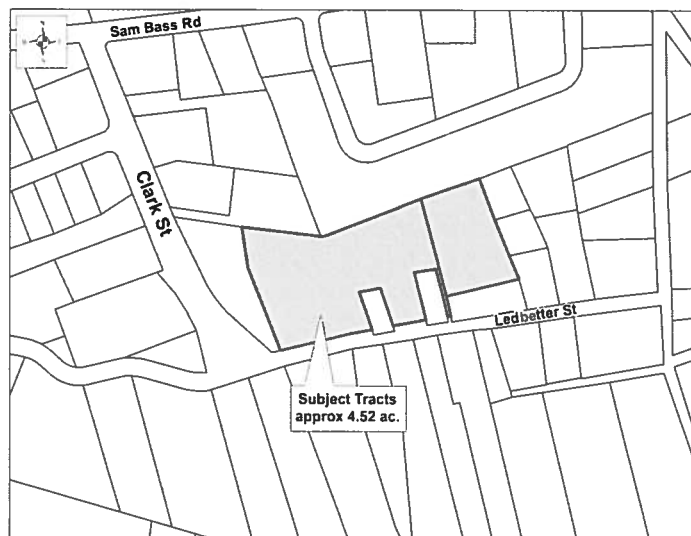


**Ramendu Villas @ Ledbetter Replat  
FINAL PLAT FP1903-009**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to subdivide an existing 3.27 acre property, which is a remainder of a lot and a 1.25 acre previously unplatted parcel into 18 development lots, one (1) right-of-way lot and four (4) open space/drainage lots.

**ZONING AT TIME OF APPLICATION:** SF-2 (Single Family Standard Lot)

**DESCRIPTION:** 4.52 acres out of the Jacob M. Harrell Survey, Abstract 284

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Industrial/Apartments - Zoned MF-2 (Multifamily-Medium Density) & LI (Light Industrial)  
 South: Ledbetter Street Right-of-Way/Single Family Residences - Zoned SF-2 (Single Family Standard Lot)  
 East: Unplatted Residential Lots/Single Family Residences - Zoned SF-2 (Single Family Standard Lot)  
 West: Undeveloped Residential Lot - Zoned SF-2 (Single Family Standard Lot)

**PROPOSED LAND USE:** Single Family (Fee Simple) Lots

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	18	2.8
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	1.08
Parkland:	0	0
Other:	4	0.64
<b>TOTALS:</b>	<b>23</b>	<b>4.52</b>

<b>Owner:</b> HighTower Foundation Real Estate Investment, LLC Amar Gulhane 14001 Avery Ranch Blvd., Unit 402 Austin, TX 78717	<b>Agent:</b> Energy Commissioning, Inc. Marshall Hussain 3514 Cornerstone St. Round Rock, TX 78681
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**Ramendu Villas @ Ledbetter Replat  
FINAL PLAT FP1903-009**

**HISTORY:** The subject tract was originally annexed into the City of Round Rock in 1978 and designated with R-1 (Single Family Residential) zoning district with a minimum lot size of 7000 square feet. In 1984, the City adopted a new zoning ordinance and reclassified the zoning district from R-1 to R-6 (Single Family Residential) with a minimum lot size of 5000 square feet. In 1986, the City adopted another zoning ordinance and the subject tract's zoning designation was reclassified to the current SF-2 (Single Family Standard Lot) with a minimum lot size of 6500 square feet. Therefore, the subject tract has been zoned for single family residential use since annexation in 1978 and has had a zoning designation of SF-2 with a minimum lot size of 6500 square feet for 33 years.

This property consists of two parcels, one a remainder portion of a lot and one with no platting history. In February 1985 the Planning and Zoning Commission approved a five-lot plat that included this property. That plat was vacated in February 1986 and platted again that same month, creating a 4.273-acre Lot 1. A subsequent replat of Lot 1 was approved by the Planning and Zoning Commission in 2007, but never recorded. Nonetheless, portions of Lot 1 were conveyed to different owners, thus leaving this existing 3.27-acre parcel as a remainder of Lot 1. The adjacent 1.25-acre parcel has no platting history. This replat request would subdivide the combined 4.52 acres into 18 residential and 5 non-residential lots.

**DATE OF REVIEW:** July 17, 2019

**LOCATION:** Northeast of the intersection of Ledbetter Street and Clark Street

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right. The SF-2 exterior building materials standards prohibit metal of any type except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) is not required for this application since the future development does not meet the TIA threshold for peak hour trips. Access into the new subdivision will be via Ledbetter Street by means of a new public roadway, which will be designed and constructed by the applicant.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service is available via an existing 6-inch water line on Ledbetter Street and an existing 8-inch water line to the north on Sam Bass Circle. Water will be extended into the subdivision by the existing 8-inch water line to the north for a Fire Department required looped system. Wastewater will be extended into the subdivision by connecting to an existing 8-inch line that runs along Ledbetter Street.

Drainage: Drainage for the subject tract will be provided by on-site detention ponds that will serve the single-family development.

**Ramendu Villas @ Ledbetter Replat  
FINAL PLAT                      FP1903-009**

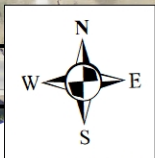
Additional Considerations: Please note that attached is a letter submitted by Robert Lopez Cepero from The Lakeway Law Firm representing several Ledbetter Street area residents for your reference. Also included is the City of Round Rock Planning & Development Services Department's response to this letter which addresses the City's platting and development requirements and procedures.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Existing drainage and storm sewer easement to be vacated prior to plat recordation.
2. Record private drainage and storm sewer easements for Lot 18 & Lot 21 prior to plat recordation.
3. Include a note on the plat and Subdivision Improvement Permit stating "All construction traffic must access Ledbetter Street from Clark Street. Construction traffic shall not utilize Wonder Drive."





**Sam Bass Rd**

**Clark St**

**Ledbetter St**

**Subject Tracts  
approx 4.52 ac.**





**Robert Lopez Cepero, Esq.  
The Lakeway Law Firm  
1005 Crestone Stream Drive  
Lakeway, TX 78738**

[rob.cepero@gmail.com](mailto:rob.cepero@gmail.com)

(512)924-9909

May 9, 2019

**RECEIVED**

**MAY 10 2019**

**CITY OF ROUND ROCK  
PLANNING DEPARTMENT**

Mr. Brad Wiseman  
Director  
Planning & Development Services Department  
301 W. Bagdad Avenue, Suite 210  
Round Rock, Texas 78664

**CONFIDENTIAL**

Via e-mail: [bwiseman@roundrocktexas.gov](mailto:bwiseman@roundrocktexas.gov)

RE: "Ramendu Villas @ Ledbetter"  
Case # FP 1903-009

Dear Brad:

It was a pleasure speaking with you earlier this afternoon. As promised, to follow is the submission, prepared jointly with the homeowners, for your department's and the City Council's consideration.

By way of introduction, I am the attorney and spokesperson for a group of Round Rock residents living in the Ledbetter neighborhood of Round Rock's Old Town area. Having retired after twenty two years of service as a circuit court judge, I serve this affable group of neighbors to avoid an ill-conceived re-plat proposal which would radically alter the character of their neighborhood. Of the thirteen neighbors who have met with and retained me, the families range in size from nearly life-long residents to others who have moved into the neighborhood within the past five years. Quite a unique range of local and professional experience appears among this cross-section of families. Only legal technicalities have prevented this motivated group from forming an HOA or similar neighborhood association.

Service list. Our city council members have been added to the service list primarily because the technical and legal issues that the P&Z Commission members can consider are too limited in scope. As to which member(s) of the City Council should be briefed, the answer must be the entire City Council. These Ledbetter neighbors can only vote for Council members on an "at large" basis. As a result, the entire Council must be included on the service list rather than the more customary practice of going through a designated individual Councilmember.

Please note also, that the Ledbetter neighbors bringing this urgent matter to your attention have no quarrel with the able assistance of Brad Wiseman, Bradley Dushkin and other P&Z members. Quite the opposite; these officials have been accommodating in sharing the very limited information made available under this hastily prepared proposal.

The problem: An ill-conceived proposed development project. A hastily proposed development project known as "Ramendu Villas" was submitted only a few months ago by the "Hightower Foundation". This development proposal hinges on a requested re-plat of existing large lots into considerably smaller lots. The re-plat request is currently scheduled for hearing before the Planning and Zoning Commission on June 5<sup>th</sup>. If the re-plat request is granted, the consequences to the neighborhood might be irreversible.

Requested Short-term Relief. These Ledbetter neighbors most urgently **request a postponement or continuance of the June 5th hearing** to a later date that would allow the Commission and City Council to be fully informed. We respectfully submit that perhaps as much as 75% of the relevant facts have not been accurately disclosed or the relevant context and history provided.

Once you have had an opportunity to hear this sizeable group of neighbors in person, you will find no evidence of an anti-development sentiment. In truth, these good people exhibit a forward-looking approach. Their firm opposition to this development proposal inheres in the major pitfalls of the proposal itself.

Limitations of the Ledbetter neighborhood. The developer proposes to subdivide existing lots to minimal lots one-third the size of all other lots in the community. Re-platting the 2-3 acre land tracts into much smaller tracts would exacerbate the already over-taxed, under-developed roads and infrastructure well beyond their significant, current limitations. This neighborhood, abutting Brushy Creek, has its share of unpaved roads and low-lying areas. Though not within a 100 year flood plain, the community relies heavily on trees, limited sewers and natural run-offs to abate the minor flooding that seasonally occurs. This developer has already seriously impaired drainage with his unilateral tree removal.

Offer of Proof. This correspondence poses unanswered questions to be addressed so that a meaningful hearing can be had. We seek an additional meeting with Mr. Wiseman and the P&Z officials to provide facts and answers that the neighbors offer to prove the illegitimacy of this proposal for the Ledbetter community. This submission divides the inquiry into four distinct areas. They are:

- 1) factual inconsistencies and the bad faith history of the developer's proposed project,
- 2) an untenable Ledbetter Street access dilemma,
- 3) grossly deficient sewers and infrastructure, and
- 4) the impact of the proposed development on deforestation, flooding, traffic, density and land values.

Requested Long-term Relief. Once a meaningful review can take place, the Council will have proper context to evaluate the more complicated, expensive infrastructure and access improvements this proposed project requires. Most of these improvements are long overdue. The size and scope of the improvements would multiply with the addition of so many new residents on such small parcels of land. In short, the Ramendu proposal will necessitate grossly disproportional "budget-busting" outlays by the City of Round Rock. The only alternative would be to pass these major outlays onto the developer. Neither the size of this proposed project nor obvious profit limitations would allow the developer to absorb these costs. In short, the proposed re-plat of the affected land parcels defies a responsible, factually honest proposal. To follow are the bevy of problematic issues to be addressed.

#### I. Questions on Identity, Inconsistencies and Bad Faith

1. Why, despite subsequent denials, did the developer's documents initially indicate that the lots purchased for development would be "**Ramendu Luxury Apartments** rather than Ramendu Luxury Condos?"

2. At the hastily called informal "introductory" meeting, held at a local Fuddruckers restaurant, why did Mr. Hussain, the developer yet again switch the proposed units to "*upscale condos*?"
3. Even before promoting these condominiums as "villas", at what point did Mr. Hussain change the projected residential units from condominiums to "*townhouses*?"
4. What protections or *recourse* does the City of Round Rock and the Ledbetter neighbors have in the event the developer changes the single family units yet again? Once granted, has all control over the replatted lots been lost?
5. Under what name is the developer history to be researched? The land sale documents list the buyer as "Innovative Programming, Inc." For whatever reason, this self-described "builder", who only once met with residents, was extremely reluctant to simply disclose his last name. An on-line search shows that Mr. Hussain lists his engineering credential with a notation as a real estate developer but no real estate affiliation, credential, or history is provided. No affiliation with "Innovative Programming, Inc.", the listed buyer of the properties, can be found. While Mr. Hussain is affiliated with Green Solar Technologies, how is that affiliation connected with real estate development?
6. Is Mr. Hussain a novice? Is this his first attempt at a development project? One of the Ledbetter neighbors researched and found extensive use of aliases, corporate or otherwise. Why does Mr. Hussain avoid good faith identification of whom we are dealing with and why do so many inconsistencies appear eroding any faith in his credibility? Simply stated, there is simply no transparency here. None.
7. How does Mr. Hussain justify serious misrepresentations and omissions on the plat map itself? He lists a large contiguous lot as his which is actually owned by one of our neighbors. He lists an easement as dedicated but omits the fact that the easement is granted and dedicated to a homeowner; not his company.

8. At the November, 2018 Fuddruckers informal meeting, Mr. Hussain indicated that notice to the residents had been provided. That claim is not borne out if you speak with these neighbors. A canvass of the neighbors attending showed that no such notice occurred except in a handful of haphazard door to door visits immediately prior to the meeting. This is cannot possibly comply with basic good faith notice requirements let alone demonstrate a good faith effort to engage the impacted neighbors. That fact alone, should constitute some grounds for continuing the June 5th hearing one month.

### II. The Proposed Project's Access Road Dilemma

1. How can the access road relied on by the developer, Ledbetter Street be viable? Why did Mr. Hussain choose an access road off of Ledbetter Street? Is he serious? Why rely on a partially **unpaved** road access which for decades has been in serious need of road and sewer improvement?
2. Are the new prospective residents to be informed that, in several places, the Ledbetter Street does not even allow two cars to pass in opposite directions? Is there any serious plan for **road widening** on Ledbetter?

### III. Expensive Infrastructure Improvements Ignored

1. Does the Planning Commission have a plan and the City of Round Rock have the funds to address the dilemma posed by **fire safety**? Current residents are keenly aware that the fire trucks cannot negotiate the acute turn from Wonder Street on the east. Worse yet, fire trucks cannot turn onto individual properties off Ledbetter because the street is too narrow. Widening of the access road cannot be optional. It should not be optional for existing residents. One of our represented residents, Nora and Kim Parker can speak to this firsthand with the fire that occurred on their property.
2. Is Mr. Hussain aware that Ledbetter Street **floods** on a regular basis? Unlike Wonder Street which has a storm water pipe, Ledbetter has none. Are the new residents to be informed that over 1 inch of standing water is common to Ledbetter Street?



3. Does any part of the development proposal address the cost to replace the **sewer system** along Ledbetter? The existing sewers must be replaced to connect with the new units to be built? At present, the sewers fail existing residents. Testimonials are in the offing once the hearing is held. For purpose of this letter, however, the salient point is that the sewers will have to be replaced by virtue of doubled or tripled capacity and usage. The **cost** of this will be massive. We cannot fathom how any entity other than the City of Round Rock will absorb the cost of such a capital outlay.

#### IV. Adverse impacts of the proposed development

1. How does the developer justify his **removal of numerous trees** from the subject development property without permission from the City of Round Rock? Residents discovered heavy equipment cutting down and removing trees before it was reported and a stop work citation issued. Once the permit was issued, it specified tree removal for core samples within 20 feet of land only. History already shows Mr. Hussain's apparent disdain for local authority. These trees, so crucial for storm water runoff, were cut down and removed with abandon for **non-conforming** purposes!

2. Has the developer even considered the applicable ordinances before submitting his proposal? Section 2-15 specifies the minimum lot size requirements where the lots to be subdivided abut existing homes. Section 2-15 (c)(2) requires that the lots proposed to be subdivided be no less than 10,000 square feet. We understand the Commission's position that because the contiguous parcels are unplatted, the minimum does not apply. This is no small matter. It is the very legislative purpose underlying the regulation which is violated; though it escapes the technical requirement for SF-2 lot minimums. Does this not involve conversion of a Single Family standard lot into a subdivided lot that adversely impacts existing homeowners?

3. Aside from the unauthorized indiscriminate tree removal, does the developer have any concept of the common sense repercussions of adding so many units to a neighborhood where standard lot sizes

range from 10,000 square feet to 3-5 acres? **Density** may be relative but for this community, the "shoehorning" of tiny lots destroys the character of the neighborhood. Two of our residents, Christina and Patrick Haugen, among others, will offer compelling testimonials at the hearing on this issue. This particular community is particularly susceptible to indiscriminate proposals such as this one. Density impact increases exponentially where the number of units developed multiply rather than add to existing homes.

4. Does the developer plan to stay silent on the current flooding issues? Do the City planners have enough real-to-life information from their existing constituents to evaluate negative impacts on flooding and traffic? Who will pay to widen and pave the roads leading to the proposed access road? Can the current infrastructure deficits be financed and improved without ballooning Round Rock's budget outlay to accommodate an ill-conceived, highly incompatible, non-conforming development project?

#### Conclusion

In conclusion, the Ledbetter neighbors respectfully and most urgently request a one month delay or continuance of the June 5 hearing to accommodate a reasonable community fact finding investigation to responsibly answer the myriad of questions plaguing this development proposal.

Respectfully submitted,

Robert Lopez Cepero on behalf of the Ledbetter Neighbors



**ROUND ROCK TEXAS**

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

**Mayor**  
Craig Morgan

**Mayor Pro-Tem**  
Writ Baese

**Councilmembers**  
Tammy Young  
Rene Flores  
Matthew Baker  
Will Peckham  
Hilda Montgomery

**City Manager**  
Laurie Hadley

**City Attorney**  
Stephan L. Sheets

May 16, 2019

Robert Lopez Cepero, Esq.  
The Lakeway Law Firm  
1005 Crestone Stream Drive  
Lakeway, TX 78738  
rob.cepero@gmail.com  
(512)924-9909

RE: Ramendu Villas @ Ledbetter. Project number: FP1903-009

Dear Mr. Cepero:

Thank you for your letter dated May 9, 2019, in which you outline the concerns of the Ledbetter neighbors regarding the proposed Ramendu Villas development. Many of the questions posed in the letter are best left for the developer, Mr. Hussain, to answer. I will attempt to answer questions that pertain to the City's platting and development requirements and procedures.

For background, the application currently under review by city staff is a for a replat, which is the re-subdivision of a legally platted lot into more than one development lots. Pursuant to Section 212.005 of the Texas Local Government Code, a plat or replat must be approved by the local governing body if it meets Texas Local Government Code and city Ordinance requirements. The Commission is the only body that will consider and render a decision on the application; City Council does not consider replats. The Commission has no discretion as it would have for zoning procedures. If the application meets the aforementioned requirements, statutorily it must be approved.

In this case, one lot is proposed to be replatted into 18 development lots for single-family homes and two open space/drainage lots to serve as detention ponds. City staff have been reviewing the proposed replat and corresponding with Mr. Hussain and his civil engineer to ensure review comments are adequately addressed before the application is presented to the Commission. In light of the receipt of your letter and the current number and magnitude of outstanding staff review comments on the replat application, at this time we are targeting the **June 19** P&Z meeting for final consideration.

Now I will provide answers from the city's perspective to some of your clients' questions. For the sake of space, some questions have been abbreviated.

I. 4. What protections or recourse does the City of Round Rock and the Ledbetter neighbors have in the event the developer changes the single family units yet again? Once granted, has all control over the replatted lots been lost?

The property is zoned for single-family use (fee simple lots a minimum of 6,500 square feet in area per lot) and city staff will not support a rezoning proposal to increase the density for townhomes or multifamily apartments. Mr. Hussain is permitted to develop the property as-is or to replat the property in accordance with state and city regulations, but single-family is the only type of residential use that may be developed.

I. 7. How does Mr. Hussain justify serious misrepresentations and omissions on the plat map itself? He lists a large contiguous lot as his which is actually owned by one of our neighbors. He lists an easement as dedicated but omits the fact that the easement is granted and dedicated to a homeowner; not his company.

In general, the replat application requires copies of deeds to be submitted for city staff to review to ensure the developer owns the property, or, if the developer doesn't own the property, for an affidavit to be submitted with the property owner's signature. We also review easements where the city is a named party. We do not have the ability to enforce easements between private parties.

I. 8. At the November, 2018 Fuddruckers informal meeting, Mr. Hussain indicated that notice to the residents had been provided. That claim is not borne out if you speak with these neighbors. A canvass of the neighbors attending showed that no such notice occurred except in a handful of haphazard door to door visits immediately prior to the meeting. This is cannot possibly comply with basic good faith notice requirements let alone demonstrate a good faith effort to engage the impacted neighbors.

The city sends notices in the mail to all owners of property within 300 feet of the subject property two to three weeks in advance of any public hearing. City staff advises developers who are applying for a rezoning to notify neighbors personally in advance of the mailed notices. At one time Mr. Hussain was pursuing a rezoning, which is what prompted the Fuddruckers meeting and Mr. Hussain's notices. The proposed rezoning was withdrawn so the city did not mail notices to nearby property owners. If the replat application continues toward the June 19 P&Z meeting, neighbors can expect to receive a mailed notice from the city in late May or early June.

II. 1. How can the access road relied on by the developer, Ledbetter Street be viable?

While Ledbetter Street is substandard by modern street design requirements, it is a public street nonetheless. New streets within the proposed subdivision will have to be built to current city standards. The development proposal does not trigger the city's requirement for the developer to conduct a Traffic Impact Analysis, which occurs when a development is anticipated to generate 100 or more vehicle trips during the AM or PM peak hour. The city can only require road upgrades if a TIA indicates such a necessity.

II. 2. Is there any serious plan for road widening on Ledbetter?

There is no plan for the widening of Ledbetter Street at this time.

III. 1. Does the Planning Commission have a plan and the City of Round Rock have the funds to address the dilemma posed by fire safety? Current residents are keenly aware that the fire trucks cannot negotiate the acute turn from Wonder Street on the east. Worse yet, fire trucks cannot turn onto individual properties off Ledbetter because the street is too narrow. Widening of the access road cannot be optional.

The proposed development will have to meet all applicable provisions of the Fire Code, which includes standards for lane width, turning radii, fire hydrant placement and pressure, and more. This is not considered during the replat phase of development, but during the Subdivision Improvement Permit application ("SIP" A.K.A. construction plan submittal). The developer's



team is responsible for making the necessary improvements mandated by the city Fire Marshal's office.

III. 3. Does any part of the development proposal address the cost to replace the sewer system along Ledbetter? The existing sewers must be replaced to connect with the new units to be built? At present, the sewers fail existing residents. Testimonials are in the offing once the hearing is held. For purpose of this letter, however, the salient point is that the sewers will have to be replaced by virtue of doubled or tripled capacity and usage. The cost of this will be massive. We cannot fathom how any entity other than the City of Round Rock will absorb the cost of such a capital outlay.

The city recently completed a project to increase the size of a wastewater main in Wonder Drive (to which the wastewater main in Ledbetter flows) to ease an existing situation in the area. This upsizing project, combined with the development proposal which is in accordance with existing zoning entitlements, will allow the development to convey its wastewater through the system without concern by the city. Had Mr. Hussain chosen to pursue a denser development such as townhomes or apartments, his engineer would have been required to complete a wastewater capacity analysis to determine if the system would be able to handle the increased wastewater production. If it couldn't, the developer would have been responsible for the necessary upgrades.

IV. 1. How does the developer justify his removal of numerous trees from the subject development property without permission from the City of Round Rock?

Mr. Hussain was given permission by city staff to clear brush and just enough unprotected trees (those with a trunk diameter less than 20 inches) to allow a boring truck to access the site and take soil samples. Due to apparent miscommunication, Mr. Hussain believed he could remove all unprotected trees. When notified of the activity, staff issued a stop work order to the operator of the equipment and notified Mr. Hussain. The activity promptly ceased. When the Subdivision Improvement Permit is issued and erosion controls and tree protection fencing (for trees 20" and larger) are installed, the clearing will be allowed to continue.

IV. 2. Has the developer even considered the applicable ordinances before submitting his proposal? Section 2-15 specifies the minimum lot size requirements where the lots to be subdivided abut existing homes. Section 2-15 (c)(2) requires that the lots proposed to be subdivided be no less than 10,000 square feet. We understand the Commission's position that because the contiguous parcels are unplatted, the minimum does not apply. This is no small matter. It is the very legislative purpose underlying the regulation which is violated; though it escapes the technical requirement for SF-2 lot minimums. Does this not involve conversion of a Single Family standard lot into a subdivided lot that adversely impacts existing homeowners?

Prior to submitting any application for development, including a replat, prospective developers are required to meet with city staff to discuss relevant Code requirements and procedures. Following the meeting, city staff distributes a copy of the meeting minutes to the developer's team memorializing all that was discussed, and which includes links to important sections of the city Code.

It is staff's interpretation that the proposed lots along the eastern bounds of the property do not need to be at least 10,000 square feet, and consultation with the city attorney's office has upheld this interpretation. The adjacent lots have not been legally created and two of them appear to not

have homes on them. The lot which appears to be a homesite is proposed to be bordered by an open space and drainage lot that is 10,000 square feet in size.

IV. 4. Does the developer plan to stay silent on the current flooding issues? Do the City planners have enough real-to-life information from their existing constituents to evaluate negative impacts on flooding and traffic?

The development will be required to detain stormwater flows accommodating the ultimate 1% annual chance storm event on-site in two detention ponds. As part of this they are required to depict existing drainage conditions and proposed drainage conditions post-development to ensure no adverse impact is created on adjacent properties. City staff will review the design for the ponds and the drainage conditions as part of the SIP application.

Clark Street and Ledbetter Street are paved, are not proposed to be widened by the city at this time, and are not required to be widened as part of the development.

Sincerely,



Brad Wiseman, AICP, CNU-A  
Director of Planning and Development Services  
City of Round Rock

# RAMENDU VILLAS AT LEDBETTER - REPLAT OF FINAL PLAT OF AMENDED SAM BASS 7 ROUND ROCK, WILLIAMSON COUNTY, TEXAS

**OWNER:**

HIGHTOWER FOUNDATION  
REAL ESTATE INVESTMENT, LLC  
9900 SPECTRUM DRIVE  
AUSTIN, TX 78717  
4.52 ACRES  
J.M. HARRELL SURVEY, ABSTRACT NO. 284  
709 L.F.

**ACREAGE:**

**PATENT SURVEY:**

**LINEAR FEET OF NEW STREETS:**

**NUMBER OF BLOCKS:**

**NUMBER OF LOTS BY TYPE:**

1  
DEVELOPMENT: 18 LOTS / 2.80 ACRES  
OPEN SPACE/DRAINAGE: 2 LOTS / 0.56 ACRES  
OPEN SPACE: 1 LOT / 0.05 ACRES  
SPECIAL PURPOSE LOT: 1 LOT / 0.03 ACRES  
R.O.W.: 1 LOT / 1.09 ACRES

**SUBMITTAL DATE:**

**P&Z REVIEW DATE:**

**PLAT PREPARERS:**

**SURVEYOR:**

ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729  
PHONE # 512-249-8149 FAX # 512-331-5217  
REF JOB# A0805118  
J33S CONSULTING ENGINEERING, LLC  
2430 CROMWELL CIRCLE, AUSTIN, TEXAS 78741  
PHONE # 512-378-3773 FAX # 512-623-7335  
SEPTEMBER 4, 2018

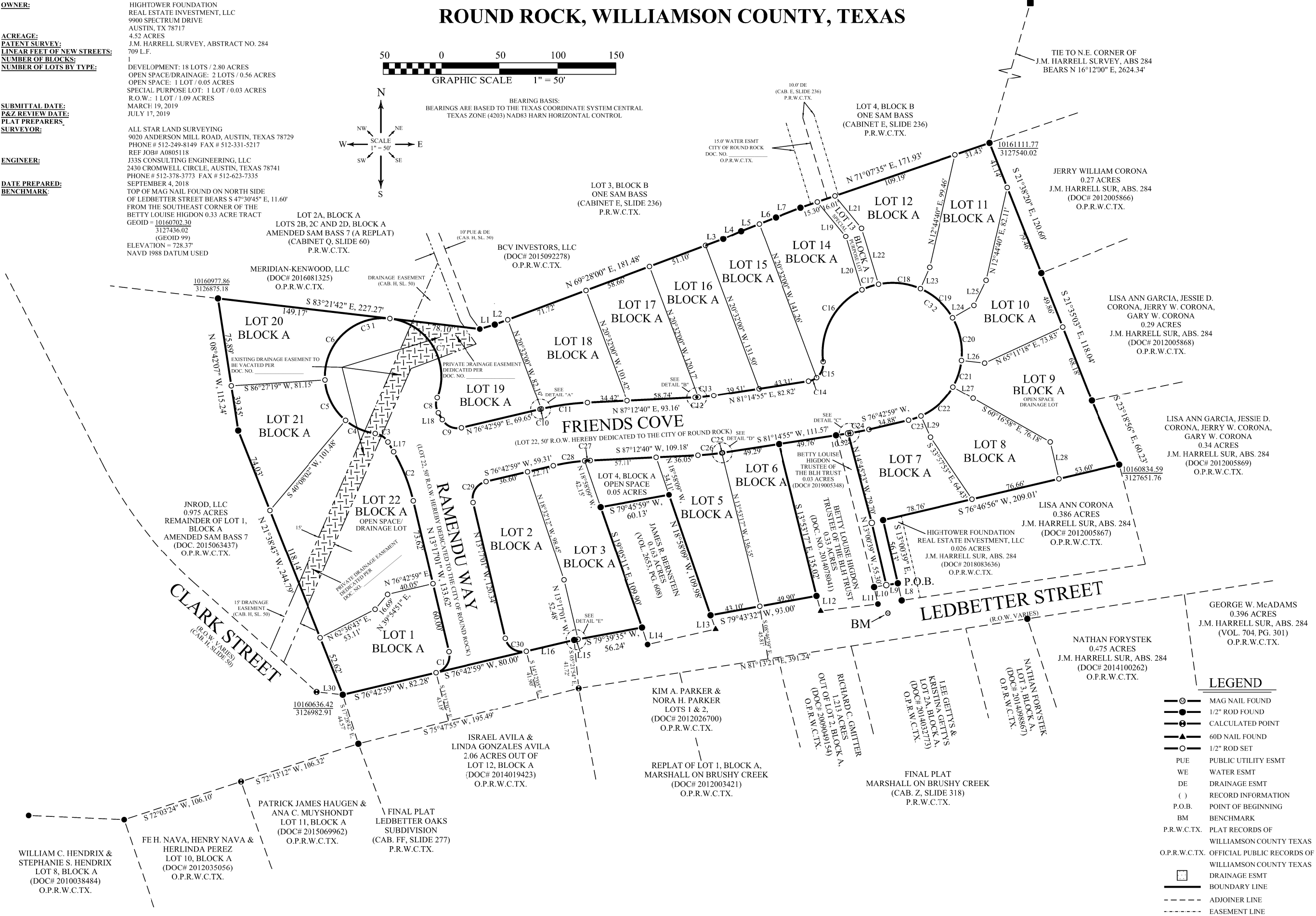
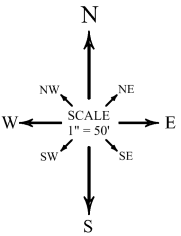
**DATE PREPARED:**

**BENCHMARK:**

TOP OF MAG NAIL FOUND ON NORTH SIDE  
OF LEDBETTER STREET BEARS S 47°30'45" E, 11.60'  
FROM THE SOUTHEAST CORNER OF THE  
BETTY LOUISE HIGDON 0.33 ACRE TRACT  
GEOID = 10160702.30  
3127436.02  
(GEOID 99)  
ELEVATION = 728.37'  
NAVD 1988 DATUM USED



BEARING BASIS:  
BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL  
TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL



RAMENDU VILLAS AT LEDBETTER -
REPLAT OF FINAL PLAT OF AMENDED SAM BASS 7
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

BEING 4.52 ACRES OF LAND, OUT OF LOT 1, BLOCK A, AMENDED SAM BASS 7, A SUBDIVISION
RECORDED IN CABINET H, SLIDE 50, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING A
PORTION OF THAT CERTAIN HIGH TOWER FOUNDATION REAL ESTATE INVESTMENT, LLC 3.30 ACRE
TRACT RECORDED IN DOCUMENT NUMBER 2019016568, OFFICIAL PUBLIC RECORDS, WILLIAMSON
COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN BETTY LOUISE HIGDON, TRUSTEE OF THE BLH
TRUST DATES MAY 2, 2011 0.03ACRE TRACT RECORDED IN DOCUMENT NUMBER 2019005348, OFFICIAL
PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL OF THAT CERTAIN HIGHTOWER
FOUNDATION REAL ESTATE INVESTMENT, LLC, 1.25 ACRE TRACT RECORDED IN DOCUMENT NUMBER
2018083636, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 4.52 ACRES OF LAND TO
BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly right-of-way line of Ledbetter Street, in the westerly line of that certain
Hightower Foundation Real Estate Investment, LLC. 0.386 acre tract as recorded in Document Number 2018083636,
Official Public Records, said county, same being the southeast corner of said Lot 1 and said 3.30 acre tract;

THENCE along said right-of-way line, the southerly line of said Lot 1 and said 3.30 acre tract, the easterly, northerly and
westerly line of that certain Betty Louise Higdon, Trustee of the BLH Trust 0.33 acre tract recorded in Document Number
2014078041, Official Public Records, said county, along the easterly and northerly line of said 0.03 acre tract, along the
easterly, northerly and westerly line of that certain James R. Bernstein 0.163 acre tract recorded in Volume 2653, Page
608, Official Records, said county, the following 11 calls,
1. South 80 degrees 51 minutes 16 seconds West, 10.02 feet to an iron rod set,
2. North 13 degrees 00 minutes 39 seconds West, 55.30 feet to an iron rod set,
3. North 14 degrees 45 minutes 23 seconds West, 79.70 feet to an iron rod set,
4. South 81 degrees 14 minutes 51 seconds West, 60.28 feet to an iron rod found,
5. South 13 degrees 53 minutes 17 seconds East, 135.02 feet to an iron rod found,
6. South 79 degrees 43 minutes 32 seconds West, 93.00 feet to an iron rod found,
7. North 18 degrees 58 minutes 09 seconds West, 109.98 feet to an iron rod found,
8. South 79 degrees 45 minutes 59 seconds West, 60.13 feet to an iron rod found,
9. South 19 degrees 05 minutes 11 seconds East, 109.90 feet to an iron rod found,
10. South 79 degrees 39 minutes 35 seconds West, 59.66 feet to an iron rod found,
11. South 76 degrees 42 minutes 59 seconds West, 204.47 feet to an iron rod found in said right-of-way line, at the
southeast corner of that certain JNROD, LLC 0.975 acre tract recorded in Document Number 2015063437, Official
Public Records, said county, same being the southwest corner of said 3.30 acre tract, for the southwest corner hereof;

Thence along the easterly line of said 0.975 acre tract and the westerly line of said 3.30 acre tract, through said Lot 1,
North 21 degrees 38 minutes 43 seconds West, 244.79 feet to an iron rod found and North 08 degrees 42 minutes 07
seconds West, 115.24 feet to an iron rod found in the southerly line of Lot 2A, Block A, Lots 2B and 2C Block A
Amended Sam Bass 7 (A Replat), a subdivision recorded in Cabinet Q, Slide 60, Plat Records, said county, at the
northeast corner of said 0.975 acre tract, in the northerly line of said Lot 1, same being the northwest corner of said 3.30
acre tract, for the northwest corner hereof;

THENCE along the southerly line of said Lot 2A, the southerly line of Lot 3, Block B, One Sam Bass, a subdivision
recorded in Cabinet E, Slide 296, Plat Records, said county, along the northerly line of said Lot 1 and said 3.30 acre tract,
the following 6 calls,
1. South 83 degrees 21 minutes 42 seconds East, 227.27 feet to an iron rod found,
2. North 73 degrees 30 minutes 21 seconds East, 13.43 feet to an iron rod found,
3. North 69 degrees 28 minutes 00 seconds East, 210.09 feet to an iron rod found,
4. North 66 degrees 00 minutes 05 seconds East, 16.86 feet to an iron rod found,
5. North 68 degrees 29 minutes 44 seconds East, 32.23 feet to an iron rod found,
6. North 68 degrees 35 minutes 04 seconds East, 22.99 feet to an iron rod found in the southerly line of said Lot 3, at
the northwest corner of that certain Gary Carpenter 1.25 acre tract recorded in Document Number 2015048009, Official
Public Records, said county, same being the northeast corner of said Lot 1 and said 3.30 acre tract,

THENCE North 71 degrees 07 minutes 35 seconds East, along said Lot 3 and Lot 4, Block B southerly lines, 171.93 feet
to an iron rod found at the northwest corner of that certain Jerry William Corona 0.27 acre tract recorded in Document
Number 2012005866, Official Public Records, said county, same being the northeast corner of said 1.25 acre tract and the
northeast corner hereof;

THENCE along said 1.25 acre tract easterly line, the westerly line of said 0.27 acre tract, the westerly line of that certain
Lisa Ann Garcia, Jessie D. Corona, Jerry W. Corona and Gary W. Corona 0.34 acre tract recorded in Document Number
2012005869, Official Public Records, said county; the westerly line of that certain Lisa Ann Garcia, Jessie D. Corona,
Jerry W. Corona, Gary W. Corona 0.34 acre tract recorded in Document Number 2012005869, Official Public Records,
said county, the following three calls,
1. South 21 degrees 38 minutes 20 seconds East, 120.60 feet to an iron rod found;
2. South 21 degrees 35 minutes 03 seconds East, 118.04 feet to an iron rod found;
3. South 23 degrees 18 minutes 56 seconds East, 60.23 feet to an iron rod found at the northeast corner of said
0.386 acre tract, same being the southeast corner of said 1.25 acre tract and the southeast corner hereof;

THENCE with the northerly and westerly lines of said 0.386 acre tract, and the southerly line of said 1.25 acre tract South
76 degrees 46 minutes 56 seconds West, 209.01 feet and South 13 degrees 00 minutes 39 seconds East, 56.13 feet to the
POINT OF BEGINNING.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT, HIGHTOWER FOUNDATION REAL ESTATE INVESTMENT, LLC, A TEXAS LIMITED
LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 1.25 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NUMBER 2018083636 OF THE OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS, AND OWNER OF THAT CERTAIN 3.30 ACRE TRACT OF
LAND RECORDED IN DOCUMENT NO. 2019016568 OF THE OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS, DO 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:

RAMENDU VILLAS AT LEDBETTER - REPLAT OF FINAL PLAT OF AMENDED SAM BASS 7

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF , 20.

AMAR GULHANE
HIGHTOWER FOUNDATION
REAL ESTATE INVESTMENT, LLC
9900 SPECTRUM DRIVE
AUSTIN, TX 78717

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF
, 20 , BY AMAR GULHANE, FOR HIGHTOWER FOUNDATION REAL
ESTATE INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID
HIGHTOWER FOUNDATION REAL ESTATE INVESTMENT, LLC.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, EDWARD C. RUMSEY, 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.

EDWARD C. RUMSEY
ALLSTAR LAND SURVEYING
TBPLS FIRM LICENSE NO. 10135000
DATE 05/06/2019
REF# A0805118

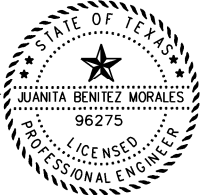


ENGINEER'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JUANITA BENITEZ, 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.

JUANITA BENITEZ, PE, RPLS
J33S CONSULTING ENGINEERING, LLC
TBPE FIRM LICENSE NO. F-10325
TBPLS FIRM LICENSE NO. 10141300
DATE 06/19/2019



NOTES:

1. BUILDING SETBACK LINES 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.

2. NO OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO FENCING OR STORAGE,
SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

3. NO DRIVEWAY ACCESS SHALL BE PERMITTED TO LEDBETTER STREET FOR LOTS
ALONG LEDBETTER RIGHT-OF-WAY.

4. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD
AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY
THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD
INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE
SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING
AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS
AMENDED.

6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE
STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE
PROPERTY LOTS SHOWN HEREON.

7. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL
CHANCE FLOODPLAIN.

8. LOT 13 SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
THE CITY SHALL HAVE NO RESPONSIBILITY OR OBLIGATION REGARDING TO THIS
LOT.

APPROVED THIS THE DAY OF , 20 , A.D.
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

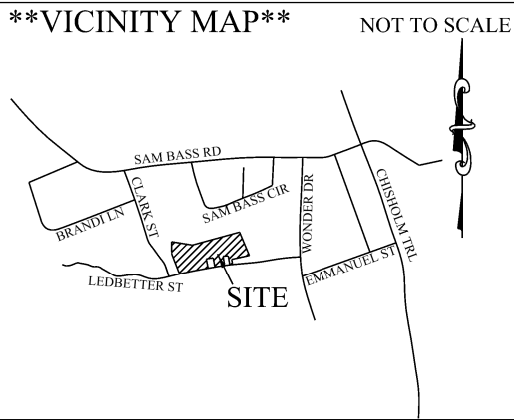
STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT
THE FORGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATIONS OF AUTHENTICATION,
WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20 , A.D., AT
O'CLOCK .M. AND DULY RECORDED ON THIS THE DAY OF , 20 , A.D., AT
O'CLOCK .M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT
NUMBER .

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





RAMENDU VILLAS AT LEDBETTER -
REPLAT OF FINAL PLAT OF AMENDED SAM BASS 7
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

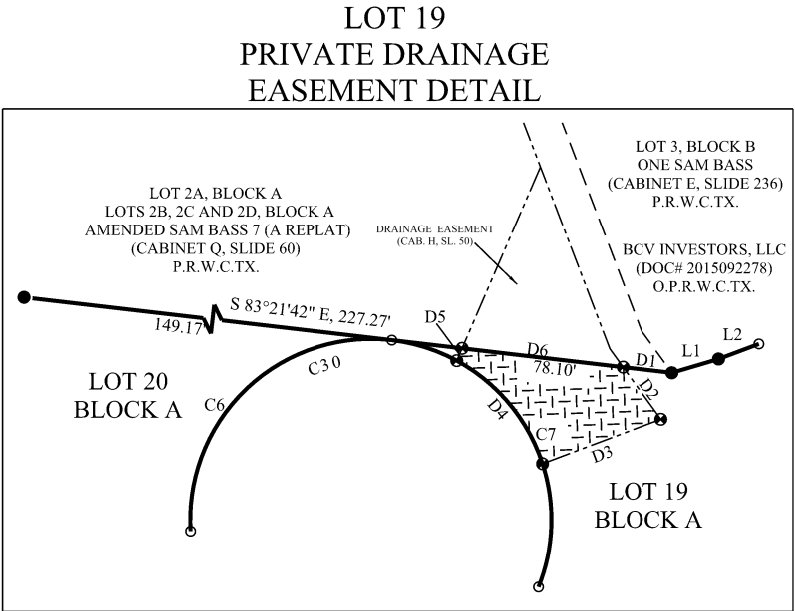
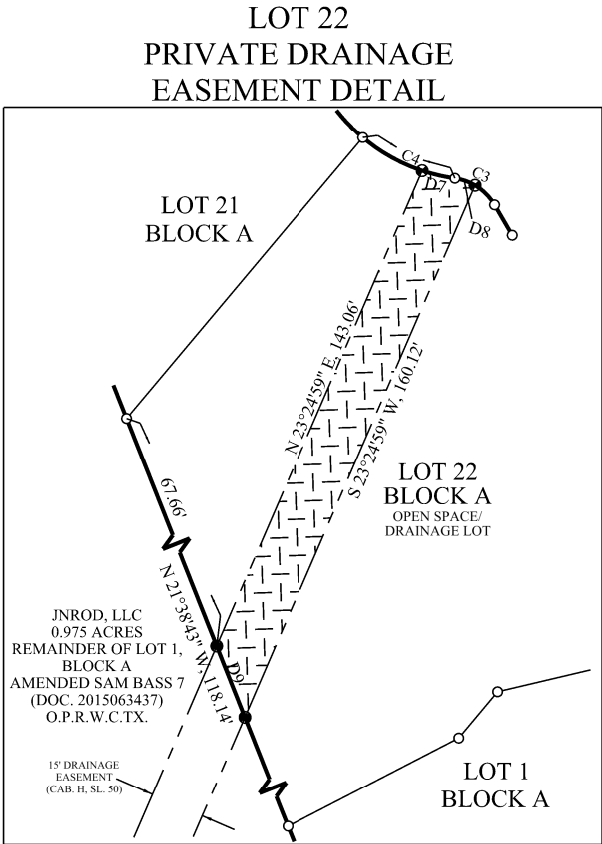
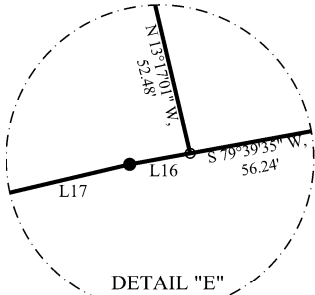
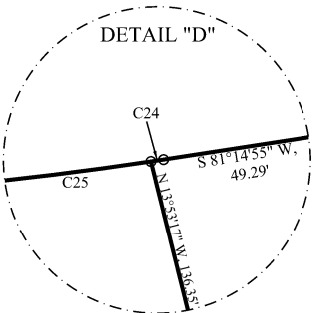
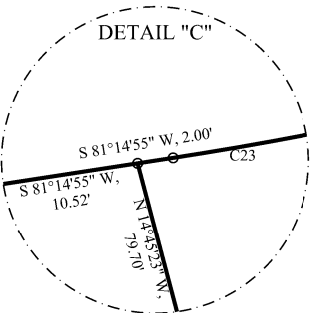
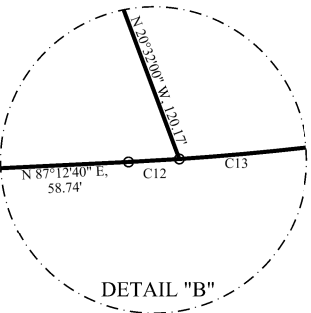
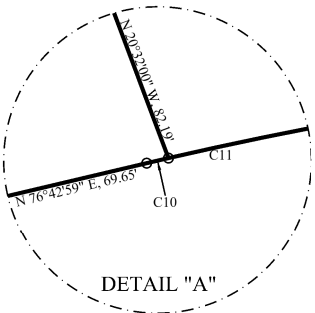
Table with 3 columns: LINE, BEARING, LENGTH. Contains 30 rows of survey data for the LINE TABLE.

Table with 5 columns: CURVE, RADIUS, ARC, BEARING, CHORD. Contains 32 rows of survey data for the CURVE TABLE.

Table with 2 columns: NAME, LENGTH. Contains 4 rows of street data for the STREET SUMMARY TABLE.

Table with 5 columns: LINE, BEARING, DISTANCE, ARC, RADIUS. Contains 9 rows of survey data for the DRAINAGE ESMTS.

Table with 3 columns: LOT #, ACREAGE, SQ. FOOTAGE. Contains 22 rows of lot data for the LAND TABLE.



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.

- 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 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;
(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 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 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.