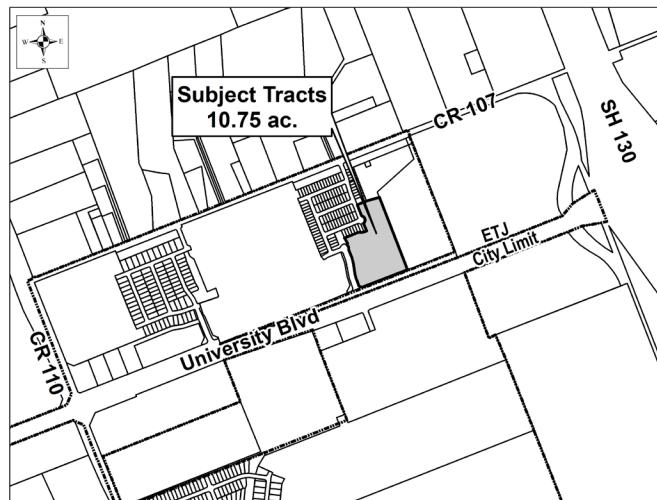


University Heights Phase 8 FINAL PLAT FP2106-003



CASE PLANNER: Matthew Johnson

REQUEST: Final plat approval

ZONING AT TIME OF APPLICATION: MF-1

DESCRIPTION: 10.75 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: Undeveloped

West: Residential (Planned)

PROPOSED LAND USE: Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	10.19
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	0.33
ROW:	1	0.23
Parkland:	0	0
Other:	0	0

TOTALS: **3** **10.75**

Owner:
JSL North Investments, LLC
John Lloyd
4720-4 Rockcliff Rd
Austin, TX 78746

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

**University Heights Phase 8
FINAL PLAT FP2106-003**

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

DATE OF REVIEW: July 21, 2021

LOCATION: Generally located north of University Blvd and east of CR110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area is Residential. University Heights consists of approximately 190-acres of land with a total of five zoning districts within this subdivision ranging from SF-3 (Single Family-Mixed Lot) to TF (Two Family) to MF-1 (Multifamily-Low Density)/MF-2 (Multifamily-Medium Density) and C-1a (General Commercial – Limited). The Final Plat will facilitate the development for phase 8 of the University Heights Subdivision.

Phase 8 will create a multifamily lot intended to promote low density multifamily development that is compatible with abutting single-family neighborhoods.

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 frontage along from University Blvd, College Square Drive, and Autumn Sunset Bend. The Final Plat shall dedicate a portion of ROW along University Heights Blvd. 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 24" waterline and wastewater will be obtained by connecting to an offsite lift station constructed with Phase 7 improvements.

Drainage: A flood study is not required for this subdivision. Staff will review a more detailed drainage plan prior to site development plan permitting.

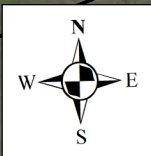
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide perpendicular survey tie (bearing & distance) across each adjacent street from point of the subject tract.
2. 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.
3. Prior to plat recordation, all utility improvements necessary to provide conveyance through adjacent subdivisions must be accepted by the appropriate entity for maintenance.
4. Depict survey tie (bearing & distance) to monument of patent survey,

**University Heights Phase 8
FINAL PLAT FP2106-003**

5. Update benchmark to include vertical datum.
6. Depict offsite wastewater easements and water easements with recordation information that are necessary to serve the subdivision.
7. Provide easement release for WW easement #2021038408 and reassign to accommodate 10' PUE & sidewalk easement on the standard assignment abutting the property line.
8. Provide easement release for PUE easement #2021038406 to accommodate 10' PUE & sidewalk easement on the standard assignment.
9. Remove recordation space for PUE & sidewalk easement along south boundary and add "Hereby Dedicated".
10. Confirm effective date of FEMA FIRM Panel.
11. Fill in Planning and Zoning Commission Date "July 21st, 2021."
12. Remove "HOA" from lot 2.
13. Confirm ownership of Lot 3, for legal dedication to City of Round Rock.
14. Name and Identify "Block A" on the legend.
15. Provide signed and sealed surveyors certification.
16. Provide signed and sealed engineers certification.
17. Provide a survey point to close lot 3, ROW.



**Subject Tracts
10.75 ac.**

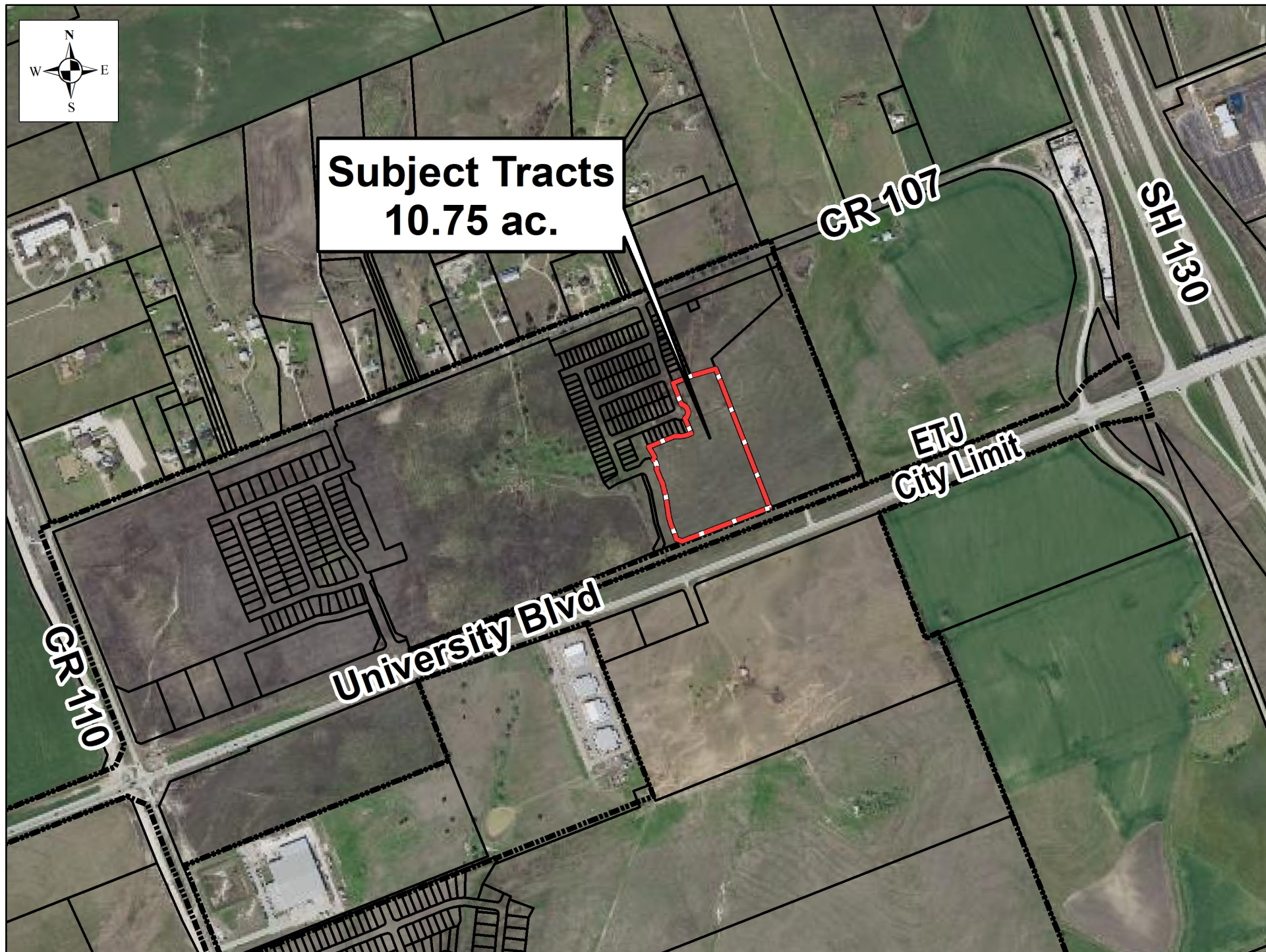
GR 107

SH 130

**ETJ
City Limit**

GR 110

University Blvd



OWNER:
JSL NORTH INVESTMENTS, LLC
47204 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

ACREAGE: 10.75
SURVEYOR: DELTA SURVEY GROUP, INC.
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 6-22-21
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 22, 2021
BM-01 - "X" IN CONCRETE HEADWALL
N:10188474.97
E:3152118.96
ELEV: 819.09' (GEOID 2012)
BM-02 - COTTON SPINDLE IN UTILITY POLE
N: 10188051.35
E: 31514344.64
ELEV: 812.09' (GEOID 2012)
ACREAGE BY LOT TYPE:
DEVELOPMENT LOTS 10.19 ACRES
RIGHT-OF-WAY LOTS 0.23 ACRES
PATENT SURVEY: H. MILLARD SURVEY, ABSTRACT NO. 452
ENGINEER: MALONE WHEELER
NUMBER OF LOTS BY TYPE:
LOT 1 IS MF-1 LOT - DEVELOPMENT LOTS
LOT 2 IS HOA LOT
LOT 3 IS RIGHT-OF-WAY LOT

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	425.00'	89.88'	89.71'	N15°11'27"W	12°07'00"
C2	505.00'	114.11'	113.86'	N15°36'20"W	12°56'46"
C3	25.00'	13.06'	12.91'	N07°06'56"W	29°55'35"
C4	50.00'	55.07'	52.33'	N23°42'20"W	63°06'24"
C5	50.00'	105.68'	87.08'	N09°00'20"W	121°05'54"
C6	25.00'	21.02'	20.41'	N45°27'57"W	48°10'40"
C7	60.00'	103.92'	91.41'	S04°42'46"W	99°14'13"
C8	50.00'	86.16'	75.89'	N02°10'39"E	98°43'56"

LINE	BEARING	DISTANCE
L1	N21°27'55"W	19.25'
L2	N66°07'27"W	35.43'
L3	N21°14'58"W	75.08'
L4	N09°07'57"W	107.84'
L5	N22°04'44"W	70.80'
L6	N26°20'02"E	18.86'
L7	N29°59'30"W	75.84'
L8	N67°55'16"E	175.00'
L9	N89°59'46"E	37.77'
L10	N82°52'00"E	36.23'
L11	N69°13'47"E	35.01'
L12	N22°04'44"W	101.36'
L13	N21°22'37"W	130.64'
L14	N67°55'17"E	120.04'
L15	N73°40'15"E	162.47'
L16	N67°55'17"E	10.00'
L17	S57°31'26"E	33.91'
L18	N22°04'44"W	10.35'
L19	N57°31'26"W	33.91'
L20	N21°22'37"W	3.14'

Lot	Acres	Sq. Feet
1	10.19	443988.70
2	0.33	14374.80
3	0.23	10018.80

JSL NORTH INVESTMENTS, LLC
REMAINDER OF 168.558 ACRES
DOC. NO. 2017057905
O.P.R.W.C.TX.

PROPOSED FINAL PLAT OF PHASE 6
UNIVERSITY HEIGHTS

PROPOSED FINAL PLAT OF PHASE 7
UNIVERSITY HEIGHTS

PROPOSED COLLEGE SQUARE DRIVE
(50' ROW)

PROPOSED COLLEGE SQUARE DRIVE
(50' ROW)

LEGEND
1/2" IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS OTHERWISE NOTED)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
BOUNDARY LINE
ADJOINER LINE
LOT LINE
EASEMENT LINE
BREAK DISTANCE LINE
PROPOSED SUBDIVISIONS

SURVEY CONTROL DATA & BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

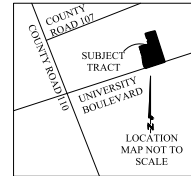
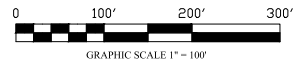
SURVEY CONTROL MONUMENT
C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3091670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

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 THE 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 AS 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.
- WATER SERVICE IS PROVIDED BY JONAH WATER SUPPLY, INC. RECORDED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.
- A DEED CONVEYING LOT 3, BLOCK T LAND TO THE CITY OF ROUND ROCK REFERRING THIS DOCUMENT NO. OF THIS FINAL PLAT SHALL BE RECORDED.

COMMITMENT GE NO. 1839202-COM, DATED MAY 26, 2021. 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.
P. EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021038406, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
Q. EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021038407, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (TRACT ONE ONLY).
R. EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT RECORDED IN DOCUMENT NO. 2021038408, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (TRACT THREE ONLY).

WILLIAMSON COUNTY, TEXAS
JUNE 2021



AUDELL JAECKS PAYNE
REVOCABLE LIVING TRUST
DOC. NO. 2019021683
O.P.R.W.C.TX.

LONE MOUNTAIN
PROPERTIES, LLC
DOC. NO. 2009005145
O.P.R.W.C.TX.

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
TBPLS FIRM NO. 10004700

FINAL PLAT UNIVERSITY HEIGHTS PHASE 8

SHEET
1
OF
2

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

KNOW ALL MEN BY THESE PRESENTS THAT JSL NORTH INVESTMENTS, LLC, ACTING HEREIN BY AND THROUGH JOHN LLOYD, BEING OWNER OF A REMAINDER OF 168.558 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2017057905, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.75 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS:

FINAL PLAT UNIVERSITY HEIGHTS PHASE 8.

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

JSL NORTH INVESTMENTS, LLC
ATTENTION: JOHN LLOYD
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

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____ AD, AT _____ O'CLOCK _____ M, AND DULY RECORDED THIS THE DAY OF _____, 20____ AD, 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 78735
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 THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

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 ENCRoACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% 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 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. 1839202.COM DATED MAY 26, 2021, 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 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 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 THEREOF.

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 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 UPON 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 THERETHWITH, 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 UPON 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 10.75 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC., IN JUNE 2021, LOCATED IN THE H. MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 168.558 ACRE TRACT CONVEYED TO JSL NORTH INVESTMENTS, LLC, IN DOCUMENT NUMBER 2017057905, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (REMAINDER TRACT) SAID 10.75 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF COUNTY ROAD 107, SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER TRACT, AND ALSO BEING THE NORTHWEST CORNER OF A CALLED 60 ACRE TRACT CONVEYED TO AUDELL JAECKS PAYNE REVOCABLE LIVING TRUST, IN DOCUMENT NUMBER 2019021063, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,

THENCE LEAVING THE SAID SOUTH ROW LINE AND WITH THE EAST LINE OF SAID REMAINDER TRACT, SAME BEING THE WEST LINE OF SAID 60 ACRE TRACT, S21°28'50"E A DISTANCE OF 1516.62 FEET TO A 1/2 INCH IRON ROD IN THE NORTH ROW LINE OF UNIVERSITY BOULEVARD, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER TRACT, AND ALSO BEING IN THE WEST LINE OF SAID 60 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID REMAINDER TRACT AND THE NORTH ROW LINE OF SAID UNIVERSITY BOULEVARD S68°32'05"W A DISTANCE OF 618.76 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET FOR THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID COMMON LINE, S68°32'05"W A DISTANCE OF 591.86 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET;

THENCE LEAVING SAID COMMON LINE AND CROSSING SAID REMAINDER TRACT, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

1. N21°27'55"W, A DISTANCE OF 19.25 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
2. N66°07'27"W, A DISTANCE OF 35.43 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
3. N21°14'58"W, A DISTANCE OF 75.08 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
4. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 89.88 FEET, THROUGH A CENTRAL ANGLE OF 12°07'00", HAVING A RADIUS OF 425.00 FEET, AND WHOSE CHORD BEARS N15°11'27"W, A DISTANCE OF 89.71 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
5. N09°07'57"W, A DISTANCE OF 107.84 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
6. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 114.11 FEET, THROUGH A CENTRAL ANGLE OF 12°56'46", HAVING A RADIUS OF 505.00 FEET, AND WHOSE CHORD BEARS N15°36'20"W, A DISTANCE OF 113.86 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
7. N22°04'44"W, A DISTANCE OF 70.86 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
8. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 13.06 FEET, THROUGH A CENTRAL ANGLE OF 29°55'33", HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N07°06'56"W, A DISTANCE OF 12.91 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
9. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 55.07 FEET, THROUGH A CENTRAL ANGLE OF 63°06'24", HAVING A RADIUS OF 50.00 FEET, AND WHOSE CHORD BEARS S23°42'20"W, A DISTANCE OF 52.33 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
10. N26°20'02"E, A DISTANCE OF 18.86 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
11. N29°59'30"W, A DISTANCE OF 75.84 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
12. N67°55'06"E, A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
13. N89°59'46"E, A DISTANCE OF 37.77 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
14. N82°52'00"E, A DISTANCE OF 36.23 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
15. N69°13'47"E, A DISTANCE OF 35.01 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
16. N22°04'44"W, A DISTANCE OF 101.36 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
17. WITH THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 105.68 FEET, THROUGH A CENTRAL ANGLE OF 121°05'54", HAVING A RADIUS OF 50.00 FEET, AND WHOSE CHORD BEARS N09°00'20"W, A DISTANCE OF 87.08 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
18. WITH THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 21.02 FEET, THROUGH A CENTRAL ANGLE OF 48°10'40", HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N45°27'57"W, A DISTANCE OF 20.41 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
19. N21°22'37"W, A DISTANCE OF 130.64 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
20. N67°55'17"E, A DISTANCE OF 120.04 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET,
21. N73°40'15"E, A DISTANCE OF 162.47 FEET TO A 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET, AND
22. S21°17'49"E, A DISTANCE OF 951.72 FEET TO A POINT OF BEGINNING, AND CONTAINING 10.75 ACRES OF LAND, MORE OR LESS.

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