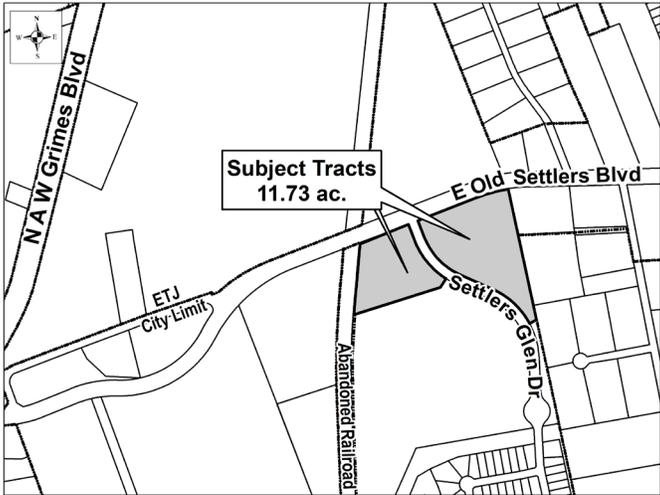


**Homestead at Old Settlers Park Ph 9
FINAL PLAT FP2207-002**



CASE PLANNER: Matthew Johnson

REQUEST: Final Plat approval

ZONING AT TIME OF APPLICATION: Low-Density Multifamily (MF-1)

DESCRIPTION: 11.73 acres out of the Willis Donaho Jr Survey, Abstract No. 173

CURRENT USE OF PROPERTY: Vacant/ Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: Residential
- South: Multifamily
- East: ETJ/ Rural Residential
- West: Light Industrial

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:	2	11.73
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	11.73

Owner:
Brian Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
KTCivil
Peggy Carrasquillo
6805 N. Capital of Texas Hwy., Ste.
315
Austin, TX 78731

Developer:
Meritage Homes of Texas, LLC
Kyle Smith
8920 Business Park Dr
Ste. 350
Austin, TX 78759

**Homestead at Old Settlers Park Ph 9
FINAL PLAT FP2207-002**

HISTORY: A Preliminary Plat was approved on January 17th, 2020 (PP1912-001). A revised Preliminary Plat was approved on August 12th, 2021. The revision solely realigned phase lines. Phase 9 zoning was approved from local commercial to low density multifamily on June 23rd of this year.

DATE OF REVIEW: August 17, 2022

LOCATION: Generally located south of the intersection of E Old Settlers Blvd and Settlers Glen Dr.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area is Residential. Homestead at Old Settlers Park consists of approximately 190-acres of land with zoning districts SF-3 (Single Family-Mixed Lot) to MF-1 (Multifamily-Low Density). The Phase 9 Final Plat will facilitate the final phase of development for the Homestead at Old Settlers Subdivision.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the revised Preliminary Plat for Homestead at Old Settlers (PP1912-001).

Traffic, Access and Roads: The development tract has frontage along Settlers Glen Drive and Old Settlers Blvd. Driveway access will be provided off of Settlers Glen Drive. A Traffic Impact Analysis (TIA) is not required for this development. Roadway impact fees will be assessed based on the date of plat recordation and charged upon submittal of the building permit application.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Water will be obtained by connecting to an existing 8" waterline and wastewater line within the ROW of Settlers Glen Drive and Phase 8.

Drainage: A flood study has been approved for the final phase of this subdivision (FLOOD2204-0001).

RECOMMENDED MOTION:

Staff recommends approval of the Homestead at Old Settlers Final Plat.



N A W Grimes Blvd

**Subject Tracts
11.73 ac.**

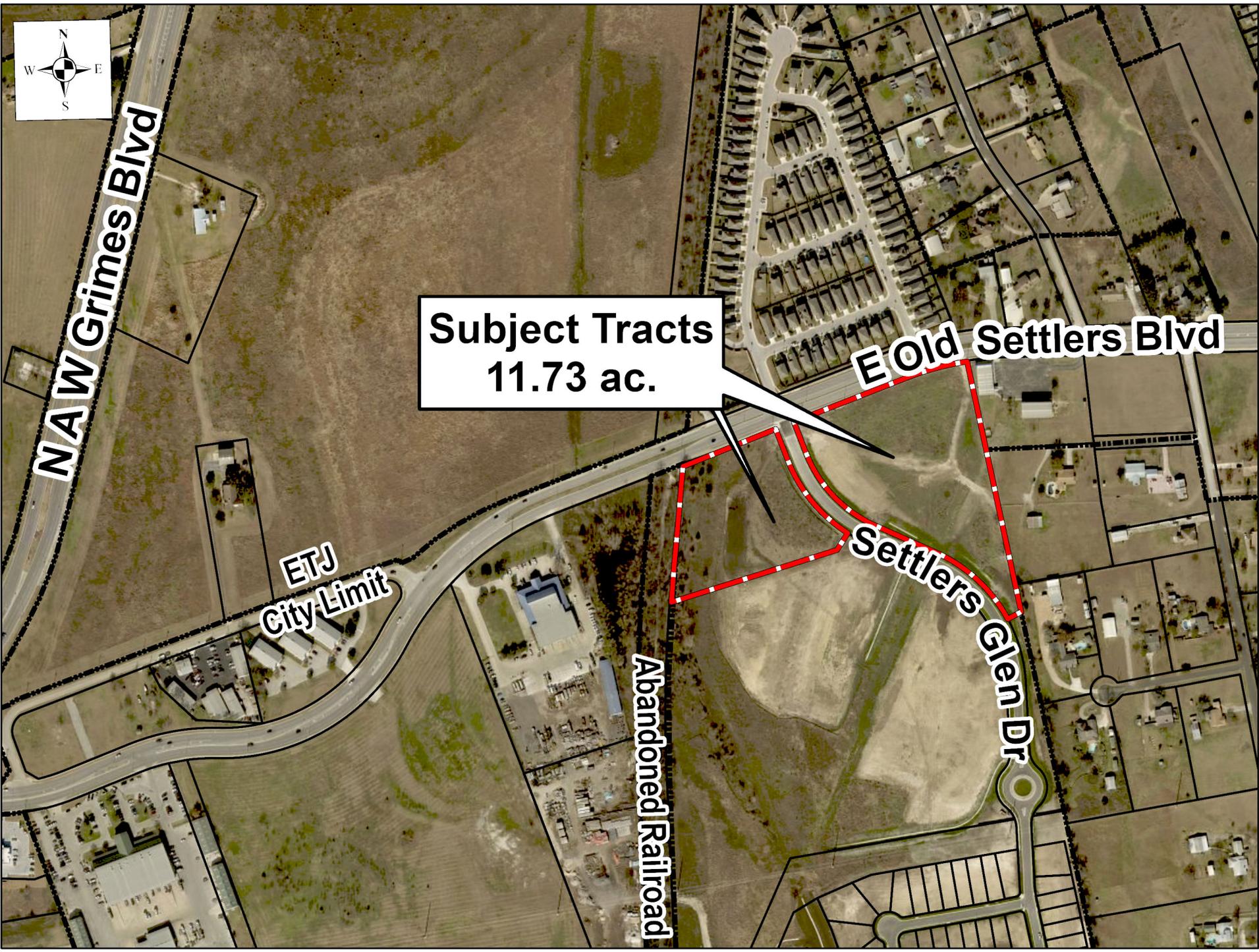
E Old Settlers Blvd

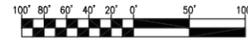
**ETJ
City Limit**

Abandoned Railroad

Settlers

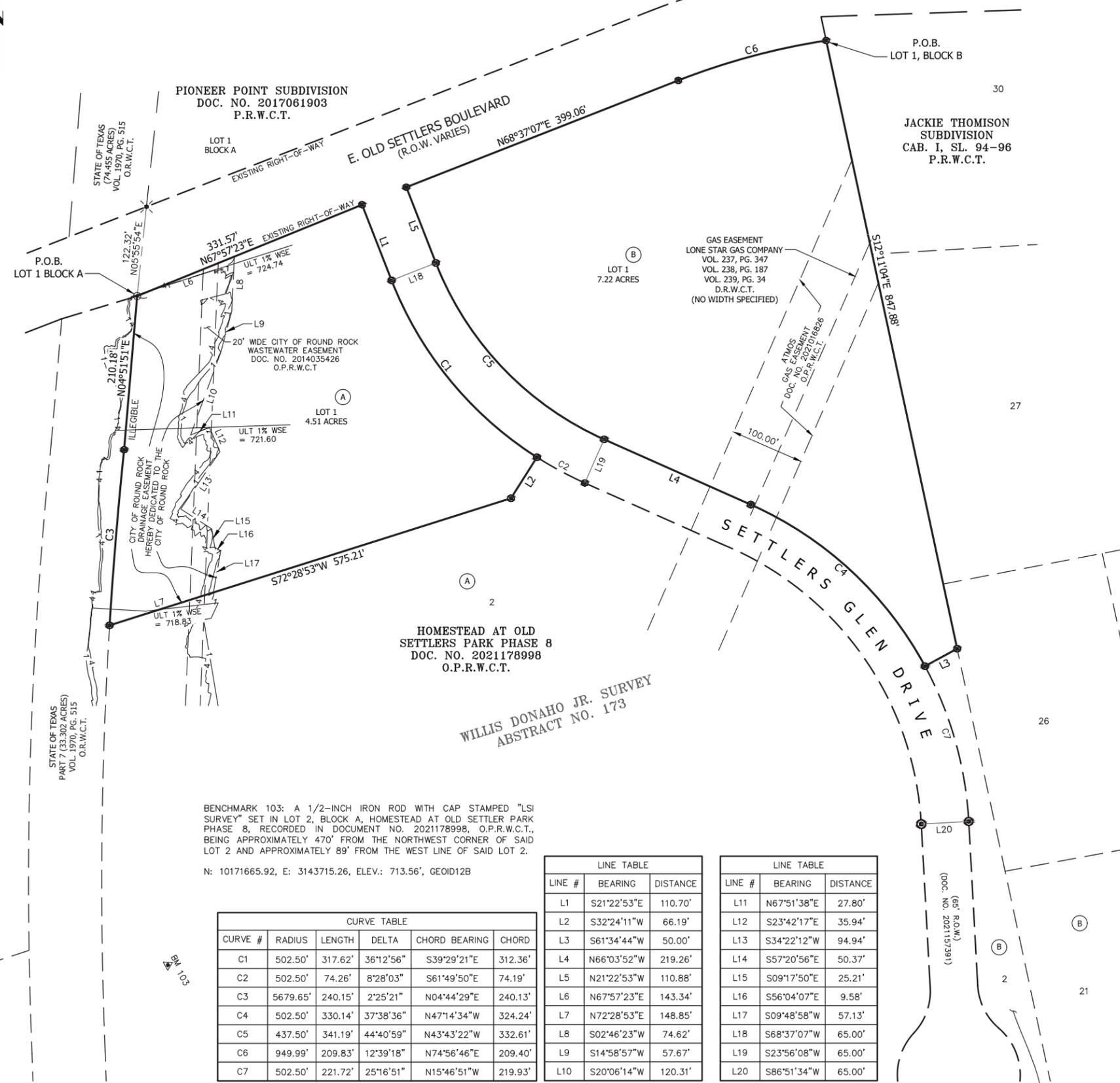
Glen Dr





GRAPHIC SCALE

1" = 100'



PIONEER POINT SUBDIVISION
DOC. NO. 2017061903
P.R.W.C.T.

JACKIE THOMSON SUBDIVISION
CAB. I, SL. 94-96
P.R.W.C.T.

HOMESTEAD AT OLD
SETTLERS PARK PHASE 8
DOC. NO. 2021178998
O.P.R.W.C.T.

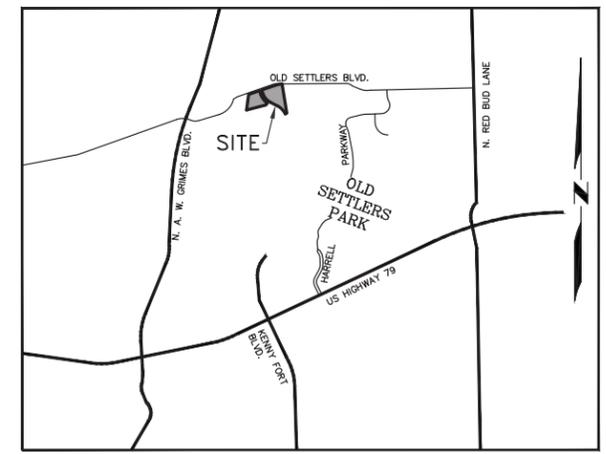
WILLIS DONAHO JR. SURVEY
ABSTRACT NO. 173

BENCHMARK 103: A 1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET IN LOT 2, BLOCK A, HOMESTEAD AT OLD SETTLER PARK PHASE 8, RECORDED IN DOCUMENT NO. 2021178998, O.P.R.W.C.T., BEING APPROXIMATELY 470' FROM THE NORTHWEST CORNER OF SAID LOT 2 AND APPROXIMATELY 89' FROM THE WEST LINE OF SAID LOT 2.
N: 10171665.92, E: 3143715.26, ELEV.: 713.56', GEOID12B

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	502.50'	317.62'	36°12'56"	S39°29'21"E	312.36'
C2	502.50'	74.26'	8°28'03"	S61°49'50"E	74.19'
C3	5679.65'	240.15'	2°25'21"	N04°44'29"E	240.13'
C4	502.50'	330.14'	37°38'36"	N47°14'34"W	324.24'
C5	437.50'	341.19'	44°40'59"	N43°43'22"W	332.61'
C6	949.99'	209.83'	12°39'18"	N74°56'46"E	209.40'
C7	502.50'	221.72'	25°16'51"	N15°46'51"W	219.93'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S21°22'53"E	110.70'
L2	S32°24'11"W	66.19'
L3	S61°34'44"W	50.00'
L4	N66°03'52"W	219.26'
L5	N21°22'53"W	110.88'
L6	N67°57'23"E	143.34'
L7	N72°28'53"E	148.85'
L8	S02°46'23"W	74.62'
L9	S14°58'57"W	57.67'
L10	S20°06'14"W	120.31'

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	N67°51'38"E	27.80'
L12	S23°42'17"E	35.94'
L13	S34°22'12"W	94.94'
L14	S57°20'56"E	50.37'
L15	S09°17'50"E	25.21'
L16	S56°04'07"E	9.58'
L17	S09°48'58"W	57.13'
L18	S68°37'07"W	65.00'
L19	S23°56'08"W	65.00'
L20	S86°51'34"W	65.00'



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (AS NOTED)
 - 1" PIPE FOUND (OR AS NOTED)
 - ⊗ DRILL HOLE WITH "X" DRAWN
 - P.O.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - BLOCK

LINE TYPE LEGEND

——	BOUNDARY LINE
- - - -	RIGHT-OF-WAY LINE
- · - ·	EASEMENT LINE
— · — ·	ADJACENT BOUNDARY LINE
—— 4 ——	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
—— 1 ——	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

OWNER: CRESSMAN ENTERPRISES LP

ACREAGE: 11.73 ACRES
PATENT SURVEY: WILLIS DONAHO SURVEY, ABSTRACT NO. 173

NUMBER OF BLOCKS: 2
LINEAR FEET OF NEW STREETS: NO R.O.W. DEDICATED
SUBMITTAL DATE: JULY 19, 2022
DATE OF PLANNING & ZONING COMMISSION REVIEW: AUGUST 17, 2022

NUMBER OF LOTS BY TYPE: DEVELOPMENT LOTS 2 LOTS

ACREAGE BY LOT TYPE: DEVELOPMENT LOTS - 11.73 ACRES

SURVEYOR: LANDESIGN SERVICES, INC.
10090 W. HIGHWAY 29
LIBERTY HILL, TEXAS 78642
PHONE: 512-238-7901
TBPELS FIRM NO. 10001800

ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY
SUITE 315
AUSTIN, TEXAS 78731
512-758-7474
TBPE FIRM NUMBER F-18129



FINAL PLAT
HOMESTEAD AT OLD SETTLERS PARK
PHASE 9

REVISIONS	DATE	DESCRIPTION

PROJECT NAME: KTCSS CRESSMAN	SCALE: 1" = 100'
JOB NUMBER: 20-033	DATE: 06/21/2022
DRAWING FILE PATH: K:\20033 - KTCSS CRESSMAN\CAD\DWGS	FIELDNOTE FILE PATH: K:\20033 - KTCSS CRESSMAN\DESCRIPTIONS
RPLS: FWF	TECH: JRM
CHECKED BY: HAS	FIELDBOOK: N/A

DRAWING NAME:
HOMESTEAD PHASE 9
PLAT

DRAWING PATH: K:\20033 - KTCSS CRESSMAN\CAD\DWGS\HOMESTEAD PHASE 9 PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 7/29/2022 8:45 AM PLOT DATE: 7/29/2022 12:15 PM

