

LOCATION MAP

1" = 2000'

## ROUND ROCK MEDICAL OFFICE BUILDING LOT 2A & LOT 2B, BLOCK A

### AN AMENDING PLAT OF LOT 2A & LOT 2B, BLOCK A, A RESUBDIVISION OF LOT 2, BLOCK A, A RESUBDIVISION OF LOT 1, BLOCK A, TERAVISTA SECTION 25

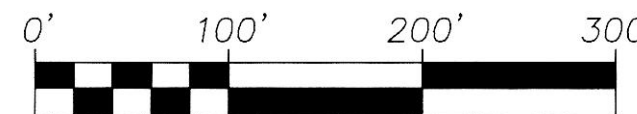
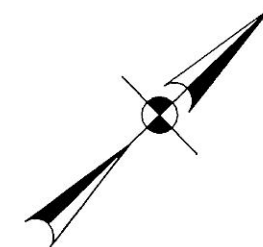
A 5.169 ACRE TRACT OF LAND, BEING ALL OF LOTS 2A, AND 2B, BLOCK A, A RESUBDIVISION OF LOT 2, BLOCK A, A RESUBDIVISION OF LOT 1, BLOCK A, TERAVISTA SECTION 25, RECORDED IN DOCUMENT NO 2017041759, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE BARNEY C LOW SURVEY, ABSTRACT NO. 385 AND THE ABEL L EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

#### DEED/PLAT REFERENCE

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

#### LEGEND

FD. FOUND  
I.R. 1/2" IRON ROD  
(PD) PAPE-DAWSON  
SET 1/2" I.R. (PD)  
FOUND (SURVEYOR AS NOTED)



SCALE: 1" = 100'

#### FIELD NOTES FOR

A 5.169 ACRE TRACT OF LAND, SITUATED IN THE BARNEY C LOW SURVEY, ABSTRACT NO. 385 AND THE ABEL L EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 2A, AND 2B, BLOCK A, A RESUBDIVISION OF LOT 2, BLOCK A, A RESUBDIVISION OF LOT 1, BLOCK A, TERAVISTA SECTION 25, RECORDED IN DOCUMENT NO 2017041759, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.169 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a 1/2" iron rod found on a point in the north right-of-way line of University Blvd., a variable width right-of-way, said point being the southwest corner of said Lot 2B, same being the southeast corner of a called 8.78 acre tract conveyed to Pinnacle Towers Inc., recorded in Document No. 2000023063 of the Official Public Records of Williamson County, Texas for the southwest corner and POINT OF BEGINNING hereof;

THENCE N 20°49'07" W, departing the north right-of-way line of said University Blvd., with the west line of said Lot 2B, same being the east line of said 8.78 acre tract, a distance of 229.66 feet to an iron rod with cap marked "Bury & Partners" found on a point in the west line of said 8.78 acre tract, said point being the northwest corner of said Lot 2B, same being the southwest corner of Lot 1, Block A Resubdivision of Lot 1, block A, Teravista Section 25, a subdivision according to the plat recorded in Document No. 2013058397 of the Official Public Records of Travis County, Texas for the northwest corner hereof;

THENCE departing the west line of said 8.78 acre tract, with a northwesterly line of said Lot 2B, and, in part, with the northwesterly line of said Lot 2A, same being the southeasterly line of said Lot 1, the following three (3) courses and distances:

- N 69°10'00" E, a distance of 339.90 feet to a 60D nail found in a fencepost for an angle point hereof;
- N 20°47'28" W, a distance of 84.07 feet to an iron rod with cap marked "Bury & Partners" found for an angle point hereof, and
- N 45°15'09" E, a distance of 464.04 feet to an iron rod with cap marked "Bury & Partners" found at a southeast ell corner of said Lot 1, said point being the north corner of said Lot 2A, for the north corner hereof;

THENCE S 44°48'31" E, with the northeast line of said Lot 2A, same being a southwest line of said Lot 1, a distance of 21.59 feet to an iron rod with cap marked "Bury & Partners" found at an angle point hereof;

THENCE S 45°21'59" E, continuing with the northeast line of said Lot 2A, same being a southwest line of said Lot 1, a distance of 254.66 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point in the northwest right-of-way line of said University Blvd., said point being the east corner of said Lot 2, same being a south corner of said Lot 1 for the easternmost corner hereof;

THENCE with the northwest right-of-way line of said University Blvd., same being the southeast line of said Lot 2A, and, in part, with the southeast line of said Lot 2A the following three (3) courses and distances:

- S 43°35'54" W, a distance of 356.71 feet to an iron rod with cap marked "Bury & Partners" found for a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 25°58'04", a chord bearing and distance of S 56°36'34" W, 449.35 feet, for an arc length of 453.22 feet to an iron rod with illegible cap found for a point of non-tangency hereof, and
- S 69°45'01" W, a distance of 118.37 feet to the POINT OF BEGINNING and containing 5.169 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground prepared under Job No. 51085-00 by Pape-Dawson Engineers, Inc.

#### GENERAL NOTES:

- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF RESUBDIVISION OF LOT 1, BLOCK "A" TERAVISTA SECTION 25, AS RECORDED IN DOCUMENT 2017041759 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- NO PORTION OF THIS TRACT IS ENCLOSED 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 (FLOODPLAIN INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY WILLIAMSON COUNTY M.U.D. NO. 11.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

OWNERS: OLYMPUS NOUVEAU LLC

ROUND ROCK MOB LP

ADDRESS: 5115 MAIN STREET, SUITE 102  
HOUSTON, TX 77002

ACREAGE: 5.169 ACRES  
LOT 2A: 1.044  
LOT 2B: 4.125

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
10801 NORTH MOPAC EXPRESSWAY BUILDING 3,  
SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P  
(512) 459-8867 F

SURVEY: BARNEY C LOW SURVEY  
ABSTRACT 385  
  
ABEL L EAVES  
ABSTRACT 215

TOTAL LOTS: 2

SUBMITTAL DATE: FEBRUARY 11, 2021

COMBINED SCALE FACTOR: 0.99988

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 1983 (HARN '93) RELATIVE TO CORR GPS MONUMENTS 01-011 AND 01-040.

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE ON SOUTHWEST CORNER OF CONCRETE TRANSFORMER PAD  
NAD 83 GRID COORDINATES  
N: 10183042.11  
E: 3139867.73  
ELEVATION 795.70' (NAVD 1988)  
GEOID 03

PT No. 101 CUT SQUARE ON NORTHWEST CORNER OF CONCRETE INLET  
NAD 83 GRID COORDINATES  
N: 10182472.20  
E: 3139679.08  
ELEVATION 820.08' (NAVD 1988)  
GEOID 03

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1000.00'	25°58'04"	S56°36'34"W	449.35'	453.22'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°47'28"W	84.07'
L2	S44°48'31"E	21.59'
L3	S69°45'01"W	118.37'

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



ROUND ROCK MEDICAL OFFICE BUILDING LOT 2A & LOT 2B, BLOCK A

AN AMENDING PLAT OF LOT 2A & LOT 2B, BLOCK A,

A RESUBDIVISION OF LOT 2, BLOCK A,

A RESUBDIVISION OF LOT 1, BLOCK A,

TERAVISTA SECTION 25

A 5.169 ACRE TRACT OF LAND, BEING ALL OF LOTS 2A, AND 2B, BLOCK A, A RESUBDIVISION OF LOT 2, BLOCK A, A RESUBDIVISION OF LOT 1, BLOCK A, TERAVISTA SECTION 25, RECORDED IN DOCUMENT NO 2017041759, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE BARNEY C LOW SURVEY, ABSTRACT NO. 385 AND THE ABEL L EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS § HARRIS  
COUNTY OF WILLIAMSON §

I, Paul Michael Mann, member of Olympus Nouveau LLC, a Texas Limited Liability Company, as the owner of that certain 1.016 acre tract of land being all of Lot 2A, Block A, a Resubdivision of Lot 2, Block A, a Resubdivision of Lot 1, Block A, Teravista Section 25, as conveyed by a Special Warranty Deed, said Resubdivision recorded in Document No. 2017041759 of the Official Public Records of Williamson County, Texas, situated in the Barney C Low Survey, Abstract No. 385 and the Abel L Eaves Survey, Abstract No. 215, Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby amend said tract as shown hereof, and do hereby consent to all plat note requirements shown hereof, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as Teravista Section 25 - Lot 2A, Block A.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30 day of SEPTEMBER 2021,

Paul Michael Mann  
Member of Olympus Nouveau LLC  
5115 Main Street  
Houston, Texas 77002

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
HARRIS

This instrument was acknowledged before me on the 30 day of SEPTEMBER, 2021, by, Paul Michael Mann, as Member of Olympus Nouveau LLC, a Texas limited liability company, on behalf of said Olympus Nouveau LLC

Notary Public, State of Texas

Sheryl R. Jackson  
Printed Name: SHERYL R. JACKSON

My Commission Expires: 04/06/2024

STATE OF TEXAS § HARRIS  
COUNTY OF WILLIAMSON §

I, Paul Michael Mann, owner of Round Rock MOB, LP, a Texas Limited Partnership as the owner of that certain 4.153 acre tract of land being all of Lots 2B, Block A, a Resubdivision of Lot 2, Block A, a Resubdivision of Lot 1, Block A, Teravista Section 25, as conveyed by a Special Warranty Deed, said Resubdivision recorded in Document No. 2017045251 of the Official Public Records of Williamson County, Texas, situated in the Barney C Low Survey, Abstract No. 385 and the Abel L Eaves Survey, Abstract No. 215, Williamson County, Texas and do hereby state that there are no lien holders of the certain tract of land, and do hereby amend said tract as shown hereof, and do hereby consent to all plat note requirements shown hereof, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as Teravista Section 25 - Lot 2A, Block A.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30 day of SEPTEMBER 2021,

Paul Michael Mann  
Owner of Round Rock MOB, LP  
5115 Main Street  
Houston, TX 77002

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
HARRIS

This instrument was acknowledged before me on the 30 day of SEPTEMBER 2021, by, Paul Michael Mann, as owner of Round Rock MOB, LP, a Texas Limited Liability Company,, on behalf of said Round Rock MOB, LP

Notary Public, State of Texas

Sheryl R. Jackson  
Printed Name: SHERYL R. JACKSON

My Commission Expires: 04/06/2024

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 County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.

ENGINEER'S CERTIFICATION:

I, SHELLY M. MITCHELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0485F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONCENTRATED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/ OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,



Shelly Mitchell  
Shelly M. Mitchell  
Registered/Professional Engineer No. 103662  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
10801 N MoPac Expy., BLDG. 3, Suite 200  
Austin, Texas, 78759

9-22-2021  
Date

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,



Valerie Zurcher  
Valerie Zurcher  
Registered Professional Land Surveyor No. 6222  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPLS, Firm Registration No. 10028801  
10801 N MoPac Expy., BLDG. 3, Suite 200  
Austin, Texas, 78759

9-22-2021  
Date

ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 7<sup>th</sup> day of October, 2021 A.D.

Travis Barrington  
Williamson County Addressing Coordinator

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, Bill Gravell Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Bill Gravell Jr.  
Bill Gravell Jr., County Judge  
Williamson County, Texas

Date

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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 Instrument 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  
Nancy Rister, Clerk, County Court  
Williamson County, Texas

By: \_\_\_\_\_  
Deputy



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801