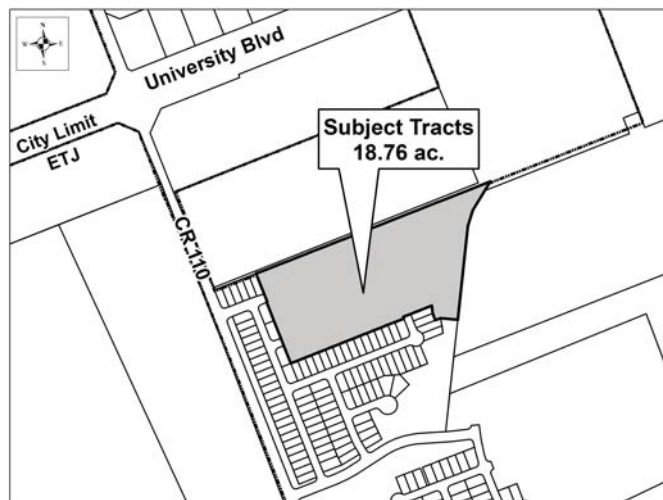


**Salerno Phase 2  
FINAL PLAT FP2011-004**



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Approval of a Final Plat for 91 single family residential lots and 2 HOA/ open space lots.

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

**DESCRIPTION:** 18.76 acres out of the H. Millard Survey, Abstract No. 452

**CURRENT USE OF PROPERTY:** Rural Residential

**COMPREHENSIVE PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Rural residential -Unzoned ETJ

South: Vacant and undeveloped - zoned SF-3 (Single Family - Mixed Lot)

East: Vacant and undeveloped - zoned SF-3 (Single Family - Mixed Lot)

West: Vacant and undeveloped - zoned SF-3 (Single Family - Mixed Lot)

**PROPOSED LAND USE:** Single Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	91	13.43
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	2	1.97
ROW:	0	3.35
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>93</b>	<b>18.76</b>

**Owner:**  
Michael Ohlendorf  
1845 FM 1977  
Martindale, TX 78655

**Agent:**  
Carlson, Brigance, & Doering, Inc.  
Geoff Guerrero  
5501 W. William Cannon Drive  
Austin, TX 78655

**Salerno Phase 2**  
**FINAL PLAT      FP011-004**

**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 2, was zoned SF-3 (Single Family – Mixed Lot).

**DATE OF REVIEW:** December 2, 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 of 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%. For the purpose of this phase, 91 small lots and 2 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). For the purpose of this phase, the continuation of two local collector roads will provide access to CR 110.

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Wastewater service will be provided by the City of Round Rock. The applicant intends to extend an 18-inch wastewater from Phase 1.

Drainage: A flood study (FLOOD1903-0003) was approved on June 30, 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. Include Lot and Block Columns in the lot summary table. (Ex: Include lots 1-10; block a; small lots or Lots 11-14; block a; standard lots).
2. Prior to recordation, SIP permit must be issued with improvements constructed and accepted or SIP permit issued with acceptable fiscal posted.
3. Pro-rata cost share for CoRR funded traffic improvements shall be paid with each SIP permit.
4. SHEET 1 of 3:
  - a. Update benchmark information to include vertical datum and GEOID.
  - b. Complete missing recordation information for all callouts prior to recordation.
  - c. Revise CoRR Storm Sewer & Drainage Easement to capture the entirety of the Ultimate 1% Floodplain: Segments L25, L26, L27 & others.
5. SHEET 2 of 3:

**Salerno Phase 2**  
**FINAL PLAT      FP011-004**

- a. Complete missing information i.e. plat recordation information within Field Notes.
6. SHEET 3 of 3:
  - a. Provide signature and date with P.E. & RPLS seals.



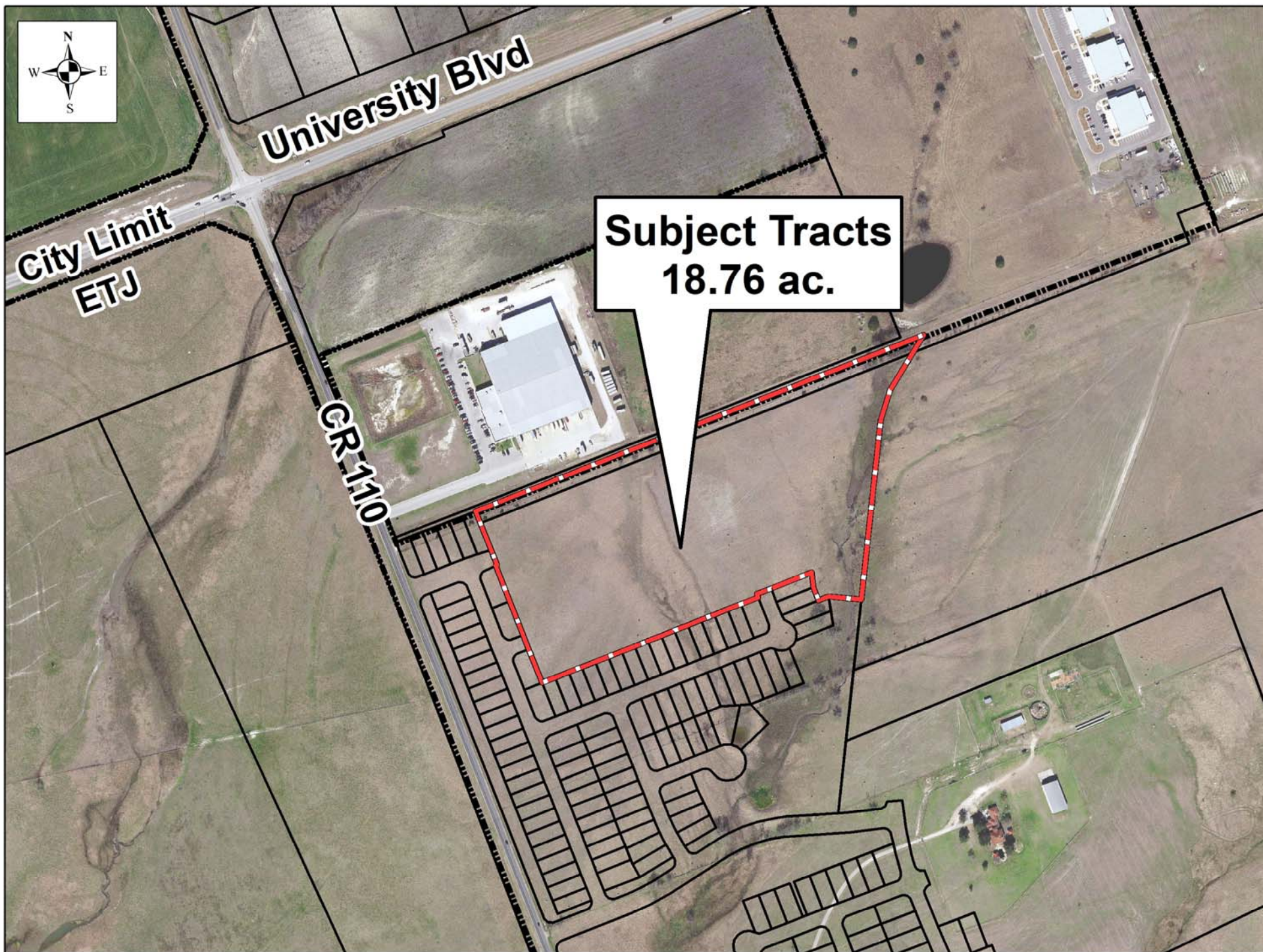


**University Blvd**

**City Limit  
ETJ**

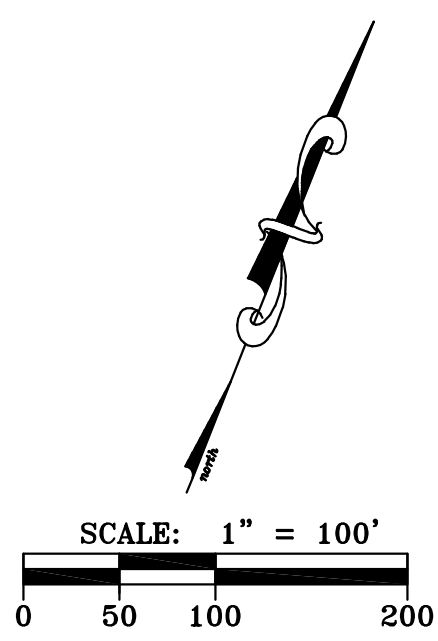
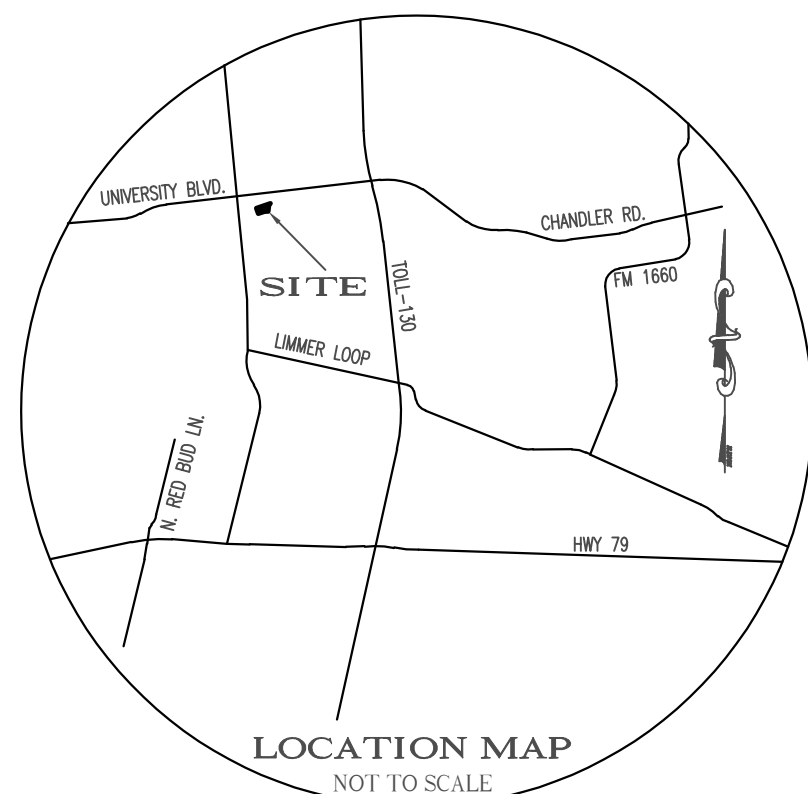
**CR 110**

**Subject Tracts  
18.76 ac.**





# SALERNO, PHASE 2 FINAL PLAT



- LEGEND**
- 1/2" CAPPED 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
  - W.S.E. WATER SURFACE ELEVATION
  - SIDEWALK
  - MFFE=XXX.XX MINIMUM FINISHED FLOOR ELEVATION

TOTAL ACREAGE: 18.758 ACRES  
PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NUMBER 452

DATE OF PRELIMINARY PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 4, 2019  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 2, 2020  
SUBMITTAL DATE: NOVEMBER 3, 2020  
DATE: NOVEMBER 18, 2020

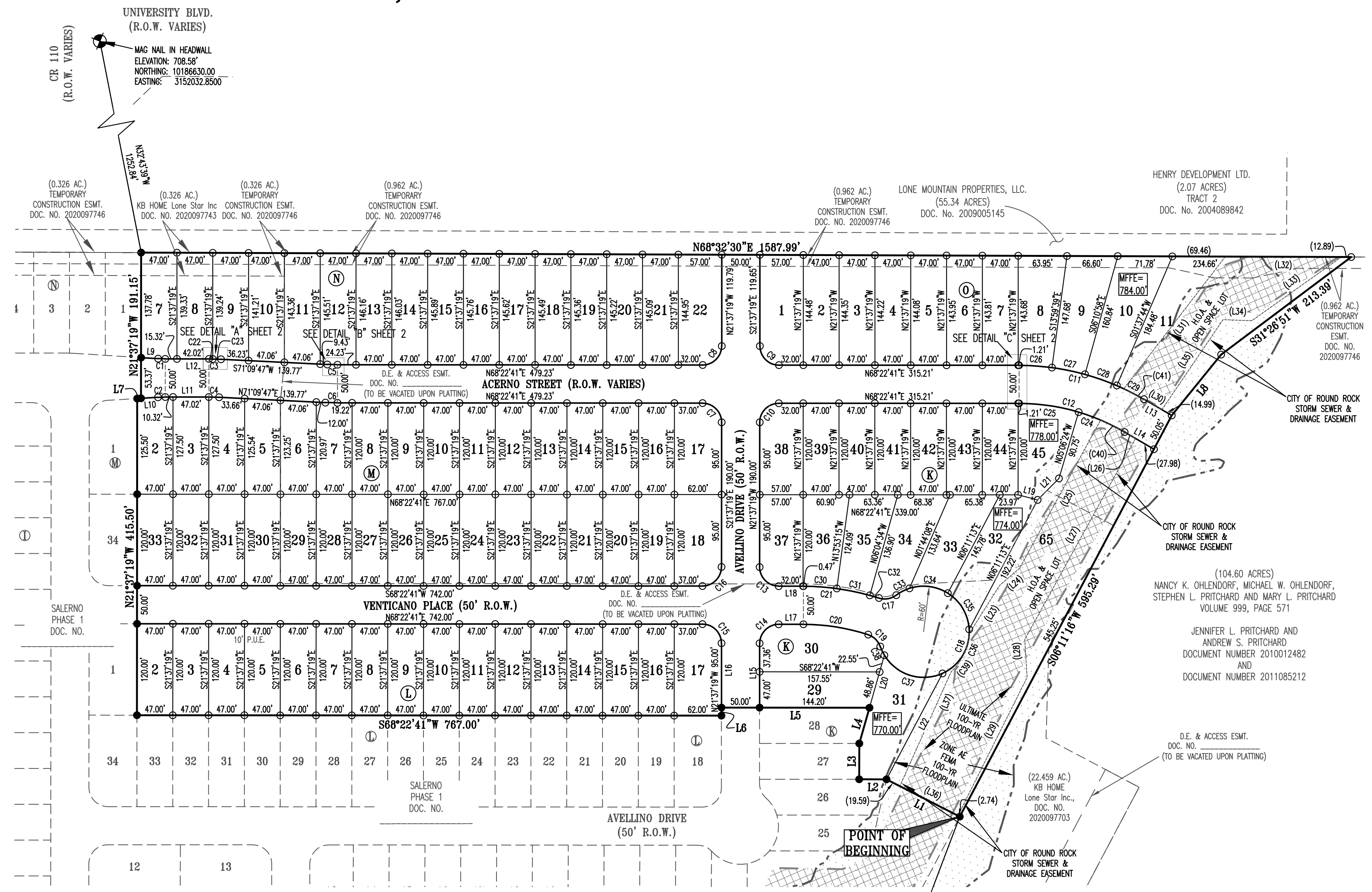
OWNER AND DEVELOPER:  
KB HOME LONE STAR, INC.  
ATTN: JOHN ZINSMEYER  
10800 PECAN PARK, SUITE 200  
AUSTIN, TX 78750

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

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

STREET TABLE		
STREET NAMES	ROW WIDTH	LENGTH (LINEAR FEET)
ACERNO STREET	VARIES	1354'
VENTICANO PLACE	50'	593'
AVELLINO DRIVE	50'	1043'

LOT SUMMARY:			
DEVELOPMENT LOTS:	91	13.432 ACRES	
HOA & OPEN SPACE LOTS:	2	1.974 ACRES	
NUMBER OF BLOCKS:	5		
R.O.W.:	3.352 ACRES		
TOTAL:	18.758 ACRES		



APPROXIMATE LOCATION OF THE SOUTHERNMOST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452  
S00°35'E 4377.0'

HENRY MILLARD SURVEY  
ABSTRACT No. 452

(FP2011-004)  
SHEET NO. 1 OF 3



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

SALERNO, PHASE 2 FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	9.36	150.00	N70°09'55"E	9.36	4.68	3°34'26"
C2	9.36	150.00	S66°35'24"W	9.36	4.68	3°34'35"
C3	15.80	325.00	S69°46'14"W	15.80	7.90	2°47'06"
C4	13.37	275.00	S69°46'14"W	13.37	6.68	2°47'06"
C5	13.37	275.00	N69°46'14"E	13.37	6.68	2°47'06"
C6	15.80	325.00	N69°46'14"E	15.80	7.90	2°47'06"
C7	39.27	25.00	N66°37'19"W	35.36	25.00	90°00'00"
C8	39.27	25.00	N23°22'41"E	35.36	25.00	90°00'00"
C9	39.27	25.00	S66°37'19"E	35.36	25.00	90°00'00"
C10	39.27	25.00	S23°22'41"W	35.36	25.00	90°00'00"
C11	171.69	325.00	S83°30'45"W	169.70	87.90	30°16'07"
C12	145.28	275.00	S83°30'45"W	143.60	74.38	30°16'07"
C13	39.27	25.00	S66°37'19"E	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	N66°37'19"W	35.36	25.00	90°00'00"
C16	39.27	25.00	N23°22'41"E	35.36	25.00	90°00'00"
C17	23.80	25.00	N58°52'17"E	22.91	12.89	54°32'29"
C18	301.52	60.00	N04°26'03"W	70.59	43.65	287°55'49"
C19	23.19	25.00	N67°02'54"W	22.37	12.51	53°09'31"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	86.37	275.00	S77°22'31"W	86.01	43.54	17°59'39"
C21	100.76	325.00	S77°15'36"W	100.36	50.79	17°45'49"
C22	4.98	325.00	N68°49'03"E	4.98	2.49	0°52'42"
C23	10.81	325.00	N70°12'36"E	10.81	5.41	1°54'24"
C24	66.01	275.00	N88°13'48"W	65.85	33.17	13°45'13"
C25	79.27	275.00	S76°38'09"W	78.99	39.91	16°30'54"
C26	43.27	325.00	N72°11'31"E	43.23	21.67	7°37'39"
C27	44.31	325.00	N79°54'42"E	44.28	22.19	7°48'42"
C28	44.31	325.00	N87°43'23"E	44.28	22.19	7°48'42"
C29	39.81	325.00	S84°51'44"E	39.78	19.93	7°01'05"
C30	43.87	325.00	N72°14'43"E	43.84	21.97	7°44'03"
C31	44.31	325.00	N80°01'06"E	44.28	22.19	7°48'42"
C32	12.58	325.00	N85°01'59"E	12.58	6.29	2°13'04"
C33	19.73	60.00	N41°01'13"E	19.64	9.95	18°50'22"
C34	52.40	60.00	N75°27'25"E	50.75	28.00	50°02'01"
C35	57.40	60.00	S52°07'07"E	55.24	31.11	54°48'55"
C36	71.81	60.00	S09°34'38"W	67.60	40.91	68°34'36"
C37	87.46	60.00	S85°37'27"W	79.92	53.57	83°31'02"
C38	12.72	60.00	N46°32'35"W	12.70	6.38	12°08'54"

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE							
LOT #	BLOCK	AREA (SF)	TYPE	LOT #	BLOCK	AREA (SF)	TYPE	LOT #	BLOCK	AREA (SF)	TYPE				
2	L	5,640	SM	2	M	5,960	SM	1	O	8,106	SM				
3	L	5,640	SM	3	M	5,993	SM	2	O	6,788	SM				
4	L	5,640	SM	4	M	5,953	SM	3	O	6,781	SM				
5	L	5,640	SM	5	M	5,847	SM	4	O	6,775	SM				
6	L	5,640	SM	6	M	5,739	SM	5	O	6,769	SM				
7	L	5,640	SM	7	M	5,650	SM	6	O	6,762	SM				
8	L	5,640	SM	8	M	5,640	SM	7	O	6,756	SM				
9	L	5,640	SM	9	M	5,640	SM	8	O	7,845	SM				
10	L	5,640	SM	10	M	5,640	SM	9	O	8,406	SM				
11	L	5,640	SM	11	M	5,640	SM	10	O	9,621	SM				
12	L	5,640	SM	12	M	5,640	SM	11	O	29,310	OS				
13	L	5,640	SM	13	M	5,640	SM	LOT AREA TABLE							
14	L	5,640	SM	14	M	5,640	SM	LOT #	BLOCK	AREA (SF)	TYPE				
15	L	5,640	SM	15	M	5,640	SM	29	K	7,091	SM				
16	L	5,640	SM	16	M	5,640	SM	30	K	9,142	SM				
17	L	7,306	SM	17	M	7,306	SM	31	K	9,027	SM				
LOT AREA TABLE				18	M	7,306	SM	32	K	7,770	SM				
LOT #	BLOCK	AREA (SF)	TYPE	19	M	5,640	SM	33	K	7,278	SM				
7	N	6,529	SM	20	M	5,640	SM	34	K	7,711	SM				
8	N	6,546	SM	21	M	5,640	SM	35	K	6,896	SM				
9	N	6,587	SM	22	M	5,640	SM	36	K	6,374	SM				
10	N	6,687	SM	23	M	5,640	SM	37	K	6,706	SM				
11	N	6,788	SM	24	M	5,640	SM	38	K	6,706	SM				
12	N	6,866	SM	25	M	5,640	SM	39	K	5,640	SM				
13	N	6,866	SM	26	M	5,640	SM	40	K	5,640	SM				
14	N	6,860	SM	27	M	5,640	SM	41	K	5,640	SM				
15	N	6,854	SM	28	M	5,640	SM	42	K	5,640	SM				
16	N	6,847	SM	29	M	5,640	SM	43	K	5,640	SM				
17	N	6,841	SM	30	M	5,640	SM	44	K	5,640	SM				
18	N	6,835	SM	31	M	5,640	SM	45	K	7,425	SM				
19	N	6,829	SM	32	M	5,640	SM	65	K	56,659	OS				
20	N	6,822	SM	33	M	5,640	SM								
21	N	6,816	SM												
22	N	8,124	SM												

FIELD NOTES  
BEING ALL OF THAT CERTAIN 18.758 ACRE TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, WILLAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 22.459 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR IN DOCUMENT NUMBER 2020087703, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING ALSO A PORTION OF A CALLED 104.60 ACRE TRACT OF LAND CONVEYED TO JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID 18.758 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK K, SALERNO, PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 22.459 ACRE TRACT OF LAND, AND WITH THE SOUTHERN AND EASTERN LINES OF SAID SALERNO, PHASE 1, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) N84°41'56"W, A DISTANCE OF 107.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 2) S68°22'41"W, A DISTANCE OF 35.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 3) N21°37'19"W, A DISTANCE OF 47.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N05°46'26"W, A DISTANCE OF 48.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) S68°22'41"W, A DISTANCE OF 194.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) S21°37'19"E, A DISTANCE OF 10.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 7) S68°22'41"W, A DISTANCE OF 767.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 8) N21°37'19"W, A DISTANCE OF 415.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 9) N64°48'07"E, A DISTANCE OF 5.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 10) N21°37'19"W, A DISTANCE OF 191.15 FEET TO A 1/2 INCH IRON ROD FOUND AT A NORTHEASTERN CORNER OF SAID SALERNO, PHASE 1, BEING IN THE NORTH LINE OF SAID 22.459 ACRE TRACT OF LAND, BEING IN THE SOUTH LINE OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. IN DOCUMENT NUMBER 2009005145, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S68°32'30"E, WITH THE COMMON LINE OF SAID 22.459 ACRE TRACT, SAID 104.60 ACRE TRACT, AND SAID 55.34 ACRE TRACT OF LAND, A DISTANCE OF 1587.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID104.60 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S31°26'51"W, A DISTANCE OF 213.39 FEET TO A 1/2 INCH IRON ROD FOUND,
- 2) S17°25'04"W, A DISTANCE OF 102.85 FEET TO A 1/2 INCH IRON ROD FOUND, AND
- 3) S06°11'16"W, A DISTANCE OF 595.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.758 ACRES OF LAND.

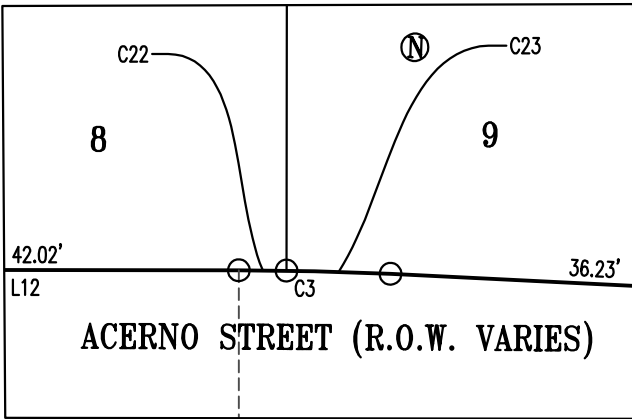
Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C39)	57.60	78.57	S03°39'33"W	56.32	30.16	42°00'27"
(C40)	35.32	275.00	N85°01'55"W	35.29	17.68	7°21'29"
(C41)	29.78	325.00	N83°58'43"W	29.77	14.90	5°15'03"

Line Table		
Line #	Length	Direction
L1	107.88	N84°41'56"W
L2	35.85	S68°22'41"W
L3	47.00	N21°37'19"W
L4	48.86	N05°46'26"W
L5	194.20	S68°22'41"W
L6	10.64	S21°37'19"E
L7	5.01	N64°48'07"E
L8	102.85	S17°25'04"W
L9	22.37	S71°57'08"W
L10	27.38	N64°48'07"E
L11	57.33	N68°22'41"E

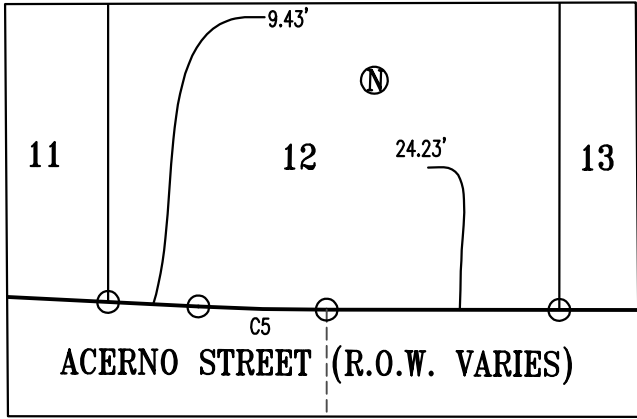
Line Table		
Line #	Length	Direction
L12	57.34	S68°22'41"W
L13	42.38	S81°21'11"E
L14	44.52	S81°21'11"E
L15	84.36	N21°37'19"W
L16	84.36	S21°37'19"E
L17	32.47	N68°22'41"E
L18	32.47	S68°22'41"W
L19	26.54	N82°35'45"E
L20	120.27	N05°46'26"W
L21	39.62	N23°03'53"E
L22	157.15	N06°11'13"E

Easement Line Table		
Line #	Length	Direction
(L23)	74.09	S10°40'11"W
(L24)	34.31	S27°49'57"W
(L25)	221.65	S06°59'21"W
(L26)	16.54	N81°21'11"W
(L27)	301.30	N07°11'12"E
(L28)	49.70	N25°15'34"W
(L29)	202.89	N04°54'15"E
(L30)	27.39	N81°21'11"W

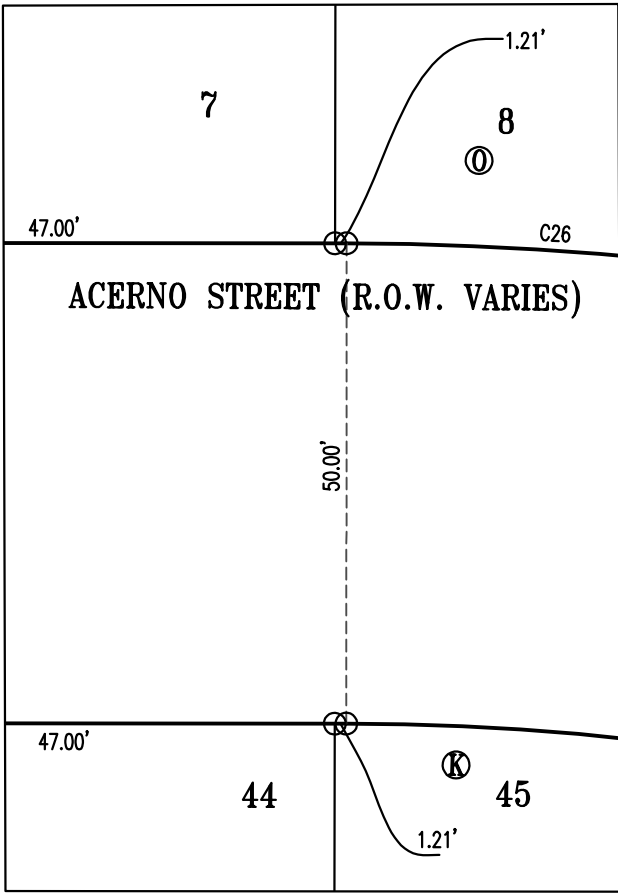
Easement Line Table		
Line #	Length	Direction
(L31)	218.61	N15°53'43"E
(L32)	152.31	N68°32'30"E
(L33)	144.27	S32°54'32"W
(L34)	37.82	S70°26'29"W
(L35)	142.82	S12°30'19"W
(L36)	85.54	S84°41'56"E
(L37)	164.47	S02°30'29"W



DETAIL "A"  
SCALE 1"=20'



DETAIL "B"  
SCALE 1"=20'



DETAIL "C"  
SCALE 1"=20'

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	91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	191	524
SINGLE FAMILY STANDARD LOT	73	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	73	505
SINGLE FAMILY ESTATE LOT	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	160
SUBTOTAL OF RESIDENTIAL LOTS	173	91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	264	1189
NON-RESIDENTIAL LOTS																					
AMENITY CENTER LOTS	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
COMMERCIAL LOTS	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9
LANDSCAPE LOTS	8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8	28
H.O.A. & OPEN SPACE LOTS	3	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	27
TOTAL	184	93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	277	1254

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 18.758 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 2"

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.

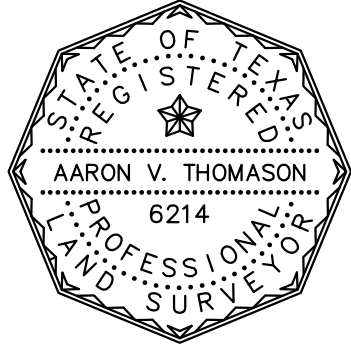
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NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES:

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, 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.

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

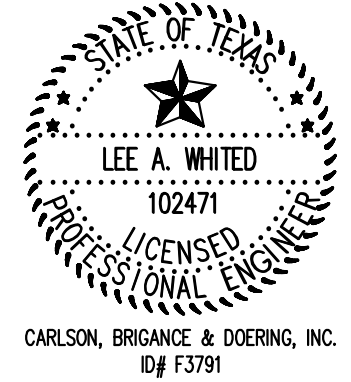


STATE OF TEXAS:

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: \_\_\_\_\_ DATE \_\_\_\_\_  
LEE A. WHITED, P.E. NO. 102471  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



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 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.
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.

GENERAL NOTES

1. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT (SWE.) 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. 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.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1910-002), APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2019.
13. HOA WILL OWN, MAINTAIN AND OPERATE ANY OPEN SPACE, DRAINAGE AND LANDSCAPE LOTS.
14. WATER SERVICE WILL BE PROVIDED BY JONAH WATER SUD.
15. WASTEWATER COLLECTION/CONVEYANCE IS PROVIDED BY SALERNO MUD.
16. REQUIRED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER & WASTEWATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.
17. FEMA ACCEPTANCE OF CLOMR AND LETTER ACKNOWLEDGE BY FEMA OF A RECEIPT OF COMPLETE APPLICATION FOR A LOWR MUST BE PROVIDED PRIOR TO FINAL ACCEPTANCE OF THE CONSTRUCTION OF THE SUBDIVISION OR ISSUANCE OF BUILDING PERMITS.

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

(FP2011-004)  
SHEET NO. 3 OF 3

CBD

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
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