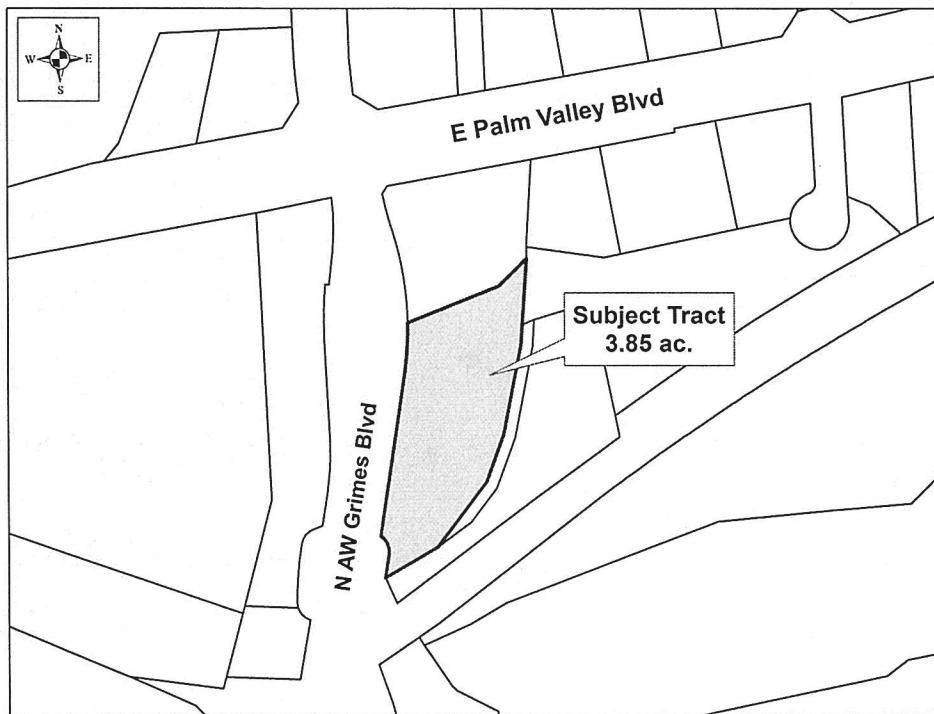


Palm Creek Center Sec. 2 - Replat
FINAL PLAT **FP1507-001**



CASE PLANNER: Ashley Lumpkin

REQUEST: Approval of the Resubdivision of the Final Plat of Palm Creek Center, Section Two

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

DESCRIPTION: 3.85 acres out of the Palm Creek Center Sec. 2, Block A, Lot 1, Acres 3.85

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: drug store - C-1 (General Commercial)

South: Highland Hwy 79 Commercial Subdivision - C-1 (General Commercial) and Union Pacific Railroad Tract (ROW) - unzoned

East: rural residence within the Highland Hwy 79 Commercial Subdivision - C-1 (General Commercial)

West: A.W. Grimes Boulevard

PROPOSED LAND USE: commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	3.85
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	3.85

Owner:
 YH ARBOR RIDGE GP LLC
 8868 RESEARCH BLVD
 STE 500
 AUSTIN, TX 78758-6430

Agent
 JAB Engineering, LLC
 Joshua Baran, PE
 4500 Williams Dr. 212-121
 Georgetown, TX 78633

**Palm Creek Center Sec. 2 - Replat
FINAL PLAT FP1507-001**

HISTORY: The Planning and Zoning Commission approved the Final Plat for Section 2 in 2007.

DATE OF REVIEW: August 5, 2015

LOCATION: Southeast of the intersection of Hwy 79 and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The land use designation is commercial and the zoning of the property is C-1 (General Commercial). This zoning district allows a variety of commercial uses such as medical office, banks, and retail. Building facades are required to be masonry which includes stone, simulated stone, brick, and decorative concrete masonry.

Water and Wastewater Service: City services will be provided to the lots.

Additional Considerations: The purpose of the replat is to split Block A into two lots.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Mylar must be signed by the owner
2. Call out and depict the existing offsite wastewater easement (Doc. #2003059778)
3. Combine the words "water" and "line" for the 5' waterline easement
4. Provide the word "easement" for the drainage and storm sewer easement and either remove the leader on the right side of the callout or update the leader to point to the easement line type.
5. Re-number the plat notes

RESUBDIVISION OF THE FINAL PLAT OF PALM CREEK CENTER, SECTION TWO

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THE PRESENTS:

THAT YH ARBOR RIDGE, L.P., OWNER OF 3.854 ACRES OF LAND, BEING LOT 1, BLOCK A, PALM CREEK CENTER, SECTION TWO, FINAL PLAT, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 231 AND 232 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, BEING THAT 3.85 ACRE TRACT OF LAND CONVEYED TO YH ARBOR RIDGE, L.P. IN DOCUMENT NO. 2007027060 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO RESUBDIVIDE SAID LOT 1, BLOCK A, PALM CREEK CENTER, SECTION TWO, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF THE FINAL PLAT OF PALM CREEK CENTER, SECTION TWO

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2015 A.D.

BY: _____
YH ARBOR RIDGE, L.P.
C/O GRR ARBOR RIDGE, LLC
BY RANDOLPH W. DON CARLOS A/K/A RANDY DON CARLOS, MANAGER GRR ARBOR RIDGE, LLC
8868 RESEARCH BLVD., SUITE #500
AUSTIN, TEXAS 78758

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015,

BY, _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT THE FROST NATIONAL BANK, A TEXAS STATE BANKING CORPORATION, THE LIEN HOLDER OF THAT CERTAIN _____ ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN _____ ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER 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.

FROST BANK
401 CONGRESS AVENUE
AUSTIN, TX 78701

BY: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015,

BY, _____
NOTARY PUBLIC, STATE OF TEXAS

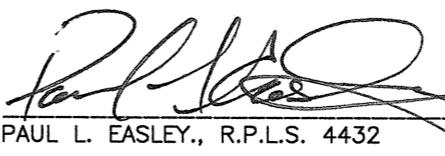
PRINTED NAME:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, PAUL L. EASLEY, 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, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.


PAUL L. EASLEY, R.P.L.S. 4432

07/21/15

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724
TBPLS Firm No. 10124500



ENGINEER'S CERTIFICATE:

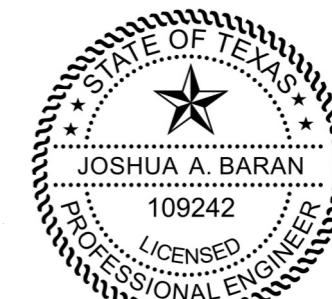
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOSHUA A. BARAN, 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.


JOSHUA A. BARAN, P.E. NO. 109242

7/21/15

ENGINEERING BY:
JAB ENGINEERING, LLC. (F-14076)
4500 WILLIAMS DRIVE, STE. 212-121
GEORGETOWN, TX 78633
512-779-7414
FIRM NO. F-14076



PLAT NOTES FROM (DD/231-232, P.R.W.C.T.):

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 11, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION).
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION) AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. 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.
4. A PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT FIVE (5) FOOT WIDE ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON.
5. THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN AGREEMENT PROVIDING RECIPROCAL ACCESS EASEMENT AND RESTRICTIVE COVENANTS DATED NOVEMBER 1, 2005, RECORDED UNDER DOCUMENT NUMBER 2005089621 (EASEMENT SHOWN HEREON) OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED.
3. 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.
4. RECORDATION OF ALL SEPARATE INSTRUMENT EASEMENTS SHALL OCCUR BEFORE OR IN TANDEM WITH THE RECORDATION OF THIS PLAT.
5. ALL EASEMENTS SHOWN HEREON WERE ORIGINALLY DEDICATED TO THE PUBLIC, UNLESS OTHERWISE NOTED.
6. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN = 679.5'.
7. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE 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.

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P825".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 10163247.43
E 3140189.24
TEXAS STATE PLANE COORDINATES:
N 10162027.99
E 3139812.46
ELEVATION = 702.01'
VERTICAL DATUM: NAVD 88 (GEOID 09)
COMBINED SCALE FACTOR = 0.99988001
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.0001200
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1'22"46"

LINE TABLE					
LINE	BEARING	DISTANCE	(RECORD)		
L1	N08°36'33"E	58.61'	(N08°39'20"E	58.62')	
L2	N08°35'28"E	28.63'	(N08°38'15"E)		
L3	S36°20'17"E	34.89'			
L4	N00°05'27"E	31.09'			
L5	N17°27'04"W	17.40'	(N17°18'40"W	17.33')	
L6	N33°08'08"E	23.99'	(N32°51'55"E	23.81')	
L7	S53°44'54"W	46.70'			
L8	S61°25'01"W	32.37'			
L9	S37°16'49"W	15.24'			
L10	S61°25'01"W	108.75'	(S61°27'48"W	141.14')	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	46.99'	65°15'57"	53.53'	N24°03'22"W	50.68' (N24°00'35"W 50.69')
C2	808.00'	9°38'56"	136.07'	N03°52'25"E	135.91' (N03°47'31"E 135.91')
C3	808.00'	16°19'58"	230.33'	N09°07'02"W	229.55' (N09°11'28"W 229.34')
C4	886.93'	5°33'31"	86.06'	N14°32'02"W	86.01' (N14°31'02"W 85.84')

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1022-004
DRAWING NO.: 1022-004-PL1
PLOT DATE: 07-21-15
PLOT SCALE: 1" = 50'
DRAWN BY: DC
SHEET 02 OF 03

RESUBDIVISION OF THE FINAL PLAT OF PALM CREEK CENTER, SECTION TWO

METES AND BOUNDS DESCRIPTION:

3.854 ACRES
P. A. HOLDER SURVEY, ABSTRACT NO. 297
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 3.854 ACRES (APPROXIMATELY 167,886 SQ. FT.) BEING ALL OF LOT 1, BLOCK A, THE FINAL PLAT OF PALM CREEK CENTER, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 231-232 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, TEXAS; SAID 3.854 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Carter & Burges" cap found in the curving east right-of-way line of Farm to Market 1460 (A. W. Grimes Boulevard)(right-of-way width varies), described in Document No. 2005003073 of the Official Public Records of Williamson County, Texas, for the northwest corner of said Lot 1, being the southwest corner of Lot 1, Block A, The Final Plat of Palm Creek Center, Section One, a subdivision of record in Cabinet CC, Slides 293-294 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar with "Carter & Burges" cap found at a point of tangency in the east right-of-way line of said Farm to Market 1460, being in the west line of Lot 1, Block A of said Section One, bears North 09°07'02" West, a chord distance of 229.55 feet;

THENCE departing said right-of-way, with the south line of Lot 1 of said Section One and the north line of Lot 1 of said Section Two, the following two (2) courses and distances:

1. North 68°24'16" East, a distance of 250.96 feet to a 3/4" rebar found;
2. North 45°26'33" East, a distance of 99.11 feet to a 1/2" rebar with "Carter & Burges" cap found at the southeast corner of Lot 1 of said Section One, being the northeast corner of Lot 1 of said Section Two, same being the west line of Lot 4, Block A, Highland Hwy 79 Commercial-Phase 2, Final Plat, a subdivision of record in Cabinet DD, Slides 155-156 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar with "TXHS" cap found in the east line of Lot 1 of said Section One, being the northwest corner of said Lot 4, same being the southwest corner of Lot 1, Block A, Highland Hwy 79 Commercial-Phase 1, Final Plat, a subdivision of record in Cabinet DD, Slides 153-154 of the Plat Records of Williamson County, Texas, bears North 00°05'27" East, a distance of 31.09 feet;

THENCE, with the west line of Lot 1 of said Section Two, in part being the west line of said Lot 4, and in part being the west line of Lot 8, Block A of said Highland Hwy 79 Commercial, Phase 2, the following four (4) courses and distances:

1. South 03°56'15" West, a distance of 215.65 feet to a 3/8" rebar found;
2. South 11°09'20" West, a distance of 231.31 feet to a 1/2" rebar found;
3. South 20°04'54" West, a distance of 130.39 feet to a 1/2" rebar found;
4. South 37°16'49" West, a distance of 206.81 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of Union Pacific Railroad (200' right-of-way), as described in Volume 17, Page 617 of the Deed Records of Williamson County, Texas, same being the southwest corner of said Lot 8, from which a calculated point for the southeast corner of said Lot 1, bears South 37°16'49" West, a distance of 206.81 feet;

THENCE South 53°44'54" West, with the north right-of-way line of said Union Pacific Railroad, a distance of 46.70 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE South 61°25'01" West, with the common line between said Lot 1 and said Union Pacific Railroad, a distance of 108.75 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of said Farm to Market 1460 (A. W. Grimes Boulevard), being in the north right-of-way line of said Union Pacific Railroad, same being the southwest corner of said Lot 1;

THENCE with the west line of said Lot 1 and the east right-of-way line of said Farm to Market 1460, the following four (4) courses and distances:

1. North 08°36'33" East, a distance of 58.61 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the left, having a radius of 46.99 feet, a delta angle of 65°15'57", an arc length of 53.53 feet, and a chord which bears North 24°03'22" West, a distance of 50.68 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 08°35'28" East, a distance of 411.62 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the left, having a radius of 808.00 feet, a delta angle of 09°38'56", an arc length of 136.07 feet, and a chord which bears North 03°52'25" East, a distance of 135.91 feet to the POINT OF BEGINNING, containing 3.854 acres of land, more or less.

Surveyed on the ground on June 10, 2015.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

PLANNING AND ZONING COMMISSION APPROVAL:

APPROVED THIS _____ DAY OF _____, 2015, 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

COUNTY CLERK:

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE _____ DAY OF _____ 2015, A.D., AT _____O'CLOCK _____.M., AND DULY RECORDED THIS THE _____ DAY OF _____ 2015, A.D., AT _____O'CLOCK _____.M., IN THE PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____

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

BY: DEPUTY

 Professional Land Surveying, Inc. Surveying and Mapping	PROJECT NO.: 1022-004
3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	DRAWING NO.: 1022-004-PL1
	PLOT DATE: 07-21-15
	PLOT SCALE: 1" = 50'
	DRAWN BY: DC
	SHEET 03 OF 03