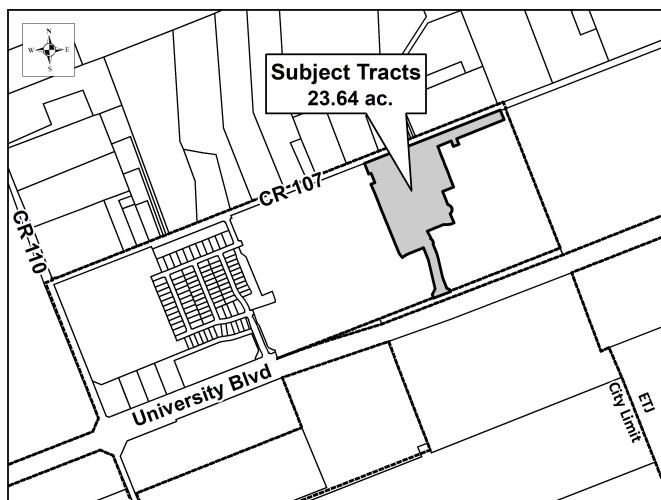


University Heights Phase 7 FINAL PLAT FP2009-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 104 development lots, 3 right-of-way lots and 10 other lots

ZONING AT TIME OF APPLICATION: TF (Two-Family)

DESCRIPTION: 23.64 acres out of the Millard H. Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Vacant and Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

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

South: University Boulevard right-of-way (Unzoned); and Undeveloped commercial lot (C-1a)

East: University Heights Future Phases 8 and 9 - Zoned MF-1 and MF-2

West: University Heights Future Phase 6 - Zoned SF-3

PROPOSED LAND USE: Two-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	104	8.68
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	3	5.56
Parkland:	0	0
Other:	10	9.4
TOTALS:	117	23.64

Owner:
JSL North Investments, LLC
John S. Lloyd
6504 West Courtyard Dr.
Austin, TX 78730

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

University Heights Phase 7 FINAL PLAT FP2009-002

HISTORY: On May 6, 2020, the Planning and Zoning Commission approved the Preliminary Plat (PP1911-003) on this 190.07-acre tract with a total of 10 residential and commercial phases.

DATE OF REVIEW: December 2, 2020

LOCATION: North side of University Boulevard and east of County Road 110

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Comprehensive Plan designates the tract for residential purposes. Phase 7 consists of residential lots zoned TF (Two-Family) for duplex development. The TF zoning district has a minimum lot size of 3,500 square feet individual lots containing one dwelling unit in a two-dwelling unit building.

For the purpose of this Phase, 104 two-family residential lots are proposed with a minimum lot width of 35-feet and minimum lot size of 3,500 square feet. There will be 9 HOA/landscape/drainage/open space lots, 1 special purpose lot, and 3 right-of-way lots. This proposal complies with the Comprehensive 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.

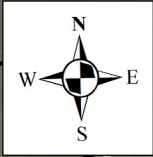
Drainage: There are no drainage concerns for this Phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

SHEET 1 of 3:

1. Add label stating "Future" dashed partial lots and streets for adjacent Phases with label for each adjacent phase as depicted on the P&Z approved Preliminary Plat.
2. Revise easement dedications to state "10' PUE dedicated per Record # _____ & City of Round Rock Wastewater Easement per Recordation _____".
3. Provide lot & block label for future lift station lot and label as "Special Purpose Lot" as shown in the approved Preliminary Plat.
4. Update text to make legible for note south of College Square Drive.
5. Provide property transfer deed for all right-of-way dedication parcels and depict deed recordation information on the plat. Provide the Planning and Development Services Department staff with electronic copy of deed.
6. Depict offsite wastewater easement include beneficiary, bearings & distance for each segment and dedication statement or provide recordation space if dedicated by separate instrument for both force main and gravity lines. Easement shall be recorded prior to plat recordation.
7. Revise the Planning & Zoning Commission approval date to May 6, 2020 on plat note # 10.



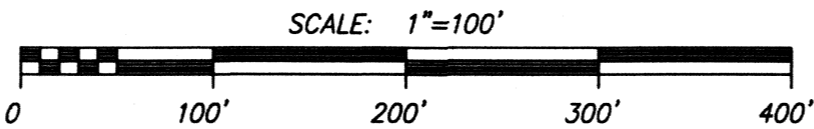
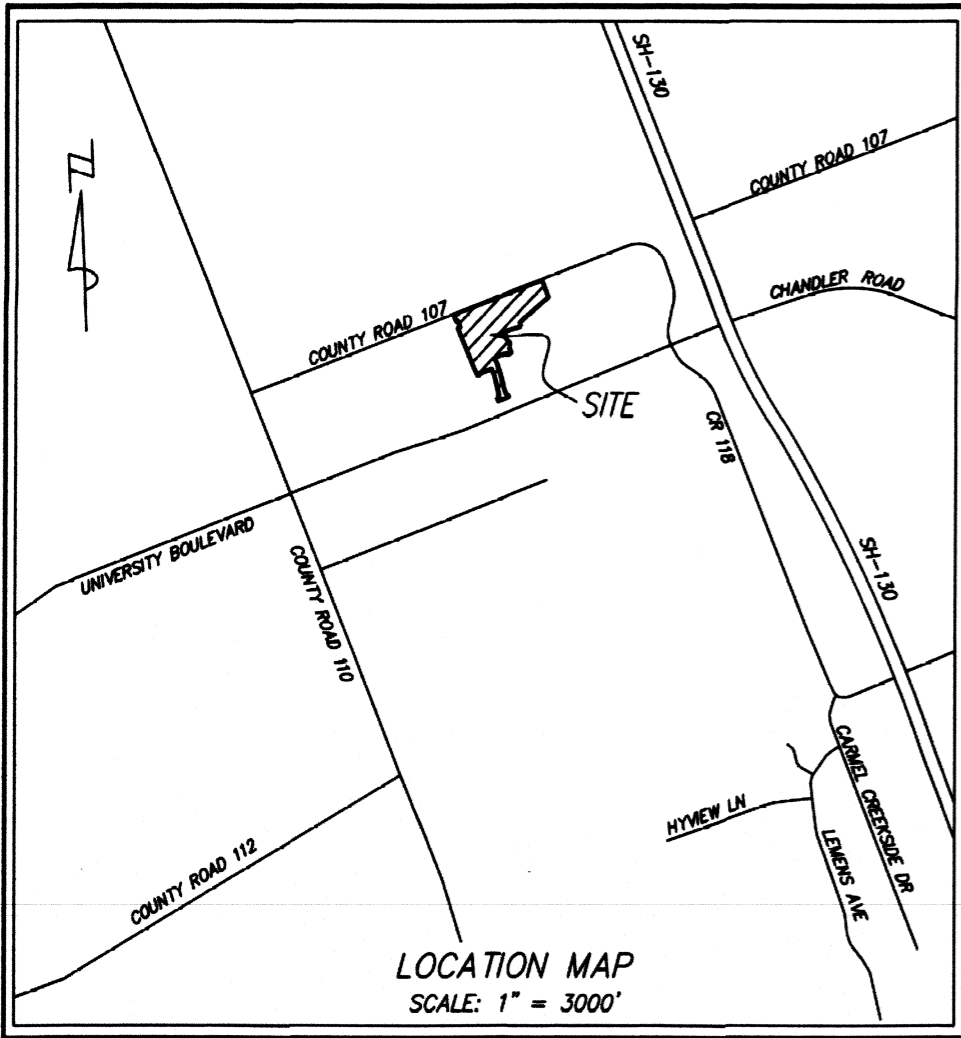
Subject Tracts
23.64 ac.

CR 107

CR 110

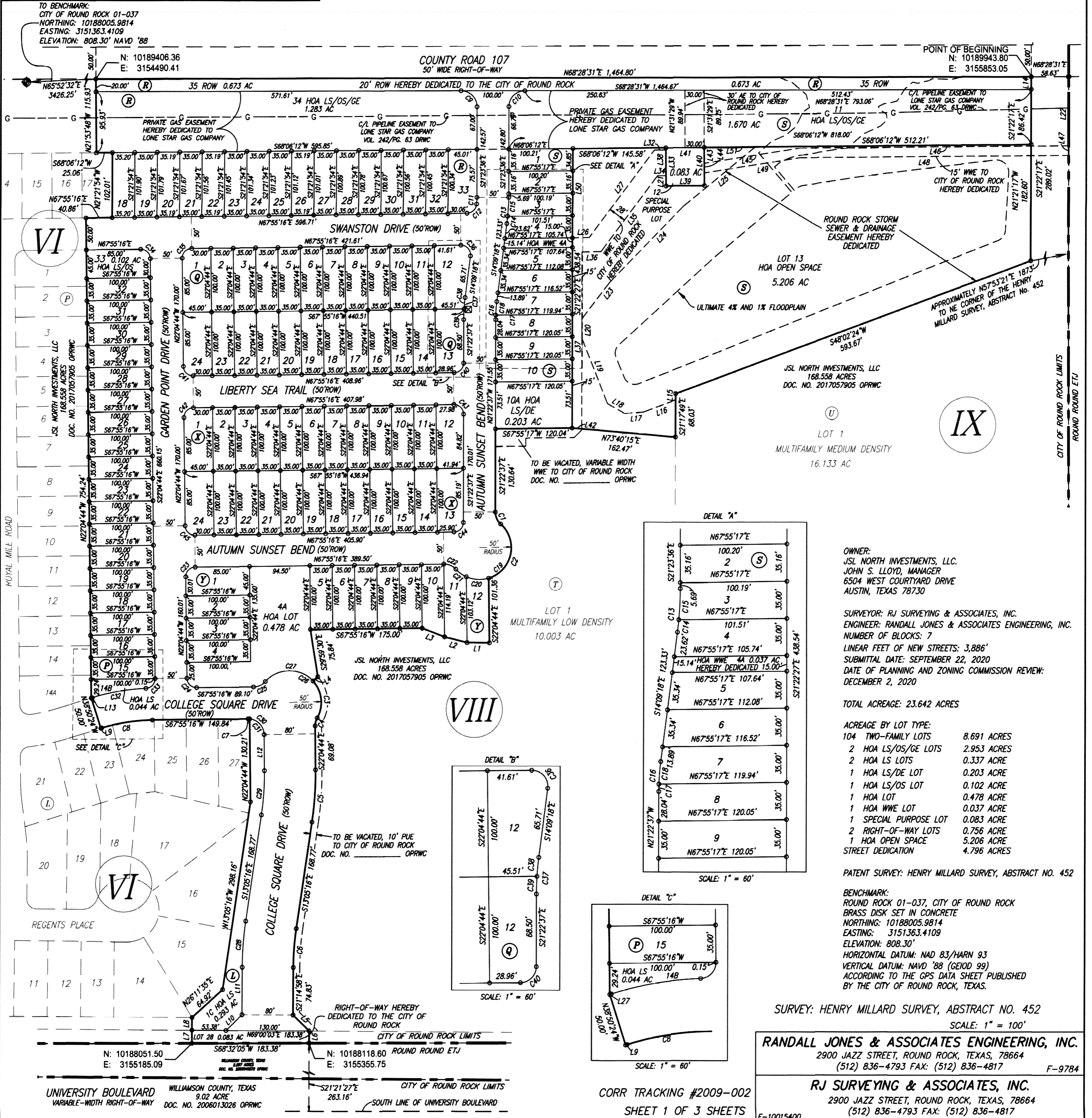
University Blvd

City Limit
ETJ



FINAL PLAT OF UNIVERSITY HEIGHTS PHASE 7 CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

- LEGEND
- = BENCHMARK (AS NOTED)
 - = 1/2" IRON ROD FOUND (AS NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1" IRON PIPE FOUND
 - ⊙ = BLOCK NAME
 - ⊙ = NBU "NEIGHBORHOOD BOX UNIT"
 - AE = ACCESS EASEMENT
 - BL = BUILDING SETBACK LINE
 - DE = DRAINAGE AND STORM SEWER EASEMENTS
 - WWE = WASTEWATER EASEMENT
 - OS = OPEN SPACE
 - LS = LANDSCAPE
 - GE = GAS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - ROW = RIGHT-OF-WAY
 - MFFE = MINIMUM FINISHED FLOOR ELEVATION (NAVD '88)
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - = CITY LIMITS
 - G — = APPROXIMATE CENTERLINE LOCATION GAS PIPELINE



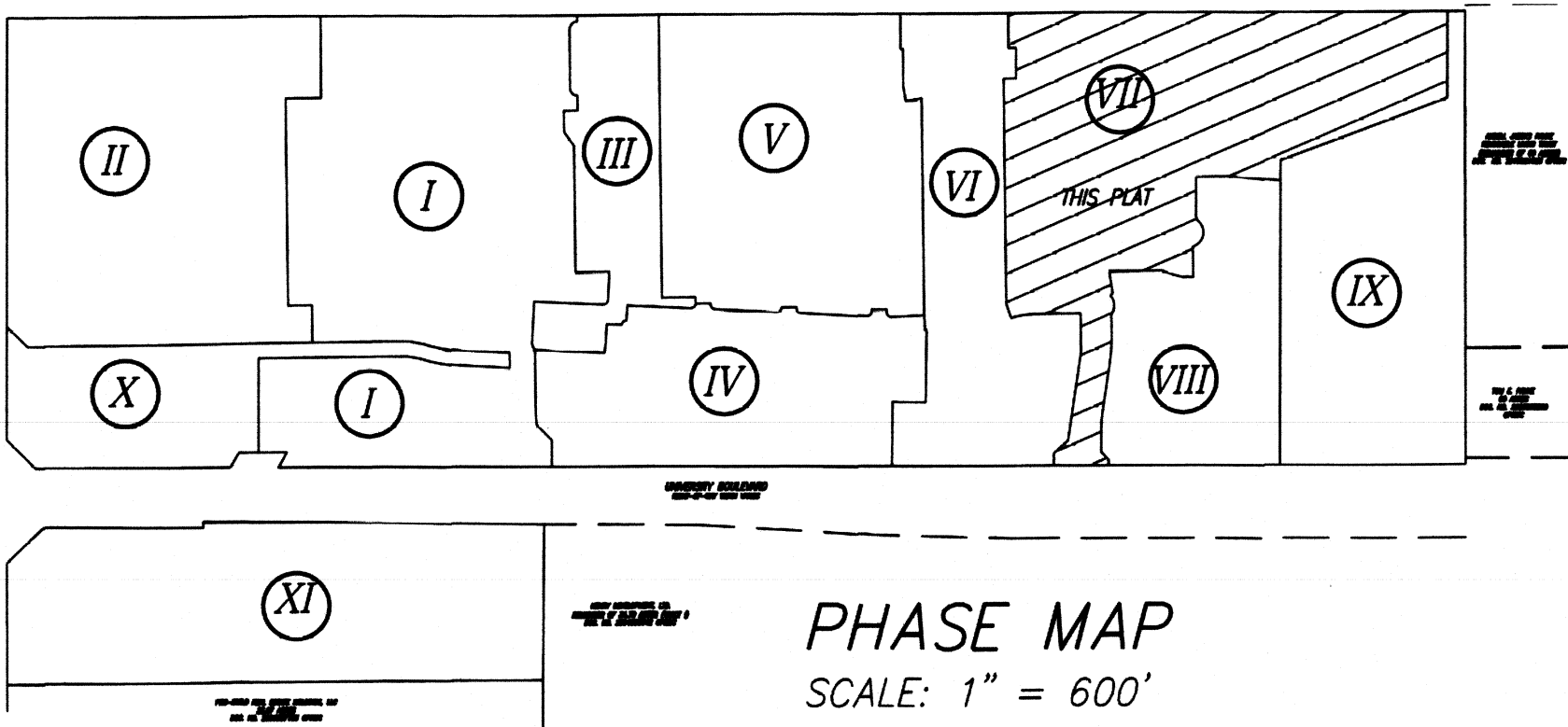
FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 7
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



LEGEND

- = BENCHMARK (AS NOTED)
- = 1/2" IRON ROD FOUND (AS NOTED)
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- = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- = CITY LIMITS
- = APPROXIMATE CENTERLINE LOCATION GAS PIPELINE



PHASE MAP
SCALE: 1" = 600'

PLAT NOTES:

- A PORTION OF THIS TRACT IS ENCRONCHED BY THE 4% ULTIMATE FLOODPLAIN AND THE ESTIMATED 1% ULTIMATE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCRONCHED 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.
- ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- 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.
- 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.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 2, 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.
- 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.
- A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK REFERENCING THE, DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
- ALL OPEN SPACE, LANDSCAPE, WME AND LS/DE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- 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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	21.02'	25.00'	048°10'40"	S45°27'57"E	20.41'
C2	105.88'	50.00'	121°05'54"	S09°00'20"E	87.08'
C3	62.41'	50.00'	071°30'49"	S27°54'33"E	58.43'
C4	13.06'	25.00'	029°55'35"	S07°06'56"E	12.91'
C5	82.39'	525.00'	008°59'28"	S17°35'00"E	82.30'
C6	61.25'	430.00'	008°09'42"	S17°10'07"E	61.20'
C7	2.56'	25.00'	005°52'22"	S70°51'28"W	2.56'
C8	80.45'	275.00'	016°45'41"	S59°32'26"W	80.16'
C9	39.33'	25.00'	090°07'53"	N66°27'32"W	35.40'
C10	39.21'	25.00'	089°52'07"	S23°32'28"W	35.31'
C11	10.37'	275.00'	002°09'40"	N20°18'46"W	10.37'
C12	22.82'	15.00'	087°09'13"	N24°20'40"E	20.68'
C13	41.06'	325.00'	007°14'18"	N17°46'27"W	41.03'
C14	11.69'	325.00'	002°03'38"	N15°11'07"W	11.69'
C15	29.37'	325.00'	005°10'40"	N18°48'16"W	29.36'
C16	28.31'	225.00'	007°12'36"	S17°45'36"E	28.30'
C17	6.97'	225.00'	001°46'32"	S20°28'38"E	6.97'
C18	21.34'	225.00'	005°26'04"	S16°52'20"E	21.33'
C19	162.02'	50.00'	185°39'56"	N23°16'41"E	99.88'
C20	35.86'	50.00'	041°05'17"	S75°37'43"E	35.09'
C21	20.49'	50.00'	023°28'45"	S75°37'43"E	20.35'
C22	21.03'	25.00'	048°11'23"	N87°59'02"W	20.41'
C23	23.56'	15.00'	090°00'00"	S22°55'16"W	21.21'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C24	23.56'	15.00'	090°00'00"	S67°04'44"E	21.21'
C25	21.03'	25.00'	048°11'23"	N43°49'35"E	20.41'
C26	146.71'	50.00'	188°06'58"	N76°12'37"W	99.46'
C27	84.30'	50.00'	096°36'09"	S68°01'58"W	74.67'
C28	72.65'	510.00'	008°09'42"	S17°10'07"E	72.59'
C29	69.83'	445.00'	008°59'28"	N17°35'00"W	69.76'
C30	39.27'	25.00'	090°00'00"	N67°04'44"W	35.36'
C31	36.71'	25.00'	084°07'38"	N64°08'32"W	33.50'
C32	85.36'	325.00'	015°02'53"	S58°41'03"W	85.11'
C33	23.11'	15.00'	088°17'13"	N22°03'53"E	20.89'
C34	23.56'	15.00'	090°00'00"	N67°04'44"W	21.21'
C35	23.56'	15.00'	090°00'00"	S22°55'16"W	21.21'
C36	25.64'	15.00'	097°55'26"	N63°07'01"W	22.63'
C37	34.66'	275.00'	007°13'19"	S17°45'57"E	34.64'
C38	17.95'	275.00'	003°44'25"	S16°01'30"E	17.95'
C39	16.71'	275.00'	003°28'53"	S19°38'10"E	16.71'
C40	23.38'	15.00'	089°17'53"	N23°16'20"E	21.08'
C41	23.56'	15.00'	090°00'00"	S67°04'44"E	21.21'
C42	23.56'	15.00'	090°00'00"	S22°55'16"W	21.21'
C43	23.75'	15.00'	090°42'07"	N66°43'40"W	21.34'
C44	23.38'	15.00'	089°17'53"	N23°16'20"E	21.08'
C45	23.56'	15.00'	090°00'00"	S67°04'44"E	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°13'47"W	35.01'
L2	S82°52'00"W	36.23'
L3	S89°59'46"W	37.77'
L4	S26°20'02"W	10.08'
L5	S66°07'27"E	35.43'
L6	S21°27'55"E	19.08'
L7	N21°27'55"W	20.57'
L8	N20°59'57"W	20.00'
L9	S51°09'36"W	1.50'
L10	S23°52'33"W	35.28'
L11	N21°14'58"W	74.48'
L12	N22°04'44"W	56.49'
L13	N51°09'36"E	1.50'
L14	N21°31'29"W	20.00'
L15	S21°17'49"E	9.56'
L16	S47°35'08"W	53.37'
L17	S64°13'43"W	29.96'
L18	S81°38'11"E	31.12'
L19	N42°44'24"W	110.42'
L20	S21°22'27"E	30.32'
L21	S21°53'48"E	16.33'
L22	S21°29'06"E	108.54'
L23	N15°51'29"E	71.73'
L24	N22°33'08"E	166.44'
L25	N28°55'00"E	145.32'
L26	N67°55'17"E	26.24'
L27	N15°04'09"E	170.78'
L32	N68°06'12"E	17.92'
L33	S21°53'48"E	40.20'
L34	N68°06'12"E	13.13'
L35	N15°03'30"E	148.53'
L36	N67°55'17"E	29.64'
L37	N21°22'27"W	277.53'
L38	N21°53'48"W	60.00'
L39	S68°06'12"W	60.00'
L40	S21°53'48"E	60.00'
L41	S68°06'12"W	60.00'
L42	N73°40'15"E	15.06'
L43	S21°53'48"E	24.87'
L44	S21°53'48"E	15.17'
L45	N59°38'15"E	151.95'
L46	N68°06'12"E	420.68'
L47	S21°29'06"E	15.00'
L48	N68°06'12"E	419.46'
L49	N59°38'15"E	153.08'
L50	S21°22'27"E	140.01'
L51	N68°06'12"E	80.10'

EASEMENT NOTES:

- ELECTRIC TRANSMISSION EASEMENT TO TEXAS POWER & LIGHT COMPANY - VOLUME 353/PAGE 60 DRWC - UNLOCATABLE. NOT SHOWN ON SUBJECT PLAT.
- WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET TYPE OVER AND ACROSS 200 ACRES. EASEMENT NOT TO EXCEED 15' IN WIDTH CENTERED ON THE PIPE LINE AS INSTALLED UNDERGROUND. UNDERGROUND WATER PIPELINE UNLOCATABLE. NOT SHOWN ON SUBJECT PLAT.
- GAS PIPE LINE EASEMENT TO LONE STAR GAS COMPANY - VOLUME 242/PAGE 63 DRWC - BLANKET TYPE OVER AND ACROSS 200 ACRES. NO WIDTH GIVEN. PIPELINE CENTERLINE SHOWN ON PLAT.

TWO-FAMILY BLOCK	LOT	SQ.FT.	BLOCK	LOT	SQ.FT.	BLOCK	LOT	SQ.FT.
P	15	3500	Q	20	3500	X	5	3500
P	16	3500	Q	21	3500	X	6	3500
P	17	3500	Q	22	3500	X	7	3500
P	18	3500	Q	23	3500	X	8	3500
P	19	3500	Q	24	4452	X	9	3500
P	20	3500				X	10	3500
P	21	3500	R	18	3589	X	11	3500
P	22	3500	R	19	3564	X	12	4206
P	23	3500	R	20	3580	X	13	4086
P	24	3500	R	21	3557	X	14	3500
P	25	3500	R	22	3572	X	15	3500
P	26	3500	R	23	3549	X	16	3500
P	27	3500	R	24	3545	X	17	3500
P	28	3500	R	25	3541	X	18	3500
P	29	3500	R	26	3556	X	19	3500
P	30	3500	R	27	3533	X	20	3500
P	31	3500	R	28	3529	X	21	3500
P	32	3500	R	29	3525	X	22	3500
			R	30	3522	X	23	3500
			R	31	3518	X	24	4452
Q	1	4452	R	32	3514			
Q	2	3500	R	33	4464	Y	1	4452
Q	3	3500				Y	2	3500
Q	4	3500				Y	3	3500
Q	5	3500	S	1	3507	Y	4	3500
Q	6	3500	S	2	3523	Y	5	3500
Q	7	3500	S	3	3519	Y	6	3500
Q	8	3500	S	4	3624	Y	7	3500
Q	9	3500	S	5	3845	Y	8	3500
Q	10	3500	S	6	4001	Y	9	3500
Q	11	3500	S	7	4149	Y	10	3748
Q	12	5125	S	8	4201	Y	11	3863
Q	13	4395	S	9	4202	Y	12	3504
Q	14	3500	S	10	4202			
Q	15	3500						
Q	16	3500	X	1	4452			
Q	17	3500	X	2	3500			
Q	18	3500	X	3	3500			
Q	19	3500	X	4	3500			

NON-RESIDENTIAL BLOCK	LOT	ACREAGE	DESCRIPTION
L	1C	0.293 AC	HOA LS
L	2B	0.083 AC	RIGHT-OF-WAY
P	14B	0.044 AC	HOA LS
P	33	0.102 AC	HOA LS/OS
R	34	1.283 AC	HOA LS/OS/GE
R	35	0.673 AC	RIGHT-OF-WAY
S	4A	0.037 AC	HOA WME
S	10A	0.203 AC	HOA LS/DE
S	11	1.670 AC	HOA LS/OS/GE
S	12	0.083 AC	SPECIAL PURPOSE
S	13	5.206 AC	HOA OPEN SPACE
Y	4A	0.478 AC	HOA LOT

LOT SUMMARY	TOTAL LOT COUNT										
	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

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

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

CORR TRACKING #2009-002
SHEET 2 OF 3 SHEETS

F-10015400

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 7
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:

BEGIN AT A 1/2" IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (50' RIGHT-OF-WAY WIDTH), SAME BEING THE NORTH LINE OF THE ABOVE REFERENCED 168.558 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED 168.558 ACRE TRACT BEARS, N68°28'31"E A DISTANCE OF 58.63 FEET;

THENCE ACROSS SAID 168.558 ACRE TRACT, THE FOLLOWING 24 COURSES:

1. S21°22'17"E A DISTANCE OF 289.02 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE NORTHEAST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 BEARS APPROXIMATELY M57°53'21"E A DISTANCE OF 1873 FEET;
2. S48°02'24"W A DISTANCE OF 593.67 FEET; TO A 1/2" IRON ROD SET
3. S21°17'49"E A DISTANCE OF 68.03 FEET TO A 1/2" IRON ROD SET;
4. S73°40'15"W A DISTANCE OF 162.47 FEET TO A 1/2" IRON ROD SET;
5. S67°55'17"W A DISTANCE OF 120.04 FEET TO A 1/2" IRON ROD SET;
6. S21°22'37"E A DISTANCE OF 130.64 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
7. SOUTHEASTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 21.02 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°10'40", AND A CHORD BEARING S45°27'57"E, 20.41 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
8. SOUTHERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 105.68 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 121°05'54", AND A CHORD BEARING S09°00'20"E, 87.08 FEET TO A 1/2" IRON ROD SET;
9. S22°04'44"E A DISTANCE OF 101.36 FEET TO A 1/2" IRON ROD SET;
10. S69°13'47"W A DISTANCE OF 35.01 FEET TO A 1/2" IRON ROD SET;
11. S82°52'00"W A DISTANCE OF 36.23 FEET TO A 1/2" IRON ROD SET;
12. S89°59'46"W A DISTANCE OF 37.77 FEET TO A 1/2" IRON ROD SET;
13. S67°55'16"W A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD SET;
14. S29°59'30"E A DISTANCE OF 75.84 FEET TO A 1/2" IRON ROD SET;
15. S26°20'02"W A DISTANCE OF 10.08 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
16. SOUTHEASTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 62.41 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 71°30'49" AND A CHORD BEARING S27°54'33"E, 58.43 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
17. SOUTHERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 13.06 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29°55'35", AND A CHORD BEARING S07°06'56"E, 12.91 FEET TO A 1/2" IRON ROD SET;
18. S22°04'44"E A DISTANCE OF 69.08 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
19. SOUTHERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 82.39 FEET, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 08°59'28", AND A CHORD BEARING S17°35'00"E, 82.30 FEET; TO A 1/2" IRON ROD SET
20. S13°05'16"E A DISTANCE OF 168.77 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
21. SOUTHERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 61.25 FEET, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 08°09'42", AND A CHORD BEARING S17°10'07"E, 61.20 FEET TO A 1/2" IRON ROD SET;
22. S21°14'58"E A DISTANCE OF 74.83 FEET TO A 1/2" IRON ROD SET;
23. S66°07'27"E A DISTANCE OF 35.43 FEET TO A 1/2" IRON ROD SET;
24. S21°27'55"E A DISTANCE OF 19.08 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 168.558 ACRE TRACT, SAME BEING THE NORTH LINE OF A 2.597 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS BY DEED RECORDED IN DOCUMENT NO. 2020040872 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S68°32'05"W ALONG THE SOUTH LINE OF SAID 168.558 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 2.597 ACRE TRACT A DISTANCE OF 183.38 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 168.558 ACRE TRACT, THE FOLLOWING 16 COURSES:

1. N21°27'55"W A DISTANCE OF 20.57 FEET TO A 1/2" IRON ROD SET;
2. N20°59'57"W A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET;
3. N26°11'35"E A DISTANCE OF 64.92 FEET TO A 1/2" IRON ROD SET;
4. N13°05'16"W A DISTANCE OF 298.16 FEET TO A 1/2" IRON ROD SET;
5. N22°04'44"W A DISTANCE OF 130.21 FEET TO A 1/2" IRON ROD SET AT A POINT OF A NON-TANGENT CURVE TO THE LEFT;
6. SOUTHWESTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 2.56 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 05°52'22", AND A CHORD BEARING S70°51'28"W, 2.56 FEET TO A 1/2" IRON ROD SET;
7. S67°55'16"W A DISTANCE OF 149.84 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
8. SOUTHWESTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 80.45 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 16°45'41", AND A CHORD BEARING S59°32'26"W, 80.16 FEET TO A 1/2" IRON ROD SET;
9. S51°09'36"W A DISTANCE OF 1.50 FEET TO A 1/2" IRON ROD SET;
10. N38°50'24"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
11. N22°04'44"W A DISTANCE OF 754.24 FEET TO A 1/2" IRON ROD SET;
12. N67°55'16"E A DISTANCE OF 40.86 FEET TO A 1/2" IRON ROD SET;
13. N21°21'54"W A DISTANCE OF 102.01 FEET TO A 1/2" IRON ROD SET;
14. S68°06'12"W A DISTANCE OF 25.06 FEET TO A 1/2" IRON ROD SET;
15. N21°53'48"W A DISTANCE OF 115.93 FEE TO A 1/2" IRON ROD SET;
16. N68°28'31"E A DISTANCE OF 1464.80 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 23.642 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE RJ SURVEYING CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 168.558 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017057905, 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 UNIVERSITY HEIGHTS PHASE 7 SUBDIVISION.

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

BY: JOHN S. LLOYD, MANAGER
JSL NORTH INVESTMENTS, LLC.
6504 WEST COURTYARD DRIVE
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 TRAMS 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, WILLIAM L. JOHNSON, 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.

William L. Johnson
WILLIAM L. JOHNSON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425
STATE OF TEXAS

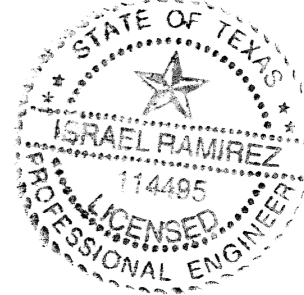


STATE OF TEXAS §

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



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

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

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.
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

F-10015400