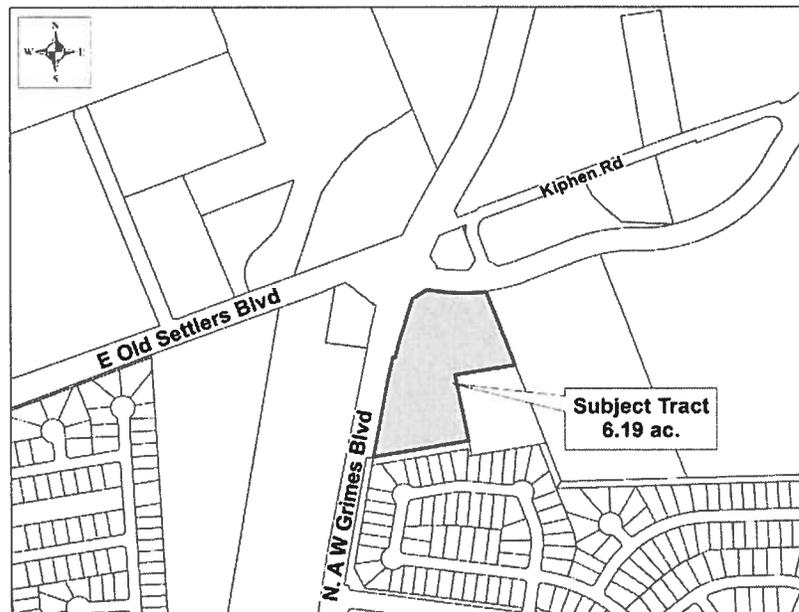


**Replat of Camco Ph. 2 (QuikTrip #4159)
FINAL PLAT FP1810-004**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to subdivide an existing lot into two development lots

ZONING AT TIME OF APPLICATION: Unzoned - ETJ

DESCRIPTION: 6.19 acres out of the

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: E Old Settlers Blvd Right-of-Way/Undeveloped - Unzoned ETJ
- South: Single-Family Dwellings/ONCOR Electric Station - Unzoned ETJ
- East: AC/HVAC Repair Business - Zoned LI (Light Industrial)
- West: N AW Grimes Blvd Right-of-Way/Fuel Station/Apartments - Unzoned ETJ

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	6.19
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS: **2** **6.19**

<p>Owner: CC-Commercial LLC 2951 N AW Grimes Blvd Round Rock, Texas 78665</p>	<p>Agent: QuikTrip Corporation David Meyer, Jr. 1 Chisholm Trail Rd., Ste. 450 Round Rock, TX 78681</p>
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Replat of Camco Ph. 2 (QuikTrip #4159)
FINAL PLAT FP1810-004

HISTORY: On August 6, 2014, the Planning & Zoning Commission approved Camco Phase 2 Final Plat (Doc No. 2014099446), which consisted of one 6.18-acre development lot.

DATE OF REVIEW: January 9, 2019

LOCATION: Southeast corner of Old Settlers Boulevard and N AW Grimes Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is unzoned since it is located within the City's Extraterritorial Jurisdiction. The subject tract is also located within the Meadows of Chandler Creek Municipal Utility District (MUD) and is subject to the approved land use plan in the MUD, which states that the C-1 (General Commercial) zoning district requirements apply to commercial development.

Traffic, Access and Roads: There will be two driveway access points to the subject tract. One access point will be along E Old Settlers Boulevard and the other will be along N AW Grimes Boulevard. A Traffic Impact Analysis (TIA) is not required for this application since the Applicant will be designing and constructing a deceleration lane at the N AW Grimes Boulevard access point to mitigate traffic impacts. Additional right-of-way dedication will be required along a portion of the subject tract along N AW Grimes Boulevard to build the deceleration lane. Coordination between the City of Round Rock and TxDOT is required for the deceleration lane.

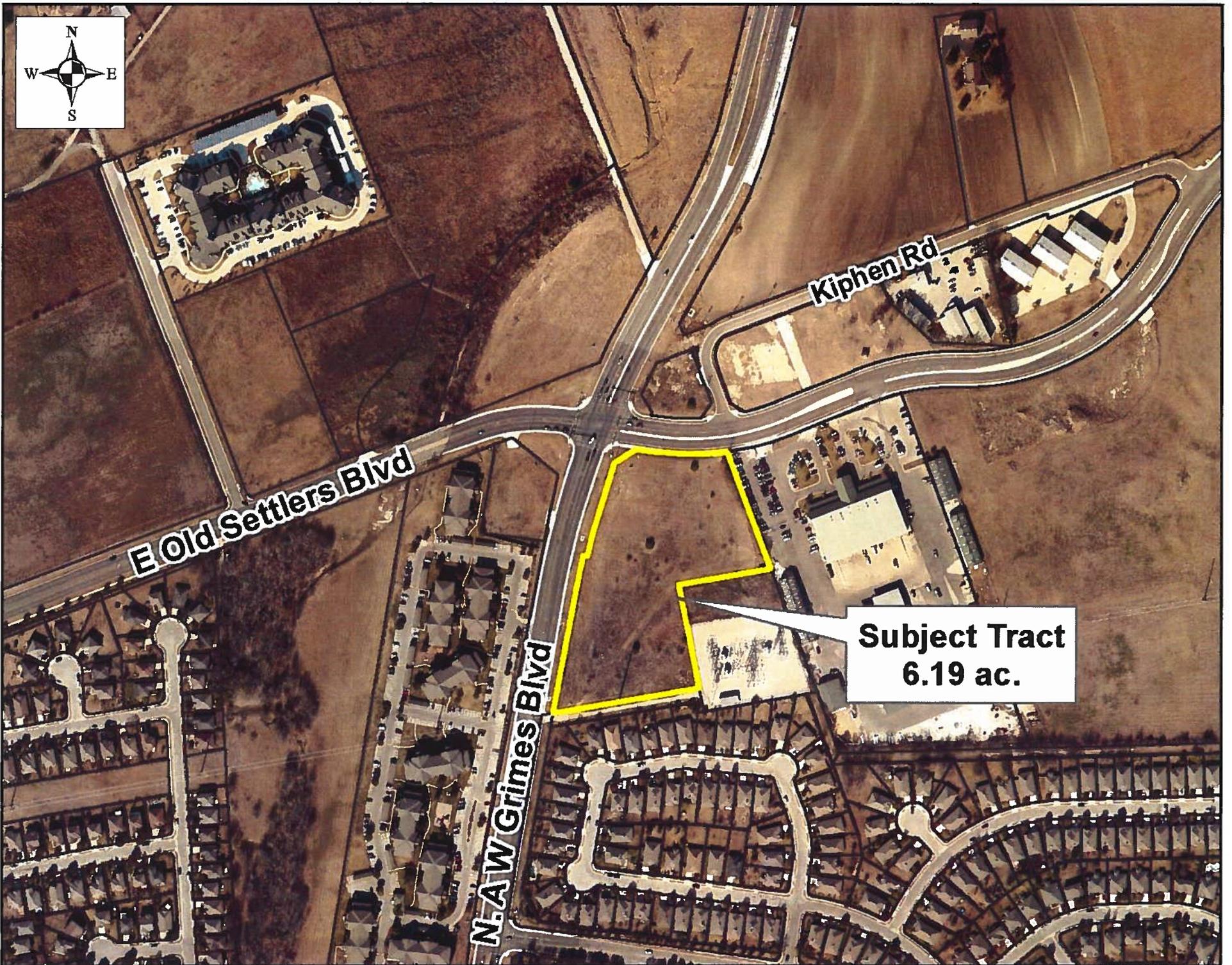
Water and Wastewater Service: Water and wastewater service will be provided by the Meadows of Chandler Creek Municipal Utility District ("District"). All water, wastewater and storm drainage improvements will be reviewed and approved by the District and the City of Round Rock.

Drainage: Development on the subject tract will be participating in the City's Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include the P&Z meeting date on sheet 1 as January 9, 2019.
2. Prior to plat recordation, right-of-way along N AW Grimes Boulevard shall be dedicated to the satisfaction of the City of Round Rock.
3. Provide bearings and distances on all easements that are proposed to be dedicated per plat, e.g. 10' P.U.E., etc.
4. Clarify what happens with the proposed 15' wastewater easement at the northwest corner of Lot 1A Block A.
5. Revise Note 5 to indicate the ultimate (future) 1% annual chance floodplain.
6. Clarify and identify C4 and C5 in the curve table to the satisfaction of the City prior to plat recordation.
7. Provide a vertical datum with the benchmark elevation.
8. Provide a drainage schematic prior to plat recordation.
9. Subdivision improvements shall be constructed and accepted prior to plat recordation.
10. Wastewater mains shall be constructed and accepted, or fiscal posted in accordance with City code prior to plat recordation. Offsite easements shall be recorded prior to plat recordation.



E Old Settlers Blvd

Kiphen Rd

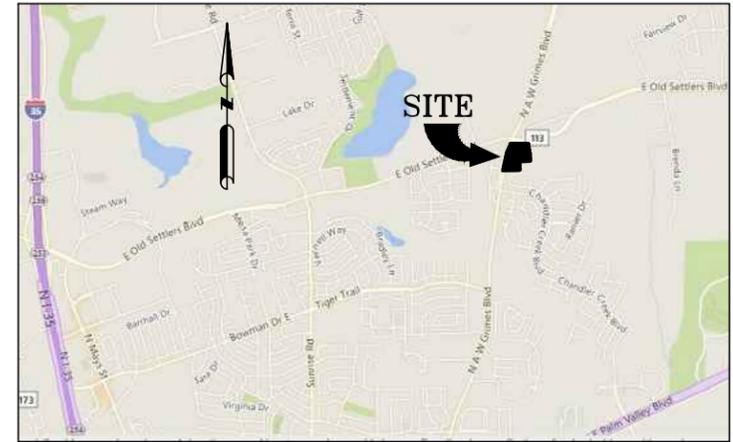
N.A.W Grimes Blvd

**Subject Tract
6.19 ac.**

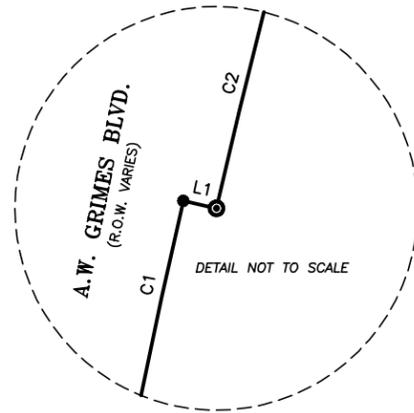
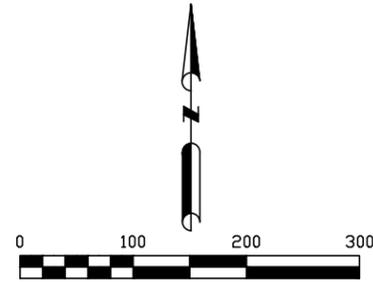
QUIKTRIP 4159

REPLAT OF CAMCO PHASE 2 FINAL PLAT

6.184 ACRES OUT OF THE GEORGE W. GLASSCOCK SURVEY ABSTRACT NO. 267,
WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
NOT TO SCALE



LOT 1
CAMCO SUBDIVISION
DOC. NO. 2013090977

LOT 1
BLOCK A
AMENDING PLAT OF LOT 1,
BLOCK A, MEADOWS OF
CHANDLER CREEK SECTION 23
CAB. U, SL. 138

LEGEND

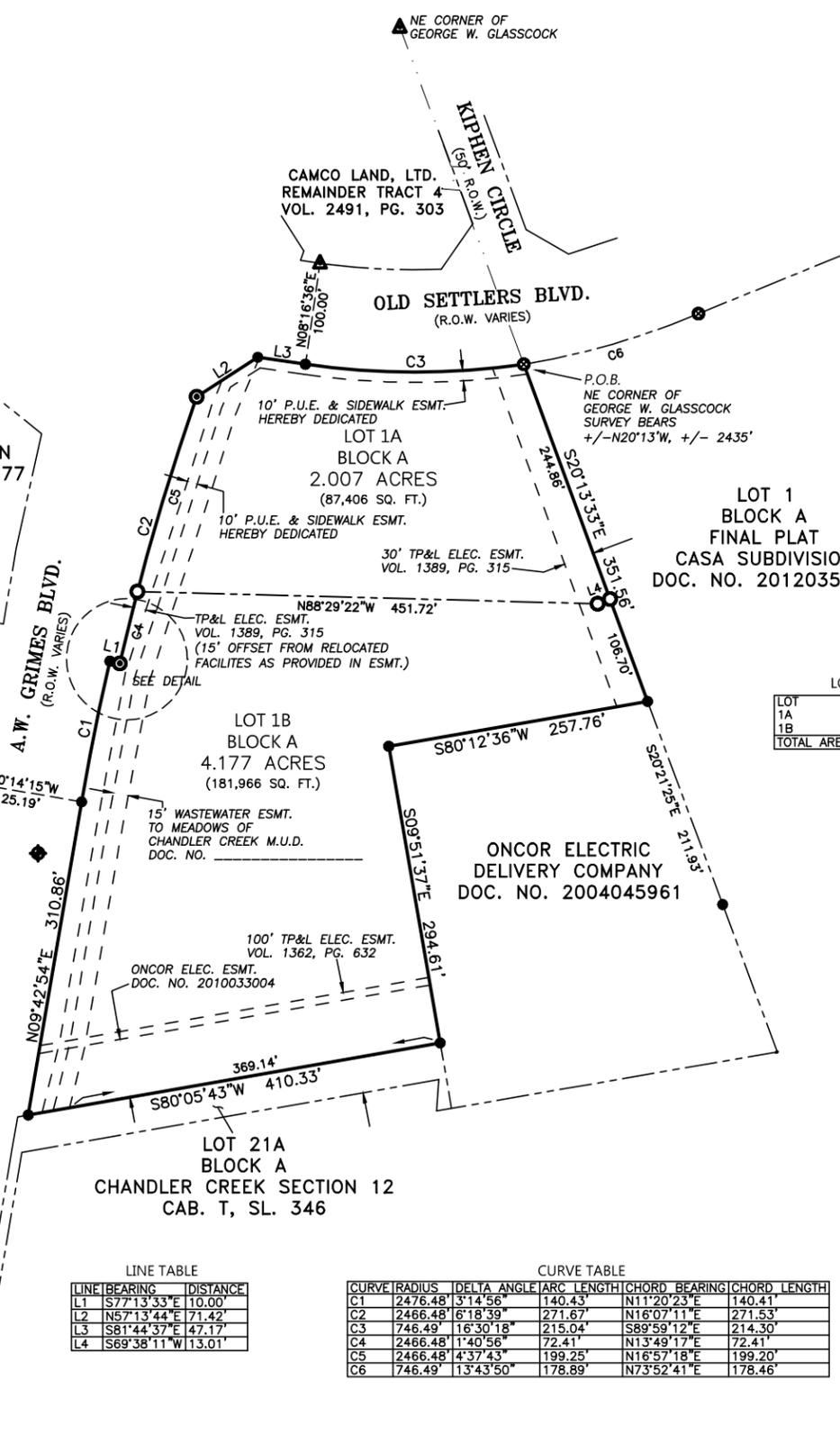
- ◆ BENCHMARK
- 1/2-INCH IRON ROD FOUND
- ⊗ CUT "X" IN CONCRETE FOUND
- ⊙ TXDOT TYPE 2 MONUMENT FOUND
- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	S77°13'33"E	10.00'
L2	N57°13'44"E	71.42'
L3	S81°44'37"E	47.17'
L4	S69°38'11"W	13.01'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2476.48'	3°14'56"	140.43'	N11°20'23"E	140.41'
C2	2466.48'	6°18'39"	271.67'	N16°07'11"E	271.53'
C3	746.49'	16°30'18"	215.04'	S89°59'12"E	214.30'
C4	2466.48'	1°40'56"	72.41'	N13°49'17"E	72.41'
C5	2466.48'	4°37'43"	199.25'	N16°57'18"E	199.20'
C6	746.49'	13°43'50"	178.89'	N73°52'41"E	178.46'



LOT TABLE

LOT	DISTANCE
1A	2.007 ACRES
1B	4.177 ACRES
TOTAL AREA	6.184 ACRES

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ABRAM C. DASHNER, 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 PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED.

ABRAM C. DASHNER
RPLS NO. 5901
3701 VINELAND DRIVE
AUSTIN, TX 78722



ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, CHARLES A. GARCIA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS. THIS TRACT IS/IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CHARLES A. GARCIA
P.E. NO. 95181
FREELAND AND KAUFFMAN, INC.
400 W. MAIN ST. SUITE 211
ROUND ROCK, TX 78664
TBPE FIRM NO. F-8891



OWNERS: CC-COMMERCIAL, LLC
ACREAGE: 6.184
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 12/26/2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: / /2019
BENCHMARK DESCRIPTION & ELEVATION: SQUARE CUT IN STORM INLET ON E.
SIDE OF A.W. GRIMES. NAD88(2009) ELEV. = 715.98'
ACREAGE BY LOT TYPE: DEVELOPMENT: 6.184
PATENT SURVEY: GEORGE W. GLASSCOCK, ABS. 267
ENGINEER: FREELAND AND KAUFFMAN
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 2

CHECKED BY:	
AD	ISSUE DATE:
JOB NUMBER: 014-04	12/11/18
SHEET:	
1 of 2	

FP1810-004

QUIKTRIP 4159

REPLAT OF CAMCO PHASE 2 FINAL PLAT

6.184 ACRES OUT OF THE GEORGE W. GLASSCOCK SURVEY ABSTRACT NO. 267,
WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS:

6.184 ACRES OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 6.1827 ACRE TRACT CONVEYED TO CC-COMMERCIAL, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2017090637, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS:

BEGINNING, AT A CUT "X" FOUND IN A CONCRETE DRAINAGEWAY IN THE SOUTH RIGHT-OF-WAY LINE OF OLD SETTLERS BLVD. (R.O.W. VARIES), BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, FINAL PLAT CASA SUBDIVISION, OF RECORD IN DOCUMENT NO. 2012035059, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEASTERLY CORNER OF SAID 6.1827 ACER TRACT AND HEREOF;

THENCE, S20°13'33"E, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE WEST LINE OF SAID LOT 1, BEING AN EAST LINE OF SAID 6.1827 ACRE TRACT, A DISTANCE OF 351.56 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN 2.411 ACRE TRACT CONVEYED TO ONCOR ELECTRIC DELIVERY COMPANY, BY DEED OF RECORD IN DOCUMENT NO. 2004045961, OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT;

THENCE, LEAVING THE WEST LINE OF SAID LOT 1, ALONG THE NORTH AND WEST LINES OF SAID 2.411 ACRE TRACT, BEING THE EAST LINE OF SAID 6.1827 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S80°12'36"W, A DISTANCE OF 257.76 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. S09°51'37"E, A DISTANCE OF 294.61 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 6.1827 ACRE TRACT, BEING IN THE NORTH LINE OF LOT 21A, BLOCK A, CHANDLER CREEK SECTION 12, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 346, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S80°05'43"W, ALONG THE NORTH LINE OF SAID LOT 21A, BEING THE SOUTH LINE OF SAID 6.1827 ACRE TRACT, A DISTANCE OF 410.33 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 6.1827 ACRE TRACT, BEING IN THE EAST RIGHT-OF-WAY LINE OF A.W. GRIMES BLVD. (R.O.W. VARIES), FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF A.W. GRIMES BLVD., BEING THE WEST LINE OF SAID 6.1827 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N09°42'54"E, A DISTANCE OF 310.86 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE, HAVING A RADIUS OF 2476.48 FEET, A CENTRAL ANGLE OF 03°14'56", AN ARC LENGTH OF 140.43 FEET, AND A CHORD WHICH BEARS N11°20'23"E, A DISTANCE OF 140.41 FEET TO A 1/2-INCH IRON ROD FOUND AT THE END OF SAID CURVE;
3. S77°13'33"E, A DISTANCE OF 10.00 FEET TO A TxDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
4. ALONG SAID CURVE, HAVING A RADIUS OF 2466.48 FEET, A CENTRAL ANGLE OF 06°18'39", AN ARC LENGTH OF 271.67 FEET, AND A CHORD WHICH BEARS N16°07'11"E, A DISTANCE OF 271.53 FEET TO A TxDOT TYPE II MONUMENT FOUND AT THE SOUTHWEST TERMINUS OF A RIGHT-OF-WAY CUTBACK LINE BETWEEN SAID EAST RIGHT-OF-WAY LINE OF A.W. GRIMES BLVD. AND SAID SOUTH RIGHT-OF-WAY LINE OF OLD SETTLERS BLVD., FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N57°13'44"E, ALONG SAID CUTBACK LINE, BEING A NORTH LINE OF SAID 6.1827 ACRE TRACT, A DISTANCE OF 71.42 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST TERMINUS OF SAID CUTBACK LINE, BEING IN SAID SOUTH RIGHT-OF-WAY LINE OF OLD SETTLERS BLVD., FOR AN ANGLE POINT;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID 6.1827 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S81°44'37"E, A DISTANCE OF 47.17 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE, HAVING A RADIUS OF 746.49 FEET, A CENTRAL ANGLE OF 16°30'18", AN ARC LENGTH OF 215.04 FEET, AND A CHORD WHICH BEARS S89°59'12"E, A DISTANCE OF 214.30 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 6.184 ACRES (269,372 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH MEADOWS AT CHANDLER CREEK MUNICIPAL UTILITY DISTRICT PROVISIONS.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MEADOWS AT CHANDLER CREEK MUNICIPAL UTILITY DISTRICT PROVISIONS.
3. A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE FLOODPLAIN.
6. A 10' P.U.E. IS HEREBY DEDICATED ALONG OLD SETTLERS BLVD. AND PARALLEL & EAST OF THE ELECTRIC EASEMENT RECORDED IN VOLUME 1389, PAGE 315 ALONG A.W. GRIMES BLVD.
7. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE MEADOWS OF CHANDLER CREEK MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVED TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT FOR APPROVAL BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT.
8. RIGHT-OF-WAY ALONG A.W. GRIMES BLVD. SHALL BE DEDICATED TO THE SATISFACTION OF THE CITY OF ROUND ROCK PRIOR TO RECORDATION OF THIS SUBDIVISION PLAT.

WILLIAMSON COUNTY ENGINEER CERTIFICATION:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
FLOODPLAIN ADMINISTRATOR

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT CC-COMMERCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 6.1827 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017090637, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS QUIKTRIP 4159 REPLAT OF CAMCO PHASE 2 FINAL PLAT SUBDIVISION.

CC-COMMERCIAL, LLC

BY: _____
GENERAL MANAGER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY _____, AS GENERAL MANAGER OF CC-COMMERCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID CC-COMMERCIAL, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, 2019, 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 EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON

THE ____ DAY OF _____ A.D., 2019, AT ____ O'CLOCK ____ M.

AND DULY RECORDED ON THE ____ DAY OF _____, A.D., 2019 AT

____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT

NO. _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

OWNERS: CC-COMMERCIAL, LLC
ACREAGE: 6.184
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 12/26/2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 1/2018
BENCHMARK DESCRIPTION & ELEVATION: SQUARE CUT IN STORM INLET ON E.
SIDE OF A.W. GRIMES: NAD88(2009) ELEV. = 715.98'
ACREAGE BY LOT TYPE: DEVELOPMENT: 6.184
PATENT SURVEY: GEORGE W. GLASSCOCK, ABS. 267
ENGINEER: FREELAND AND KAUFMANN
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 2

CHECKED BY:	
AD	ISSUE DATE:
014-04	10/23/18
SHEET:	
2 of 2	

FP1810-004