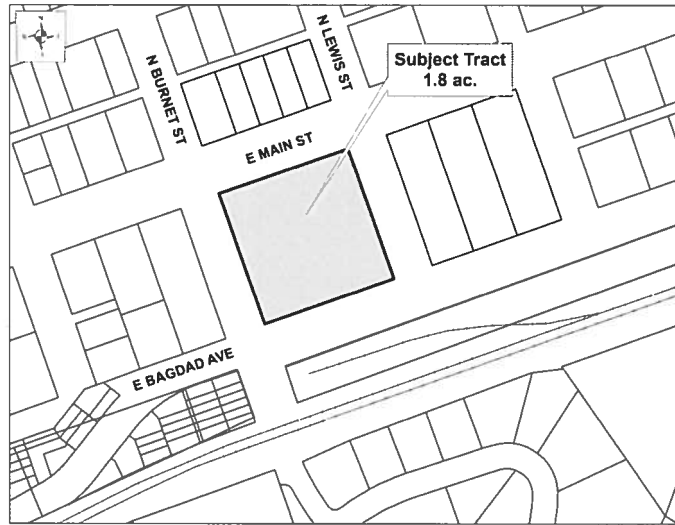


**Woodbine Mansion
FINAL PLAT FP1806-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a final plat.

ZONING AT TIME OF APPLICATION: MU-L (Mixed-use limited) and H (Historic overlay)

DESCRIPTION: 1.68 acres out of the City of Round Rock, Block 12, Lot 1-12

CURRENT USE OF PROPERTY: single family

GENERAL PLAN LAND USE DESIGNATION: Downtown mixed-use

ADJACENT LAND USE:

North: (across E. Main St.) single family; MU-2 (Mixed-use - downtown medium density)

South: street right-of-way and railroad; LI (Light Industrial)

East: (across S. Lewis Street right-of-way) office; MU-L (Mixed-use - limited)

West: (across S. Burnett Street) office; MU-1 (Mixed-use - historic commercial core)

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:	1	1.68
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	1.68

Owner:
405 E. Main, LLC
Robert & Olga Levin
4009 Sinclair Ave.
Austin, TX 78759

Agent:
Hagood Engineering Associates, Inc.
Raquel Ramirez
900 E. Main St.
Round Rock, TX 78664

**Woodbine Mansion
FINAL PLAT FP1806-002**

HISTORY: The property is part of the City of Round Rock subdivision.

DATE OF REVIEW: July 18, 2018

LOCATION: 405 E. Main St.

STAFF REVIEW AND ANALYSIS:

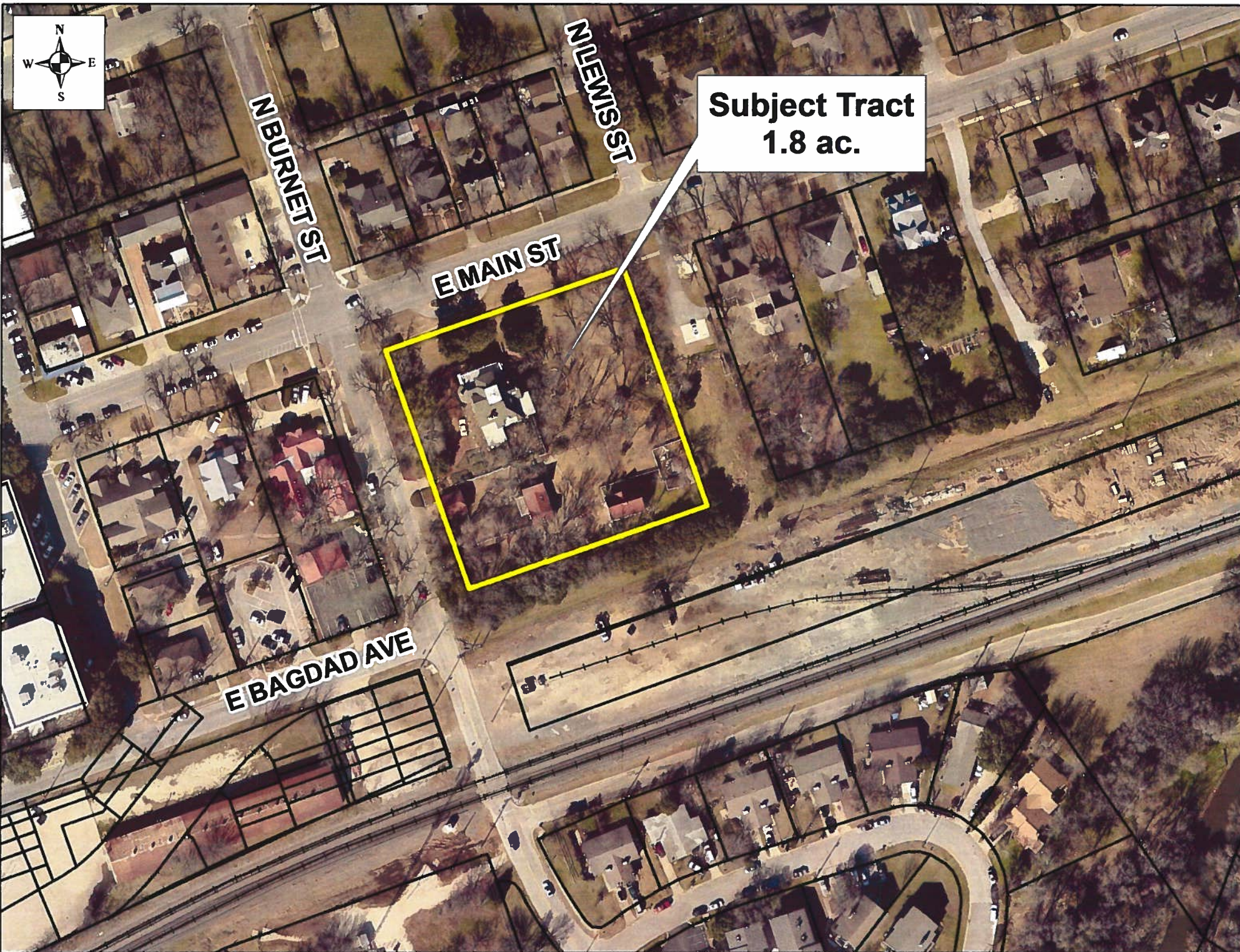
General Plan and Zoning: The general plan designates the property as downtown mixed-use. It is zoned as MU-L (Mixed-use – limited) and H (Historic overlay).

Additional Considerations: The property, currently identified as Lots 1-12, Block 12, is being replatted as one lot, to be known as the Woodbine Mansion subdivision, Lot 1, Block A. All 12 lots making up this property have always been under single ownership. A 20' alley right-of-way crossing the property was vacated by the City Council on Thursday, July 12.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Edit lot number on schematic to read "LOT 1".
2. Remove alley from schematic.
3. Fill in PUD number upon its adoption by City Council.
4. Obtain the necessary signatures and seals.



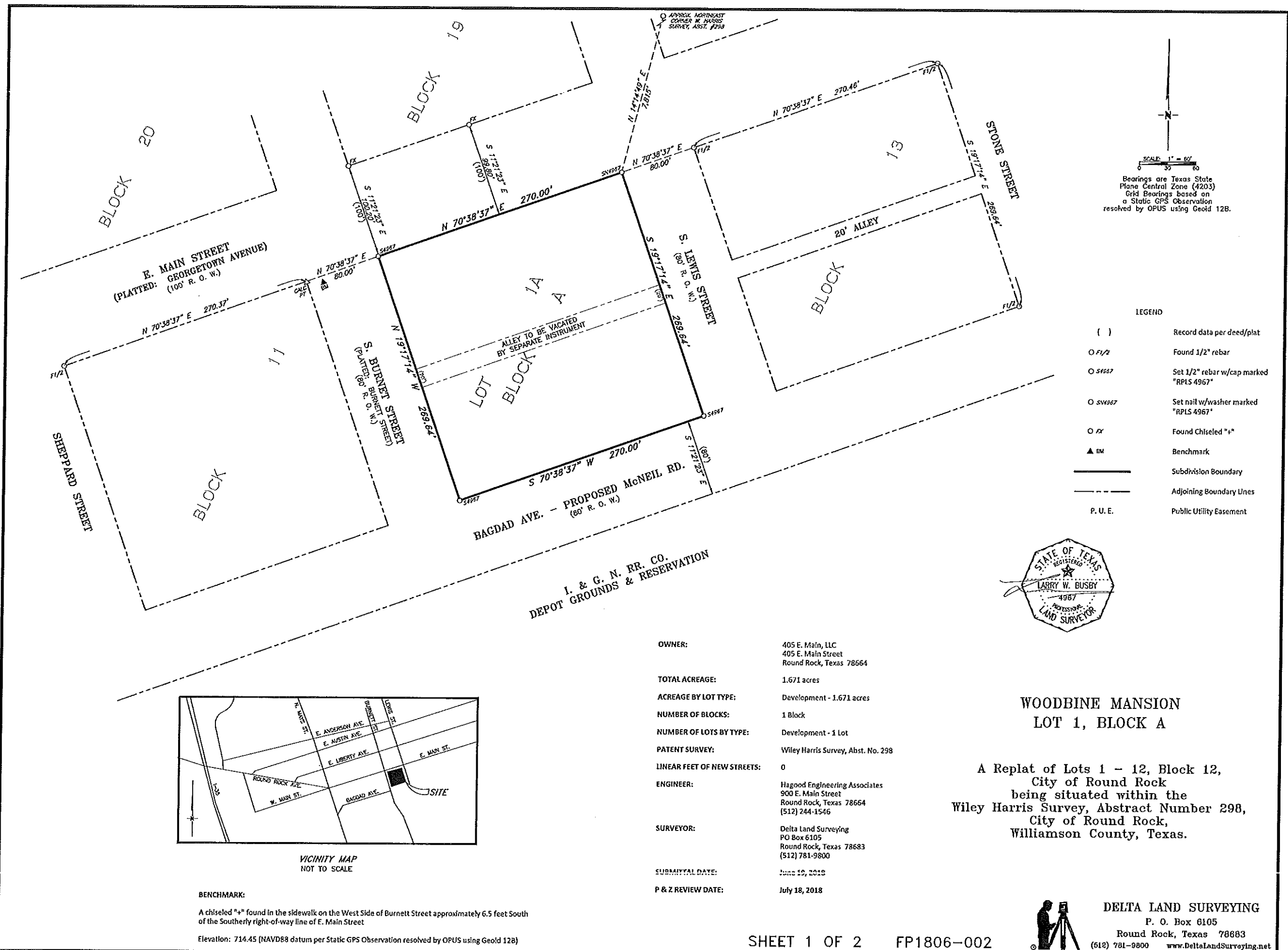
**Subject Tract
1.8 ac.**

N BURNET ST

N LEWIS ST

E MAIN ST

E BAGDAD AVE



OWNER'S CERTIFICATE

State of Texas §
County of Williamson §

That 405 E. Main LLC, as owner of that certain Lots 1 through 12, inclusive, in Block 12 of the City of Round Rock according to the map or plat thereof filed for record in Cabinet A at Slides 190 - 191 of the Plat 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 "Replat of Lots 1 - 12, Block 12 City of Round Rock".

405 E. Main, LLC

Rob Levin
President

ACKNOWLEDGEMENT

State of Texas §
County of §

This foregoing instrument was acknowledged before me on this _____ day of _____, 2018, A. D., by Rob Levin, as President of 405 E. Main, LLC.

Notary Public

My commission expires

ENGINEER'S CERTIFICATE

State of Texas §
County of Williamson §

I, the undersigned, a Registered Professional Engineer in the State of Texas, 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.

Terry R. Hagood, P. E.
Texas Registered Professional Engineer #52960

Date

GENERAL NOTES:

1. No portion of this tract is encroached 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 48453C0495E, Effective Date 9/26/08, for Williamson County, Texas.
2. A ten foot (10') P. U. E. and sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
3. Building setbacks shall be in accordance with PUD No. _____ and Chapter 46, Zoning, City of Round Rock Code of Ordinances, 2010 Edition, as amended.
4. No portion of this tract is encroached by the ultimate 1% annual chance floodplain.
5. Sidewalks shall be constructed in accordance with Chapter 36, Subdivision, City of Round Rock Code of Ordinances, 2010 Edition, as amended, and with the Design and Construction Standards.

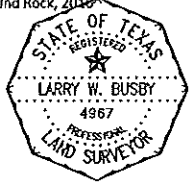
SURVEYOR'S CERTIFICATE

State of Texas §
County of Williamson §

I, Larry W. Busby, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made under my direct supervision on the ground and that the corner monuments shown hereon were found or properly set under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Larry W. Busby
Texas R. P. L. S. No. 4967

7-2-18
Date



CITY OF ROUND ROCK APPROVAL CERTIFICATE

Approved this _____ day of _____, 2018, A. D., by the City Planning and Zoning Commission of the City of Round Rock, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas.

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'S CERTIFICATE

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 _____, 2018, A. D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, 2018, A. D., at _____ o'clock _____ M. in the Plat Records of Williamson County, Texas under Document Number _____.

WITNESS MY HAND and seal of the County Court of Williamson County, Texas, at office in Georgetown, Texas, the last date written.

Nancy Rister, Clerk, County Court
Williamson County, Texas

By: Deputy

WOODBINE MANSION
LOT 1, BLOCK A

A Replat of Lots 1 - 12, Block 12,
City of Round Rock
being situated within the
Wiley Harris Survey, Abstract Number 298,
City of Round Rock,
Williamson County, Texas.



DELTA LAND SURVEYING

P. O. Box 6105
Round Rock, Texas 78683
(512) 781-9800 www.DeltaLandSurveying.net