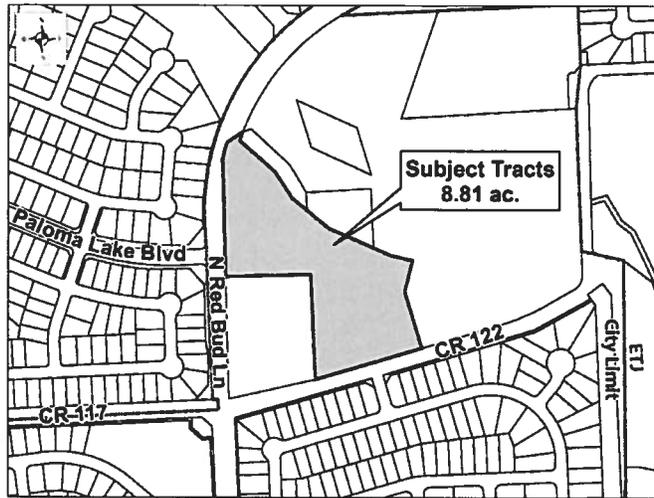


**Chester Ranch Ph 1
FINAL PLAT FP2010-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 1 common lot for single family residential development and 2 right-of-way lots

ZONING AT TIME OF APPLICATION: PUD No. 119

DESCRIPTION: 8.81 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Rural single family residences and agriculture

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Parkland/Open Space - OS (Open Space)

South: Single family residence, County Road 122 Right-of-Way, and Madsen Ranch Residential Subdivision - C-2 (Local Commercial), Unzoned and PUD (Planned Unit Development) No. 98

East: Single Family and Agriculture (ETJ and Unzoned)

West: Red Bud Lane Right-of-Way/Single Family (Paloma Lake Subdivision)/Undeveloped Commercial Lot - (Unzoned and Paloma Lake MUD#1 and C-2, Local Commercial)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1	8.37
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	2	0.44
Parkland:	0	0
Other:	0	0
TOTALS:	3	8.81

Owner:
Pinehurst Builders, LLC
Steve Meid
4700 Snake Eagle Cv.
Austin, TX 78738

Agent:
Bleyl Engineering
Steve Ihnen, P.E.
12007 Technology Blvd., Ste. 150
Austin, TX 78727

**Chester Ranch Ph 1
FINAL PLAT FP2010-002**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat ("PP2007-001") for this tract on September 2, 2020. This final plat is Phase 1 out of a total of four phases.

DATE OF REVIEW: November 4, 2020

LOCATION: Northeast of the intersection of North Red Bud Lane and County Road 122

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Round Rock 2030 Comprehensive Plan designates the tract for residential purposes. The Chester Ranch Subdivision consists of 37.57 acres for residential development. The residential acreage is further defined to include approximately 6 acres of parkland/open space. There are two zoning districts within the northern part of this subdivision. There is an OS (Open Space) area along McNutt Creek which separates the northern portion of the site from the southern portion. The majority of the northern portion of the subdivision is zoned SF-3 (Single Family Mixed Lot). The southern portion of the tract where Phase 1 is located is zoned PUD No. 119 and allows single family detached units on a common lot.

For the purposes of this Phase, 1 common lot will be established to develop single family detached units. Private drive aisles will provide access to the units. The Applicant anticipates developing 62 detached single-family units. Lastly, there will be 2 right-of-way lots proposed within this phase along Red Bud Lane and County Road 122. This proposal complies with the Round Rock 2030 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 ("PP2007-001").

Traffic, Access and Roads: The site will have access to both County Road 122 and N. Red Bud Lane. A TIA (Traffic Impact Analysis) has been approved by the City and the Applicant will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Red Bud Lane and County Road 122 and for intersection improvements at N. Red Bud Lane and Old Settlers Blvd. (US 79).

Water and Wastewater Service: The project proposes connections to existing water lines along N. Red Bud Lane and along County Road 122. Wastewater will be discharged into an existing sewer line located in McNutt Creek.

Drainage: The SF-3 zoned portion of the subdivision will have two detention ponds that will discharge to McNutt Creek. Runoff associated with drainage in the PUD zoned portion of the subdivision will be conveyed via inlets to the detention ponds.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

GENERAL:

1. Add the text "Final Plat" to the title of the plat. Also, update in the ownership signature block.
2. Prior to plat recordation, all offsite wastewater improvements must have easements recorded, and SIP (Subdivision Improvement Permit) permit issued with improvements installed and accepted or SIP permit issued and acceptable fiscal posted with easements recorded.

Chester Ranch Ph 1
FINAL PLAT FP2010-002

3. Prior to plat recordation, the flood study shall be approved by PDS (Planning & Development Services Department). Depict Ultimate 1% floodplain limits per approved study. City of Round Rock Storm Sewer & Drainage Easements shall be recorded prior to plat recordation. All other easements and easement releases shall be recorded prior to plat recordation.
4. Pro-rata cost share for City of Round Rock funded traffic improvements shall be paid with each SIP permit.

SHEET 1 of 2:

5. For clarity purposes, depict the 10' Public Utility Easement & Sidewalk Easement along the new boundary adjacent to Red Bud and County Road 122 right-of-way dedication.
6. The applicant shall clearly define the location of the Ultimate 1% Water Surface Elevations (WSE).
7. Revise plat to clearly depict the right-of-way for County Road 122 excluding the previously platted right-of-way lot within the Madsen Ranch Subdivision.
8. Remove verbiage "to be dedicated" from easement recordation callouts.

SHEET 2 of 2:

9. Revise plat note number 12 by removing verbiage "to be" from the dedication statement.



**Subject Tracts
8.81 ac.**

Paloma Lake Blvd

N Red Bud Ln

CR 117

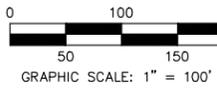
CR 122

City Limit

ETJ

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH "4WARD CONTROL" WASHER SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JUNE 14, 2019, STATIC DATA PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO CITY OF ROUND ROCK MONUMENT 01-026, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,172,072.60, E 3,149,634.91, ELEV. 705.30'.



SURVEY CONTROL POINT
 GRID N: 10,176,374.12
 GRID E: 3,152,508.76
 ELEV. = 677.95'

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 1.000120668897.

[B]
 LOT 54, BLOCK E
 PALOMA LAKE SECTION 6
 CAB. GG, SLD. 224-227
 P.R.W.C.T.
 DOC. # 2010033040
 O.P.R.W.C.T.

[C]
 REMAINING PORTION OF A
 CALLED 4.4485 ACRES
 PINEHURST BUILDERS, LLC
 DOC. # 2020103189
 O.P.R.W.C.T.

[D]
 REMAINING PORTION OF A
 CALLED 4.86 ACRES
 PINEHURST BUILDERS, LLC
 DOC. #2020103187
 O.P.R.W.C.T.

REMAINING PORTION OF A
 CALLED 20.7683 ACRES
 PINEHURST BUILDERS LLC
 DOC. #2020103600
 O.P.R.W.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°03'21"E	82.15'
L2	S33°20'08"E	131.50'
L3	S76°29'08"E	94.32'
L4	S14°09'12"W	133.22'
L5	N56°03'21"E	54.87'
L6	S73°23'38"W	49.62'

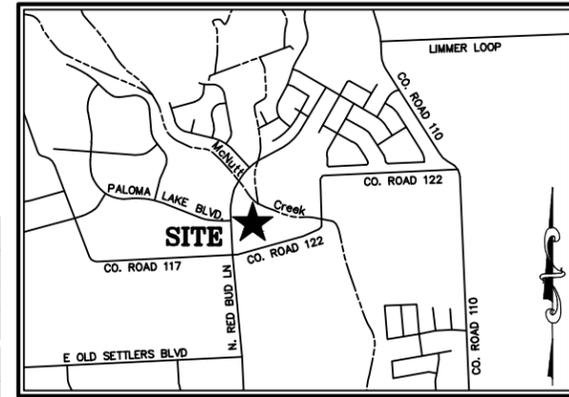
RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N58°57'11"E	82.15'
(L5)	N58°57'11"E	54.87'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	69.68'	1,000.00'	3°59'33"	N14°40'32"E	69.67'
C2	39.75'	955.00'	2°23'05"	S19°18'12"W	39.74'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	69.68'	1,000.00'	3°59'34"	N17°34'22"E	69.67'

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

—	PROPERTY LINE	⊙	BENCHMARK	DOC. #	DOCUMENT NUMBER	(.....)	RECORD INFORMATION PER PLAT CAB. DD SLD. 227-228
- - -	EXISTING PROPERTY LINES	⊙	SURVEY CONTROL POINT	R.O.W.	RIGHT-OF-WAY	[.....]	RECORD INFORMATION PER VOL. 745, PG. 671
- · - · -	EXISTING EASEMENTS	⊙	FEMA ZONE AE	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS	{.....}	RECORD INFORMATION PER DOC. NO. 2010065362
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	—	C.L.	S.S.E.	STORM SEWER EASEMENT	((.....))	RECORD INFORMATION PER VOL. 792, PG. 319
●	1/2" IRON ROD FOUND (UNLESS NOTED)	⊙	P.O.B.	D.E.	DRAINAGE EASEMENT	[[.....]]	RECORD INFORMATION PER DOC. NO. 2018077903
▲	HILTI NAIL FOUND (UNLESS NOTED)	⊙	P.O.C.	W.W.E.	WASTEWATER EASEMENT		
●	IRON ROD WITH "RJ SURVEYING" CAP FOUND (UNLESS NOTED)	⊙	VOL./PG.	P.U.E.	PUBLIC UTILITY EASEMENT		
△	CALCULATED POINT	⊙	CAB./SLD.	C.O.R.R.	CITY OF ROUND ROCK		

OWNERS: PINEHURST BUILDERS, LLC
 ACREAGE: 8.8085
 SURVEYOR: JASON WARD, 4WARD LAND SURVEYING
 SUBMITTAL DATE: OCTOBER 6, 2020
 NUMBER OF BLOCKS: 1
 LINEAR FEET OF NEW STREETS: 0
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 4, 2020

ACREAGE BY LOT TYPE:		
LOT 1 (DEVELOPMENT)	8.3742 ACRES	364,779 SQ. FT.
LOT 2 (ROW)	0.0391 ACRES	1,702 SQ. FT.
LOT 3 (ROW)	0.3952 ACRES	17,216 SQ. FT.
TOTAL:	8.8085 ACRES	383,697 SQ. FT.

NUMBER OF LOTS BY TYPE:
 ROW: 2
 DEVELOPMENT: 1
 TOTAL: 3

PATENT SURVEY: ROBERT McNUTT SURVEY, ABSTRACT NO. 422
 ENGINEER: STEVEN L. IHNEN, P.E., BLEYL ENGINEERING

BENCHMARK #1- SQUARE CUT ON TOP OF A CONCRETE CURB INLET ON THE WEST SIDE OF N. RED BUD LANE, AND BEING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF N. RED BUD LANE AND PALOMA LAKE BOULEVARD, BEING +/-70' WEST OF THE MOST WESTERLY SOUTHWEST CORNER OF THE SUBJECT TRACT. (NAVD 88, GEIOD 18) ELEVATION = 686.73'.

**CHESTER RANCH
 PHASE 1
 City of Round Rock,
 Williamson County, Texas**



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

Date:	10/21/2020
Project:	00879
Scale:	1" = 100'
Reviewer:	DV
Tech:	BAP
Field Crew:	JZ/FH
Survey Date:	JULY 2019
Sheet:	1 OF 2

#FP2010-002

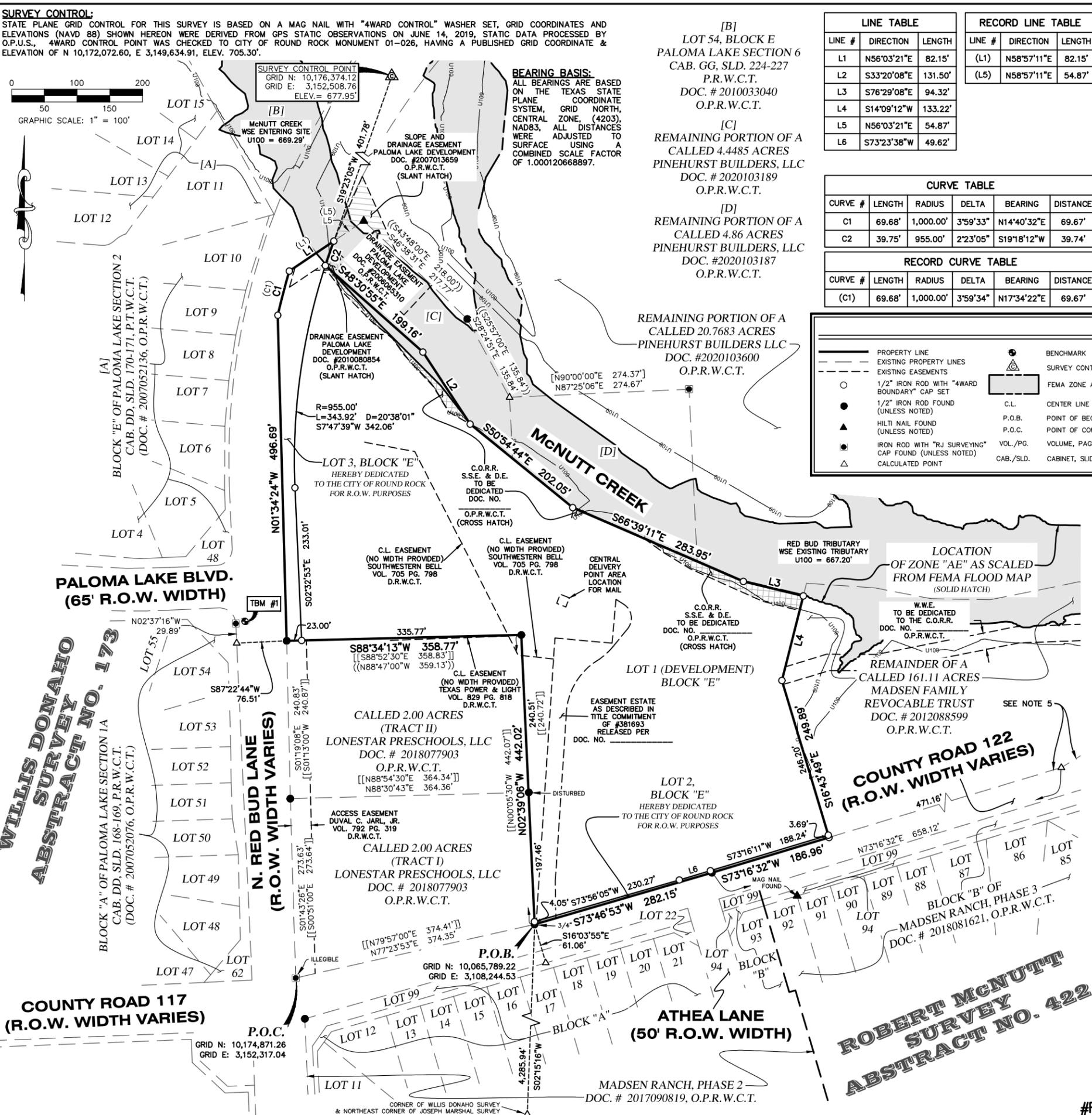
**WILLIS DONAHIO
 SURVEY
 ABSTRACT NO. 173**

**COUNTY ROAD 117
 (R.O.W. WIDTH VARIES)**

**N. RED BUD LANE
 (R.O.W. WIDTH VARIES)**

**ATHEA LANE
 (50' R.O.W. WIDTH)**

**COUNTY ROAD 122
 (R.O.W. WIDTH VARIES)**



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT PINEHURST BUILDERS, AS OWNERS OF THAT CERTAIN 4.86 ACRE (383,696 SQ. FT.) TRACT OF LAND, CONVEYED TO PINEHURST BUILDERS LLC IN DOCUMENT NO. 2020103187 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 4.4485 ACRE TRACT CONVEYED TO PINEHURST BUILDERS, LLC IN DOCUMENT NO. 2020103189 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A CALLED 20.7683 ACRES TRACT CONVEYED TO PINEHURST BUILDERS, LLC IN DOCUMENT NO. 2020103600 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:

CHESTER RANCH PHASE 1

BY: PINEHURST BUILDERS, LLC,

BY: STEVE MEID, OWNER
4700 SNAKE EAGLE CV.,
AUSTIN, TX 78738

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE MEID, AS OWNER OF PINEHURST BUILDERS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

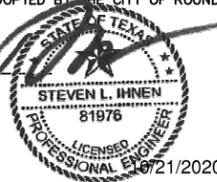
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____ MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, STEVEN L. IHNEN, 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.

STEVEN L. IHNEN P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 81976
BLEYL ENGINEERING
T.B.P.E. FIRM 678
12007 TECHNOLOGY BLVD., STE. 150
AUSTIN, TEXAS 78727



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

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



FIELD NOTES

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.8085 ACRES (383,696 SQUARE FEET) OUT OF THE ROBERT MCNUITT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.86 ACRE TRACT CONVEYED TO PINEHURST BUILDERS, LLC, RECORDED IN DOCUMENT NO. 2020103187 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), BEING A PORTION OF A CALLED 4.4485 ACRE TRACT CONVEYED TO PINEHURST BUILDERS, LLC, RECORDED IN DOCUMENT NO. 2020103189 (O.P.R.W.C.T.), ALSO BEING A PORTION OF A CALLED 20.7683 ACRE TRACT CONVEYED TO PINEHURST BUILDERS, LLC, RECORDED IN DOCUMENT NO. 2020103600 (O.P.R.W.C.T.), SAID 8.8085 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 122 (RIGHT-OF-WAY VARIES) AND THE EAST RIGHT-OF-WAY LINE OF N. RED BUD LANE (RIGHT-OF-WAY VARIES), FOR THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT (REFERRED TO AS 'TRACT I'), CONVEYED TO LONESTAR PRESCHOOLS, LLC IN DOCUMENT NO. 2018077903 (O.P.R.W.C.T.), FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LONESTAR PRESCHOOLS TRACT I, BEING THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT (REFERRED TO AS 'TRACT II'), CONVEYED TO LONESTAR PRESCHOOLS IN SAID DOCUMENT NO. 2018077903 (O.P.R.W.C.T.) BEARS, N01°43'26"W, A DISTANCE OF 273.63 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 122 AND THE SOUTH LINE OF SAID LONESTAR PRESCHOOLS TRACT I, N77°23'53"E, A DISTANCE OF 374.35 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LONESTAR PRESCHOOLS TRACT I, AND BEING THE SOUTHWEST CORNER OF SAID 4.86 ACRE PINEHURST TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 122, IN PART WITH THE COMMON LINE OF SAID 4.86 ACRE PINEHURST TRACT AND SAID LONESTAR PRESCHOOLS TRACT I, IN PART WITH THE COMMON LINE OF SAID 4.86 ACRE PINEHURST TRACT AND SAID LONESTAR PRESCHOOLS TRACT II, N02°39'06"W, AT A DISTANCE OF 201.51 FEET PASSING A DISTURBED 1/2-INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID LONESTAR PRESCHOOLS TRACT I AND SAID LONESTAR PRESCHOOLS TRACT II, CONTINUING FOR A TOTAL DISTANCE OF 442.02 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID LONESTAR PRESCHOOLS TRACT II, ALSO BEING THE SOUTHEAST CORNER OF SAID 4.4485 ACRE PINEHURST TRACT;

THENCE, WITH THE COMMON LINE OF SAID LONESTAR PRESCHOOLS TRACT II AND SAID 4.4485 ACRE PINEHURST TRACT, S88°34'13"W, A DISTANCE OF 358.77 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 4.4485 ACRE PINEHURST TRACT, ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE AND THE WEST LINE OF SAID 4.4485 ACRE PINEHURST TRACT, N01°34'24"W, A DISTANCE OF 496.69 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR A POINT OF CURVATURE HEREOF;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE, OVER AND ACROSS SAID 4.4485 ACRE PINEHURST TRACT, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 1,000.00 FEET, WHOSE ARC LENGTH IS 69.68 FEET, AND WHOSE CHORD BEARS, N14°40'32"E, A DISTANCE OF 69.67 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE, ALSO BEING IN THE NORTHWEST LINE OF SAID 4.4485 ACRE PINEHURST TRACT;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE AND THE NORTHWEST LINE OF SAID 4.4485 ACRE PINEHURST TRACT, N56°03'21"E, A DISTANCE OF 82.15 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR A POINT OF CURVATURE HEREOF, SAID POINT BEING AN ANGLE POINT IN THE WEST LINE OF SAID 20.7683 ACRE PINEHURST TRACT, FROM WHICH A HILTI NAIL FOUND FOR THE NORTH CORNER OF SAID 4.4485 ACRE PINEHURST TRACT, BEING AN ANGLE POINT IN THE WEST LINE OF SAID 20.7683 ACRE PINEHURST TRACT BEARS, N56°03'21"E, A DISTANCE OF 54.87 FEET;

THENCE, LEAVING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE, IN PART OVER AND ACROSS SAID 4.4485 ACRE PINEHURST TRACT, IN PART OVER AND ACROSS SAID 4.86 ACRE PINEHURST TRACT AND IN PART OVER AND ACROSS SAID 20.7683 ACRE PINEHURST TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 955.00 FEET, WHOSE ARC LENGTH IS 39.75 FEET, AND WHOSE CHORD BEARS S19°18'12"W, A DISTANCE OF 39.74 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF;
- 2) S48°30'55"E, A DISTANCE OF 199.16 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF;
- 3) S33°20'08"E, A DISTANCE OF 131.50 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF;
- 4) S50°54'44"E, A DISTANCE OF 202.05 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF;
- 5) S66°39'11"E, A DISTANCE OF 283.95 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF;
- 6) S76°29'08"E, A DISTANCE OF 94.32 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID 20.7683 ACRE PINEHURST TRACT, ALSO BEING IN THE WEST LINE OF A REMAINDER OF A 161.11 ACRE TRACT CONVEYED TO CHESTER MADSEN AND JOYCE MADSEN, AS TRUSTEES OF THE MADSEN FAMILY REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 2012088599 (O.P.R.W.C.T.);

THENCE, WITH THE COMMON LINE OF SAID 20.7683 ACRE PINEHURST TRACT AND SAID REMAINDER OF 161.11 ACRE MADSEN TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S14°09'12"W, A DISTANCE OF 133.22 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF, AND
- 2) S16°43'49"E, A DISTANCE OF 249.89 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTRY ROAD 122, BEING THE SOUTHEAST CORNER OF SAID 20.7683 ACRE PINEHURST TRACT AND BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF 161.11 ACRE MADSEN TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTRY ROAD 122, IN PART WITH THE SOUTH LINE OF SAID 20.7683 ACRE PINEHURST TRACT, IN PART WITH THE SOUTH LINE OF SAID 4.86 ACRE PINEHURST TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S73°16'32"W, A DISTANCE OF 186.96 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
- 2) S73°46'53"W, A DISTANCE OF 282.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.8085 ACRES (383,696 SQUARE FEET) MORE OR LESS.

PLAT NOTES:

- 1) 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 BY PUD NO. 119 FOR BLOCK E, LOTS 1, 2 AND 3.
- 2) 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. A PORTION OF THE TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 3) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 119 FOR BLOCK E, LOTS 1, 2 AND 3.
- 4) A TEN (10') SIDEWALK EASEMENT IS ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 5) NO DEDICATION OF RIGHT-OF-WAY FOR COUNTY ROAD 122 WAS FOUND IN THIS AREA. OFFSETS FROM SUBDIVISION PLATS ON THE SOUTH SIDE OF THE ROAD WERE USED TO ESTABLISH THE APPROXIMATE LOCATION OF THE RIGHT-OF-WAY LINE IN THIS AREA. NO FENCES EXIST ALONG THIS AREA EITHER. SEVERAL DEEDS IN THE VICINITY (EITHER SUBJECT TRACT DEEDS OR ADJOINING DEEDS), APPEAR TO HAVE USED EXISTING FENCE LINE LOCATIONS, TO ESTABLISH RIGHT-OF-WAY LINE LOCATION ALONG THIS PORTION OF COUNTY ROAD 122.
- 6) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- 7) A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD 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.
- 8) ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 2' MINIMUM ABOVE THE ULTIMATE 1% WSE.
- 9) ALL OPEN SPACE, DRAINAGE LOTS, PARKLAND, DRAINAGE EASEMENTS AND DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- 10) 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.
- 11) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT ("PP2007-001") APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 2, 2020.
- 12) ALL PROPOSED ON-SITE DRAINAGE EASEMENTS IDENTIFIED UNDER THIS PLAT ARE CITY OF ROUND ROCK STORM SEWER AND DRAINAGE EASEMENTS TO BE DEDICATED IN DOC. NO. _____

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 §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND 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 ON THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____ M., IN THE SAID COUNTY

IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE ____ DAY OF _____, 20____ A.D.

NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY, COUNTY CLERK

CHESTER RANCH
PHASE 1
City of Round Rock,
Williamson County, Texas



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

Date:	10/21/2020
Project:	00879
Scale:	N/A
Reviewer:	DV
Tech:	BAP
Field Crew:	JZ/FH
Survey Date:	JULY 2019
Sheet:	2 OF 2

#FP2010-002