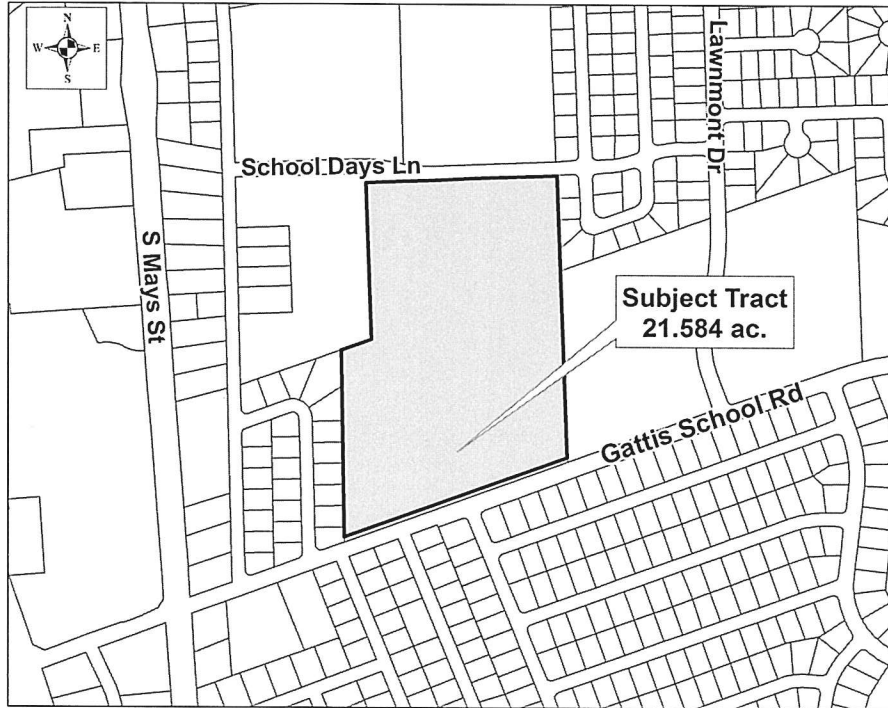


**RRISD Success High School - Final Plat  
FINAL PLAT FP1305-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of RRISD Success High School - Final Plat

**ZONING AT TIME OF APPLICATION:** PF-3 (Public Facilities - High Intensity

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: Voight Elementary School and Round Rock Soccer Association fields (zoned MF-2)

South: residential subdivisions (zoned SF-2 and TF)

East: residential subdivision and apartment complex (zoned TF and MF-2)

West: residential subdivision and apartment complex (zoned TF and MF-2)

**PROPOSED LAND USE:** non-traditional public high school

<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:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Other:	1	21.58
<b>TOTALS:</b>	<b>1</b>	<b>21.58</b>

**Owner:**  
RRISD  
Mr. Alan Albers  
1311 Round Rock Ave  
Round Rock, TX 78681

**Applicant**  
Cunningham Allen, Inc.  
Ms. Jana Rice  
3103 Bee Caves Road, Suite 202  
Austin, TX 78746

**Agent**  
Cunningham Allen, Inc.  
Ms. Jana Rice  
3103 Bee Caves Road, Suite 202  
Austin, TX 78746

**RRISD Success High School – Final Plat**  
**FINAL PLAT    FP1305-002**

**HISTORY:** The property was rezoned to accommodate a non-rational public high school on April 11, 2013.

**DATE OF REVIEW:** June 5, 2013

**DESCRIPTION:** 21.58 acres out of the Wiley Harris Survey, Abstract No. 289

**LOCATION:** 500 Gattis School Road, east of Mays Avenue and west of Lawnmont Drive

**STAFF REVIEW AND ANALYSIS**

General Plan and Zoning: The General Plan 2020 designates the site and the surrounding area as residential, with the exception of Voight Elementary School to the north, which is designated as public facilities. The property is zoned as PF-3 (Public Facilities – High Intensity) and the Round Rock Independent School District proposes to construct a non-traditional high school facility on the site.

Compliance with the Concept Plan: The final plat is in compliance with the Preliminary Plat being considered by the Planning and Zoning Commission as a separate agenda item.

Traffic, Access and Roads: The site is to be served by a driveway to Gattis School Road at Surrey Drive, where there is an existing traffic signal. A driveway to School Days Lane will also be provided. A Transportation Impact Analysis was not required because of the non-traditional nature of the proposed high school and the City's current plans to improve Gattis School Road.

Water and Wastewater Service: Water will be provided from an existing 12-inch water line which runs north-south across the property. The water line easements will be dedicated by separate instrument during the site development process. A wastewater connection will be made to an existing 8-inch wastewater main in School Days Lane.

Drainage: There is no floodplain on the site. Proposed drainage improvements include a detention pond at the northwest corner of the site, tying into an existing 24-inch storm water pipe in School Days Lane.

Additional Considerations: A small piece of property along School Days Lane, which was dedicated to the City of Round Rock for a proposed access point to the site, will be transferred back to the property owner prior to the recordation of the plat.

**RECOMMENDED MOTION:**

Staff recommends approval of the Concept Plan for the RRISD Success High School, with the following conditions:

1. Public Utility Easements (PUEs), 10 feet in width, to accommodate existing overhead electric lines need to be added to the eastern and western property boundaries.
2. Remove temporary construction and access easements, as they have expired.
3. Following release of the right-of-way by the City of Round Rock, the document number for the property dedication needs to be noted on the plat.



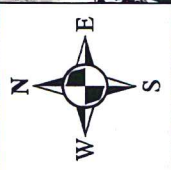
Lawnmont Dr

Subject Tract  
21.584 ac.

Gattis School Rd

School Days Ln

S Mays St



# RRISD SUCCESS HIGH SCHOOL SUBDIVISION

## FINAL PLAT

### LEGAL DESCRIPTION:

A 21.584 ACRE TRACT OF LAND LOCATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 21.940 ACRE TRACT OF LAND, SAVE AND EXCEPT THAT CERTAIN 0.410 ACRE TRACT OF LAND, (NET 21.530 ACRES) CONVEYED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT (RRISD) BY A DEED OF RECORD IN DOCUMENT NUMBER 2012056930, OF THE OFFICIAL PUBLIC RECORDS OF THE WILLIAMSON COUNTY, TEXAS, AND ALL OF THAT CERTAIN 2207 SQUARE FOOT TRACT OF LAND CONVEYED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT BY A DEED OF RECORD IN DOCUMENT NO. \_\_\_\_\_ OF SAID OFFICIAL PUBLIC RECORDS, SAID 21.584 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the east line of Lot 11, Block A, CUSHING PARK, a map of which is recorded in Cabinet C, Slide 197, of the Plat Records of Williamson County, Texas, and for the northwest corner of a 0.410 acre tract of land conveyed to the City of Round Rock in a Dedication Deed of record in Document No. 2013011967, of the Official Public Records of Williamson County, Texas, and an angle point in the existing north right-of-way line of Gattis School Road (right-of-way width varies) from which a 1/2 inch iron rod found in said north right-of-way line for the northwest corner of that certain right-of-way easement recorded in Volume 853, Page 028, of the Deed Records of Williamson County, Texas, bears, South 00°58'55" West, a distance of 21.12 feet;

THENCE, North 00°58'55" West, with the east line of said CUSHING PARK, and west line of said 21.940 acre tract, a distance of 707.40 feet to a 1/2 inch iron rod found in the south line of that certain 6.83 acre tract of land described to Trinity Place, Inc. in a deed of record in Volume 947, Page 702, of the Deed Records of Williamson County, Texas, for the northeast corner of said CUSHION PARK;

THENCE, North 70°36'04" East, with the south line of said 6.83 acre tract, and west line of said 21.940 acre tract, a distance of 121.09 feet to a 1/2 inch iron rod found for the southeast corner of said Trinity Place, Inc. tract;

THENCE, North 02°06'48" West, with the east line of said Trinity Place, Inc. tract, and continuing with the west line of said 21.940 acre tract, a distance of 593.91 feet to a point, from which a 1/2 inch iron rod found, bears, South 87°23' West, a distance of 0.47 feet;

THENCE, North 87°22'51" East, with the north line of said 21.940 acre tract, a distance of 152.69 feet to a 1/2 inch iron rod found;

THENCE, North 87°46'53" East, continuing with the north line of said 21.940 acre tract, a distance of 56.82 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" set on the south right-of-way line of Schools Days Lane, as described in a deed of record in Volume 1492, Page 540, of the Official Records of Williamson County, Texas, for the beginning of a non-tangent curve to the left;

THENCE, with said south right-of-way line of School Days Lane, the following two (2) courses and distances:

1. With said non-tangent curve to the left, having a radius of 330.00 feet, an arc length of 15.07 feet, a delta angle of 02°37'00", and a chord which bears North 88°55'44" East a distance of 15.07 feet to a point;

2. North 87°37'14" East, a distance of 75.53 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" set;

THENCE, North 87°17'06" East, a distance of 120.71 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" set in said south right-of-way line;


THENCE, North 87°57'48" East, continuing with said south right-of-way line of School Days Lane, a distance of 300.87 feet to a point for the northeast corner of said 21.940 acre tract and for the northwest corner of Lot 1, Block F, HIGHRIDGE SUBDIVISION, a map of which is recorded in Cabinet F, Slide 77, of the Plat Records of Williamson County, Texas, from which a 1/2 inch iron rod found bears, South 88°06' West, a distance of 0.35 feet;

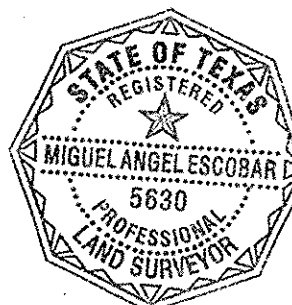
THENCE, South 02°09'00" East, with the east line of said 21.940 acre tract, and the west line of said HIGHRIDGE SUBDIVISION, passing a 1/2 inch iron rod found at a distance of 360.87 feet for the northwest corner of Lot 1, Block B, BYRON-SLONE SECTION TWO, a map of which is recorded in Cabinet E, Slide 202, said Plat Records, and continuing for a total distance of 1068.46 feet to a point in the existing north right-of-way line of said Gattis school Road, and for the northeast corner of said 0.410 acre tract and the southeast corner of said 21.940 acre tract;

THENCE, South 70°14'09" West, with the existing north right-of-way line of said Gattis school Road, a distance of 894.03 feet to the POINT OF BEGINNING containing 21.584 acres of land within these metes and bounds.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §


THAT I, MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S., 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 OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED. I ALSO CERTIFY THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED; SPECIFICALLY SECTIONS 663.13 - 663.21 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN THE STATE.

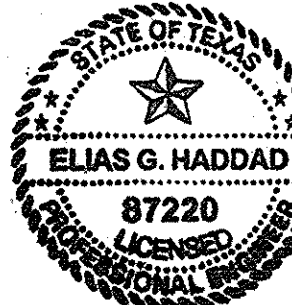
  
MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S. DATE 22 MAY 2013  
TEXAS REG. NO. 5630  
3103 BEE CAVE ROAD, STE. 202  
AUSTIN, TX  
512.327.2946



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT ELIAS HADDAD, P.E., 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.

  
ELIAS G. HADDAD, P.E., 87220 DATE 5.22.2013  
CUNNINGHAM-ALLEN, INC.  
3103 BEE CAVE ROAD, SUITE 202  
AUSTIN, TEXAS 78746  
(PHONE) 512-327-2946



### NOTES:

- NO PORTION OF THIS TRACT IS ENCREACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (F.I.R.M.) COMMUNITY PANEL NO. 48453C0595H, THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE IV, SECTION 108, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 5, 2013.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET PROPERTY LINE SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- BEARING REFERENCE: TEXAS COORDINATE SYSTEM OF 1983 (NAD 83 (COORDS 96)), CENTRAL ZONE, GRID NORTH. ALL COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.0001130. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT ROUND ROCK INDEPENDENT SCHOOL DISTRICT, AS THE OWNER OF 21.584 ACRES OF LAND BEING A ALL OF THAT CERTAIN 21.94 ACRE TRACT OF LAND SAVE AND EXCEPT THAT CERTAIN 0.410 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2012056930 AND ALL OF THAT CERTAIN 2207 SQUARE FOOT TRACT OF LAND RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, ALL OF THE OFFICIAL 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 "RRISD SUCCESS HIGH SCHOOL SUBDIVISION".

ROUND ROCK INDEPENDENT SCHOOL DISTRICT

  
ALAN ALBERS  
EXECUTIVE DIRECTOR, OPERATIONS AND FACILITIES SERVICES

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF May, 2013, BY, ALAN ALBERS, AS EXECUTIVE DIRECTOR, OPERATIONS AND FACILITIES SERVICES, OF ROUND ROCK INDEPENDENT SCHOOL DISTRICT, ON BEHALF OF SAID ROUND ROCK INDEPENDENT SCHOOL DISTRICT.

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



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.

AL KOSIK, 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

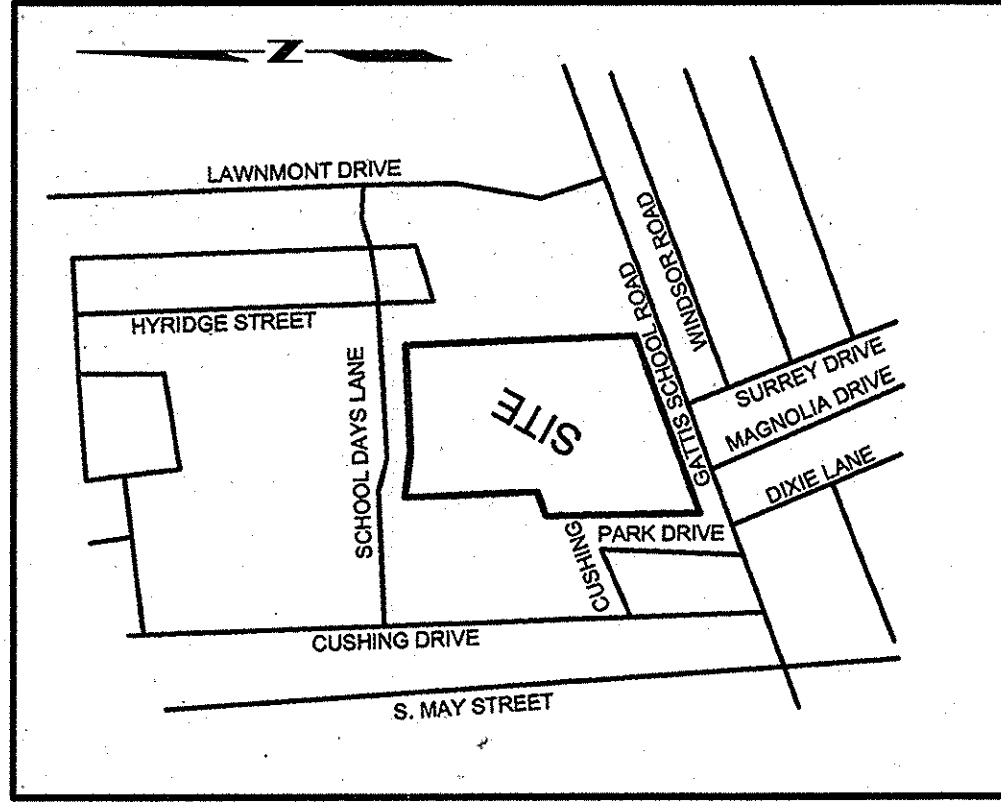
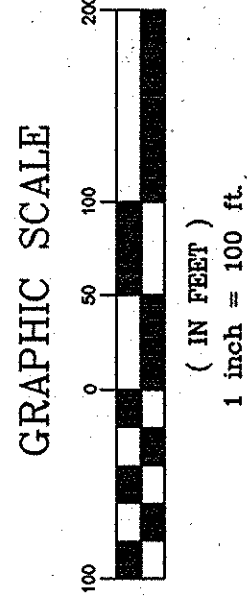
BY: \_\_\_\_\_  
DEPUTY

SUBMITTAL DATE: 5 / 07 / 2013

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPE REG. NO. F-284
	DATE: 4/24/2013 PROJECT NO.: 266.3801 DRAWN BY: tpw SHEET: 2 OF 2

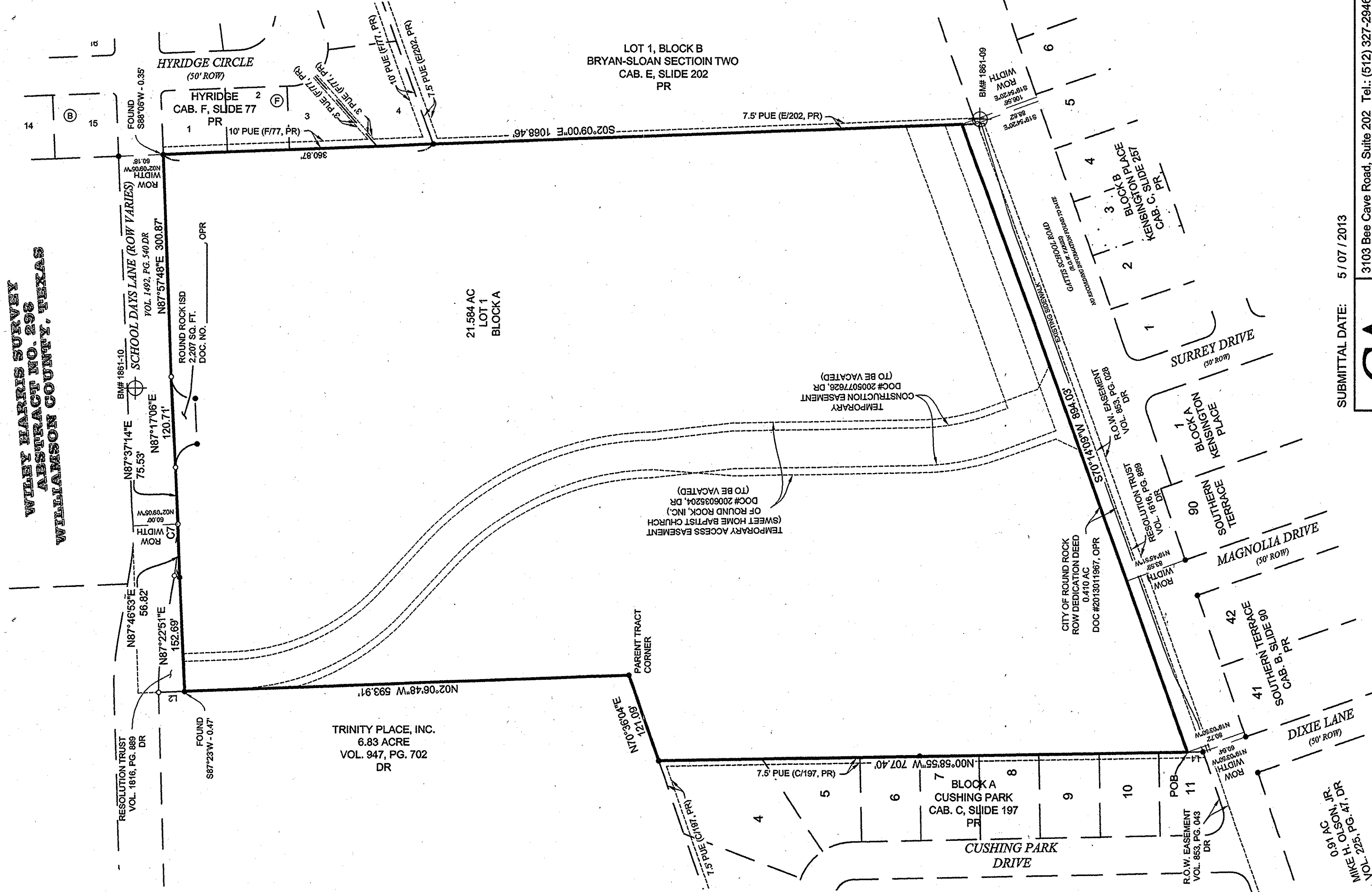
# RRISD SUCCESS HIGH SCHOOL SUBDIVISION

FINAL PLAT



LOCATION MAP  
NOT TO SCALE

WILEY HARRIS SURVEY  
ABSTRACT NO. 298  
WILLIAMSON COUNTY, TEXAS



OWNERS: ROUND ROCK INDEPENDENT SCHOOL DISTRICT  
ACREAGE: 21.584

SURVEYOR: CUNNINGHAM-ALLEN INC.

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: MAY 7, 2013

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JUNE 5, 2013

BENCHMARK DESCRIPTION & ELEVATION:  
ELEVATION REFERENCE: VERTICAL POSITIONS WERE DETERMINED USING GPS STATIC SURVEY METHODS AND ONLINE POSITIONING USER SERVICE (OPUS), PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OFFICE OF NATIONAL GEODETIC SURVEY AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 08.

BENCHMARK:  
1861-10, X CUT ON THE BACK OF CURB AT A CURB JOINT LOCATED APPROXIMATELY 410 FEET EAST OF THE CENTER OF SURREY DRIVE AND APPROXIMATELY 20 FEET NORTH OF GATTIS SCHOOL ROAD AND APPROXIMATELY 7 FEET SOUTH OF A POWER POLE.  
ELEVATION = 784.27 FEET

BENCHMARK:  
1861-10, X CUT ON THE BACK OF CURB LOCATED APPROXIMATELY 420 FEET WEST OF THE CENTER OF HYDRIDGE STREET AND APPROXIMATELY 20 FEET NORTH OF THE CENTER OF SCHOOL DAYS LANE AND APPROXIMATELY 8 FEET SOUTH OF A FIRE HYDRANT.  
ELEVATION = 777.32 FEET

ACREAGE BY LOT TYPE: 21.584 ACRES - DEVELOPMENT LOT  
PATENT SURVEY: WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON CO., TEXAS  
ENGINEER: CUNNINGHAM-ALLEN INC.

NUMBER OF LOTS BY TYPE: 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C7	330.00'	15.07'	2°37'00"	N88°55'44"E	15.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°58'55"E	21.12'
L2	N02°06'48"W	34.68'

### LEGEND

- N.T.S. NOT TO SCALE
- ⊕ BENCHMARK OR TEMPORARY BENCHMARK
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ..... PROPOSED 10' SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- VOL VOLUME
- PG. PAGE
- AC. ACRES
- ( ) RECORD INFORMATION
- ROW RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- SWE SIDEWALK EASEMENT

SUBMITTAL DATE: 5/07/2013

3103 Bee Cave Road, Suite 202 Tel: (512) 327-2946  
Austin, Texas 78746-6819 Fax: (512) 327-2973  
www.cunningham-allen.com  
TBPE REG. NO. F-284  
DATE: 4/25/2013 PROJECT NO.: 2663801  
DRAWN BY: TPW SHEET 1 OF 2

