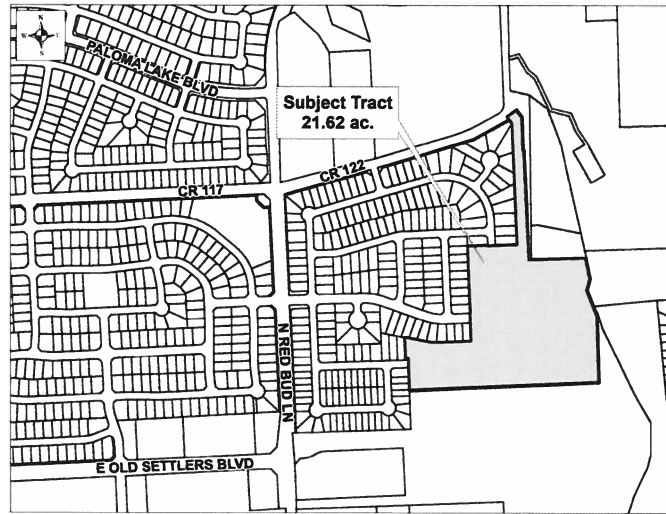


**Madsen Ranch Subdivision Ph. 4
FINAL PLAT FP1805-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create 66 residential lots

ZONING AT TIME OF APPLICATION: PUD No. 98

DESCRIPTION: 21.62 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Residential (ETJ-Unzoned)
 South: Residential (Unzoned)
 East: Residential (ETJ-Unzoned)
 West: Residential (Zoned PUD No. 98)

PROPOSED LAND USE: Detached Single-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	66	11.43
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.87
Parkland:	1	7.32
Other:	0	0
TOTALS:	68	21.62

Owner:
 272 OSP, LLC
 James Dorney
 8601 Ranch Road 2222 Bldg. 1, Ste. 150
 Austin, TX 78730

Agent:
 Half Associates, Inc.
 Robert Scholz
 9500 Amberglen Blvd., Bldg. F, Ste. 125
 Austin, TX 78729

**Madsen Ranch Subdivision Ph. 4
FINAL PLAT FP1805-001**

HISTORY: The Planning and Zoning Commission (P&Z) approved the Madsen Ranch Preliminary Plat on May 6, 2015. The P&Z Commission approved Phase 1 Final Plat on August 19, 2015 and Phase 2 Final Plat on January 4, 2017. Phase 3 was approved by the P&Z Commission on June 21, 2017. A revised Preliminary Plat (PP1705-001) to go from five phases to four phases was approved by the Planning & Development Services Director on June 16, 2017. At the applicant's request, this item was postponed from the June 6, 2018 P&Z meeting to a future agenda date to work with staff on a drainage issue, which has been resolved.

DATE OF REVIEW: June 20, 2018

LOCATION: South of County Road 122, east of N. Red Bud Lane

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the site is Residential and the zoning is PUD 98 (Madsen Ranch Planned Unit Development). The PUD allows for single-family housing and open space. This 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 the adopted PUD. The approved Preliminary Plat includes a total of 285 lots for single-family residential.

Phase 4 is the final phase for the Madsen Ranch Subdivision and it consists of 21.62 total acres, of which 11.43 acres will be development lots. There will be 2.87 acres dedicated for right-of-way with this plat. Phase 4 is comprised of 42 standard residential lots and 24 large residential lots.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the revised preliminary plat approved on June 16, 2017.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This final phase will not require a TIA revision.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Phase 4 will connect to an 8-inch distribution line constructed with Phase 3 as well as looping back to an 8-inch water line constructed with Phase 1. Wastewater will be connected to an existing 8-inch line that connects to a 42-inch public wastewater interceptor within an existing easement.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting.

Parkland: PUD 98 requires 5.7 acres of parkland to be maintained by the HOA with the final plat. Phase 4 is the final phase for Madsen Ranch and therefore the developer is creating a total of 7.32 acres of parkland along with an 8-foot wide concrete trail. The HOA will own and maintain the parkland, and the developer will dedicate a public access easement over the trail.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The applicant shall dedicate a public access easement once the location of the trail has been established on Lot 97, Block B prior to recordation of the Phase 4 final plat or Site Improvement Plan Permit close out, whichever occurs first.
2. Remove Ph 3 callout to 'hereby' dedicate right-of-way Lot 80 Block B of Ph 3.
3. Modify right-of-way dedication width at Lot 100 Block B to match adjacent Lot 99 30' dedication in Phase 3.
4. Clearly identify the line from the WW easement Doc #2016083580 near Lot 73 Block B to the calculated point.
5. Delete plat note # 7.
6. Update the P&Z review date to June 20, 2018.
7. Update the development lot acreage prior to recordation.



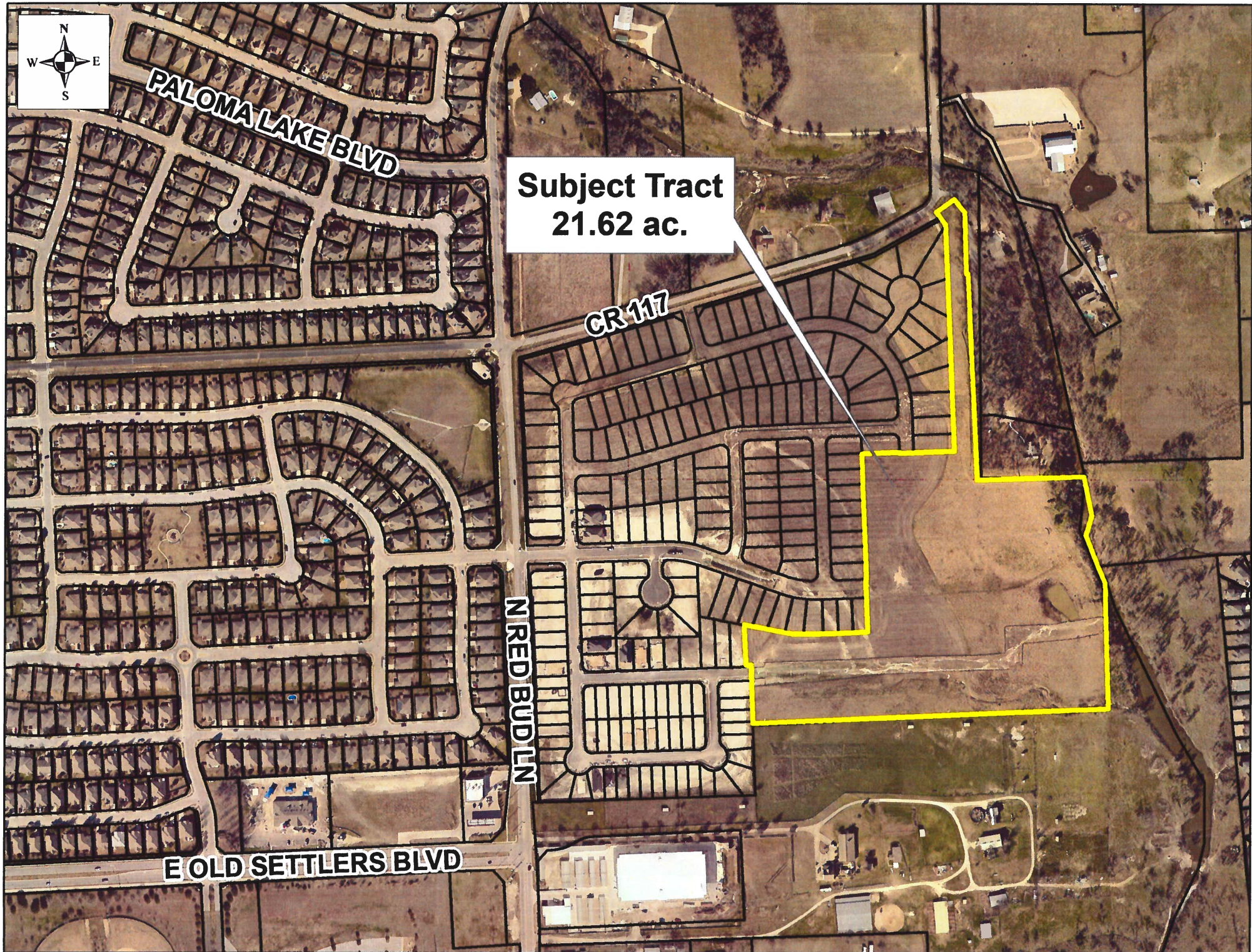
PALOMA LAKE BLVD

**Subject Tract
21.62 ac.**

CR 117

N RED BUD LN

E OLD SETTLERS BLVD



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

ACREAGE: 21.624 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: 3

LINEAR FEET OF NEW STREETS: 2215'

SUBMITTAL DATE: MAY 8, 2018

DATE OF PLANNING AND ZONING
COMMISSION REVIEW: JUNE 6, 2018

BENCHMARK DESCRIPTION AND ELEVATION:

CONTROL POINT NO.100
N: 10173245.888
E: 3152311.565
ELEVATION: 715.92
1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
ALONG THE WEST SIDE OF RED BUD LANE, +/- 210' NORTH
OF THE CENTERLINE OF THE WESTBOUND OF OLD SETTLERS BLVD.
AT THE BACK OF THE SIDEWALK IN FRONT OF GAS STATION.

CONTROL POINT NO.101
N: 10174111.649
E: 3152298.742
ELEVATION: 702.60
1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
ALONG THE WEST SIDE OF RED BUD LANE, +/- 30' NORTH
OF THE CENTERLINE OF PAULING LANE, AT THE WEST EDGE OF A
DRAINAGE STRUCTURE.

CONTROL POINT NO.102
N: 10174748.000
E: 3152259.912
ELEVATION: 694.08
1/2" IRON ROD SET W/ CAP STAMPED "HALFF TRAV"
ALONG THE WEST SIDE OF RED BUD LANE, +/- 92' SOUTH
OF THE CENTERLINE OF COUNTY ROAD 117, AT THE EASTERN
EDGE OF A SIDEWALK.

C.O.R.R. BENCH MARK
ELEVATION: 701.55
2" BRASS DISK STAMPED "CITY OF ROUND ROCK"
LOCATED ON THE SOUTHWEST CORNER OF A CURB INLET,
AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF
PAULING LANE AND CHAD DRIVE.

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.

ACREAGE BY LOT TYPE:

DEVELOPMENT LOTS: 11.600 ACRES

R.O.W.: 2.813 ACRES

ADDITIONAL R.O.W. DEDICATED AS
LOT 100, BLK. B: 0.054 ACRE

PARKLAND: 7.324 ACRES

NUMBER OF LOTS BY TYPE:

DEVELOPMENT LOTS: 66

PARKLAND LOT: 1

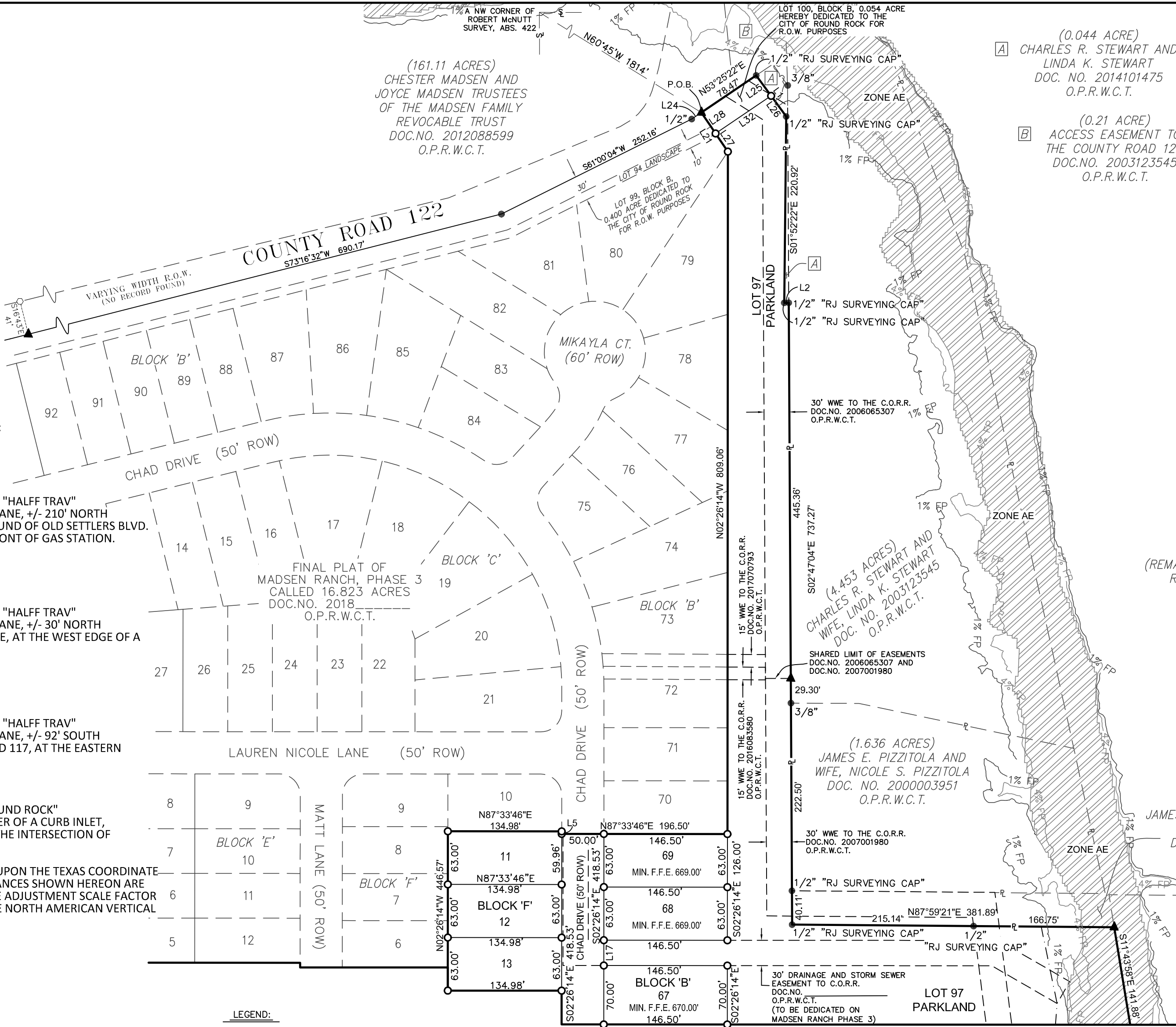
R.O.W. LOT: 1

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

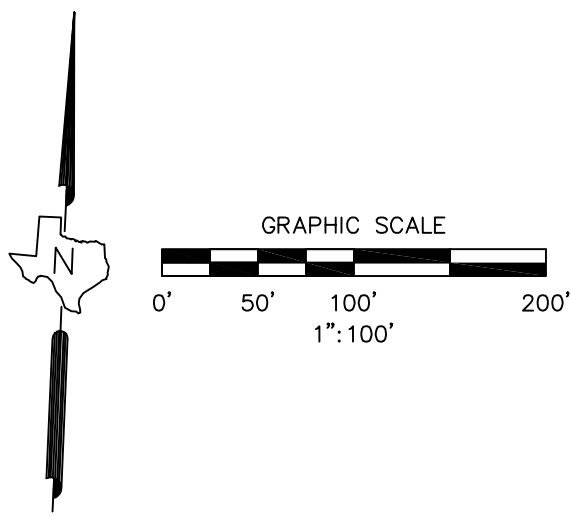
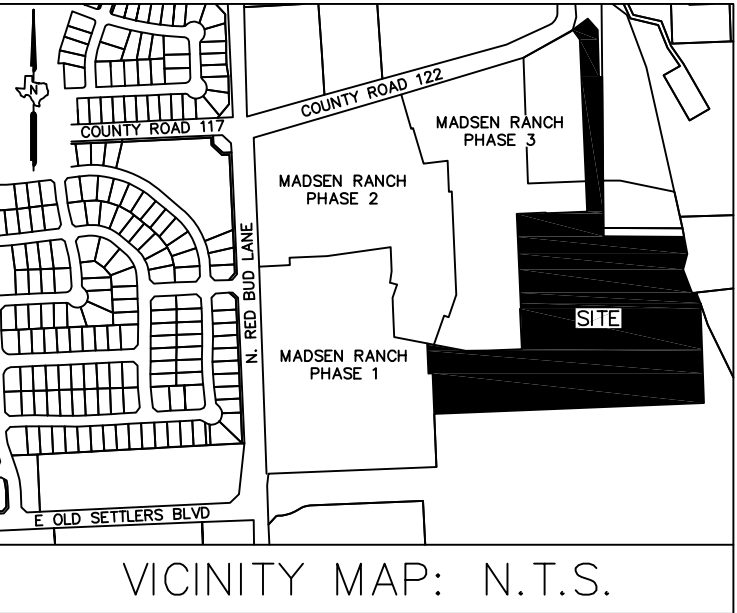
LEGEND:

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC."
- FOUND IRON ROD ~ CAP SIZE NOTED
- FENCE POST FOUND
- ▲ 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
- C.O.R.R. CITY OF ROUND ROCK
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- W.W. WASTE WATER EASEMENT
- W.L. WATER LINE EASEMENT
- B.L. BUILDING LINE
- P.L. PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- MIN. F.F.E. MINIMUM FINISH FLOOR ELEVATION
- N.B.U. NEIGHBORHOOD BOX UNIT FOR MAIL
- APPROXIMATED LOCATION OF FEMA ZONE AE
- 1% FP C.O.R.R. ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- 4% FP C.O.R.R. ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN



(0.044 ACRE)
A CHARLES R. STEWART AND
LINDA K. STEWART
DOC. NO. 2014101475
O.P.R.W.C.T.

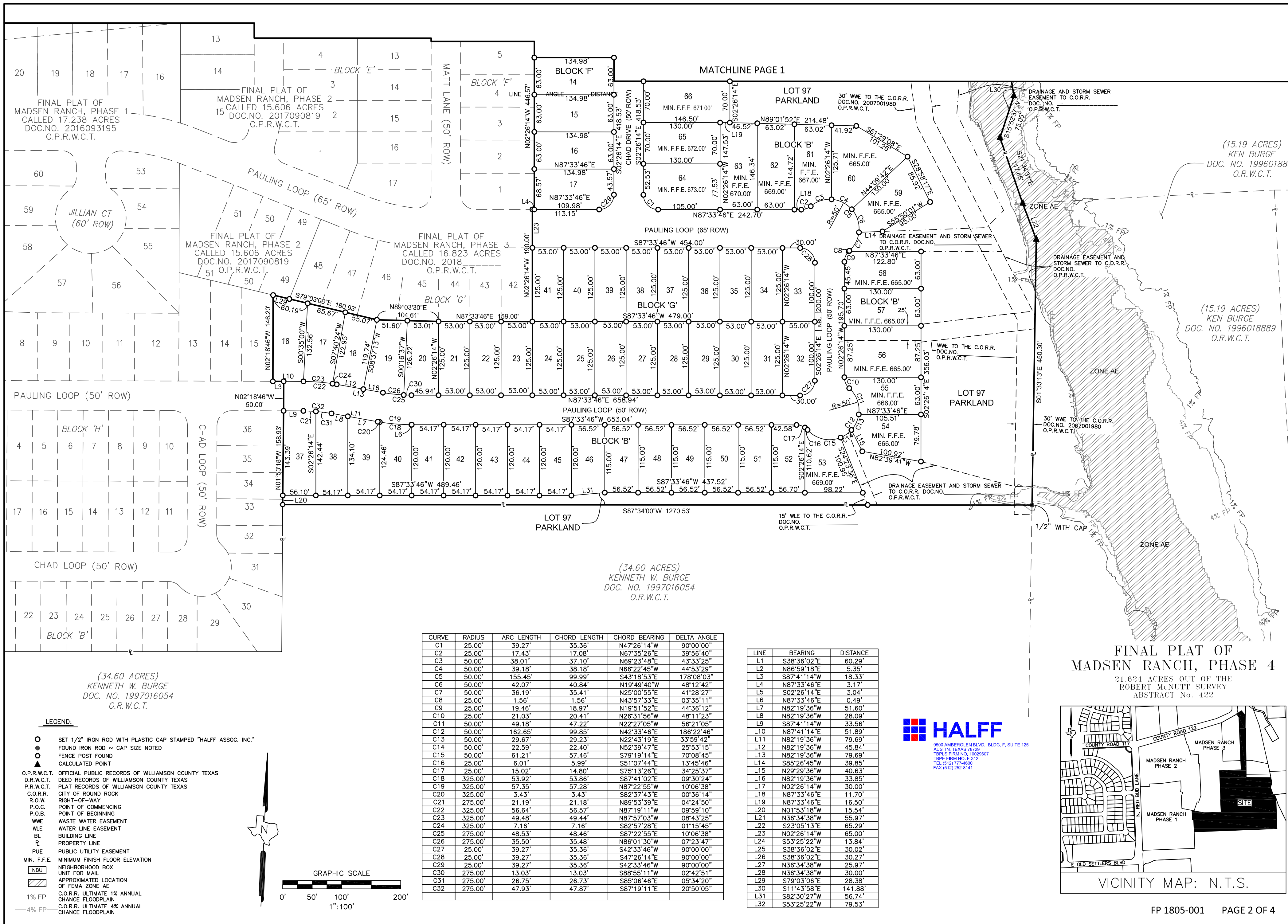
(0.21 ACRE)
B ACCESS EASEMENT TO
THE COUNTY ROAD 122
DOC. NO. 2003123545
O.P.R.W.C.T.



(REMAINDER OF 21.67 ACRES)
JOHN REED
DOC. NO. 2009033054
O.P.R.W.C.T.

HALFF
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

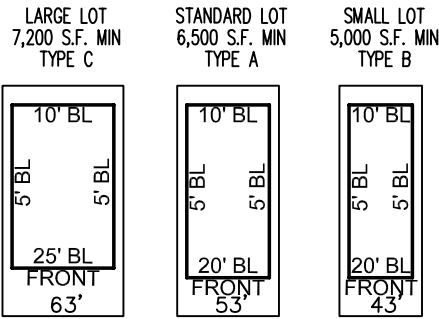
FINAL PLAT OF
MADSEN RANCH, PHASE 4
21.624 ACRES OUT OF THE
ROBERT MCNUTT SURVEY
ABSTRACT No. 422



Block "B"		
LOT #	AREA	LOT DESIGNATION
Lot 37	7935 SQ. FT.	STANDARD
Lot 38	7514 SQ. FT.	STANDARD
Lot 39	7003 SQ. FT.	STANDARD
Lot 40	6580 SQ. FT.	STANDARD
Lot 41	6500 SQ. FT.	STANDARD
Lot 42	6500 SQ. FT.	STANDARD
Lot 43	6500 SQ. FT.	STANDARD
Lot 44	6500 SQ. FT.	STANDARD
Lot 45	6500 SQ. FT.	STANDARD
Lot 46	6641 SQ. FT.	STANDARD
Lot 47	6500 SQ. FT.	STANDARD
Lot 48	6500 SQ. FT.	STANDARD
Lot 49	6500 SQ. FT.	STANDARD
Lot 50	6500 SQ. FT.	STANDARD
Lot 51	6500 SQ. FT.	STANDARD
Lot 52	6501 SQ. FT.	STANDARD
Lot 53	7506 SQ. FT.	LARGE
Lot 54	7699 SQ. FT.	LARGE
Lot 55	7225 SQ. FT.	LARGE
Lot 56	11343 SQ. FT.	LARGE
Lot 57	8190 SQ. FT.	LARGE
Lot 58	8151 SQ. FT.	LARGE
Lot 59	8824 SQ. FT.	LARGE
Lot 60	11364 SQ. FT.	LARGE
Lot 61	8539 SQ. FT.	LARGE
Lot 62	9108 SQ. FT.	LARGE
Lot 63	9267 SQ. FT.	LARGE
Lot 64	9945 SQ. FT.	LARGE
Lot 65	9100 SQ. FT.	LARGE
Lot 66	10255 SQ. FT.	LARGE
Lot 67	10255 SQ. FT.	LARGE
Lot 68	9230 SQ. FT.	LARGE
Lot 69	9230 SQ. FT.	LARGE
Lot 97	319027 SQ. FT.	PARKLAND

Block "F"		
LOT #	AREA	LOT DESIGNATION
Lot 11	8504 SQ. FT.	LARGE
Lot 12	8504 SQ. FT.	LARGE
Lot 13	8504 SQ. FT.	LARGE
Lot 14	8504 SQ. FT.	LARGE
Lot 15	8504 SQ. FT.	LARGE
Lot 16	8504 SQ. FT.	LARGE
Lot 17	9121 SQ. FT.	LARGE

Block "G"		
LOT #	AREA	LOT DESIGNATION
Lot 16	7717 SQ. FT.	STANDARD
Lot 17	7275 SQ. FT.	STANDARD
Lot 18	6551 SQ. FT.	STANDARD
Lot 19	7451 SQ. FT.	STANDARD
Lot 20	7037 SQ. FT.	STANDARD
Lot 21	6625 SQ. FT.	STANDARD
Lot 22	6625 SQ. FT.	STANDARD
Lot 23	6625 SQ. FT.	STANDARD
Lot 24	6625 SQ. FT.	STANDARD
Lot 25	6625 SQ. FT.	STANDARD
Lot 26	6625 SQ. FT.	STANDARD
Lot 27	6625 SQ. FT.	STANDARD
Lot 28	6625 SQ. FT.	STANDARD
Lot 29	6625 SQ. FT.	STANDARD
Lot 30	6625 SQ. FT.	STANDARD
Lot 31	6625 SQ. FT.	STANDARD
Lot 32	6741 SQ. FT.	STANDARD
Lot 33	6741 SQ. FT.	STANDARD
Lot 34	6625 SQ. FT.	STANDARD
Lot 35	6625 SQ. FT.	STANDARD
Lot 36	6625 SQ. FT.	STANDARD
Lot 37	6625 SQ. FT.	STANDARD
Lot 38	6625 SQ. FT.	STANDARD
Lot 39	6625 SQ. FT.	STANDARD
Lot 40	6625 SQ. FT.	STANDARD
Lot 41	6625 SQ. FT.	STANDARD



TOTAL FOR THIS PLAT: 24

42

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 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 16, 2017.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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 97 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 (MIN. F.F.E.) FOR THE SINGLE FAMILY LOTS ADJACENT TO THE 1% ULTIMATE FLOODPLAIN ARE IDENTIFIED BELOW:
BLOCK B, LOTS 54-55 (MIN. ELEVATION 666.00')
BLOCK B, LOTS 56-60 (MIN. ELEVATION 665.00')
BLOCK B, LOT 61 (MIN. ELEVATION 667.00')
BLOCK B, LOT 64 (MIN. ELEVATION 673.00')
BLOCK B, LOT 65 (MIN. ELEVATION 672.00')
BLOCK B, LOT 66 (MIN. ELEVATION 671.00')
BLOCK B, LOTS 63, 67 (MIN. ELEVATION 670.00')
BLOCK B, LOTS 53, 62, 68-69 (MIN. ELEVATION 669.00')

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.

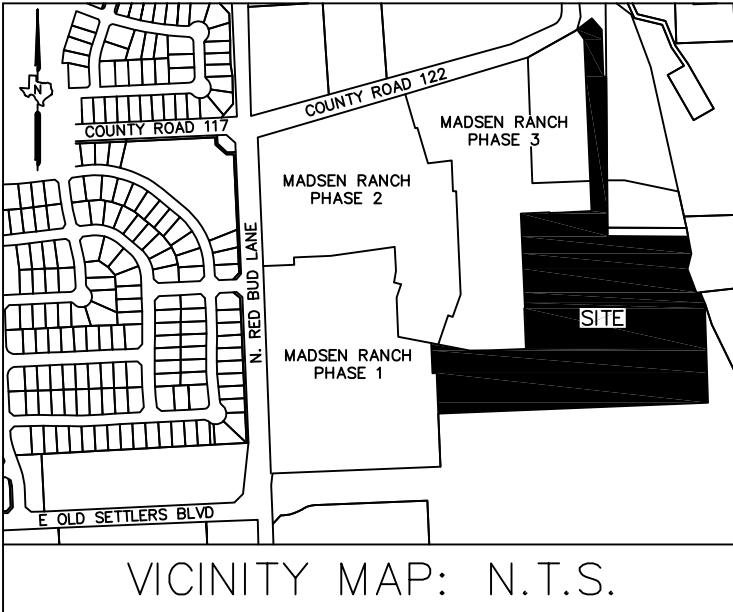
GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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.

FINAL PLAT OF
MADSEN RANCH, PHASE 4
21.624 ACRES OUT OF THE
ROBERT McNUTT SURVEY
ABSTRACT No. 422



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TEL (512) 777-4600
FAX (512) 252-8141



BEING 21.624 ACRES TRACT SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 48.318 ACRES TRACT DESCRIBED AS TRACT 2, AND THE REMAINDER 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 ON THE EXISTING 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 REMAINDER OF 4.947 ACRES TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 4.947 ACRES TRACT AND SAID COUNTY ROAD NO. 122 BEARS S53°25'22"W, A DISTANCE OF 13.84 FEET:

THENCE WITH THE NORTH LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, N53°25'22"E, A DISTANCE OF 78.47 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND AT THE NORTH CORNER OF SAID REMAINDER OF 4.947 ACRES TRACT, SAME BEING THE WEST CORNER OF A CALLED 0.044 ACRE TRACT OF LAND DESCRIBED IN A BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED TO CHARLES R. STEWART AND LINDA K. STEWART, RECORDED IN DOCUMENT NO. 2014101475 IN THE O.P.R.W.C.T.;

THENCE LEAVING THE SAID NORTH LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, WITH THE EAST LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, SAME BEING THE WEST LINE OF SAID 0.44 ACRE TRACT, THE FOLLOWING THREE (3) COURSE AND DISTANCES:

1. S38°36'02"E, A DISTANCE OF 60.29 FEET TO 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND,

2. S01°52'22"E, A DISTANCE OF 220.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND, AND

3. N86°59'18"E, A DISTANCE OF 5.35 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND ON THE EAST LINE OF SAID REMAINDER OF 4.947 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.044 ACRE TRACT, ALSO BEING ON THE WEST LINE OF A CALLED 4.453 ACRES TRACT OF LAND DESCRIBED IN A CORRECTION ADDENDUM TO CHARLES R. STEWART AND WIFE, LINDA K. STEWART, RECORDER IN A DOCUMENT NO. 2003123545 OF THE O.P.R.W.C.T.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF 4.947 ACRES TRACT AND 4.453 ACRES TRACT, S02°47'04"E, PASSING AT A DISTANCE OF 445.36 FEET TO A CALCULATED SOUTHEAST CORNER OF SAID REMAINDER OF 4.947 ACRES TRACT, SAME BEING AN EXTERIOR ELL CORNER OF SAID REMAINDER OF 48.318 ACRES TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 474.66 FEET TO A 3/8-INCH IRON ROD FOUND ON SAID EAST LINE OF THE REMAINDER OF 4.947 ACRES TRACT, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 1.636 ACRES TRACT OF LAND DESCRIBED IN A GIFT DEED TO JAMES E. PIZZITOLA AND WIFE, NICOLE S. PIZZITOLA, RECORDED IN DOCUMENT NO.2000003951 OF THE O.P.R.W.C.T.;

THENCE WITH SAID EAST LINE OF THE REMAINDER OF 48.318 ACRES TRACT, SAME BEING THE WEST LINE OF SAID 1.636 ACRES TRACT S02°47'04"E, A DISTANCE OF 222.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND ON SAID EAST LINE OF THE 48.318 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 1.636 ACRES TRACT, ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.35 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JAMES E. PIZZITOLA AND WIFE, NICOLE S. PIZZITOLA, RECORDED IN DOCUMENT NO.2007020165 OF THE O.P.R.W.C.T.;

THENCE WITH SAID EAST LINE OF THE REMAINDER OF 48.318 ACRES TRACT, SAME BEING THE WEST LINE OF SAID 0.35 ACRE TRACT S02°47'04"E, A DISTANCE OF 40.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND AT AN INTERIOR ELL CORNER OF SAID 48.318 ACRES TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 0.35 ACRE TRACT;

THENCE WITH A NORTH LINE OF SAID REMAINDER OF 48.318 ACRES TRACT AND THE SOUTH LINE OF SAID 0.35 ACRE TRACT, N87°59'21"E, PASSING AT A DISTANCE OF 215.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 381.89 FEET TO A CALCULATED EAST CORNER OF 48.38 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.35 ACRE TRACT, ALSO BEING ON THE WEST LINE OF A THE REMAINDER OF A CALLED 21.67 ACRES TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JOHN REED, RECORDED IN DOCUMENT NO. 2009033054 OF THE O.P.R.W.C.T.;

THENCE WITH THE EAST LINE OF SAID REMAINDER OF 48.318 ACRES TRACT AND THE WEST LINE OF SAID REMAINDER OF 21.67 ACRES TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S11°43'58"E, A DISTANCE OF 141.88 FEET TO A CALCULATED CORNER,

2. S15°52'37"W, A DISTANCE OF 75.05 FEET TO A CALCULATED CORNER, AND

3. S21°34'31"E, A DISTANCE OF 117.85 FEET TO A CALCULATED CORNER AT THE SOUTHWEST CORNER OF SAID REMAINDER OF 21.67 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 15.19 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO KEN BURGE, RECORDED IN DOCUMENT NO. 1996018889 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.);

THENCE WITH THE SAID EAST LINE OF THE REMAINDER OF 48.318 ACRES TRACT AND WEST LINE OF SAID 15.19 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S23°05'13"E, A DISTANCE OF 65.29 FEET TO A CALCULATED CORNER, AND

2. S01°33'13"E, A DISTANCE OF 450.30 FEET TO A 1/2-INCH IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF SAID REMAINDER OF 48.318 ACRES TRACT SAME BEING ON SAID WEST LINE OF 15.19 ACRES TRACT, ALSO BEING THE NORTHEAST CORNER OF A CALLED 34.60 ACRES TRACT OF LAND DESCRIBED IN A DEED WITHOUT WARRANTY TO KENNETH W. BURGE, RECORDED IN DOCUMENT NO. 1997016054 OF THE O.R.W.C.T.;

THENCE WITH THE SOUTH LINE OF SAID REMAINDER OF 48.318 ACRES TRACT AND THE NORTH LINE OF SAID 34.60 ACRES TRACT, S87°34'00"W, A DISTANCE OF 1270.53 FEET TO A FENCE CORNER POST FOUND AT AN INTERIOR ELL CORNER OF SAID REMAINDER OF 48.318 ACRES TRACT, SAME BEING AN EXTERIOR ELL CORNER OF SAID 34.60 ACRES TRACT, ALSO BEING ON THE EAST LINE OF A CALLED 17.238 ACRES TRACT OF LAND DESCRIBED TO MADSEN RANCH PHASE 1, RECORDED IN DOCUMENT NO. 2016093195 OF THE O.P.R.W.C.T.;

THENCE WITH THE WEST LINE OF SAID REMAINDER OF 48.318 ACRES TRACT, SAME BEING THE EAST LINE OF SAID 17.238 ACRES TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N01°53'18"W, PASSING AT A DISTANCE OF 10.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET AND CONTINUING TO A TOTAL DISTANCE OF 158.93 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

2. N02°18'46"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

3. S87°41'14"W, A DISTANCE OF 18.33 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET, AND

4. N02°18'46"W, A DISTANCE OF 146.20 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET AT THE WEST CORNER OF SAID REMAINDER OF 48.318 ACRES TRACT, SAME BEING THE EAST CORNER OF SAID 17.238 ACRES TRACT, ALSO BEING ON THE SOUTH LINE OF A CALLED 15.606 ACRES TRACT OF LAND DESCRIBED TO MADSEN RANCH PHASE 2, RECORDED IN DOCUMENT NO. 2017090819 OF THE O.P.R.W.C.T.;

THENCE WITH A NORTH LINE OF SAID REMAINDER OF 48.318 ACRES TRACT AND THE SOUTH LINE OF SAID 15.606 ACRES TRACT, S79°03'06"E, A DISTANCE OF 28.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET ON A NORTH LINE OF SAID 48.318 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 15.606 ACRES TRACT;

THENCE OVER AND ACROSS SAID REMAINDER OF 48.318 ACRES TRACT AND SAID REMAINDER OF 4.947 ACRES TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. S79°03'06"E, A DISTANCE OF 152.55 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

2. N89°03'30"E, A DISTANCE OF 104.61 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

3. N87°33'46"E, A DISTANCE OF 159.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

4. N02°26'14"W, A DISTANCE OF 190.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

5. N87°33'46"E, A DISTANCE OF 3.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

6. N02°26'14"W, A DISTANCE OF 446.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

7. N87°33'46"E, A DISTANCE OF 134.98 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

8. S02°26'14"E, A DISTANCE OF 3.04 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

9. N87°33'46"E, A DISTANCE OF 196.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET,

10. N02°26'14"W, A DISTANCE OF 809.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET, AND

11. N36°34'38"W, A DISTANCE OF 55.97 FEET TO SAID POINT OF BEGINNING AND CONTAINING 21.624 ACRES.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That 272 OSP LLC., a Texas Limited Liability Corporation, as owner of that certain 21.624 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 FINAL PLAT OF MADSEN RANCH, PHASE 4.

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:_____

The property covered by this plat is within the city limits of the City of Round Rock 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 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729

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., 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 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729

Date

FINAL PLAT OF
MADSEN RANCH, PHASE 4
21.624 ACRES OUT OF THE
ROBERT MCNUTT SURVEY
ABSTRACT No. 422

HALFF
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) 252-6141

