

Kenney Fort Sec. 2
FINAL PLAT FP1503-005



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat.

ZONING AT TIME OF APPLICATION: PUD

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Brushy Creek and Undeveloped

South: Existing single-family and future Kenney Fort Section 1 (Zoned SF-2 - Single family - standard lot and PUD)

East: Brushy Creek and Undeveloped

West: MoKan ROW and Existing single-family (Zoned SF-2 - Single family - standard lot)

PROPOSED LAND USE: Residential and Parkland

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	94	17.41
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	4.99
ROW:	0	4.01
Parkland:		
Other:	0	0.00
TOTALS:	95	26.41

Owner:
Round Rock Ranch, Ltd.
2490 FM 685
Hutto, TX 78634-5096

Agent
Randall Jones & Associates Engineering,
Inc.
R. Brent Jones, P.E.
1212 E. Braker Ln.

Kenney Fort Sec. 2
FINAL PLAT FP1503-005

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat on March 19, 2014.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 26.41 acres out of the Prior A. Holder Survey, Abstract No. 297.

LOCATION: Northwest corner of Forest Creek Drive and Kenney Fort Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The tract is zoned PUD 97 which allows for single-family residential with a minimum lot size of 6,500 square feet, reduced the rear setback from 20 ft. to 10 ft. and increased lot coverage from 40% to 50%. At least 20% of the overall lots must be over 8,000 square feet and an additional 20% must be over 10,000 square feet. Phase Two proposes a total of 94 single-family lots; 58 lots have a minimum 6,500 square feet, 27 lots are over 8,000 square feet, and 9 lots contain more than 10,000 square feet.

PUD 97 requires enhanced design features for all homes including at least 75% masonry (stone, simulated stone, brick or stucco); with 100% masonry required on the front and side elevations, additional trees on the larger lots, and native or adaptive plantings and drought tolerant grasses. The proposal complies with the Zoning and Subdivision Ordinances.

Traffic, Access and Roads: The Transportation Department did not require an update to the Traffic Impact Analysis (TIA) submitted and approved in 2000 for PUD 40 because the proposed residential use is less intense than the original business park land use.

Water and Wastewater Service: There are existing city services to serve the site. A 12-inch wastewater line exists along the southern and eastern boundaries of the site. There is a 16-inch water line in the Forest Creek Drive right-of-way.

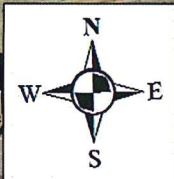
Drainage: The site contains both 1% annual chance floodplain and ultimate 1% annual chance floodplain. All lots adjacent to the Ultimate 1% annual chance floodplain have a minimum finished floor at least 2 feet above the base flood elevation called out on the plat.

Additional Considerations: Kenney Fort Section 1 will have to be recorded prior to the second phase of development.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

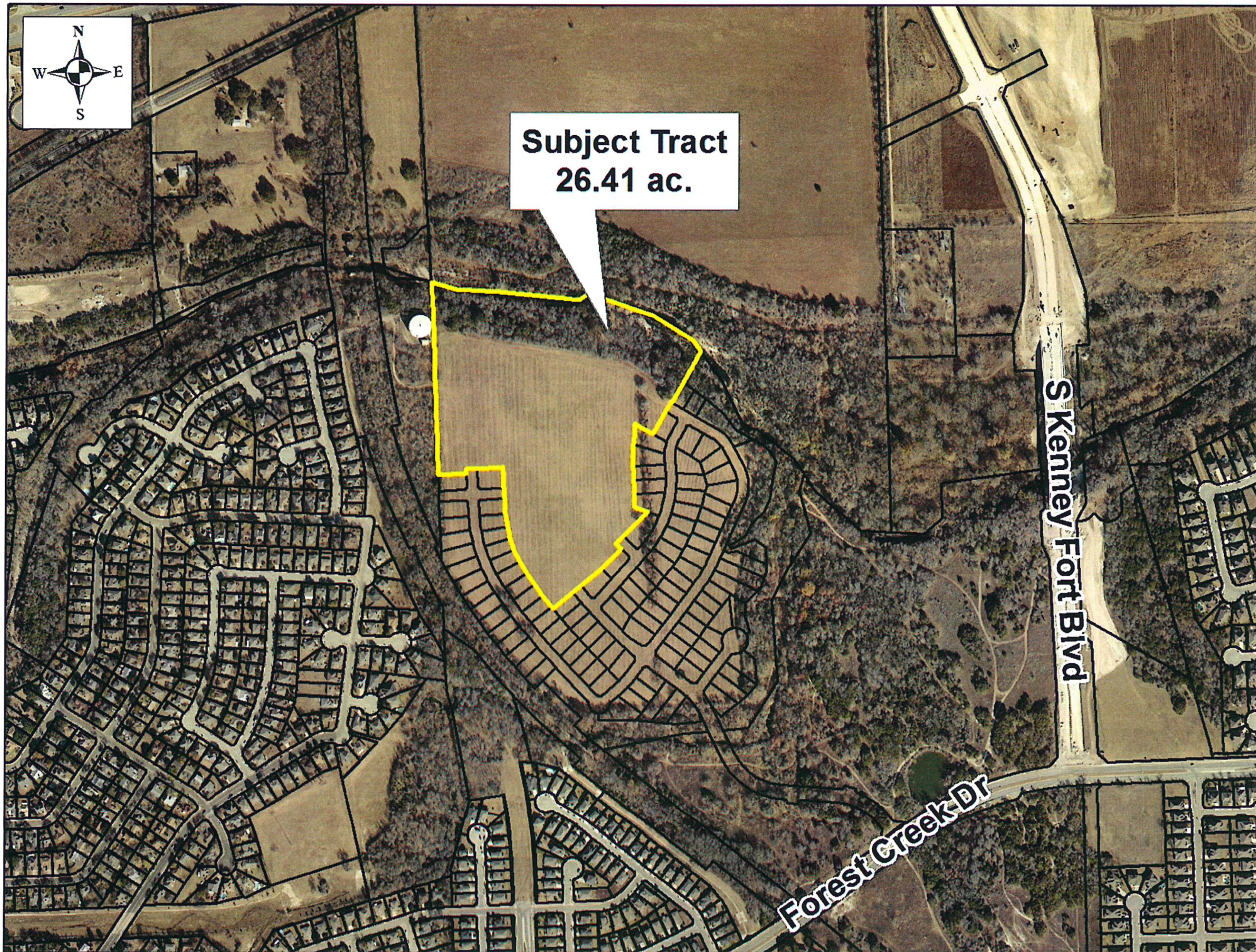
1. Note #1 and the parkland label on Lot 26, Block G will be updated to provide "Document No. _____" to allow for the separate instrument dedication to be shown on the plat.
2. Benchmark note to be provided with closeout of Kenney Fort, Section 1.
3. Lots 11 and 23, block G easement callouts shall be "15' DSSE Doc # _____".



**Subject Tract
26.41 ac.**

S Kenney Fort Blvd

Forest Creek Dr



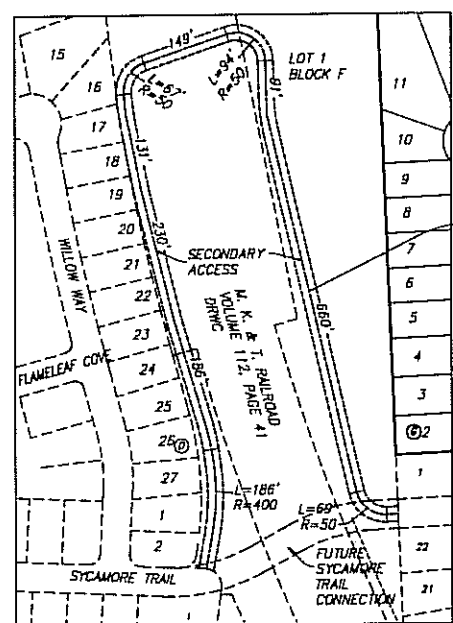


LINE TABLE		
LINE	LENGTH	BEARING
L1	5.50'	N60°20'44"W
L2	32.77'	N45°13'15"E
L3	12.78'	N39°39'37"W
L4	19.62'	S02°42'27"E
L5	56.64'	N06°18'19"W
L6	18.58'	N45°13'15"W
L7	51.35'	N45°13'15"W
L8	36.01'	N02°42'27"W
L9	109.83'	N11°32'57"E

2	8,570
3	8,535
4	8,501
5	7,817
6	7,788
7	7,758
8	7,729
9	7,560
10	7,489
11	19,343
12	13,917
13	10,987
14	10,001
15	10,002
16	7,582
17	6,923
18	6,882
19	6,843
20	6,804
21	6,766
22	7,229
23	6,782
24	6,802
25	7,016
26	7,289
27	7,235
28	6,950
29	217,443

1. LOT 26, BLOCK G IS HEREBY DEDICATED AS PARKLAND TO THE CITY OF ROUND ROCK.
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.
3. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
4. A PORTION OF THIS TRACT IS ENCROACHED 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
6. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITIONS, AS AMENDED OR AS AMENDED BY PUD No. 97.
7. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED AND WITH DESIGN AND CONSTRUCTION STANDARDS.
8. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
9. THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 19, 2014.

ACREAGE: 26.41 ACRES
SURVEYOR: R.J. SURVEYING & ASSOCIATES, INC
NUMBER OF BLOCKS: 5
LINEAR FEET OF NEW STREETS: 3502'
SUBMITTAL DATE: MARCH 17, 2015
DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 15, 2015
BENCHMARK DESCRIPTION AND ELEVATION: A PERMANENT
BENCHMARK WILL BE INSTALLED TO THE CITY OF ROUND ROCK
SPECIFICATIONS UPON CONSTRUCTION OF THIS SUBDIVISION
ACREAGE BY LOT TYPE
DEVELOPMENT: 17.41 ACRES
PARKLAND: 4.99 ACRES
ROW: 4.01 ACRES
PATENT SURVEY: PRIOR A. HOLDER, ABSTRACT No. 297
ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.
NUMBER OF LOTS BY TYPE
DEVELOPMENT: 94
PARKLAND: 1



NOTE:
SECONDARY ACCESS
CONSTRUCTED WITH
SECTION 1.

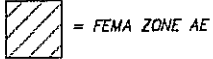
DETAIL A
SCALE: 1" = 200'

LOT TYPE	SECTION 1	SECTION 2	TOTAL	% OF LOTS	% REQUIRED BY PUD 97
	No. LOTS	No. LOTS			
6,500 SF - 7,999 SF	43	58	101	50%	> 20%
8,000 SF - 9,999 SF	34	27	61	30%	N/A
10,000 SF +	31	9	40	20%	> 20%
SPECIAL PURPOSE	4	1	5	N/A	N/A
TOTAL	112	95	207	100%	

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

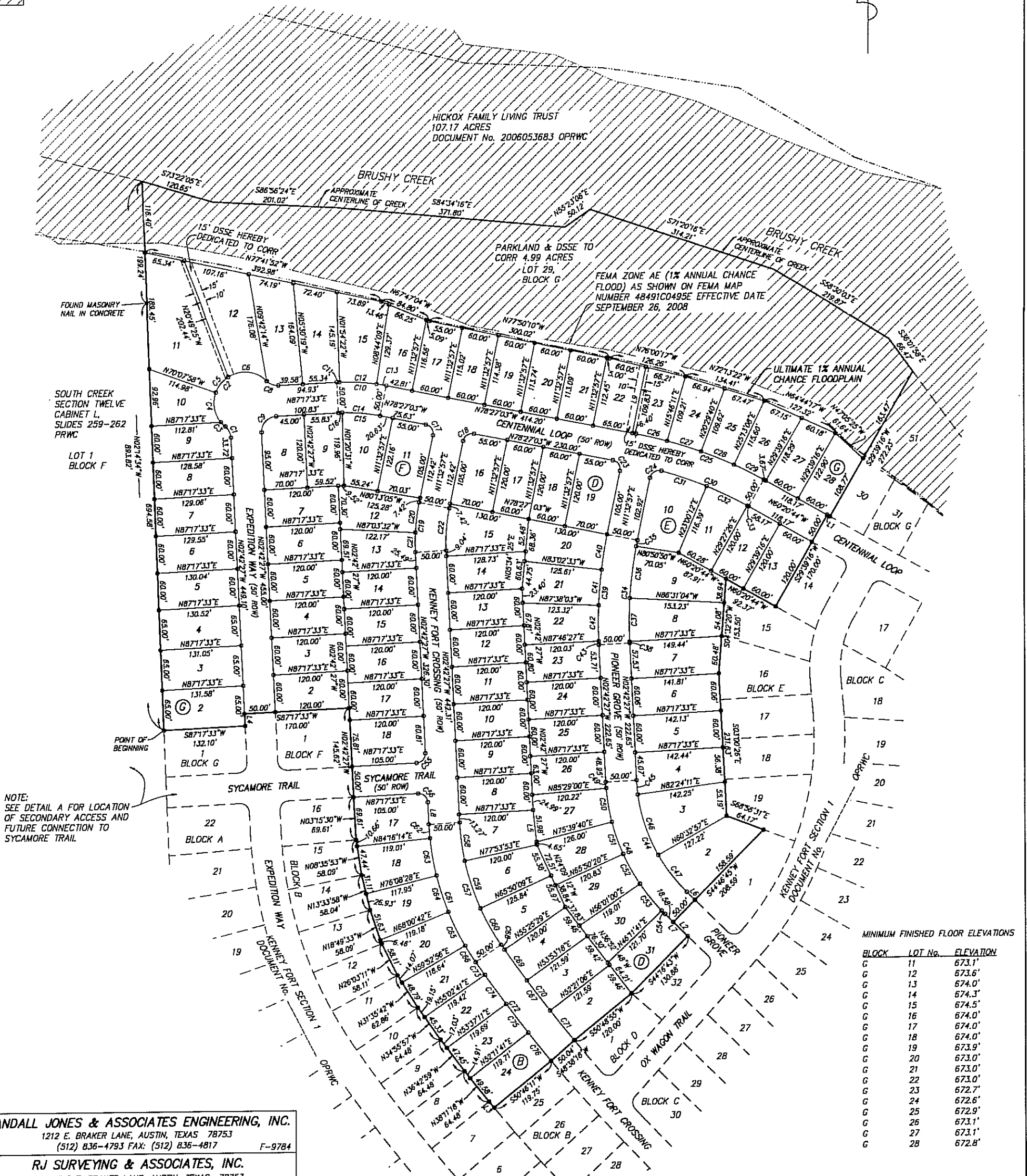
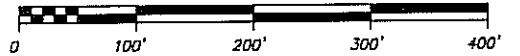
LEGEND

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON WITH RJ SURVEYING CAP
- Ⓢ = BLOCK NAME
- DSSE = DRAINAGE AND STORM SEWER EASEMENT
- ROW = RIGHT OF WAY
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- CORR = CITY OF ROUND ROCK
- = LIMITS OF FEMA ZONE AE (1% ANNUAL CHANCE FLOOD)
- = ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN



FINAL PLAT OF
KENNEY FORT SECTION 2
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



MINIMUM FINISHED FLOOR ELEVATIONS

BLOCK	LOT No.	ELEVATION
G	11	673.1'
G	12	673.6'
G	13	674.0'
G	14	674.3'
G	15	674.5'
G	16	674.0'
G	17	674.0'
G	18	674.0'
G	19	673.9'
G	20	673.0'
G	21	673.0'
G	22	673.0'
G	23	672.7'
G	24	672.6'
G	25	672.9'
G	26	673.1'
G	27	673.1'
G	28	672.8'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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RJ SURVEYING & ASSOCIATES, INC.
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(512) 836-4793 FAX: (512) 836-4817 F-10015400

KENNEY FORT SECTION 2
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

THAT PART OF THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 63.958 ACRE TRACT OF LAND CONVEYED TO SAGUARO TEXAS 1, LLC, BY DEED RECORDED IN DOCUMENT No. 2015006160 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 1, BLOCK G, KENNEY FORT SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE WEST LINE OF SAID 63.958 ACRE TRACT, AND THE EAST LINE OF LOT 1, BLOCK F, SOUTH CREEK SECTION TWELVE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET L, SLIDES 259-262 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N.02°14'34"W. ALONG THE WEST LINE OF SAID 63.958 ACRE TRACT AND THE EAST LINE OF SAID LOT 1, BLOCK F, (AT 694.58 FEET PASS A MASONRY NAIL SET IN CONCRETE) IN ALL A DISTANCE OF 893.82 FEET TO THE CENTER OF BRUSHY CREEK;

THENCE ALONG THE NORTH LINE OF SAID 63.958 ACRE TRACT AND THE CENTER OF BRUSHY CREEK THE FOLLOWING SEVEN COURSES;

1. S.73°22'05"E. A DISTANCE OF 120.65 FEET;
2. S.86°56'24"E. A DISTANCE OF 201.02 FEET;
3. S.84°34'16"E. A DISTANCE OF 371.80 FEET;
4. N.55°23'08"E. A DISTANCE OF 50.12 FEET;
5. S.71°20'16"E. A DISTANCE OF 314.21 FEET;
6. S.58°30'03"E. A DISTANCE OF 219.87 FEET;
7. S.36°01'58"E. A DISTANCE OF 66.47 FEET TO THE NORTH CORNER OF LOT 51, BLOCK G, KENNEY FORT SECTION 1;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PLAT OF KENNEY FORT SECTION 1 THE FOLLOWING 27 COURSES;

1. S.29°39'16"W. A DISTANCE OF 272.23 FEET TO A 1/2" IRON ROD SET;
2. N.60°20'44"W. A DISTANCE OF 5.50 FEET TO A 1/2" IRON ROD SET;
3. S.29°39'16"W. A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET;
4. N.60°20'44"W. A DISTANCE OF 92.37 FEET TO A 1/2" IRON ROD SET;
5. S.04°32'20"W. A DISTANCE OF 153.50 FEET TO A 1/2" IRON ROD SET;
6. S.03°00'26"E. A DISTANCE OF 231.63 FEET TO A 1/2" IRON ROD SET;
7. S.68°56'31"E. A DISTANCE OF 64.17 FEET TO A 1/2" IRON ROD SET;
8. S.44°46'45"W. A DISTANCE OF 208.59 FEET TO A 1/2" IRON ROD SET;
9. S.45°13'15"E. A DISTANCE OF 32.77 FEET TO A 1/2" IRON ROD SET;
10. S.44°16'43"W. A DISTANCE OF 130.88 FEET TO A 1/2" IRON ROD SET;
11. S.50°48'55"W. A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
12. S.48°38'18"W. A DISTANCE OF 50.04 FEET TO A 1/2" IRON ROD SET;
13. S.50°46'11"W. A DISTANCE OF 119.75 FEET TO A 1/2" IRON ROD SET;
14. N.39°39'37"W. A DISTANCE OF 12.78 FEET TO A 1/2" IRON ROD SET;
15. N.38°11'18"W. A DISTANCE OF 64.48 FEET TO A 1/2" IRON ROD SET;
16. N.36°42'59"W. A DISTANCE OF 64.48 FEET TO A 1/2" IRON ROD SET;
17. N.34°55'57"W. A DISTANCE OF 64.48 FEET TO A 1/2" IRON ROD SET;
18. N.31°35'42"W. A DISTANCE OF 62.86 FEET TO A 1/2" IRON ROD SET;
19. N.26°03'11"W. A DISTANCE OF 58.11 FEET TO A 1/2" IRON ROD SET;
20. N.18°49'33"W. A DISTANCE OF 58.09 FEET TO A 1/2" IRON ROD SET;
21. N.13°33'58"W. A DISTANCE OF 58.04 FEET TO A 1/2" IRON ROD SET;
22. N.08°35'53"W. A DISTANCE OF 58.09 FEET TO A 1/2" IRON ROD SET;
23. N.03°15'30"W. A DISTANCE OF 69.61 FEET TO A 1/2" IRON ROD SET;
24. N.02°42'27"W. A DISTANCE OF 145.62 FEET TO A 1/2" IRON ROD SET;
25. S.87°17'33"W. A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET;
26. S.02°42'27"E. A DISTANCE OF 19.62 FEET TO A 1/2" IRON ROD SET;
27. S.87°17'33"W. A DISTANCE OF 132.10 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 26.41 ACRES, MORE OR LESS.
BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE, NAD 83

STATE OF _____

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____

THAT SAGUARO TEXAS 1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 63.958 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2015006160 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY 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 "KENNEY FORT SECTION 2."

SAGUARO TEXAS 1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
JOEL M. MARSHALL
VICE PRESIDENT
SAGUARO TEXAS 1, LLC

STATE OF _____

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY _____ AS _____ OF _____ ON BEHALF OF SAID _____

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED OR TYPED NAME

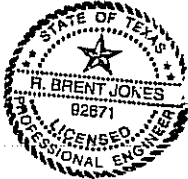
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, R. BRENT JONES, 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 THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

R.B. Jones 3/31/15
R. BRENT JONES DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671



STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, J. KENNETH WEIGAND, 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 WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (2010 EDITION), AS AMENDED.

J. Kenneth Weigand 3/31/2015
J. KENNETH WEIGAND DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5741



CITY APPROVAL

APPROVED THIS ____ DAY OF _____, 20____, 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.

DAVID PAVLISKA, CHAIRMAN

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 CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ A.D. _____, AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____ A.D. _____ AT ____ O'CLOCK ____ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK,
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784
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