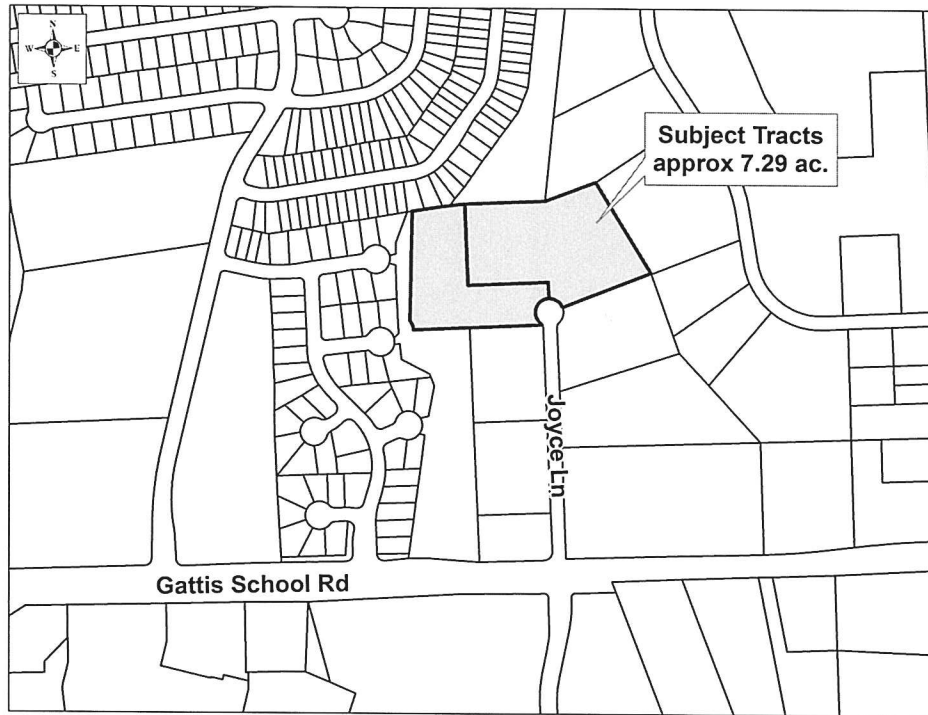


**Replat of Joyce Lane Subdivision Lots 4 and 5, Block A  
FINAL PLAT    FP1703-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Replat

**ZONING AT TIME OF APPLICATION:** SF-2

**DESCRIPTION:** 7.29 acres out of the P.A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** Residential

**GENERAL PLAN LAND USE DESIGNATION:** Residential, open space

**ADJACENT LAND USE:**

North: Residential, open space

South: Residential, open space

East: Residential

West: Residential

**PROPOSED LAND USE:** Residential, open space

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	5.89
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	1.40
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>3</b>	<b>7.29</b>

**Owner:**  
 REX M & KAREN M MUSTARD  
 1107 JOYCE LN  
 ROUND ROCK, TX 78664-9710

**Agent**  
 City of Round Rock  
 Danny Halden  
 221 E. Main St.  
 Round Rock, TX 78664

**Replat of Joyce Lane Subdivision Lots 4 and 5, Block A**  
**FINAL PLAT          FP1703-001**

**HISTORY:** The Planning and Zoning Commission approved the Joyce Lane Subdivision on August 8, 2006.

**DATE OF REVIEW:** April 5, 2017

**LOCATION:** North and west frontages of the cul-de-sac at the end of Joyce Lane, north of Gattis School Road.

**STAFF REVIEW AND ANALYSIS:**

Overview: This replat will divide the existing lot 4 into two new lots: Lot 4A, which will remain a residential lot, and lot 4B, which will become a special purpose lot for drainage. The city of Round Rock intends to purchase lot 4B, adding it to the drainage ways it owns in the vicinity of Dry Branch Creek. The replat also moves the eastern lot line between existing Lots 4 and 5 slightly to the west, making the resulting Lot 5A slightly larger.

General Plan and Zoning: The general plan designation for the plat's site is a combination of residential and open space. The zoning for the site is SF-2, single-family standard lot district. The SF-2 district allows residential uses on a minimum lot size of 6,500 square feet, while also having several other conditional uses listed. The SF-2 district also has building setback and materials standards, which would affect the construction of a house on the proposed lot 4A, which is currently vacant. Both residential lots in this plat exceed the 5,500 square foot minimum lot size.

Traffic, Access and Roads: Lot 4A, which will be a remaining residential lot after Lot 4B has been created through this replat, has access to Joyce Lane. Lot 4B, the special purpose lot, has access from other city-owned lots to the north and south.

Water and Wastewater Service: The two residential lots on the plat are not currently served by utilities. Lot 4A will be required to connect to city services available in Joyce Lane when constructing a residence on the property. Lot 5A is required to connect to city water and sewer at the time that their well or septic systems fail or require replacement.

Drainage: Lot 4B is a drainage lot that will connect to city-owned drainage lots to the north and south. Lot 4B and the nearby city-owned lots incorporate the creek bed of Dry Branch Creek. Lot 4A will drain to lot 4B. Lot 5A will drain to both Dry Branch Creek and its tributary to the east.

**RECOMMENDED MOTION:**

Staff recommends approval of the replat

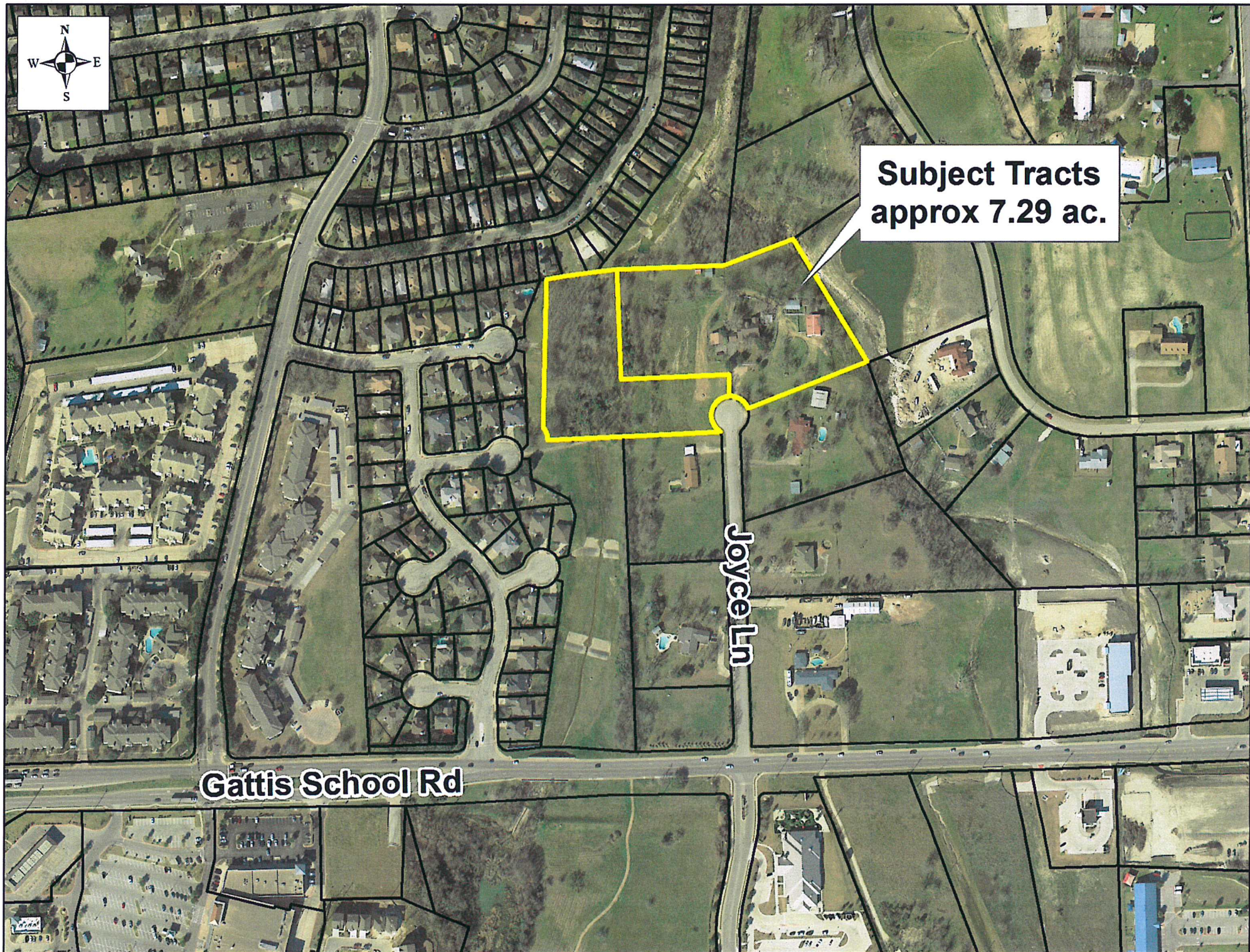




**Subject Tracts  
approx 7.29 ac.**

**Joyce Ln**

**Gattis School Rd**





REPLAT OF LOTS 4 AND 5, BLOCK A  
JOYCE LANE SUBDIVISION  
FINAL PLAT  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

OWNER: REX MUSTARD AND WIFE, KAREN MUSTARD  
1107 JOYCE LANE  
ROUND ROCK, TEXAS 78664

ACREAGE: 7.29 ACRES

NUMBER OF BLOCKS: ONE

LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: MARCH 7, 2017

DATE OF PLANNING & ZONING COMMISSION REVIEW: APRIL 5, 2017

BENCHMARK: CUT SQUARE SET ON SIDEWALK AT THE WEST END  
OF A CONCRETE FLUME ON CANYON TRAIL COURT  
ELEVATION: 713.08' (NAVD '88)

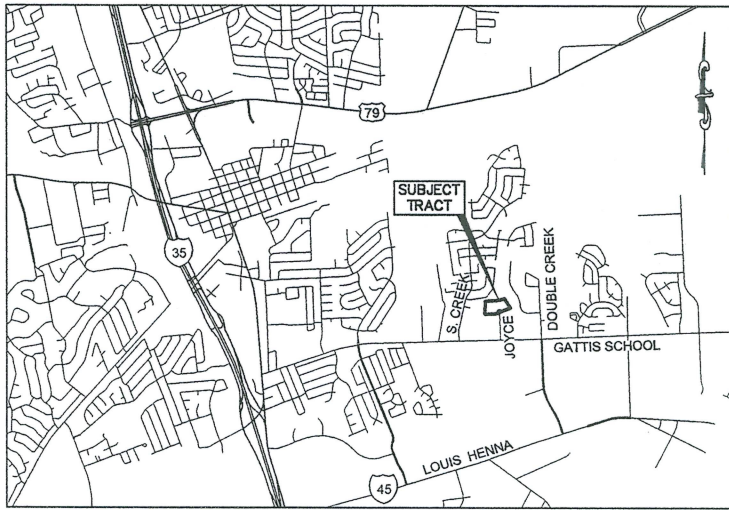
ACREAGE BY LOT TYPE: 5.89 ACRES DEVELOPMENT LOTS AND  
1.40 ACRES SPECIAL PURPOSE LOT

NUMBER OF LOTS BY TYPE: 2 LOTS DEVELOPMENT AND  
1 SPECIAL PURPOSE LOT

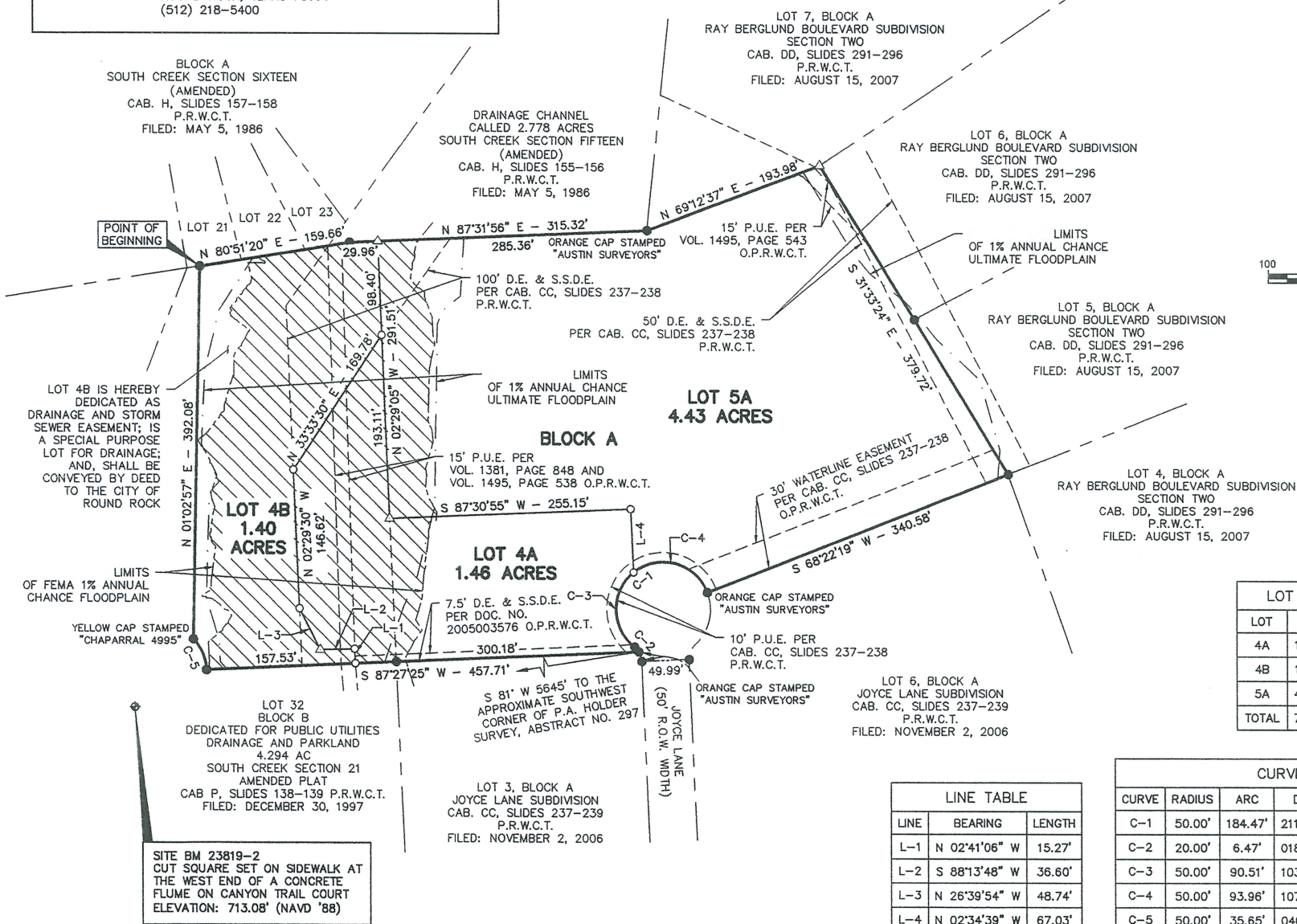
PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT NO. 297

SURVEYOR: DANIEL M. FLAHERTY, R.P.L.S.  
CP&Y, INC.  
ONE CHISHOLM TRAIL, SUITE NO. 130  
ROUND ROCK, TEXAS 78681  
PH. (512) 248-0065  
TBPLS FIRM LICENSE NO. 10051701

ENGINEER: DANIEL L. HALDEN, P.E.  
CITY OF ROUND ROCK  
221 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664  
(512) 218-5400



LOCATOR MAP  
1 INCH = 4,000 FEET



LOT TABLE	
LOT	ACREAGE
4A	1.46 ACRES
4B	1.40 ACRES
5A	4.43 ACRES
TOTAL	7.29 ACRES

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	50.00'	184.47'	211°23'30"	S 53°05'26" W	96.27'
C-2	20.00'	6.47'	018°32'51"	S 41°18'29" E	6.45'
C-3	50.00'	90.51'	103°43'01"	S 00°44'48" E	78.65'
C-4	50.00'	93.96'	107°40'29"	N 75°03'03" W	80.73'
C-5	50.00'	35.65'	040°51'03"	N 22°26'51" W	34.90'

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 02°41'06" W	15.27'
L-2	S 88°13'48" W	36.60'
L-3	N 26°39'54" W	48.74'
L-4	N 02°34'39" W	67.03'

PLAT NOTES:

- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, DATED: SEPTEMBER 26, 2008.
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED.
- 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.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LINES SHOWN HEREON.
- A DEED CONVEYING LOT 4B TO THE CITY OF ROUND ROCK REFERRING THE DOCUMENT NUMBER OF THIS FINAL PLAT SHALL BE RECORDED.
- COVENANTS AND RESTRICTIONS PER VOLUME 576, PAGE 555 AND VOLUME 583, PAGE 244 OF D.R.W.C.T. AND CABINET CC, SLIDE 237 OF THE P.R.W.C.T.
- TERMS, CONDITIONS, AND STIPULATIONS REGARDING ACCESS EASEMENT AND RIGHTS PER VOLUME 1881, PAGE 144.
- TEXAS POWER AND LIGHT ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENTS PER VOLUME 299, PAGE 419, VOLUME 304, PAGE 576, AND VOLUME 642, PAGE 526 D.R.W.C.T., MAY AFFECT TRACT, INSUFFICIENT DESCRIPTION IN DOCUMENT.
- THE FINISHED FLOOR ELEVATION FOR ANY BUILDING CONSTRUCTED ON LOT 4A OR LOT 5A AFTER THE RECORDATION DATE OF THIS PLAT SHALL BE A MINIMUM OF TWO FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN ELEVATION; SAID FINISHED FLOOR ELEVATION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY'S FLOODPLAIN ADMINISTRATOR.
- ALL EXISTING AND PROPOSED EASEMENTS DESCRIBED HEREIN ARE TO THE BENEFIT OF THE CITY OF ROUND ROCK UNLESS OTHERWISE NOTED.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

REPLAT OF LOTS 4 AND 5, BLOCK A  
JOYCE LANE SUBDIVISION  
FINAL PLAT

Proj. No. 24012	Sheet 1	C-1460
Date: 01-25-2017	of 2	
Drawing: 24012R-PLAT		
Scale: 1" = 100'		



**THE WALLACE GROUP**  
engineers architects surveyors  
A CP&Y COMPANY

WACO KILLEEN DALLAS ROUND ROCK  
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 | 512.248.0065  
TBPLS 10051701



REPLAT OF LOTS 4 AND 5, BLOCK A  
JOYCE LANE SUBDIVISION  
FINAL PLAT  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT, WE, REX MUSTARD AND WIFE, KAREN MUSTARD, AS THE OWNER OF THAT CERTAIN 7.29 ACRE TRACT OF LAND RECORDED IN VOLUME 2600, PAGE 801 OF THE OFFICIAL 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 BE KNOWN AS REPLAT OF LOTS 4 AND 5, BLOCK A, JOYCE LANE SUBDIVISION.

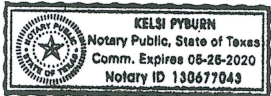
Rex Mustard  
REX MUSTARD

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF march  
2017, BY, REX MUSTARD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Kelsi Pyburn  
MY COMMISSION EXPIRES: 5/29/2020



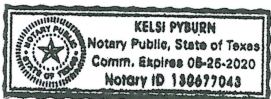
Karen Mustard  
KAREN MUSTARD

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF march  
2017, BY, KAREN MUSTARD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Kelsi Pyburn  
MY COMMISSION EXPIRES: 5/29/2020



STATE OF TEXAS §  
COUNTY OF FRANKS §

THAT, AUSTIN TELCO FEDERAL CREDIT UNION, THE LIEN HOLDER OF THAT CERTAIN 4.394 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2014038388 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 4.394 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

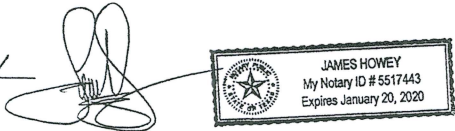
Austin Telco Federal Credit Union  
AUSTIN TELCO FEDERAL CREDIT UNION

THE STATE OF TEXAS §  
COUNTY OF FRANKS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15<sup>th</sup> DAY OF March  
2017, BY, Anthony Rawls

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: James Howey  
MY COMMISSION EXPIRES: 1/20/2020



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, DANIEL M. FLAHERTY, 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.

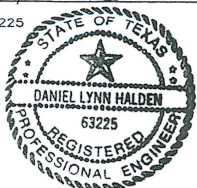
Daniel M. Flaherty 03/06/17  
DANIEL M. FLAHERTY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5004  
DATE



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, DANIEL L. HALDEN, P.E., CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, EXCEPT WHERE MODIFICATIONS HAVE BEEN ADOPTED BY THE ROUND ROCK CITY COUNCIL THROUGH RESOLUTION R-05-06-23-14G1, AND, THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Daniel Lynn Halden 3/6/17  
DANIEL L. HALDEN  
LICENSED PROFESSIONAL ENGINEER NO. 63225  
DATE



APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, 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 §

THAT 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., 201\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_ 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

DESCRIPTION

BEING A 7.29 ACRE TRACT OF LAND SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS; SAID 7.29 ACRE TRACT ALSO BEING ALL OF LOTS 4 AND 5, BLOCK A, JOYCE LANE SUBDIVISION, FILED ON NOVEMBER 2, 2006 AND RECORDED IN CABINET CC, SLIDES 237 - 239 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 7.29 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" inch iron rod found marking the common northwest corner of said Lot 4 and the herein described tract, same marking the northeast corner of Lot 32, Block B, South Creek Section 21, filed on December 30, 1997, and recorded in Cabinet P, Slides 138 - 139, P.R.W.C.T., lying on the south line Lot 21, Block A, South Creek Section Sixteen (Amended), filed on May 5, 1986 and recorded in Cabinet H, Slides 157 - 158, P.R.W.C.T.;

THENCE North 80° 51' 20" East, with the common north line of said Lot 4 and in part with the south line of said Block A, South Creek Section Sixteen (Amended) and the south line of a called 2.778 acre drainage channel, South Creek Section Fifteen (Amended), filed on May 5, 1986 and recorded in Cabinet H, Slides 155 - 156, P.R.W.C.T., a distance of 159.66 feet to a 1/2" iron rod found for an angle point of the herein described tract;

THENCE North 87° 31' 56" East, in part with the common north line of said Lots 4 and 5 and the south line of said 2.778 acre drainage channel, a distance of 315.32 feet to a 1/2" iron rod with orange cap stamped "Austin Surveyors" found for the common southeast corner of said 2.778 acre drainage channel and the southwest corner of Lot 7, Block A, Ray Berglund Boulevard Subdivision Section Two, filed August 15, 2007 and recorded in Cabinet DD, Slides 291 - 296, P.R.W.C.T., also marking an angle point of the herein described tract;

THENCE North 69° 12' 37" East, with the common north line of said Lot 5 and the south line of said Lot 7, a distance of 193.98 feet to a 1/2" iron rod with orange cap stamped "Wallace Group" set for the common northeast corner of said Lot 5 and the herein described tract, same marking the common angle point on the southeast line of said Lot 7 and the west corner of Lot 6, Block A, of said Ray Berglund Boulevard Subdivision Section Two;

THENCE South 31° 33' 24" East, with the common east line of said Lot 5 and the west line of said Block A, Ray Berglund Boulevard Subdivision Section Two, a distance of 379.72 feet to calculated point in the creek marking the common east corner said Lot 5 and the herein described tract, same marking the common southwest corner of Lot 5, Block A, of said Ray Berglund Boulevard Subdivision Section Two, the northwest corner of Lot 4, Block A, of said Ray Berglund Boulevard Subdivision Section Two, and the northeast corner of Lot 6, Block A, of said Joyce Lane Subdivision;

THENCE South 68° 22' 19" West, with the common south line of said Lot 5, Block A, Joyce Lane Subdivision and the north line of said Lot 6, Block A, Joyce Lane Subdivision, a distance of 340.58 feet to a 1/2" iron rod with orange cap stamped "Austin Surveyors" found marking the common south corner said Lot 5, Block A, Joyce Lane Subdivision and the northwest corner of said Lot 6, Block A, Joyce Lane Subdivision, lying on the east right-of-way line of Joyce Lane (50 foot right-of-way width), same marking a point for the start of a curve to the left;

THENCE with in part with the common south line of said Lots 5 and 4 and the north right-of-way line of said Joyce Lane, the following two (2) courses:

- 1) in a southwesterly direction, with the start of a curve to the left, having a radius of 50.00 feet, an arc length of 184.47 feet, a central angle of 211° 23' 30", and a chord with bearing and distance of South 53° 05' 26" West - 96.27 feet to a 1/2-inch iron rod found for a point of reverse curvature of the herein described tract;
- 2) in a southeasterly direction, with the start of a curve to the right, having a radius of 20.00 feet, an arc length of 6.47 feet, a central angle of 18° 32' 51", and a chord with bearing and distance of South 41° 18' 29" East - 6.45 feet to a 1/2" iron rod with orange cap stamped "Austin Surveyors" found for the common southeast corner of said Lot 4, Block A, Joyce Lane Subdivision and the northeast corner of Lot 3, Block A, of said Joyce Lane Subdivision, for a point of cusp of the herein described tract;

THENCE with in part with the common south and west line of said Lot 4, Block A, Joyce Lane Subdivision and the east line of said Lot 32, the following two (2) courses:

- 1) South 87° 27' 25" West, a distance of 457.71 feet to a 1/2-inch iron rod found for a non-tangent point of curvature of the herein described tract;
- 2) in a northerly direction, with the start of a curve to the left, having a radius of 50.00 feet, an arc length of 35.65 feet, a central angle of 40° 51' 03", and a chord with bearing and distance of North 22° 26' 51" West - 34.90 feet to a 1/2" iron rod with yellow cap stamped "Chaparral 4995" found for a point of non-tangency of the herein described tract;
- 3) North 01° 02' 57" East, a distance of 392.08 feet to the POINT OF BEGINNING of the herein described tract, delineating and encompassing within the metes recited 7.29 acres of land, more or less.



THE WALLACE GROUP  
engineers architects surveyors  
A CP&Y COMPANY

WACO KILLEEN DALLAS ROUND ROCK  
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 | 512.248.0065  
TBPE F-54 TBPLS 10051701

Proj. No. <u>24012</u>	Sheet <u>2</u>	C-1460
Date: <u>01-25-2017</u>	<u>2</u>	
Drawing: <u>24012R-PLAT</u>	<u>of</u>	
Scale: <u>1" = 100'</u>	<u>2</u>	