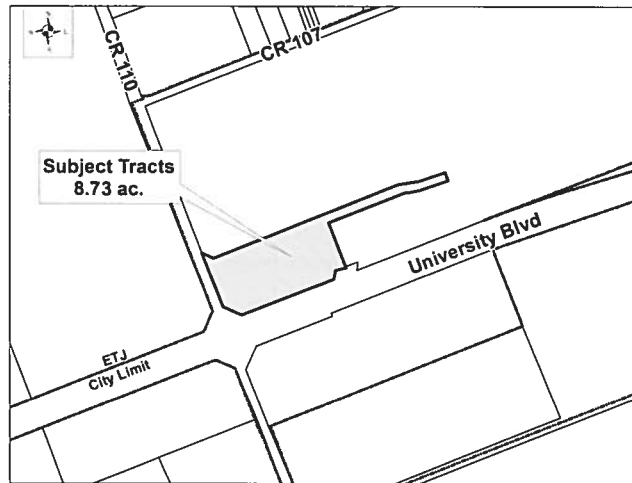


**University Heights Phase 10
FINAL PLAT FP2006-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 4 development lots and 1 right-of-way lot

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 8.73 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: University Heights Proposed Phases 1 and 2 - Zoned SF-3

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

East: University Heights Proposed Phase 1 - Zoned SF-3 & C-1a

West: County Road 110 Right-of-Way - Unzoned

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	4	7.48
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	1.25
Parkland:	0	0
Other:	0	0
TOTALS:	5	8.73

Owner:
JSL North Investments, LLC
John S. Lloyd
4720-4 Rockcliff Road
Austin, TX 78746

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

**University Heights Phase 10
FINAL PLAT FP2006-003**

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: Northeast corner of University Boulevard and County Road 110

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the University Heights 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 single family to duplexes to multifamily and commercial.

Phase 10 consists of one 1.25-acre right-of-way lot and four development lots totaling 7.48-acres which are zoned C-1a (General Commercial – Limited). The C-1a district provides for limited general commercial uses such as offices, hotels, retail and restaurants, with a maximum height of 5 stories.

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.

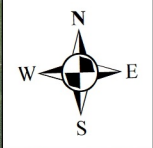
Water and Wastewater Service: The site will be served by the Jonah Water Special Utility District as these tracts are not within the City of Round Rock's CCN (Certificate of Convenience and Necessity). Wastewater service will be provided by the City of Round Rock. The City of Round Rock recently installed 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. On sheet 2, remove the text "This Plat" from the Phase 1 map.
2. Revise Plat Note #11 to state: "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".
3. All offsite water, wastewater & drainage easements shall be depicted individually for each utility 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.
4. State beneficiary for all easements depicted on the plat.
5. 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.



CR 110

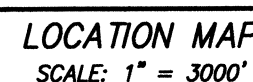
CR 107

**Subject Tracts
8.73 ac.**

University Blvd

ETJ
City Limit





BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983,
CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

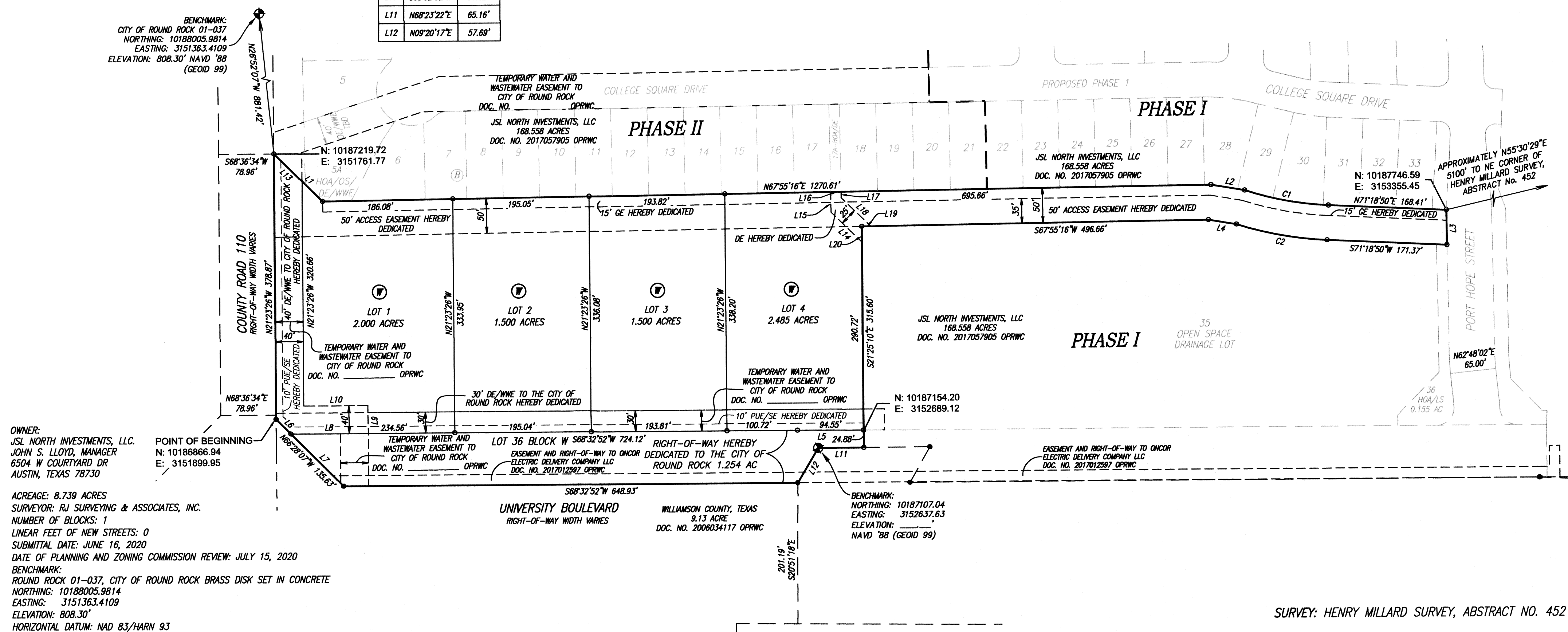
LINE TABLE		
LINE	BEARING	DISTANCE
L13	S67°04'44"E	55.90'
L14	N67°04'44"W	60.94'
L15	N22°04'44"W	29.07'
L16	N67°55'16"E	15.00'
L17	S22°04'44"E	8.71'
L18	S67°04'44"E	58.39'
L19	S67°55'16"W	12.94'
L20	S21°25'10"E	22.16'

1. NO PORTION OF THIS TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCREACHED BY SPECIAL FLOOD HAZARD AREAS INUNDAED 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..
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. 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.
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 AS SHOWN HEREON AND AS DEPICTED.
7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 6, 2020.
8. 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.
9. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
10. THE DEVELOPER(S)/OWNER(S) OF LOTS 1-4, BLOCK W, WILL BE RESPONSIBLE FOR MAINTENANCE OF THE 15' WIDE GREENBELT EASEMENT.
11. WATER SERVICE IS PROVIDED BY JONAH WATER SUD.

SCALE: 1"=100'

A horizontal graphic scale bar used for measurement. It consists of alternating black and white rectangular segments. Below the bar, tick marks indicate distances at 0, 100', 200', 300', and 400'.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	122.15'	450.00'	015°33'10"	N79°05'26"E	121.78'
C2	131.80'	500.00'	015°06'13"	S78°51'57"W	131.42'



SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-9784

RJ SURVEYING & ASSOCIATES, INC.

2800 JAZZ STREET ROUND ROCK, TEXAS 78664

(512) 836-4793 FAX: (512) 836-4817

F-10015400

CoRR TRACKING # FP2006-003
SHEET 1 OF 3 SHEETS

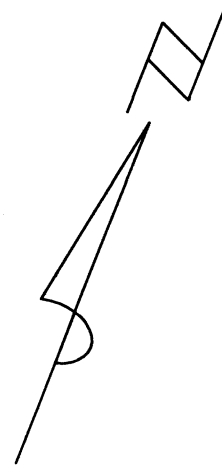
EASEMENT NOTES:

1. EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY, LLC - DOCUMENT NO. 2017012597 OPRWC - SHOWN ON PLAT.
2. WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET TYPE AND UNLOCATABLE - NOT SHOWN ON PLAT.

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

ACREAGE: 8.739 ACRES
SURVEYOR: RJ SURVEYING & ASSOCIATES, INC.
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: JUNE 16, 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
ACCORDING TO THE GPS DATA SHEET PUBLISHED BY THE CITY OF ROUND ROCK, TEXAS.
ACREAGE BY LOT TYPE:
DEVELOPMENT LOTS 7.485 ACRES
RIGHT-OF-WAY LOT 1.254 ACRES
PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452
ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.
NUMBER OF LOTS BY TYPE:
4 - DEVELOPMENT LOTS
1 - RIGHT-OF-WAY LOT

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 10
CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS



COUNTY ROAD 107
50' WIDE RIGHT-OF-WAY

COUNTY ROAD 110
RIGHT-OF-WAY WIDTH VARIES

AUDELL JAECKS PAYNE
REVOCABLE LIVING TRUST
(REMAINDER OF 80 ACRES)
DOC. NO. 2019021683 OPRING

TOM E. PAYNE
60 ACRES
DOC. NO. 2003035229
OPPING

UNIVERSITY BOULEVARD
RIGHT-OF-WAY WIDTH VARIES

HENRY DEVELOPMENT, LTD.
REMAINDER OF 34.70 ACRES (TRACT I)
DOC. NO. 2004089842 OPRWC

PRO-BUILD REAL ESTATE HOLDINGS, LLC
25.97 ACRES
DOC. NO. 2008067193 OPRWC

LOT SUMMARY	TOTAL LOT COUNT											
	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	TOTAL
	I	II	III	IV	V	VI	VII	VIII	IX	X	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

PHASE MAP

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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(512) 836-4793 FAX: (512) 836-4817

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CoRR TRACKING # FP2006-003
SHEET 2 OF 3 SHEETS

F-10015400

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 10
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

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 FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (VARIABLE-WIDTH RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID 168.558 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF THAT 9.13 ACRE TRACT (CHANDLER ROAD, NOW CALLED UNIVERSITY DRIVE - A VARIABLE-WIDTH RIGHT-OF-WAY) CONVEYED TO WILLIAMSON COUNTY, TEXAS BY DEED RECORDED IN DOCUMENT NO. 2006034117, OPRWC;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 110, ALONG THE WEST LINE OF SAID 168.558 ACRE TRACT, N21°23'26"W A DISTANCE OF 378.87 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 168.558 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES:

1. S67°04'44"E A DISTANCE OF 97.00 FEET TO A 1/2" IRON ROD SET;
2. N67°55'16"E A DISTANCE OF 1,270.61 FEET TO A 1/2" IRON ROD SET;
3. N78°07'39"E A DISTANCE OF 48.85 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
4. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 122.15 FEET, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 15°33'10", AND A CHORD BEARING N79°05'26"E, 121.78 FEET TO A 1/2" IRON ROD SET;
5. N71°18'50"E A DISTANCE OF 168.41 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE NORTHEAST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 BEARS APPROXIMATELY N55°30'29"E A DISTANCE OF 5100 FEET;
6. S22°04'44"E A DISTANCE OF 50.09 FEET TO A 1/2" IRON ROD SET;
7. S71°18'50"W A DISTANCE OF 171.37 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
8. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 131.80 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15°06'13", AND A CHORD BEARING S78°51'57"W, 131.42 FEET TO A 1/2" IRON ROD SET;
9. S78°07'39"W A DISTANCE OF 40.67 FEET TO A 1/2" IRON ROD SET;
10. S67°55'16"W A DISTANCE OF 496.66 FEET TO A 1/2" IRON ROD SET;
11. S21°25'10"E A DISTANCE OF 315.60 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT OF SAID 9.13 ACRE TRACT, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE;

THENCE ALONG THE NORTH LINE OF SAID 9.13 ACRE TRACT, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE, THE FOLLOWING FOUR (4) COURSES:

1. S68°23'22"W A DISTANCE OF 65.16 FEET TO A 1/2" IRON ROD SET;
2. S09°20'17"W A DISTANCE OF 57.69 FEET TO A 1/2" IRON ROD FOUND;
3. S68°32'52"W A DISTANCE OF 648.93 FEET TO A 1/2" IRON ROD FOUND;
4. N66°28'07"W A DISTANCE OF 135.63 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 8.739 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS. ALL IRON RODS FOUND ARE UNCAPPED UNLESS NOTED OTHERWISE.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R040135.

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.

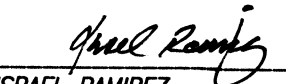

STEPHEN R. LAWRENCE DATE 7/1/2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



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 7.1.2020
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



EASEMENT NOTES:

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, ITS 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 §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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 10".

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

BEFORE ME ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____ A.D.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

CITY APPROVAL

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, CHAIRMAN
CITY OF ROUND ROCK PLANNING AND 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 ____ 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.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
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