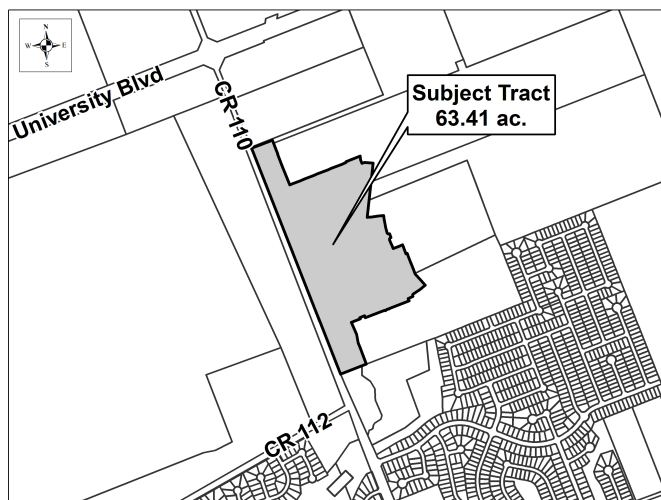


**Salerno Phase 1
FINAL PLAT FP2005-005**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a Final Plat for 173 single family residential lots, 4 openspace/HOA lots, and 7 landscape lots.

ZONING AT TIME OF APPLICATION: SF-3 (Single Family-Mixed Lot)

DESCRIPTION: 63.41 acres out of the Henry Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Rural Residential

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (unzoned).

South: Sienna Subdivision - MUD

East: Rural residential -Unzoned ETJ

West: CR110 Right-of-Way (Unzoned) & Commercial - Unzoned ETJ.

PROPOSED LAND USE: Single Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	173	25.96
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	4	19.24
ROW:	0	13.65
Parkland:	0	0
Other:	7	4.56
TOTALS:	184	63.41

Owner:
Michael Ohlendorf
1845 FM 1977
Martindale, TX 78665

Agent:
Carlson, Brigrance & Doering, Inc.
Geoff Guerrero
5501 W. William Cannon Dr.
Austin, TX 78749

**Salerno Phase 1
FINAL PLAT FP2005-005**

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for a 358.48-acre tract on May 15, 2019. A Preliminary Plat (PP1910-002) was approved on December 4, 2019. The tract was annexed into the City on June 27, 2019, and for the purpose of Phase 1, was zoned SF-3 (Single Family – Mixed Lot).

DATE OF REVIEW: June 17, 2020

LOCATION: Southwest of the intersection of University Boulevard and SH-130 and east of CR 110.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates this tract for residential use and is zoned SF-3 (Single Family-Mixed Lot). The SF-3 zoning district provides for three types of single-family lots: estate lots of at least 10,000 square feet with a minimum lot width of 70' by 110' deep; standard lots with at least 6,500 square feet with a minimum lot width of 50'; and small lots of at least 5,000 square feet with a minimum lot width of 40'. The SF-3 district requires a mix of the three lot types: estate lots shall comprise at minimum 40% of the total number of lots; standard lots a minimum of 30%; and small lots a minimum of 30%. A subdivision may contain a different lot mix such as fewer estate lots and more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes additional design features. For the purpose of this phase, 73 standard lots, 100 small lots, 8 landscape lots and 3 HOA/open space lots are proposed.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1910-002).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The subdivision has two major access points: one at the University Boulevard intersection with a north-south roadway (Salerno Estates) and, in this phase, another at the CR110 intersection with an east-west roadway (Avery-Nelson Parkway). These access points require the applicant to construct right and left turn storage lanes, deceleration lanes, provide pro-rata payment for two future signals, and construct two lanes of the CR112 extension (Avery-Nelson Parkway).

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Two connections to existing Jonah SUD water mains will be made: the first connection along University Boulevard with a 16-inch waterline and, the second, at the northwest corner of the property along CR110 with a 12-inch waterline. Wastewater service will be provided by the City of Round Rock. The applicant intends to extend an 18-inch wastewater line to the subdivision from the main located on CR110.

Drainage: A flood study (FLOOD1903-0003) was conditionally approved on June 11, 2020. The flood study accounted for the revisions required due to improvements made by Williamson County to storm drainage infrastructure on CR110 and recently updated FEMA floodplain maps.

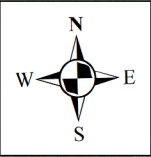
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 5 provide updated field notes to include acreages.
2. Prior to plat recordation, a Conditional Letter of Map Revision (CLOMR) must be approved by FEMA.
3. Prior to building permit issuance, an approved Letter of Map Revision (LOMR) must be approved by FEMA.
4. On sheet 5 revise "Open Space Lots" on lot tracking table to "HOA/Open Space Lots".

Salerno Phase 1
FINAL PLAT FP2005-005

5. Prior to recordation, provide PDS approved flood study complete with updated hydraulics associated with eliminated culverts at Ottati Place channel crossing associated with Nola Loop interconnection to SEDC DEVCO Inc development to the south boundary of proposed Phase 8 plat.
6. Prior to recordation, subdivision improvements must be permitted, installed and accepted or permit approved with acceptable fiscal posted.
7. Provide plat note stating: "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."

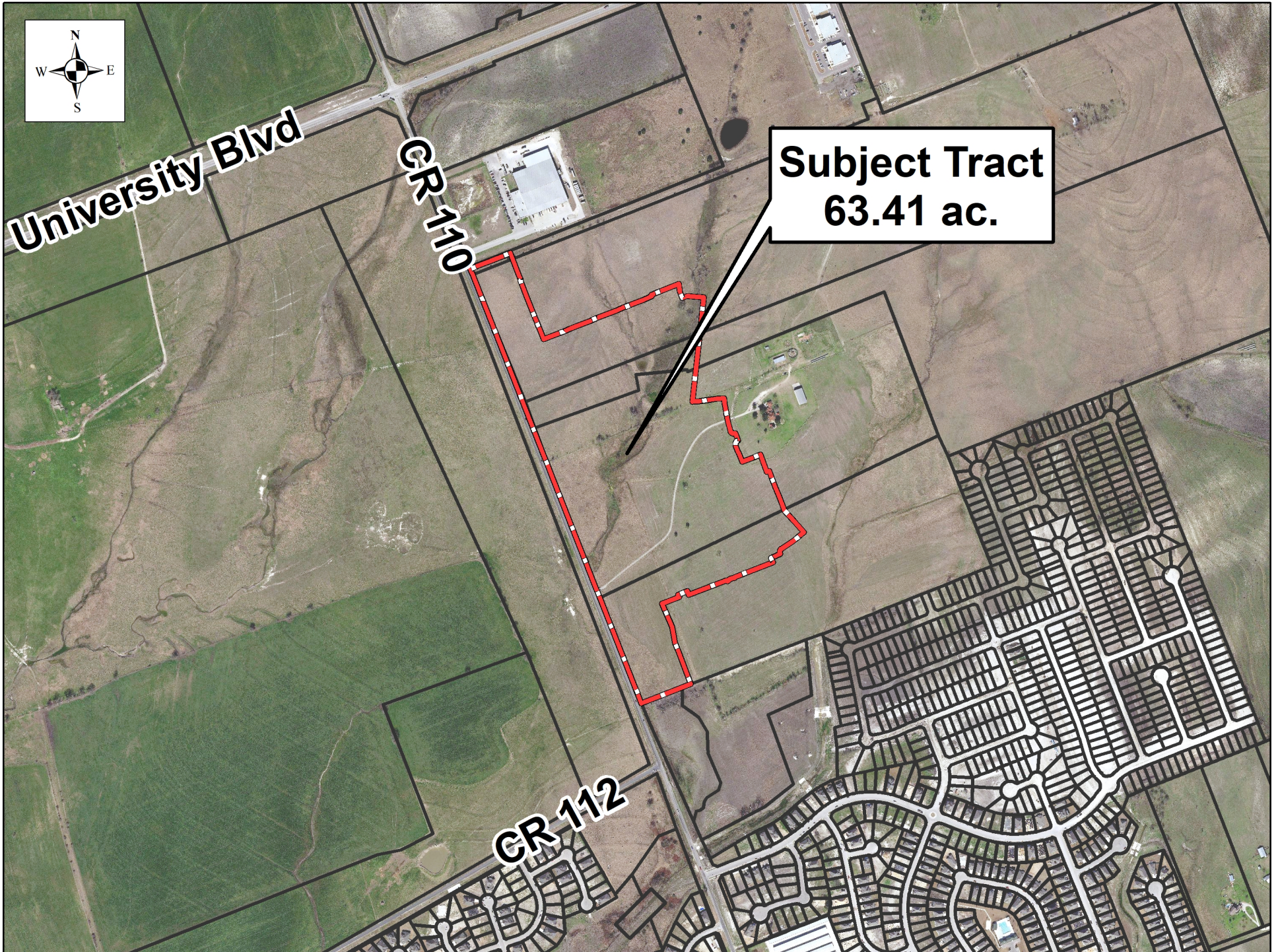


University Blvd

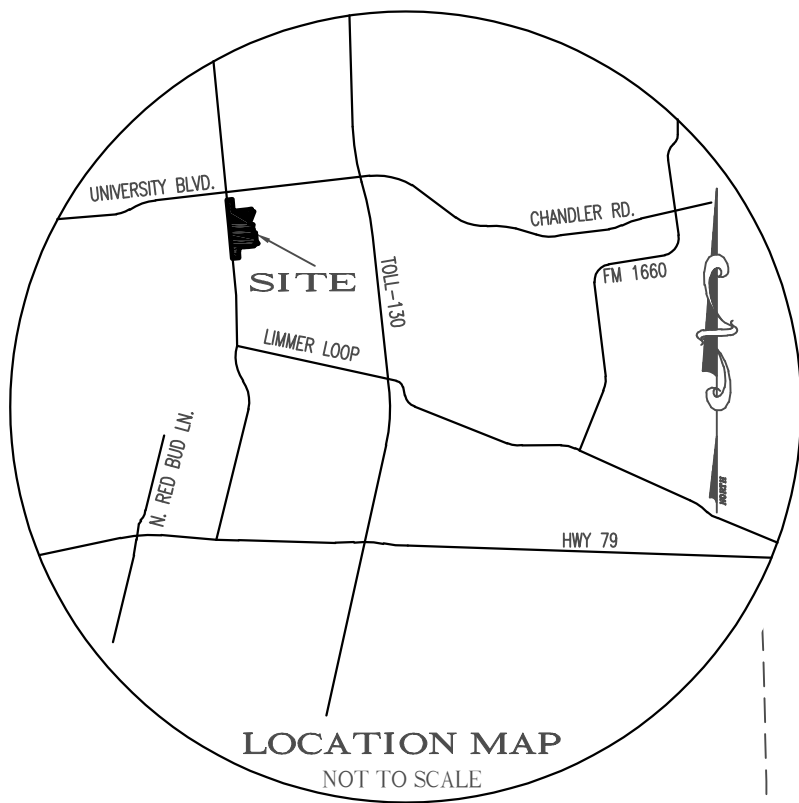
CR 110

**Subject Tract
63.41 ac.**

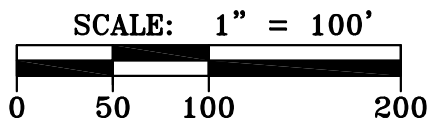
CR 112



SALERNO, PHASE 1 FINAL PLAT



SCALE: 1" = 100'



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- P.O.B. POINT OF BEGINNING
- ULTIMATE 1% ANNUAL FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN (ZONE AE)
- (XXX') EASEMENT ANNOTATION
- ROW RIGHT-OF-WAY
- L.S.E. LANDSCAPE EASEMENT
- SIDEWALK
- MMFE=XXX.XX MINIMUM FINISHED FLOOR ELEVATION

TOTAL ACREAGE: 63.411 ACRES
PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NUMBER 452
MMFE MINIMUM FINISHED FLOOR ELEV.
650.00 2FT ABOVE CBD 1% ULTIMATE W.S.E.

A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20TH, 2019, FOR WILLIAMSON COUNTY, TEXAS.

F.E.M.A. MAP NO. 48491C0505F
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: DECEMBER 20TH, 2019

BENCHMARK INFORMATION—
DESCRIPTION: MAG NAIL IN HEADWALL
ELEVATION: 708.58'
NORTHING: 10186630.00
EASTING: 3152032.8500
TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (4203), NAD 83

DATE OF PRELIMINARY PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 4TH, 2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JUNE 19TH, 2020

SUBMITTAL DATE: MAY 19, 2020
DATE: JUNE 02, 2020

OWNER:
CREEK BEND LAND HOLDINGS, LLC
STUART CAFFEY
6201 CR 110
HUTTO, TX 78634

DEVELOPER:
KB HOME LONE STAR, INC.
ATTN: JOHN ZINSMEYER
10800 PECAN PARK, SUITE 200
AUSTIN, TX 78750

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

UNIVERSITY BLVD.
(R.O.W. VARIES)

780.58
MAG NAIL WITH SHINER ON HEADWALL
N: 10186630.0000
E: 3152032.8500

PRO BUILD REAL ESTATE HOLDINGS LLC
25.97 ACRES
DOC. No. 2006067193

HENRY DEVELOPMENT LTD
(TRACT 2) 2.07 ACRES
DOC. No. 2004089642

LONE MOUNTAIN PROPERTIES, LLC.
REMAINDER OF 55.34 ACRES
DOC. No. 2009005145

JENNIFER L. PRITCHARD, ANDREW S. PRITCHARD
MICHAEL & NANCY OHLENDORF
(104.6 AC.)
DOC. NO. 2011085212

VENTICANO PLACE
(50' R.O.W.)

N68°22'41"E 767.00'

AVELLINO DRIVE
(50' R.O.W.)

GALLO MATESE COURT (50' R.O.W.)

CASORIA LANE (50' R.O.W.)

PRITCHARD DRIVE (65' R.O.W.)

TURNO LANE (50' R.O.W.)

TEXAS POWER AND LIGHT
& GENERAL TELEPHONE
COMPANY
OVERHEAD UTILITY ESMT
VOL. 925,
PG. 825

LOT SUMMARY:

SINGLE FAMILY LOTS:	173	25.956 ACRES
HOA & OPEN SPACE LOTS:	4	19.243 ACRES
LANDSCAPE LOTS:	7	4.560 ACRES

NUMBER OF BLOCKS: 12

R.O.W.:	13.652 ACRES
TOTAL:	63.411 ACRES

(FP2005-005)
SHEET NO. 1 OF 6

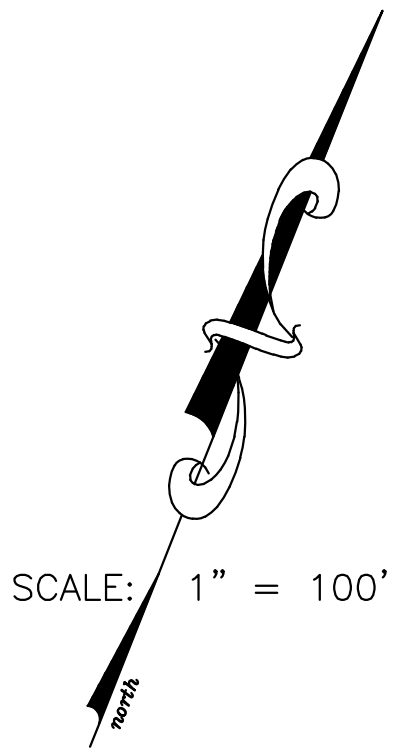


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900

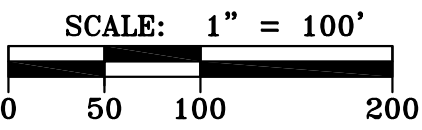
Civil Engineering	♦ Surveying
5501 West William Cannon	♦ Austin, Texas 78749
Phone No. (512) 280-5160	♦ Fax No. (512) 280-5165

PATH-J: AC3D\5176\SURVEY\PLAT- SALERNO PHASE 1.DWG

SALERNO, PHASE 1 FINAL PLAT

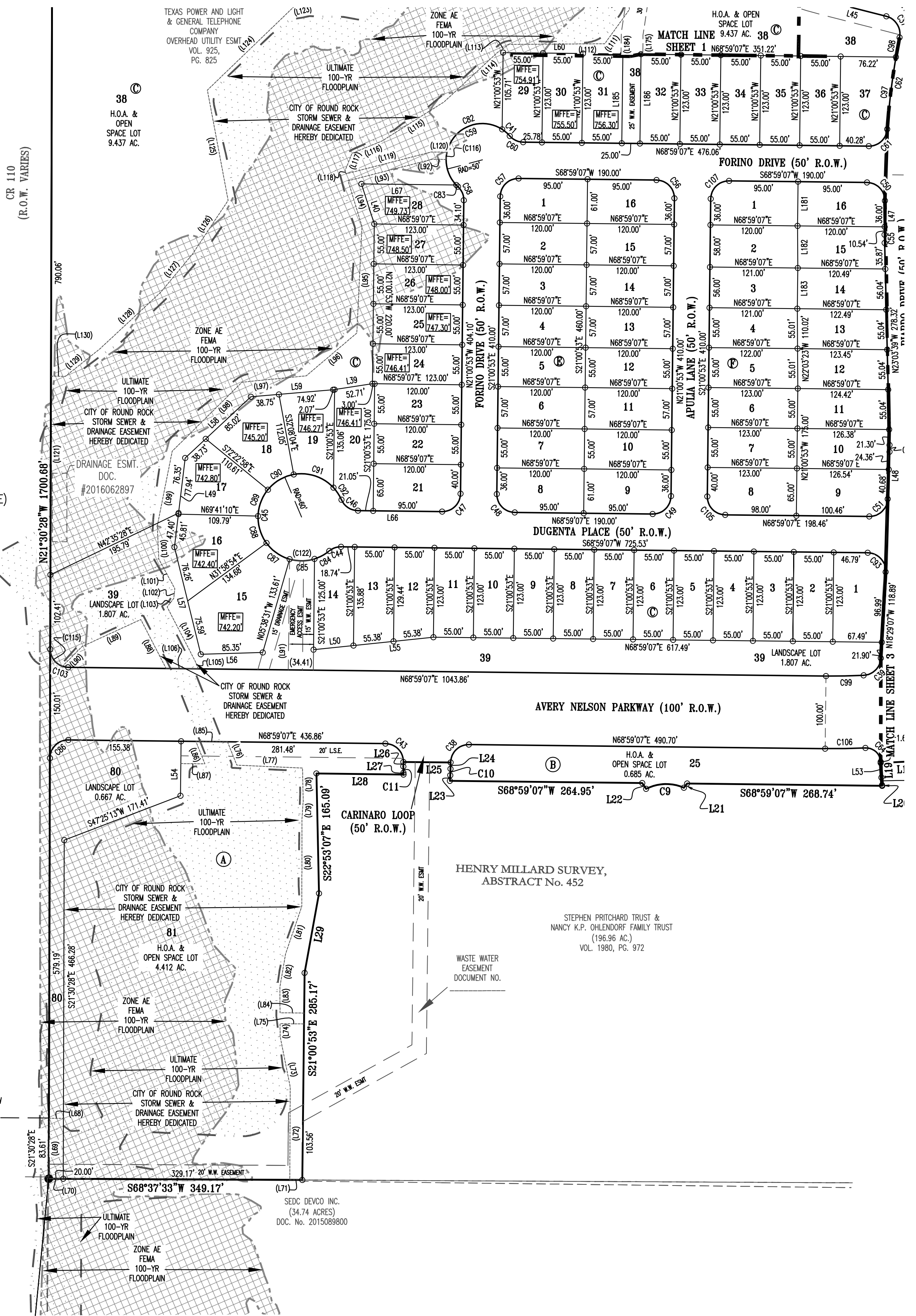


SCALE: 1" = 100'



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- P.O.B. POINT OF BEGINNING
- ULTIMATE 1% ANNUAL FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN (ZONE AE)
- (XXX') EASEMENT ANNOTATION
- ROW RIGHT-OF-WAY
- L.S.E. LANDSCAPE EASEMENT
- MMFE= MINIMUM FINISHED FLOOR ELEVATION
- XXX.XX 2FT ABOVE CBD 1% ULTIMATE W.S.E.



APPROXIMATE LOCATION OF THE SOUTHERNMOST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452 S16°02'E 1736.2'

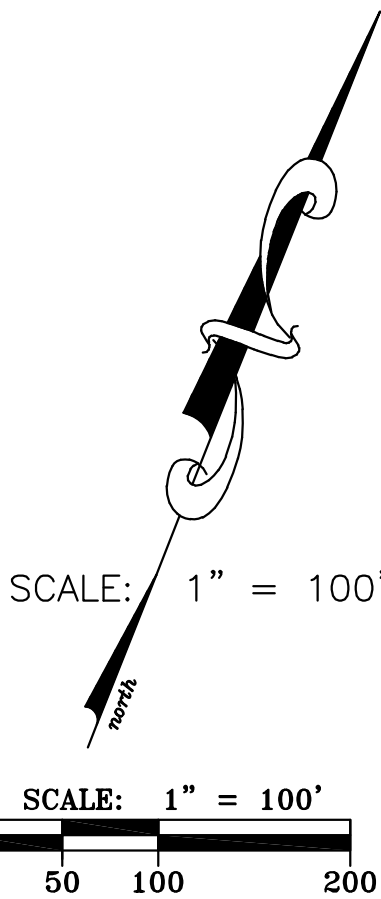
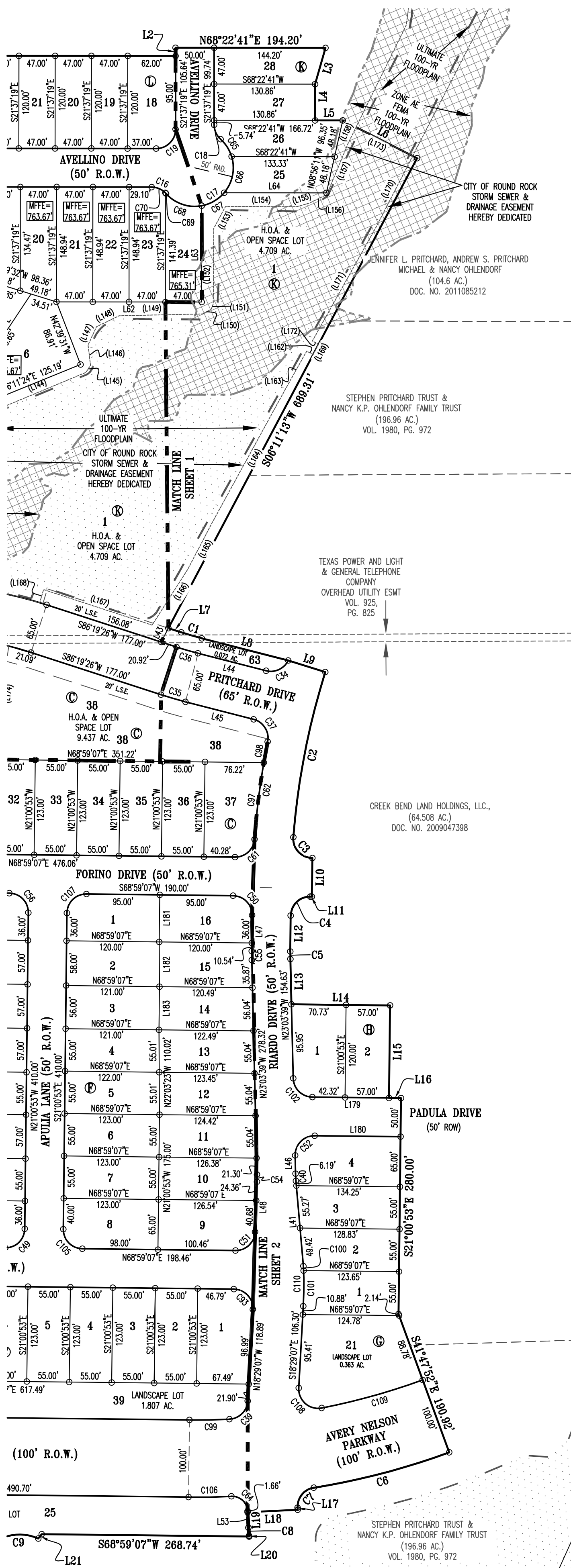
(FP2005-005)
SHEET NO. 2 OF 6



Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

Civil Engineering	Surveying
5501 West William Cannon	Austin, Texas 78749
Phone No. (512) 280-5160	Fax No. (512) 280-5165

SALERNO, PHASE 1 FINAL PLAT



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" CAPPED IRON ROD SET
 - P.O.B. POINT OF BEGINNING
 - ULTIMATE 1% ANNUAL FLOODPLAIN
 - FEMA 100 YEAR FLOODPLAIN (ZONE AE)
 - (XXX') EASEMENT ANNOTATION
 - ROW RIGHT-OF-WAY
 - L.S.E. LANDSCAPE EASEMENT
 - SIDEWALK
 - MMFE=XXX.XX MINIMUM FINISHED FLOOR ELEVATION
 - MMFE 650.00 MINIMUM FINISHED FLOOR ELEV. 2FT ABOVE CBD 1% ULTIMATE W.S.E.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	BLOCK	AREA (SF)	TYPE	LOT #	BLOCK	AREA (SF)	TYPE	LOT #	BLOCK	AREA (SF)	TYPE
80	A	29,008	LS	1	F	7,186	ST	11	J	5,640	SM
81	A	192,174	OS	2	F	6,989	ST	12	J	6,706	SM
25	B	29,852	LS	3	F	6,776	ST	13	J	6,706	SM
1	C	8,284	ST	4	F	6,682	ST	14	J	5,640	SM
2	C	6,600	ST	5	F	6,737	ST	15	J	5,640	SM
3	C	6,600	ST	6	F	6,765	ST	16	J	5,640	SM
4	C	6,600	ST	7	F	6,765	ST	17	J	5,640	SM
5	C	6,600	ST	8	F	7,861	ST	18	J	5,640	SM
6	C	6,600	ST	9	F	8,042	ST	19	J	5,640	SM
7	C	6,600	ST	10	F	6,979	ST	20	J	5,640	SM
8	C	6,600	ST	11	F	6,897	ST	21	J	6,020	SM
9	C	6,600	ST	12	F	6,817	ST	22	J	6,231	SM
10	C	6,600	ST	13	F	6,764	ST	23	J	6,079	SM
11	C	6,600	ST	14	F	6,804	ST	1	K	205,106	OS
12	C	6,818	ST	15	F	6,962	ST	2	K	5,985	SM
13	C	7,255	ST	16	F	7,186	ST	3	K	6,427	SM
14	C	7,365	ST	1	G	6,780	ST	4	K	5,822	SM
15	C	13,498	ST	2	G	6,937	ST	5	K	6,706	SM
16	C	9,550	ST	3	G	7,235	ST	6	K	10,176	SM
17	C	8,662	ST	4	G	8,696	ST	7	K	9,121	SM
18	C	9,242	ST	21	G	15,800	LS	8	K	5,640	SM
19	C	7,117	ST	1	H	8,107	ST	9	K	5,640	SM
20	C	9,039	SM	2	H	6,840	ST	10	K	5,640	SM
21	C	7,666	ST	1	I	5,640	SM	11	K	5,640	SM
22	C	6,600	ST	2	I	5,640	SM	12	K	6,706	SM
23	C	6,600	ST	3	I	5,640	SM	13	K	6,706	SM
24	C	6,765	ST	4	I	5,640	SM	14	K	5,640	SM
25	C	6,765	ST	5	I	5,640	SM	15	K	5,640	SM
26	C	6,765	ST	6	I	5,640	SM	16	K	5,640	SM
27	C	6,765	ST	7	I	5,640	SM	17	K	5,640	SM
28	C	7,200	ST	8	I	5,640	SM	18	K	5,640	SM
29	C	6,577	SM	9	I	5,640	SM	19	K	5,980	SM
30	C	6,765	ST	10	I	5,640	SM	20	K	6,660	SM
31	C	6,765	ST	11	I	5,640	SM	21	K	7,000	SM
32	C	6,765	ST	12	I	5,640	SM	22	K	7,000	SM
33	C	6,765	ST	13	I	5,640	SM	23	K	6,958	SM
34	C	6,765	ST	14	I	5,640	SM	24	K	6,031	SM
35	C	6,765	ST	15	I	5,640	SM	25	K	6,047	SM
36	C	6,765	ST	16	I	5,640	SM	26	K	7,154	SM
37	C	8,356	ST	17	I	5,640	SM	27	K	6,151	SM
38	C	410,740	OS	18	I	5,640	SM	28	K	6,464	SM
39	C	77,709	LS	19	I	5,640	SM	63	K	3,141	LS
1	E	7,186	ST	20	I	5,640	SM	1	L	7,426	SM
2	E	6,840	ST	21	I	5,640	SM	18	L	7,306	SM
3	E	6,840	ST	22	I	5,640	SM	19	L	5,640	SM
4	E	6,840	ST	23	I	5,640	SM	20	L	5,640	SM
5	E	6,600	ST	24	I	6,706	SM	21	L	5,640	SM
6	E	6,840	ST	25	I	55,369	LS	22	L	5,640	SM
7	E	6,600	ST	1	J	8,744	LS	23	L	5,640	SM
8	E	7,186	ST	2	J	7,831	SM	24	L	5,640	SM
9	E	7,186	ST	3	J	5,640	SM	25	L	5,640	SM
10	E	6,600	ST	4	J	5,640	SM	26	L	5,640	SM
11	E	6,840	ST	5	J	5,640	SM	27	L	5,640	SM
12	E	6,600	ST	6	J	5,640	SM	28	L	5,640	SM
13	E	6,840	ST	7	J	5,640	SM	29	L	5,640	SM
14	E	6,840	ST	8	J	5,640	SM	30	L	5,640	SM
15	E	6,840	ST	9	J	5,640	SM	31	L	5,640	SM
16	E	7,186	ST	10	J	5,640	SM	32	L	5,640	SM
								33	L	5,640	SM
								34	L	7,426	SM

(FP2005-005)
SHEET NO. 3 OF 6



Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SALERNO, PHASE 1 FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	27.82	447.50	N84°32'34"E	27.82	13.92	3°33'43"
C2	218.51	975.00	S10°43'24"E	218.05	109.72	12°50'27"
C3	40.96	25.00	S64°04'45"E	36.53	26.75	93°52'15"
C4	39.27	25.00	S23°59'07"W	35.36	25.00	90°00'00"
C5	9.82	275.00	S22°02'16"E	9.82	4.91	2°02'46"
C6	181.66	950.00	S53°40'49"W	181.38	91.11	10°57'22"
C7	36.50	25.01	S17°20'06"W	33.34	22.37	83°36'54"
C8	10.46	150.00	S26°29'11"E	10.46	5.23	3°59'46"
C9	53.71	60.00	S66°34'20"W	51.93	28.80	51°17'18"
C10	8.81	150.00	N19°19'56"W	8.81	4.41	3°21'55"
C11	8.63	150.00	S22°39'48"E	8.63	4.32	3°17'49"
C12	39.27	25.00	N66°37'19"W	35.36	25.00	90°00'00"
C13	39.27	25.00	N66°37'19"W	35.36	25.00	90°00'00"
C14	39.27	25.00	S23°22'41"W	35.36	25.00	90°00'00"
C15	39.27	25.00	S23°22'41"W	35.36	25.00	90°00'00"
C16	21.03	25.00	N87°31'37"W	20.41	11.18	48°11'23"
C17	162.65	50.00	N23°22'41"E	99.85	897.21	186°22'46"
C18	21.03	25.00	S45°43'00"E	20.41	11.18	48°11'23"
C19	39.27	25.00	S23°22'41"W	35.36	25.00	90°00'00"
C20	39.27	25.00	S66°37'19"E	35.36	25.00	90°00'00"
C21	39.27	25.00	S23°22'41"W	35.36	25.00	90°00'00"
C22	34.83	25.00	N71°42'14"W	32.08	20.92	79°50'09"
C23	272.10	60.00	N18°17'46"E	92.04	71.71	259°50'09"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C24	92.14	575.00	S26°12'46"E	92.05	46.17	9°10'54"
C25	100.16	625.00	S26°12'46"E	100.05	50.19	9°10'54"
C26	40.20	25.00	S76°51'53"E	36.00	25.94	92°07'21"
C27	38.34	25.00	N13°08'07"E	34.69	24.09	87°52'39"
C28	134.77	667.50	N62°51'29"E	134.54	67.61	11°34'04"
C29	39.15	25.00	S66°29'24"E	35.27	24.89	89°44'10"
C30	39.39	25.00	N23°30'36"E	35.44	25.12	90°15'50"
C31	147.89	732.50	N62°51'29"E	147.64	74.20	11°34'04"
C32	238.66	467.50	S71°41'56"W	236.08	121.99	29°14'59"
C33	271.84	532.50	S71°41'56"W	268.90	138.95	29°14'59"
C34	34.24	25.00	N43°31'49"E	31.62	20.41	78°27'47"
C35	33.11	532.50	N84°32'34"E	33.10	16.56	3°33'43"
C36	29.06	467.50	N84°32'34"E	29.06	14.54	3°33'43"
C37	37.90	25.00	N53°48'28"W	34.37	23.67	86°51'39"
C38	39.27	25.00	N23°59'07"E	35.36	25.00	90°00'00"
C39	36.64	25.00	N23°30'08"E	33.45	22.50	83°58'30"
C40	9.36	150.00	S24°50'57"E	9.36	4.68	3°34'35"
C41	13.91	50.00	N70°47'37"W	13.86	7.00	15°56'14"
C42	5.60	150.00	N70°52'59"E	5.60	2.80	2°08'18"
C43	39.27	25.00	S66°00'53"E	35.36	25.00	90°00'00"
C44	17.51	25.00	S48°55'32"W	17.15	9.13	40°07'09"
C45	299.29	60.00	S08°13'56"E	72.38	45.37	285°48'12"
C46	28.66	25.00	S78°10'21"E	27.12	16.14	65°41'03"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C47	39.27	25.00	N23°59'07"E	35.36	25.00	90°00'00"
C48	39.27	25.00	S66°00'53"E	35.36	25.00	90°00'00"
C49	39.27	25.00	N23°59'07"E	35.36	25.00	90°00'00"
C50	39.27	25.00	N66°00'53"W	35.36	25.00	90°00'00"
C51	38.60	25.00	N24°45'01"E	34.88	24.34	88°28'12"
C52	40.16	25.00	S22°57'44"W	35.98	25.91	92°02'46"
C53	39.27	25.00	N66°37'19"W	35.36	25.00	90°00'00"
C54	9.36	150.00	N21°16'22"W	9.36	4.68	3°34'35"
C55	11.61	325.00	N22°02'16"W	11.61	5.80	2°02'46"
C56	39.27	25.00	N66°00'53"W	35.36	25.00	90°00'00"
C57	39.27	25.00	S23°59'07"W	35.36	25.00	90°00'00"
C58	21.03	25.00	N45°06'34"W	20.41	11.18	48°11'23"
C59	162.65	50.00	S23°59'07"W	99.85	897.21	186°22'46"
C60	21.03	25.00	S86°55'12"E	20.41	11.18	48°11'23"
C61	37.74	25.00	N25°44'10"E	34.26	23.52	86°29'54"
C62	127.65	1025.00	S13°56'43"E	127.57	63.91	7°08'08"
C63	39.27	25.00	N66°37'19"W	35.36	25.00	90°00'00"
C64	31.37	20.00	S69°25'34"E	28.25	19.96	89°52'32"
C65	27.20	50.00	S54°13'40"E	26.86	13.94	31°10'02"
C66	50.05	50.00	S09°57'56"E	47.99	27.35	57°21'26"
C67	34.29	50.00	S38°21'39"W	33.62	17.85	39°17'43"
C68	51.10	50.00	S87°17'17"W	48.91	28.04	58°33'34"
C69	1.07	25.00	N64°39'42"W	1.07	0.54	2°27'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C70	19.95	25.00	N88°45'23"W	19.43	10.54	45°43'51"
C71	35.23	60.00	N85°12'06"E	34.73	18.14	33°38'48"
C72	35.78	60.00	S60°53'33"E	35.25	18.44	34°09'55"
C73	201.09	60.00	S52°12'07"W	119.34	569.72	192°01'26"
C74	9.78	575.00	S22°06'32"E	9.78	4.89	0°58'27"
C75	58.14	575.00	S25°29'34"E	58.12	29.10	5°47'37"
C76	24.23	575.00	S29°35'48"E	24.22	12.11	2°24'50"
C77	9.14	625.00	N30°23'04"W	9.14	4.57	0°50'17"
C78	45.55	625.00	N27°52'39"W	45.54	22.79	4°10'33"
C79	45.46	625.00	N23°42'20"W	45.45	22.74	4°10'03"
C80	36.85	25.00	N26°25'08"E	33.60	22.69	84°26'47"
C81	2.54	25.00	N18°42'47"W	2.54	1.27	5°49'03"
C82	145.46	50.00	S17°53'53"W	99.33	428.19	166°40'46"
C83	3.28	50.00	S67°19'23"E	3.28	1.64	3°45'46"
C84	23.20	60.00	S39°56'32"W	23.05	11.75	22°09'08"
C85	34.91	60.00	S67°41'18"W	34.42	17.97	33°20'24"
C86	39.49	25.00	S23°44'19"W	35.51	25.22	90°29'35"
C87	39.59	60.00	N76°44'18"W	38.88	20.55	37°48'25"
C88	39.56	60.00	N38°56'54"W	38.84	20.53	37°46'24"
C89	39.46	60.00	N01°13'20"W	38.75	20.47	37°40'44"
C90	42.23	60.00	N37°46'49"E	41.36	22.03	40°19'34"
C91	60.24	60.00	N86°42'15"E	57.74	32.93	57°31'20"
C92	20.11	60.00	S54°55'57"E	20.02	10.15	19°12'15"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C93	40.37	25.00	N64°45'00"W	36.13	26.13	92°31'46"
C94	9.35	150.00	S70°09'59"W	9.35	4.68	3°34'17"
C95	3.76	150.00	N69°05'46"E	3.76	1.88	1°26'09"
C96	37.71	25.00	N21°35'24"E	34.23	23.49	86°25'25"
C97	100.17	1025.00	S14°42'48"E	100.13	50.13	5°35'58"
C98	27.48	1025.00	S11°08'44"E	27.48	13.74	1°32'10"
C99	51.86	850.00	N67°14'15"E	51.85	25.94	3°29'44"
C100	5.83	467.53	S24°20'19"E	5.83	2.92	0°42'52"
C101	46.14	467.53	S21°09'14"E	46.13	23.09	5°39'18"
C102	38.38	25.00	S67°02'16"E	34.72	24.12	87°57'14"
C103	39.05	25.00	N66°15'41"W	35.20	24.79	89°30'25"
C104	39.34	25.00	S23°34°01"W	35.40	25.07	90°09'00"
C105	39.27	25.00	S66°00'53"E	35.36	25.00	90°00'00"
C106	55.53	950.00	N67°18'38"E	55.52	27.77	3°20'57"
C107	39.27	25.00	S23°59'07"W	35.36	25.00	90°00'00"
C108	45.44	25.00	S70°33'26"E	39.44	32.08	104°08'37"
C109	136.02	850.00	N52°47'12"E	135.88	68.16	9°10'08"
C110	51.98	467.53	S21°30'40"E	51.95	26.01	6°22'11"
C111	39.27	25.00	N23°22'41"E	35.36	25.00	90°00'00"
C112	39.22	25.00	N66°25'14"W	35.32	24.95	89°52'29"
C113	39.21	25.00	S23°26'51"W	35.31	24.94	89°51'41"
C114	39.33	25.00	N66°33°09"W	35.40	25.06	90°08'19"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C115)	30.90	25.00	N56°54'51"W	28.97	17.77	70°48'45"
(C116)	10.07	50.00	S15°14'46"E	10.05	5.05	11°32'13"
(C117)	10.00	732.50	N61°49'58"E	10.00	5.00	0°46'56"
(C118)	31.01	467.50	S70°23'57"W	31.00	15.51	3°48'00"
(C119)	189.73	532.50	S75°07'21"W	188.73	95.88	20°24'52"
(C120)	156.39	60.00	S43°42'47"W	115.73	218.86	149°20'18"
(C121)	30.08	467.50	S80°47'38"W	30.08	15.05	3°41'12"
(C136)	44.18	30.00	S13°24°00"W	40.30	27.19	84°22'44"

Line Table		
Line #	Length	Direction
L1	5.01	S64°48'07"W
L2	10.64	N21°37'19"W
L3	48.86	S05°46'26"E
L4	47.00	S21°37'19"E
L5	35.85	N68°22'41"E
L6	107.88	S84°41'56"E
L7	17.45	N86°19'26"E
L8	115.59	N82°45'43"E
L9	50.27	N85°41'49"E
L10	50.00	S21°00'53"E
L11	2.17	S68°59'07"W
L12	46.54	S21°00'53"E
L13	58.67	S23°03'39"E
L14	127.73	N68°59'07"E
L15	120.00	S21°00'53"E
L16	15.59	N68°59'07"E
L17	2.65	S24°29'19"E
L18	65.00	S65°30'41"W
L19	20.09	S24°29'19"E
L20	1.04	S28°29°04"E
L21	7.26	S16°36'54"W
L22	9.65	N55°41'48"W
L23	7.76	N17°38°58"W
L24	8.73	N21°00'53"W
L25	65.00	S68°59'07"W
L26	6.18	S21°00'53"E

Line Table		
Line #	Length	Direction
L27	2.49	S24°18'42"E
L28	120.00	S68°59'10"W
L29	111.28	S11°27°01"E
L30	39.02	N21°16'34"W
L31	40.64	S30°48'13"E
L32	62.70	S57°04'27"W
L33	51.03	S57°04'27"W
L34	26.46	S68°38'31"W
L35	71.09	S21°37'19"E
L36	44.34	S30°48'13"E
L37	44.65	N64°48'07"E
L38	63.83	N27°40'26"W
L39	54.78	S59°33'59"W
L40	57.98	N39°28'22"W
L41	110.87	S26°38'14"E
L42	38.00	S68°22'41"W
L43	20.30	N06°11'13"E
L44	91.09	N82°45'43"E
L45	91.09	N82°45'43"E
L46	23.63	S23°03'39"E
L47	46.54	N21°00'53"W
L48	65.04	N19°29'05"W
L49	123.75	S14°47'49"E

SALERNO, PHASE 1 FINAL PLAT

LOT SUMMARY	TOTAL LOT COUNT																				OVERALL SALERNO LOT COUNT PER APPROVED PRELIMINARY	
RESIDENTIAL LOTS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	PHASE 12	PHASE 13	PHASE 14	PHASE 15	PHASE 16	PHASE 17	PHASE 18	PHASE 19	TOTAL		
SINGLE FAMILY SMALL LOT	100	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	100	524
SINGLE FAMILY STANDARD LOT	73	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	73	505
SINGLE FAMILY ESTATE LOT	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	160
SUBTOTAL OF RESIDENTIAL LOTS	173	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	173	1189
NON-RESIDENTIAL LOTS																						
AMENITY CENTER LOTS	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
COMMERCIAL LOTS	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9
LANDSCAPE LOTS	8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8	28
OPEN SPACE LOTS	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	27
TOTAL	184	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	184	1254

FIELD NOTES
BEING ALL OF THAT CERTAIN 63.411 ACRE TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING A PORTION OF A CALLED _____ ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 63.411 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT A NORTHWESTERN CORNER OF SAID _____ ACRE TRACT, BEING IN THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (R.O.W. VARIES), SAME BEING AT A SOUTHWEST CORNER OF A CALLED 2.07 ACRE TRACT OF LAND CONVEYED TO HENRY DEVELOPMENT, LTD IN DOCUMENT NUMBER 2004089842, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERNMOST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, N68°32'30"E, WITH THE COMMON BOUNDARY LINE OF SAID _____ ACRE TRACT AND SAID 2.07 ACRE TRACT, A DISTANCE OF 281.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID _____ ACRE TRACT OF LAND, THE FOLLOWING FORTY-EIGHT (48) COURSES AND DISTANCES, NUMBERED 1 THROUGH 48,

- S21°37'19"E, A DISTANCE OF 191.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S64°48'07"W, A DISTANCE OF 5.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S21°37'19"E, A DISTANCE OF 415.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N68°22'41"E, A DISTANCE OF 767.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N21°37'19"W, A DISTANCE OF 10.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N68°22'41"E, A DISTANCE OF 194.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S05°46'26"E, A DISTANCE OF 48.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S21°37'19"E, A DISTANCE OF 47.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N68°22'41"E, A DISTANCE OF 35.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S84°41'56"E, A DISTANCE OF 107.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S06°11'13"W, A DISTANCE OF 689.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N86°19'26"E, A DISTANCE OF 17.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 447.50 FEET, AN ARC LENGTH OF 27.82 FEET, AND A CHORD THAT BEARS N84°32'34"E, A DISTANCE OF 27.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N82°45'43"E, A DISTANCE OF 115.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N85°41'49"E, A DISTANCE OF 50.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 218.51 FEET, AND A CHORD THAT BEARS S10°43'24"E, A DISTANCE OF 218.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.96 FEET, AND A CHORD THAT BEARS S64°04'45"E, A DISTANCE OF 36.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S21°00'53"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S68°59'07"W, A DISTANCE OF 2.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S23°59'07"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S21°00'53"E, A DISTANCE OF 46.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 9.82 FEET, AND A CHORD THAT BEARS S22°02'16"E, A DISTANCE OF 9.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S23°03'39"E, A DISTANCE OF 58.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N68°59'07"E, A DISTANCE OF 127.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S21°00'53"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N68°59'07"E, A DISTANCE OF 15.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S21°00'53"E, A DISTANCE OF 280.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S41°47'52"E, A DISTANCE OF 190.92 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 181.66 FEET, AND A CHORD THAT BEARS S53°40'49"W, A DISTANCE OF 181.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.17 FEET, AND A CHORD THAT BEARS S14°28'31"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S65°30'41"W, A DISTANCE OF 65.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S25°16'54"E, A DISTANCE OF 31.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S68°59'07"W, A DISTANCE OF 268.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

- N16°36'54"W, A DISTANCE OF 7.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 53.71 FEET, AND A CHORD THAT BEARS S66°34'20"W, A DISTANCE OF 51.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N55°41'48"W, A DISTANCE OF 9.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S68°59'07"W, A DISTANCE OF 264.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N17°38'58"W, A DISTANCE OF 7.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 8.81 FEET, AND A CHORD THAT BEARS N19°19'56"W, A DISTANCE OF 8.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N21°00'53"W, A DISTANCE OF 8.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S68°59'07"W, A DISTANCE OF 65.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S21°00'53"E, A DISTANCE OF 6.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 8.63 FEET, AND A CHORD THAT BEARS S22°39'48"E, A DISTANCE OF 8.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S24°18'42"E, A DISTANCE OF 2.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S68°59'10"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S21°00'53"E, A DISTANCE OF 165.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S06°47'58"E, A DISTANCE OF 113.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- S21°00'53"E, A DISTANCE OF 285.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING IN THE SOUTHEAST LINE OF SAID _____ ACRE TRACT, SAME BEING IN THE NORTHWEST LINE OF A CALLED 34.74 ACRE TRACT OF LAND CONVEYED TO SEDV DEVCO, INC. IN DOCUMENT NUMBER 2015089800, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S68°37'33"W, WITH THE COMMON LINE OF SAID _____ ACRE TRACT AND SAID 34.74 ACRE TRACT OF LAND, A DISTANCE OF 349.17 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID _____ ACRE TRACT, BEING AT THE WESTERNMOST CORNER OF SAID 34.74 ACRE TRACT OF LAND, SAME BEING IN THE NORTHEAST LINE OF AFORESAID COUNTY ROAD 110, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID _____ ACRE TRACT AND SAID COUNTY ROAD 110, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- N21°30'28"W, A DISTANCE OF 1700.68 FEET TO A 1/2 INCH IRON ROD FOUND,
- N21°29'00"W, A DISTANCE OF 1329.62 FEET TO A 1/2 INCH IRON ROD FOUND, AND
- N21°16'34"W, A DISTANCE OF 39.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.411 ACRES OF LAND.

(FP2005-005)
SHEET NO. 5 OF 6



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering

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SALERNO, PHASE 1 FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 63.411 ACRE TRACT OF LAND, SITUATED IN THE HENRY MILLER SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER _____ 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:

"SALERNO, PHASE 1"

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, INC.
10800 PECAN PARK BOULEVARD, SUITE 200
AUSTIN, TEXAS 78750

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____,
BY JOHN ZINSMEYER.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT (SW.E.) ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
2. 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.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
4. 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.
5. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
7. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
9. THE MINIMUM FINISH FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. A CLOMR IS REQUIRED FOR THE PROPOSED DEVELOPMENT BECAUSE RESIDENTIAL LOTS ARE INUNDATED BY THE CURRENT FEMA 1% ANNUAL FLOODPLAIN.
11. JONAH WATER SUD EASEMENTS SHALL BE DEPICTED WITH FINAL PLAT.
12. DRAINAGE AND STORM SEWER (D.E./S.E.) EASEMENTS TO BE DEDICATED TO THE CITY OF ROUND ROCK.
13. 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 UNITS.
14. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2019
15. HOA WILL OWN, MAINTAIN AND OPERATE ANY OPEN SPACE, DRAINAGE AND LANDSCAPE LOTS.
16. WATER SERVICE WILL BE PROVIDED BY JONAH WATER SUD.
17. WASTEWATER COLLECTION/CONVEYANCE IS PROVIDED BY SALERNO MUD.
18. REQUIRED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER & WASTEWATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.
19. FEMA ACCEPTANCE OF CLOMR AND LETTER ACKNOWLEDGE BY FEMA OF A RECEIPT OF COMPLETE APPLICATION FOR A LOMR MUST PROVIDED PRIOR TO FINAL ACCEPTANCE OF THE CONSTRUCTION OF THE SUBDIVISION OR ISSUANCE OF BUILDING PERMITS.

EASEMENT NOTES:

1. 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").
2. 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.
3. 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.
4. 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.
5. 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;
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;
 - (C) 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;
 - (D) 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;
 - (E) 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;
6. 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 GRANTOR'S 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.
7. IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.
8. GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.
9. 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.

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIR
PLANNING AND ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., AND

DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

(FP2005-005)
SHEET NO. 6 OF 6

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com

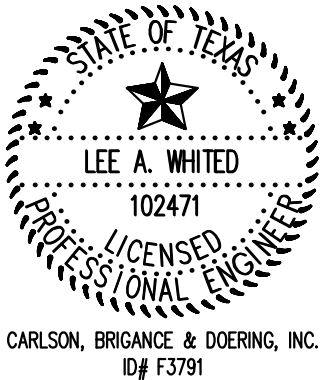


STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, LEE A. WHITED, P.E., 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.

ENGINEERING BY: _____
LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



PATH-J: AC3D\5176\SURVEY\PLAT- SALERNO PHASE 1.DWG