

**Chandlers Cove Lot 1, Block A - Amending Plat**  
**FINAL PLAT FP1603-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Amending Plat

**ZONING AT TIME OF APPLICATION:** PUD

**DESCRIPTION:** 19.35 acres out of the George W. Glasscock Survey, Abstract No. 267

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Commercial

South: Residential

East: Commercial/institutional

West: Commercial/residential

**PROPOSED LAND USE:** Residential townhouse

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	19.35
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>1</b>	<b>19.35</b>

**Owner:**  
 Bradley Family Partnership LTD  
 Charles Bradley  
 500 County Road 202  
 Llano, TX 78643

**Agent**  
 Carlson, Brigance & Doering, Inc.  
 Geoff Guerrero  
 5501 W. Williams Cannon Dr.  
 Austin, TX 78749

**Chandlers Cove Lot 1, Block A - Amending Plat  
FINAL PLAT FP1603-001**

**HISTORY:** The Planning and Zoning Commission approved the Chandler's Cove Final Plat January 2, 2002. The Sunrise Condos Planned Unit Development was approved January 28, 2016.

**DATE OF REVIEW:** August 17, 2016

**LOCATION:** South of southeast corner of Sunrise Road and E. Old Settlers Boulevard

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The general plan designation is residential and the zoning is Planned Unit Development (PUD) 104, Sunrise Condos. The PUD provides for a maximum of 100 single family detached units on a common lot. All units are to be sold as condominiums with common areas and drive aisles maintained by the property owners association. The PUD contains standards addressing exterior finish, perimeter fencing, drive aisles and parking, and landscaping.

Traffic, Access and Roads: The site has frontage on both Sunrise Road and E. Old Settlers Boulevard. No traffic impact analysis is required because the number of units is below the threshold for the number of peak hour trips produced.

Water and Wastewater Service: The water will connect at two locations near the property: a 12" line at Old Settlers and a 16" line in the Sunrise right-of-way. Wastewater service will connect via an 8" PVC to a manhole on a 42" wastewater line just south of the property.

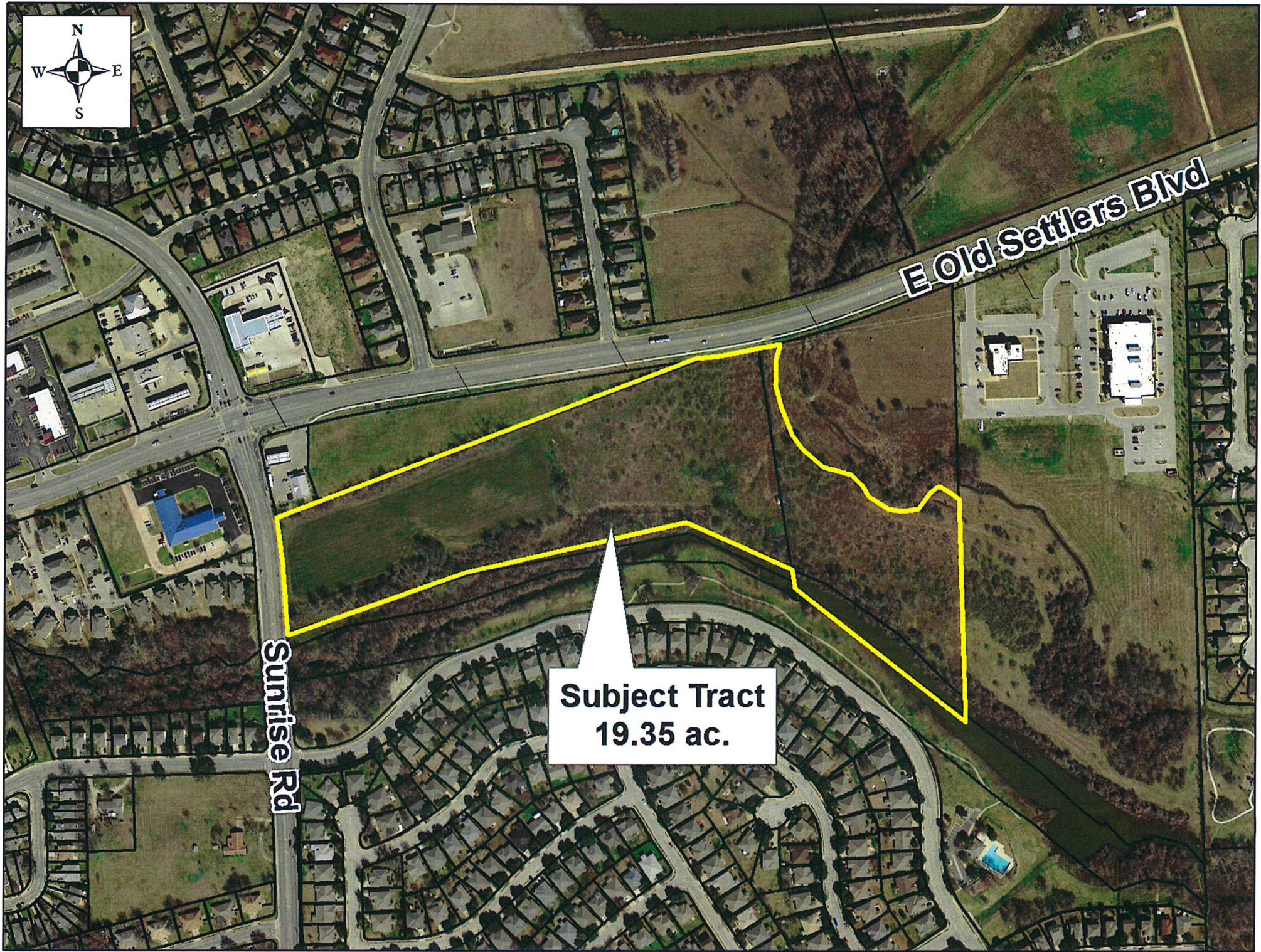
Drainage: Site will drain to the flood plain, which lies south of the plat area.

Additional Considerations: The proposed plat is an amending plat which adds a currently unplatte area to the existing platted lot, while keeping the plat as a single lot. This plat is eligible to be an amending plat because the number of lots is not increasing, no covenants or restrictions are proposed to be removed, and the amendment does not require the creation of a public street or the extention of public utilities.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Depict Zone A FEMA floodplain with hatching or shading and define in the legend.
2. Prior to recordation of this Final Plat, provide an exhibit indicating minimum finished floor elevations to be set 2' above the ultimate 1% annual chance floodplain for each structure adjacent to the ultimate floodplain.
3. Provide wastewater line easement by separate instrument on the plat identifying the beneficiary of the easement and leave a space in the note for the document number. This easement shall be recorded prior to Final Plat recordation.
4. On sheet 2, Provide the following note 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."
5. Change the Planning and Zoning meeting date to August 17, 2016.



**Subject Tract  
19.35 ac.**



# AMENDED PLAT OF LOT 1, BLOCK A, CHANDLERS COVE, FINAL PLAT

## GENERAL NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORMSEWER EASEMENTS SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE SUNRISE TRACT PUD #104.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE IV, SECTION 108, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED.
5. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE SUNRISE TRACT PUD #104.
6. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD, AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C 0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. NO FENCES, STRUCTURES, STORAGE OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
8. IN ACCORDANCE WITH THE APPROVED JESTER FARMS CONCEPT PLAN, FIFTEEN (15) ACRES OF LAND (REPRESENTING THE COMBINED AREAS OF LOTS 1 AND 2 OF THE FINAL PLAT OF CHANDLER'S COVE, DOCUMENT NUMBER 2002050897) SHALL BE CONSIDERED AS THE BASIS FOR COMPUTING THE DENSITY ALLOWANCE FOR THE RESPECTIVE MULTIFAMILY DEVELOPMENT.
9. DIRECT DRIVEWAY ACCESS TO THE PROPERTY FROM SUNRISE ROAD AND EAST OLD SETTLERS BLVD. WILL BE LIMITED TO ONE DRIVEWAY FROM EACH ROAD.

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 267, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF 13.19 ACRE TRACT CONVEYED TO BRADLEY FAMILY PARTNERSHIP, LTD., IN DOCUMENT NUMBER 2005011442, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE FOREGOING DESCRIBED LAND BEING ALSO KNOWN AS, LOT 1, BLOCK A, FINAL PLAT OF CHANDLER'S COVE, A SUBDIVISION RECORDED IN CABINET W, SLIDES 112-114, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING ALL OF THE REMAINDER OF A CALLED 48.136 ACRE TRACT CONVEYED TO BRADLEY FAMILY PARTNERSHIP, LTD., IN VOLUME 2370, PAGE 548, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE REMAINDER OF A CALLED 3.474 ACRE TRACT CONVEYED TO BRADLEY FAMILY PARTNERSHIP, LTD., IN DOCUMENT NUMBER 199967038, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 19.352 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a  $\frac{3}{4}$ " iron pipe found for the northwestern corner of said Lot 1, Block A, also being in the eastern right-of-way line of Sunrise Road (80' R.O.W.) and also being the southwestern corner of Lot 1A, Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, a subdivision recorded in Cab. I, Sl. 341, Plat Records of Williamson County, Texas, for the northwestern corner and POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said Lot 1, Block A and said Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, N71°06'32"E, a distance of 1299.90 feet to a  $\frac{1}{2}$ " iron rod found, for a northern corner of said Lot 1, Block A, also being the easternmost corner of said Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, also being in the southern right-of-way line of East Old Settlers Blvd. (120' R.O.W.), for a northern corner of the herein described tract,

THENCE, with the common boundary line of said Lot 1, Block A, said remainder of 48.136 acre tract and said East Old Settlers Blvd., the following two (2) courses and distances, numbered 1 and 2,

1. N83°00'03"E, a distance of 71.89 feet to a  $\frac{1}{2}$ " iron rod found, at a point of curvature to the left, and
2. with said curve to the left having a radius of 2060.00 feet, an arc length of 178.53 feet and whose chord bears N80°35'43"E, a distance of 178.47 feet to a capped iron rod set marked "CBD/SETSTONE",

THENCE, leaving said common boundary line and crossing said remainder of 48.136 acre tract, the following seventeen (17) courses and distances, numbered 1 through 17,

1. S16°17'59"W, a distance of 40.85 feet to a capped iron rod set marked "CBD/SETSTONE",
2. S04°56'35"W, a distance of 77.38 feet to a capped iron rod set marked "CBD/SETSTONE",
3. S14°50'50"E, a distance of 66.06 feet to a capped iron rod set marked "CBD/SETSTONE",
4. S20°04'51"E, a distance of 85.40 feet to a capped iron rod set marked "CBD/SETSTONE",
5. S34°40'32"E, a distance of 43.85 feet to a capped iron rod set marked "CBD/SETSTONE",
6. S47°37'02"E, a distance of 80.48 feet to a capped iron rod set marked "CBD/SETSTONE",
7. S73°39'09"E, a distance of 84.59 feet to a capped iron rod set marked "CBD/SETSTONE",
8. S45°32'43"E, a distance of 48.40 feet to a capped iron rod set marked "CBD/SETSTONE",
9. S25°21'55"E, a distance of 35.95 feet to a capped iron rod set marked "CBD/SETSTONE",
10. S56°23'18"E, a distance of 64.72 feet to a capped iron rod set marked "CBD/SETSTONE",
11. S79°01'54"E, a distance of 42.38 feet to a capped iron rod set marked "CBD/SETSTONE",
12. N82°40'49"E, a distance of 48.07 feet to a capped iron rod set marked "CBD/SETSTONE",
13. N36°19'53"E, a distance of 60.22 feet to a capped iron rod set marked "CBD/SETSTONE",
14. N55°46'09"E, a distance of 22.55 feet to a capped iron rod set marked "CBD/SETSTONE",
15. S89°20'51"E, a distance of 14.10 feet to a capped iron rod set marked "CBD/SETSTONE",
16. S53°16'07"E, a distance of 24.90 feet to a capped iron rod set marked "CBD/SETSTONE", and
17. S55°38'50"E, a distance of 35.24 feet to a capped iron rod set marked "CBD/SETSTONE", being in the eastern boundary line of said remainder of 48.136 acre tract, also being the western boundary line of that certain 25.000 acre tract of land conveyed to Williamson County in Document Number 2007004381, Official Public Records of Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 48.136 acre tract, said remainder of 3.474 acre tract and said 25.000 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S00°00'10"W, a distance of 583.11 feet to a capped iron rod found marked "BAKER AIKLEN", and
2. S00°00'10"W, a distance of 57.87 feet to a calculated point, for the southwestern corner of said 25.000 acre tract, also being the southeastern corner of said remainder of 3.474 acre tract, also being in the northeastern line of Lot 117, Block G, Jester Farms Section 3, a subdivision recorded in Cab. P, Sl. 306-307, Plat Records of Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 3.474 acre tract, said Lot 117, N50°34'33"W, a distance of 626.10 feet to a calculated point, for the southwestern corner of said remainder of 3.474 acre tract, also being a northern corner of said Lot 117, and also being the southeastern corner of Lot 2, Block A, of said Chandler's Cove Subdivision,

THENCE, with the common boundary line of said remainder of 3.474 acre tract and said Lot 2, N09°16'45"W, a distance of 53.37 feet to a capped iron rod found marked "BAKER AIKLEN", for the easternmost northeastern corner of said Lot 2, also being the northwestern corner of said remainder of 3.474 acre tract, also being the southeastern corner of said Lot 1 and also being the southwestern corner of said remainder of 48.136 acre tract,

THENCE, with the common boundary line of said Lot 1 and said Lot 2, the following three (3) courses and distances, numbered 1 through 3,

1. N65°02'16"W, a distance of 333.40 feet to a  $\frac{1}{2}$ " iron rod found,
2. S79°14'02"W, a distance of 653.58 feet to a capped iron rod found marked "BAKER AIKLEN", and
3. S72°15'01"W, a distance of 550.39 feet to a capped iron rod found marked "BAKER AIKLEN", for the southwestern corner of said Lot 1, also being the northwestern corner of said Lot 2 and also being in the eastern right-of-way line of said Sunrise Road,

THENCE, with the common boundary line of said Lot 1 and said Sunrise Road, the following two (2) courses and distances, numbered 1 and 2,

1. N02°08'48"W, a distance of 201.12 feet to a capped iron rod found marked "BAKER AIKLEN", at a point of curvature to the left, and
2. with said curve to the left having a radius of 1040.00 feet, an arc length of 133.22 feet and whose chord bears N05°43'18"W, a distance of 133.13 feet to the POINT OF BEGINNING and containing 19.352 acres of land.

AREA TABLE		
AREA WITHIN SUBDIVISION		19.352 ACRES (842,993 sq. ft.)
AREA OF DEVELOPMENT LOT		19.352 ACRES (842,993 sq. ft.)
LOT NO.	ACREAGE	SQ. FT.
1	19.352 ACRES	842,993 SQ. FT.

Line Table		
Line #	Length	Direction
L1	71.89	N83°00'03"E
L2	40.85	S16°17'59"W
L3	77.38	S04°56'35"W
L4	66.06	S14°50'50"E
L5	85.40	S20°04'51"E
L6	43.85	S34°40'32"E
L7	80.48	S47°37'02"E
L8	84.59	S73°39'09"E
L9	48.40	S45°32'43"E
L10	35.95	S25°21'55"E
L11	64.72	N36°19'53"E
L12	42.38	N55°46'09"E
L13	48.07	S89°20'51"E
L14	60.22	S53°16'07"E
L15	22.55	S55°38'50"E
L16	14.10	S72°15'01"W
L17	24.90	S79°14'02"W
L18	35.24	S00°00'10"W
L19	57.87	N02°08'48"W
L20	53.37	N09°16'45"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	178.53	2060.00	N80°35'43"E	178.47	89.32	4°57'56"
C2	133.22	1040.00	N05°43'18"W	133.13	66.70	7°20'23"
C3	253.18	2060.00	N74°35'30"E	253.02	126.75	7°02'30"

FP1603-001

SHEET NO. 2 OF 3



PATH-J:\4801\SURVEY\PLAT.DWG

# AMENDED PLAT OF LOT 1, BLOCK A, CHANDLERS COVE, FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT BRADLEY FAMILY PARTNERSHIP, LTD AS THE OWNERS OF THAT CERTAIN 19.352 ACRES OF LAND BEING ALL OF LOT 1, BLOCK A, FINAL PLAT OF CHANDLERS COVE, A SUBDIVISION RECORDED IN CAB. W. SL. 112-114, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO BRADLEY FAMILY PARTNERSHIP, LTD IN DOCUMENT NUMBER 2005011442, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN REMAINDER OF A CALLED 48.136 ACRE TRACT RECORDED IN VOLUME 2370, PAGE 548, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN REMAINDER OF A CALLED 3.474 ACRE TRACT RECORDED IN DOCUMENT NUMBER 1999067038, OFFICIAL PUBLIC 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:

"AMENDED PLAT OF LOT 1, BLOCK A, CHANDLERS COVE, FINAL PLAT"

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
C.M. BRADLEY  
GENERAL PARTNER  
BRADLEY FAMILY PARTNERSHIP, LTD.

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY C.M. BRADLEY

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

\_\_\_\_\_  
DAVID PAVLISKA, CHAIR  
PLANNING AND ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

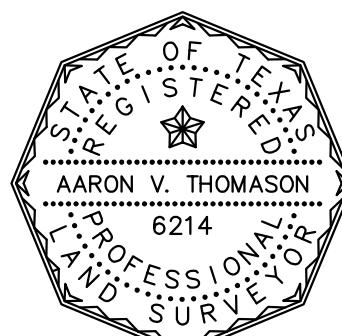
BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED. I ALSO CERTIFY THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED; SPECIFICALLY SECTIONS 663.13 - 663.23 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN THE STATE.

SURVEYED BY: \_\_\_\_\_  
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
aaron@cbden.com

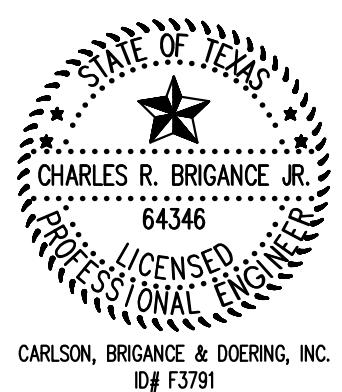


STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, CHARLES R. BRIGANCE JR., 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.

ENGINEERING BY: \_\_\_\_\_  
CHARLES R. BRIGANCE, JR., P.E. NO. 64346 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



SHEET NO. 3 OF 3



FP1603-001

PATH-J:\4801\SURVEY\PLAT.DWG