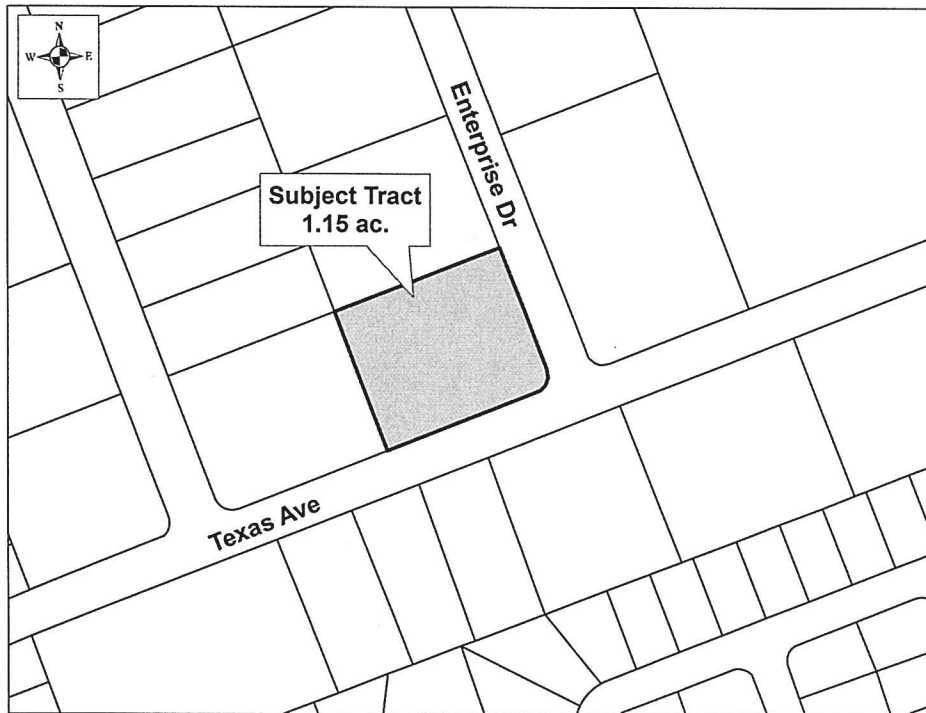


Round Rock North Industrial Business Park Sec. III - Replat of Lot 8, Block 3

FINAL PLAT FP1509-003



CASE PLANNER: Brad Dushkin

REQUEST: Replat an existing lot into 2 new lots

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 1.15 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant building - office/warehouse or auto service/repair

GENERAL PLAN LAND USE DESIGNATION: Industrial

ADJACENT LAND USE:

North: Round Rock Public Works department - zoned PF-2 (Public Facilities - Medium Intensity)

South: Texas Avenue right-of-way and various light industrial across - zoned LI (Light Industrial)

East: Enterprise Drive right-of-way and light industrial with accessory retail across - zoned LI

West: Various light industrial and office/warehouse - zoned LI

PROPOSED LAND USE: Lot 8A proposed office/warehouse; lot 8B no proposal at this time

<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:	0	0.00
Industrial:	2	1.15
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	1.15

Owner:
GEJAR LLC
Estaban & Ana Rodriguez
PO BOX 84110
PEARLAND, TX 77584-

Agent
Dodd Surveying & Mapping Co. Inc.
Fred L. Dodd, Jr.
112 Pecan Street W.
Pflugerville, TX 78660

**Round Rock North Industrial Business Park Sec. III - Replat of Lot 8, Block 3
FINAL PLAT FP1509-003**

HISTORY: This tract was annexed on April 26, 1979 but was originally platted prior to that in 1977. It was used for industrial purposes prior to annexation and remains so today.

DATE OF REVIEW: November 4, 2015

LOCATION: At the northwest intersection of Texas Avenue and Enterprise Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates this property for industrial uses and it is zoned LI (Light Industrial). Current zoning conforms to the General Plan.

Traffic, Access and Roads: The property has considerable frontage on both Texas Avenue and Enterprise Drive. The proposed Lot 8A has an existing driveway onto Texas Avenue. The proposed Lot 8B may take access from Enterprise Drive.

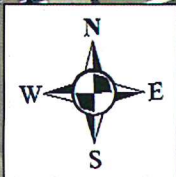
Water and Wastewater Service: Water is provided by a 12" line in Texas Avenue in front of both proposed lots. Additionally an 8" water line is present in Enterprise Avenue that provides a secondary option for the proposed lot 8B. Lot 8A is currently tapped into a 10" wastewater line running in a north-south public utility easement along the western edge of the property. This wastewater line will be extended east to lot 8B in a new wastewater easement adjacent to the PUE at the front of the properties.

Drainage: There are no drainage concerns for the proposed project. Curb and gutter drainage infrastructure exists that is capable of serving the proposed lots.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Change the beneficiary of the 15' wastewater easement to "City of Round Rock"

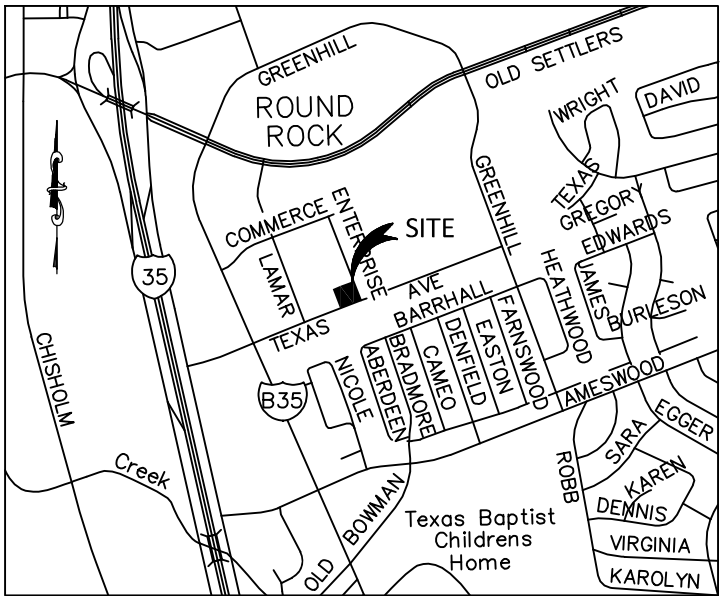


**Subject Tract
1.15 ac.**

Enterprise Dr

Texas Ave





LOCATION MAP
(NOT TO SCALE)

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
- P.U.E. PUBLIC UTILITY 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

SITE ADDRESS:

250 TEXAS AVENUE
ROUND ROCK, TEXAS 78664

OWNER:

GEJAR, LLC.
ESTEBAN RODRIGUEZ &
ANA RODRIGUEZ
P. O. BOX 84110
PEARLAND, TEXAS 77584

SURVEYOR:

FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO.
112 PECAN STREET W
PFLUGERVILLE, TEXAS 78660
(512) 843-3633 PH

ENGINEER:

DAVID E. CARROLL, P.E.
DAVCAR ENGINEERING
1010 LAND CREEK COVE, STE 200
AUSTIN, TX 78746
(512) 328-4428 PH

LOT 8A = 25,020 SQUARE FEET (0.574 ACRES), DEVELOPMENT
LOT 8B = 24,970 SQUARE FEET (0.573 ACRES), DEVELOPMENT
TOTAL NUMBER OF LOTS = 2, DEVELOPMENT
BLOCKS = 1
TOTAL AREA = 49,990 SQUARE FEET (1.147 ACRES)

ADDITIONAL ROADWAY:
LINEAR FEET = 0
SQUARE FEET = 0

SUBMITTAL DATE: SEPTEMBER 22, 2015
PLANNING & ZONING COMMISSION REVIEW DATE: NOVEMBER 4, 2015
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130

DATE OF PLAT: 10/20/2015

REVISION	DATE	CORRECTED	CHECKED

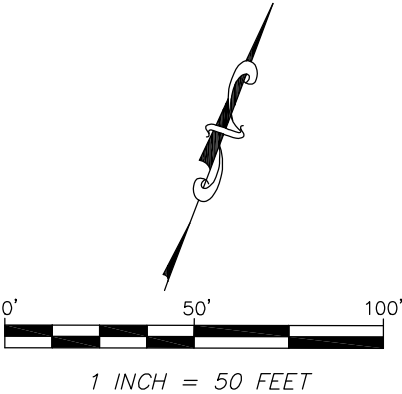
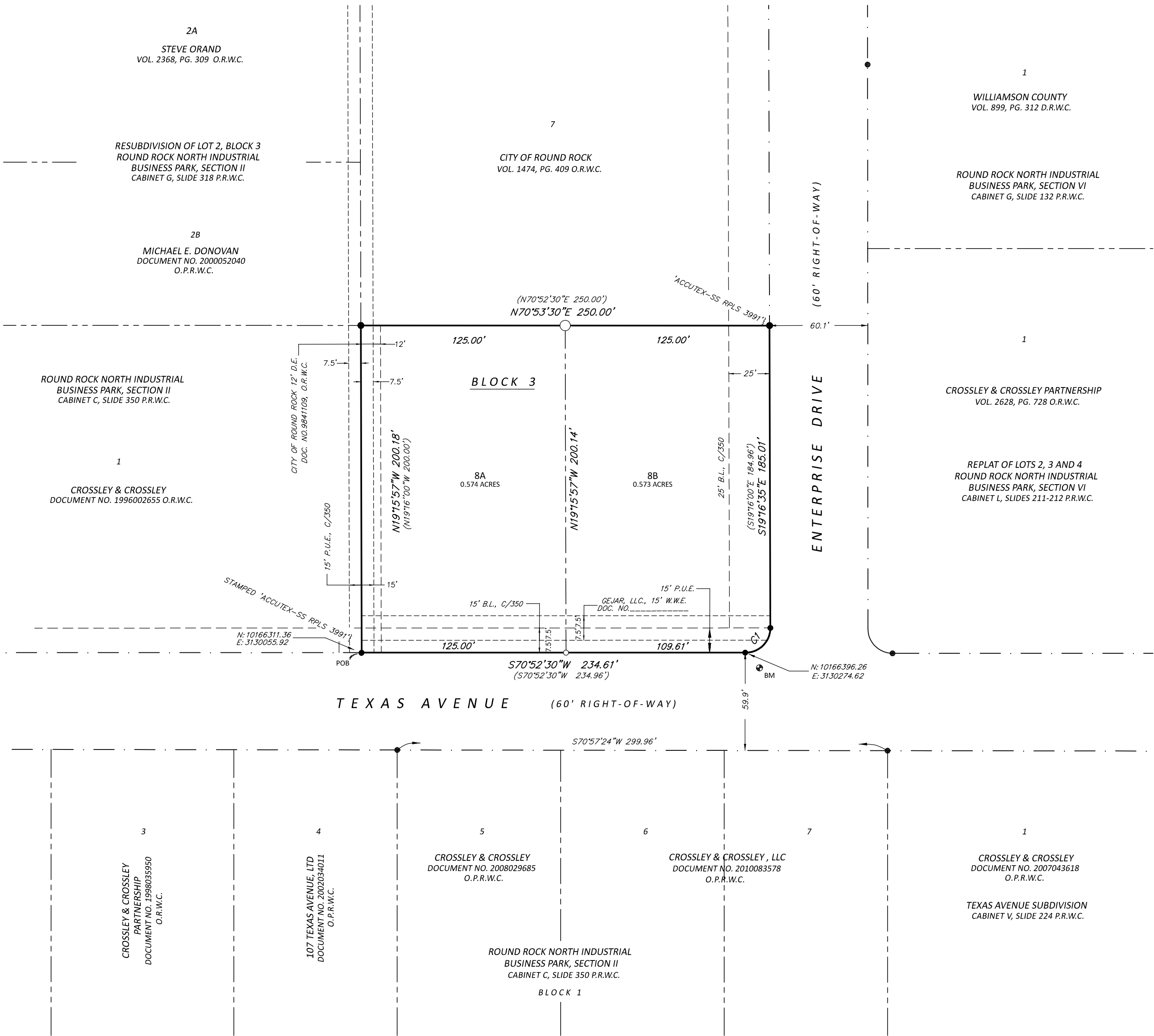
THIS LOT IS SUBJECT TO A 15' SIDE LOT LINE SETBACK PER 713/903, D.R.W.C., 12' DRAINAGE AND STORM SEWER EASEMENT ALONG THE WEST 12' OF LOT 8A, DOC. NO. 9841109, O.R.W.C.

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE MAP OR PLAT OF FINAL PLAT OF LOT 8, BLOCK 3, ROUND ROCK NORTH INDUSTRIAL BUSINESS PARK SECTION II, AN ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 350 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARK IS A BOX CUT ON TOP OF CURB ALONG THE NORTH RIGHT-OF-WAY OF TEXAS AVENUE AT SOUTHEAST CORNER OF LOT 8. GRID COORDINATES: N=10166390.9, E=3130286.2, ELEV.=755.18'. ELEVATIONS ARE REFERENCED TO THE NAVD88 DATUM AND TIED TO ROUND ROCK SURVEY CONTROL NETWORK MONUMENT 01-013.

COORDINATES SHOWN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COMBINED SCALE FACTOR 0.99987910 AND CONVERGENCE ANGLE 01°21.49.19203".

REPLAT OF LOT 8, BLOCK 3,
ROUND ROCK NORTH INDUSTRIAL BUSINESS PARK SECTION II,
AN ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 350
OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



LINE LEGEND

- LOT LINES
- PUBLIC UTILITY EASEMENTS
- BUILDING SETBACK LINES
- . - . - . RIGHTS-OF-WAY
- SUBJECT BOUNDARY

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	15.00'	24.04'	S26°25'51"W	21.55'



REPLAT OF LOT 8, BLOCK 3,
ROUND ROCK NORTH INDUSTRIAL BUSINESS PARK SECTION II,
AN ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 350
OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT GEJAR, LLC., A TEXAS LIMITED LIABILITY CORPORATION, AS THE OWNER OF THAT CERTAIN 1.147 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2014047377, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND 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 LOT 8, BLOCK 3, ROUND ROCK NORTH INDUSTRIAL BUSINESS PARK SECTION II SUBDIVISION.

GEJAR, LLC.

ESTEBAN RODRIGUEZ
MEMBER DIRECTOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015, BY ESTEBAN RODRIGUEZ, AS MEMBER DIRECTOR OF GEJAR, LLC., A TEXAS LIMITED LIABILITY CORPORATION, ON BEHALF OF GEJAR, LLC.

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

CITY OF ROUND ROCK NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
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. A 15-FOOT (15') PUBLIC UTILITY AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE OF PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
6. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION:

BEING A 1.147 ACRE TRACT BEING ALL OF LOT 8, BLOCK 3, ROUND ROCK NORTH INDUSTRIAL BUSINESS PARK SECTION II, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 350 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.147 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED 'ACCUTEX-SS RPLS 3991' FOUND IN THE NORTH RIGHT-OF-WAY OF TEXAS AVENUE (60' RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID LOT 8, AND SOUTHWEST CORNER HEREOF;

THENCE, N19°15'57"W, WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 200.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8 AND NORTHWEST CORNER HEREOF;

THENCE, N70°53'30"E, WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED 'ACCUTEX-SS RPLS 3991' IN THE WEST RIGHT-OF-WAY OF ENTERPRISE DRIVE (60' RIGHT-OF-WAY), FOR THE NORTHEAST CORNER OF SAID LOT 8 AND NORTHEAST CORNER HEREOF;

THENCE, S19°16'35"E, WITH THE WEST RIGHT-OF-WAY OF ENTERPRISE DRIVE, A DISTANCE OF 185.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT WHOSE RADIUS IS 15.00 FEET AND CHORD BEARS S26°25'51"W, 21.55 FEET, FOR AN ARC DISTANCE OF 24.04 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF SAID TEXAS AVENUE;

THENCE, S70°52'30"W, WITH SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 234.61 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 1.147 ACRES OF LAND, MORE OR LESS.

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 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

FRED L. DODD, JR. _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6392
DODD SURVEYING & MAPPING CO. INC.
112 PECAN STREET WEST
PFLUGERVILLE, TEXAS 78660
(512) 843-3633

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, DAVID A. CARROLL, 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.

DAVID A. CARROLL _____ DATE
REGISTERED PROFESSIONAL ENGINEER NO. 62705
DAVCAR ENGINEERING
1010 LAND CREEK COVE, STE. 200
AUSTIN, TEXAS 78746
(512) 328-4428

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

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., 2015, AT _____ O'CLOCK _____.M., AND

DULY RECORDED ON THE _____ DAY OF _____, A.D., 2015, 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

DATE OF PLAT: 10/20/2015

REVISION	DATE	CORRECTED	CHECKED

