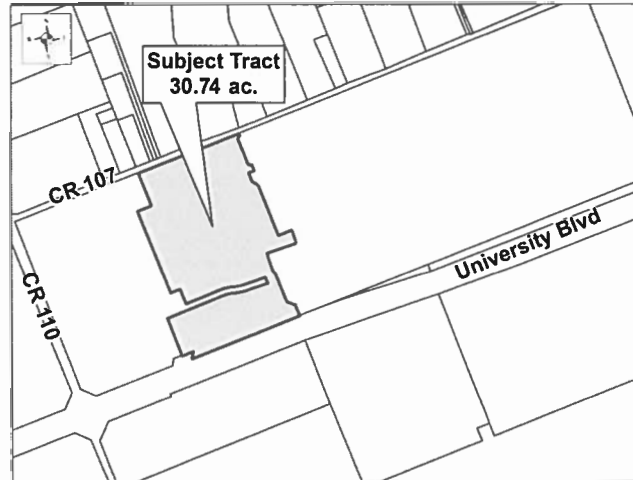


**University Heights Phase 1
FINAL PLAT FP2005-004**

**CASE PLANNER: JUAN ENRIQUEZ**

REQUEST: Final Plat approval to create 91 development lots, 4 landscape/open space/greenbelt lots, 1 amenity lot, 1 drainage pond lot and 8 right-of-way lots.

ZONING AT TIME OF APPLICATION: SF-3 (Single-Family Mixed Lot) and C-1a (General Commercial - Limited)

DESCRIPTION: 30.74 acres out of the Millard H. Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential and Commercial

ADJACENT LAND USE:

North: CR 107; Rural Residential (Georgetown ETJ; unzoned)

South: University Boulevard right-of-way (Unzoned); Undeveloped commercial lot (C-1a); Builders First Source (ETJ: Unzoned)

East: University Heights Proposed Phases 3 and 4 - Zoned SF-3

West: University Heights Proposed Phases 2 and 10 - Zoned SF-3 & C-1a

PROPOSED LAND USE: Residential and Drainage Pond

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	91	14.14
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	1.83
ROW:	8	7.07
Parkland:	0	0
Other:	5	7.7
TOTALS:	105	30.74

Owner:
JSL North Investments, LLC
John S. Lloyd
4720
Austin, TX 78746

Agent:
Randall Jones & Associates Engineering, Inc.
Israel Ramirez, P.E.
2900 Jazz St.
Round Rock, TX 78664

**University Heights Phase 1
FINAL PLAT FP2005-004**

HISTORY: On May 6, 2020, the Planning and Zoning Commission approved the Preliminary Plat (PP1911-003) on this 190.07-acre tract.

DATE OF REVIEW: July 15, 2020

LOCATION: East of County Road 110; north of University Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the tracts for residential and commercial purposes. The University Heights development consists of approximately 190-acres of land with a total of five zoning districts within this subdivision ranging from SF-3 (Single Family Mixed Lot) to TF (Two Family) to MF-1 (Multifamily -Low Density)/MF-2 (Multifamily-Medium Density) and C-1a (General Commercial – Limited).

Phase 1 consists of single-family residential lots zoned SF-3 and a drainage lot zoned C-1a. The SF-3 zoning district provides for three sizes of single-family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The C-1 a district allows for commercial land use such as offices, retail sales, hotels, and fuel stations.

For the purpose of this phase, 12 single-family estate lots are proposed with a minimum lot width of 70-feet; 36 single-family standard lots are proposed with a minimum lot width of 50-feet; and 43 single-family small lots are proposed with a minimum lot width of 45-feet. Lastly, there will be 4 landscape/open space lots, 1 amenity lot, 1 drainage lot and 8 right-of-way lots. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved Preliminary Plat.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1911-003).

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

Water and Wastewater Service: The site will be served by the Jonah Water Special Utility District as this tract is not within the City of Round Rock's CCN (Certificate of Convenience and Necessity). Wastewater service will be provided by the City of Round Rock. The City of Round Rock recently installed a 15-inch wastewater interceptor along County Road 110 and the developer will connect to this interceptor for wastewater service into the development.

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

RECOMMENDED MOTION:

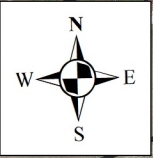
Staff recommends approval with the following conditions:

1. Revise the right -of-way reserve lot text to "R.O.W. hereby dedicated to the City of Round Rock" along County Road 107.
2. Remove the text "ROW" after each street name for clarity purposes.
3. Label the adjacent future phases including the lots with a dashed line.
4. Include the number of right-of-way lots under acreage by lot type.
5. Complete information (elevation, datum & GEIOD) for all benchmarks depicted.
6. All offsite water, wastewater & drainage easements shall be depicted individually for each utility

**University Heights Phase 1
FINAL PLAT FP2005-004**

with beneficiary dimensions and recordation information. Remove temporary easement designations from the plat. Easement designations need to be reflected as permanent or to be vacated.

7. Clearly label adjacent 50' Access Easement & 15' Greenbelt Easement exterior to south boundary of Block "B" as shown in the approved Preliminary Plat.
8. Prior to plat recordation all utilities and street improvements must have SIP permit issued with improvements installed and accepted or SIP permits issued and acceptable fiscal posted with easement acquisition completed and easements recorded.

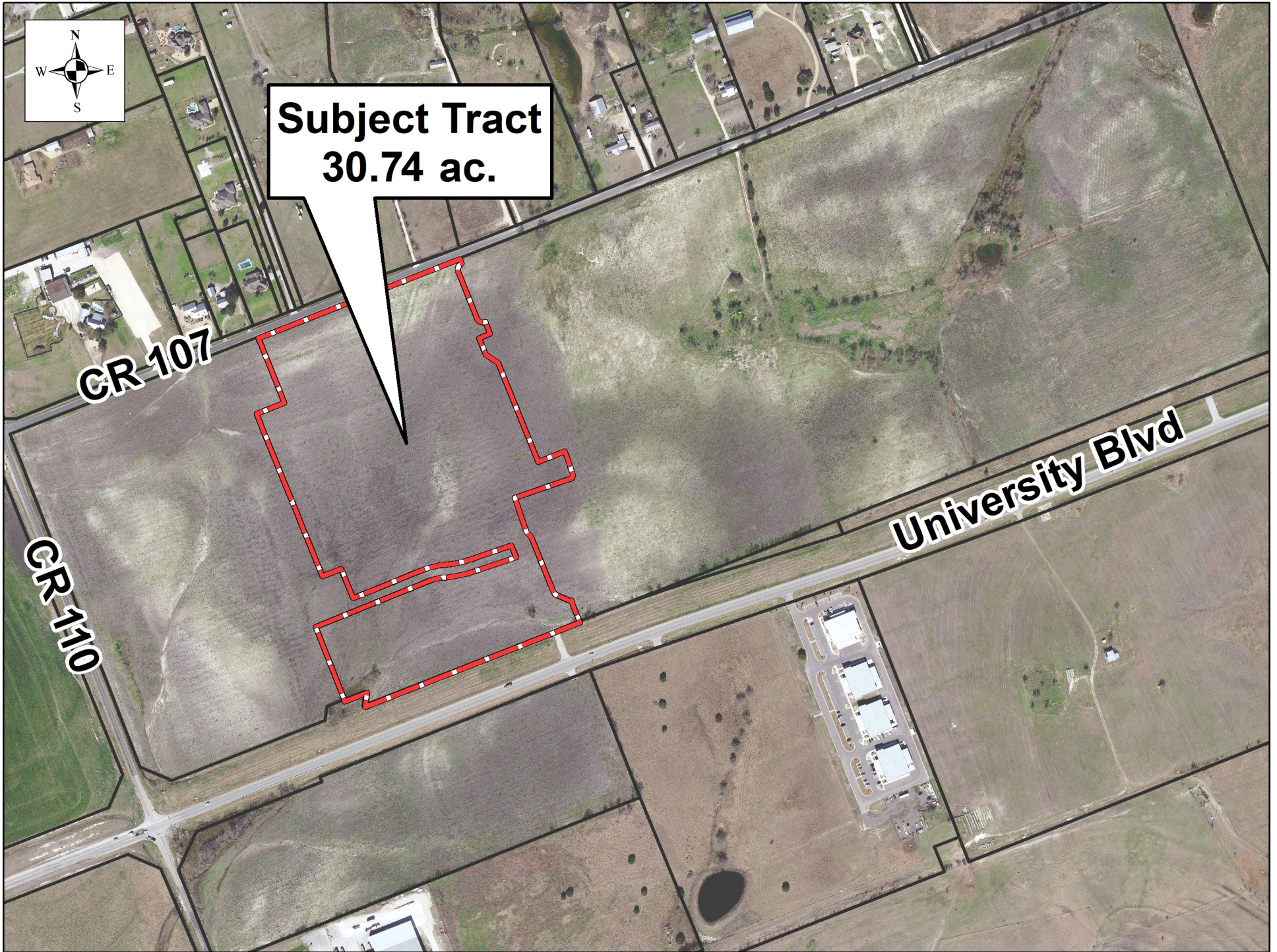


**Subject Tract
30.74 ac.**

CR 107

CR 110

University Blvd



FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 1
CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS

SCALE: 1"=100'

- LEGEND
- ⊕ = BENCHMARK (AS NOTED)
 - = 1/2" IRON ROD FOUND (AS NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1" IRON PIPE FOUND
 - = COTTON SPINDLE FOUND
 - = 60D NAIL FOUND
 - Ⓐ = BLOCK NAME
 - DE = DRAINAGE AND STORM SEWER EASEMENTS
 - C/L = CENTER LINE
 - WWE = WASTEWATER EASEMENT
 - OS = OPEN SPACE
 - LS = LANDSCAPE
 - GE = GAS EASEMENT
 - ROW = RIGHT-OF-WAY
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLAMSON COUNTY, TEXAS
 - = CITY LIMITS
 - G — = APPROXIMATE CENTERLINE LOCATION GAS PIPELINE
 - ☐ = MAIL BOX
 - = PHASE NUMBERS

BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

LOCATION MAP
SCALE: 1" = 3000'

BENCHMARK:
CITY OF ROUND ROCK 01-037
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30' NAVD '88
(GEOID 99)

OWNER:
JSL NORTH INVESTMENTS, LLC.
JOHN S. LLOYD, MANAGER
6504 WEST COURTYARD DRIVE
AUSTIN, TX 78730

ACREAGE: 30.748 ACRES

SURVEYOR: RJ SURVEYING & ASSOCIATES, INC.
NUMBER OF BLOCKS: 8
LINEAR FEET OF NEW STREETS: 4,506
SUBMITTAL DATE: MAY 19, 2020
DATE OF PLANNING AND ZONING COMMISSION
REVIEW: JULY 15, 2020

BENCHMARK:
ROUND ROCK 01-037, CITY OF ROUND ROCK
BRASS DISK SET IN CONCRETE
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30'
HORIZONTAL DATUM: NAD 83/HARN 93
VERTICAL DATUM: NAVD '88 (GEOID 99)
ACCORDING TO THE GPS DATA SHEET PUBLISHED
BY THE CITY OF ROUND ROCK, TEXAS.

ACREAGE BY LOT TYPE:

91 SINGLE-FAMILY LOTS	14.139 ACRES
1 LS/OS/GE LOT	1.936 ACRES
3 LS LOTS	0.440 ACRES
1 AMENITY LOT	1.834 ACRES
1 DRAINAGE POND	5.316 ACRES
ROW DEDICATION	7.069 ACRES

PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.

TEMPORARY WATER & WASTEWATER EASEMENT
TO CITY OF ROUND ROCK
BY DOCUMENT NO. _____ OPRWC

JSL NORTH INVESTMENTS, LLC.
168.558 ACRES
DOC. NO. 2017057905 OPRWC

TEMPORARY WATER & WASTEWATER EASEMENT
TO CITY OF ROUND ROCK
BY DOCUMENT NO. _____ OPRWC

BENCHMARK:
NORTHING: 10187107.04
EASTING: 3152637.63
ELEVATION: _____ NAVD '88
(GEOID 99)

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

SHEET 1 OF 3 SHEETS

UNIVERSITY BOULEVARD
RIGHT-OF-WAY WIDTH VARIES

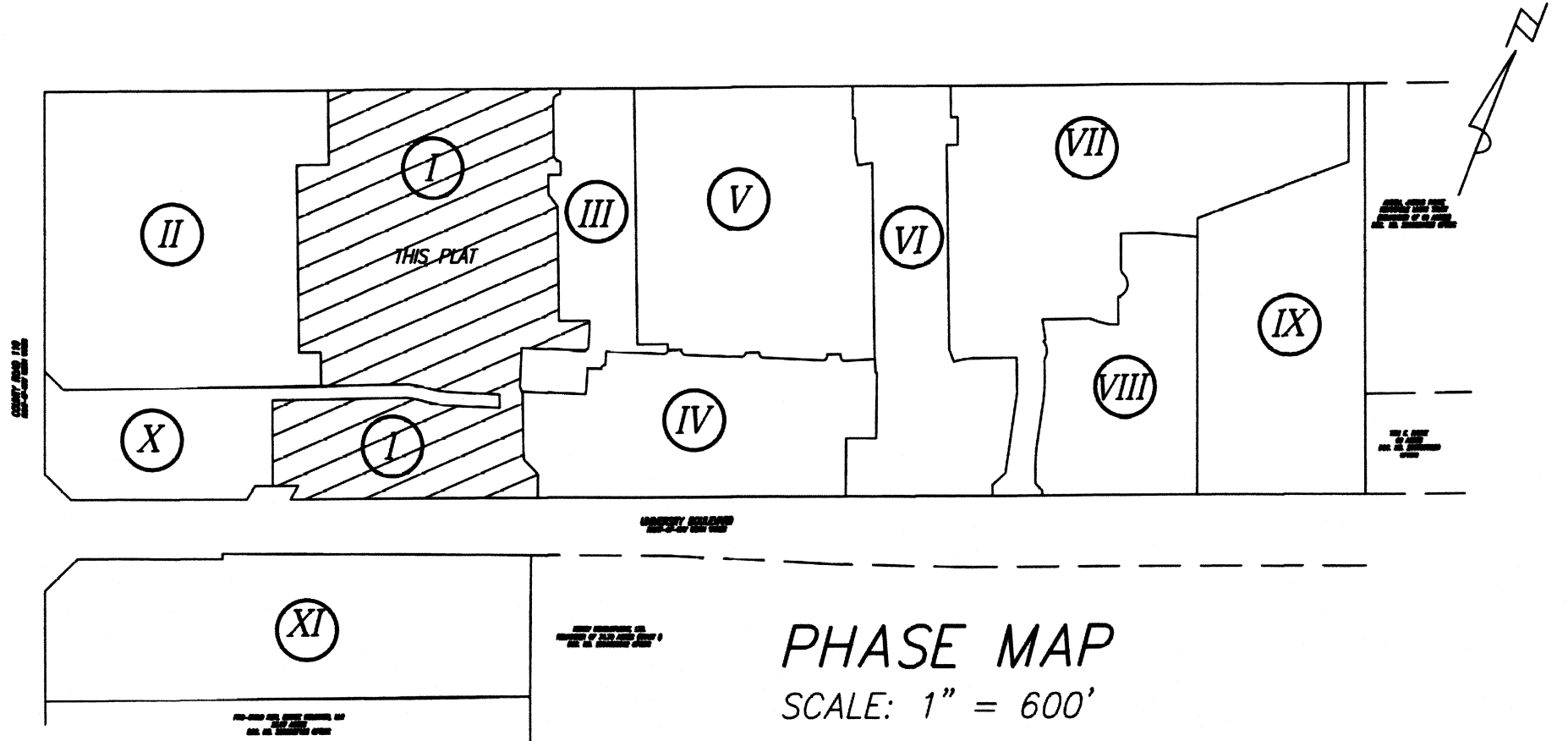
ROUND ROCK ETJ
CITY OF ROUND ROCK LIMITS
N=10187442.02
E=3153625.70
SCOTT FELDER HOMES, LLC
0.623 ACRE
DOC. NO. 202003853 OPRWC

FP2005-004

- LEGEND
- ⊕ = BENCHMARK (AS NOTED)
 - = 1/2" IRON ROD FOUND (AS NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1" IRON PIPE FOUND
 - ⊙ = COTTON SPINDLE FOUND
 - ⊙ = 600 NAIL FOUND
 - Ⓐ = BLOCK NAME
 - DE = DRAINAGE AND STORM SEWER EASEMENTS
 - C/L = CENTER LINE
 - WWE = WASTEWATER EASEMENT
 - OS = OPEN SPACE
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 - GE = GAS EASEMENT
 - ROW = RIGHT-OF-WAY
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 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
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 - ☒ = MAIL BOX
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BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 1
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



PHASE MAP
SCALE: 1" = 600'

NOTES:

- NO PORTION OF THIS TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCREACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN 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.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 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 AND AS DEPICTED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 6, 2020.
- 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.
- A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK REFERENCING THE, DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
- WATER SERVICE IS PROVIDED BY JONAH WATER SUD, RECORDED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.
- ALL OPEN SPACE, LANDSCAPE LOTS AND OPEN SPACE DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

LOT SUMMARY	TOTAL LOT COUNT											TOTAL
	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII	PHASE IX	PHASE X	PHASE XI	
SINGLE FAMILY ESTATE LOTS	12	15	5		9							41
SINGLE FAMILY STANDARD LOTS	36	56	12	42	50	14						210
SINGLE FAMILY SMALL LOTS	43	24	15	21	29	49						181
TWO FAMILY LOTS							104					104
COMMERCIAL LOTS										4	2	6
MULTI FAMILY LOTS								1	1			2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°53'48"E	50.00'
L2	S68°06'12"W	36.16'
L3	S22°04'44"E	70.55'
L4	S56°55'33"E	57.58'
L5	S22°04'44"E	14.37'
L6	S18°41'10"E	20.00'
L7	S71°18'50"W	8.68'
L8	S78°07'39"W	48.85'
L9	N82°40'53"E	51.94'
L10	N82°40'53"E	35.17'
L11	S68°46'54"W	66.01'
L12	N78°07'39"E	40.67'
L13	N22°04'44"W	50.09'
L14	S22°04'44"E	5.64'
L15	S22°04'44"E	0.90'
L16	N27°11'58"W	36.29'
L17	N71°18'50"E	7.40'
L18	N39°26'51"W	43.14'
L19	S39°26'51"E	43.14'
L20	N22°04'44"W	19.21'
L21	S22°04'44"E	23.95'
L22	N71°18'50"E	12.14'
L23	S15°22'06"W	18.72'
L24	N22°04'44"W	57.11'
L25	S13°28'36"E	47.53'
L26	S27°11'58"E	36.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S21°29'37"E	15.00'
L28	N07°44'25"E	58.02'
L29	S68°23'22"W	94.20'
L30	N21°25'10"W	24.88'
L31	S27°11'58"E	17.13'
L32	N71°18'50"E	4.46'
L33	S17°59'35"E	125.01'
L34	S67°55'16"W	9.47'
L35	N78°07'39"E	38.66'
L36	N78°07'39"E	10.19'
L37	N71°18'50"E	6.94'
L38	S21°31'29"E	20.00'
L39	N68°12'45"E	50.00'
L40	N68°12'45"E	50.00'
L41	N68°12'45"E	50.00'
L42	N21°53'48"W	50.00'
L43	S68°06'12"W	50.00'
L44	N67°55'16"E	50.00'
L45	N67°55'16"E	50.00'
L46	S67°55'16"W	50.00'
L47	S18°41'10"E	50.00'
L48	N22°04'44"W	50.00'
L49	N67°55'16"E	65.00'
L50	S62°48'02"W	65.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	23.56'	15.00'	090°00'00"	S66°53'48"E	21.21'
C2	17.95'	275.00'	003°44'23"	S20°12'32"E	17.95'
C3	23.47'	15.00'	089°39'11"	S26°29'15"W	21.15'
C4	131.80'	500.00'	015°06'13"	N78°51'57"E	131.42'
C5	38.28'	25.00'	087°44'33"	S67°37'20"E	34.65'
C6	122.15'	450.00'	015°33'10"	S79°05'26"W	121.78'
C7	20.01'	332.50'	003°26'55"	N25°28'31"W	20.01'
C8	23.91'	267.50'	005°07'15"	S24°38'21"E	23.90'
C9	29.72'	332.50'	005°07'15"	S24°38'21"E	29.71'
C10	11.10'	267.50'	002°22'37"	N26°00'40"W	11.10'
C11	24.45'	15.00'	093°23'34"	S24°37'03"W	21.83'
C12	64.48'	325.00'	011°22'03"	N76°59'52"E	64.37'
C13	70.84'	275.00'	014°45'37"	S75°18'05"W	70.65'
C14	22.67'	15.00'	086°36'26"	S65°22'57"E	20.58'
C15	24.45'	15.00'	093°23'34"	N24°37'03"E	21.83'
C16	22.67'	15.00'	086°36'26"	S65°22'57"E	20.58'
C17	54.56'	275.00'	011°22'03"	N76°59'52"E	54.47'
C18	19.70'	15.00'	075°14'23"	S59°41'55"E	18.31'
C19	24.57'	15.00'	093°51'07"	N24°50'50"E	21.91'
C20	21.85'	325.00'	003°51'07"	S69°50'50"W	21.85'
C21	98.52'	325.00'	017°22'08"	N30°45'48"W	98.14'
C22	83.36'	275.00'	017°22'08"	N30°45'48"W	83.05'
C23	23.56'	15.00'	090°00'00"	S67°04'44"E	21.21'
C24	23.56'	15.00'	090°00'00"	N22°55'16"E	21.21'
C25	23.51'	15.00'	089°49'05"	N66°59'16"W	21.18'
C26	23.61'	15.00'	090°10'55"	S23°00'44"W	21.25'
C27	23.51'	15.00'	089°49'05"	N66°59'16"W	21.18'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C28	23.61'	15.00'	090°10'55"	S23°00'44"W	21.25'
C29	23.51'	15.00'	089°49'05"	N66°59'16"W	21.18'
C30	23.61'	15.00'	090°10'55"	S23°00'44"W	21.25'
C31	23.56'	15.00'	090°00'00"	N23°06'12"E	21.21'
C32	98.52'	325.00'	017°22'08"	S30°45'48"E	98.14'
C33	83.36'	275.00'	017°22'08"	S30°45'48"E	83.05'
C34	72.69'	450.00'	009°15'20"	N76°54'30"E	72.61'
C35	41.87'	450.00'	005°19'51"	N84°12'05"E	41.85'
C36	22.12'	247.50'	005°07'15"	S24°38'21"E	22.11'
C37	70.84'	275.00'	014°45'37"	S75°18'05"W	70.65'
C38	9.00'	325.00'	001°35'10"	N81°53'18"E	9.00'
C39	47.89'	325.00'	008°26'35"	N76°52'26"E	47.85'
C40	32.54'	275.00'	006°46'44"	N74°42'13"E	32.52'
C41	22.02'	275.00'	004°35'19"	N80°23'14"E	22.02'
C42	8.83'	275.00'	001°50'26"	S22°59'57"E	8.83'
C43	47.39'	275.00'	009°52'25"	S28°51'22"E	47.33'
C44	27.14'	275.00'	005°39'17"	S36°37'13"E	27.13'
C45	43.43'	325.00'	007°39'23"	S35°37'10"E	43.40'
C46	47.26'	325.00'	008°19'56"	S27°37'31"E	47.22'
C47	39.11'	25.00'	089°37'40"	N66°42'39"W	35.24'
C48	39.43'	25.00'	090°22'20"	S23°17'21"W	35.47'
C49	7.83'	325.00'	001°22'49"	S22°46'08"E	7.83'
C50	40.72'	25.00'	093°19'44"	N21°50'31"E	36.37'
C51	7.59'	325.00'	001°20'18"	N71°59'00"E	7.59'
C52	7.59'	450.00'	000°58'00"	N71°47'50"E	7.59'

LOT AREA

BLOCK A	
20	10,000 SQ FT
21	10,000 SQ FT
22	10,000 SQ FT
23	10,000 SQ FT
24	10,000 SQ FT
25	10,000 SQ FT
26	10,000 SQ FT
27	10,000 SQ FT
28	10,000 SQ FT
29	10,000 SQ FT
30	11,381 SQ FT
31	1.936 AC LS/OS/GE
34	0.393 AC ROW

BLOCK B	
22	6,500 SQ FT
23	6,500 SQ FT
24	6,500 SQ FT
25	6,500 SQ FT
26	6,500 SQ FT
27	6,500 SQ FT
28	8,045 SQ FT
29	8,479 SQ FT
30	7,536 SQ FT
31	6,500 SQ FT
32	6,500 SQ FT
33	6,594 SQ FT
33A	0.056 AC LS

BLOCK E	
13	8,092 SQ FT
14	6,760 SQ FT
15	6,760 SQ FT
16	6,760 SQ FT
17	6,760 SQ FT
18	6,760 SQ FT
19	6,760 SQ FT
20	6,760 SQ FT
21	6,760 SQ FT
22	6,760 SQ FT
23	8,049 SQ FT

BLOCK F	
1	8,054 SQ FT
2	6,760 SQ FT
3	6,760 SQ FT
4	6,760 SQ FT
5	6,760 SQ FT
6	6,760 SQ FT
7	6,760 SQ FT
8	6,760 SQ FT
9	6,760 SQ FT
10	6,760 SQ FT
11	8,012 SQ FT
12	7,169 SQ FT
13	5,640 SQ FT
14	5,640 SQ FT
15	5,640 SQ FT
16	5,640 SQ FT
17	5,640 SQ FT
18	5,640 SQ FT
19	5,640 SQ FT
20	5,640 SQ FT
21	5,640 SQ FT
22	5,640 SQ FT
23	7,384 SQ FT

BLOCK G	
1	6,355 SQ FT
2	5,264 SQ FT
3	5,264 SQ FT
4	5,264 SQ FT
5	5,264 SQ FT
6	5,264 SQ FT
7	5,264 SQ FT
8	5,264 SQ FT
9	5,264 SQ FT
10	5,938 SQ FT
11	8,374 SQ FT
12	7,431 SQ FT
13	9,734 SQ FT
14	9,888 SQ FT
15	6,507 SQ FT
16	5,349 SQ FT
17	5,264 SQ FT
18	5,264 SQ FT
19	5,264 SQ FT

20	5,264 SQ FT
21	5,264 SQ FT
22	5,264 SQ FT
23	5,264 SQ FT
24	6,316 SQ FT

BLOCK H	
1	6,776 SQ FT
2	5,431 SQ FT
3	5,264 SQ FT
4	5,264 SQ FT
5	5,264 SQ FT
6	5,264 SQ FT
7	5,264 SQ FT
8	5,264 SQ FT
9	5,317 SQ FT
10	5,080 SQ FT
10A	1.834 AC AMENITY

BLOCK K	
1A	0.229 AC LS

BLOCK W	
35	5.316 AC OPEN SPACE DRAINAGE LOT
36	0.155 AC LS
37	1.590 AC ROW

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
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FP2005-004
SHEET 2 OF 3 SHEETS

EXISTING EASEMENT NOTES:

- EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY, LLC - DOCUMENT NO. 2017012597 OPRWC - SHOWN ON PLAT.
- CENTERLINE OF GAS PIPELINE EASEMENT TO LONE STAR GAS COMPANY - VOLUME 242/PAGE 63 DRWC - NO WIDTH GIVEN. SHOWN ON PLAT.
- WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET TYPE AND UNLOCATABLE.

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 1
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

30.734 ACES

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 168.558 ACRE TRACT OF LAND CONVEYED TO JSL NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (50' WDE RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD ROD FOUND AT THE NORTHWEST CORNER OF SAID 168.558 ACRE TRACT BEARS, S68°28'31"W A DISTANCE OF 1044.78 FEET;

THENCE N68°28'31"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 107 A DISTANCE OF 855.31 FEET;

THENCE ACROSS SAID 165.558 ACRE TRACT THE FOLLOWING 24 COURSES:

1. S21°31'29"E A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.43 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°22'20" AND A CHORD BEARING S23°17'21"W, 35.47 FEET TO A 1/2" IRON ROD SET;
3. S21°53'48"E A DISTANCE OF 208.13 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S66°53'48"E, 21.21 FEET TO A 1/2" IRON ROD SET;
5. S21°53'48"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
6. S68°06'12"W A DISTANCE OF 36.16 FEET TO A 1/2" IRON ROD SET;
7. S22°04'44"E A DISTANCE OF 70.55 FEET TO A 1/2" IRON ROD SET;
8. S56°55'33"E A DISTANCE OF 57.58 FEET TO A 1/2" IRON ROD SET;
9. S22°04'44"E A DISTANCE OF 423.00 FEET TO A 1/2" IRON ROD SET;
10. N67°55'16"E A DISTANCE OF 112.00 FEET TO A 1/2" IRON ROD SET;
11. S22°04'44"E A DISTANCE OF 14.37 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
12. SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 17.95 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 03°44'23", AND A CHORD BEARING S2012°32"E, 17.95 FEET TO A 1/2" IRON ROD SET;
13. S18°20'21"E A DISTANCE OF 63.74 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
14. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 23.47 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°39'11", AND A CHORD BEARING S26°29'15"W, 21.15 FEET TO A 1/2" IRON ROD SET;
15. S71°18'50"W A DISTANCE OF 231.07 FEET TO A 1/2" IRON ROD SET;
16. S18°41'10"E A DISTANCE OF 142.00 FEET TO A 1/2" IRON ROD SET;
17. S41°12'42"E A DISTANCE OF 29.51 FEET TO A 1/2" IRON ROD SET;
18. S22°04'44"E A DISTANCE OF 204.81 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
19. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 22.12 FEET, SAID CURVE HAVING A RADIUS OF 247.50 FEET, A CENTRAL ANGLE OF 05°07'15", AND A CHORD BEARING S24°38'21"E, 22.11 FEET TO A 1/2" IRON ROD SET;
20. S27°11'58"E A DISTANCE OF 17.13 FEE TO A 1/2" IRON ROD SET;
21. S65°50'33"E A DISTANCE OF 63.12 FEET TO A 1/2" IRON ROD SET;
22. N71°18'50"E A DISTANCE OF 6.94 FEET TO A 1/2" IRON ROD SET;
23. S18°41'10"E A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET;
24. S21°19'50"E A DISTANCE OF 74.61 FEET TO A 1/2" IRON ROD ROD SET ON THE NORTH LINE OF UNIVERSITY DRIVE;

THENCE ALONG THE NORTH LINE OF SAID UNIVERSITY DRIVE THE FOLLOWING FOUR COURSES;

1. S68°42'58"W A DISTANCE OF 10.30 FEET TO A 1/2" IRON ROD ROD FOUND;
2. S68°30'23"W A DISTANCE OF 900.78 FEET TO A 1/2" IRON ROD ROD FOUND;
3. N07°44'25"E A DISTANCE OF 58.02 FEET TO A 1/2" IRON ROD ROD FOUND;
4. S68°23'22"W A DISTANCE OF 94.20 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 165.558 ACRE TRACT THE FOLLOWING 15 COURSES:

1. N21°25'10"W A DISTANCE OF 315.60 FEET TO A 1/2" IRON ROD SET;
2. N67°55'16"E A DISTANCE OF 496.66 FEET TO A 1/2" IRON ROD SET;
3. N78°07'39"E A DISTANCE OF 40.67 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
4. EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.80 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15°06'13" AND A CHORD BEARING N78°51'57"E, 131.42 FEET TO A 1/2" IRON ROD SET;
5. N71°18'50"E A DISTANCE OF 171.37 FEET TO A 1/2" IRON ROD SET;
6. N22°04'44"W A DISTANCE OF 50.09 FEET TO A 1/2" IRON ROD SET;
7. S71°18'50"W A DISTANCE OF 168.41 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
8. WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 122.15 FEET, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 15°33'10", AND A CHORD BEARING S79°05'26"W, 121.78 FEET TO A 1/2" IRON ROD SET;
9. S78°07'39"W A DISTANCE OF 48.85 FEET TO A 1/2" IRON ROD SET;
10. S67°55'16"W A DISTANCE OF 321.47 FEET TO A 1/2" IRON ROD SET;
11. N22°04'44"W A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET;
12. S67°55'16"W A DISTANCE OF 79.60 FEET TO A 1/2" IRON ROD SET;
13. N22°04'44"W A DISTANCE OF 693.11 FEET TO A 1/2" IRON ROD SET;
14. N68°06'12"E A DISTANCE OF 118.15 FEET TO A 1/2" IRON ROD SET;
15. N21°53'48"W A DISTANCE OF 273.69 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 30.734 ACRES, MORE OR LESS

ALL IRON ROD RODS SET HAVE RJ SURVEYING CAPS

BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

THAT JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF ROUND ROCK AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "UNIVERSITY HEIGHTS PHASE 1".

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

JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JOHN S. LLOYD, MANAGER
JSL NORTH INVESTMENTS, LLC.
6504 W COURTYARD DR
AUSTIN, TEXAS 78730

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY JOHN S. LLOYD, AS MANAGER OF JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID JSL NORTH INVESTMENTS, LLC.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (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.

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, STEPHEN R. LAWRENCE, 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.

STEPHEN R. LAWRENCE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS

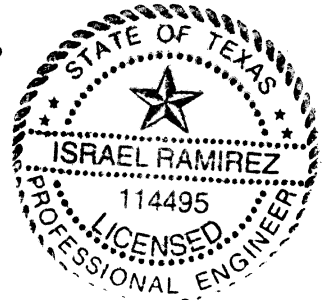


STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, ISRAEL RAMIREZ, 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.

ISRAEL RAMIREZ DATE
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



CITY APPROVAL

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

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

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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

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 THIS THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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