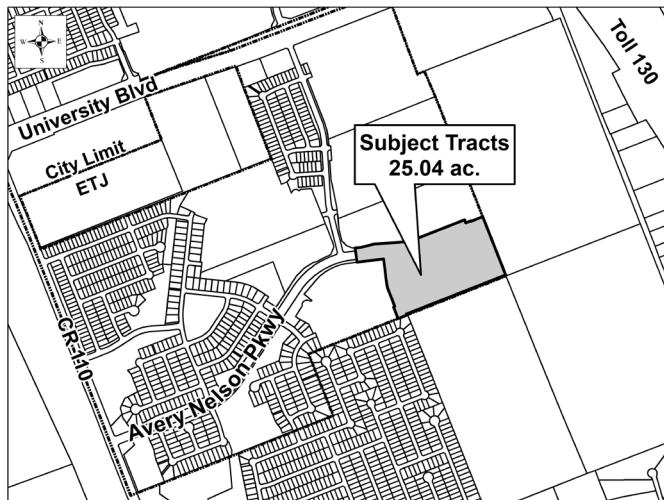


Salerno Ph 7
FINAL PLAT FP2204-002



CASE PLANNER: Caitlyn Reeves

REQUEST: The request is to final plat 68 single family lots, 4 landscape lots and 1 HOA and open space lot.

ZONING AT TIME OF APPLICATION: SF-3 (Single Family - Mixed Lot)

DESCRIPTION: 25.04 acres out of the H. Millard Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Rural residential

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vacant and undeveloped - SF-3 (Single Family-Mixed Lot)
 South: Vacant and undeveloped - Unzoned ETJ
 East: Vacant and undeveloped - Unzoned ETJ
 West: Vacant and undeveloped - SF-3 (Single Family-Mixed Lot)

PROPOSED LAND USE: Single Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	68	10.61
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	6.93
Parkland:	0	0
Other:	5	7.5
TOTALS:	73	25.04

Owner: Nancy Kay Pitchard Ohlendorf Family Trust 1845 FM 1977 Martindale, TX 78655	Agent: Carlson, Bridgance & Doering, Inc. Geoff Guerrero 5501 W. William Cannon Drive Austin, TX 78749	Developer: KB Home Lone Star, Inc. John Zinsmeyer 10800 Pecan Park Boulevard Suite 200 Austin, TX 78750
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**Salerno Ph 7
FINAL PLAT FP2204-002**

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1902-001) for the 358.48-acre Salerno development on May 15, 2019. A Preliminary Plat (PP1910-002) was approved on December 4, 2019. The tract was annexed into the City on June 27, 2019, and for the purpose of Phase 7, was zoned SF-3 (Single Family – Mixed Lot).

DATE OF REVIEW: August 3, 2022

LOCATION: Generally located south of University Blvd and east of CR 110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map of the Round Rock 2030 Comprehensive Plan designates this tract for residential use and is zoned SF-3 (Single Family-Mixed Lot). The SF-3 zoning district provides for three types of single-family lots: estate lots of at least 10,000 square feet with a minimum lot width of 70' by 110' deep; standard lots of at least 6,500 square feet with a minimum lot width of 50'; and small lots of at least 5,000 square feet with a minimum lot width of 40'. The SF-3 district requires a mix of the three lot types: estate lots shall comprise a minimum of 40% of the total number of lots; standard lots a minimum of 30%; and small lots a maximum of 30%. For the purpose of this phase, 50 small lots, 18 standard lots, 4 landscape lots and 1 H.O.A. and open space lot are proposed.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1910-002).

Traffic, Access, and Roads: A Traffic Impact Analysis (TIA) was approved on October 22, 2019. The subdivision has two primary access points: one at the University Boulevard intersection with a north-south roadway (Salerno Boulevard) and one at the intersection of CR 110 with an east-west roadway (Avery Nelson Parkway). For the purpose of this phase, access to CR 110 will be provided via a neighborhood road connection to Avery Nelson Parkway.

Water and Wastewater Service: Water service will be provided by Jonah Special Utility District (SUD). Wastewater service will be provided by the City of Round Rock. For purpose of Phase 7, wastewater will be provided via a connection to a 15-inch wastewater line constructed with the Phase 11 subdivision improvements. Water service will be provided via a connection to a 16" waterline constructed with the Phase 11 subdivision improvements.

Drainage: A flood study (FLOOD2206-0002) was conditionally approved on July 11, 2022.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation, provide minimum finished floor elevations (MFFE) for all floodplain adjacent lots compliant with City Ordinances (2' above floodplain elevation).
2. Prior to recordation, provide all drainage and storm sewer easement(s) by separate instrument, amend callouts and depictions to reference the separate instrument dedication of all headwalls, storm sewer lines, and floodplain area(s). Ensure the easements are labeled "Drainage and Storm Sewer Easement"
3. Prior to recordation, remove unused abbreviations from legend (e.g., D.E., etc.).

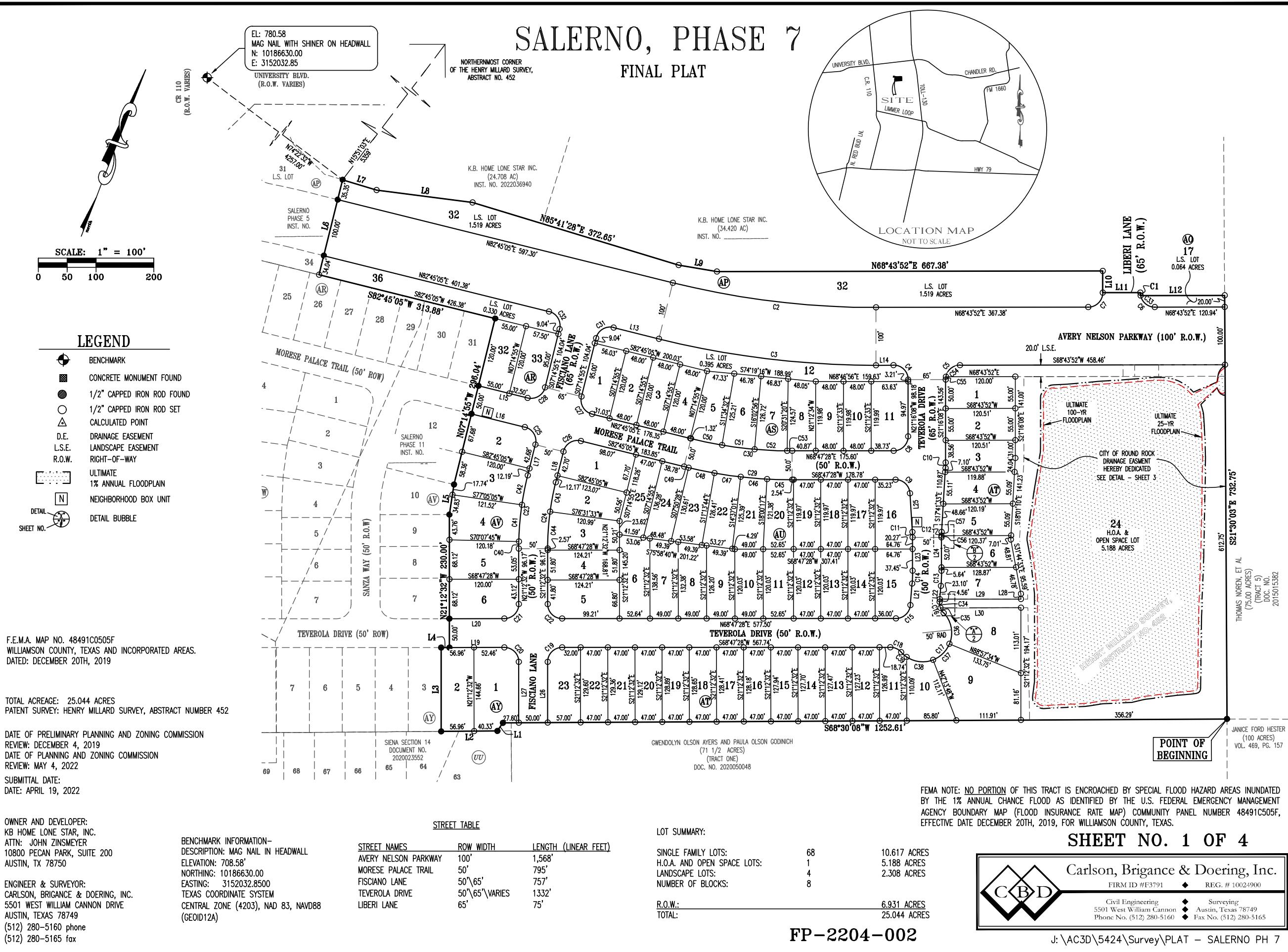
**Salerno Ph 7
FINAL PLAT FP2204-002**

4. Prior to recordation, remove easement notes on sheet 4.
5. Prior to recordation, remove drainage easement depiction from Sheet 3.
6. Prior to recordation, provide the ultimate 4% linework within the legend.
7. Prior to recordation, amend Ultimate 100-yr floodplain callout to correctly point to the double-dot dashed line.
8. Prior to recordation, amend general notes numbering to properly number all notes.
9. Prior to recordation, update the FEMA note to accurately reflect floodplain encroachment(s).
10. Prior to recordation, correct lot numbering in Block AV.



SALERNO, PHASE 7

FINAL PLAT



SALERNO, PHASE 7

FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	5.03	25.00	S27°02'14"E	5.03	2.53	11°32'13"
C2	354.81	1450.00	N75°44'28"E	353.92	178.30	14°01'12"
C3	379.28	1550.00	S75°44'28"W	378.33	190.59	14°01'12"
C4	39.27	25.00	N66°16'08"W	35.36	25.00	90°00'00"
C5	39.27	25.00	S23°43'52"W	35.36	25.00	90°00'00"
C6	39.27	25.00	S66°16'08"E	35.36	25.00	90°00'00"
C7	39.27	25.00	N23°43'52"E	35.36	25.00	90°00'00"
C8	39.30	25.00	N23°45'40"E	35.37	25.03	90°03'35"
C9	37.68	25.00	N68°01'36"W	34.22	23.46	86°21'53"
C10	9.36	150.00	S19°28'50"E	9.36	4.68	3°34'35"
C11	9.36	150.00	N23°03'24"W	9.36	4.68	3°34'32"
C12	9.36	150.00	S19°28'50"E	9.36	4.68	3°34'35"
C13	26.36	325.00	S18°56'43"E	26.35	13.19	4°38'50"
C14	22.30	275.00	N18°56'43"W	22.30	11.16	4°38'50"
C15	37.27	25.00	N26°05'05"E	33.91	23.07	85°24'46"
C16	21.03	25.00	S40°42'59"E	20.41	11.18	48°11'23"
C17	158.64	50.00	S26°05'05"W	99.99	319.700	181°47'31"
C18	21.03	25.00	N87°06'51"W	20.41	11.18	48°11'23"
C19	39.27	25.00	S23°47'28"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	39.27	25.00	S66°12'32"E	35.36	25.00	90°00'00"
C21	39.27	25.00	N23°47'28"E	35.36	25.00	90°00'00"
C22	39.27	25.00	S66°12'32"E	35.36	25.00	90°00'00"
C23	127.92	525.00	N14°13'44"W	127.60	64.28	135°7'37"
C24	115.74	475.00	S14°13'44"E	115.45	58.16	135°7'37"
C25	39.27	25.00	N52°14'55"W	35.36	25.00	90°00'00"
C26	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C27	39.27	25.00	S52°14'55"E	35.36	25.00	90°00'00"
C28	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C29	188.83	775.00	S75°46'16"W	188.36	94.89	135°7'37"
C30	176.65	725.00	N75°46'16"E	176.21	88.76	135°7'37"
C31	39.27	25.00	S37°45'05"W	35.36	25.00	90°00'00"
C32	39.27	25.00	S52°14'55"E	35.36	25.00	90°00'00"
C33	34.24	25.00	S72°02'14"E	31.62	20.41	78°27'47"
C34	10.63	25.00	S28°48'05"E	10.55	5.40	24°21'34"
C35	10.40	25.00	S52°53'46"E	10.32	5.28	23°49'49"
C36	57.49	50.00	S31°52'14"E	54.38	32.40	65°52'54"
C37	40.75	50.00	S24°25'13"W	39.63	21.58	46°41'58"
C38	47.64	50.00	S75°03'52"W	45.86	25.80	54°35'20"
C39	12.76	50.00	N70°19'49"W	12.73	6.41	14°37'19"
C40	12.26	525.00	N20°32'24"W	12.26	6.13	1°20'17"
C41	63.73	525.00	N16°23'35"W	63.70	31.91	6°57'20"
C42	51.92	525.00	N10°04'55"W	51.90	25.98	5°39'59"
C43	51.61	475.00	S10°21'41"E	51.59	25.83	6°13'32"
C44	64.12	475.00	S17°20'30"E	64.08	32.11	7°44'05"
C45	43.34	775.00	S7°23'35"W	43.34	21.68	3°12'16"
C46	45.82	775.00	S73°41'21"W	45.82	22.92	3°23'16"
C47	45.82	775.00	S77°04'37"W	45.82	22.92	3°23'16"
C48	45.82	775.00	S80°27'54"W	45.82	22.92	3°23'16"
C49	8.01	775.00	S82°27'18"W	8.01	4.01	0°35'33"
C50	55.00	725.00	N80°34'41"E	54.99	27.51	4°20'47"
C51	56.60	725.00	N76°10'06"E	56.59	28.31	4°28'23"
C52	56.60	725.00	N71°41'43"E	56.59	28.31	4°28'23"
C53	8.45	725.00	N69°07'30"E	8.45	4.23	0°40'04"
C54	34.24	25.00	S29°29'59"W	31.62	20.41	78°27'47"
C55	5.03	25.00	S15°30'01"E	5.03	2.53	11°32'13"
C56	2.93	150.00	N20°42'36"W	2.93	1.46	10°07'03"
C57	6.44	150.00	N18°55'19"W	6.44	3.22	2°27'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	12.76	50.00	N70°19'49"W	12.73	6.41	14°37'19"
C40	12.26	525.00	N20°32'24"W	12.26	6.13	1°20'17"
C41	63.73	525.00	N16°23'35"W	63.70	31.91	6°57'20"
C42	51.92	525.00	N10°04'55"W	51.90	25.98	5°39'59"
C43	51.61	475.00	S10°21'41"E	51.59	25.83	6°13'32"
C44	64.12	475.00	S17°20'30"E	64.08	32.11	7°44'05"
C45	43.34	775.00	S7°23'35"W	43.34	21.68	3°12'16"
C46	45.82	775.00	S73°41'21"W	45.82	22.92	3°23'16"
C47	45.82	775.00	S77°04'37"W	45.82	22.92	3°23'16"
C48	45.82	775.00	S80°27'54"W	45.82	22.92	3°23'16"
C49	8.01	775.00	S82°27'18"W	8.01	4.01	0°35'33"
C50	55.00	725.00	N80°34'41"E	54.99	27.51	4°20'47"
C51	56.60	725.00	N76°10'06"E	56.59	28.31	4°28'23"
C52	56.60	725.00	N71°41'43"E	56.59	28.31	4°28'23"
C53	8.45	725.00	N69°07'30"E	8.45	4.23	0°40'04"
C54	34.24	25.00	S29°29'59"W	31.62	20.41	78°27'47"
C55	5.03	25.00	S15°30'01"E	5.03	2.53	11°32'13"
C56	2.93	150.00	N20°42'36"W	2.93	1.46	10°07'03"
C57	6.44	150.00	N18°55'19"W	6.44	3.22	2°27'32"

Line Table		
Line #	Length	Direction
L1	17.02	S12°52'51"W
L2	97.29	S68°23'05"W
L3	145.06	N21°12'32"W
L4	14.42	N68°47'28"E
L5	52.57	N12°33'04"W
L6	169.40	N07°14'55"W
L7	61.32	N85°4

SALERNO, PHASE 7

FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 25.044 ACRE TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.708 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN INSTRUMENT NUMBER 2022036940, BEING ALSO A PORTION OF A CALLED 34.420 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN INSTRUMENT NUMBER _____, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 25.044 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID 34.420 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF A CALLED 71 1/2 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO GWENDOLYN OLSON AYERS AND PAULA OLSON GODINICH IN INSTRUMENT NUMBER 2020050048, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO JANICE FORD HESTER IN VOLUME 469, PAGE 157, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING AT THE SOUTHWEST CORNER OF A CALLED 75.00 ACRE TRACT OF LAND CONVEYED TO THOMAS NOREN, ET AL IN INSTRUMENT NUMBER 2015015382, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINE OF SAID 71 1/2 ACRE TRACT OF LAND, AND SAID 34.420 ACRE TRACT OF LAND, THE FOLLOWING TWO COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S68°30'08"W, A DISTANCE OF 1252.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 2) S12°52'51"W, A DISTANCE OF 17.02 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF LOT 63, BLOCK UU, SIENA SECTION 14, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2020023552, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S68°23'05"W, WITH THE COMMON LINE OF SAID 34.420 ACRE TRACT, SAID LOT 63, AND LOT 64, BLOCK UU, SAID SIENA SECTION 14, A DISTANCE OF 97.29 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 64, BEING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK AY, SALERNO PHASE 11, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 34.420 ACRE TRACT AND SAID 24.708 ACRE TRACT, AND WITH THE EAST LINE OF SAID SALERNO PHASE 11, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) N21°12'32"W, A DISTANCE OF 145.06 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF TEVEROLA DRIVE (50' R.O.W.), FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 2) N68°47'28"E, A DISTANCE OF 14.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH TERMINUS OF SAID TEVEROLA DRIVE, FOR A WESTERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) N21°12'32"W, A DISTANCE OF 230.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 4) N123°30'4"E, A DISTANCE OF 52.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 5) N071°45'55"W, A DISTANCE OF 296.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND
- 6) S82°45'05"W, A DISTANCE OF 313.88 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHERN LINE OF LOT 26, BLOCK AR, SAID SALERNO PHASE 11, BEING AT AN EASTERN CORNER OF LOT 34, BLOCK AR, SALERNO PHASE 5, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

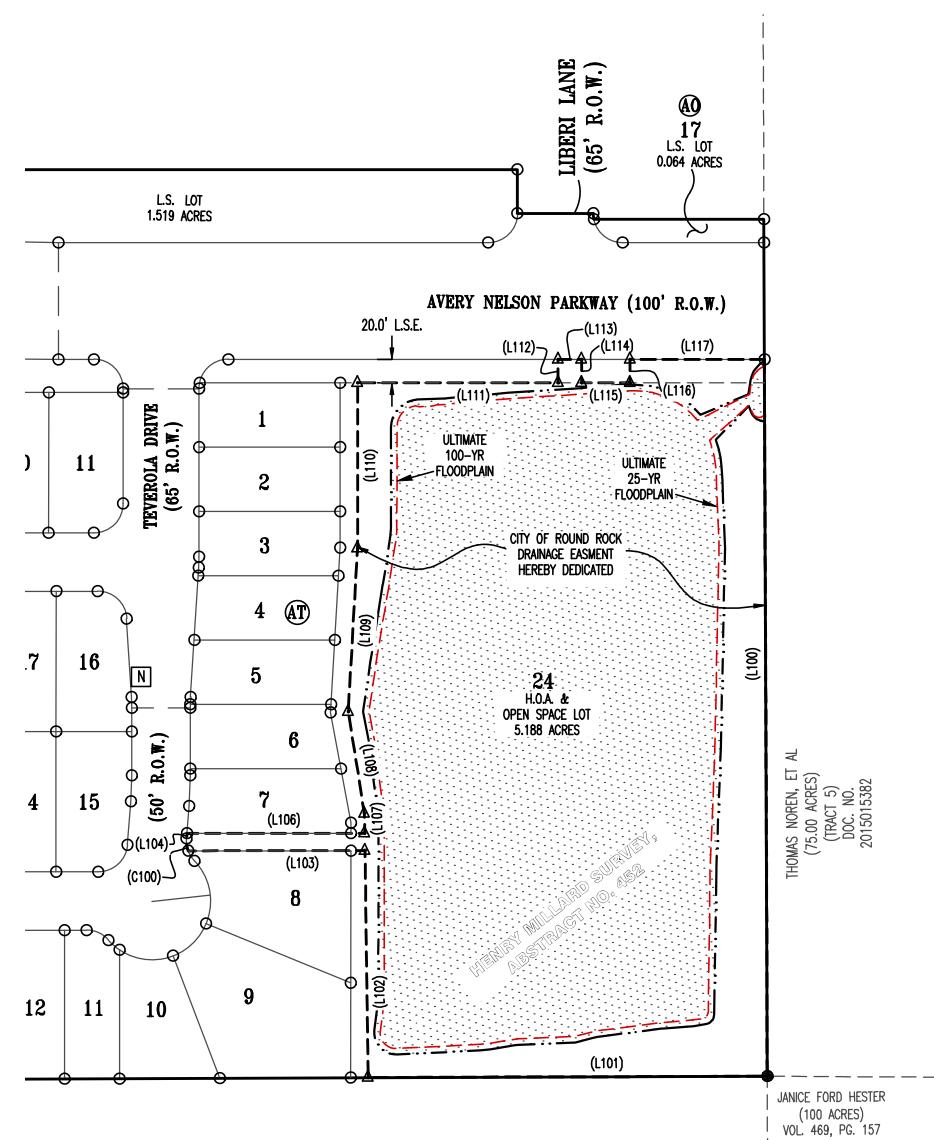
THENCE, N07°14'55"W, OVER AND ACROSS SAID 34.420 ACRE TRACT AND SAID 24.708 ACRE TRACT, WITH THE EAST LINE OF SAID LOT 34, THE EAST TERMINUS LINE OF AVERY NELSON PARKWAY (100' R.O.W.) AND THE EAST LINE OF LOT 31, BLOCK AP, SAID SALERNO PHASE 5, A DISTANCE OF 169.40 FEET TO A 1/2 INCH IRON ROD FOUND AT AN EASTERN CORNER OF SAID LOT 31, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 34.420 ACRE TRACT OF LAND, THE FOLLOWING NINE (9) COURSES, NUMBERED 1 THROUGH 9,

- 1) N85°41'28"E, A DISTANCE OF 61.32 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N76°14'05"E, A DISTANCE OF 167.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N85°41'28"E, A DISTANCE OF 372.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N78°18'47"E, A DISTANCE OF 67.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N68°43'52"E, A DISTANCE OF 667.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S21°16'08"E, A DISTANCE OF 37.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N68°43'52"E, A DISTANCE OF 65.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 5.03 FEET AND A CHORD THAT BEARS S27°02'14"E, A DISTANCE OF 5.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 9) N68°43'52"E, A DISTANCE OF 145.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE EAST LINE OF SAID 34.420 ACRE TRACT OF LAND, BEING IN THE WEST LINE OF SAID 75.00 ACRE TRACT OF LAND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S21°30'03"E, WITH THE COMMON LINE OF SAID 75.00 ACRE TRACT OF LAND, AND SAID 34.420 ACRE TRACT OF LAND, A DISTANCE OF 732.75 FEET, TO THE POINT OF BEGINNING AND CONTAINING 25.044 ACRES OF LAND.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)



LOT 26, BLOCK AT
DRAINAGE EASEMENT

SHEET NO. 3 OF 4



FP-2204-002

J:\AC3D\5424\Survey\PLAT - SALERNO PH 7

