

Replat of The Settlement Sec. 4-A, Block C, Lot 1
FINAL PLAT FP1812-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Replat request to remove a building setback line depicted on the plat

ZONING AT TIME OF APPLICATION: SF-2 (Single-Family Standard Lot)

DESCRIPTION: 4.16 acres out of the George W. Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: Place of Worship

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Residence - Zoned SF-2 (Single-Family Standard Lot)

South: E Old Settlers Blvd Right-of-Way/Undeveloped Commercial - Zoned C-1 (General Commercial)

East: Single-Family Residence - Zoned SF-2 (Single-Family Standard Lot)

West: Settlement Drive Right-of-Way/Single-Family Residence - Zoned SF-2 (Single-Family Standard Lot)

PROPOSED LAND USE: New administrative building addition

<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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	4.16
TOTALS:	1	4.16

Owner:
 True Life Fellowship
 Richard Neusch
 1600 E. Old Settlers Blvd.
 Round Rock, TX 78665

Agent:
 B-Squared Engineering
 Brian Baird, PE
 P.O. Box 9684
 Austin, TX 78766

**Replat of The Settlement Sec. 4-A, Block C, Lot 1
FINAL PLAT FP1812-001**

HISTORY: The Planning and Zoning Commission (P&Z) approved the original plat on February 18, 1988 (Cabinet J, Slide 91).

Also, this item was originally scheduled to go before the Planning & Zoning Commission on January 9, 2019, at a noticed public hearing, but was postponed at the Applicant's request to the February 6, 2019, P&Z meeting. The public hearing was opened at the January 9, 2019, meeting and continued to tonight's meeting.

DATE OF REVIEW: February 6, 2019

LOCATION: Generally located near the northeast corner of Settlement Dr. and E. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right. The SF-2 exterior building materials standards prohibit metal of any type except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

Traffic, Access and Roads: The subject tract has existing access from Settlement Drive and E Old Settlers Boulevard. A Traffic Impact Analysis (TIA) is not required for this plat application at this time. However, trip generation numbers will be required at the time of site development review to determine if a TIA will be required.

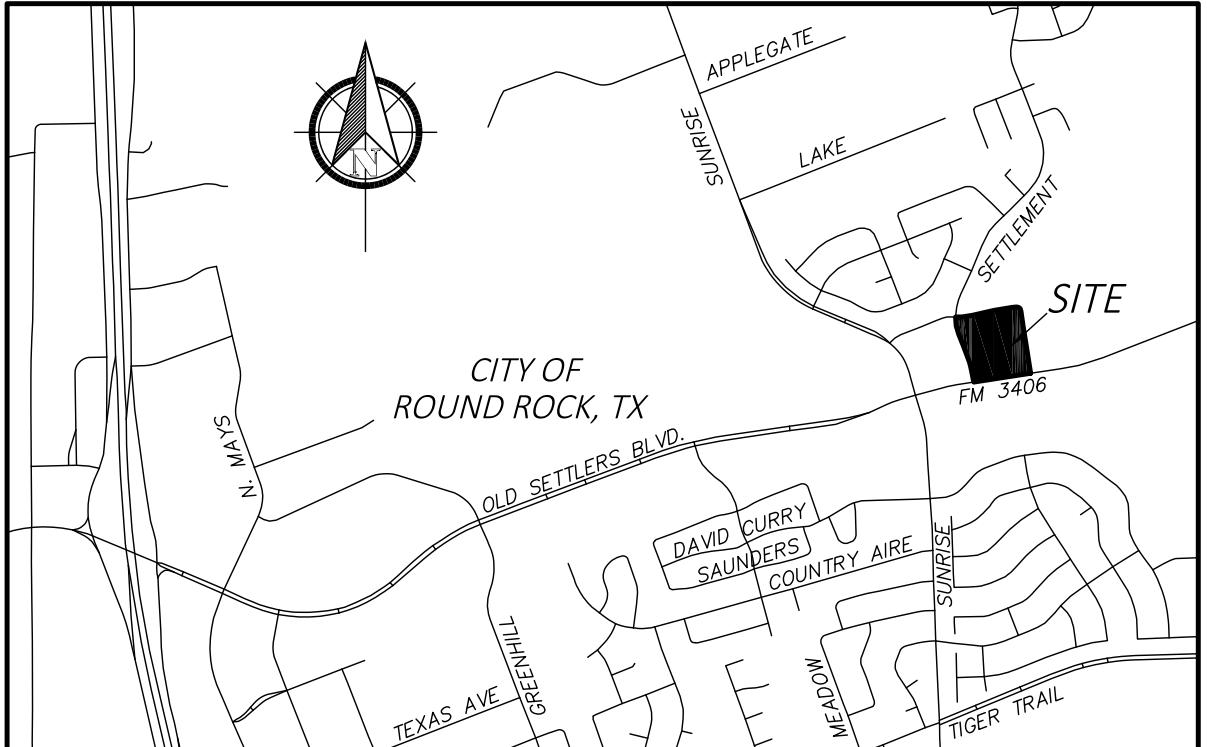
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There are existing water and wastewater lines servicing the subject tract and they are adequate to serve the site with the addition of a new administrative building.

Drainage: Drainage is currently detained on-site with an existing pond. The existing pond is anticipated to be modified to accommodate the new volume from the additional building square footage.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update the P&Z meeting date on sheet 1 to February 6, 2019.
2. Remove the reference to FM 3406 in the vicinity map and include E Old Settlers Boulevard.
3. Add "E" to Old Settlers Boulevard to the plat and the vicinity map prior to recordation.
4. Sheet 1 of 2:
 - a. Provide state board registration firm registration numbers for Engineer and Surveyor.
 - b. Provide Patent Survey "George W. Glasscock Survey Abstract #267" and provide survey tie.
 - c. Remove street side P.U.E. dimension and recordation note. P.U.E. is covered in the subdivision Note #1, and the 5' width depicted contradicts note which states 10' width.
5. Sheet 2 of 2:
 - a. Remove Note #2 regarding drainage easements as there are no drainage easements depicted on plat, and revise note numbering sequence as necessary.



SITE ADDRESS:

1600 OLD SETTLERS BLVD.
ROUND ROCK, TEXAS 78665

OWNER:

TRUE LIFE FELLOWSHIP CHURCH
1609 CHISOLM TRAIL ROAD, SUITE 500
ROUND ROCK, TEXAS 78681

SURVEYOR:

FRED L. DODD, JR.
FRED L. DODD JR. SURVEYOR, INC.
8019 W. GRAND PKWY. SUITE 1060 #464
RICHMOND, TX 77407
(512) 953-5705

ENGINEER:

BRIAN BAIRD, P.E.
B-SQUARED ENGINEERING
P.O. BOX 9684
AUSTIN, TX 78766-9684
(512) 569-0743 PH

MAP SYMBOLS

•	1/2" IRON ROD FOUND W/CAP (UNLESS STATED)
○	1/2" IRON ROD SET W/CAP "DODD SURVEYING"
B.L.	BENCHMARK
CORR	BUILDING SETBACK LINE
P.U.E.	CITY OF ROUND ROCK
W.W.E.	PUBLIC UTILITY EASEMENT
P.O.B.	WASTE WATER EASEMENT
()	PLACE OF BEGINNING
O.P.R.W.C.	RECORD INFORMATION
P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
O.R.W.C.	PLAT RECORDS, WILLIAMSON COUNTY
LOT LINES	OFFICIAL RECORDS, WILLIAMSON COUNTY
—	PUBLIC UTILITY EASEMENTS
—	SUBJECT BOUNDARY

LOT 1 = 180,976 SQUARE FEET (4.155 ACRES), DEVELOPMENT
TOTAL NUMBER OF LOTS = 1, DEVELOPMENT
BLOCKS = 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: DECEMBER 11, 2018
PLANNING & ZONING COMMISSION REVIEW DATE: JANUARY 09, 2018
PATENT SURVEY: GEORGE GLASSCOCK SURVEY, ABSTRACT NO. 257

BENCHMARKS: RECTANGLE CUT ON NORTHEAST CORNER OF CURB INLET
ALONG EAST RIGHT-OF-WAY OF SETTLEMENT DRIVE NEAR THE SOUTHWEST
PROPERTY CORNER.

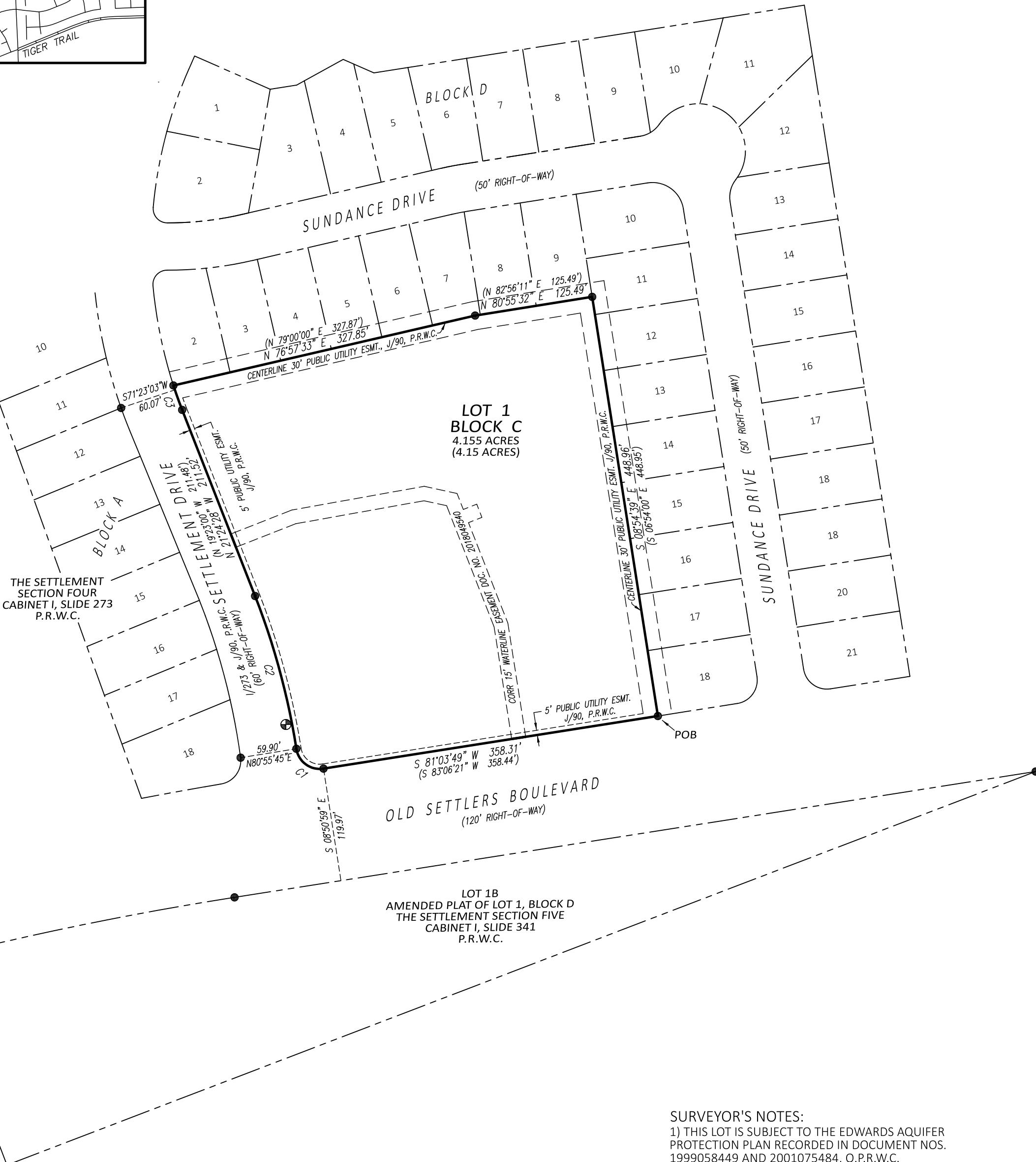
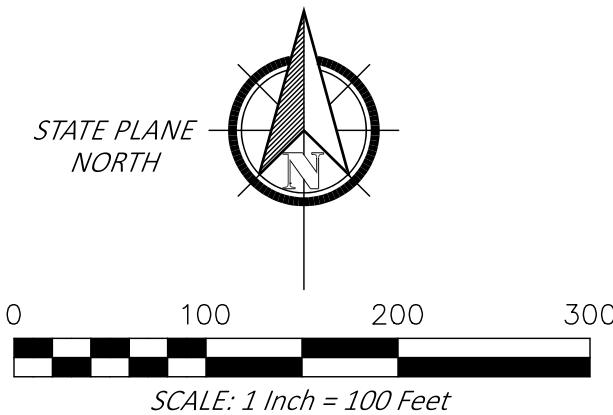
N=10170016.2' GRID COORDINATE
E=3135996.9' GRID COORDINATE
ELEVATION = 714.70' NAVD88 GEOD 12A.

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE
FACTOR OF 0.99987904 AND CONVERGENCE ANGLE OF 01°22'26".

FRED L. DODD JR.
SURVEYOR, INC.
PROFESSIONAL LAND SURVEYING

SHEET 1 OF 2
ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705

REPLAT OF THE SETTLEMENT SECTION FOUR-A, LOT 1, BLOCK C



LEGAL DESCRIPTION:

BEING A 4.155 ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 1, BLOCK C, THE SETTLEMENT SECTION FOUR-A, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET J, SLIDE 90 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.155 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 3406 (120' RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK C, THE SETTLEMENT SECTION FOUR-A, AND SOUTHEAST CORNER OF SAID LOT 1;

THENCE, S81°03'49"W, WITH THE NORTH LINE OF SAID FARM-TO-MARKET ROAD NO. 3406, A DISTANCE OF 358.31 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SETTLEMENT DRIVE (60' RIGHT-OF-WAY) FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, WITH THE EAST RIGHT-OF-WAY OF SAID SETTLEMENT DRIVE AND CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET AND CHORD BEARS N53°50'59"W, 35.59 FEET FOR AN ARC DISTANCE OF 39.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE EAST RIGHT-OF-WAY OF SAID SETTLEMENT DRIVE AND CURVE TO THE RIGHT WHOSE RADIUS IS 770.86 FEET AND CHORD BEARS N15°07'42"W, 167.47 FEET FOR AN ARC DISTANCE OF 167.80 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, N21°24'28"W, WITH THE EAST RIGHT-OF-WAY OF SAID SETTLEMENT DRIVE AND CURVE TO THE RIGHT WHOSE RADIUS IS 211.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE EAST RIGHT-OF-WAY OF SAID SETTLEMENT DRIVE AND CURVE TO THE RIGHT WHOSE RADIUS IS 470.00 FEET AND CHORD BEARS N19°41'37"W, 27.45 FEET FOR AN ARC DISTANCE OF 27.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK C, OF SAID THE SETTLEMENT SECTION FOUR-A, AND NORTHWEST CORNER OF SAID LOT 1;

THENCE, N76°57'33"E, WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 327.85 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, N80°55'32"E, CONTINUING WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 9, BLOCK C OF SAID THE SETTLEMENT SECTION FOUR-A, AND NORTHEAST CORNER OF SAID LOT 1;

THENCE, S08°54'39"E, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 448.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.155 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES:
1) THIS LOT IS SUBJECT TO THE EDWARDS AQUIFER PROTECTION PLAN RECORDED IN DOCUMENT NOS. 1999058449 AND 2001075484, O.P.R.W.C.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.61'	25.00'	90°46'32"	N 53°50'59" W	35.59'
C2	167.80'	770.86'	12°28'19"	N 15°07'42" W	167.47'
C3	27.46'	470.00'	3°20'49"	N 19°41'37" W	27.45'
(C1)	39.61'	25.00'	90°46'32"	N 53°50'59" W	35.59'
(C2)	167.80'	770.86'	12°28'19"	N 15°07'42" W	167.47'
(C3)	27.46'	470.00'	3°20'49"	N 19°41'37" W	27.45'

REPLAT OF THE SETTLEMENT SECTION FOUR-A, LOT 1, BLOCK C

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT TRUE LIFE FELLOWSHIP CHURCH, A TEXAS NONPROFIT CORPORATION, AS THE OWNER OF THAT CERTAIN 4.155 ACRE TRACT OF LAND, BEING LOT 1, BLOCK C, THE SETTLEMENT SECTION FOUR-A, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET J, SLIDE 90, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2008060709 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:

REPLAT OF THE SETTLEMENT SECTION FOUR-A, LOT 1, BLOCK C.

TRUE LIFE FELLOWSHIP CHURCH

RICHARD NESUCH
SENIOR PASTOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY RICHARD NESUCH, AS SENIOR PASTOR OF TRUE LIFE FELLOWSHIP CHURCH, A STATE OF TEXAS NONPROFIT CORPORATION, ON BEHALF OF SAID TRUE LIFE FELLOWSHIP CHURCH.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME: MY COMMISSION EXPIRES:

AND

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT BUCKHOLTS STATE BANK, THE LIEN HOLDER OF THAT CERTAIN 4.155 ACRE TRACT OF LAND, BEING LOT 1, BLOCK C, THE SETTLEMENT SECTION FOUR-A, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET J, SLIDE 90, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2008060709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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.

BUCKHOLTS STATE BANK
BY:

RICHARD C. CROWE, ITS TRUSTEE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME: MY COMMISSION EXPIRES:

NOTES:

- 1) A 10' PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 2) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 3) 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, AS AMENDED.
- 4) 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 5) NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, FRED L. DODD, JR., 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.

PRELIMINARY SURVEY NOT FOR RECORDATION

FRED L. DODD, JR.
RPLS NO. 6392
FRED L. DODD JR. SURVEYOR, INC.
8019 W. GRAND PKWY. STE.1060 #464
RICHMOND, TEXAS 77404
(512) 953-5705

DATE

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 PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BRIAN BAIRD, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION 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.

BRIAN BAIRD
REGISTERED PROFESSIONAL ENGINEER NO. 91685
B-SQUARED ENGINEERING FIRM NO. 11934
P.O. BOX 9684
AUSTIN, TEXAS 78766-9686
(512) 569-0743

DATE

THE 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., 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. _____.

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



SHEET 2 OF 2

ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705

WWW.DODDSURVEYING.COM

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