



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Rob Wendt
Alternate Vice Chair Jennifer Henderson
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, May 16, 2018

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2018-048](#) Consider approval of the minutes for the April 18, 2018 Planning and Zoning Commission meeting.

E. PLATTING:

- E.1 [PZ-2018-049](#) Consider approval of the Palm Valley Crossing Preliminary Plat, generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. PP1804-001
- E.2 [PZ-2018-050](#) Consider approval of the Palm Valley Crossing Final Plat, generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. FP1804-004
- E.3 [PZ-2018-051](#) Consider approval of the Four Points by Sheraton Preliminary Plat, generally located on the northwest corner of Rawhide Dr. and Hesters Crossing Rd. Case No. PP1804-002
- E.4 [PZ-2018-052](#) Consider approval of the Four Points by Sheraton Final Plat, generally located on the northwest corner of Rawhide Dr. and Hesters Crossing Rd. Case No. FP1804-005

- E.5 [PZ-2018-053](#) Consider public testimony and action concerning the request filed by CalAtlantic Homes of Texas, Inc. on behalf of the property owner, Robinson Land Ltd. Partners, for approval of a Concept Plan to be known as The Reserve at Wyoming Springs Concept Plan, generally located on the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. CP1804-001

F. STAFF REPORT:

- F.1 [PZ-2018-054](#) Consider a presentation and update from the Transportation Department.
- F.2 [PZ-2018-055](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Meeting was posted on the 10th day of May 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 18, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on April 18, 2018, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Greg Rabaey was absent.

Planning and Development Services Department staff included Brad Wiseman, Erin Smith, Juan Enriquez, Laton Carr, and Veronica Chandler. Gerald Pohlmeier and Kamie Fitzgerald from the Transportation Department were also present.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the April 4, 2018 Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Clawson, second by Commissioner Sellers to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider approval of the Vizcaya Phase 6D Final Plat, generally located northeast of the intersection of A.W. Grimes Blvd. and University Blvd. Case No. FP1803-003

Mr. Enriquez briefly reviewed the application explaining that Vizcaya Phase 6D contained 51 standard single-family residential lots. He noted that staff recommended approval of the final plat as conditioned.

A motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider approval of the Warner Ranch Phase 2 Section 5 Preliminary Plat, generally located to the east side of Glenn Dr. and west of S. A.W. Grimes Blvd. Case No. PP1607-001

Mr. Enriquez gave a brief overview of the application stating that the purpose of the Preliminary Plat was to approve the request for 62 individual lots to be developed with attached single-family homes. He noted that a Preliminary Plat was necessary because the

Warner Ranch PUD (Planned Unit Development) contained land that was annexed and zoned after the other phases in the Warner Ranch subdivision were platted. He explained that a Traffic Impact Analysis (TIA) was approved for the entire development and that a TIA revision would not be required. Staff recommended approval of the Preliminary Plat as conditioned.

The owner's representative, Ms. Lauren Anderson, with DR Horton, was available to answer questions.

Following a brief discussion regarding the proposed development, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E3. Consider approval of the Warner Ranch Phase 2 Section 5 Final Plat, generally located to the east side of Glenn Dr. and west of S. A.W. Grimes Blvd. Case No. FP1611-002

Mr. Enriquez continued to review the Warner Ranch Phase 2 Section 5 Final Plat and explained that the final plat was in compliance with the preliminary plat presented in Agenda Item E2. Staff recommended approval of the final plat as conditioned.

The owner's representative, Ms. Lauren Anderson, with DR Horton, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that the Kalahari PUDs and rezoning were approved by City Council during the last Council meeting and the groundbreaking is expected to be scheduled some time in May. He stated that the PUD 61 Amendment No. 4 was also approved.

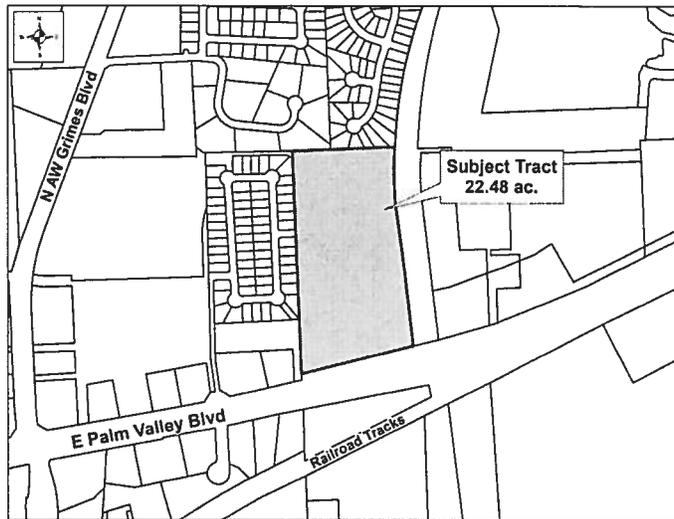
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:19 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Palm Valley Crossing
PRELIM PLAT PP1804-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to subdivide one (1) lot into three (3) lots.

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 22.48 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: Single-Family Residential (ETJ - Chandler Creek MUD)
- South: Commercial (C-1 Zone)
- East: Tx DOT ROW (Formerly MOKAN ROW)
- West: Commercial and Residential (PUD 103)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	2	1.8
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	20.68
TOTALS:	3	22.48

<p>Owner: CHURCH OF CHRIST OF ROUND ROCK Kenneth Kohl, Elder 1200 N GEORGETOWN ST, ROUND ROCK, TX 78664-3210 Round Rock, 78664-3210</p>	<p>Agent: Waeltz & Prete, Inc. Antonio A. Prete 211 N. A.W. Grimes Blvd. Round Rock, TX 78665</p>
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Palm Valley Crossing
PRELIMINARY PLAT PP1804-001

HISTORY: The Planning and Zoning Commission approved the Concept Plan for this property on April 4, 2018.

DATE OF REVIEW: May 16, 2018

LOCATION: Northeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the approved Concept Plan.

Traffic, Access and Roads:

The site has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic. A Traffic Impact Analysis (TIA) is not required for this application since the applicant will be designing and constructing a deceleration lane to mitigate traffic impacts. There is sufficient right-of-way to build a deceleration lane. No additional right-of-way is required as part of this application.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an existing water line to the south along E. Palm Valley Boulevard. Wastewater will be connected to an existing 8-inch public wastewater line located along the southwest property line.

Drainage:

The property is not located within the Edwards Aquifer Recharge Zone. Therefore, a Water Pollution Abatement Plan (WPAP) by TCEQ is not required for this site. A portion of this development will be participating in the City's Regional Storm Water Management Program. There is a storm water conveyance limitation at an existing box culvert under E. Palm Valley Boulevard. Therefore, the upper watershed will be required to provide on-site detention, while the remainder of the watershed will participate in the Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 1 of 2, update the acreage, acreage by lot type and number of lots to reflect all three lots.
2. Prior to plat recordation, all easements must be recorded with the Williamson County Clerk and record information stated on plat.
3. Remove plat note # 5 and instead depict linework and notation on the plat. Please note that the required 10' PUE shall be depicted outside the existing 20' Water & Wastewater Easement.

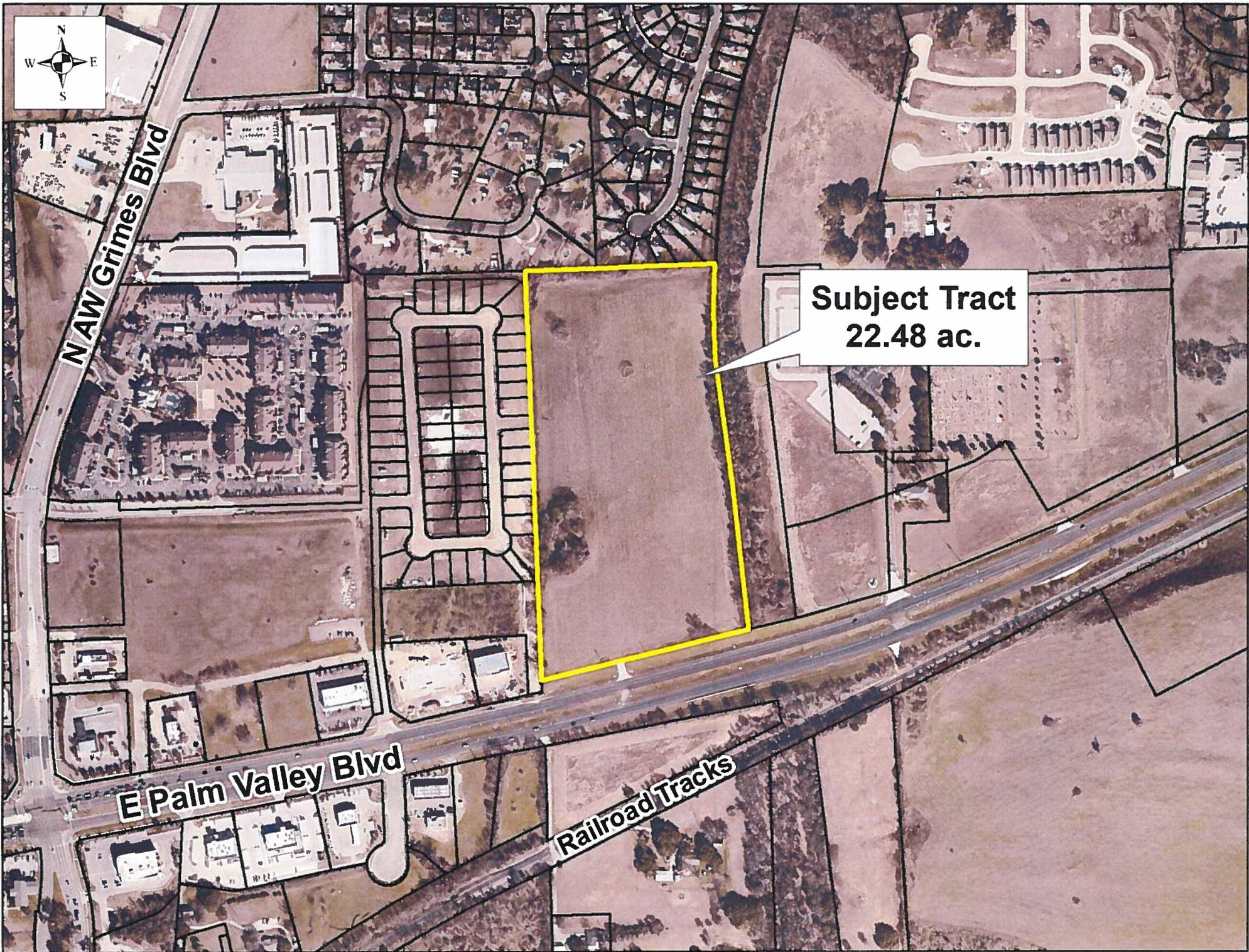


N W Grimes Blvd

E Palm Valley Blvd

Railroad Tracks

**Subject Tract
22.48 ac.**



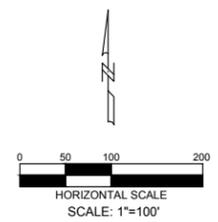
IRON ROD FOUND 1.8' SOUTH OF RECORD
NORTHERLY BOUNDARY LINE RECORDED IN DDC
2000022099, BEING THE RECORD SOUTHEAST
CORNER OF HIDDEN ACRES, RECORDED IN CAB.
C, SL. 226, SAME BEING THE RECORD
SOUTHWEST CORNER OF THE MEADOWS AT
CHANDLER CREEK, SECTION FIVE, RECORDED IN
CAB. T, SL. 395.

25' DRAINAGE EASEMENT
DOC. # 2016081608

HIDDEN ACRES
CAB. C, SL. 226

FINAL PLAT OF MEADOWS
AT CHANDLER CREEK
SECTION FIVE
CAB. T, SL. 395

LOT 10
5.0' WIDE
LANDSCAPE LOT



NOTE: THE NORTHERLY BOUNDARY SHOWN HEREIN IS
PER RECORD INFORMATION DDC. NO. 2000022099
THE SOUTHERLY BOUNDARY LINE OF MEADOWS AT
CHANDLER CREEK, SECTION FIVE IS PER RECORD
INFORMATION CAB. T, SL. 395, SOUTHERLY BOUNDARY
LINE OF HIDDEN ACRES IS PER RECORD INFORMATION
CAB. C, SL. 226.

CHURCH OF CHRIST
OF ROUND ROCK
REMNANT PORTION OF
CALLED 24.018 AC.
DOC. NO. 2000022099

BLOCK 'A', LOT 3
20.680 ACRE

NOTE: THE EASTERLY BOUNDARY SHOWN HEREIN IS
PER RECORD INFORMATION DDC. NO. 2000022099
THE WESTERLY BOUNDARY LINE OF STATE OF
TEXAS TRACT EXHIBIT 'A', PART 7 IS PER RECORD
INFORMATION RECORDED IN VOL. 1970, PG. 515
THE LOCATION OF THE 0.348 ACRE, EXHIBIT 'D',
STATE OF TEXAS TRACT IS PER RECORD
INFORMATION PER VOL. 1970, PG. 515

MATCH LINE
REF. SHEET 1 OF 2

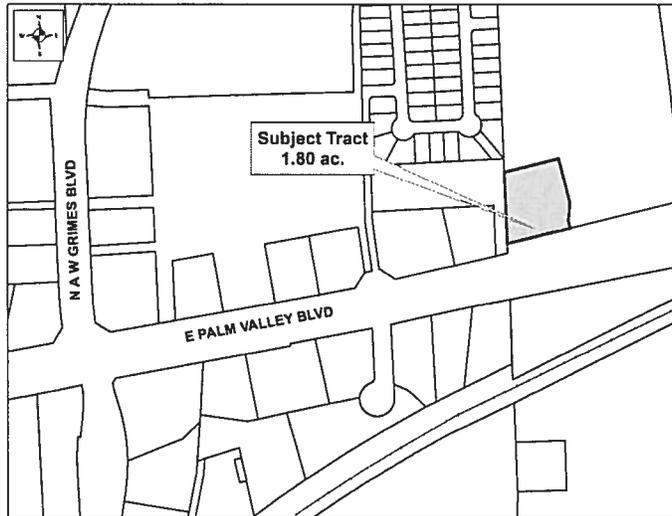
LEGEND

- | | | | |
|--------|--|--------------|---|
| ○ | 1/2" IRON ROD SET | --- | R.O.W. LINE |
| ● | 1/2" IRON ROD FOUND | --- | PROPERTY BOUNDARY |
| ● CORR | IRON ROD FOUND WITH
ALUMINUM CAP STAMPED "C.O.R.R." | ----- | RIGHT-OF-WAY TIE LINE |
| ⊗ | CONCRETE MONUMENT FOUND | - - - - - | EASEMENT AND BUILDING
SETBACK LINE |
| ⊗ CUT | X CUT FOUND IN CONCRETE | | |
| △ | CALCULATED POINT | | |
| △ | P.O.B.
POINT OF BEGINNING | O.R.W.C.T. | OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS |
| ○ | R.O.W.
RIGHT-OF-WAY | O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS |
| BM | BENCHMARK | P.R.W.C.T. | PLAT RECORDS
WILLIAMSON COUNTY, TEXAS |
| BM 1A | BENCHMARK 1A | | |

**PRELIMINARY PLAT
PALM VALLEY CROSSING SUBDIVISION
(2 OF 2)**

PP1804-001

**Palm Valley Crossing
FINAL PLAT FP1804-004**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create two (2) lots from one (1) lot

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 1.8 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: Vacant/Undeveloped (C-1a Zone)
- South: Commercial (C-1 Zone)
- East: Vacant/Undeveloped (C-1a Zone)
- West: Commercial and Residential (PUD 103)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	2	1.8
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	1.8

<p>Owner: CHURCH OF CHRIST OF ROUND ROCK Kenneth Kohl, Elder 1200 N GEORGETOWN ST, ROUND ROCK, TX 78664-3210 Round Rock, TX 78664</p>	<p>Agent: Waeltz & Prete, Inc. Antonio A. Prete 211 N. A.W. Grimes Blvd. Round Rock, TX 78665</p>
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**Palm Valley Crossing
FINAL PLAT FP1804-004**

DATE OF REVIEW: May 16, 2018

LOCATION: Northeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial – Limited) and allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

Traffic, Access and Roads:

The site has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic. A Traffic Impact Analysis (TIA) is not required for this application since the applicant will be designing and constructing a deceleration lane to mitigate traffic impacts. There is sufficient right-of-way to build a deceleration lane. No additional right-of-way is required as part of this application.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an existing water line to the south along E. Palm Valley Boulevard. Wastewater will be connected to an existing 8-inch public wastewater line located along the southwest property line.

Drainage:

The property is not located within the Edwards Aquifer Recharge Zone. Therefore, a Water Pollution Abatement Plan (WPAP) by TCEQ is not required for this site. A portion of this development will be participating in the City's Regional Storm Water Management Program. There is a storm water conveyance limitation at an existing box culvert under E. Palm Valley Boulevard. Therefore, the upper watershed will be required to provide on-site detention, while the remainder of the watershed will participate in the Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation all easements must be recorded with the Williamson County Clerk and record information stated on plat.
2. Remove plat note # 5 and instead depict linework and notation on the plat. Please note that the required 10' PUE shall be depicted outside the existing 20' Water & Wastewater Easement.



N W GRIMES BLVD

E PALM VALLEY BLVD

Subject Tract
1.80 ac.



K:\CAD\073-005 2300 HWY 79 Retail Center\3-CAD\PLANS\Final\Plat.dwg, 5/1/2018 11:00:17 AM, 1-2, W-P Inc., JRW

OWNER: CHURCH OF CHRIST OF ROUND ROCK
1200 N. GEORGETOWN STREET
ROUND ROCK, TX 78664

ACREAGE: 1.803 ACRES

PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT 297

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 1.803- DEVELOPMENT

NUMBER OF LOTS BY TYPE: 2 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: APRIL 17, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MAY 16, 2018

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

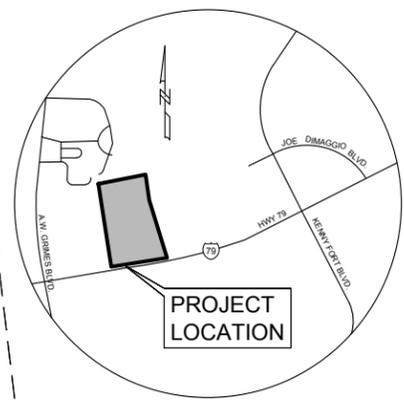
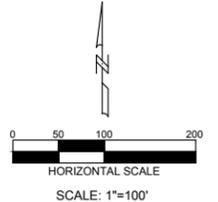
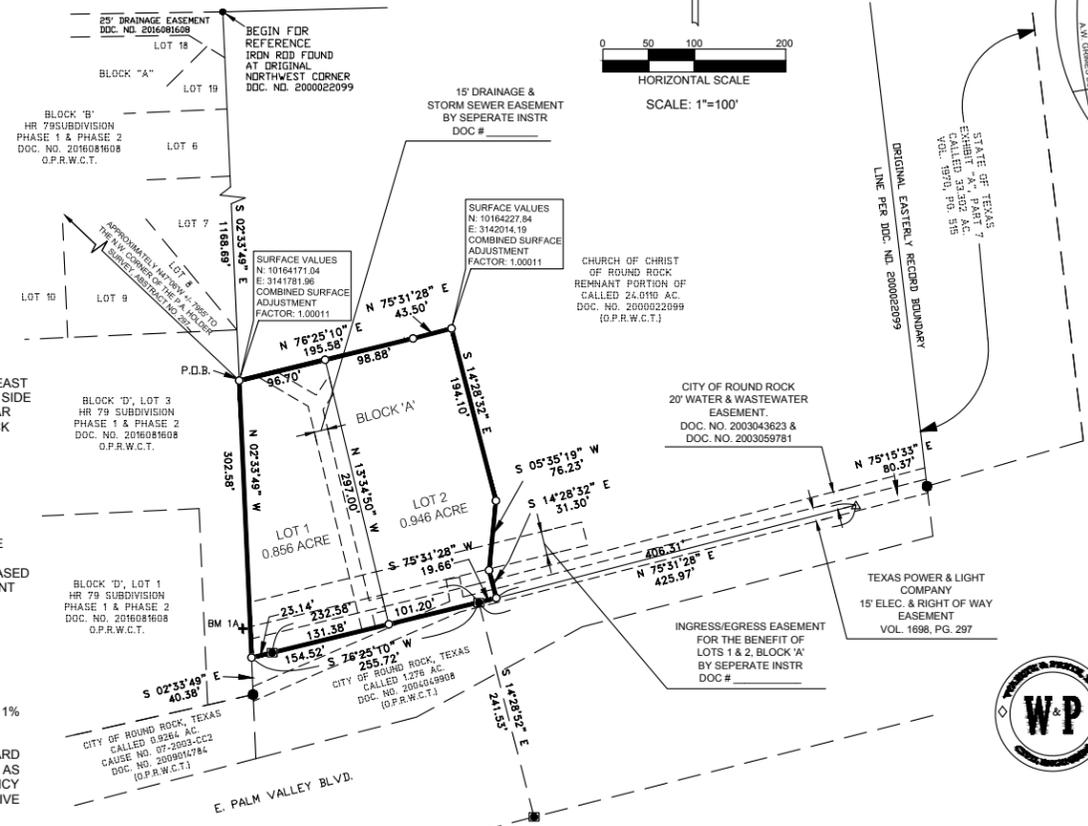
SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION: BM#1A: ELEVATION = 698.82'
PK NAIL SET IN CONCRETE AT NORTHEAST CORNER OF CURB INLET ALONG EAST SIDE OF ASPHALT DRIVEWAY/ROADWAY, NEAR SOUTHWEST CORNER OF ROUND ROCK CHURCH OF CHRIST TRACT, BEING APPROXIMATELY 100 FEET NORTH OF US 79 (E. PALM VALLEY BLVD.)

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

PLAT NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- BUILDING SETBACKS 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') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION DATED MAY 16, 2018.



LOCATION MAP
N.T.S.

LEGEND

- 1/2" IRON ROD SET
- CORR
- ⊗ IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."
- ⊕ CONCRETE MONUMENT FOUND
- ✕ X CUT FOUND IN CONCRETE
- △ CALCULATED POINT
- △ POINT OF BEGINNING
- △ RIGHT-OF-WAY
- ⊕ BM 1A BENCHMARK 1A
- R.O.W. LINE
- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY TIE LINE
- · - · - EASEMENT AND BUILDING SETBACK LINE
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

ENGINEER:

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



SURVEYOR:

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
FIRM REGISTRATION NO. 10006900

FINAL PLAT
PALM VALLEY CROSSING SUBDIVISION
(1 OF 2)

FP1804-004

METES AND BOUNDS DESCRIPTION:

FOR A 1.803 ACRE (78,525 SQUARE FEET) TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO 297, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMNANT PORTION OF THE CALLED 24.0110 ACRE TRACT OF LAND CONVEYED TO CHURCH OF CHRIST OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2000022099, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.803 ACRE (78,525 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN FOR REFERENCE at a 1/2" iron rod found on the original northwest corner of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on the northeast corner of HR 79 SUBDIVISION PHASE 1 & PHASE 2 recorded in Document No. 2016081608, Official Public Records of Williamson County, Texas;

THENCE S 02°33'49" E with the westerly boundary line of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with the easterly boundary line of said HR 79 SUBDIVISION PHASE 1 & PHASE 2 for a distance of 1168.69 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northwest corner and POINT OF BEGINNING hereof;

THENCE through the interior of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, the following five (5) courses and distances:

- 1. N 76°25'10" E for a distance of 195.58 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
2. N 75°31'28" E for a distance of 43.50 feet, to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. S 14°28'32" E for a distance of 194.10 feet, to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
4. S 95°35'19" W for a distance of 76.23 feet, to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
5. S 14°28'32" E for a distance of 31.30 feet, to a 1/2" iron rod set with cap marked "Diamond Surveying", on a point in the southerly boundary line of said remnant portion of called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on a point in the northerly boundary line of the called 1.276 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2004049908, Official Public Records of Williamson County, Texas, same being on a point in the northerly right-of-way line of E. PALM VALLEY BOULEVARD (A.K.A. US 79), monumenting the southeast corner hereof, and from which a 1/2" iron rod found on the northeast corner of said called 1.276-acre CITY OF ROUND ROCK, TEXAS tract, bears N 75°31'28" E for a distance of 406.31 feet and N 75°15'33" E for a distance of 80.37 feet;

THENCE with the southerly boundary line of said remnant portion of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with the northerly boundary line of said called 1.276-acre CITY OF ROUND ROCK, TEXAS tract, same being with said northerly right-of-way line of US 79 the following two (2) courses and distances:

- 1. S 75°31'28" W for a distance of 19.66 feet to a Type II Monument found (brass disc in concrete stamped "Texas Department of Transportation"), monumenting an angle point hereof.
2. S 76°25'10" W passing at a distance of 232.58 feet a Type II Monument found (brass disc in concrete stamped "Texas Department of Transportation"), continuing for an additional 23.14 feet, for a total distance of 255.72 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on a point in the original westerly boundary line of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on the northwest corner of said 1.276-acre CITY OF ROUND ROCK tract, same being on a point in the easterly boundary line of LOT 3, BLOCK D, of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, monumenting the southwest corner hereof, and from which a 5/8" iron rod found on the southeast corner of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, same being on northeast corner of a called 0.9264 acre tract of land to the CITY OF ROUND ROCK, TEXAS, Cause No. 07-2003-CC2, recorded in Document No. 2009014784, Official Public Records of Williamson County, Texas, bears S 02°33'49" E, for a distance of 40.38 feet;

THENCE N 02°33'49" W with said original westerly boundary line of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with said easterly boundary line of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, for a distance of 302.58 feet to the POINT OF BEGINNING hereof and containing 1.803 acre (78,525 square feet) of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00011.

ENTITY:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Church of Christ of Round Rock, as the owner of that certain 1.803 acre tract of land being a portion of the called 24.0110 acre tract of land recorded in Document #2000022099, 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 dedication as shown hereon to be known as Final Plat Palm Valley Crossing Subdivision.

Church of Christ of Round Rock
Kenneth Kohl, Elder
1200 N. Georgetown St.
Round Rock, Texas 78664

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ___ day of ___, 20___, by, ___ as ___ of ___, a State of Texas, ___, on behalf of said ___.

Notary Public, State of Texas
Printed Name:
My Commission Expires:

LIEN HOLDER:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That First State Bank Central Texas, the Lien Holder of that certain 1.803 acre tract of land being a portion of the called 24.0110 acre tract of land recorded in Document #2000022099, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain 1.803 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

First State Bank Central Texas
By: ___, its ___

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ___ day of ___, 20___, by, ___.

Notary Public, State of Texas
Printed Name:
My Commission Expires:

SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Shane Shafer, 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.

Shane Shafer, RPLS
Registration # 5281
Diamond Surveying, Inc.
116 Skyline Road
Georgetown, Texas 78628

DATE

ENGINEER'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Antonio A. Prete, 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.

Antonio A. Prete, P.E.
License #93759
Waeltz & Prete, Inc.
3000 Joe DiMaggio Blvd. #72
Round Rock, Texas 78665

DATE

CITY OF ROUND ROCK CERTIFICATION AND SIGNATURE BLOCK:

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. The property covered by this Plat is within the City Limits of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning & Zoning Commission

COUNTY CLERK:

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

DEPUTY

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
FIRM REGISTRATION NO. 10006900



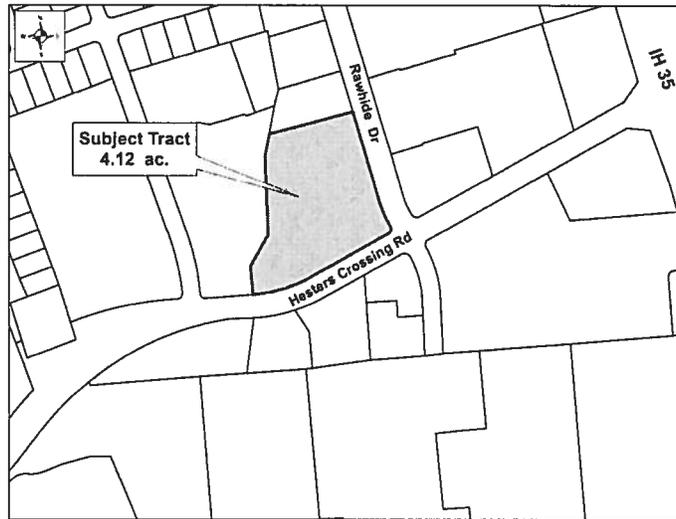
WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

FINAL PLAT
PALM VALLEY CROSSING SUBDIVISION
(2 OF 2)

FP1804-004

**Four Points by Sheraton Subdivision
PRELIM PLAT PP1804-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary plat approval to subdivide one (1) lot into two (2) lots

ZONING AT TIME OF APPLICATION: C-1 (General Commercial)

DESCRIPTION: 4.12 acres out of the Jacob M. Harrell League Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: Daycare (C-1 Zone)
- South: Offices (C-1 Zone)
- East: Commercial center (C-1 Zone)
- West: Condominiums (MF-2 Zone)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	2	4.06
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.06
Parkland:	0	0
Other:	0	0
TOTALS:	3	4.12

Owner:
K HOTELS & RESORTS LLC
Moez Makedia
6161 Savory Dr., Ste. 1132
Houston, TX 77036

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete
211 N. A.W. Grimes Blvd.
Round Rock, TX 78665

**Four Points by Sheraton Subdivision
PRELIMINARY PLAT PP1804-002**

HISTORY: The Planning and Zoning Commission approved the Concept Plan for this property on February 21, 2018.

DATE OF REVIEW: May 16, 2018

LOCATION: Northwest corner of Rawhide Dr. and Hesters Crossing Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1 (General Commercial) and allows commercial land uses such as offices, retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the approved Concept Plan.

Traffic, Access and Roads:

A Traffic Impact Analysis (TIA) is not required since right-of-way is being dedicated along Hesters Crossing Road to accommodate a deceleration lane, which will be constructed by the applicant. Additional right-of-way will not be required along Rawhide Drive.

Water and Wastewater Service:

Water and wastewater will be provided by the City. The property will connect to an existing water line to the east and south along Hesters Crossing Road and Rawhide Drive. Wastewater will be connected to an existing 8-inch public wastewater line located along the west property line. It is the applicant's intent to serve both proposed lots from the existing line by two separate connections.

Drainage:

This development will be participating in the City's Regional Storm Water Management Program. There are no drainage concerns for this concept plan. Storm water will be captured by curb inlets and conveyed appropriately.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat note number 3 to read as follows: "A portion of this tract is encroached by the ultimate 1% chance annual floodplain. 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."

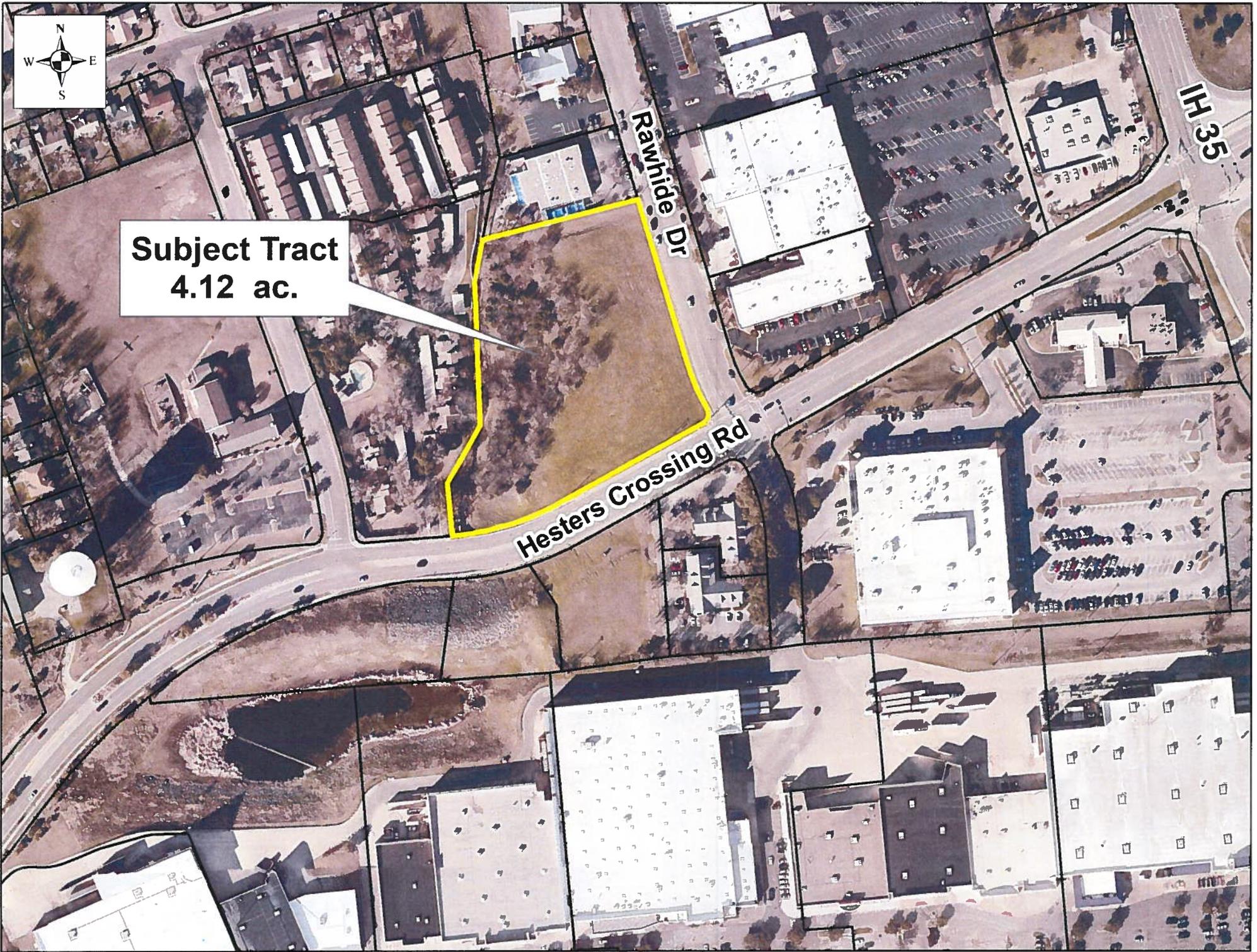


Subject Tract
4.12 ac.

Rawhide Dr

Hesters Crossing Rd

IH 35



K:\CAD\079-001 Sheraton Hotel at Hesters\3-CAD\PLANS\Preliminary Plat\079-001 Four Points by Sheraton_Preliminary Plat.dwg, 5/1/2018 1:15:14 PM, 1:2, W-P Inc., JRW

OWNER: K HOTELS & RESORTS LLC
WELLS FARGO TOWER
6161 SAVOY DRIVE, SUITE 1132
HOUSTON, TEXAS 77036

ACREAGE: 4.1197 ACRES

PATENT SURVEY: JACOB M. HARRELL LEAGUE, ABTRACT 284

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 4.0579 - DEVELOPEMENT
0.0619 - RIGHT-OF-WAY

NUMBER OF LOTS BY TYPE: 2 - DEVELOPEMENT
1 - RIGHT-OF-WAY

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: APRIL 17, 2018

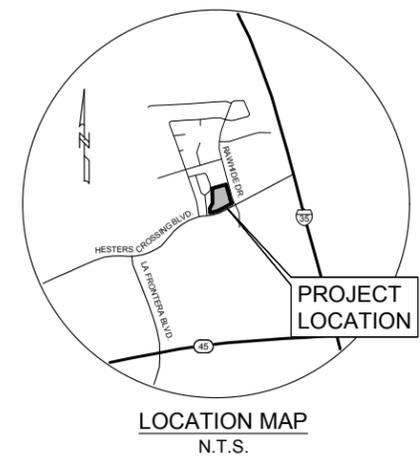
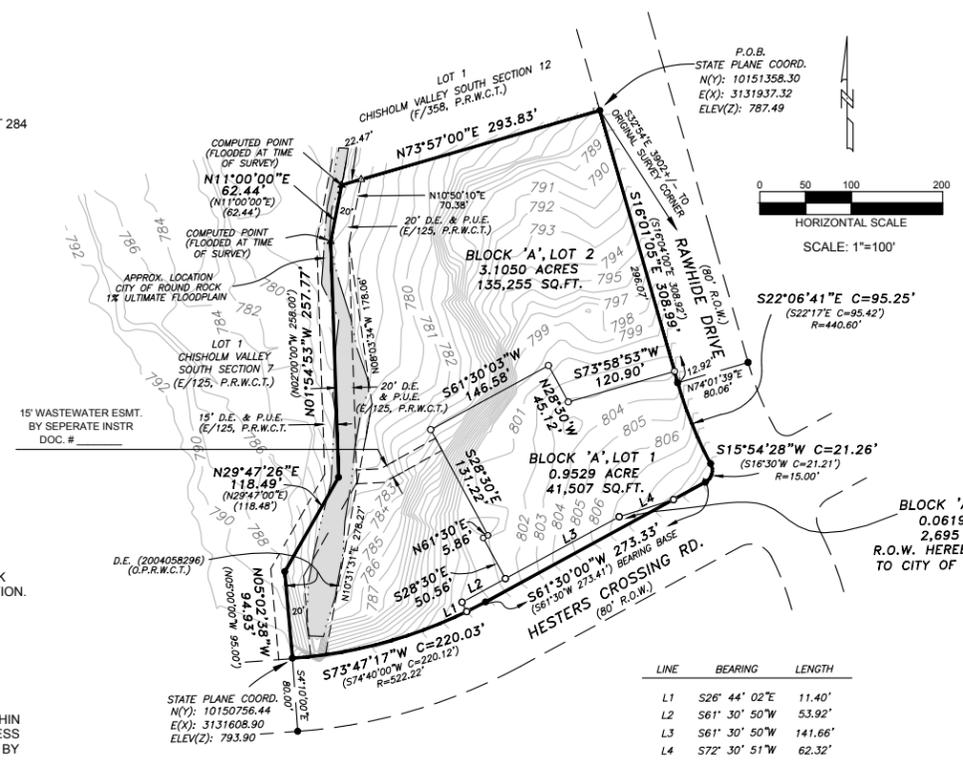
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MAY 16, 2018

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665

SURVEYOR: WATSON SURVEYING
9501 CAPITAL OF TEX HWY #303
AUSTIN, TEXAS 78759

BENCHMARK DESCRIPTION AND ELEVATION: ELEVATIONS ARE BASED ON CITY OF ROUND ROCK GPS POINT#GPS-01-001 WITH AN ELEVATION OF 857.557' (NAVD 1988). PERMANENT BENCHMARK WILL BE PLACED DURING CONSTRUCTION.

- PLAT NOTES:**
- 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.
 - THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 4849100635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
 - BUILDING SETBACKS 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') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS AND DEDICATED R.O.W. SHOWN HEREON.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION DATED FEBRUARY 21, 2018.



LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- CORR
- ALUMINUM CAP STAMPED "C.O.R.R."
- ▲ CONCRETE MONUMENT FOUND
- ▲ X CUT FOUND IN CONCRETE
- ▲ CALCULATED/COMPUTED POINT
- △ P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- BM BENCHMARK
- CITY OF ROUND ROCK 1% ULTIMATE FLOODPLAIN
- R.O.W. LINE
- PROPERTY BOUNDARY
- IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."
- CONCRETE MONUMENT FOUND
- X CUT FOUND IN CONCRETE
- CALCULATED/COMPUTED POINT
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS WILLIAMSON COUNTY, TEXAS

ENGINEER:

W&P
WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

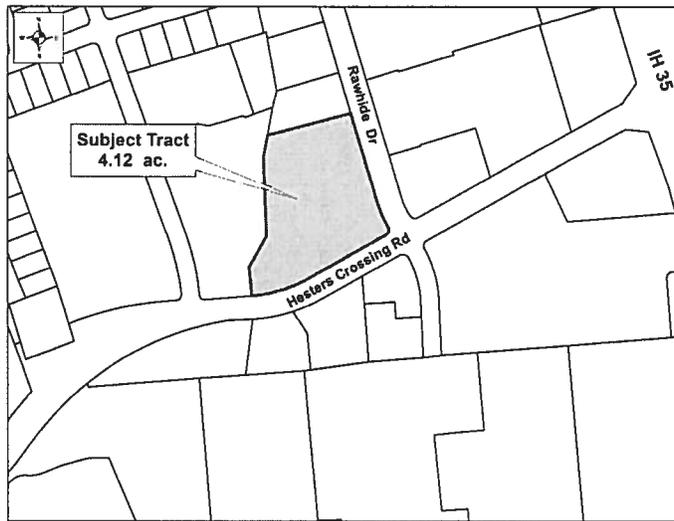
SURVEYOR:

WATSON SURVEYING
9501 CAP OF TEX HWY, #303
AUSTIN, TEXAS 78759
PHONE (512) 346-8566

**PRELIMINARY PLAT
FOUR POINTS BY SHERATON SUBDIVISION**

PP1804-002

**Four Points by Sheraton Subdivision
FINAL PLAT FP1804-005**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create two (2) lots

ZONING AT TIME OF APPLICATION: C-1 (General Commercial)

DESCRIPTION: 4.12 acres out of the Jacob M. Harrell League Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: Daycare (C-1 Zone)
- South: Offices (C-1 Zone)
- East: Commercial center (C-1 Zone)
- West: Condominiums (MF-2 Zone)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	2	4.06
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.06
Parkland:	0	0
Other:	0	0
TOTALS:	3	4.12

Owner:
K HOTELS & RESORTS LLC
Moez Maredia
6161 Savory Dr., Ste. 1132
Houston, TX 77036

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete
211 N. A.W. Grimes Blvd.
Round Rock, TX 78665

**Four Points by Sheraton Subdivision
FINAL PLAT FP1804-005**

DATE OF REVIEW: May 16, 2018

LOCATION: Northwest corner of Rawhide Dr. and Hesters Crossing Rd

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1 (General Commercial) and allows commercial land uses such as offices, retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

Traffic, Access and Roads:

A Traffic Impact Analysis (TIA) is not required since right-of-way is being dedicated along Hesters Crossing Road to accommodate a deceleration lane, which will be constructed by the applicant. Additional right-of-way will not be required along Rawhide Drive.

Water and Wastewater Service:

Water and wastewater will be provided by the City. The property will connect to an existing water line to the east and south along Hesters Crossing Road and Rawhide Drive. Wastewater will be connected to an existing 8-inch public wastewater line located along the west property line. It is the applicant's intent to serve both proposed lots from the existing line by two separate connections.

Drainage:

This development will be participating in the City's Regional Storm Water Management Program. There are no drainage concerns for this concept plan. Storm water will be captured by curb inlets and conveyed appropriately.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat note number 3 to read as follows: "A portion of this tract is encroached by the ultimate 1% annual chance floodplain. 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."

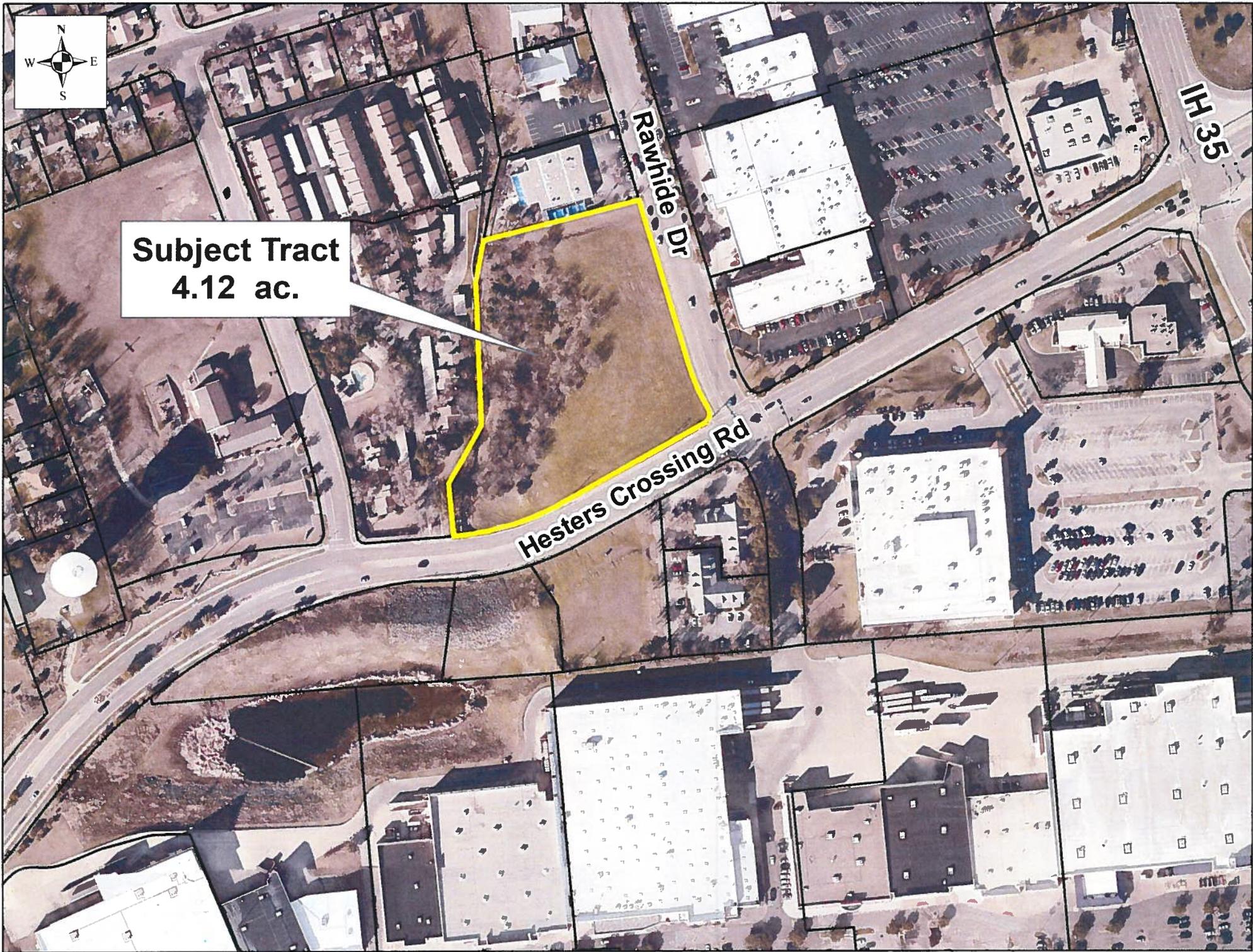


**Subject Tract
4.12 ac.**

Rawhide Dr

Hesters Crossing Rd

IH 35



K:\CAD\079-001 Sheraton Hotel at Hesters\3-CAD\PLANS\Final Plat\079-001 Four Points by Sheraton_Final Plat.dwg, 5/1/2018 1:14:48 PM, 1-2, W-P Inc., JRW

METES AND BOUNDS DESCRIPTION:

BEGINNING at a 1/2" steel pin found at the southeast corner of Lot 1, Chisholm Valley South Section 12, a subdivision recorded in Cabinet F, Slide 358, Williamson County Plat Records (WCPR), in the west right-of-way (ROW) line of Rawhide Drive, for the northeast corner hereof;

THENCE S16°01'05"E 308.99 feet with said ROW line to a 1/2" steel pin found at the start of a curve to the left;

THENCE with said ROW curve to the left, with chord of S22°06'41"E 95.25 feet and radius of 440.60 feet, to a 1/2" steel pin found at a point of reverse curve, for the transition curve to the north ROW line of Hesters Crossing Road;

THENCE along said transition curve to the right, with chord of S15°54'28"W 21.26 feet and radius of 15 feet, to a 1/2" steel pin found at end of curve;

THENCE S61°30'00"W 273.33 feet with the north ROW of Hesters Crossing Road to a 1/2" steel pin found at the start of a curve to the right;

THENCE with said ROW curve to the right, with chord of S73°47'17"W 220.03 feet and radius of 522.22 feet, to a 1/2" steel pin found at the southeast corner of Lot 1, Chisholm Valley South Section 7, a subdivision recorded in Cabinet E, Slide 125, WCPR, for the southwest corner hereof;

THENCE with the east line of said Lot 1 the following 3 courses:
1) N05°02'38"W 94.93 feet to a 1/2" steel pin found for angle point,
2) N29°47'26"E 118.49 feet to a 1/2" steel pin found for angle point,
3) N01°54'53"W 257.77 feet to a computed point flooded at time of survey, at the southeast corner of a 1.73 acre tract conveyed to Steve Hickerson by deed recorded in Document No. 2001090403, Williamson County Official Public Records, for angle point hereof;

THENCE N11°00'00"E 62.44 feet with the east line of said 1.73 acres to a computed point flooded at time of survey, at the southwest corner of said Lot 1, Chisholm Valley South Section 12, for the northwest corner hereof;

THENCE N73°57'00"E 293.83 feet with the south line of said Lot 1 to the POINT OF BEGINNING, containing 4.1197 acres of land, more or less.

ENTITY:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That K. Hotels & Resorts, LLC, a Texas Limit Liability Company, as the owner of that certain 4.119 acre tract of land recorded in Document #2008027850, 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 dedication as shown hereon to be known as Final Plat Four Points by Sheraton Subdivision.

K. Hotels & Resorts, LLC
Moez Marelia, President
1802 Prospect St
Houston, Texas 77004

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____, as _____ of _____, a State of Texas, _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

LIEN HOLDER:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Sehar Investment Group, LLC the Lien Holder of that certain 4.119 acre tract of land recorded in Document #2008027850, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain 4.119 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Sehar Investment Group, LLC
By: Karim R. Ali, its Member

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Stuart Watson, 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.

Stuart Watson, RPLS
Registration # 4550
Watson Surveying
9501 Capital of Texas Highway #303
Austin, Texas 78759

ENGINEER'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Antonio A. Prete, 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.

Antonio A. Prete, P.E.
License #93759
Waeltz & Prete, Inc.
3000 Joe DiMaggio Blvd. #72
Round Rock, Texas 78665

CITY OF ROUND ROCK CERTIFICATION AND SIGNATURE BLOCK:

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. The property covered by this Plat is within the City Limits of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning & Zoning Commission

COUNTY CLERK:

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. _____.

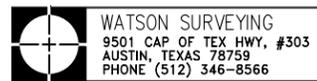
Witness my hand and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

Nancy Rister, Clerk, County Court
Williamson County, Texas

DEPUTY



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

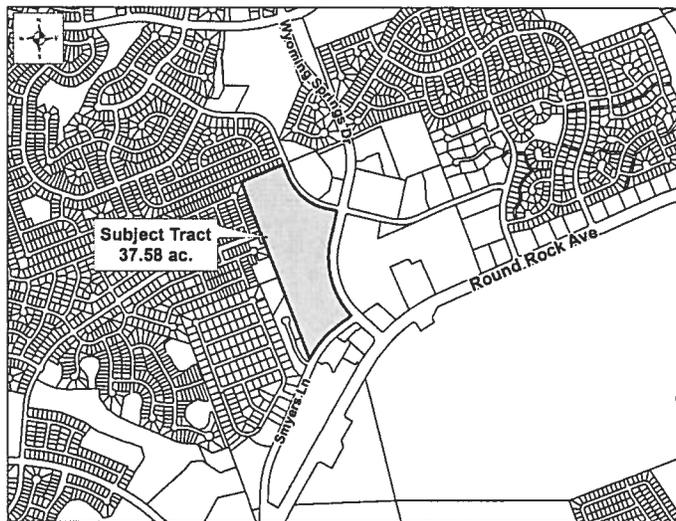


WATSON SURVEYING
9501 CAP OF TEX HWY, #303
AUSTIN, TEXAS 78759
PHONE (512) 346-8566

FINAL PLAT
FOUR POINTS BY SHERATON SUBDIVISION
(2 OF 2)

FP1804-005

**The Reserve at Wyoming Springs
CONCEPT PLAN CP1804-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a concept plan.

ZONING AT TIME OF APPLICATION: SF-3 (Single family - mixed lot)

DESCRIPTION: 37.58 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

- North: (across Park Valley Dr.) medical office and senior housing - OF (Office) and SR (Senior)
- South: (across Smyers Lane) bank and drug store - C-1 (General Commercial)
- East: (across Wyoming Springs Dr.) hospital - PF-3 (Public Facilities - high intensity)
- West: single family residential - ETJ (extraterritorial jurisdiction)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	37.58
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	37.58

Owner:
ROBINSON LAND LTD PTNRS ETAL

PO BOX 9556

Austin, TX 78766-9556

Agent:
CalAtlantic Homes
Kevin Pape
13620 F.M. 620 North, Bldg. B, Ste. 150

Austin, TX 78717

**The Reserve at Wyoming Springs
CONCEPT PLAN CP1804-001**

HISTORY: The property was the subject of a general plan amendment to change the land use designation to residential. The amendment and a rezoning to SF-3 (Single family – mixed lot) was approved by the City Council on April 26, 2018.

DATE OF REVIEW: May 16, 2018

LOCATION: Northwest corner of Wyoming Springs Dr. and Smyers Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential in the General Plan and is currently zoned as SF-3 (Single family – mixed lot).

Concept Plan requirements: The content requirements for a concept plan were updated administratively on April 4, 2018 to remove the depiction of individual lots, local streets and other details required on a preliminary plat.

SF-3 zoning district: The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes, with at least 40% of the total number consisting of large lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Connectivity Index requirement: The connectivity index requirement provides residents with more options for traveling into and within their neighborhoods, which reduces travel time and increases the attractiveness of walking and biking. The index is measured by dividing the number of links, which are the street segments between intersections, by the number of nodes, which are the intersections or the cul-de-sacs. A well-connected subdivision will have a connectivity index of 1.4 or greater. The subdivision code sets the minimum index at 1.35, but includes an exception when natural features of the land make strict compliance impractical.

Site constraints: The site has several karst features and is crossed by a significant drainage swale, which makes connecting the two parts of the property impractical. The swale contains ultimate 1% annual chance floodplain, which would make a crossing cost prohibitive. The connectivity section of the code allows for an index of less than 1.35 in this situation.

Extension of Liberty Walk: Liberty Walk is a collector roadway that traverses through the City's ETJ (extraterritorial jurisdiction) from the western side of the subject property, for more than one mile, to Great Oaks Drive. It provides a travel-way generally parallel to RM 620 for several neighborhoods. The concept plan indicates that Liberty Walk Drive, which stubs out on the eastern border of the tract, will be extended across the site to Park Valley Drive. There are three driveways to Park Valley Drive across from the site. The middle driveway is the most appropriate of the three for Liberty Walk to line up opposite from. The configuration and alignment of this new section of Liberty Walk will need to be determined upon consultation with the City. It will then be presented on the preliminary plat for the site.

RECOMMENDED MOTION:

Staff recommends approval of the concept plan for Reserve at Wyoming Springs.

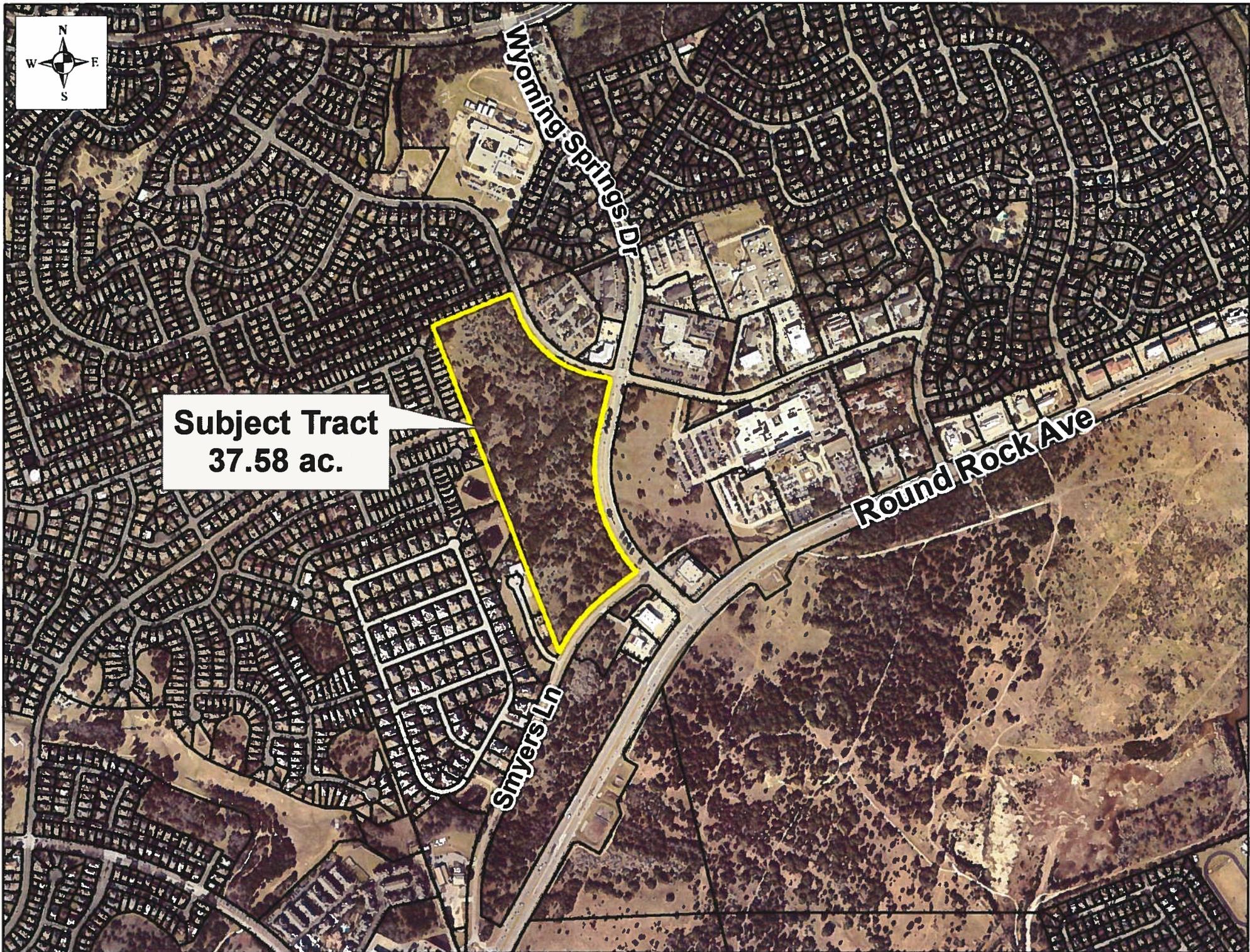


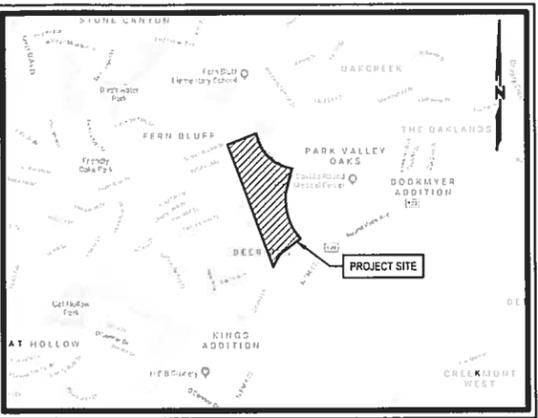
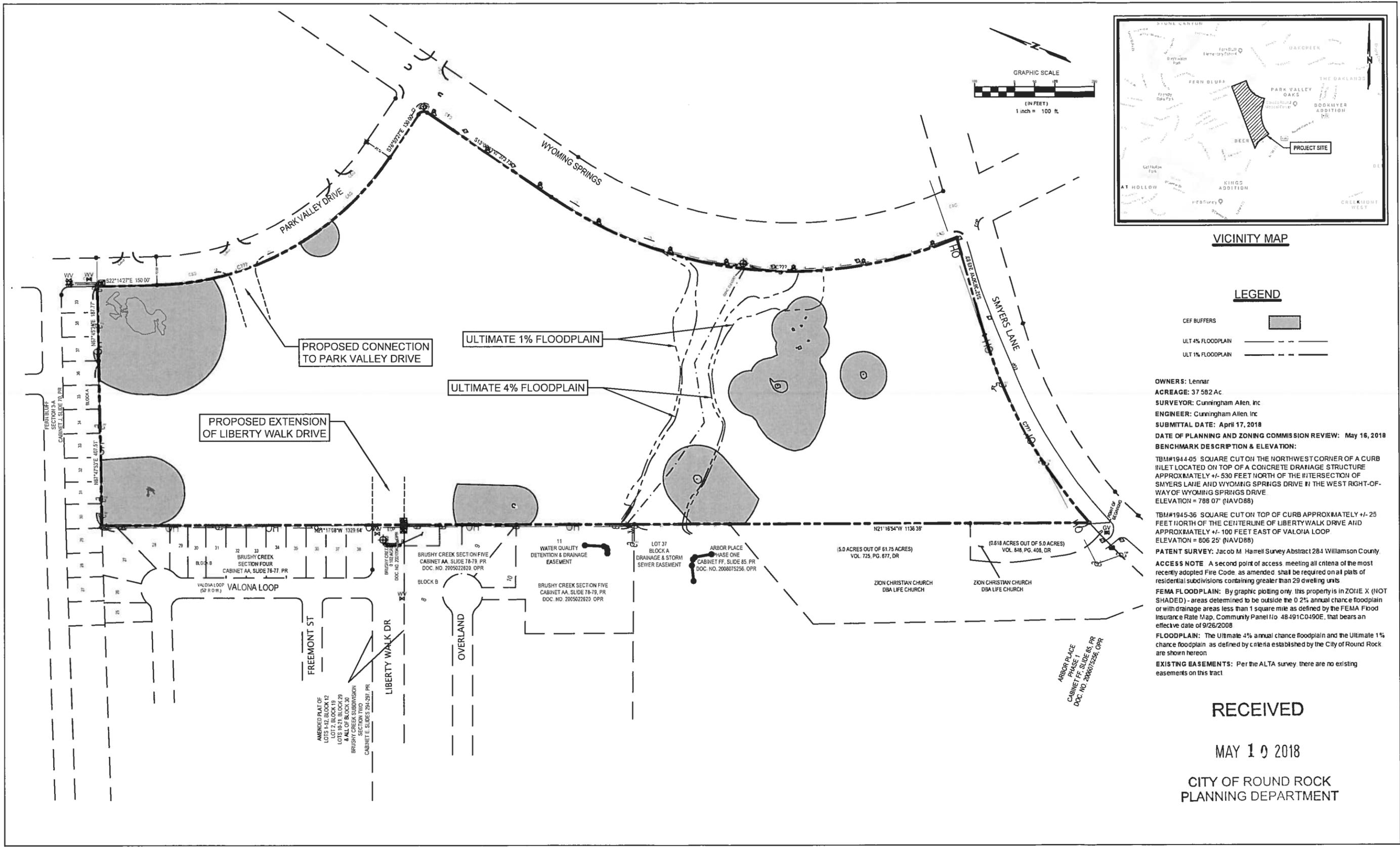
Subject Tract
37.58 ac.

Wyoming Springs Dr

Round Rock Ave

Smyers Ln





VICINITY MAP

LEGEND

- CEF BUFFERS
- ULT 4% FLOODPLAIN
- ULT 1% FLOODPLAIN

OWNER: Lennar
 ACREAGE: 37.582 Ac
 SURVEYOR: Cunningham Allen, Inc.
 ENGINEER: Cunningham Allen, Inc.
 SUBMITTAL DATE: April 17, 2018
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: May 16, 2018
 BENCHMARK DESCRIPTION & ELEVATION:
 TBM#1944-05 SQUARE CUT ON THE NORTHWEST CORNER OF A CURB INLET LOCATED ON TOP OF A CONCRETE DRAINAGE STRUCTURE APPROXIMATELY +/- 530 FEET NORTH OF THE INTERSECTION OF SMYERS LANE AND WYOMING SPRINGS DRIVE IN THE WEST RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE ELEVATION = 788.07' (NAVD88)
 TBM#1945-36 SQUARE CUT ON TOP OF CURB APPROXIMATELY +/- 25 FEET NORTH OF THE CENTERLINE OF LIBERTY WALK DRIVE AND APPROXIMATELY +/- 100 FEET EAST OF VALONA LOOP ELEVATION = 806.25' (NAVD88)
 PATENT SURVEY: Jacob M. Harrell Survey Abstract 284 Williamson County
 ACCESS NOTE: A second point of access meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units.
 FEMA FLOODPLAIN: By graphic plotting only, this property is in ZONE X (NOT SHADED) - areas determined to be outside the 0.2% annual chance floodplain or with drainage areas less than 1 square mile as defined by the FEMA Flood Insurance Rate Map, Community Panel No. 48491C0490E, that bears an effective date of 9/26/2008.
 FLOODPLAIN: The Ultimate 4% annual chance floodplain and the Ultimate 1% chance floodplain as defined by criteria established by the City of Round Rock are shown herein.
 EXISTING EASEMENTS: Per the ALTA survey, there are no existing easements on this tract.

RECEIVED

MAY 10 2018

CITY OF ROUND ROCK
 PLANNING DEPARTMENT

RESERVE AT WYOMING SPRINGS

CONCEPT PLAN

CA Cunningham | Allen, Inc.
 Engineers • Surveyors • Planners
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 TBPE REG NO F-284
 TBPLS FIRM NO 10000900
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