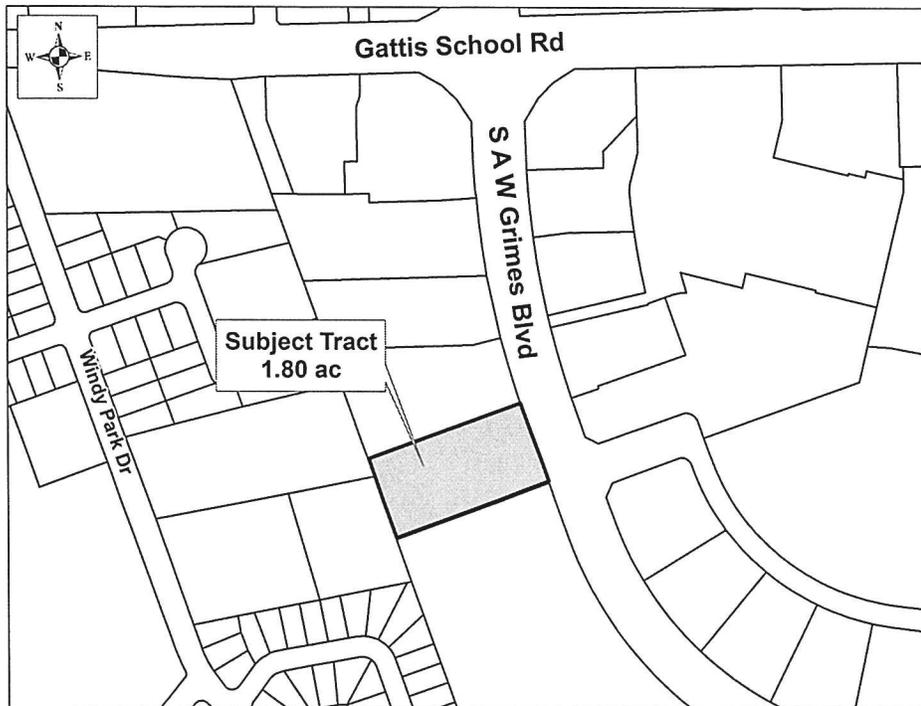


**Provident Crossing Section V  
FINAL PLAT FP1606-004**



**CASE PLANNER:** David Fowler

**REQUEST:** Final Plat for a single lot

**ZONING AT TIME OF APPLICATION:** PUD 62 - Provident Crossings

**DESCRIPTION:** 1.80 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

- North: Vacant
- South: Senior Living
- East: Retail
- West: Residential

**PROPOSED LAND USE:** Daycare

<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	1.80
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>1.80</b>

**Owner:**  
 HICKERSON ROUND ROCK LAND LP  
 c/o PROVIDENT REALTY ADVISORS  
 10210 N CENTRAL EXPY, STE 300  
 DALLAS, TX 75231-3470

**Agent**  
 Jones & Carter, Inc.  
 Shawn Graham, P.E.  
 6509 Windcrest Drive, Ste. 600  
 Plano, TX 75024

**Provident Crossing Section V  
FINAL PLAT      FP1606-004**

**HISTORY:** The Planning and Zoning Commission approved the Provident Crossings Preliminary Plat January 12, 2005, revised February 6, 2013. City Council approved PUD 62, Provident Crossings, May 26, 2005, with an amendment approved January 24, 2008.

**DATE OF REVIEW:** July 20, 2016

**LOCATION:** AW Grimes Blvd., south of Gattis School Road.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation for the parcel is commercial. The zoning is Planned Unit Development (PUD) 62, Provident Crossings. The subject property is located on Tract 1 in the PUD. In Tract 1, all uses listed in the C-1 zoning (General Commercial) district are allowed. The PUD has stricter building height and compatibility standards than C-1 zoning district, while also setting additional front setback, landscaping and driveway access standards.

Compliance with the Concept Plan/Preliminary Plat: This plat reflects the preliminary plat as revised in February 2013.

Traffic, Access and Roads: The site has frontage on S. A.W. Grimes Boulevard. The preliminary plat and the proposed final plat show an access easement network that connects all five lots in Tract 1 and connects the subject lot to Tract 2, which is the location of an existing senior living community. The Transportation Department is not requiring a traffic impact analysis for this lot, based on the anticipated traffic demands of the proposed daycare use.

Water and Wastewater Service: A proposed 8" waterline loop will be built to connect to an existing 16" waterline along the A.W. Grimes right-of-way. A proposed 8" waste water line will connect to the existing 8" line on the lot to the north.

Drainage: An 18" storm water line will be built to connect to the 42' storm sewer line at the northern end of the preliminary plat area. From there, storm water would flow to the Dry Branch Creek Regional Detention Facility.

Additional Considerations: The preliminary plat has recently been extended for three years, effective with the final plat for Section 4 being recorded on February 26, 2015.

**RECOMMENDED MOTION:**

Staff recommends approval.



Gattis School Rd

SAW Grimes Blvd

Mindy Park Dr

Subject Tract  
1.80 ac



**FINAL PLAT**  
**PROVIDENT CROSSINGS, SECTION V**  
 CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS  
 JUNE 21, 2016

LEGAL DESCRIPTION

BEING a 1.800 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and out of the Asa Thomas Survey, Abstract Number 609, Williamson County, Texas, and being a portion of a called 7.958 acre tract of land described in a Warranty Deed to Hickerson Round Rock, LP recorded under Document Number 2009070070 of the Official Public Records of Williamson County, Texas; said 1.800 acre tract of land being more particularly described as follows with bearing referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING at a set P-K Nail in the westerly right-of-way line of A. W. Grimes Boulevard (120 foot wide right of way) recorded in 2001038661 of the Official Public Records of Williamson County, Texas, being the southeasterly corner of said 7.958 acre tract and the northeasterly corner of Lot 5, Block A of PROVIDENT CROSSING, SECTION I recorded in Cabinet EE, Slide 359 of the Plat Records of Williamson County, Texas;

THENCE with the southerly line of said 7.958 acre tract and the northerly line of said Lot 5, South 70°01'58" West a distance of 393.04 feet to a found 1/2" iron rod with cap stamped "CSC" being the southwesterly corner of said Lot 7.958 acre tract and the northwesterly corner of said Lot 5 and being in the easterly line of a called 1.301 acre tract described in an Affidavit of Heirship recorded under Document Number 2000014735 of the Official Public Records of Williamson County, Texas;

THENCE with the westerly line of said 7.958 acre tract and the easterly line of said 1.301 acre tract, North 19°44'53" West a distance of 160.51 feet to a found 1/2" iron rod being the northwesterly corner of said 1.301 acre tract and the southeasterly corner of a called 2.7412 acre tract described in a General Warranty Deed to Joseph Gregor recorded in Volume 2516, Page 853 of the Deed Records of Williamson County, Texas;

THENCE continuing with the westerly line of said 7.958 acre tract and with the easterly line of said 2.7412 acre tract, North 19°44'30" West a distance of 39.19 feet to a set 5/8" iron rod with cap stamped "Jones|Carter" in said westerly line of 7.958 acre tract, the easterly line of said 2.7412 acre tract and being the northwesterly corner of the herein described tract;

THENCE departing said easterly line of 2.7412 acre tract over and across said 7.958 acre tract, North 70°01'58" East a distance of 392.71 feet to a set "X" in concrete in said westerly right-of-way line of A. W. Grimes Boulevard and in the easterly line of said 7.958 acre tract and being the northeasterly corner of the herein described tract marking the beginning of a non-tangential curve to the left;

THENCE with said westerly right-of-way line of A. W. Grimes Boulevard and said easterly line of 7.958 acre tract and with said non-tangential curve to the left having a radius of 2143.45 feet and a delta angle of 01°12'43", an arc distance of 45.34 feet (the chord of said curve bears South 19°16'45" East a distance of 45.34 feet) to a point from which a found "X" in concrete bears South 72°09' East a distance of 0.31 feet;

THENCE continuing with said westerly right-of-way line of A. W. Grimes Boulevard and said easterly line of 7.958 acre tract, South 19°58'23" East a distance of 154.36 feet to the POINT OF BEGINNING and CONTAINING an area of 1.800 acres of land.

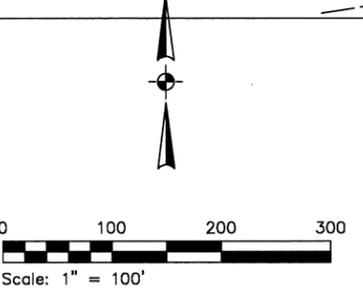
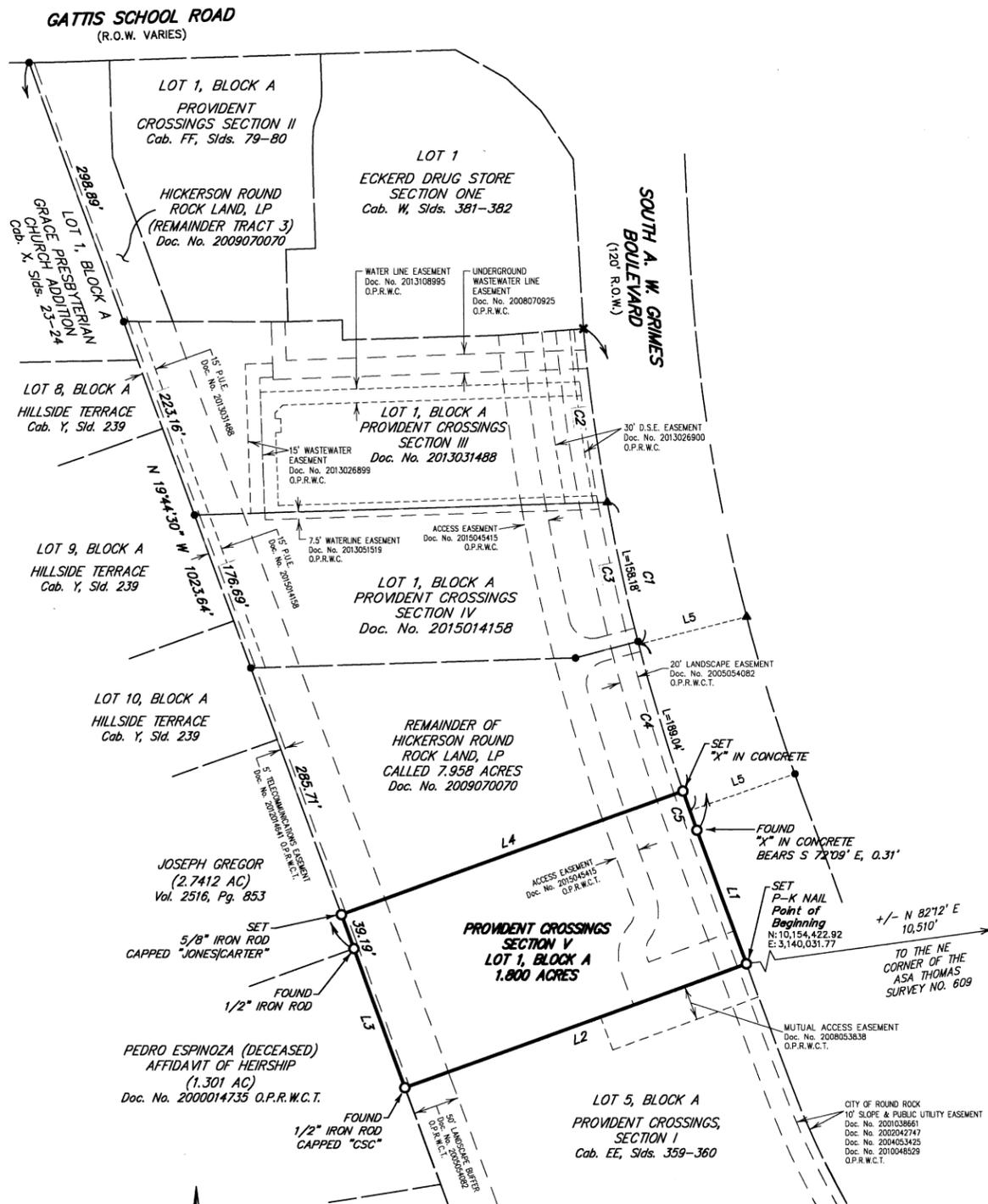
BASIS OF BEARINGS:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.000117947.

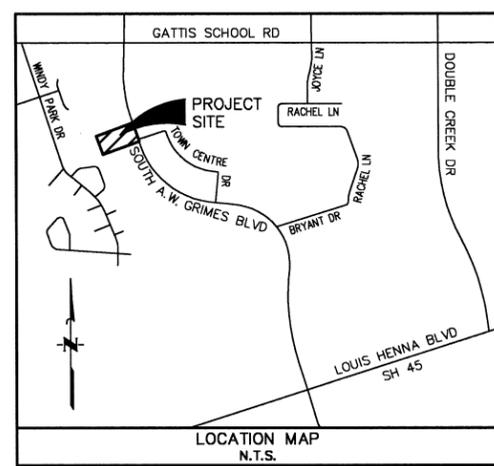
OWNERS: HICKERSON ROUND ROCK LAND, LP  
 ACREAGE: 1.800 ACRES  
 SURVEYOR: GARY C. BOWES, R.P.L.S. NO. 4053  
 NUMBER OF BLOCKS: 1  
 LINEAR FEET OF NEW STREETS: 0  
 SUBMITTAL DATE: JUNE 21, 2016  
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 20, 2016  
 BENCHMARK DESCRIPTION & ELEVATION:  
 CITY OF ROUND ROCK BRASS DISK (01-022) +/- 23' WEST OF SOUTH CREEK DRIVE & 14' SOUTH OF DRIVEWAY TO KENNINGHAM PARK PARKING LOT, NAVD 88 ELEV. = 723.85  
 ACREAGE BY LOT TYPE: DEVELOPMENT - 1.800 ACRES  
 PATENT SURVEY: ASA THOMAS SURVEY, ABSTRACT NO. 609  
 ENGINEER: SHAWN C. GRAHAM, P.E. NO. 111432  
 NUMBER OF LOTS BY TYPE: PUD 62 (DEVELOPMENT) - 1 LOT

LINE	BEARING	DISTANCE
L1	S 19°58'23" E	154.36'
L2	S 70°01'58" W	393.04'
L3	N 19°42'53" W	160.51'
L4	N 70°01'58" E	392.71'
L5	N 75°46'44" E	120.52'
L6	N 70°43'33" E	120.77'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2143.48'	560.13'	14°58'21"	S 12°23'56" E	558.54'
C2	2143.48'	190.06'	5°04'49"	S 07°27'10" E	190.00'
C3	2143.48'	154.81'	4°08'17"	S 12°03'44" E	154.78'
C4	2143.48'	169.91'	4°32'31"	S 16°24'08" E	169.87'
C5	2143.45'	45.34'	1°12'43"	S 19°16'45" E	45.34'



- LEGEND**
- 1/2" IRON ROD FOUND
  - ▲ P-K NAIL FOUND IN CONCRETE
  - ✕ "X" IN CONCRETE FOUND
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.S.E. DRAINAGE & STORM SEWER EASEMENT
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TX



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JOB NO: A023-0036-00\710	DRAWN BY: SDB
DATE: June 8, 2016	CHECKED BY: GCB
SCALE: 1"=100'	REVISED:

**J|C JONES|CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 Texas Board of Professional Land Surveying Registration No. 10046101  
 1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

**FINAL PLAT**  
**PROVIDENT CROSSINGS**  
**SECTION V**

**FINAL PLAT**  
**PROVIDENT CROSSINGS, SECTION V**  
**CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS**  
**JUNE 21, 2016**

STATE OF TEXAS §  
 COUNTY OF DALLAS §  
 KNOW ALL MEN BY THESE PRESENTS:

Hickerson Round Rock Land, LP, acting herein by and through Hickerson Round Rock Land GP, LLC, a Texas limited partnership, its general partner, acting herein by and through Julian Hawes, Jr., Vice President, PRA GP No. 2, Inc., its general partner, owner of 1.800 acres of land out of the Asa Thomas Survey, Abstract No. 609, Williamson County, Texas, as conveyed to it by warranty deed recorded in Document No. 2009070070 of the Official Public Records of Williamson County, Texas, certifies that there are no lien holders and does hereby subdivide 1.800 acres of land in accordance with this plat, to be known as **PROVIDENT CROSSINGS, SECTION V**, and does hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 Julian Hawes, Jr., Vice President, PRA GP No. 2, Inc.  
 General Partner, Hickerson Round Rock Land GP, LLC,  
 General Partner to Hickerson Round Rock Land, LP  
 10210 N. Central Expressway, Suite 300  
 Dallas, TX 75231

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority on this day personally appeared Julian Hawes, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
 Notary Public, State of Texas

\_\_\_\_\_  
 Print Notary's Name  
 My Commission Expires: \_\_\_\_\_

I, Gary C. Bowes, 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 the subdivision regulations of the City of Round Rock, Texas.

\_\_\_\_\_  
 Gary C. Bowes

Registered Professional Land Surveyor No. 4053  
 Date 6/20/2016

**JONES | CARTER**  
 1701 Directors Boulevard, Suite 400  
 Austin, Texas 78744



I, Shawn C. Graham, a Registered Professional Engineer, do hereby certify that to the best of my knowledge the information contained on this plat complies with the subdivision ordinances and the design and construction standards adopted by the City of Round Rock, Texas.

\_\_\_\_\_  
 Shawn C. Graham

Registered Professional Engineer No. 111432  
 Date 6/20/2016

**JONES | CARTER**  
 1701 Directors Boulevard, Suite 400  
 Austin, Texas 78744



Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. 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

STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

I, Nancy E. 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 OFFICE of the County Court of said County, at office in Georgetown, Texas, the last date written above.

Nancy E. Rister, Clerk, County Court  
 Williamson County, Texas

By: \_\_\_\_\_  
 Deputy

**GENERAL NOTES:**

1. Building setbacks shall be in accordance with Chapter 46, Zoning, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, and in accordance with Planned Unit Development No. 62 (Doc. No. 2005054082), as amended.
2. The fifty foot (50') landscape buffer and the twenty foot (20') landscape easement shown hereon are established per the Planned Unit Development No. 62 (Doc. No. 2005054082), and as such, may be subject to change if the PUD is amended.
3. Sidewalks shall be constructed in accordance with Chapter 36, Subdivision Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, with the Design and Construction Standards, and in accordance with Planned Unit Development No. 62 (Doc. No. 2005054082), as amended.
4. A ten foot (10') public utility easement (PUE) and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots shown hereon.
5. This plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on February 6, 2013, as amended.
6. An Access Easement Agreement recorded in Doc. No. 2015045415, grants a non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress between the lot and adjacent Lot 1, Block A, Provident Crossings, Section IV.
7. No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
8. No portion of this tract is encroached by any special flood hazard areas 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, effective date September 26, 2008, for Williamson County, Texas.
9. No portion of this tract is encroached by the ultimate 1% annual chance floodplain.

SHEET 2 OF 2

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J:\Projects\A023\034-00\Survey\Point Files\A023-0034-00-700.crd	
JOB NO: A023-0036-00\710	DRAWN BY: SDB
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**FINAL PLAT**  
**PROVIDENT CROSSINGS**  
**SECTION V**