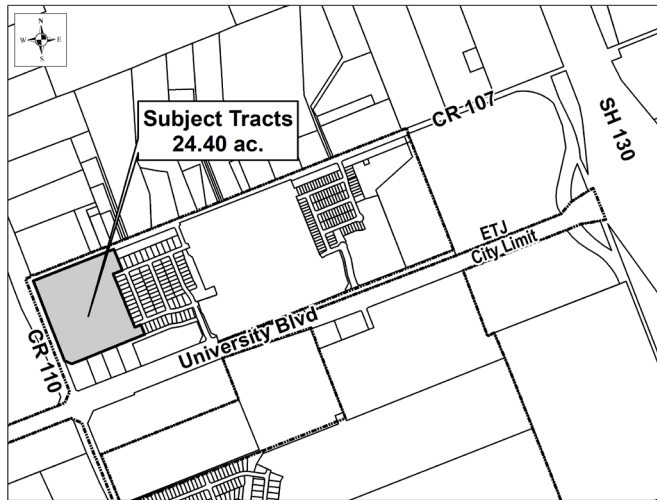


University Heights Phase 2 FINAL PLAT FP2106-002



CASE PLANNER: Matthew Johnson

REQUEST: Final plat approval

ZONING AT TIME OF APPLICATION: SF-3

DESCRIPTION: 24.4 acres out of the H. Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Residential
 South: Undeveloped
 East: Residential (Planned)
 West: Undeveloped

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	94	15.35
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	8	4.71
ROW:	0	4.34
Parkland:	0	0
Other:	0	0
TOTALS:	102	24.40

Owner:
 Scott Felder Homes, LLC
 Madison Inselmann
 6414 River Place Blvd
 Suite 100
 Austin, TX 78730

Agent:
 Malone/Wheeler, Inc.
 Jesse B. Malone
 5113 Southwest Pkwy
 Unit 260
 Austin, TX 78735

**University Heights Phase 2
FINAL PLAT FP2106-002**

HISTORY: The Preliminary Plat was approved on May 6, 2020 (PP1911-003).

DATE OF REVIEW: July 21, 2021

LOCATION: Generally located southeast of the intersection of CR 107 and CR 110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area is Residential 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'; standard lots of at least 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 these three lot types: estate lots shall comprise at minimum 40% of the total number of lots; standard lots a minimum 30%; and small lots a maximum of 30%. For the purpose of this phase, 15 estate lots, 56 standard lots, and 23 small lots are proposed.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat for University Heights (PP1911-003).

Traffic, Access and Roads: The subject tract has existing access points from CR110, and internal access to University Blvd through Phase 1. The applicant shall construct and dedicate the internal streets to the City of Round Rock. Phase 2 will incorporate a 10' wide trail as part of a primary trail system identified within the Parks Master Plan. A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision. Roadway impact fees will be assessed based on the date of plat recordation and charged upon submittal of the building permit application.

Water and Wastewater Service: Water will be provided by Jonah Water Special Utility District, and wastewater will be provided by the City of Round Rock. Water will be obtained by connecting to an existing 16" waterline and wastewater will be obtained by connecting to an existing 8" wastewater line within Phase 1 of University Heights.

Drainage: A flood study is not required for this subdivision. Staff will review a more detailed drainage plan prior to subdivision improvement permitting (SIP).

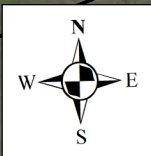
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation, all easements shall be recorded, and an SIP permit serving all proposed lots with water and wastewater and shall be issued and either permitted improvements constructed and accepted, or acceptable fiscal posted for all unfinished public improvements under permit.
2. Prior to plat recordation all utility improvements necessary to provide conveyance through adjacent subdivisions must be accepted by the appropriate entity for maintenance.
3. Depict survey tie (bearing & distance) to monument of patent survey.
4. Remove depiction and callout for CoRR drainage & SS easement—as there is no floodplain associated with this subdivision.

**University Heights Phase 2
FINAL PLAT FP2106-002**

5. WW easement within College Square Drive shall be vacated prior to plat recordation. Recordation of easement release shall be depicted on plat.
6. Depict offsite wastewater easement with recordation information that is necessary to serve the subdivision.
7. Confirm effective date of FEMA FIRM Panel Map.
8. Confirm HOA lot along CR110 is of sufficient width to accommodate Jonah Water SUD waterline easement, PUE & sidewalk easement, required landscaping and subdivision wall. Adjust as necessary.
9. Confirm width of Lot 17A is adequate to width to accommodate RCP storm drain installation. Adjust as necessary. Lot width to comply with Drainage DACS easement width requirements.
10. Please provide documentation that shows proof of signatory authority for the person to sign the plat on behalf of "Scott Fielder Homes LLC".
11. Fill in Planning and Zoning Commission Date "July 21st, 2021."
12. Provide signed and sealed surveyors certification.
13. Provide signed and sealed engineers certification.
14. Clarify note #8 and provide lot and block number.
15. Remove drainage easement designation from Lot 32A, Bk A.



**Subject Tracts
24.40 ac.**

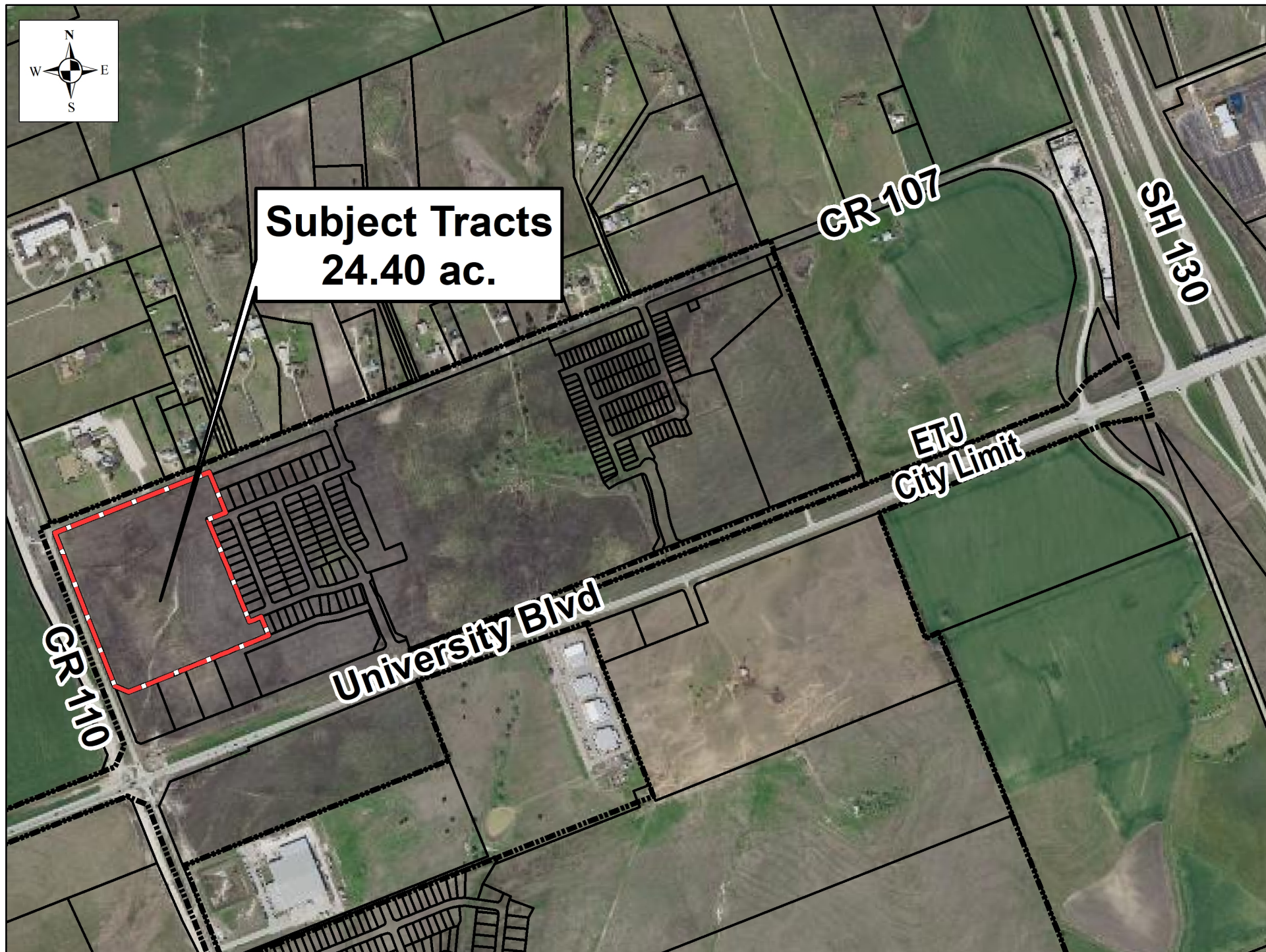
GR 107

SH 130

**ETJ
City Limit**

GR 110

University Blvd

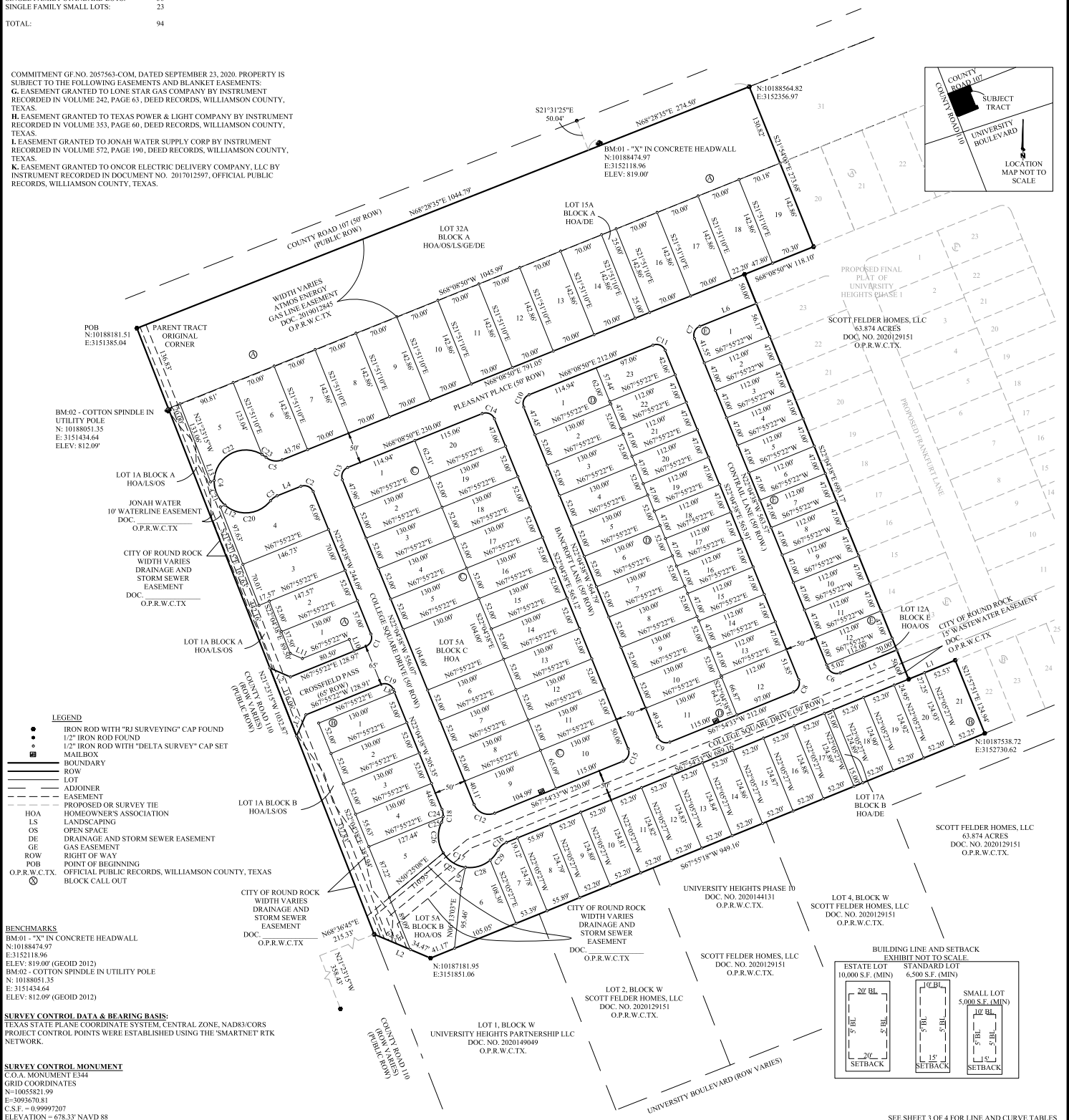
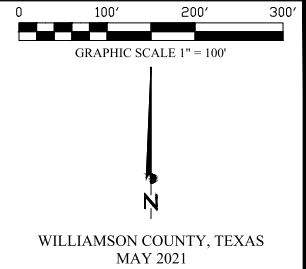


OWNER: SCOTT FELDER HOMES, LLC.
ACREAGE: 34.40
SURVEYOR: DELTA SURVEY GROUP, INC.
NUMBER OF BLOCKS: 5
LINEAR FEET OF NEW STREETS: 3700'
SUBMITTAL DATE: 6-22-21
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
ACREAGE BY LOT TYPE:
94 SINGLE-FAMILY LOTS-15.35 ACRES
8 HOA/LS/DE-4.71 ACRES
PATENT SURVEY: H. MILLARD SURVEY, ABSTRACT NO. 452
ENGINEER: MALONE WHEELER
NUMBER OF LOTS BY TYPE:
DEVELOPMENT - 94
HOA/LS/LS/GE/DE - 1
HOA/LS/OS - 2
HOA/OS - 2
HOA/DE - 2
HOA - 1

LOT SUMMARY	PHASE 2 LOT COUNT
SINGLE FAMILY ESTATE LOTS:	15
SINGLE FAMILY STANDARD LOTS:	56
SINGLE FAMILY SMALL LOTS:	23
TOTAL:	94

COMMITMENT OF NO. 2057563-COM, DATED SEPTEMBER 23, 2020, PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND BLANKET EASEMENTS:
G. EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT RECORDED IN VOLUME 242, PAGE 63, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
H. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 353, PAGE 60, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
I. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP BY INSTRUMENT RECORDED IN VOLUME 572, PAGE 190, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
K. EASEMENT GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2017012597, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

- PLAT NOTES:**
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - 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.
 - WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN MU-1 AND MU-2 ZONING DISTRICTS, A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 6, 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.
 - THE DEVELOPER(S)/OWNER(S) OF LOTS _____, BLOCK _____, WILL BE RESPONSIBLE FOR MAINTENANCE OF THE 15' WIDE GREENBELT EASEMENT.
 - 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.
 - ALL HOA OPEN SPACE AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
 - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED ALONG CR 110, IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS 2018, AS AMENDED.



STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT FELDER HOMES, LLC, ACTING HEREIN BY AND THROUGH BEING OWNER OF A 63.874 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020129151, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 24.40 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS:

FINAL PLAT UNIVERSITY HEIGHTS PHASE 2.

AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

SCOTT FELDER HOMES, LLC
ATTENTION: STEVE KRASOFF
6414 RIVER PLACE BLVD., SUITE 100
AUSTIN, TEXAS 78730

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

NOTARY PUBLICS SIGNATURE: _____
MY COMMISSION EXPIRES: _____

CITY APPROVAL

APPROVED THIS THE DAY OF _____, 20____ A.D. AT A PUBLIC MEETING OF THE 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.

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

JENNIFER HENDERSON, 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 PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

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

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, JESSE MALONE, A LICENSED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROUND ROCK, TEXAS.

JESSE MALONE
PROFESSIONAL ENGINEER NO.108734
STATE OF TEXAS
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78755
TBPE FIRM #F-786

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THE PROPER SURVEYING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE SURVEY REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROUND ROCK, TEXAS.

PRELIMINARY - NOT FOR RECORDATION

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

NOTES:

NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
NO PORTION OF THIS TRACT IS ENCLOSED BY 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 12, 2019, FOR WILLIAMSON COUNTY, TEXAS.
THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

ONLY THOSE RECORDED EASEMENTS LISTED IN CHICAGO TITLE COMPANY TITLE COMMITMENT G.F. NO. 2057563-COM DATED SEPTEMBER 23, 2020, WERE EVALUATED FOR THIS PLAT. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DELTA SURVEY GROUP, INC.

EASEMENT NOTES:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREON 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 HEREIN ABOVE 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 REVIVIT 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:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- 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 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;
- 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;
- 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 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, LOGS, BRUSH AND REFUSE SHALL BE BURNED OR REMOVED BY GRANTEE;
- 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:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- 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;
- 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 RIGHTS 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 THERETHW, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

DESCRIPTION OF A 24.40 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC., IN MARCH 2021, LOCATED IN THE H. MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 63.874 ACRE TRACT CONVEYED TO SCOTT FELDER HOMES, LLC., IN DOCUMENT NUMBER 2020129151, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 24.40 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (ROW) LINE OF COUNTY ROAD 110 (ROW VARIES) AND THE SOUTH ROW LINE OF COUNTY ROAD 107 (59' ROW) FOR THE NORTHWEST CORNER OF SAID 63.874 ACRE TRACT, FOR THE **POINT OF BEGINNING**;

THENCE WITH THE SOUTH ROW LINE OF COUNTY ROAD 107, SAME BEING THE NORTH LINE OF THE REMAINDER OF SAID 63.874 ACRE TRACT, N68°28'35"E, A DISTANCE OF 1044.79 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND;

THENCE LEAVING THE SOUTH ROW LINE OF COUNTY ROAD 107, AND CROSSING THE REMAINDER OF SAID 63.874 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S21°54'03"E, A DISTANCE OF 273.68 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND,
 - S68°08'50"W, A DISTANCE OF 118.10 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND,
 - S22°04'38"E, A DISTANCE OF 693.17 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND,
 - N67°54'33"E, A DISTANCE OF 79.78 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND, AND
 - S21°57'51"E, A DISTANCE OF 124.94 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND IN THE SOUTH LINE OF THE REMAINDER OF SAID 63.874 ACRE TRACT, SAME BEING THE NORTH LINE OF LOT 4, UNIVERSITY HEIGHTS PHASE 10, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020144131, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- THENCE** WITH THE SOUTH LINE OF THE REMAINDER OF SAID 63.874 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 4, ALSO BEING THE NORTH LINE OF LOT 3, LOT 2 AND LOT 1, OF SAID UNIVERSITY HEIGHTS PHASE 10, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- S67°55'18"W, A DISTANCE OF 949.16 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND FOR A SOUTH CORNER OF THE REMAINDER OF SAID 63.874 ACRE TRACT, SAME BEING A NORTH CORNER OF SAID LOT 1, AND
 - N67°09'49"W, A DISTANCE OF 97.03 FEET TO A ½ INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND IN THE EAST ROW LINE OF COUNTY ROAD 110, FOR A SOUTHWEST CORNER OF THE REMAINDER OF SAID 63.874 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE WITH THE EAST ROW LINE OF COUNTY ROAD 110, SAME BEING THE WEST LINE OF THE REMAINDER OF SAID 63.874 ACRE TRACT, N21°23'15"W, A DISTANCE OF 1032.87 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 24.40 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	N67°54'33"E	79.78'
L2	N67°03'49"W	97.03'
L3	S66°23'15"E	35.51'
L4	S68°08'50"W	40.66'
L5	S67°54'33"W	96.98'
L6	N68°08'50"E	96.84'
L7	S23°36'34"W	36.71'
L8	S22°04'38"E	4.75'
L9	N11°51'49"E	34.34'
L10	S22°04'38"E	20.00'
L11	N67°04'38"W	20.51'
L12	S68°36'44"W	7.78'
L13	S68°36'44"W	6.06'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	15.00'	23.56'	21.21'	N22°55'22"E	90°00'00"
C2	15.00'	23.50'	21.17'	N66°57'54"W	89°46'32"
C3	25.00'	13.19'	13.04'	S53°01'39"W	30°14'21"
C4	50.00'	237.58'	69.31'	N05°58'13"W	272°14'37"
C5	25.00'	27.05'	25.75'	S80°51'02"E	62°00'16"
C6	15.00'	23.57'	21.22'	N67°05'03"W	90°00'49"
C7	15.00'	23.62'	21.25'	N23°02'06"E	90°13'28"
C8	15.00'	23.56'	21.21'	S22°54'57"W	89°59'11"
C9	15.00'	23.57'	21.22'	N67°05'03"W	90°00'49"
C10	15.00'	23.62'	21.25'	N23°02'06"E	90°13'28"
C11	15.00'	23.50'	21.17'	S66°57'54"E	89°46'32"
C12	25.00'	39.28'	35.36'	N67°05'03"W	90°00'49"
C13	15.00'	23.62'	21.25'	N23°02'06"E	90°13'28"
C14	15.00'	23.50'	21.17'	S66°57'54"E	89°46'32"
C15	15.00'	23.56'	21.21'	S22°54'57"W	89°59'11"
C16	25.00'	18.17'	17.77'	S47°05'23"W	41°38'19"
C17	50.00'	156.94'	100.00'	N63°48'31"W	179°50'31"
C18	25.00'	21.03'	20.41'	N02°01'03"E	48°11'23"
C19	15.00'	23.56'	21.21'	N67°04'38"W	90°00'00"
C20	50.00'	81.21'	72.57'	N84°26'10"E	95°03'24"
C21	50.00'	44.26'	42.82'	S23°40'45"E	59°42'46"
C22	50.00'	104.34'	86.41'	S61°27'44"W	119°34'12"
C23	50.00'	7.77'	7.76'	N54°18'02"W	8°54'15"
C24	25.00'	11.42'	11.32'	N08°59'25"W	26°10'26"
C25	25.00'	9.61'	9.55'	N15°06'16"E	22°00'57"
C26	50.00'	51.08'	48.89'	S03°09'12"E	58°31'54"
C27	50.00'	43.29'	41.95'	S37°11'11"E	49°36'08"
C28	50.00'	42.06'	40.83'	N73°52'45"E	48°11'55"
C29	50.00'	20.52'	20.37'	N38°01'31"E	23°30'34"

LOT TABLES

BLOCK A

Lot	Acres	Sq. Feet
1	0.17	7306.59
2	0.16	6760.00
3	0.24	10300.66
4	0.26	11507.92
5	0.23	10205.72
6	0.23	9846.37
7	0.23	10000.20
8	0.23	10000.20
9	0.23	10000.20
10	0.23	10000.20
11	0.23	10000.20
12	0.23	10000.20
13	0.23	10000.20
14	0.23	10000.20
15A	0.08	3571.50
16	0.23	10000.20
17	0.23	10000.20
18	0.23	10000.20
19	0.23	10034.51
32A	3.21	139898.63
1A	0.31	13465.90

BLOCK B

Lot	Acres	Sq. Feet
1	0.16	6760.00
2	0.16	6760.00
3	0.16	6760.00
4	0.17	7222.68
5	0.18	7764.79
5A	0.29	12690.03
6	0.19	8151.75
7	0.15	6413.45
8	0.16	6974.21
9	0.15	6514.23
10	0.15	6514.83
11	0.15	6515.42
12	0.15	6516.01
13	0.15	6516.61
14	0.15	6517.20
15	0.15	6517.79
16	0.15	6518.39
17	0.15	6518.98
17A	0.04	1873.38
18	0.15	6519.74
19	0.15	6520.34
20	0.15	6520.93
21	0.15	6545.04
1A	0.42	18443.82

BLOCK C

Lot	Acres	Sq. Feet
1	0.19	8110.58
2	0.16	6760.00
3	0.16	6760.00
4	0.16	6760.00
5	0.16	6760.00
5A	0.31	13520.00
6	0.16	6760.00
7	0.16	6760.00
8	0.16	6760.00
9	0.19	8329.20
10	0.19	8411.13
11	0.16	6760.00
12	0.16	6760.00
13	0.16	6760.00
14	0.16	6760.00
15	0.16	6760.00
16	0.16	6760.00
17	0.16	6760.00
18	0.16	6760.00
19	0.16	6760.00
20	0.18	8045.26

BLOCK D

Lot	Acres	Sq. Feet
1	0.18	8044.37
2	0.16	6760.00
3	0.16	6760.00
4	0.16	6760.00
5	0.16	6760.00
6	0.16	6760.00
7	0.16	6760.00
8	0.16	6760.00
9	0.16	6760.00
10	0.16	6760.00
11	0.19	8313.87
12	0.17	7439.73
13	0.12	5264.00
14	0.12	5264.00
15	0.12	5264.00
16	0.12	5264.00
17	0.12	5264.00
18	0.12	5264.00
19	0.12	5264.00
20	0.12	5264.00
21	0.12	5264.00
22	0.12	5264.00
23	0.15	6360.72

BLOCK E

Lot	Acres	Sq. Feet
1	0.14	6266.97
2	0.12	5264.00
3	0.12	5264.00
4	0.12	5264.00
5	0.12	5264.00
6	0.12	5264.00
7	0.12	5264.00
8	0.12	5264.00
9	0.12	5264.00
10	0.12	5264.00
11	0.12	5264.00
12	0.12	5264.00
12A	0.05	2193.47

COUNTY ROAD 110 EASEMENT DETAILS

