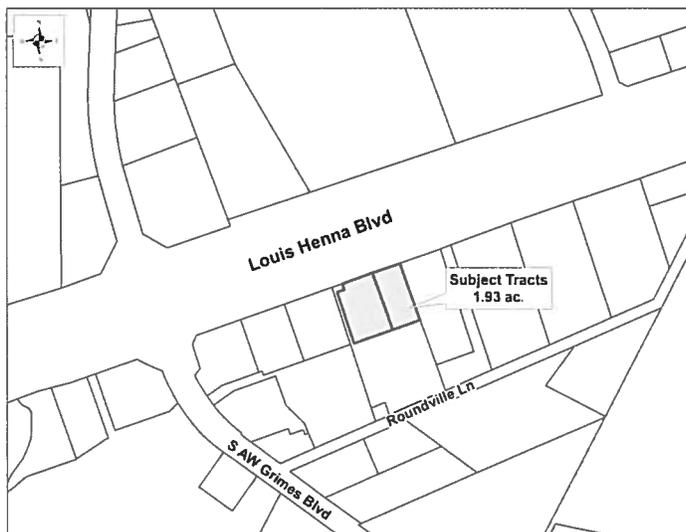


**Replat of the Round Rock Retail Ph 2 Replat Lot 4, Block A  
FINAL PLAT FP1904-003**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to combine two lots and reduce an existing 30-foot cross-access easement across the lots.

**ZONING AT TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 1.93 acres out of the Memucan Hunt Survey, Abstract No. 314

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as office/warehouse, retail sales, hotels and fuel stations by right.

**ADJACENT LAND USE:**

- North: Louis Henna Boulevard Right-of-Way - Unzoned
- South: Vacant and Undeveloped - Zoned C-1 (General Commercial)
- East: Storage Facility - Zoned C-1 (General Commercial)
- West: Vacant and Undeveloped - Zoned C-1 (General Commercial)

**PROPOSED LAND USE:** Commercial

<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:	1	1.93
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>1.93</b>

**Owner:**  
RM Development Group, LLC  
Bradley McCoy  
1101 Poydras St., Ste. 2900  
New Orleans, LA 70163

**Agent:**  
Pape-Dawson Engineers  
Terry Reynolds  
10801 N. Mopac Blvd., Bldg. 3, Ste. 200  
Austin, TX 78759

**Round Rock Retail Subdivision Replat of Lot 4 & 5, Block A  
FINAL PLAT FP1904-003**

**HISTORY:** On August 16, 2006, the Planning & Zoning Commission (P&Z) approved a replat known as the Round Rock Retail Subdivision (Doc No. 2008066031), which consisted of nine development lots and two special purpose lots on a 16.18-acre site. The Applicant is proposing to merge lots 4 and 5 of the existing plat, which typically is reviewed and approved administratively. However, the Applicant is also requesting to modify an existing cross-access easement within these lots and therefore it requires P&Z approval.

Additionally, this item was originally scheduled to go before the P&Z on May 1, 2019. However, the item was postponed and the public hearing was continued to the May 15, 2019, P&Z agenda at the Applicant's request.

**DATE OF REVIEW:** May 15, 2019

**LOCATION:** Southeast of the intersection of S. AW. Grimes Blvd. and Louis Henna Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads:

The subject tract will have access from Louis Henna Boulevard by means of a shared access driveway; direct access to Louis Henna Boulevard is prohibited. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads and drives.

Water and Wastewater Service:

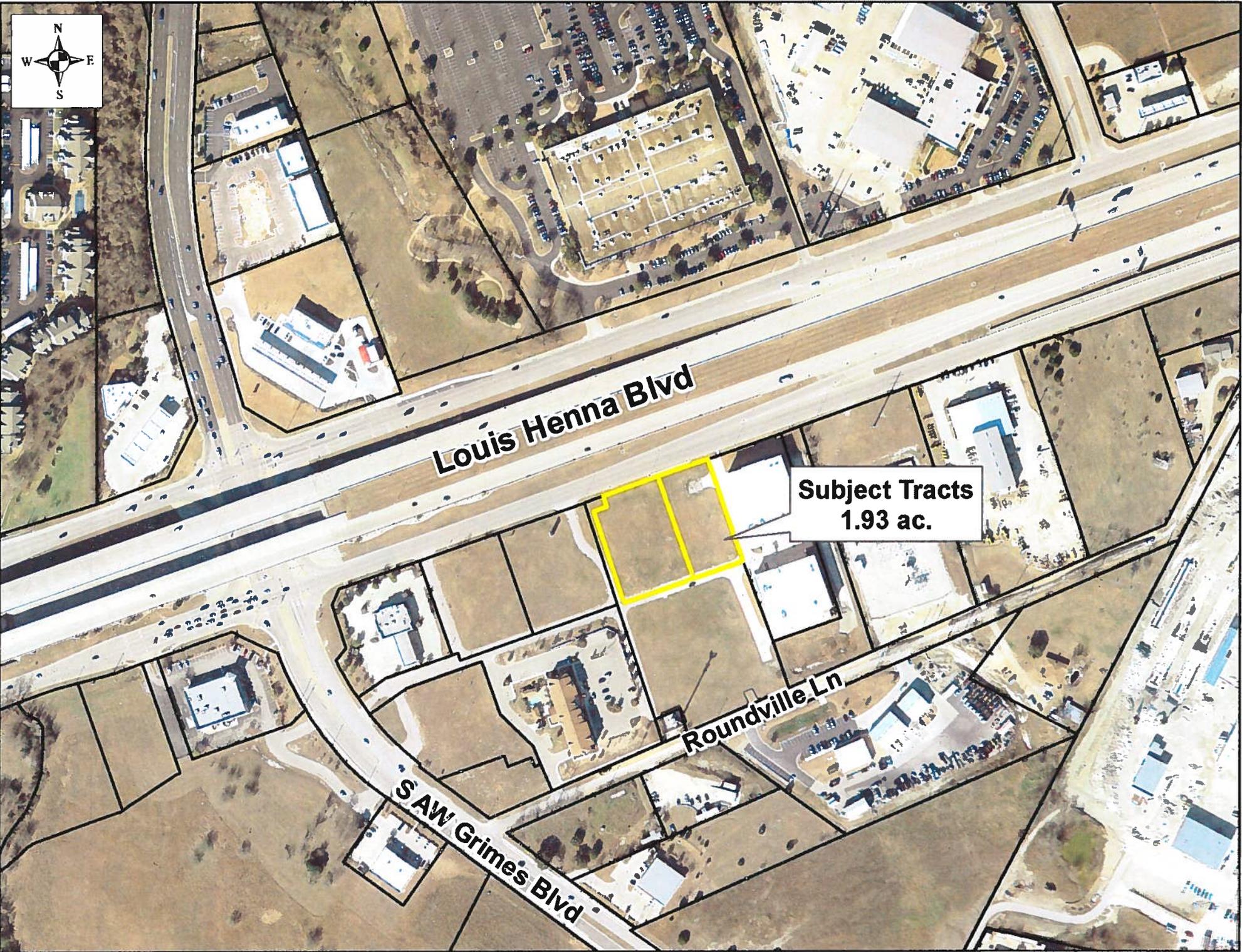
Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line to the south of the tract. Wastewater will be connected via an existing 8-inch wastewater line along to the south of the tract.

Drainage:

Drainage for the tract will be provided by an existing off-site detention pond that serves all the lots within the subdivision.

**RECOMMENDED MOTION:**

Staff recommends approval of the replat request

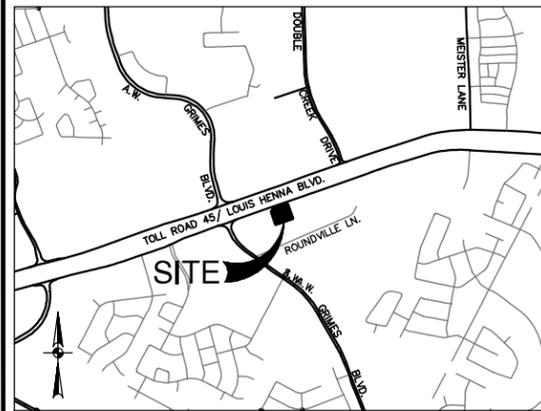


Louis Henna Blvd

Subject Tracts  
1.93 ac.

Roundville Ln

S AW Grimes Blvd

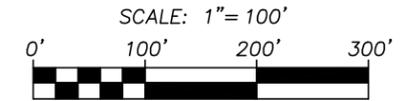


LOCATION MAP  
1" = 2000'

# ROUND ROCK RETAIL SUBDIVISION - LOT 4A, BLOCK A

## A REPLAT OF ROUND ROCK RETAIL SUBDIVISION PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE HENDERSON TRACT SUBDIVISION

A 1.927 ACRE TRACT OF LAND, BEING ALL OF LOTS 4 & 5, BLOCK A, OF ROUND ROCK RETAIL SUBDIVISION PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE HENDERSON TRACT SUBDIVISION, RECORDED IN CABINET FF, SLIDE 34, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2008066031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



### FIELD NOTES FOR

A 1.927 ACRE, OR 83,950 SQUARE FOOT, TRACT OF LAND SAID 1.937 ACRE TRACT BEING ALL OF LOTS 4 & 5, PHASE 2, BLOCK A, OF ROUND ROCK RETAIL SUBDIVISION PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE HENDERSON TRACT SUBDIVISION, CABINET FF, SLIDE 34, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2008066031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, 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 mag nail with washer marked "Chaparral" found for the southwest corner of a called Lot 6 of said Round Rock Retail Subdivision Phase 2 Replat, same being a southeast corner of said Lot 5, and being a point in the north line of a called Lot 7, of said Round Rock Retail Subdivision Phase 2 Replat, for the POINT OF BEGINNING hereof;

THENCE S 70°38'51" W, with the north line of said Lot 7, same being the south line of said Lots 4 & 5, a distance of 317.40 feet to a mag nail with washer marked "Chaparral" found for the southwest corner of said Lot 4, same being a northwest corner of said Lot 7 hereof,

THENCE with an east line of said Lot 7, same being the west line of said Lot 4, the following three (3) courses and distances:

1. N 18°07'26" W, a distance of 242.57 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set hereof,
2. N 89°53'07" W, a distance of 465.36 feet to a 1/2" iron rod with cap marked "Bury & Partners" found hereof, and
3. N 04°38'28" E, a distance of 590.68 feet to a 1/2" iron rod with cap marked "Bury & Partners" found on the south right-of-way line of Texas Toll Road 45/Louis Henna Blvd., same being the northeast corner of said Lot 7, also being the northwest corner of said Lot 4 hereof,

THENCE N 70°41'03" E, with the south right-of-way line of Texas Toll Road 45/Louis Henna Blvd., same being the north line of said Lots 4 & 5, a distance of 277.56 feet to a 1/2" iron rod with cap marked "Chaparral" found for the northeast corner of said Lot 5, same being the northwest corner of said Lot 6 hereof,

THENCE S 19°22'12" E, with the west line of said Lot 6, same being the east line of said Lot 5, a distance of 269.83 feet to the POINT OF BEGINNING, and containing 1.927 acres in Williamson County, Texas Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc. under Job No. 51024-00.

### GENERAL 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. WHEN ADJACENT TO AN EXISTING WATER MAIN, ALL STRUCTURES SHALL MAINTAIN A 15' OFFSET DIMENSION FROM PUBLIC WATER PIPELINE INFRASTRUCTURE.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
3. A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING IH35 OR SH45.
4. VEHICULAR INGRESS AND EGRESS FROM STATE HIGHWAY 45 (LOUIS HENNA BOULEVARD) SHALL BE PROHIBITED EXCEPT AS PROVIDED BY THE VARIABLE WIDTH ACCESS EASEMENT AS SHOWN HEREON AND RECORDED IN DOCUMENT NO. 2008066031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
5. RECORDATION OF ALL SEPARATE INSTRUMENTS SHALL OCCUR BEFORE OR IN TANDEM WITH THE RECORDATION OF THE FINAL PLAT.
6. 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 4891C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
9. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (2006-004-PP) APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 7, 2006.

### LEGEND

- DOC DOCUMENT NUMBER
- OFR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- (BP) BURY & PARTNERS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE (S)
- (SURVEYOR) ● FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)

LINE	BEARING	LENGTH
L1	N70°40'58"E	34.03'
L2	N18°14'48"W	27.52'

OWNER: RM DEVELOPMENT GROUP LLC  
1100 POYDRAS ST., SUITE 2900  
NEW ORLEANS, LA 70163  
(504) 324-0802 P  
(504) 605-0882 F

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOT: 1.927 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 1

PATENT SURVEY:  
MEMUCAN HUNT SURVEY  
ABSTRACT No. 314  
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: APRIL 2, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
MAY 15, 2019.

COMBINED SCALE FACTOR: 0.99988

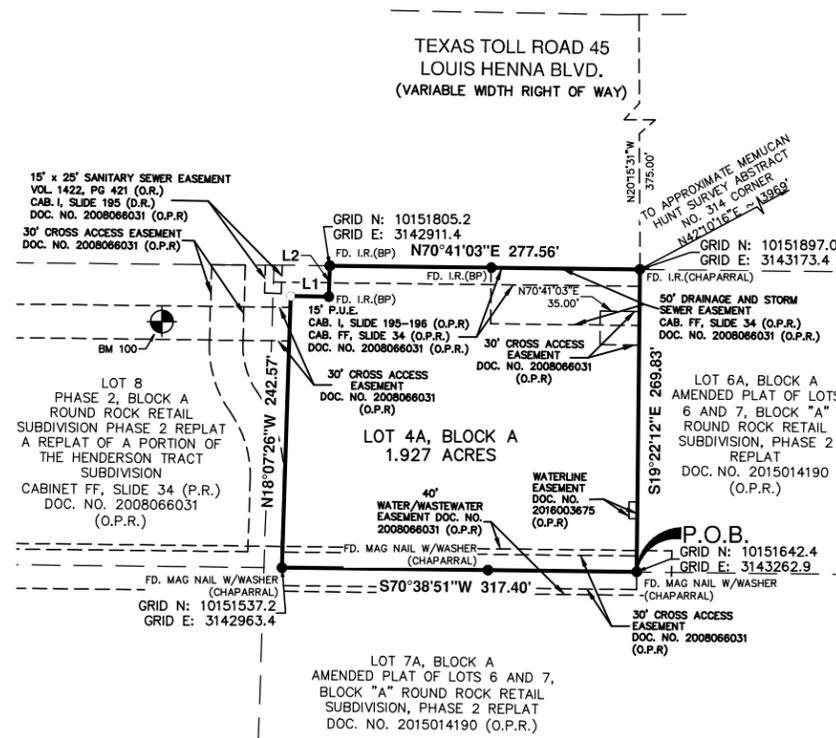
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 1983 (HARN '93) RELATIVE TO CORR GPS MONUMENTS 01-011 AND 01-040.

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE ON BASE OF SIGN  
NAD 83 GRID COORDINATES  
N: 10150488.65  
E: 3142410.15  
ELEVATION 780.76' (NAVD 1988)  
GEOID 03



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 RETAIL SUBDIVISION - LOT 4A, BLOCK A

A REPLAT OF ROUND ROCK RETAIL SUBDIVISION
PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE
HENDERSON TRACT SUBDIVISION

A 1.927 ACRE TRACT OF LAND, BEING ALL OF LOTS 4 & 5, BLOCK A, OF ROUND ROCK RETAIL
SUBDIVISION PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE HENDERSON TRACT
SUBDIVISION, RECORDED IN CABINET FF, SLIDE 34, OF THE PUBLIC RECORDS OF WILLIAMSON
COUNTY, TEXAS, AND DOCUMENT NO. 2008066031 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS, SITUATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN
THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That RM Development Group LLC, a Texas Limited Liability Corporation, as the owner of
that certain 1.927 acre tract of land being all of Lots 4 & 5, Round Rock Retail
Subdivision Phase 2 Replat, as conveyed by a Special Warranty Deed with Vendor's Lien,
said Subdivision recorded in Cabinet FF, Slide 34, of the Plat Records of Williamson
County, Texas, and Document No. 2008066031 of the Official Public Records of Williamson
County, Texas, situated in the Memucan Hunt Survey, Abstract No. 314 in the City of
Round Rock, Williamson County, Texas, does 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 ROUND ROCK RETAIL SUBDIVISION - LOT 4A, BLOCK A.

RM Development Group LLC

Michael C. Rozier, Member of RM Development Group LLC
1100 Poydras St., Suite 2900
New Orleans, LA 70163

STATE OF §
COUNTY OF §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,
by, Michael C. Rozier, as Member of RM Development Group LLC.

Notary Public, State of \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF §
COUNTY OF §

That Natalie Wynne, the Lien Holder of that certain 1.927 acre tract, being all of Lots 4
& 5, Round Rock Retail Subdivision Phase 2 Replat, recorded in Document No.
2018105493 of the Official Public Records of Williamson County, Texas, and does hereby
join, approve, and consent to the dedication to the public forever use of the streets,
alleys, easements and all other lands intended for public dedication as shown hereon.

The Citizen's Bank of Philadelphia
Natalie Wynne,
6222 Hwy 98
Hattiesburg, MS 39402

STATE OF §
COUNTY OF §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,
by, Natalie Wynne, as \_\_\_\_\_ of The Citizen's Bank of Philadelphia.

Notary Public, State of \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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TRPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Michael S. Fisher, 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.

Michael S. Fisher Date
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Parker J. Graham, 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 4 - Subdivision Design and
Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock,
2018 Edition as amended.

Parker J. Graham Date 04/17/2019
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 10028801
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759



Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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

THE 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 \_\_\_\_\_, A.D., 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and
duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in the
plat records of said county, in document no. 2019\_\_\_\_\_. Witness my hand and seal of
the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, Clerk, County Court
Williamson County, Texas

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

ROUND ROCK RETAIL - LOT 4A, BLOCK A

Civil Job No. 51024-00; Survey Job No. 51024-00

File: H:\Survey\024\51024-00\Plan\51024-00.dwg
Date: 04/17/2019 11:56am User: ID: bhwon