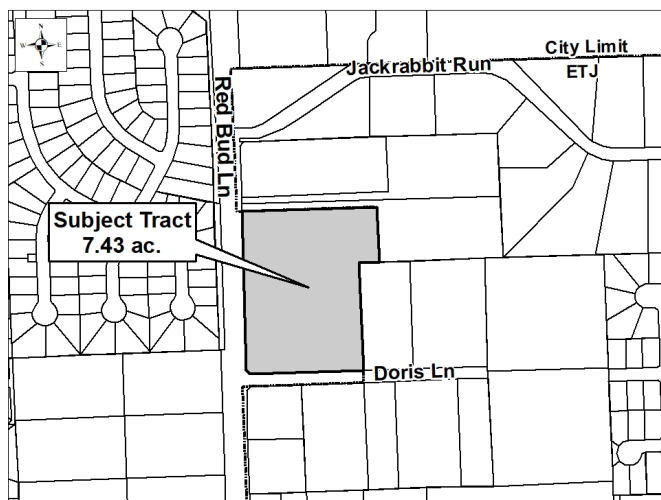


**Webster-Brostad Subdivision Replat
FINAL PLAT FP2012-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a replat.

ZONING AT TIME OF APPLICATION: SR (Senior)

DESCRIPTION: 7.43 acres out of the John H. Randall Survey, Abstract No. 531.

CURRENT USE OF PROPERTY: planned senior housing

COMPREHENSIVE PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: ETJ (extraterritorial jurisdiction) - large lot single family

South: (across Doris Lane) - ETJ - large lot single family

East: ETJ - large lot single family

West: (across Red Bud Lane) - PUD (Planned Unit Development) No. 11 - single family & PF-2 (Public Facilities - medium intensity) - fire station

PROPOSED LAND USE: senior housing

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	7.43
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	7.43

Owner:
Webster-Brostad Family Revocable Trust
David Brostad
14320 Tandem Blvd., Apt. 2311
Austin, TX 78728-6660

Applicant:
Kimley-Horn
Andrew S. Evans
2600 Via Fortuna, Terrace 1, Suite 300
Austin, TX 78746

Agent:
Kimley-Horn
Andrew S. Evans
2600 Via Fortuna, Terrace 1, Suite 300
Austin, TX 78746

**Webster-Brostad Subdivision Replat
FINAL PLAT FP2012-001**

HISTORY: The property was annexed and zoned as SR (Senior) in 2020. Senior apartments are planned for the site.

DATE OF REVIEW: January 13, 2021

LOCATION: Northeast corner of Red Bud Lane and Doris Lane.

STAFF REVIEW AND ANALYSIS:

Overview: The plat contains the 4.64-acre Brostad Subdivision and an additional 2.79 acres which are currently unplatted. These two properties are combined in this final plat, resulting in a replat.

Zoning and Comprehensive Plan: The property is designated as residential on the FLUM (Future Land Use Map) of the comprehensive plan. It is zoned as SR (Senior), which allows for apartments, townhomes, and assisted living.

Traffic, Access, and Roads: A Traffic Impact Analysis (TIA) is not required at this time, but a determination will be made prior to the submittal of the first full Site Development Permit application.

Water and Wastewater Service: Upon release from the service areas of the City of Hutto and Manville, the City of Round Rock can provide water and wastewater service to property. There is an existing 16" water main along the east side of Red Bud Lane, fronting the subject properties. The nearest potential wastewater connection is an 8" main located on the City's fire station property to the southwest.

Drainage: No flood study was required. This tract is not encroached by the effective FEMA 1% annual chance floodplain (Zone A/AE) and it is not encroached by or adjacent to the ultimate (future) 1% annual chance floodplain.

RECOMMENDED MOTION:

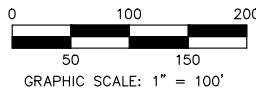
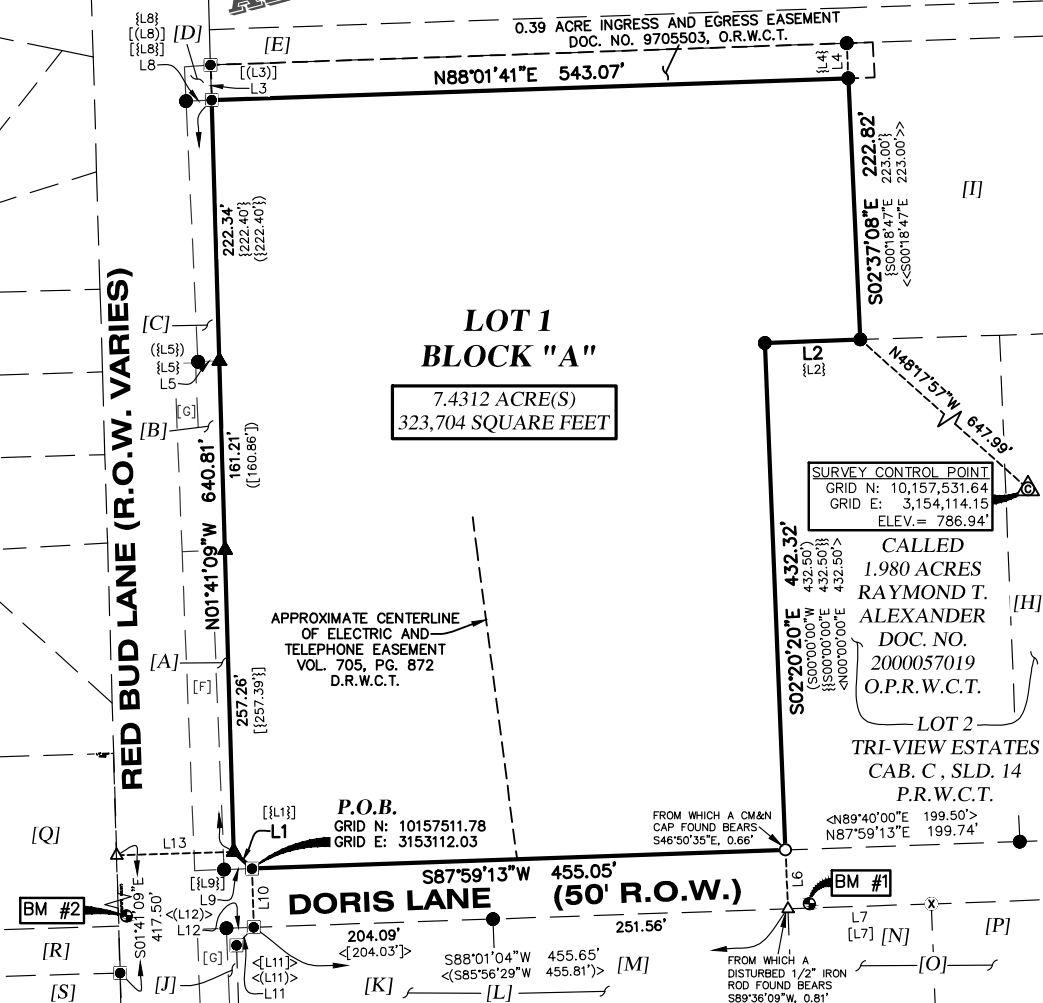
Staff recommends approval with the following conditions:

1. Obtain CCN releases from City of Hutto and Manville to allow City of Round Rock to provide wastewater service to property.
2. An approved SIP (Subdivision Improvement Permit) is required. Offsite improvements must either be constructed and accepted, or appropriate fiscal surety posted.
3. Record any offsite easements necessary for extension of utilities necessary for platting (e.g., wastewater).



JOHN H. RANDALL
SURVEY
ABSTRACT NO. 531

CALLED 3.007 ACRES
BURNELL E. & SUSAN MCQUEEN
DOC. NO. 2014094142
O.P.R.W.C.T.



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000118481546.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED MAY 05, 2020.

BENCHMARK NOTE:
BM #1- SQUARE CUT ON TOP OF CONCRETE TRANSFORMER PAD AT THE SOUTH SIDE OF DORIS LANE ±50' SOUTH OF THE SOUTHEAST SUBJECT PROPERTY CORNER, ±500' EAST OF THE INTERSECTION OF DORIS LANE AND RED BUD LANE. (GEOID18) (NAVD88)
ELEVATION = 787.96'.
BM #2- SQUARE CUT ON TOP OF CONCRETE SIDEWALK ON THE WEST SIDE OF RED BUD LANE, ±110' SOUTHWEST OF THE SOUTHWEST SUBJECT PROPERTY CORNER, ±45' WEST OF THE INTERSECTION OF DORIS LANE AND RED BUD LANE. (GEOID18) (NAVD88)
ELEVATION = 797.87'.

OWNERS: WEBSTER-BROSTAD FAMILY REVOCABLE TRUST
DAVID L. AND BETTY J. BROSTAD

ACREAGE: 7.4312 ACRES

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING

SUBMITTAL DATE: DECEMBER 15, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JANUARY 13, 2021

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

ACREAGE BY LOT TYPE:
DEVELOPMENT 7.4312 ACRES
TOTAL: 7.4312 ACRES

PATENT SURVEY: JOHN H. RANDALL SURVEY,
ABSTRACT NO. 531

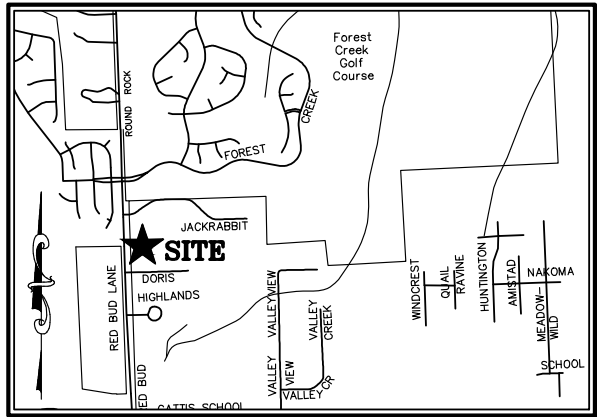
ENGINEER: ANGGA WDODO, P.E. KIMLEY-HORN

NUMBER OF LOTS BY TYPE:
DEVELOPMENT 1
TOTAL 1

LOT TABLE:
LOT 1 7.4312 ACRES
TOTAL 7.4312 ACRES

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

	PROPERTY LINE	D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
---	EXISTING PROPERTY LINES		
- - -	EXISTING EASEMENTS	O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND (UNLESS NOTED)	(.....)	RECORD INFORMATION PER PLAT VOL. C, PG. 14
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	[.....]	RECORD INFORMATION PER PLAT VOL. O, PG. 297
●	IRON ROD WITH "BAKER-AIKLEN" CAP FOUND	{.....}	RECORD INFORMATION PER DEED DOC. NO. 2009029921
X	CHISELED "X" FOUND IN CONCRETE	<.....>	RECORD INFORMATION PER DEED DOC. NO. 2000057019
△	CALCULATED POINT		
▲	60D NAIL FOUND	([.....])	RECORD INFORMATION PER DEED DOC. NO. 2005010290
⊙	SURVEY CONTROL POINT	{.....}	RECORD INFORMATION PER DEED DOC. NO. 2005013410
⊕	BENCHMARK		
DOC. NO.	DOCUMENT NUMBER	[.....]	RECORD INFORMATION PER DEED DOC. NO. 2004057618
P.O.B.	POINT OF BEGINNING		
B.S.L.	BUILDING SETBACK LINE	[{.....}]	RECORD INFORMATION PER DEED DOC. NO. 2005004005
VOL./PG.	VOLUME, PAGE		
R.O.W.	RIGHT-OF-WAY	{{.....}}	RECORD INFORMATION PER PLAT VOL. G, PG. 246
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS	<.....>	RECORD INFORMATION PER DEED DOC. NO. 2005023358
R.P.R.W.C.T.	REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS	<[.....]>	RECORD INFORMATION PER DEED DOC. NO. 2013024598
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS	<<.....>>	RECORD INFORMATION PER DEED VOL. 1445, PG. 387

FINAL PLAT OF
WEBSTER-BROSTAD
SUBDIVISION - A REPLAT OF THE
BROSTAD SUBDIVISION AND A
FINAL PLAT OF 2.79 ACRES IN
THE RANDALL SURVEY
City of Round Rock,
Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date: 12/29/2020
Project: 01025
Scale: 1" = 100'
Reviewer: PRB
Tech: BAP
Field Crew: JZ/FH
Survey Date: JULY 2020
Sheet: 1 OF 2

#FP2012-001

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT WEBSTER–BROSTAD FAMILY REVOCABLE TRUST AND DAVID L. AND BETTY J. BROSTAD, AS OWNERS OF THAT CERTAIN 7.4312 ACRE (323,704 SQ. FT.) TRACT OF LAND, BEING ALL OF A CALLED 2.89 ACRES CONVEYED TO WEBSTER–BROSTAD FAMILY REVOCABLE TRUST IN DOCUMENT NO. 2009029921 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 40,000 SQ. FT. OUT OF BROSTAD SUBDIVISION, A SUBDIVISION RECORDED IN CABINET G, SLIDE 246 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO DAVID L. AND BETTY J. BROSTAD IN VOLUME 640, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE REMAINDER OF A CALLED 177,800 SQ. FT. ALSO OUT OF BROSTAD SUBDIVISION, CONVEYED TO WEBSTER–BROSTAD FAMILY REVOCABLE TRUST IN DOCUMENT NO. 2009029920 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DO HEREBY STATE 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 THE WEBSTER–BROSTAD SUBDIVISION

BY: WEBSTER–BROSTAD FAMILY REVOCABLE TRUST

WILLIAM FIELDER WEBSTER, SOLE TRUSTEE
1551 RED BUD LANE
ROUND ROCK, TX 78664

BY: WEBSTER–BROSTAD FAMILY REVOCABLE TRUST

WILLIAM FIELDER WEBSTER, SOLE TRUSTEE
1561 RED BUD LANE
ROUND ROCK, TX 78664

BY: DAVID L. BROSTAD

DAVID L. BROSTAD BY CAROLINE B. SUTHERLAND POA
3800 DORIS LANE
ROUND ROCK, TX 78664

BY: BETTY J. BROSTAD

BETTY J. BROSTAD BY CAROLINE B. SUTHERLAND POA
3800 DORIS LANE
ROUND ROCK, TX 78664

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY, WILLIAM FIELDER WEBSTER, AS SOLE TRUSTEE OF THE WEBSTER–BROSTAD FAMILY REVOCABLE TRUST, ON BEHALF OF SAID THE WEBSTER–BROSTAD FAMILY REVOCABLE TRUST.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY, CAROLINE B. SUTHERLAND, AS POWER OF ATTORNEY OF DAVID L. BROSTAD, ON BEHALF OF SAID DAVID L. BROSTAD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY, CAROLINE B. SUTHERLAND, AS POWER OF ATTORNEY OF BETTY J. BROSTAD, ON BEHALF OF SAID BETTY J. BROSTAD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PLAT NOTES:

- 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, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU–1 AND MU–2 ZONING DISTRICTS, A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT IS ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THE 25' ROADWAY EASEMENT ALONG RED BUD LANE INDICATED ON THE PLAT TRI–VIEW ESTATES, VOL. C, PG. 14 AND BROSTAD SUBDIVISION VOL. G, PG. 246 IS WEST OF THE RIGHT–OF–WAY DEDICATION DOCUMENTS RECORDED IN DOC. NO.(S) 2005023358, 2005004005 & 2005010290. IT IS ASSUMED THE INTENT OF THE RIGHT–OF–WAY DEDICATIONS THAT THE AREA OF 25' ROADWAY EASEMENT IS NOW A PART OF DEDICATED RIGHT–OF–WAY OF RED BUD LANE.

PLAT NOTES (CONTINUED)

- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 7.4312 ACRES (323,704 SQUARE FEET) OUT OF THE JOHN H. RANDALL SURVEY, ABSTRACT NO. 531 IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF A 177,800 SQ. FT. LOT, BROSTAD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME G, PAGE 246 (P.R.W.C.T.) CONVEYED TO DAVID L. AND WIFE BETTY J. BROSTAD IN VOLUME 640, PAGE 36 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A REMAINDER OF A 40,000 SQ. FT. LOT IN SAID BROSTAD SUBDIVISION CONVEYED TO THE WEBSTER–BROSTAD FAMILY REVOCABLE TRUST IN DOCUMENT NUMBER 2009029920 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING THE REMAINDER OF A CALLED 2.89 ACRES CONVEYED TO THE WEBSTER–BROSTAD REVOCABLE TRUST IN DOCUMENT NO. 2009029921 (O.P.R.W.C.T.), SAVE AND ACCEPT THOSE PORTIONS OF RIGHTS–OF–WAY DEDICATED IN DOCUMENT NO. 2005004005 (O.P.R.W.C.T.), DOCUMENT NO. 2005010290 (O.P.R.W.C.T.) AND DOCUMENT NO. 2005013410 (O.P.R.W.C.T.), SAID 7.4312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON ROD WITH 'BAKER–AIKLEN' CAP FOUND IN THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE, BEING THE BEGINNING OF A TRANSITION FROM THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE TO THE EAST RIGHT–OF–WAY LINE OF RED BUD LANE (RIGHT–OF–WAY VARIES), AND BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF 177,800 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.067 ACRE TRACT (CALLED PARCEL 14) CONVEYED TO CITY OF ROUND ROCK IN DOCUMENT NO. 2005004005 (O.P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2–INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.067 ACRE TRACT BEARS, S88°06'18"W, A DISTANCE OF 23.81 FEET;

THENCE, LEAVING THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE, WITH SAID TRANSITION, N47°33'37"W, A DISTANCE OF 21.20 FEET TO A 60D NAIL FOUND FOR AN ANGLE POINT HEREOF, BEING AN ANGLE POINT IN THE EAST RIGHT–OF–WAY LINE OF SAID RED BUD LANE;

THENCE, WITH THE EAST RIGHT–OF–WAY LINE OF SAID RED BUD LANE, IN PART WITH THE WEST LINE OF SAID 177,800 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, IN PART WITH THE WEST LINE OF SAID 40,000 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, IN PART WITH THE WEST LINE OF SAID WEBSTER–BROSTAD REVOCABLE TRUST TRACT, N01°41'09"W, PASSING AT A DISTANCE OF 257.26 FEET THE MOST SOUTHERLY NORTHWEST CORNER OF SAID REMAINDER OF SAID 177,800 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF SAID 40,000 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, AND BEING THE NORTHEAST CORNER OF SAID CITY OF ROUND ROCK PARCEL 14, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.072 ACRE TRACT (PARCEL 13) CONVEYED TO CITY OF ROUND ROCK IN DOCUMENT NO. 2005010290 (O.P.R.W.C.T.), PASSING AT A DISTANCE OF 418.47 FEET A 60D NAIL FOUND FOR THE NORTHWEST CORNER OF SAID REMAINDER OF 40,000 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF WEBSTER–BROSTAD TRACT, AND BEING THE NORTHEAST CORNER OF SAID CITY OF ROUND ROCK PARCEL 13, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.102 ACRE TRACT (PARCEL 12) CONVEYED TO CITY OF ROUND ROCK IN DOCUMENT NO. 2005013410 (O.P.R.W.C.T.), IN ALL A DISTANCE OF 640.81 FEET TO AN IRON ROD WITH 'BAKER–AIKLEN' CAP FOUND FOR THE NORTHWEST CORNER HEREOF, BEING THE NORTHWEST CORNER OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT, AND BEING THE MOST NORTHERLY SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 3.280 ACRES TRACT CONVEYED TO JM CORONADO IN VOLUME 1445, PAGE 387 (D.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID CITY OF ROUND ROCK PARCEL 12, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.015 ACRE TRACT (PARCEL 11) CONVEYED TO CITY OF ROUND ROCK IN DOCUMENT NO. 2004057618 (O.P.R.W.C.T.), FROM WHICH AN IRON ROD WITH 'BAKER–AIKLEN' CAP FOUND FOR THE NORTHWEST CORNER OF SAID REMAINDER OF CORONADO TRACT, AND BEING THE SOUTHWEST CORNER OF A CALLED 3.007 ACRE TRACT CONVEYED TO JOEL E. & JEANETTE T. FRANKLIN IN DOCUMENT NO. 2018091608 (O.P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID CITY OF ROUND ROCK PARCEL 11 BEARS, N01°41'16"W, A DISTANCE OF 30.03 FEET;

THENCE, LEAVING THE EAST RIGHT–OF–WAY LINE OF SAID RED BUD LANE, WITH THE NORTH AND EAST LINE OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT AND THE SOUTH LINE OF SAID REMAINDER OF CORONADO TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N88°01'41"E, A DISTANCE OF 543.07 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT, AND BEING AN INTERIOR ELL–CORNER IN THE SOUTH LINE IF SAID REMAINDER OF CORONADO TRACT,
- S02°37'08"E, A DISTANCE OF 222.82 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID REMAINDER OF CORONADO TRACT, AND BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT, AND BEING IN THE NORTH LINE OF LOT 2 OF SAID TRI–VIEW ESTATES, AND BEING THE NORTH LINE OF A CALLED 1.980 ACRES TRACT CONVEYED TO RAYMOND T. ALEXANDER IN DOCUMENT NO. 2000057019 (O.P.R.W.C.T.);

THENCE, WITH THE SOUTH LINE OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT AND THE NORTH LINE OF SAID LOT 2, AND WITH THE NORTH LINE OF SAID ALEXANDER TRACT, S87°53'32"W, A DISTANCE OF 81.37 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, BEING THE NORTHWEST CORNER OF SAID LOT 2, AND BEING THE NORTHWEST CORNER OF SAID ALEXANDER TRACT, AND BEING THE NORTHEAST CORNER OF SAID REMAINDER OF 177,800 SQ. FT. LOT OF BROSTAD SUBDIVISION;

THENCE, LEAVING THE SOUTH LINE OF SAID REMAINDER OF WEBSTER–BROSTAD REVOCABLE TRUST TRACT, IN PART WITH THE EAST LINE OF SAID 177,000 SQ. FT. LOT OF SAID BROSTAD SUBDIVISION, IN PART WITH THE WEST LINE OF SAID ALEXANDER TRACT, S02°20'20"E, A DISTANCE OF 432.32 FEET TO AN IRON ROD WITH 'WARD BOUNDARY' CAP SET (FROM WHICH AN IRON ROD WITH 'CM&N' CAP FOUND BEARS, S46°50'35"E, A DISTANCE OF 0.66") IN THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE, BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF 177,800 SQ. FT. LOT OF BROSTAD SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND BEING THE SOUTHWEST CORNER OF SAID ALEXANDER TRACT, FROM WHICH A 1/2–IRON ROD FOUND IN THE NORTH RIGHT–OF–WAY LINE OF SAID DORIS LANE, BEING THE SOUTHEAST CORNER OF SAID ALEXANDER TRACT, BEING IN THE SOUTH LINE OF SAID LOT 2, AND BEING THE SOUTHWEST CORNER OF A CALLED 3.02 ACRES TRACT CONVEYED TO DANA RICHIE AND KATHY RICHIE IN DOCUMENT NO. 2011065370 (O.P.R.W.C.T.) BEARS, N87°59'13"E, A DISTANCE OF 199.74 FEET;

THENCE, LEAVING THE WEST LINE OF SAID LOT 2, AND LEAVING THE WEST LINE OF SAID ALEXANDER TRACT, WITH THE SOUTH LINE OF SAID REMAINDER OF 177,800 SQ. FT. LOT OF BROSTAD SUBDIVISION, AND WITH THE NORTH RIGHT–OF–WAY LINE OF DORIS LANE, S87°59'13"W, A DISTANCE OF 455.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.4312 ACRES (323,704 SQUARE FEET) MORE OR LESS.

ENGINEER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, ANGGA WIDODO, 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..

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 20____

12/30/2020

ANGGA WIDODO P.E. DAIE
LICENSED PROFESSIONAL ENGINEER NO. 131523
KIMLEY–HORN
T.B.P.E. FIRM 928
2600 VIA FORUNATE, TERRACE 1, SUITE 300
AUSTIN, TEXAS 78746

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JASON WARD, 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 WE 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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF __, 20____.

JASON WARD, R.P.L.S. DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS



PLANNING AND ZONING COMMISSION:

APPROVED THIS _____ DAY OF _____, 202____, 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

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., 201____, AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE _____

DAY OF _____, A.D., 201____ AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF

SAID COUNTY, IN INSTRUMENT NO. _____.

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
WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

FINAL PLAT OF
WEBSTER-BROSTAD
SUBDIVISION - A REPLAT OF THE
BROSTAD SUBDIVISION AND A
FINAL PLAT OF 2.79 ACRES IN
THE RANDALL SURVEY
City of Round Rock,
Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.AWARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/29/2020
Project:	01025
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	JZ/FH
Sheet:	2 OF 2

#FP2012–001