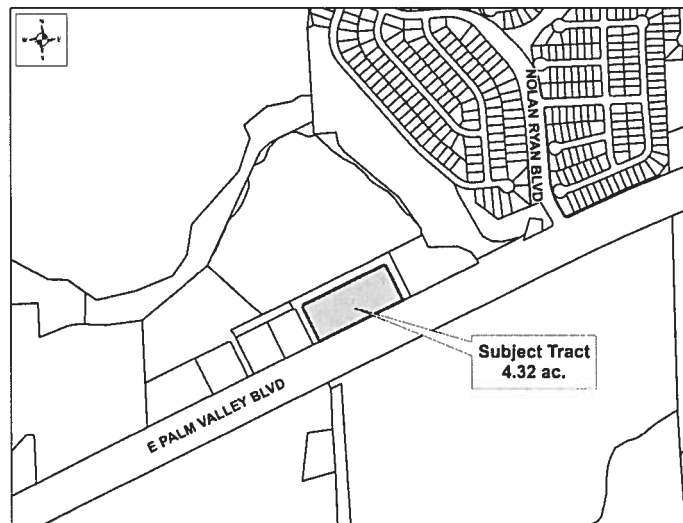


**Round Rock Express Sec. 3 - Replat of Lt 1B, Blk A
FINAL PLAT FP1805-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to divide one lot into two lots

ZONING AT TIME OF APPLICATION: PUD No. 102

DESCRIPTION: 4.32 acres out of the Joseph Marshall Survey, Abstract No. 409

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Residential (Zoned PUD No. 102)

South: Palm Valley ROW/UPRR ROW/Wastewater Treatment Plant (Zoned Light Industrial)

East: Undeveloped Commercial (Zoned PUD No. 102)

West: Commercial (Zoned C-1)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	2	4.32
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	4.32

Owner:
RRE Investors LP Reese
Ryan
3400 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Hagood Engineering Associates
Raquel Ramirez
900 E. Main St.
Round Rock, TX 78664

**Round Rock Express Sec. 3 – Replat of Lot 1B, Block A
FINAL PLAT FP1805-002**

HISTORY: PUD (Planned Unit Development) No. 102 was approved by the City Council in October of 2015. The overall development contains approximately 35.77 acres of land and has been divided into 7.6 acres for commercial purposes, 25.1 acres for residential purposes, 1.9 acres for access drive area and 1.2 acres for drainage purposes. This replat request comprises of 4.32 acres for commercial purposes.

DATE OF REVIEW: June 20, 2018

LOCATION: Northeast of Telander Dr. and E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for this site is Commercial/Multifamily and the zoning is PUD 102, which designates this property for commercial purposes. Parcel 2, as identified in the PUD, will be developed in accordance with the C-1 (General Commercial) base zoning district. The PUD requires that the exterior building materials, colors, texture and ratios of materials used be compatible and harmonious with the existing buildings located to the west of the site. Hat Creek Burger Company and R Bank are two examples that are west of the site and both include Texas limestone with metal accents as the predominant finish.

Compliance with the Concept Plan: As shown, this replat is in compliance with the Concept Plan in PUD 102 as this entire block is designated for commercial purposes.

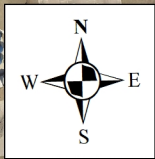
Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall PUD development. This replat will not require a TIA revision.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. An 18-inch main exists along the north right-of-way line of Palm Valley Boulevard and an 8-inch main exists along the north and east property line. A 48-inch wastewater line exists along the north right-of-way of Palm Valley Boulevard and an 8-inch main is located at the northeast corner of proposed Lot 1B-2. An existing 8-inch main extension will connect to this existing manhole and extend across Lot 1B-2 to serve Lot 1B-1.

Drainage: This development will be participating in the City's Regional Storm Water Management Program. There are no drainage concerns for this site. Storm water will be captured by curb inlets and conveyed appropriately.

RECOMMENDED MOTION:

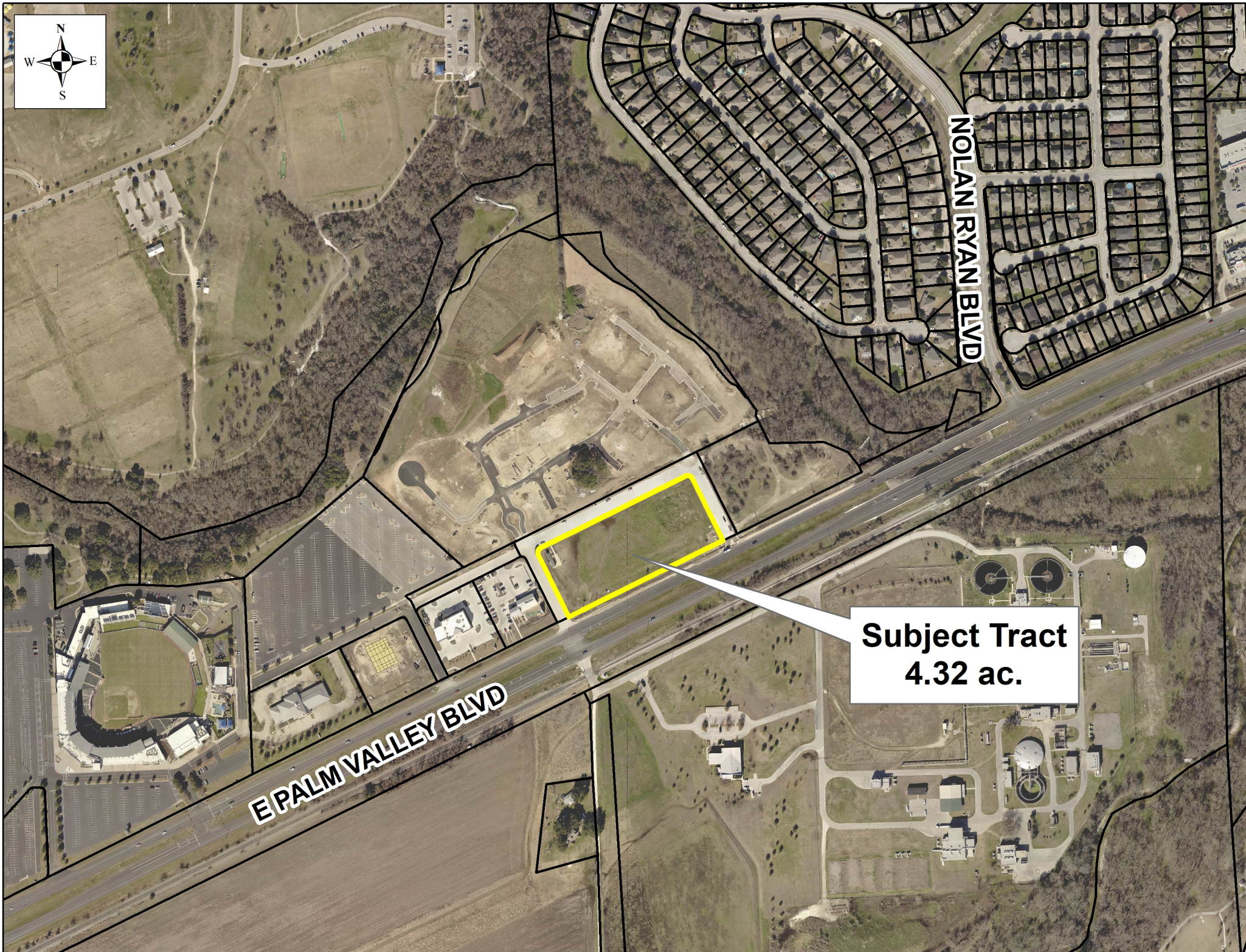
Staff recommends approval of the replat request



NOLAN RYAN BLVD

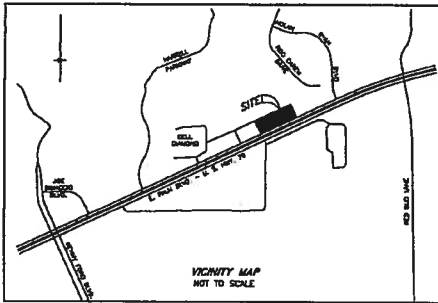
E PALM VALLEY BLVD

**Subject Tract
4.32 ac.**



LINE DATA		
NO.	BEARING	DISTANCE
1	N 64°11'58" W	63.54'
2	N 63°35'34" W	15.00'
3	N 26°23'15" W	75.00'
4	S 63°37'02" W	75.69'
5	N 26°21'56" W	15.00'
6	N 63°37'06" E	75.68'
7	N 26°23'12" W	188.38'
8	N 63°36'47" E	15.00'
9	S 26°23'13" E	278.37'
10	S 63°37'22" W	29.38'
11	S 63°37'22" W	10.00'
12	N 26°24'25" W	350.70'
13	N 63°35'46" E	10.00'
14	S 26°24'25" E	350.71'
15	S 63°35'46" W	37.15'
16	S 04°21'18" E	76.45'
17	N 04°21'18" W	70.12'
18	S 63°35'46" W	219.16'
19	S 26°24'14" E	64.99'
20	S 63°35'51" W	15.00'
21	N 26°24'14" W	64.99'
22	S 63°35'46" W	291.66'
23	S 26°24'09" E	64.98'
24	S 63°35'51" W	15.00'
25	N 26°24'09" W	64.98'

CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD (BRG. & DIST.)
1	20.00'	90°00'16"	31.42'	S 18°35'43" W, 28.29'
2	20.00'	89°59'45"	31.41'	N 71°24'17" W, 28.28'
3	20.00'	44°03'18"	15.38'	S 86°35'39" W, 15.00'



Bearings based on a record bearing of N 63°35'51" E for the monumented South boundary line of Lot 1H, Block A, #2016006145, O. P. R. W. C. T.

BENCHMARK:

Chiseled Square on top of curb near the Southeast corner of Lot 1B, Block A.

Elevation: 658.66 (NAVD88 datum per Static GPS Observation resolved by OPUS using Geoid 12B)

APPROXIMATE NE CORNER
P. A. HOLDER SURVEY
ABST. 297

P. A. HOLDER SURVEY ABST. #297
J. MARSHALL SURVEY ABST. #409

LOT 1A, BLOCK A,
REPLAT OF REMAINDER OF
LOT 6, BLOCK C, ROUND
ROCK EXPRESS SUBDIVISION,
SECTION THREE & A FINAL PLAT
OF 32.946 ACRES OUT OF THE JOSEPH
MARSHALL SURVEY, ABSTRACT NO. 409
#2016006145, O. P. R. W. C. T.

LOT 1B2, BLOCK A
2.282 ACRES

LOT 1B1, BLOCK A
2.041 ACRES

E. PALM VALLEY BLVD. - US HWY. NO. 79
(R. O. W. VARIES)
#2000001729, O. P. R. W. C. T.

OWNER: RRE INVESTORS, L.P.
3400 E. Palm Valley Blvd.
Round Rock, Texas 78665

TOTAL ACREAGE: 4.323 acres

DEVELOPMENT ACREAGE: 4.323 acres

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2 (Development)

LINEAR FEET OF NEW STREETS: 0

ENGINEER: Hagood Engineering
Associates
900 E. Main Street
Round Rock, Texas 78664
(512) 244-1546

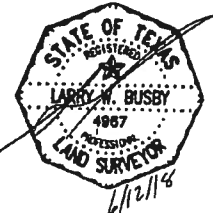
SURVEYOR: Delta Land Surveying
PO Box 6105
Round Rock, Texas 78683
(512) 781-9800

SUBMITTAL DATE: May 8, 2018

P & Z REVIEW DATE: June 20, 2018

REPLAT OF LOT 1B IN BLOCK A, ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE

Being situated within the
P. A. Holder Survey, Abstract Number 297
and the
J. Marshall Survey, Abstract Number 409,
City of Round Rock, Williamson County, Texas.



DELTA LAND SURVEYING
P. O. Box 6105
Round Rock, Texas 78683
(512) 781-9800
www.DeltaLandSurveying.net

RECEIVED

JUN 14 2018

CITY OF ROUND ROCK
PLANNING DEPARTMENT

OWNER'S CERTIFICATE

State of Texas §
County of Williamson §

That RRE Investors, L.P., a Texas Limited Partnership, as owner of that certain Lot 1B in Block A of the "Replat of Replat of Remainder of Lot 6, Block C, Round Rock Express Subdivision, Section Three, and a Final Plat of 32.946 Acres out of the Joseph Marshall Survey, Abstract No. 409" according to the map or plat thereof filed for record under Document Number 2016006145 of the Official Public Records of Williamson County, Texas do hereby 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 a "Replat of Lot 1B in Block A, Round Rock Express Subdivision, Section Three".

RRE Investors, L.P.

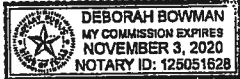
Reese Ryan
President

ACKNOWLEDGEMENT

State of Texas §
County of Williamson §

This foregoing instrument was acknowledged before me on this 13 day of June, 2018, A. D., by Reese Ryan, as President of RRE Investors, L.P.

Deborah Bowman
Notary Public



ENGINEER'S CERTIFICATE

State of Texas §
County of Williamson §

I, the undersigned, a Registered Professional Engineer in the State of Texas, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

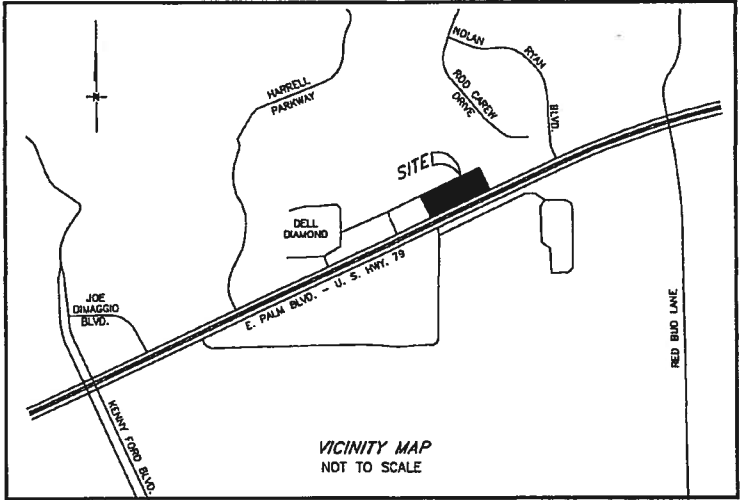
Terry R. Hagood, P.E.
Texas Registered Professional Engineer #52960



6/13/2018
Date

GENERAL NOTES:

- No portion of this tract is encroached by any special flood hazard areas inundated 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 48453H0205H, Effective Date 9/26/08, for Williamson County, Texas.
- A ten foot (10') P. U. E. and sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
- No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easement shown hereon.
- Building setbacks shall be in accordance with PUD No. 102 and Chapter 46, Zoning, City of Round Rock Code of Ordinances, 2010 Edition, as amended.
- Sidewalks shall be constructed in accordance with Chapter 36, Subdivision, City of Round Rock Code of Ordinances, 2010 Edition, as amended, and with the Design and Construction Standards.
- No access shall be allowed to E. Palm Valley Road (U. S. Hwy. No. 79) directly from Lot 1B1 or Lot 1B2, Block A.
- No portion of this tract is encroached by the ultimate 1 % annual change floodplain.



LEGEND

()	Record data per deed/plat
○ FTLS	Found 1/2" rebar w/cap marked "TLS"
○ F4967	Found 1/2" rebar w/cap marked "RPLS 4967"
○ S4967	Set 1/2" rebar w/cap marked "RPLS 4967"
P. R. W. C. T.	Plat Records of Williamson County, Texas
D. R. W. C. T.	Deed Records of Williamson County, Texas
O. P. R. W. C. T.	Official Public Records of Williamson County, Texas
P. U. E.	Public Utility Easement
L1	Line Number
C1	Curve Number
BM	Benchmark
	City of Round Rock Storm Sewer & Drainage Easement #2016005936, O. P. R. W. C. T.
	Existing Easement Boundary Line
	Existing 10' P. U. E. & Sidewalk Easement Boundary Line #2016006145, O. P. R. W. C. T.
	Subdivision Boundary

SURVEYOR'S CERTIFICATE

State of Texas §
County of Williamson §

I, Larry W. Busby, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made under my direct supervision on the ground and that the corner monuments shown hereon were found or properly set under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Larry W. Busby
Texas R. P. L. S. No. 4967

6/12/18
Date



CITY OF ROUND ROCK APPROVAL CERTIFICATE

Approved this _____ day of _____, 2018, A. D., 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 Paviska, Chairman
City of Round Rock Planning & Zoning Commission

COUNTY CLERK'S CERTIFICATE

State of Texas §
County of Williamson §

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, 2018, A. D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, 2018, A. D., at _____ o'clock _____ M. in the Plat Records of Williamson County, Texas under Document Number _____.

WITNESS MY HAND and seal of the County Court of Williamson County, Texas, at office in Georgetown, Texas, this the _____ day of _____, 2018, A. D., at _____ o'clock _____ M.

Nancy Rister, Clerk, County Court
Williamson County, Texas

By: Deputy

REPLAT OF LOT 1B IN BLOCK A,
ROUND ROCK EXPRESS SUBDIVISION,
SECTION THREE

Being situated within the
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