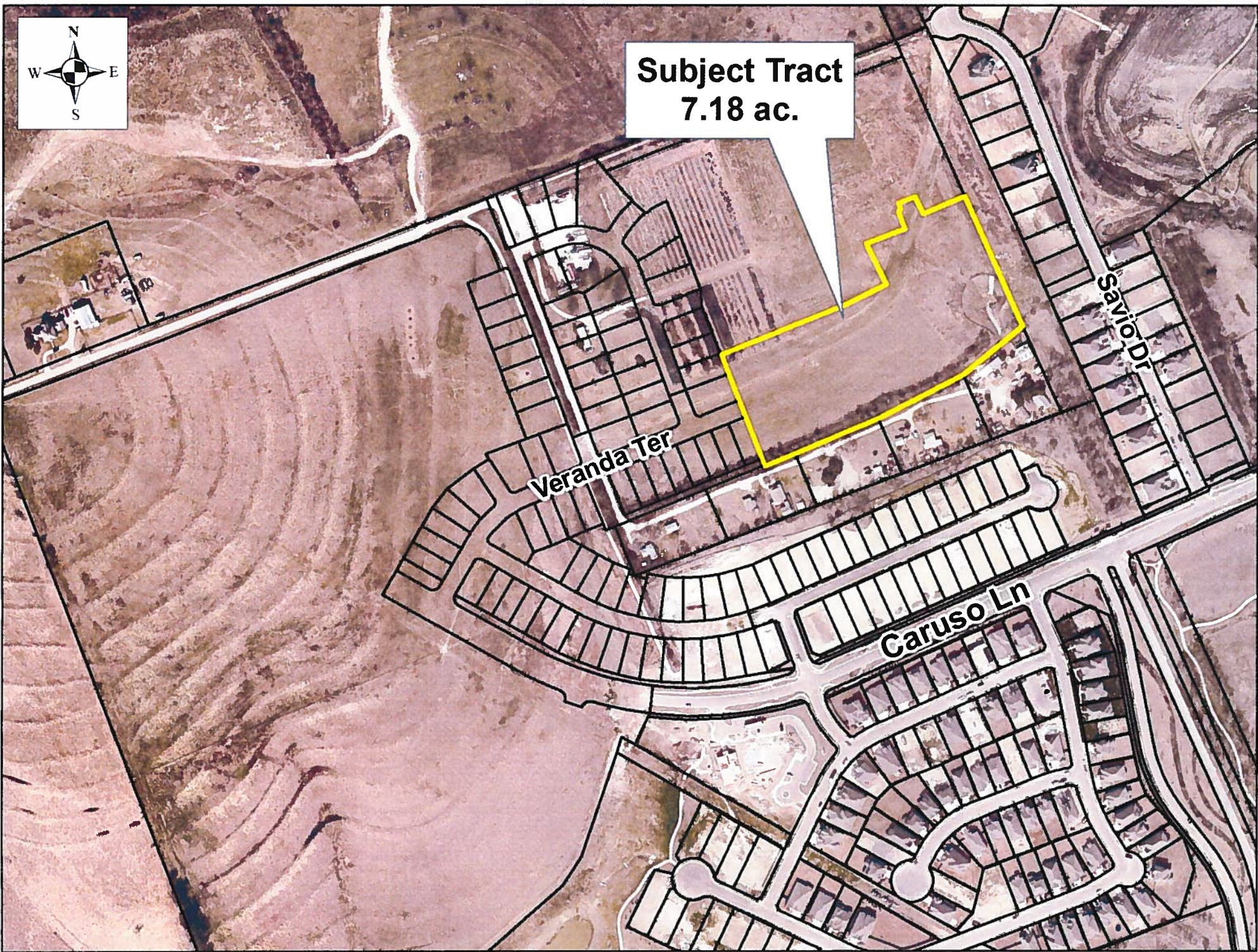


**Subject Tract  
7.18 ac.**

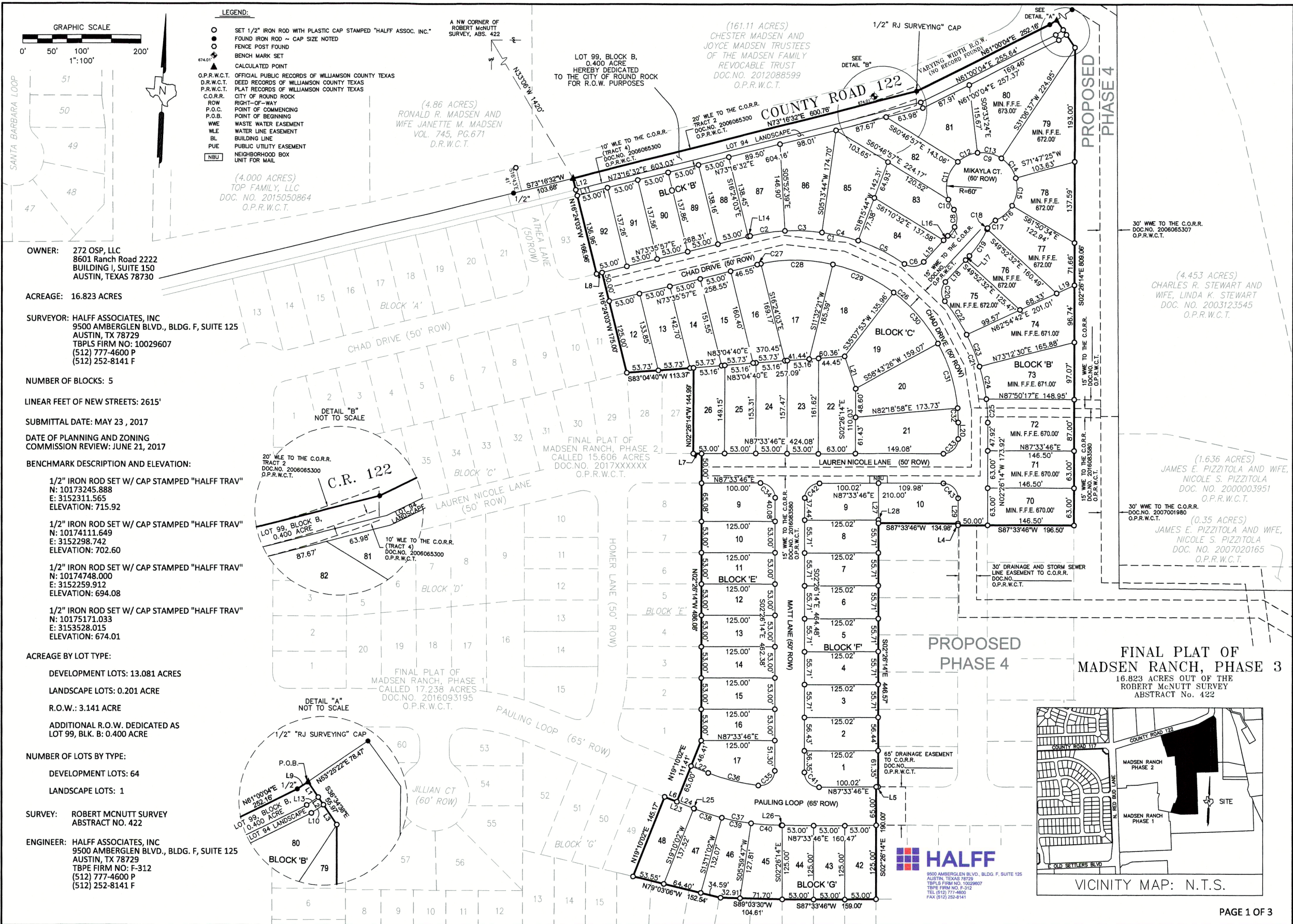
**Veranda Ter**

**Caruso Ln**

**Savio Dr**









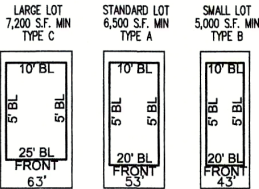
Block "B"		
LOT #	AREA	LOT DESIGNATION
Lot 70	9230 SQ. FT.	LARGE
Lot 71	9230 SQ. FT.	LARGE
Lot 72	12829 SQ. FT.	LARGE
Lot 73	11862 SQ. FT.	LARGE
Lot 74	13579 SQ. FT.	LARGE
Lot 75	8644 SQ. FT.	LARGE
Lot 76	8891 SQ. FT.	LARGE
Lot 77	11168 SQ. FT.	LARGE
Lot 78	9376 SQ. FT.	LARGE
Lot 79	13918 SQ. FT.	LARGE
Lot 80	17242 SQ. FT.	LARGE
Lot 81	9982 SQ. FT.	LARGE
Lot 82	11122 SQ. FT.	LARGE
Lot 83	8951 SQ. FT.	LARGE
Lot 84	8620 SQ. FT.	LARGE
Lot 85	12646 SQ. FT.	LARGE
Lot 86	12475 SQ. FT.	LARGE
Lot 87	10731 SQ. FT.	LARGE
Lot 88	7330 SQ. FT.	STANDARD
Lot 89	7314 SQ. FT.	STANDARD
Lot 90	7299 SQ. FT.	STANDARD
Lot 91	7283 SQ. FT.	STANDARD
Lot 92	7287 SQ. FT.	STANDARD
Lot 94	8756 SQ. FT.	LANDSCAPE

Block "C"		
LOT #	AREA	LOT DESIGNATION
Lot 12	6859 SQ. FT.	STANDARD
Lot 13	7298 SQ. FT.	STANDARD
Lot 14	7797 SQ. FT.	STANDARD
Lot 15	8266 SQ. FT.	STANDARD
Lot 16	8735 SQ. FT.	STANDARD
Lot 17	13892 SQ. FT.	LARGE
Lot 18	12255 SQ. FT.	LARGE
Lot 19	12629 SQ. FT.	LARGE
Lot 20	13580 SQ. FT.	LARGE
Lot 21	11194 SQ. FT.	LARGE
Lot 22	9810 SQ. FT.	STANDARD
Lot 23	8456 SQ. FT.	STANDARD
Lot 24	8236 SQ. FT.	STANDARD
Lot 25	8015 SQ. FT.	STANDARD
Lot 26	7795 SQ. FT.	STANDARD

Block "E"		
LOT #	AREA	LOT DESIGNATION
Lot 9	8001 SQ. FT.	STANDARD
Lot 10	6625 SQ. FT.	STANDARD
Lot 11	6625 SQ. FT.	STANDARD
Lot 12	6625 SQ. FT.	STANDARD
Lot 13	6625 SQ. FT.	STANDARD
Lot 14	6625 SQ. FT.	STANDARD
Lot 15	6625 SQ. FT.	STANDARD
Lot 16	6625 SQ. FT.	STANDARD
Lot 17	8781 SQ. FT.	STANDARD

Block "F"		
LOT #	AREA	LOT DESIGNATION
Lot 1	7536 SQ. FT.	STANDARD
Lot 2	7055 SQ. FT.	STANDARD
Lot 3	6965 SQ. FT.	STANDARD
Lot 4	6965 SQ. FT.	STANDARD
Lot 5	6965 SQ. FT.	STANDARD
Lot 6	6965 SQ. FT.	STANDARD
Lot 7	6965 SQ. FT.	STANDARD
Lot 8	6965 SQ. FT.	STANDARD
Lot 9	7672 SQ. FT.	STANDARD
Lot 10	9036 SQ. FT.	LARGE

Block "G"		
LOT #	AREA	LOT DESIGNATION
Lot 42	6625 SQ. FT.	STANDARD
Lot 43	6625 SQ. FT.	STANDARD
Lot 44	6625 SQ. FT.	STANDARD
Lot 45	7826 SQ. FT.	STANDARD
Lot 46	7714 SQ. FT.	STANDARD
Lot 47	7660 SQ. FT.	STANDARD
Lot 48	7491 SQ. FT.	STANDARD



TOTAL FOR THIS PLAT: 24 40 0

#### GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 98, MADSEN RANCH PUD.
- THIS PLAT CONFORMS TO THE MADSEN RANCH SUBDIVISION PRELIMINARY PLAT APPROVED BY THE CITY OF ROUND ROCK ON JUNE 21, 2017.
- 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.
- UPON ACCEPTANCE OF THE IMPROVEMENTS PROPOSED IN SIP1609-0003, 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 4 OF THIS SUBDIVISION.
- NO VEHICULAR ACCESS SHALL BE GRANTED THROUGH ANY LANDSCAPE LOT AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
- 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.
- 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 SUBDIVISION CONTAINING GREATER THAN 29 DWELLING UNITS.
- 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.
- MINIMUM FINISH FLOOR ELEVATIONS FOR THE SINGLE FAMILY LOTS ADJACENT TO THE 1% ULTIMATE FLOODPLAIN ARE IDENTIFIED BELOW:  
BLOCK B, LOTS 70-72 (MIN. ELEVATION 670.00')  
BLOCK B, LOTS 73-74 (MIN. ELEVATION 671.00')  
BLOCK B, LOTS 75-79 (MIN. ELEVATION 672.00')  
BLOCK B, LOTS 80 (MIN. ELEVATION 673.00')

#### 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.

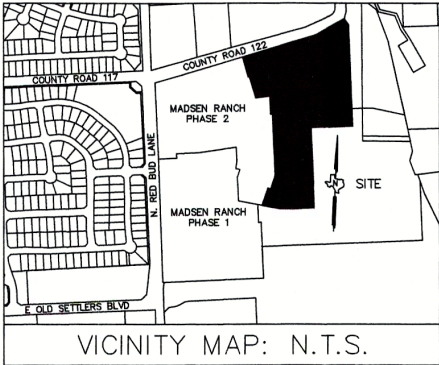
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	274.04'	266.00'	S82°14'41"E	48°18'44"
C2	325.00'	59.69'	59.61'	N78°51'39"E	10°31'24"
C3	325.00'	63.00'	62.90'	N89°40'32"E	11°06'24"
C4	325.00'	63.00'	62.90'	S79°13'04"E	11°06'24"
C5	325.00'	88.35'	88.08'	S85°52'36"E	15°34'33"
C6	25.00'	35.69'	32.73'	N81°01'04"E	81°47'12"
C7	125.01'	19.01'	18.99'	N35°34'07"E	08°42'45"
C8	25.00'	31.38'	29.36'	N04°44'56"W	71°55'20"
C9	60.00'	299.04'	72.58'	S77°55'36"E	285°33'58"
C10	60.00'	19.62'	19.53'	N31°20'28"W	18°44'14"
C11	60.00'	70.06'	66.15'	N11°28'39"E	66°54'01"
C12	60.00'	37.19'	36.60'	S62°41'08"W	35°30'57"
C13	60.00'	42.59'	41.70'	S79°13'23"E	40°40'01"
C14	60.00'	42.60'	41.71'	S38°32'59"E	40°40'48"
C15	60.00'	48.55'	47.24'	S04°58'26"W	46°22'01"
C16	60.00'	38.43'	37.78'	S48°30'24"W	36°41'57"
C17	25.00'	18.91'	18.47'	S43°10'57"W	43°20'52"
C18	175.01'	1.93'	1.93'	N21°49'29"E	00°37'55"
C19	175.01'	54.42'	54.20'	N31°02'54"E	17°48'54"
C20	25.00'	35.69'	32.73'	S00°46'08"E	81°47'12"
C21	325.00'	222.50'	218.18'	S22°02'59"E	39°13'30"
C22	325.00'	67.66'	67.54'	S35°41'53"E	11°55'43"
C23	325.00'	58.41'	58.33'	S24°35'07"E	10°17'49"
C24	325.00'	56.54'	56.46'	S14°27'13"E	09°58'00"
C25	325.00'	39.89'	39.87'	S05°57'13"E	07°01'58"
C26	275.00'	498.99'	433.30'	S54°25'09"E	103°57'49"
C27	275.00'	6.45'	6.45'	N74°16'15"E	01°20'35"
C28	275.00'	123.10'	122.08'	N87°45'59"E	25°38'54"
C29	275.00'	114.58'	113.76'	S67°28'22"E	23°52'23"
C30	275.00'	115.12'	114.28'	S43°32'39"E	23°59'05"
C31	275.00'	115.34'	114.50'	S19°32'11"E	24°01'51"
C32	275.00'	24.40'	24.39'	S04°58'45"E	05°05'02"
C33	25.00'	39.27'	35.36'	S42°33'46"W	90°00'00"
C34	25.00'	39.27'	35.36'	S47°26'14"E	90°00'00"
C35	25.00'	42.19'	37.36'	S45°54'19"W	96°41'06"
C36	337.50'	87.88'	87.64'	S78°17'33"E	14°55'11"
C37	402.50'	151.77'	150.87'	S81°38'06"E	21°36'16"
C38	402.50'	49.48'	49.45'	S74°21'16"E	07°02'36"
C39	402.50'	50.68'	50.66'	S81°29'03"E	07°12'58"
C40	402.50'	51.60'	51.56'	S88°45'53"E	07°20'42"
C41	25.00'	39.27'	35.36'	S47°26'14"E	90°00'00"
C42	25.00'	39.27'	35.36'	S42°33'46"W	90°00'00"
C43	25.00'	39.27'	35.36'	S47°26'14"E	90°00'00"

LINE	BEARING	DISTANCE
L1	S36°34'38"E	20.00'
L2	S36°34'38"E	10.00'
L3	S36°34'38"E	25.97"
L4	N02°26'14"W	3.04'
L5	S87°33'46"W	3.17"
L6	S70°49'58"E	22.21'
L7	S87°33'46"W	14.08'
L8	S73°35'57"W	9.76'
L9	N53°25'22"E	13.84'
L10	S53°25'22"W	15.83'
L11	N16°24'03"W	10.00'
L12	N16°24'03"W	20.00'
L13	N53°25'22"E	15.17'
L14	N73°35'57"E	3.31'
L15	N40°07'28"E	49.75'
L16	N40°07'28"E	10.16'
L17	S40°07'28"W	9.48'
L18	S40°07'28"W	50.51'
L19	N62°54'42"E	33.11'
L20	S02°26'14"E	27.95'
L21	S21°11'14"E	58.15'
L22	S70°49'58"E	31.40'
L23	S70°49'58"E	53.00'
L24	S70°49'58"E	30.79'
L25	S70°49'58"E	0.62'
L26	N87°33'46"E	1.47'
L27	S02°26'14"E	62.44'
L28	S02°26'14"E	5.50'
L29	S02°26'14"E	42.94'

FINAL PLAT OF  
MADSEN RANCH, PHASE 3  
16.823 ACRES OUT OF THE  
ROBERT McNUTT SURVEY  
ABSTRACT No. 422



3900 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729  
TELEPHONE NO. 512-255-8607  
FAX NO. 512-255-8141





BEING A 16.823 ACRES TRACT SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NUMBER 422, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 48.318 ACRES TRACT DESCRIBED AS TRACT 2, AND A PORTION OF A CALLED 4.947 ACRES TRACT DESCRIBED AS TRACT 3, BOTH 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 POINT IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 122, A VARYING WIDTH RIGHT-OF-WAY, NO RECORDING INFORMATION FOUND, SAME BEING THE NORTH LINE OF SAID 4.947 ACRES TRACT AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID 4.947 ACRES TRACT BEARS N53°25'22"E A DISTANCE OF 78.47 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 122 AND SAID THE NORTH LINE OF THE 4.947 ACRES TRACT, CROSSING SAID 4.947 ACRES TRACT AND SAID 48.318 ACRES TRACT, THE FOLLOWING TWENTY ONE (21) COURSES AND DISTANCES:

1. S36°34'38"E A DISTANCE OF 55.97 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
2. S02°26'14"E A DISTANCE OF 809.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
3. S87°33'46"W A DISTANCE OF 196.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
4. N02°26'14"W A DISTANCE OF 3.04 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
5. S87°33'46"W A DISTANCE OF 134.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
6. S02°26'14"E A DISTANCE OF 446.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
7. S87°33'46"W A DISTANCE OF 3.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
8. S02°26'14"E A DISTANCE OF 190.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
9. S87°33'46"W A DISTANCE OF 159.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
10. S89°03'30"W A DISTANCE OF 104.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
11. N79°03'06"W A DISTANCE OF 152.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

12. N19°10'02"E A DISTANCE OF 145.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
13. S 70°49'58"E A DISTANCE OF 22.21 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
14. N19°10'02"E A DISTANCE OF 111.41 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
15. N02°26'14"W A DISTANCE OF 486.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
16. S87°33'46"W A DISTANCE OF 14.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
17. N02°26'14"W A DISTANCE OF 144.99 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
18. S83°04'40"W A DISTANCE OF 113.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
19. N16°24'03"W A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,
20. S73°35'57"W A DISTANCE OF 9.76 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET, AND
21. N16°24'03"W A DISTANCE OF 166.96 FEET TO A POINT IN SAID RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 122, SAME BEING THE NORTH LINE OF SAID 48.138 ACRES TRACT AND FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 48.318 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 13.009 ACRES TRACT DESCRIBED AS TRACT 1 IN SAID SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 272 OSP, LLC, BEARS S73°16'32"W A DISTANCE OF 103.68 FEET;

THENCE WITH SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 122 AND SAID NORTH LINE OF THE 48.318 ACRES TRACT, N73°16'32"E A DISTANCE OF 600.76 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND AT THE NORTHEAST CORNER OF SAID 48.318 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 4.947 ACRES TRACT;

CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 122 AND SAID NORTH LINE OF THE 4.947 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N61°00'04"E A DISTANCE OF 252.16 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 122 AND THE NORTH LINE OF SAID 48.318 ACRES TRACT;
2. N53°25'22"E A DISTANCE OF 13.84 FEET TO SAID POINT OF BEGINNING AND CONTAINING 16.823 ACRES.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
That 272 OSP LLC., a Texas Limited Liability Corporation, as owner of that certain 16.823 acres tract, being a portion of a called 48.318 acres tract of land described as Tract 2 (Exhibit "B"), and a portion of a 4.947 acres tract of land described as Tract 3 (Exhibit "C"), all the above tracts are recorded in Document No. 2015047357 of the Official Public Records of Williamson County, Texas do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown heron to be known as MADSEN RANCH, PHASE 3 subdivision.

272 OSP LLC.

James Dorney  
Vice President

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
This instrument was acknowledged before me on the \_\_\_ day of \_\_\_, 20\_\_\_, by James Dorney of 272 OSP, LLC.

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Approved this \_\_\_ day of \_\_\_, 20\_\_\_, by the City of Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

David Pavliska, Chairman

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
That I, 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 Amberglan Blvd., Bldg. F, Suite 125  
Austin, Texas 78729



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 \_\_\_, 20\_\_\_, at \_\_\_ o'clock \_\_\_ m. and

duly recorded on the \_\_\_ day of \_\_\_, A.D., 20\_\_\_ at \_\_\_ o'clock \_\_\_ m. in the plat records of said county, in document no. \_\_\_\_\_

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

Nancy Rister, clerk, county court Williamson County, Texas

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

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
That I, 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 Amberglan Blvd., Bldg. F, Suite 125  
Austin, Texas 78729



FINAL PLAT OF  
MADSEN RANCH, PHASE 3  
16.823 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) 777-4800  
FAX (512) 252-8141

