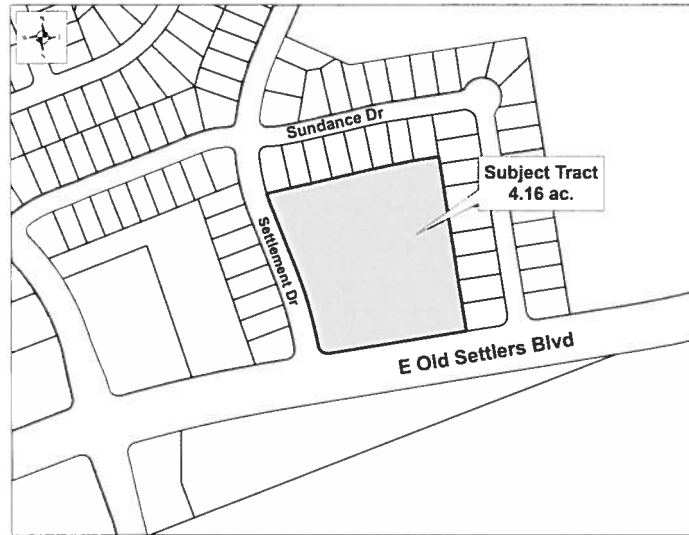


**Replat of The Settlement Sec. 4-A, Block C, Lot 1  
FINAL PLAT FP1812-001**



**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
<b>TOTALS:</b>	<b>1</b>	<b>4.16</b>

**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.



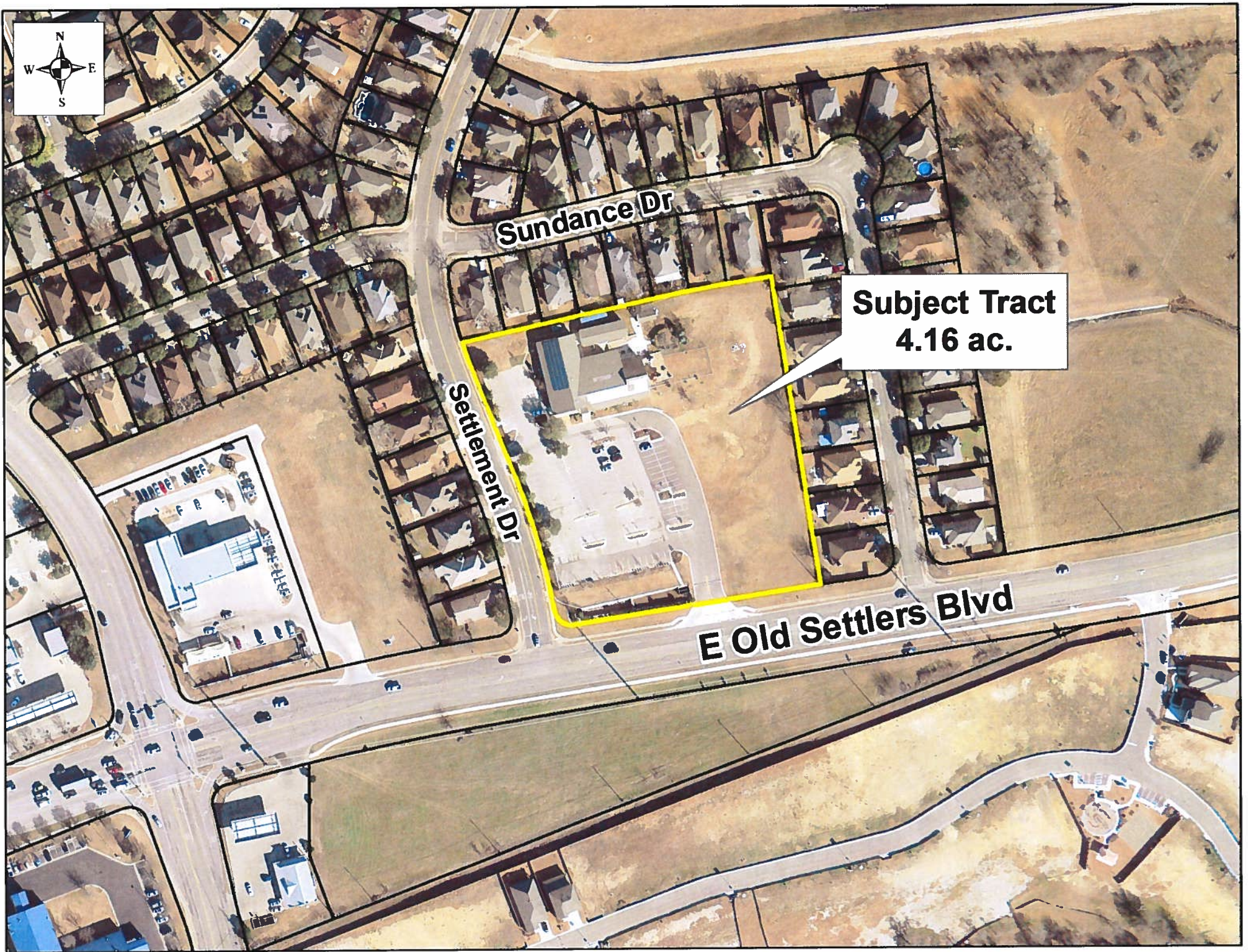


**Sundance Dr**

**Settlement Dr**

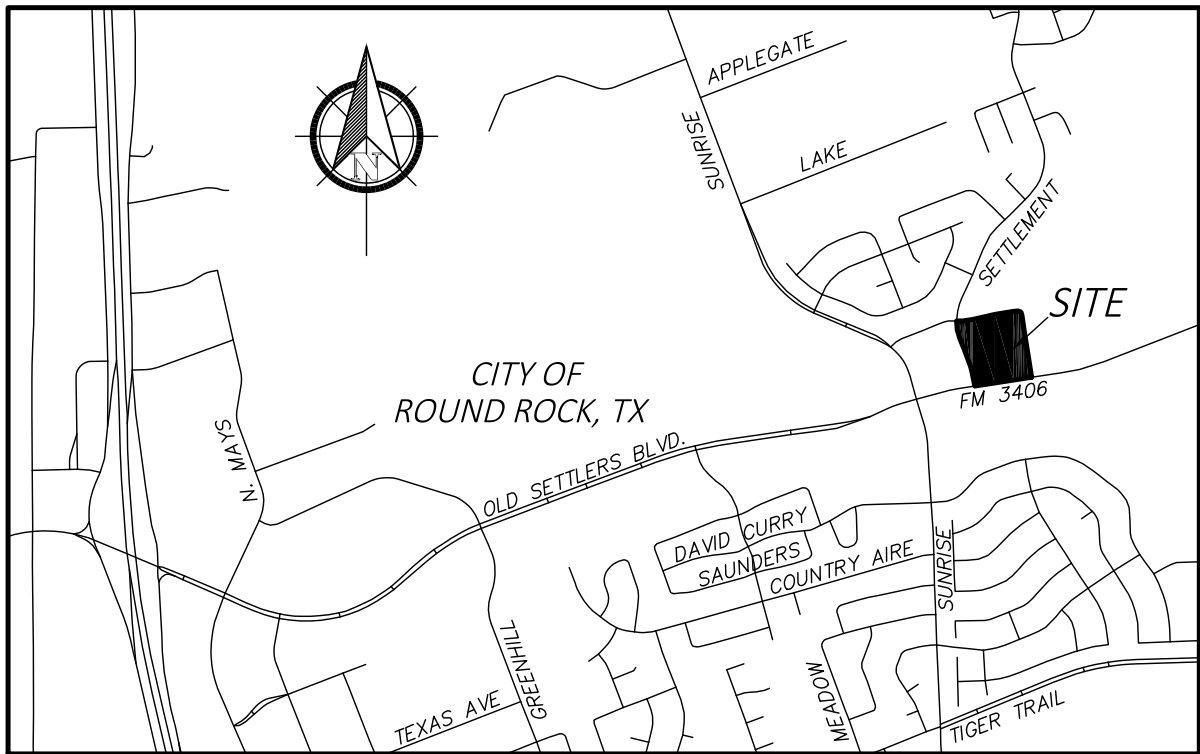
**Subject Tract  
4.16 ac.**

**E Old Settlers Blvd**





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



VICINITY MAP  
NOT TO SCALE

**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"
⊙	BENCHMARK
B.L.	BUILDING SETBACK LINE
CORR	CITY OF ROUND ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTE WATER EASEMENT
P.O.B.	PLACE OF BEGINNING
( )	RECORD INFORMATION
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
P.R.W.C.	PLAT RECORDS, WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS, WILLIAMSON COUNTY
---	LOT LINES
- - - -	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.

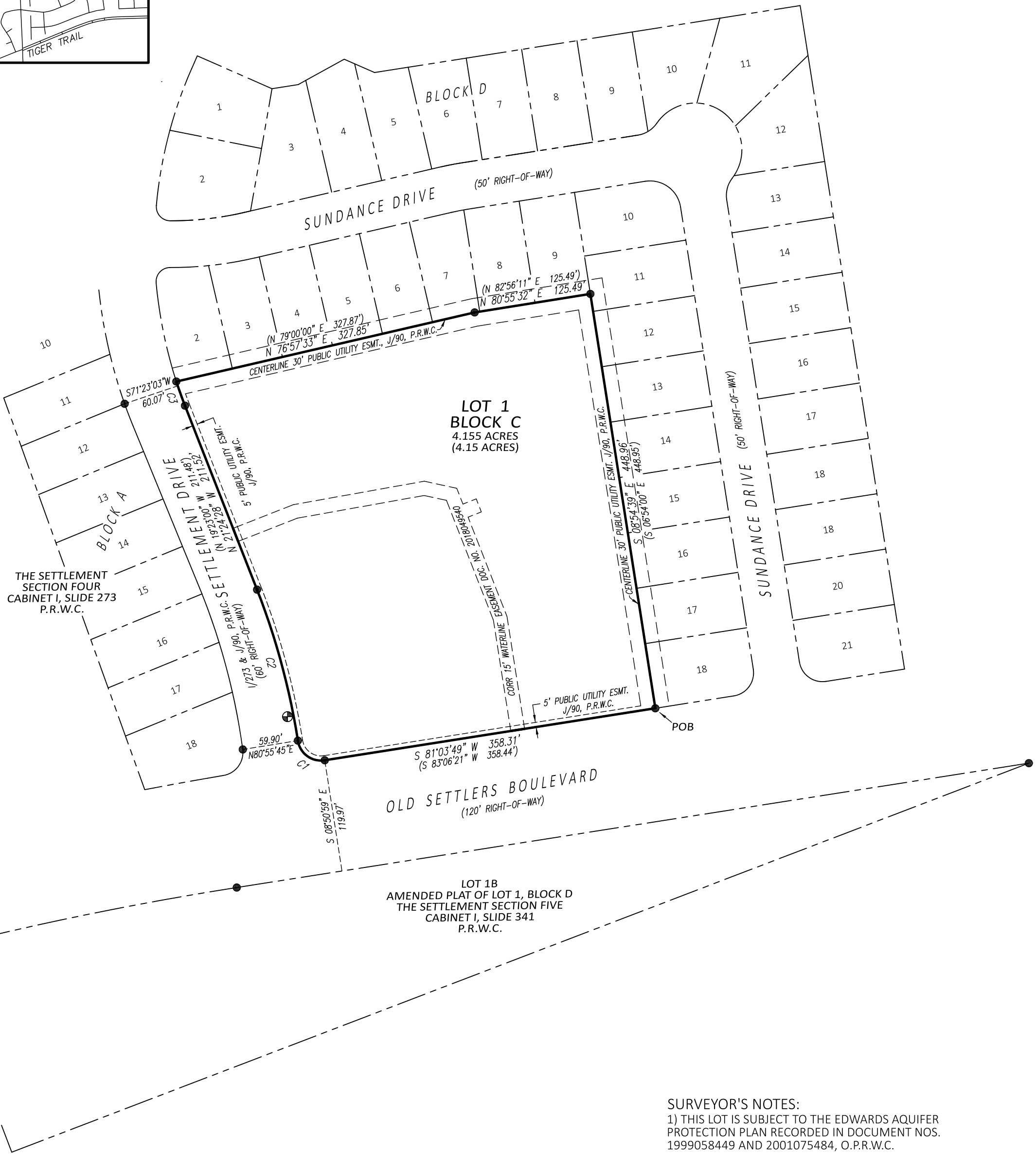
N=10170016.2' GRID COORDINATE  
E=3135996.9' GRID COORDINATE  
ELEVATION = 714.70' NAVD88 GEOID 12A.

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".

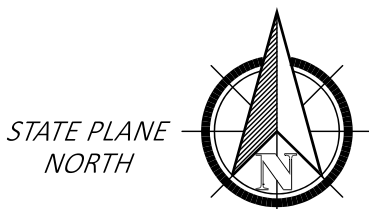


SHEET 1 OF 2

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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.



0 100 200 300  
SCALE: 1 Inch = 100 Feet

**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 18, 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, A DISTANCE OF 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.

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'

FP1812-001

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SUITE 1060 #464  
RICHMOND, TX 77407

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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

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

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 §

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

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