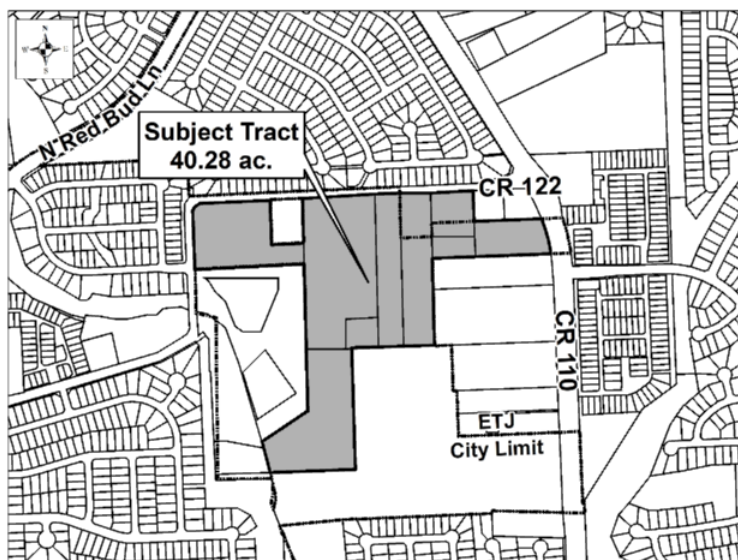


Settlers Park Junction Preliminary Plat PRELIMINARY PLAT PP23-000004



CASE PLANNER: Matthew Johnson

REQUEST: The request is to Preliminary Plat three development lots.

ZONING AT TIME OF APPLICATION: PUD No. 147 & Unzoned/ETJ

DESCRIPTION: 40.28 acres out of the Robert McNutt Survey Abstract No. 422

CURRENT USE OF PROPERTY: Residential/ Agricultural

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: ETJ - Single Family Residential - Paloma Lake Subdivision
 South: PUD 138 – Multifamily - Oasis at Round Rock
 East: ETJ – Single Family Residential- Siena Subdivision
 West: SF-3 - Single Family Residential – Chester Ranch

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	2	2.84
Residential - Multi Unit:	1	37.44
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	3	40.28

Owner:
 Blackburn Communities
 825 Sisk Ave #200
 Oxford MS, 38655

Applicant:
 Steve Jamison
 Jamison Engineering
 13812 Research Blvd
 Austin, TX 78750

Developer:
 Blackburn Communities
 825 Sisk Ave #200
 Oxford MS, 38655

**Settlers Park Junction Preliminary Plat
PRELIMINARY PLAT PP23-000004**

HISTORY: The Settlers Park Junction (PUD) No. 147 was approved by the City Council on April 13, 2023. This PUD allows for single family attached (duplex) and low density multifamily, all under common lot ownership. Additionally, the PUD incorporates neighborhood amenities within a common open space area. The subject tract is currently unplatted.

DATE OF REVIEW: September 20th, 2023

LOCATION: Generally located south of CR 122 and west of CR 110.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Residential) is supported by PUD No. 147 which contains a mixture of attached duplex residential units and low density multifamily. The units will not be platted as fee simple lots. The preliminary plat is a prerequisite for final plat approval. The request for final plat approval follows this agenda item.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan contained within PUD No. 147.

Traffic, Access and Roads: The subject tract has existing access points from CR 110 and 122. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed, whereas private drives will serve the entire development. A TIA is not required for this development; however, roadway impact fees shall be collected at time of building permitting. CR 122 is being added to the thoroughfare plan as a 2-way traffic with a continuous turn lane and will be placed on the City's Capital Improvement Plan.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. A proposed 8" water line and proposed 8" wastewater line will serve this development by providing connections through the proposed development to the south, Oasis at Round Rock. Additionally, a secondary connection is proposed with a 16" waterline that exists at the northwest corner of the subject property within CR 122.

Drainage: A flood study (FLOOD2304-0001) has been approved by the City. Staff will review a more detailed drainage plan during site permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide Planning and Zoning Commission review date of September 20, 2023.



N Red Bud Ln

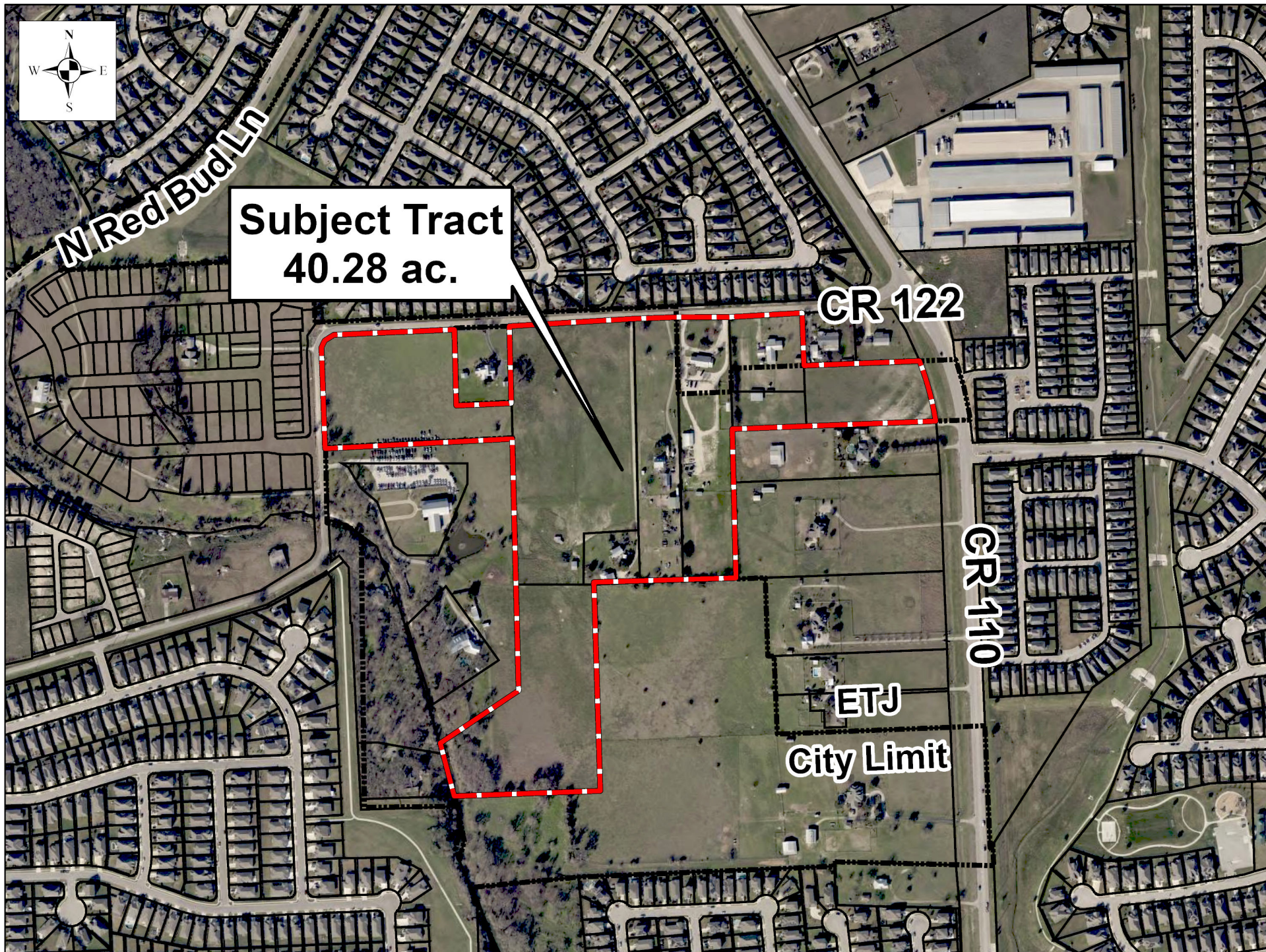
Subject Tract
40.28 ac.

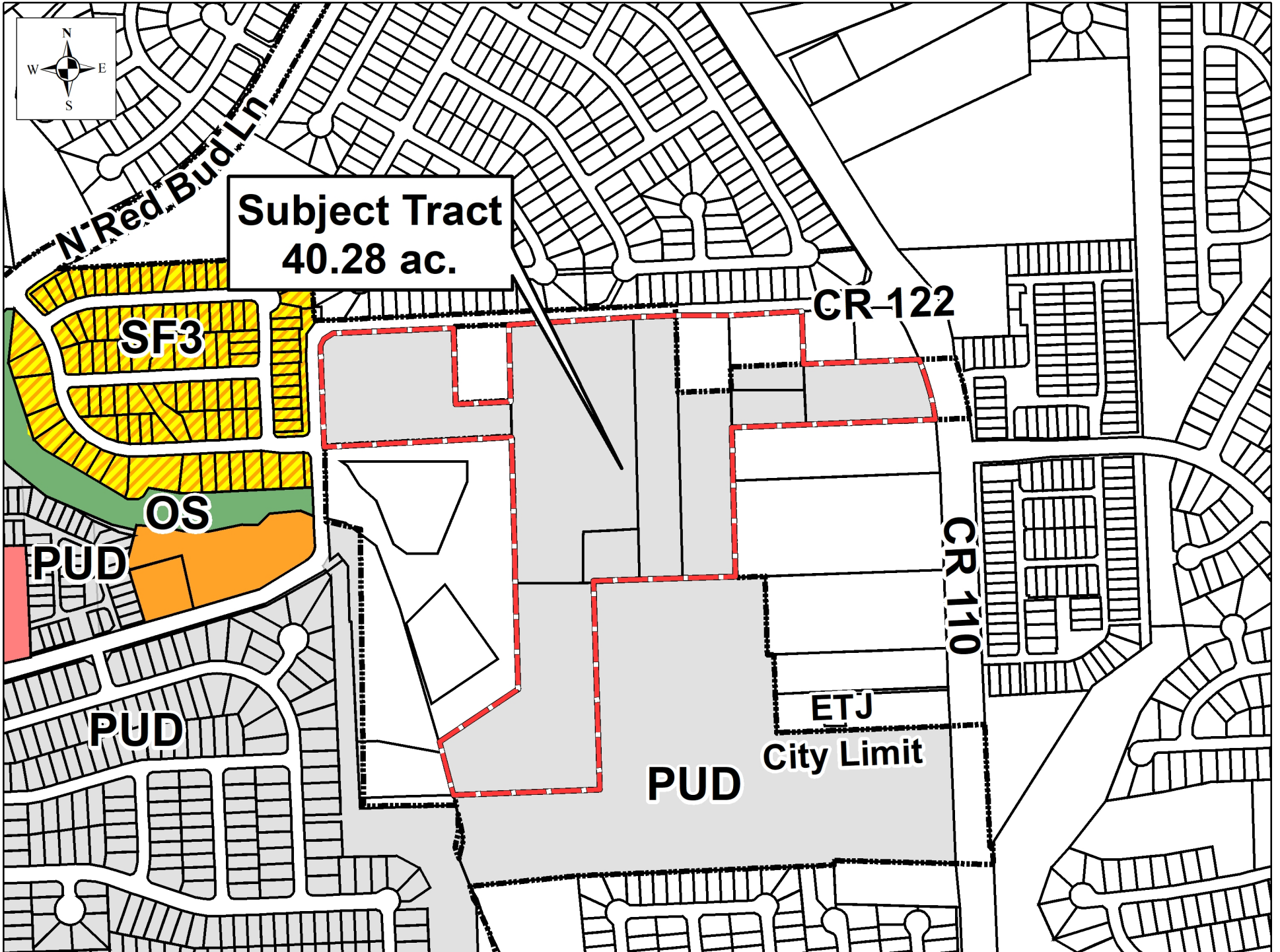
CR 122

CR 110

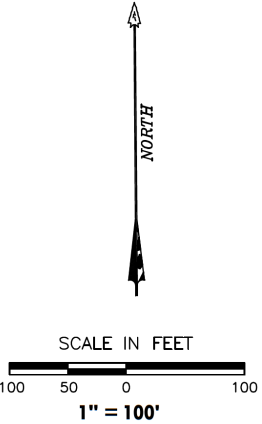
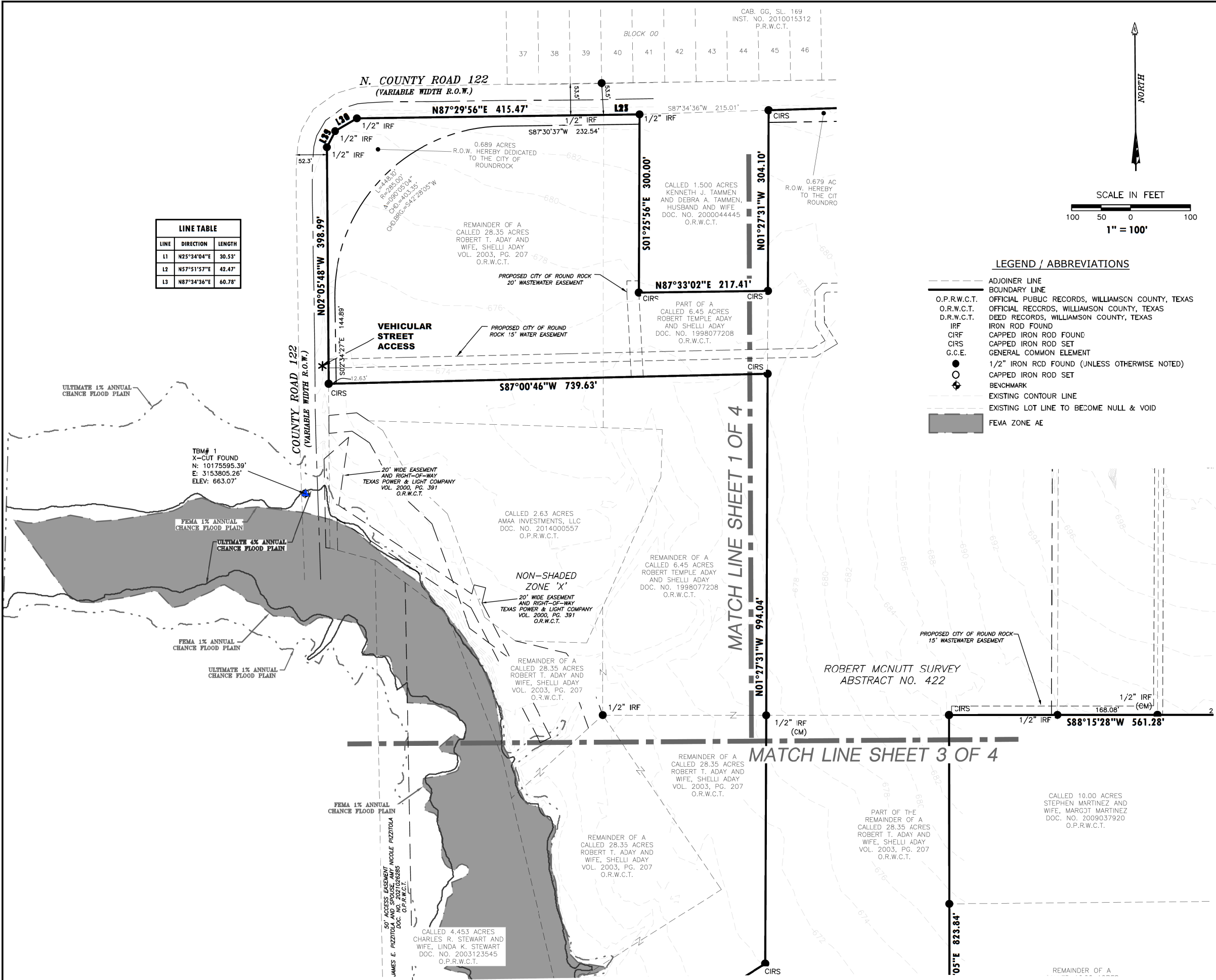
ETJ

City Limit





LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N25°34'04"E	30.53'
L2	N57°51'57"E	42.47'
L3	N87°34'36"E	60.78'

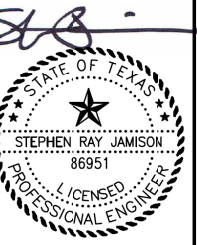


JAMISON CIVIL ENGINEERING LLC
(TX) PF FIRM RFG #F-17756
13812 RESEARCH BLVD #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880

JCE

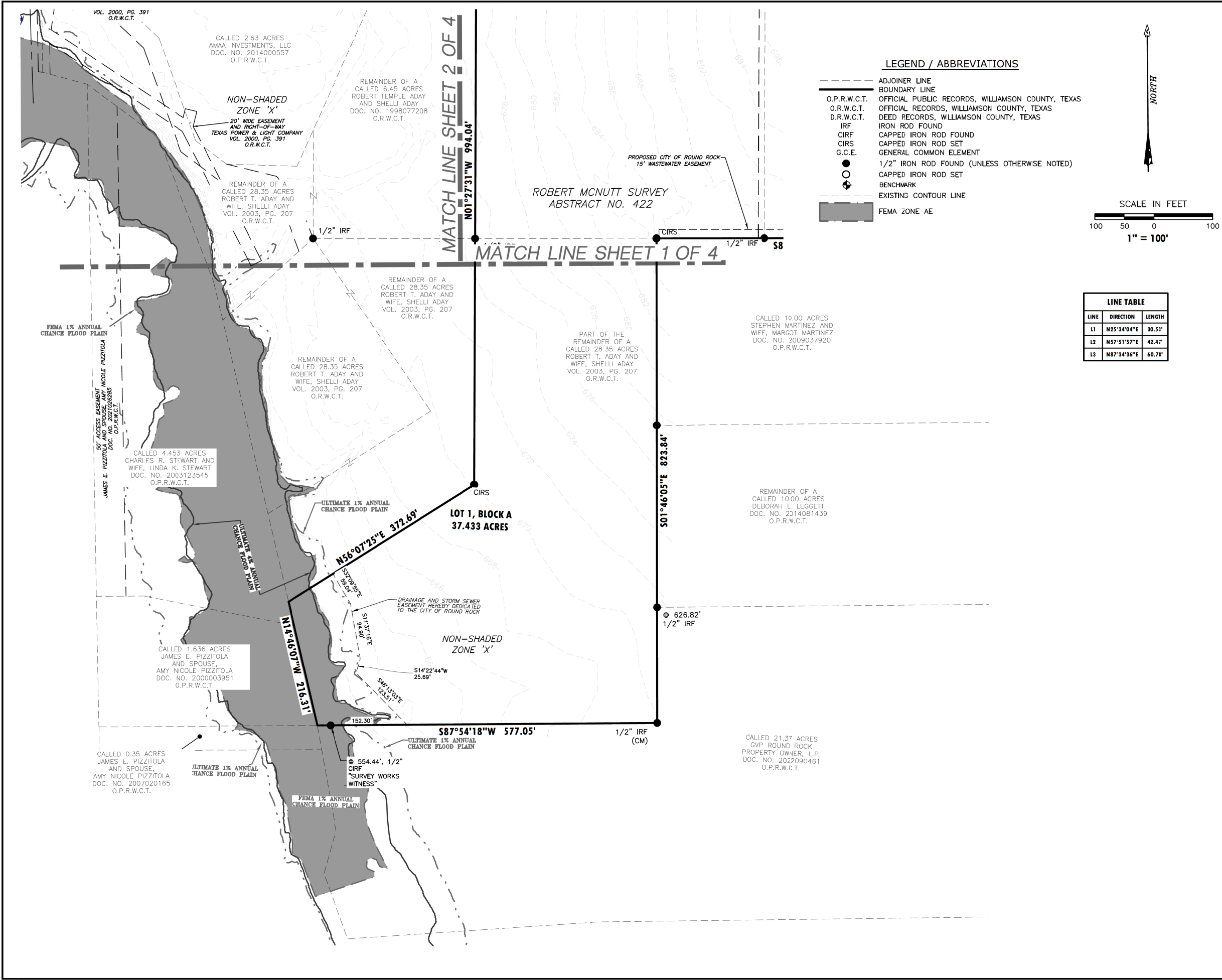
SETTLERS PARK JUNCTION
PRELIMINARY PLAT

The seal appearing on this document was authorized by Stephen Ray Jamison 09/05/2023



Job No.	Snapshot	Plat
Date: 06/16/23	Scale (Hor.): 1"=100'	Scale (Vert.):
Revision 1:	Checked By:	Drawn By:
Revision 2:		
Revision 3:		
Revision 4:		

SHEET 02 of 04



JAMISON CIVIL ENGINEERING LLC

(TX) PF FIRM RFG #F-17756
13812 RESEARCH BLVD #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880

JCE

SETTLERS PARK JUNCTION

PRELIMINARY PLAT

The seal appearing on this document was authorized by
Stephen Ray Jamison
09/05/2023

Job No.	Snapshot:	PLAT
Scale (Hor.):	1"=100'	Scale (Vert.):
Date: 06/16/23	Checked By:	Drawn By:
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

SHEET

03 of 04

LEGAL DESCRIPTION

BEING A 40.276 ACRE TRACT OF LAND SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NUMBER 422, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION A TRACT OF LAND CALLED "TRACT II" IN DEED TO LEROY STARNES RECORDED IN VOLUME 946, PAGE 211 OF THE DEED RECORDS OF WILLIAMSON COUNTY TEXAS (D.R.W.C.T.), A PORTION A TRACT OF LAND CALLED "TRACT I" IN DEED TO LEROY STARNES RECORDED IN VOLUME 946, PAGE 214 (D.R.W.C.T.), A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO LEROY STARNES AND WIFE, BARBRA STARNES, RECORDED IN VOLUME 946, PAGE 907 (D.R.W.C.T.), A PORTION A TRACT OF LAND DESCRIBED IN DEED TO ROBERT T. ADAY, RECORDED IN DOCUMENT NUMBER 2021152968 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), A PORTION A TRACT OF LAND DESCRIBED IN DEED TO GREGORY L. BEACH, RECORDED IN DOCUMENT NUMBER 9745107, OFFICIAL RECORDS OF WISE COUNTY, TEXAS (O.R.W.C.T.), A PORTION A TRACT OF LAND CALLED "TRACT 2" IN DEED TO STEPHEN J. VREELAND AND WIFE NATALIE B. VREELAND, RECORDED IN DOCUMENT NUMBER 2004042557 (O.P.R.W.C.T.), A PORTION A TRACT OF LAND DESCRIBED IN DEED TO ROBERT T. ADAY AND WIFE SHELLI ADAY, RECORDED IN VOLUME 2003, PAGE 207 (O.R.W.C.T.), A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT TEMPLE ADAY AND SHELLI ADAY, RECORDED IN DOCUMENT NUMBER 1998077208 (O.R.W.C.T.), AND A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO LEROY STARNES RECORDED IN VOLUME 885, PAGE 847 (D.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "WILCO ROW" FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2015091187 O.P.R.W.C.T. AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NUMBER 2016001249 O.P.R.W.C.T. AND BEING IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 110 (VARIABLE WIDTH R.O.W.), ALSO BEING IN THE SOUTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 211-TRACT II) AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO NANCY ARREDONDO AND SPOUSE, THOMAS ARREDONDO, RECORDED IN DOCUMENT NUMBER 2003057598 O.P.R.W.C.T.;

THENCE S 87°45'55" W WITH THE SOUTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 211-TRACT II), THE SOUTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 214-TRACT I) AND THE SOUTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 907) RESPECTIVELY, AND THE COMMON NORTH LINE OF SAID ARREDONDO TRACT, A DISTANCE OF 803.88 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID STARNES TRACT (VOLUME 946, PAGE 907) AND THE COMMON NORTHWEST CORNER OF SAID ARREDONDO TRACT AND IN THE EAST LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968);

THENCE S 01°26'40" E WITH THE EAST LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968) AND THE COMMON WEST LINE OF SAID ARREDONDO TRACT (DOCUMENT NUMBER 2003057598) AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ZOE'S PLACE, LTD., RECORDED IN DOCUMENT NUMBER 2015110894 O.P.R.W.C.T. RESPECTIVELY, A DISTANCE OF 587.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET AT THE SOUTHEAST CORNER OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968) AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO STEPHEN MARTINEZ AND WIFE, MARGOT MARTINEZ, RECORDED IN DOCUMENT NUMBER 2009037920 O.P.R.W.C.T.;

THENCE S 88°15'35" W WITH THE SOUTH LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968), THE SOUTH LINE SAID BEACH TRACT AND THE SOUTH LINE OF SAID VREELAND TRACT RESPECTIVELY, WITH THE COMMON NORTH LINE OF SAID MARTINEZ TRACT, PASSING A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ADAY TRACT (DOCUMENT NUMBER 2021152968) AND THE COMMON SOUTHEAST CORNER OF SAID BEACH TRACT AT A DISTANCE OF 210.03 FEET, PASSING A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BEACH TRACT AND THE COMMON SOUTHEAST CORNER OF SAID VREELAND TRACT AT A DISTANCE OF 378.11 FEET AND CONTINUING WITH SAID COMMON LINE A TOTAL DISTANCE OF 561.28 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET IN THE SOUTH LINE OF SAID VREELAND TRACT AND AT NORTHEAST CORNER OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON NORTHWEST CORNER OF SAID MARTINEZ TRACT;

THENCE S 01°46'05" E WITH THE WEST LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON WEST LINE OF SAID MARTINEZ TRACT, THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BEBRAH L. LEGGETT, RECORDED IN DOCUMENT NUMBER 2014081439 O.P.R.W.C.T. AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GVP ROUND ROCK PROPERTY OWNER L.P., RECORDED IN DOCUMENT NUMBER 2022090461 O.P.R.W.C.T. RESPECTIVELY, A DISTANCE OF 823.84 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON NORTHWEST INTERIOR ELL CORNER OF SAID GVP ROUND ROCK PROPERTY OWNER TRACT;

THENCE S 87°54'18" W WITH THE SOUTH LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON NORTH LINE OF SAID GVP ROUND ROCK PROPERTY OWNER TRACT, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED "SURVEY WORKS WITNESS" FOUND AT A DISTANCE 554.44 FEET AND CONTINUING WITH SAID COMMON LINE, A TOTAL DISTANCE OF 577.05 FEET TO THE APPROXIMATE CENTER OF A CREEK AND THE SOUTHWEST CORNER OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES E. PIZZITOLA AND SPOUSE AMY NICOLE PIZZATOLA, RECORDED IN DOCUMENT NUMBER 2000003951 O.P.R.W.C.T.;

THENCE N 14°46'07" W WITH THE WEST LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207), WITH THE APPROXIMATE CENTERLINE OF SAID CREEK AND THE COMMON EAST LINE OF SAID PIZZATOLA TRACT AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CHARLES R. STEWART AND WIFE, LINDA K. STEWART, RECORDED IN DOCUMENT NUMBER 2003123545 O.P.R.W.C.T. RESPECTIVELY, A DISTANCE OF 216.31 FEET;

THENCE OVER AND ACROSS SAID ADAY TRACT (VOLUME 2003, PAGE 207) THE FOLLOWING COURSES AND DISTANCES;

N 56°07'25" E, A DISTANCE OF 372.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET;

N 01°27'31" W, A DISTANCE OF 418.39 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AT THE SOUTHWEST CORNER OF SAID VREELAND TRACT AND THE COMMON SOUTHEAST CORNER OF SAID ADAY TRACT (DOCUMENT NUMBER 1998077208);

THENCE N 01°27'31" W WITH THE WEST LINE OF SAID VREELAND TRACT AND THE COMMON EAST LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 1998077208), A DISTANCE OF 575.65 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET;

THENCE S 87°00'46" W OVER AND ACROSS SAID ADAY TRACT (DOCUMENT NUMBER 1998077208) AND SAID ADAY TRACT (VOLUME 2003, PAGE 207), A DISTANCE OF 739.63 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET IN THE WEST LINE OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE EAST MARGIN OF COUNTY ROAD 122 (VARIABLE WIDTH R.O.W.);

THENCE WITH THE WEST AND NORTH LINES OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON EAST AND SOUTH MARGINS OF SAID COUNTY ROAD 122 THE FOLLOWING COURSES AND DISTANCES;

N 02°05'48" W A DISTANCE OF 398.99 FEET TO A 1/2 INCH IRON ROD FOUND;

N 25°34'04" E A DISTANCE OF 30.53 FEET TO A 1/2 INCH IRON ROD FOUND;

N 57°51'57" E A DISTANCE OF 42.47 FEET TO A 1/2 INCH IRON ROD FOUND;

N 87°29'56" E A DISTANCE OF 415.47 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID ADAY TRACT (VOLUME 2003, PAGE 207) AND THE COMMON NORTHWEST CORNER OF SAID ADAY TRACT (DOCUMENT NUMBER 1998077208);

THENCE N 87°34'36" E WITH THE NORTH LINE OF SAID ADAY TRACT (DOCUMENT NUMBER 1998077208) AND CONTINUING WITH THE SOUTH MARGIN OF SAID COUNTY ROAD 122, A DISTANCE OF 60.78 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH J. TAMMEN AND DEBRA A. TAMMEN, HUSBAND AND WIFE, RECORDED IN DOCUMENT NUMBER 2000044445 O.R.W.C.T.;

THENCE S 01°25'56" E WITH THE WEST LINE OF SAID TAMMEN TRACT, A DISTANCE OF 300.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET AT THE SOUTHWEST CORNER OF SAID TAMMEN TRACT;

THENCE N 87°33'02" E WITH THE SOUTH LINE OF SAID TAMMAN TRACT, A DISTANCE OF 217.41FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET AT THE SOUTHEAST CORNER OF SAID TAMMEN TRACT AND IN THE WEST LINE OF SAID VREELAND TRACT;

THENCE N 01°27'31" W WITH THE WEST LINE OF SAID VREELAND TRACT AND THE COMMON EAST LINE OF SAID TAMMEN TRACT, A DISTANCE OF 304.10 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET AT THE NORTHWEST CORNER OF SAID VREELAND TRACT AND THE COMMON NORTHEAST CORNER OF SAID TAMMEN TRACT AND BEING IN THE SOUTH MARGIN OF SAID COUNTY ROAD 122;

THENCE N 86°33'03" E WITH THE NORTH LINE OF SAID VREELAND TRACT AND THE SOUTH MARGIN OF SAID COUNTY ROAD 122, A DISTANCE OF 490.93 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID VREELAND TRACT AND THE COMMON NORTHWEST CORNER OF SAID BEACH TRACT;

THENCE N 87°55'40" E WITH THE NORTH LINE OF SAID BEACH TRACT AND THE COMMON SOUTH MARGIN OF SAID COUNTY ROAD 122, A DISTANCE OF 667.31 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID STARNES TRACT (VOLUME 885, PAGE 847), COMMON TO THE NORTHWEST CORNER OF A CALLED 0.985 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARIO PONCE AND QUILINA PONCE, RECORDED IN DOCUMENT NO. 2006026772, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S01°42'05"E, WITH THE EAST LINE OF SAID STARNES TRACT (VOLUME 885, PAGE 847) AND THE WEST LINE OF SAID PONCE TRACT (DOCUMENT NO. 2006026772), A DISTANCE OF 208.62 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID PONCE TRACT;

THENCE N 87°45'55" E OVER AND ACROSS SAID STARNES TRACT (VOLUME 885, PAGE 847) AND INTERCEPTING THE NORTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 214-TRACT I), THE NORTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 211-TRACT II) RESPECTIVELY, A DISTANCE OF 465.05 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WILCO ROW" FOUND IN THE NORTH LINE OF SAID STARNES TRACT (VOLUME 946, PAGE 211-TRACT II) AND AT THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY TRACT (DOCUMENT NUMBER 2015091187);

THENCE WITH THE WEST LINE OF SAID WILLIAMSON COUNTY TRACT (DOCUMENT NUMBER 2015091187) SAME BEING THE WEST R.O.W. LINE OF SAID COUNTY ROAD 110 AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1134.36 FOOT, A DELTA ANGLE OF 12°27'03", A CHORD BEARING OF S 15°08'15" E, A CHORD LENGTH OF 246.02 FEET AND AN ARC LENGTH OF 246.51

FEET TO THE POINT OF BEGINNING AND CONTAINING 40.276 ACRES OF LAND MORE OR LESS.

GENERAL NOTES

- BEARING BASED ON TEXAS STATE PLAN COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND NGS OPUS SOLUTIONS, VERTICAL DATUM ESTABLIS WITH THE CITY OF ROUND ROCK MONUMENT 01-038 (BRASS DISK H.A.R.N. MONUMENT SET IN CONCRETE), WITH COORDINATES OF NCRTHING: 10173429.10 AND EASTING: 3154785.39, AND A PUBLISHED ELEVATION OF 716.20 FEET.
- PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE AN EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- THE USE OF THE WORD "CERTIFY" OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- AREA: 40.276 ACRES
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED
- WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU-1 AND MU-2 ZONING DISTRICTS, A TEN FOOT (10') P.U.E AND SIDEWALK EASEMENT ABUTTING AND ALCNG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON. ANY PRIVATE IMPROVEMENTS WITHIN THE P.U.E. OR RIGHT-OF-WAY SHALL REQUIRE WRITTEN APPROVAL FROM THE UTILITIES DIRECTOR PRIOR TO INSTALLATION.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- WATER AND WASTEWATER WILL PROVIDED BY THE CITY OF ROUND ROCK. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR.
- THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# 147 AS APPROVED BY THE CITY COUNCIL ON APRIL 13TH, 2023.
- 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. FLL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELCPMENT CODE, SECTION 4-30 CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED."

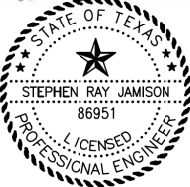
JAMISON CIVIL ENGINEERING LLC

JCE

(TX) PF FIRM RFG #F-17756)
13812 RESEARCH BLVD #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880

SETTLERS PARK JUNCTION
PRELIMINARY PLAT

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
09/05/2023



File:H:\SETTLERS PARK JUNCTION\DWG\PLANS\PRELIM PLAT\PRELIM.DWG			
Job No.	Snapshot: PLAT		
Scale (Hor.): 1"=100'	Scale (Vert.):		
Date: 06/16/23	Checked By:	Drawn By:	
Revision 1:			
Revision 2:			
Revision 3:			
Revision 4:			