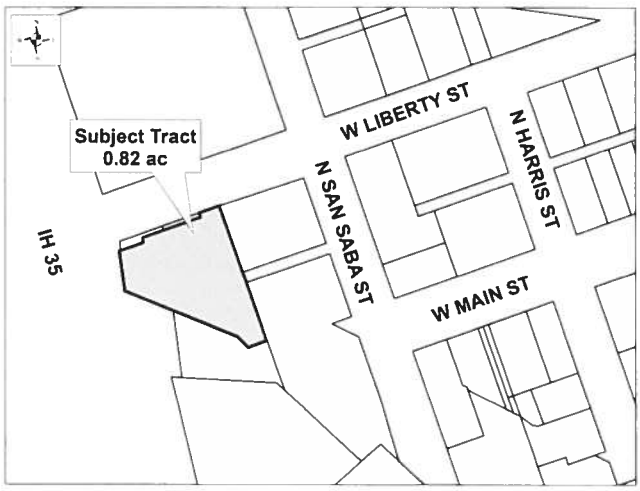
Item No. F2

Olson Subdivision Replat of Lot 1 Block A
FINAL PLAT FP2008-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to include 0.23-acres of unplatted land into a 0.59-acre platted lot to create one single lot

ZONING AT TIME OF APPLICATION: C-2 (Local Commercial) and MU-2 (Mixed-Use Downtown Medium Density)

DESCRIPTION: 0.82 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Place of Worship

COMPREHENSIVE PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: W. Liberty Avenue Right-of-Way/Bank - Unzoned and Zoned C-1 (General Commercial)
South: Lake Creek Greenbelt - Zoned OS (Open Space)
East: Single Family Residence - Zoned MU-2 (Mixed-Use Downtown Medium Density)
West: IH-35 Service Road - Unzoned

PROPOSED LAND USE: Expansion to an existing place of worship

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	0.82
TOTALS:	**1**	**0.82**

Owner:	**Agent:**
Kingdom of God Christian Center, Inc.	2P Consultants
Pastor Fredrick D. Moore	Don Pool
507 W. Liberty Ave.	203 E. Main St., Ste. 204
Round Rock, TX 78664	Round Rock, TX 78664

Item No. F2

Olson Subdivision Replat of Lot 1 Block A
FINAL PLAT FP2008-001

HISTORY: On December 22, 1997, the Planning & Zoning Commission approved the Olson Subdivision (Replat) (Doc No. 9803085, Cabinet P, Slide 176). This replat request will add previously unplatted acreage (west of lot) to the platted lot and create one 0.82-acre lot and accommodate an expansion to an existing place of worship.

DATE OF REVIEW: September 2, 2020

LOCATION: Southwest of the intersection of W. Liberty Street and N. San Saba Street

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Comprehensive Plan designates the tract for Downtown Mixed Use. There are two zoning districts on this tract. The eastern portion of the tract is zoned MU-2 (Mixed-Use Downtown Medium Density). The MU-2 zoning district allows places of worship, townhomes, apartments, single-family detached residences, bed and breakfast, offices, and cosmetic services by right. The western portion of the property is zoned C-2 (Local Commercial). The C-2 district allows places of worship and public safety facilities by right.

Traffic, Access and Roads: The subject tract has access from West Liberty Avenue. A hammerhead/turnaround at the western terminus of West Liberty Avenue will remain as a Fire Department lane/turnaround and no additional access to the site is anticipated at this time. A Traffic Impact Analysis (TIA) was deemed not necessary as the development does not meet the a.m. and p.m. peak hour trip threshold to require a TIA.

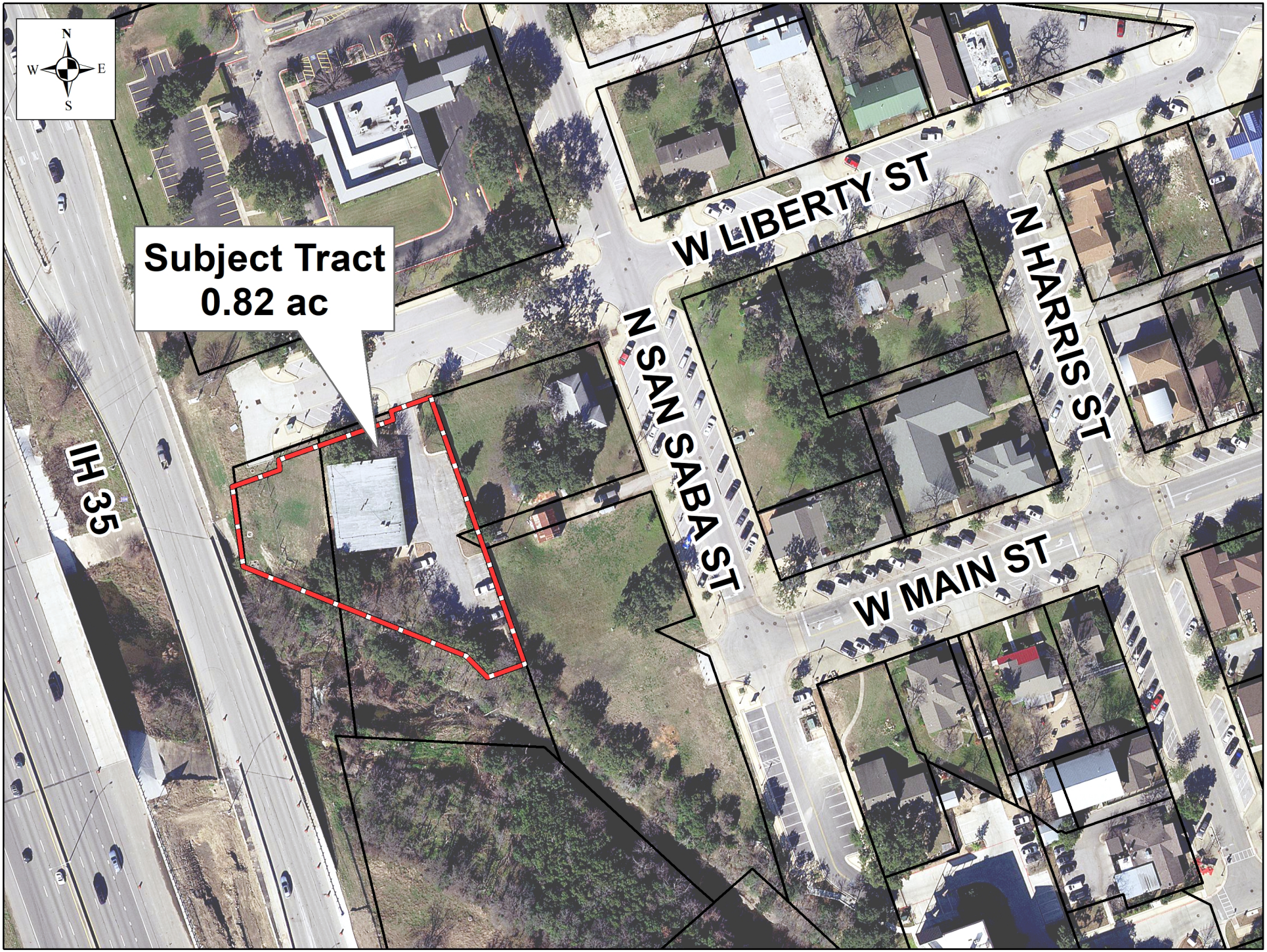
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property is already connected to an existing 12-inch water line located along West Liberty Avenue. Wastewater is already connected to an existing 8-inch wastewater line located along West Liberty Avenue.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove depiction of FEMA (Federal Emergency Management Agency) Floodplain since there is no floodplain on-site.
2. Prior to plat recordation, provide clarification for proposed 15' Public Utility Easements (PUE's) on all property sides. Confirm if any franchise utilities are within these proposed PUE's. Remove the PUE's If no franchise utilities are present.
3. A survey tie across each adjacent street or right-of-way to determine right-of-way width(s), with one end of each tie on the subject property boundary, and the other end intersecting with and perpendicular to the opposing right-of-way line.
4. Label all right-of-way widths; include complete curve and line data, if applicable.
5. Provide a note that all slab elevations shall be a minimum of two (2) feet above the ultimate 1% annual chance floodplain.
6. Revise the name of the plat under the owner's signature block to match the official plat name.


N
W
E
S
Subject Tract
0.82 ac
W LIBERTY ST
N HARRIS ST
N SAN SABA ST
W MAIN ST
IH 35

OLSON SUBDIVISION -
REPLAT OF LOT 1 BLOCK A

FIELD NOTES:

Field Notes for a 0.822 Acre Tract of Land

Being a 0.822 acre tract of land out of the Wiley Harris Survey, Abstract No. 298, Williamson County, Texas and being that certain 0.818 acre tract conveyed to Kingdom of God Christian Center, Inc., a Texas non–profit corporation by deed recorded in Document No. 2019034152, Official Public Records, Williamson County, Texas, said 0.822 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" steel rod found in the southeast right–of–way line of West Liberty Avenue for the northeast corner of the herein described tract, the northwest corner of Lot 6, Block 27, Round Rock as recorded in Cabinet A, Slides 190–191, Plat Records, Williamson County, Texas;

Thence, departing the southeast right–of–way line of West Liberty Avenue, with the southwest line of Lot 6, Block 27, Round Rock, the southwest line of that certain alley way as shown in Cabinet A, Slides 190–191, Plat Records, Williamson County, Texas and the southwest line of that certain 1.04 acre tract designated as "TRACT TWO" and recorded in Volume 643, Pages 554–556, Official Public Records, Williamson County, Texas, South 19 degrees 23 minutes 04 seconds East, a distance of 256.21 feet to a ½" steel rod found for the southeast corner of the herein described tract, the northeast corner of a 0.350 acre tract recorded in Document No. 2011024295, Official Public Records, Williamson County, Texas;

Thence, departing the southwest line of said 1.04 acre tract, with the northerly line of said 0.350 acre tract and the remaining portion of an 8.1 acre tract recorded in Volume 447, Pages 105–107, Official Public Records, Williamson County, Texas, the following three courses and distances,

South 70 degrees 22 minutes 38 seconds West, a distance of 35.62 feet to a ½" steel rod found for angle,

North 45 degrees 19 minutes 39 seconds West, a distance of 27.33 feet to a ½" steel rod found for angle,

and, North 68 degrees 07 minutes 49 seconds West, a distance of 217.49 feet to a ½" steel rod set with an orange "RPLS 5207" plastic cap in the northeast right–of–way line of Interstate Highway 35 for the southwest corner of the herein described tract;

Thence, with the northeast right–of–way line of Interstate Highway 35, North 07 degrees 48 minutes 42 seconds West, a distance of 73.24 feet to a ½" steel rod set with an orange "RPLS 5207" plastic cap for the northwest corner of the herein described tract, a corner of the aforementioned West Liberty Avenue;

Thence, departing the northeast right–of–way line of Interstate Highway 35, with the southeasterly right–of–way line of West Liberty Avenue, the following five courses and distances,

North 70 degrees 43 minutes 21 seconds East, a distance of 45.71 feet to a ½" steel rod found for corner,

North 06 degrees 50 minutes 44 seconds West, a distance of 9.18 feet to a ½" steel rod found for corner,

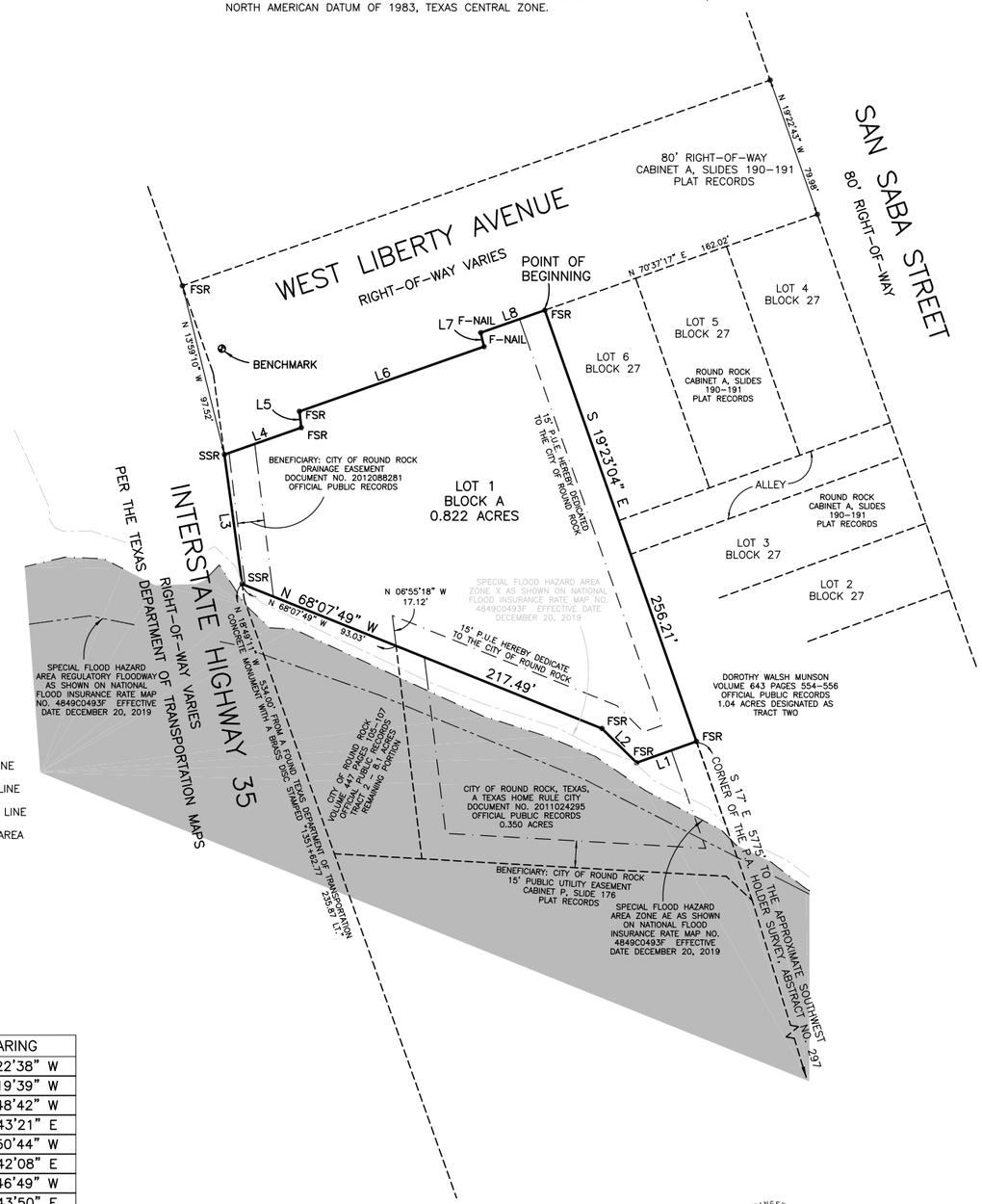
North 70 degrees 42 minutes 08 seconds East, a distance of 109.80 feet to a pk nail found for angle,

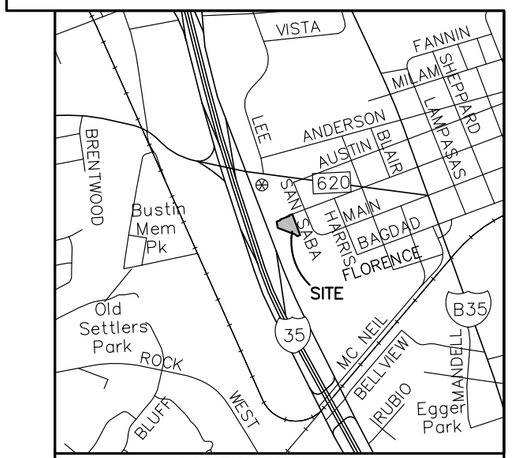
North 13 degrees 46 minutes 49 seconds West, a distance of 8.04 feet to a pk nail found for angle,

and, North 70 degrees 43 minutes 50 seconds East, a distance of 38.10 feet to the Place of Beginning and containing 0.822 acres of land.

SURVEY NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE.





LOCATION MAP

NORTH

SCALE: 1" = 50'

0 50 100

LEGEND:

	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EASEMENT LINE
	SPECIAL FLOOD HAZARD ZONE X LINE
	SPECIAL FLOOD HAZARD ZONE AE LINE
	SPECIAL FLOOD HAZARD FLOODWAY LINE
	SPECIAL FLOOD HAZARD ZONE AE AREA
P.U.E.	PUBLIC UTILITY EASEMENT
• FSR	FOUND 1/2" STEEL ROD
• SSR	SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
• F–NAIL	FOUND PK NAIL

LINE TABLE

LINE	DISTANCE	BEARING
L1	35.62'	S 70°22'38" W
L2	27.33'	N 45°19'39" W
L3	73.24'	N 07°48'42" W
L4	45.71'	N 70°43'21" E
L5	9.18'	N 06°50'44" W
L6	109.80'	N 70°42'08" E
L7	8.04'	N 13°46'49" W
L8	38.10'	N 70°43'50" E

OWNERS: KINGDOM OF GOD CHRISTIAN CENTER, INC,.
A TEXAS NON–PROFIT CORPORATION

ACREAGE: 0.822 ACRES

SURVEYOR: DONALD D. BOERNER

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1 – DEVELOPMENT

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: 08–04–20

DATE OF PLANNING AND ZONING COMISSION REVIEW: 09–02–20

ACREAGE BY LOT TYPE: 0.822 ACRES – DEVELOPMENT

PATENT SURVEY: WILEY HARRIS SURVEY, ABSTRACT NO. 298

ENGINEER: JUSTIN C. MADDING

NUMBER OF LOTS BY TYPE: DEVELOPMENT, 1

BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL DATUM AND GEOID:

BENCHMARK: CENTER OF STORM DRAIN MANHOLE
ELEVATION=731.99 FT.
N=10158425.34
E=3130624.67
NAD83 / NAVD88 / GEOID12B

203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963

FP2008–001

OLSON SUBDIVISION -
REPLAT OF LOT 1 BLOCK A

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT KINGDOM OF GOD CHRISTIAN CENTER, INC,. A TEXAS NON–PROFIT CORPORATION, AS THE OWNER OF THAT CERTAIN 0.818 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2009070070, 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 REPLAT OF LOT 1 BLOCK A OLSON SUBDIVISION

KINGDOM OF GOD CHRISTIAN CENTER, INC,. A TEXAS NON–PROFIT CORPORATION

_____
FREDRICK D. MOORE
PASTOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE

___DAY OF _____, 2020 A.D, BY FREDICK D. MOORE, AS

PASTOR OF KINGDOM OF GOD CHRISTIAN CENTER, INC,. A TEXAS NON–PROFIT CORPORATION, ON BEHALF OF SAID KINGDOM OF GOD CHRISTIAN CENTER, INC,. A TEXAS NON–PROFIT CORPORATION

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:_____

MY COMMISSION EXPIRES:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JUSTIN MADDING, 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.

_____
JUSTIN C MADDING, PE, PMP
2P CONSULTANTS

STATE OF TEXAS
JUSTIN C. MADDING
122139
LICENSED
PROFESSIONAL ENGINEER

8/19/2020

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, DONALD DEAN BOERNER, 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.

_____
DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
DONNIE BOERNER SURVEYING COMPANY L.P. FIRM NO. 10193963
228 HOLIDAY ROAD
COMFORT, TEXAS 78013 JOB NO. 20–224

STATE OF TEXAS
REGISTERED
DONALD DEAN BOERNER
5207
PROFESSIONAL
LAND SURVEYOR

PLAT NOTES

1. NO PORTION OF THIS TRACT IS ENCROACHED BY 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 48491C0493F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

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

3. 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.

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

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

6. A FIFTEEN–FOOT (15') PUE AND A TEN–FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING IH35 OR SH45."

7. 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;

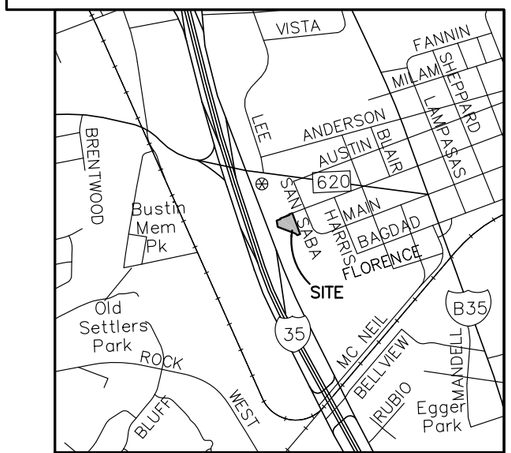
(B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;

(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.



LOCATION MAP

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

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

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS

FILED FOR RECORD IN MY OFFICE ON THE ___DAY OF_____ A.D., 2020, AT _____

O'CLOCK ___M. AND DULY RECORDED ON THE ___DAY OF _____, A.D., 2020, AT

_____O'CLOCK ___M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO._____.

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

_____
NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____,

DEPUTY _____

ENGINEERING 2P
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963