

**Clear Creek Ranch  
FINAL PLAT FP1902-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final plat approval to create 1 development lot, 1 right-of-way lot and 1 special purpose lot

**ZONING AT TIME OF APPLICATION:** PUD No. 116

**DESCRIPTION:** 25.73 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Four Single-Family Dwellings and Undeveloped - Zoned PUD (Planned Unit Development) No. 116

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use designation is determined by PUD No. 116, which allows for residential development (maximum 120 units) under TH (Townhouse) zoning district standards.

**ADJACENT LAND USE:**

North: Place of Worship and Residences - Unzoned ETJ  
 South: Residences (Creekbend Neighborhood) - Zoned SF-2  
 East: Sam Bass Road Right-of-Way  
 West: Brushy Creek and Residences - Unzoned ETJ

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1	25.01
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.57
Parkland:	0	0
Other:	1	0.15
<b>TOTALS:</b>	<b>3</b>	<b>25.73</b>

**Owner:**  
 Vera Mae Smith Trust  
 2511 Sam Bass Rd.  
 Round Rock, TX 78681

**Agent:**  
 Jamison Civil Engineering LLC  
 Stephen R. Jamison  
 13812 Research Blvd.  
 Austin, TX 78750

**Clear Creek Ranch**  
**FINAL PLAT      FP1902-002**

**HISTORY:** On September 27, 2018, the City Council approved annexation (AN1804-001) for the Clear Creek Tract, which is comprised of 25.73 acres. On October 25, 2018, the City Council approved the Clear Creek PUD (Planned Unit Development) No 116, which includes a Concept Plan and allows for residential development (maximum 120 units) under TH (Townhouse) zoning district standards. The PUD allows single family detached units on a common lot.

**DATE OF REVIEW:** April 3, 2019

**LOCATION:** Generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the tract for residential purposes. The tract is zoned PUD No. 116 and allows only single family detached units on a common lot regulated by the TH (Townhouse) zoning district. The PUD requires masonry exterior finish for all units (excluding doors, windows, trim and accent features) with a minimum 75% masonry defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco. The use of materials such as wood shingles or wood siding shall be limited to accent features.

Compliance with the Preliminary Plat: As shown, the Final Plat is in compliance with the Preliminary Plat (PP1902-001) being processed simultaneously with this application.

Traffic, Access and Roads: The subject tract will have two points of access on Sam Bass Road and final locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary as the applicant will be dedicating right-of-way and adding turn lane improvements to Sam Bass Road.

Water and Wastewater Service: Water and Wastewater service will be provided by the City of Round Rock. Water service will be provided by installing an off-site 12-inch water line within the southern right-of-way of Sam Bass Road, extending from the subject tract to the intersection of Sam Bass Road and Creek Bend Boulevard. Wastewater service will be obtained by connecting to the City's wastewater system from an existing 60-inch wastewater line in Hairy Man Road, just south of Brushy Creek.

Drainage: A flood study (FLOOD1811-0005) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject tract is located within the Edwards Aquifer Recharge Zone and a portion is within the boundaries of the 100-year floodplain. The applicant is proposing both a water quality pond and a detention pond onsite.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Depict section line across Brushy Creek with notation of the Ultimate 1% WSE information for the locations as follows: at northern boundary, midpoint and at south boundary.
2. Depict easement lines enclosing the Ultimate 1% annual chance floodplain within boundary. Easement must be tied to boundary pins.
3. Remove term "lease" from Lot 3, Block "A".





**Subject Tract  
25.73 ac.**

**Sam Bass Rd**

**W Old Settlers Blvd**

**Hairy Man Rd**



# CLEAR CREEK RANCH

## LEGAL DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE"; THEREIN AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SARAH L. WILLIAMS  
2.00 AC.  
DOC. NO. 2017057094 O.P.R.W.C.T.  
DESCRIBED IN  
VOL. 670, PG. 461 D.R.W.C.T.

GALEN VERRET AND  
SHANNON DZIKAS VERRET  
30' WIDE ACCESS EASEMENT  
DOC. NO. 2017098748  
O.P.R.W.C.T.

ROLANDO Y. CRUZ &  
DELIA B. CRUZ  
1.279 AC.  
DOC. NO. 2016098026  
O.P.R.W.C.T.

CECIL W. FISHER JR. &  
SALLY S. FISHER  
4.05 AC.  
VOL. 668, PG. 657  
D.R.W.C.T.

HEREBY CONVEYED TO  
THE CITY OF ROUND ROCK  
DRAINAGE & STORM SEWER EASEMENT

RICHARD BLAKE SMITH AND JOY  
LYNN SMITH  
0.7414 ACRES  
RIGHT-OF-WAY EASEMENT  
DOC. NO. 2006092388  
O.P.R.W.C.T.

LOT 3 BLOCK A  
SPECIAL PURPOSE LOT  
0.147 AC.  
6,400 SQ FT

LOT 2  
BLOCK A  
25.011 AC.  
1,095,882.48 SQ FT

SEE SHEET 2  
FOR LINE TABLE

GRAPHIC SCALE

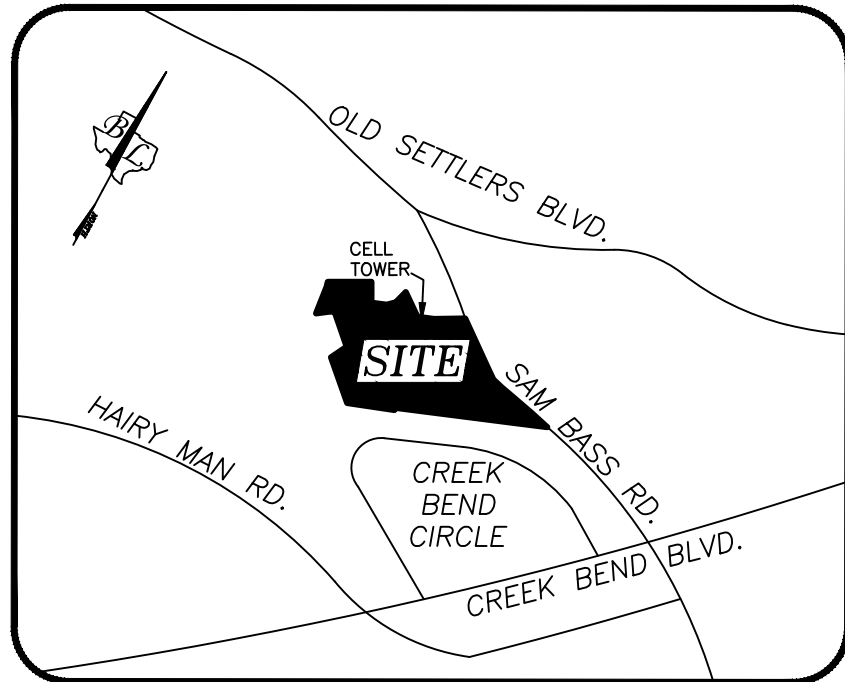
100 50 0 100  
IN FEET  
1" = 100'

## LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED IF CAPPED)
○	COTTON SPINDLE FOUND
⊗	FENCE CORNER POST
△	1/2" REBAR SET WITH PLASTIC CAP STAMPED "BASELINE, INC."
○	CALCULATED POINT
⊙	BENCHMARK
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
{ }	RECORD INFORMATION-CAB. F, SL. 144-146, P.R.W.C.T.
{ }	RECORD INFORMATION-DOC. NO. 2016095753, O.P.R.W.C.T.
{ }	RECORD INFORMATION-DOC. NO. 2006106307, O.P.R.W.C.T.
{ }	RECORD INFORMATION-DOC. NO. 2016043344, O.P.R.W.C.T.
{ }	RECORD INFORMATION-DOC. NO. 2017098748, O.P.R.W.C.T.
SY-LIN_ROW	SY-LIN_ROW
SY-LIN_BNDY	SY-LIN_BNDY
C-EASEMENT-PUE	C-EASEMENT-PUE
C-EASEMENT-DRAINAGE	C-EASEMENT-DRAINAGE
SY-LINE_EASEMENT	SY-LINE_EASEMENT
ULTIMATE 1% ANNUAL FLOODPLAIN CHANCE	ULTIMATE 1% ANNUAL FLOODPLAIN CHANCE
4% FLOODPLAIN LIMITS	4% FLOODPLAIN LIMITS
C-FEMA 100 YEAR FLOODPLAIN	C-FEMA 100 YEAR FLOODPLAIN
S_FLD_HAZ_LN	S_FLD_HAZ_LN
SY_LINE_ADJOINER	SY_LINE_ADJOINER

OWNER: BROHN HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)  
ACREAGE: 25.730 ACRES  
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0'  
SUBMITTAL DATE: FEBRUARY 5, 2019  
DATE OF PLANNING & ZONING COMMISSION REVIEW: APRIL 3, 2019  
ACREAGE BY LOT TYPE: DEVELOPMENT: 25.011 AC.; RIGHT-OF-WAY 0.572 AC.;  
NUMBER OF LOTS BY TYPE: DEVELOPMENT: 1 LOT; RIGHT-OF-WAY: 1 LOT;  
SPECIAL PURPOSE: 1 LOT; 0.147 AC.;  
OPEN SPACE PERCENT: 14% REQUIRED  
14% PROVIDED  
SURVEYOR: BASELINE LAND SURVEYORS, INC.  
ENGINEER: JAMISON CIVIL ENGINEERING LLC  
BENCHMARK INFORMATION: BM #420 : 5/8" REBAR WITH CAP WHICH READS J.S. COULTER R.P.L.S. L.S.L.S.  
BEING THE MOST NORTHERLY CORNER OF SITE AND +/- 28' NORTH OF THE  
NORTHEAST CORNER OF A CATTLEGUARD AND ALSO +/- 15' SOUTHWEST OF THE  
EDGE OF PAVEMENT OF SAM BASS ROAD. ELEVATION = 798.89'  
(DATUM:NAVD 88)(GEOID 99)

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83/96 CORRS  
COMBINED SCALE FACTOR: 0.99988182  
CONVERGENCE TO GRID: 01'20"54"



## VICINITY MAP (NOT TO SCALE)

LOT 1 BLOCK A  
R.O.W LOT HEREBY DEDICATED TO  
CITY OF ROUND ROCK  
0.572 AC.  
24,906.33 SQ. FT.

LOT 2  
BLOCK A  
25.011 AC.  
1,095,882.48 SQ FT

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD  
SUITE 101  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
scott@baselandsurveyors.net

# FINAL PLAT CLEAR CREEK RANCH

File: S:\proj\Sam Bass Road\Drawg\Final Plat.dwg  
Scale (Hor.): 1"=100'  
Date: 03/28/19  
Drawn By: JSL  
Checked By: RLW  
Revision 1: Comments received 02-13-19  
Revision 2:  
Revision 3:

SHEET  
01 of 03

FP1902-002

METES AND BOUNDS DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the northeast corner of said 23.75 acre tract, being the southeast corner of a 2.30 acre tract of land conveyed to Casey Family Investments, LLC by instrument of record in Document Number 2006106307 of the Official Public Records of Williamson County, Texas and also being in the west right-of-way line of Sam Bass Road (R.O.W. varies);

THENCE along the east line of the 23.75 acre tract and said west right-of-way line of Sam Bass Road the following eight (8) courses:

- 1.South 53°01'19" East a distance of 218.20 feet to a fence post;
- 2.South 52°50'43" East a distance of 194.06 feet to a fence post;
- 3.South 53°12'58" East a distance of 116.46 feet to a fence post;
- 4.South 50°46'09" East a distance of 15.31 feet to a fence post;
- 5.South 75°02'02" East a distance of 95.43 feet to a fence post;
- 6.South 78°04'43" East a distance of 88.57 feet to a fence post;
- 7.South 77°34'05" East a distance of 231.85 feet to a fence post;

- 8.South 76°03'36" East a distance of 172.84 feet to a 1/2" rebar found with cap stamped "LANDESIGN" for the southeast corner of the 25.73 acre tract;

THENCE South 68°54'44" West (record: South 70°36'32" West), along the south line of the 23.75 acre tract and the west right-of-way of Sam Bass Road, passing at a distance of 23.68 feet a 1/2" rebar found for the northeast corner of Lot 43, Block B, Creek Bend Section II; a subdivision of record in Cabinet F, Slides 144-146 of the Plat Records of Williamson County, Texas and continuing along the south line of the 23.75 acre tract and the north line of said Block B, Creek Bend Section II for a total distance of 301.74 feet (record: 301.23 feet) to a 1/2" rebar found with cap stamped LANDESIGN";

THENCE along the south line of the 23.75 acre tract and the north line of Block B, Creek Bend Section II the following three (3) courses:

- 1.South 68°58'09" West a distance of 951.20 feet (record: South 70°42'21" West a distance of 950.96 feet) to a 1/2" rebar found with cap stamped "LANDESIGN";
- 2.South 24°15'49" East a distance of 18.99 feet (record: South 22°41'51" East a distance of 18.75 feet) to a 1/2" rebar found;
- 3.South 70°14'47" West (record: South 71°42'00" West) a distance of 388.90 feet to a 1/2" rebar found for the southwest corner of the 23.75 acre tract, being the southeast corner of a 2.1709 acre tract of land conveyed to Honey Bear Properties, LLC by instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 2 therein;

THENCE North 47°45'37" West (record: North 44°51'03" West), along the west line of the 23.75 acre tract and the east line of said 2.1709 acre tract a distance of 394.26 feet (record: 394.94 feet) to a 1/2" rebar found for the northeast corner of the 2.1709 acre tract, being in the south line of a 4.9190 tract of land conveyed to Honey Bear Properties, LLC by said instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 1 therein;

THENCE along the west line of the 23.75 acre tract and the east line of said 4.9190 acre tract the following two (2) courses:

- 1.North 27°34'36" East (record: North 30°07'00" East) a distance of 153.77 feet to a 5/8" rebar found;
- 2.North 47°17'30" West a distance of 303.22 feet (record: North 44°32'57" West a distance of 303.13 feet) to a 5/8" rebar found for the northwest corner of the 23.75 acre tract, being the northeast corner of the 4.9190 acre tract and being in the south line of said 4.01 acre tract; from which a 1/2" rebar found with cap stamped "LANDESIGN" for an angle point in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears North 59°27'07" East (record: North 62°12' East) a distance of 61.58 feet;

THENCE along the south line of the 4.01 acre tract and the north line of the 4.9190 acre tract the following two (2) courses:

- 1.South 59°27'07" West (record: South 62°12' West) a distance of 47.01 feet to a 1/2" rebar found;
- 2.South 54°11'05" West a distance of 104.39 feet (record: South 56°55' West a distance of 105.85 feet) to a calculated point in a branch of Brushy Creek for the southwest corner of the 4.01 acre tract, being the southeast corner of a 4.05 acre tract of land conveyed to Cecil W. Fisher, Jr. and Sally S. Fisher by instrument of record in Volume 668, Page 657 of the Deed Records of Williamson County, Texas;

THENCE upstream with said branch of Brushy Creek, being the west line of the 4.01 acre tract and the east line of said 4.05 acre tract the following two (2) courses:

- 1.North 06°35'55" West a distance of 240.04 feet (record: North 03°52' West a distance of 243.96 feet) to a calculated point;
- 2.North 15°47'29" West a distance of 34.57 feet (record: North 12°55' West a distance of 34.40 feet) to a calculated point for the northwest corner of the 4.01 acre tract, being the southwest corner of a 2.00 acre tract of land conveyed to Sarah L. Williams by instrument of record in Document Number 2017057094 of the Official Public Records of Williamson County, Texas and described in Volume 670, Page 461 of the Deed Records of Williamson County, Texas;

METES AND BOUNDS DESCRIPTION (CONTINUED)

THENCE North 61°42'59" East (record: North 64°28' East), along the north line of the 4.01 acre tract and the south line of said 2.00 acre tract a distance of 355.34 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";

THENCE crossing through the 4.01 acre tract the following four (4) courses:

- 1.South 28°17'01" East a distance of 169.58 feet to a cotton spindle found;
- 2.North 69°12'39" East a distance of 124.65 feet to a cotton spindle found;
- 3.North 47°15'55" East a distance of 76.89 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";
- 4.North 15°55'18" East a distance of 116.46 feet to a 1/2" rebar found in the east line of the 4.01 acre tract, being the northwest corner of said 2.30 acre tract and being the southwest corner of a 1.279 acre tract of land conveyed to Rolando Y. Cruz and Delia B. Cruz by instrument of record in Document Number 2016098026 of the Official Public Records of Williamson County, Texas.

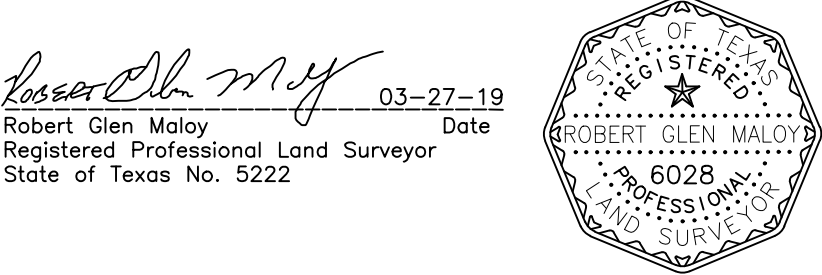
THENCE South 53°30'47" East (record: South 50°43'30" East), along the east line of the 4.01 acre tract and the west line of the 2.30 acre tract a distance of 221.72 feet to a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the southeast corner of the 4.01 acre tract, being in the north line of the 23.75 acre tract and being the southwest corner of the 2.30 acre tract; from which a 1/2" rebar found in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears South 69°12'23" West a distance of 338.08 feet (record: South 71°59' West a distance of 338.36 feet;

THENCE along the north line of the 23.75 acre tract and the south line of the 2.30 acre tract the following two (2) courses:

- 1.North 69°14'49" East a distance of 136.74 feet (record: North 72°06'52" East a distance of 136.67 feet) to a 1/2" rebar found;
- 2.North 60°55'46" East a distance of 253.89 feet (record: North 63°46'42" East a distance of 253.99 feet to the POINT OF BEGINNING.

This tract contains 25.73 acres of land, more or less, out of the David Curry Survey, Abstract Number 130 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.



THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON \_\_\_\_\_

ADJOINING PROPERTY OWNER INFORMATION

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 18	BENT TREE LOOP	ANDREW D. RUTHERFORD	2018027104

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 22	BENT TREE LOOP	JAMES & DEBRA RUDD	2008033810
LOT 23	BENT TREE LOOP	CHARLES & JANEDIA CARAWAY	VOL. 2000 PG. 4769
LOT 24	BENT TREE LOOP	MARGARET A. MOORE	2004056051
LOT 25	BENT TREE LOOP	UNKNOWN	UNKNOWN
LOT 26	BENT TREE LOOP	PIERRE & STEPHANIE DEBAISIEUX	2014050996
LOT 27	BENT TREE LOOP	JULIE LEIGH WOODY	2015007881
LOT 28	BENT TREE LOOP	BRADLEY & JENNIFER ANDERSON	2015045234

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 18	BENT TREE LOOP	TREVOR & ELIZABETH STEWART	2014100677
LOT 19	BENT TREE LOOP	CASEY & BRANDON EDWARD COOK	2002000914
LOT 20	BENT TREE LOOP	ALAN & ROXANNE DAVENPORT	VOL. 2000 PG. 36010
LOT 21	BENT TREE LOOP	ALISON M. JONES	2018113980
LOT 22	BENT TREE LOOP	JULIE SMITH-CUNNINGHAM	2009000563
LOT 23	BENT TREE LOOP	KATHLEEN & PAUL PIMENTEL	2012097177
LOT 24	BENT TREE LOOP	MICHAEL M. GRINNEL	2010004050

LEGAL	ADDRESS	OWNER	DOC. NO.
LOT 24	CREEK BEND CIRCLE	JOHN D. & SUSAN RABUSHKA	2017074664
LOT 25	CREEK BEND CIRCLE	DAVID M. & PATRICIA P. ASHLEY	VOL. 2605 PG. 588
LOT 26	CREEK BEND CIRCLE	JANIS M. KAWAMURA	VOL. 2654 PG. 314
LOT 27	CREEK BEND CIRCLE	PIERCE MANAGEMENT SOLUTIONS	2009039471
LOT 28	CREEK BEND CIRCLE	USA HOME TRADE LLC.	2016042769
LOT 29	CREEK BEND CIRCLE	DAPHNE SOMERS	2004061795
LOT 30	CREEK BEND CIRCLE	WILLIAM JAMES & MARY JOAN MOSELY	2005052535

LOT 31	CREEK BEND CIRCLE	PATRICIA R. WEINER	2013085044
LOT 32	CREEK BEND CIRCLE	VIRGINIA A. CHRISTY	2009060053
LOT 33	CREEK BEND CIRCLE	DERRICK & SANDRA N. GRANADOS	2015052881
LOT 35	BROKENSHOE COVE	SEAN & STEPHEN SLAWEK ROBERTSON	2010030401

LOT 36	BROKENSHOE COVE	PATRICIA M. & JERRY LOVE WESSON	2017028945
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LOT 37	BROKENSHOE COVE	ROBERT & MARIE CLAIRE & JULIE MCKEON	2018056235
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LOT 43	FOX FIRE COVE	DAVID & JENNIFER FOSTER	2017088755
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LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N60°55'46"E	21.88'
[[L1]]	N63°46'42"E	
L2	N08°01'55"W	14.09'
L3	N62°52'57"E	15.87'
L4	N68°54'44"E	34.84'
{{L4}}	S70°36'32"W	
L5	N69°23'14"E	79.89'
{{L5}}	N69°01'45"E	80.00'
L6	S20°48'06"E	79.80'
{{L6}}	S20°50'15E	80.00'
L7	S69°14'26"W	80.05'
{{L7}}	S69°01'45"W	80.00'
L8	N20°41'22"W	80.00'
{{L8}}	N20°50'15"W	80.00'
L9	S70°14'47"W	16.99'
L10	N27°34'36"E	176.14'
L11	N62°25'24"W	63.56'
L12	N47°17'30"W	183.29'
L13	N17°01'23"E	39.11'
L14	N62°01'23"E	300.09'
L15	N69°13'18"E	303.20'
L16	N31°38'34"E	30.28'
L17	N53°28'20"W	4.71'
L18	N69°14'49"E	17.83'
L19	S53°28'20"E	8.85'
L20	S31°38'34"W	49.16'
L21	S69°13'18"W	307.36'
L22	S62°01'23"W	292.94'
L23	S17°01'23"W	23.47'
L24	S47°17'30"E	171.87'
L25	S62°25'24"E	76.56'
L26	S27°34'36"W	179.56'
L27	S47°45'37"E	390.66'

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD  
SUITE 101  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
scott@baselineandsurveyors.net

FINAL PLAT  
CLEAR CREEK RANCH

File: S:\proj\Sam Bass Road\Drawg\Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 03/28/19
Drawn By: JSL
Checked By: RLW
Revision 1: Comments Received 02/13/19
Revision 2:
Revision 3:



CLEAR CREEK RANCH

LEGAL DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT BROHN HOMES HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH ADAM BOENIG, ASSISTANT SECRETARY, AS THE OWNER OF THAT CERTAIN 23.75 ACRE TRACT OF LAND RECORDED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2018\_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ASLO BEING THE OWNER OF A 4.01 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2018\_\_\_\_\_ 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 FINAL PLAT CLEAR CREEK RANCH SUBDIVISION.

CONTINENTAL HOMES OF TEXAS, L.P.  
(A TEXAS LIMITED PARTNERSHIP)

IAN CUDE  
ASSISTANT SECRETARY

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY, BROHN HOMES HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH ADAM BOENIG, ASSISTANT SECRETARY.


NOTARY PUBLIC, STATE OF TEXAS

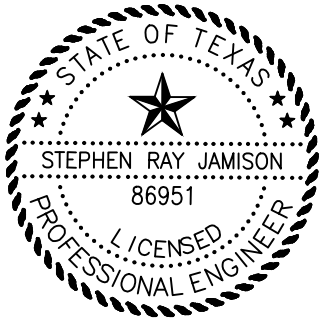
PRINTED NAME:

MY COMMISSION EXPIRES:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

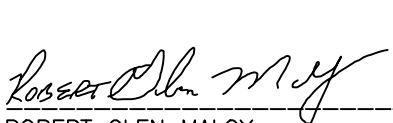
THAT I, STEPHEN R. JAMISON, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 –SUBDIVISION DESIGN AND CONSTRUCTION, PART III–ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

 03/28/2019  
STEPHEN R. JAMISON, P.E. 86951 DATE  
JAMISON CIVIL ENGINEERING LLC  
TBPE FIRM NUMBER F–17756  
13812 RESEARCH BOULEVARD, #B–2  
AUSTIN, TEXAS 78750  
(PHONE) 737–484–0880, EXT. 882



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, RONNIE WALLACE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 –SUBDIVISION DESIGN AND CONSTRUCTION, PART III –ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

 03–27–19  
ROBERT GLEN MALOY DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6028  
BASELINE LAND SURVEYORS, INC.  
8000 ANDERSON SQUARE ROAD, SUITE 101  
AUSTIN, TEXAS 78757  
REGISTERED FIRM #10015100  
(PHONE) 512–374–9722



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_, AT \_\_\_\_\_O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_\_DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_ AT \_\_\_\_\_O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO.\_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6–26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.
3. A TEN FOOT P.U.E. AND SIDEWALK EASEMENT ALONG THE SIDE STREET PROPERTY LINE, OR AS DEPICTED, IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
5. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD EVENT. NO FENCES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE CITY 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.
6. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4–30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED, AND PURSUANT TO PUD NO.116.
7. 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.
8. ALL FINISHED FLOOR ELEVATIONS SHALL BE 2' MINIMUM ABOVE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
9. DEVELOPMENT OF THIS LOT SHALL EXTEND WASTEWATER TO THE NORTHERN 2.3 ACRE TRACT LOCATED BETWEEN THE SUBJECT TRACT IN THIS PLAT AND THE SAM BASS ROAD RIGHT–OF–WAY.
10. TWO POINTS OF VEHICULAR ACCESS WILL BE PROVIDED FOR PLATS CONTAINING MORE THAN 29 DWELLING UNITS.
11. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1902–001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 3, 2019.

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 PREMISE 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:

- (a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (b) 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;
- (c) THE RIGHT TO 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; 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 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;
- (d) 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.
- (e) 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 THE GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (f) 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:

- (a) GRANTEE SHALL NOT FENCE THE EASEMENT
- (b) 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;
- (c) TO THE EXTEND ALLOWED BY THE 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 THIS 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 RIGHT THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES T 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.

BASELINE LAND SURVEYORS, INC.  
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SUITE 101  
AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
scott@baselinelandsurveyors.net

FINAL PLAT  
CLEAR CREEK RANCH

File: S:\proj\Sam Bass Road\Drawg\Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 03/28/19
Drawn By: JSL
Checked By: RLW
Revision 1: Comments Received on 02-13-19
Revision 2:
Revision 3: