

**CVS Mayfield Ranch Subdivision  
FINAL PLAT    FP1510-008**



**CASE PLANNER:** Brad Dushkin

**REQUEST:** Approval of a final plat application

**ZONING AT TIME OF APPLICATION:** PUD #23

**DESCRIPTION:** 2.67 acres out of the Ephraim Evans Survey, Abstract No. 212

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Single family townhomes - zoned PUD #23

South: R.M. 1431 right-of-way with commercial across (ETJ)

East: Private drive aisle with vacant land across - zoned PUD #23

West: Vacant land - zoned PUD #23

**PROPOSED LAND USE:** Commercial - CVS Pharmacy

<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:	1	2.67
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>1</b>	<b>2.67</b>

**Owner:**  
BJM Mayfield Ranch  
Blake Magee  
1011 N. Lamar Blvd.  
Austin, TX 78703

**Agent**  
Big Red Dog Engineering  
Cliff Kendall  
2021 E. 5th Street, Suite 110  
Austin, TX 78702

**CVS Mayfield Ranch Subdivision  
FINAL PLAT      FP1510-008**

**HISTORY:** The Planning and Zoning Commission approved the Preserve at Stone Oak PUD (PUD #23) and Concept Plan in 2005. P&Z then approved the Mayfield Ranch Enclave preliminary plat on June 22, 2011, and staff approved a minor revision that was submitted concurrently with this final plat to facilitate its approval.

**DATE OF REVIEW:** December 2, 2015

**LOCATION:** Northwest of the intersection of RM 1431 and Stone Oak Dr.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan has designated this property for commercial use. PUD #23 has zoned this property for local commercial and office uses. The proposal conforms to the General Plan.

Compliance with the Concept Plan/Preliminary Plat: A revised preliminary plat was submitted with this final plat to reflect a larger lot than what was originally planned for, causing adjustments to lots west of this one. Staff approved the revised preliminary plat on November 20, 2015.

Traffic, Access and Roads: A TIA was approved with the PUD adoption and a revision was approved with a subsequent PUD amendment. This lot will be able take access from a shared drive off of R.M. 1431 west of the lot as well as a driveway accessing the private drive along the eastern property line.

Water and Wastewater Service: Water is provided along the front of the property in a 24-inch line, and along the eastern and northern edges of the property in 12-inch lines. A new 8-inch line will be extended through the site to the western property line to serve the adjacent property. Wastewater will be provided via a new 8-inch line and easement near the rear of the property.

Drainage: There are no drainage concerns for this property. Storm water will be captured on-site and conveyed to a detention pond at the rear of the property. Staff will review a more detailed drainage plan prior to permitting.

Parkland: An amenity center was created for the residential portion of the PUD, and a fee in lieu of parkland dedication for the remainder of the PUD was paid in 2012.

Additional Considerations: The wastewater easement traversing the northern portion of the lot must be recorded prior to recordation of this final plat.

**RECOMMENDED MOTION:**

Staff recommends approval.





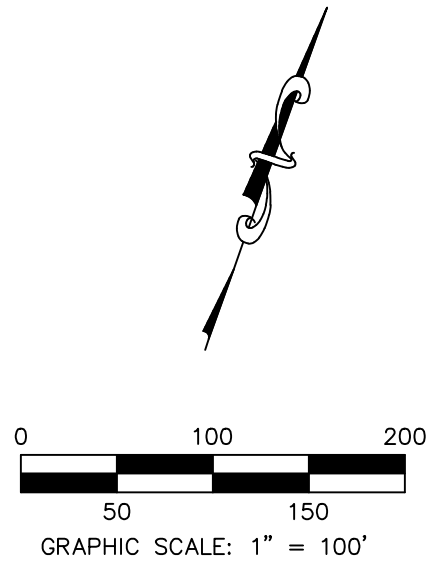
**Subject Tract  
2.67 ac.**

**Stone Oak Dr**

**RM 1431**

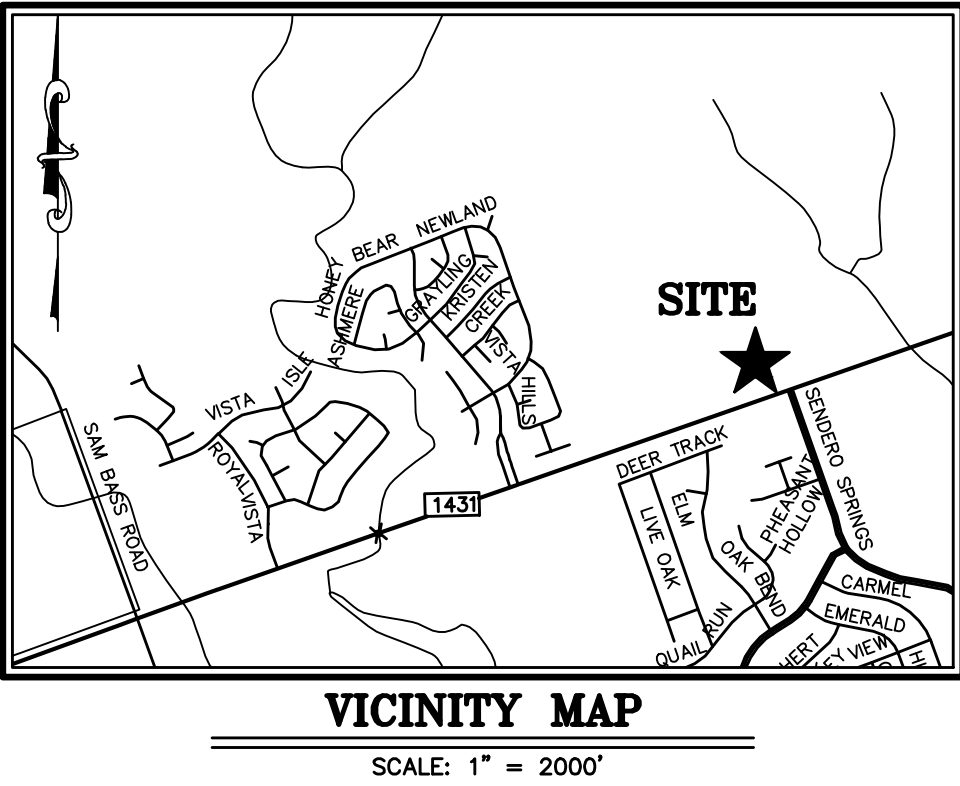






**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000129802042.

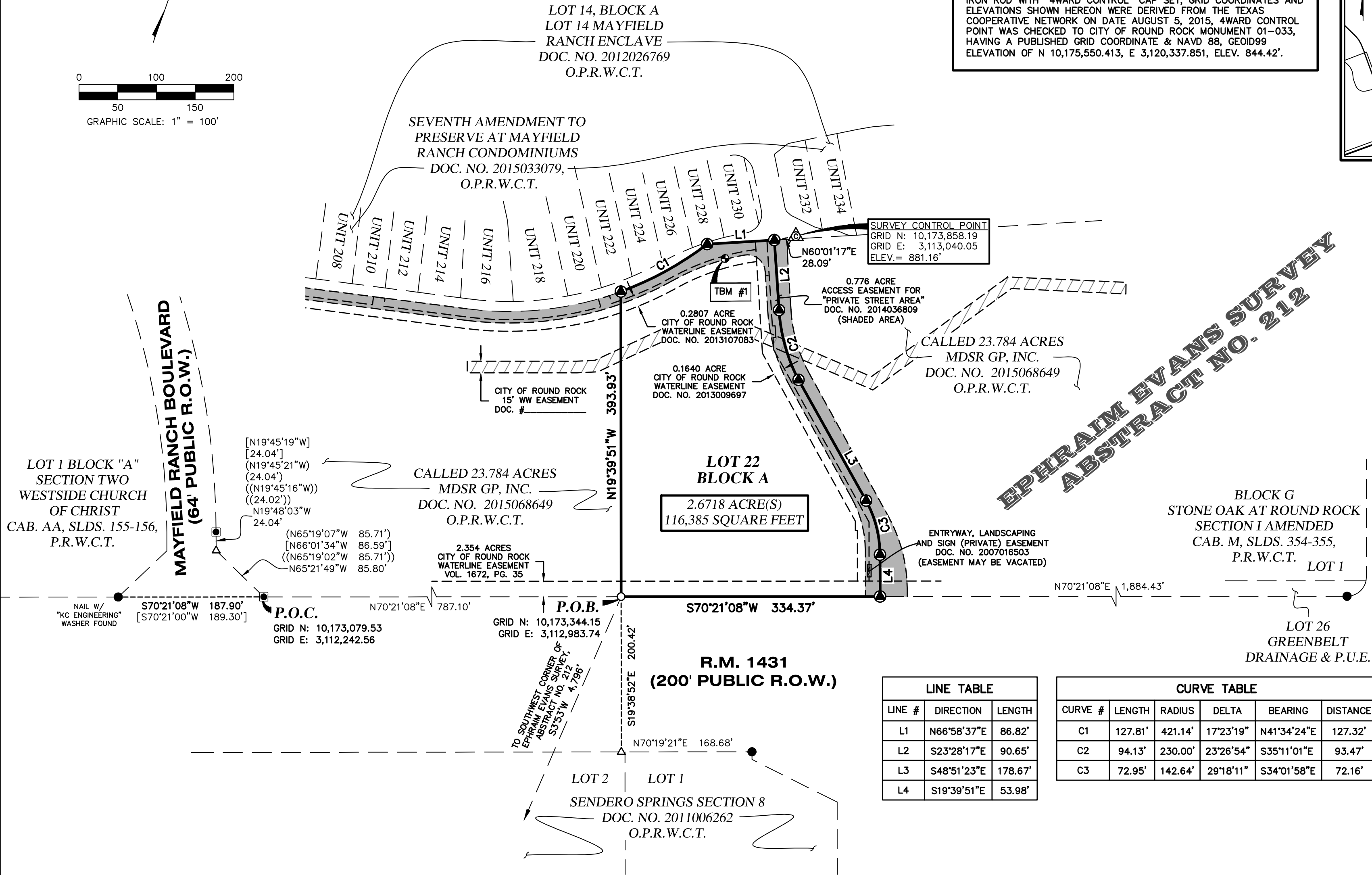
**SURVEY CONTROL:**  
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE AUGUST 5, 2015, 4WARD CONTROL POINT WAS CHECKED TO CITY OF ROUND ROCK MONUMENT 01-033, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, GEOID99 ELEVATION OF N 10,175,550.413, E 3,120,337.851, ELEV. 844.42'.



VICINITY MAP

SCALE: 1" = 2000'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "WARD-5811" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "BASELINE" CAP FOUND
	BENCHMARK
	CALCULATED POINT
	MAG NAIL WITH "WARD-5811" WASHER SET
	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
WW	WASTEWATER
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
((.....))	RECORD INFORMATION PER DOC. NO. 2015068649
(.....)	RECORD INFORMATION PER DOC. NO. 2005059067
[.....]	RECORD INFORMATION PER PLAT CAB. W. SLDS. 240-243



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N66°58'37"E	86.82'
L2	S23°28'17"E	90.65'
L3	S48°51'23"E	178.67'
L4	S19°39'51"E	53.98'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	127.81'	421.14'	17°23'19"	N41°34'24"E	127.32'
C2	94.13'	230.00'	23°26'54"	S35°11'01"E	93.47'
C3	72.95'	142.64'	29°18'11"	S34°01'58"E	72.16'

OWNER: MDSR GP, INC  
ACREAGE: 2.6718  
SURVEYOR: JASON WARD  
NUMBER OF BLOCKS: 1  
LINEAR FEET IN NEW STREETS: 0  
SUBMITTAL DATE: OCTOBER 20, 2015  
DATE OF P&Z COMMISSION REVIEW: DECEMBER 2, 2015

BENCHMARK #1: SQUARE CUT ON TOP OF CONCRETE CURB OF AN INLET ON THE SOUTH SIDE OF SENDERO SPRINGS DRIVE ±440' NORTH OF FM 1431, ±70' SOUTHWEST OF THE T INTERSECTION OF SENDERO SPRINGS DRIVE. ELEVATION = 882.50'.  
ACREAGE BY LOT TYPE: 2.6718 ACRES OF DEVELOPMENT  
PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212  
ENGINEER: MICHAEL V. REYES, P.E., BIG RED DOG ENGINEERING  
NUMBER OF LOTS BY TYPE: 1 LOT OF DEVELOPMENT

**CVS MAYFIELD RANCH  
FINAL PLAT**  
**City of Round Rock,  
Williamson County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	11/19/2015
Project:	00435
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JLP
Field Crew:	MS/FG
Survey Date:	AUG. 2015
Sheet:	1 OF 2

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

THAT MDSR GP, INC., AS THE OWNER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 2015068649 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:

"CVS MAYFIELD RANCH FINAL PLAT"

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
BLAKE MAGEE, PRESIDENT  
MDSR GP, INC. (A TEXAS CORPORATION)  
1011 N. LAMAR BLVD  
AUSTIN, TX 78703

STATE OF TEXAS {  
COUNTY OF TRAVIS {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY, BLAKE MAGEE, PRESIDENT OF MDSR GP, INC., A TEXAS CORPORATION, ON BEHALF OF SAID MDSR GP, INC.,

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, THE STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME MY COMMISSION EXPIRES

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

I, \_\_\_\_\_, 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 THE \_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_O'CLOCK, \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF WILLIAMSON COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

\_\_\_\_\_, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

THAT I, JASON S. WARD, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

JASON S. WARD R.P.L.S. 5811

SURVEYING BY:  
4WARD LAND SURVEYING  
3709-A PROMONTORY POINT, SUITE 106  
AUSTIN, TEXAS 78744  
512-537-2384

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

THAT I MICHAEL V. REYES, 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.

\_\_\_\_\_  
MICHAEL V. REYES, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER NO. 111664  
T.B.P.E. FIRM #11201  
2021 EAST 5TH STREET, SUITE 110  
AUSTIN, TEXAS 78702

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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

PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD #23.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CIT OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED, AND WITH DESIGN AND CONSTRUCTION STANDARDS, OR AS MODIFIED BY PUD #23.

3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ABUTTING AND ALONG ALL STREET SIDE PROPERTY LINES ARE HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

4. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ANY SPECIAL FLOOD HAZARD AREA 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 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

6. THIS PLAT CONFORMS TO THE REVISED PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 2, 2015.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.6718 ACRES (116,385 SQUARE FEET) OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 23.784 ACRE TRACT CONVEYED TO MDSR GP, INC., AND RECORDED IN DOCUMENT NO. 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.6718 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD WITH 'BASELINE' CAP FOUND AT THE BEGINNING OF THE EASTERN RIGHT-OF-WAY TRANSITION FROM FARM TO MARKET 1431 (200' RIGHT-OF-WAY) TO MAYFIELD RANCH BOULEVARD (64' RIGHT-OF-WAY, DEDICATED IN MAYFIELD RANCH BOULEVARD SUBDIVISION IN DOCUMENT NO. 2002071828 (O.P.R.W.C.T.)), AND BEING A SOUTHWEST CORNER OF SAID MDSR GP TRACT, FROM WHICH A NAIL WITH 'KC ENGINEERING' WASHER FOUND AT THE BEGINNING OF THE WESTERN RIGHT-OF-WAY TRANSITION FROM SAID FM 1431 TO SAID MAYFIELD RANCH BOULEVARD, AND BEING A SOUTHEAST CORNER OF LOT 1, BLOCK 'A' OF WESTSIDE CHURCH OF CHRIST SUBDIVISION SECTION TWO, RECORDED IN CABINET AA, SLIDES 155-156 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.) BEARS, S70°21'08"W, A DISTANCE OF 187.90 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1431 AND THE SOUTH LINE OF SAID MDSR GP TRACT, N70°21'08"E, A DISTANCE OF 787.10 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1431 AND THE SOUTH LINE OF SAID MDSR GP TRACT, OVER AND ACROSS SAID MDSR GP TRACT, N19°39'51"W, A DISTANCE OF 393.93 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING IN A CURVING SOUTH LINE OF LOT 14, BLOCK "A" OF LOT 14 MAYFIELD RANCH ENCLAVE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2012026769 (O.P.R.W.C.T.), SAID LOT 14 ALSO DESCRIBED AS THE PRESERVE AT MAYFIELD RANCH IN A DECLARATION OF CONDOMINIUM REGIME IN DOCUMENT NO. 2013005392 (O.P.R.W.C.T.), AND FURTHER AMENDED IN DOCUMENT NO. 2015033079 (O.P.R.W.C.T.);

THENCE, CONTINUING OVER AND ACROSS SAID MDSR GP TRACT, WITH THE SOUTH LINE OF SAID LOT 14, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1)127.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 421.14 FEET, AND WHOSE CHORD BEARS N41°34'24"E, A DISTANCE OF 127.32 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR A POINT OF NON-TANGENCY HEREOF, AND
- 2) N66°58'37"E, A DISTANCE OF 86.82 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, LEAVING THE SOUTH LINE OF SAID LOT 14, CONTINUING OVER AND ACROSS SAID MDSR GP TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1)S23°28'17"E, A DISTANCE OF 90.85 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR A POINT OF CURVATURE HEREOF,
- 2) 94.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AND WHOSE CHORD BEARS S35°11'01"E, A DISTANCE OF 93.47 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR POINT OF TANGENCY HEREOF,
- 3) S48°51'23"E, A DISTANCE OF 178.67 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR A POINT OF CURVATURE HEREOF,
- 4) 72.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 142.64 FEET, AND WHOSE CHORD BEARS S34°01'58"E, A DISTANCE OF 72.16 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR A POINT OF TANGENCY HEREOF, AND
- 5) S19°39'51"E, A DISTANCE OF 53.98 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1431 AND THE SOUTH LINE OF SAID MDSR GP TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF THE RIGHT-OF-WAY TRANSITION FROM FM 1431 TO WYOMING SPRINGS DRIVE (90' RIGHT-OF-WAY, DEDICATED IN STONE OAK AT ROUND ROCK SECTION I AMENDED, RECORDED IN CABINET M, SLIDES 354-355 (P.R.W.C.T.), AND BEING A SOUTHEAST CORNER OF LOT 26, BLOCK "G" OF SAID STONE OAK AT ROUND ROCK SECTION I AMENDED BEARS, N70°21'08"E, A DISTANCE OF 1,884.43 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1431 AND THE SOUTH LINE OF SAID MDSR GP TRACT, S70°21'08"W, A DISTANCE OF 334.37 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.6718 ACRES (116,385 SQUARE FEET) MORE OR LESS.

CVS MAYFIELD RANCH  
FINAL PLAT  
City of Round Rock,  
Williamson County, Texas



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	11/19/2015
Project:	00435
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JLP
Field Crew:	MS/FG
Survey Date:	AUG. 2015
Sheet:	2 OF 2