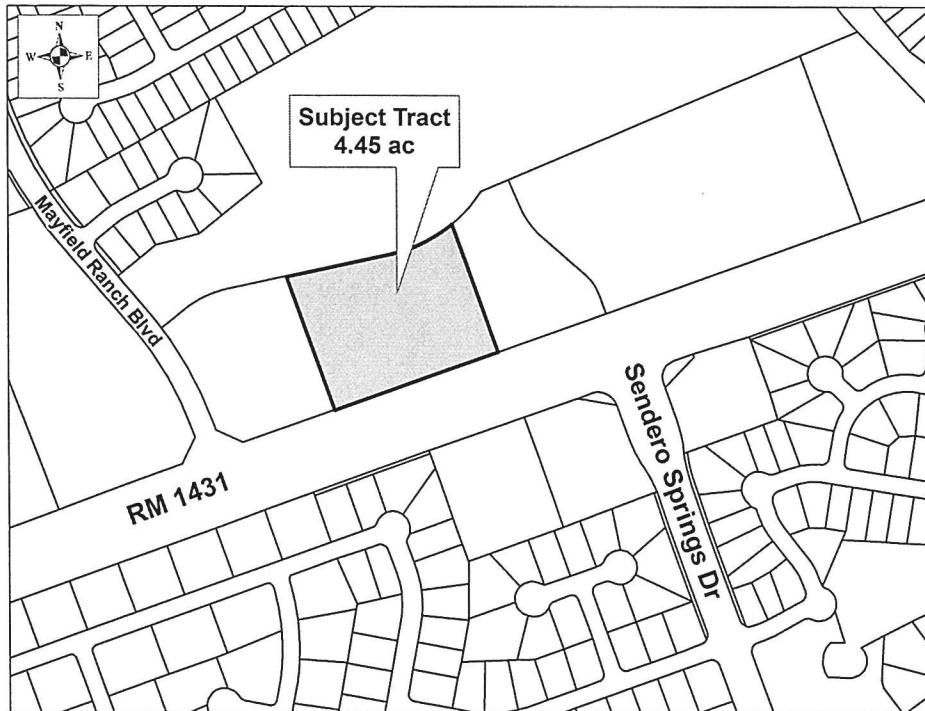


**Enclave at Mayfield Ranch
FINAL PLAT FP1606-002**



CASE PLANNER: David Fowler

REQUEST: Approval of the final plat for 3 lots

ZONING AT TIME OF APPLICATION: PUD 23

DESCRIPTION: 4.45 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Residential
South: Residential
East: Vacant
West: Vacant

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	3	4.45
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	3	4.45

Owner:
MDSR GP INC
1011 N LAMAR BLVD
AUSTIN, TX 78703-4991

Agent
Jamison Civil Engineering LLC
Stephen Jamison, P.E.
13812 Research Blvd. #B-2
Austin, TX 78750

**Enclave at Mayfield Ranch
FINAL PLAT FP1606-002**

HISTORY: The Planning and Zoning Commission approved the Enclave at Mayfield Ranch Preliminary Plat July 13, 2005, with revisions approved in 2009, 2011, and 2015. PUD 23, Preserve at Stone Oak, was approved by City Council December 21, 1995, with amendments in 2000, 2001, 2005 and 2010.

DATE OF REVIEW: July 20, 2016

LOCATION: North side of RM 1431, east of Mayfield Ranch Boulevard.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation is commercial. The parcel's zoning is Planned Unit Development (PUD) 23, Preserve at Stone Oak. The subject plat covers parcels 4C and 4D within the PUD, with proposed lots 19 and 20 located on parcel 4C and lot 21 falling in parcel 4D. The use and development standards for parcel 4C follow the C-2 (Local Commercial) zoning district, with additional limits on square footage of retail sales and service, day care facilities, and eating establishments. Parcel 4C also has specialized standards relating to exterior wall finishes, screening, roofs, lighting, landscaping and signs. Parcel 4D allows all uses permitted in the C-2 and OF (office) zoning districts and includes the same design standards and square footage limitations as parcel 4C, with the exception of adding square footage limits for drug store/pharmacy uses.

Compliance with the Concept Plan/Preliminary Plat: This plat adheres to the preliminary plat as revised in December 2015.

Traffic, Access and Roads: Primary Access to the site is via RM 1431. There is a driveway easement to connect the lots along the commercial frontage. The site also abuts a private drive at the north end of the site. An unnamed future street is located to the east of the platted CVS site to the east of the subject plat. Transportation has recently approved an updated traffic impact analysis.

Water and Wastewater Service: Water service will be provided via a 12-inch water line along the northern boundary of the site and a 24-inch line along the north side of RM 1431. Wastewater service will connect via an existing 8" line along the northern border of the plat area.

Drainage: The site is proposed to include four basins, which will feed into a proposed water quality pond east of the CVS Mayfield Ranch lot.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide cross-lot/joint access easement connecting neighboring joint access on nearby vacant lot and CVS site.
2. Depict and callout Sendero Springs on location map and plat along the north and southern side of RM 1431.



**Subject Tract
4.45 ac**

Mayfield Ranch Blvd

RM 1431

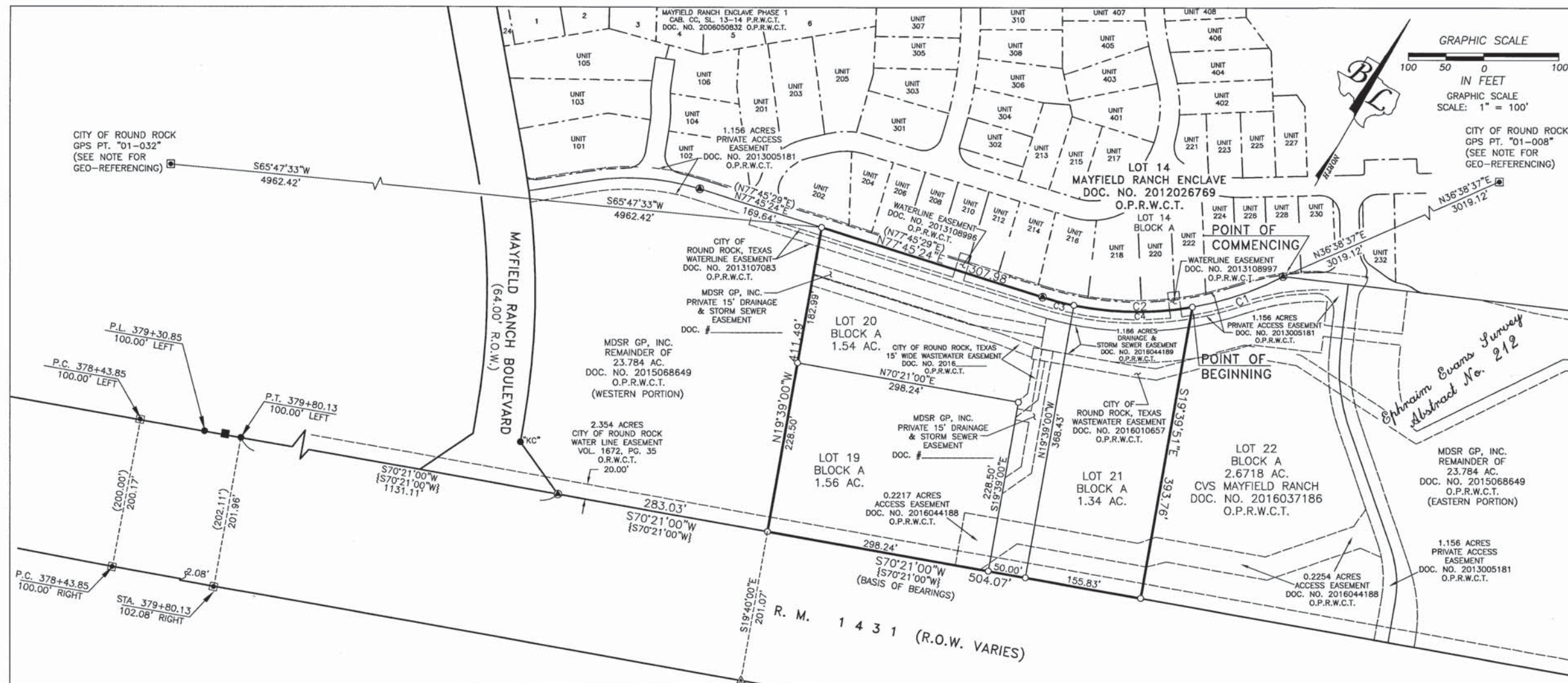
Sendero Springs Dr

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

FINAL PLAT
THE ENCLAVE AT MAYFIELD RANCH
LOTS 19, 20 & 21

Scale (Horizontal): 1"=100'	Scale (Vertical): 1"=100'
Date: 06/20/16	Drawn By: JSL
Checked By: RLW	Engineer: JSL
Revision 1:	Revision 2:
Revision 3:	Revision 4:

SHEET
01 of 02



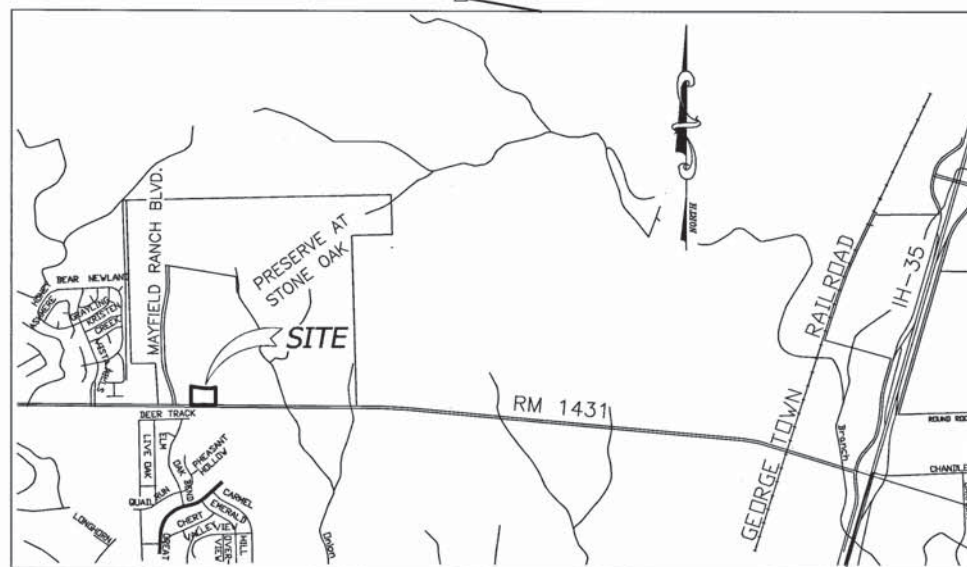
- LEGEND**
- | SYMBOL | DESCRIPTION |
|--------------|--|
| ● | 1/2" REBAR FOUND (NOTED, IF CAPPED) |
| ■ | TXDOT TYPE I CONC. MONUMENT FOUND |
| □ | TXDOT TYPE II CONC. MONUMENT FOUND WITH DISK |
| ⊙ | 1/2" REBAR FOUND WITH PLASTIC CAP: "BASELINE INC." |
| ○ | 1/2" REBAR SET WITH PLASTIC CAP: "BASELINE INC." |
| △ | CALCULATED POINT |
| () | RECORD INFORMATION |
| R.O.W. | RIGHT-OF-WAY |
| O.R.W.C.T. | OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS |
| { } | RECORD INFORMATION-TXDOT R.O.W. MAP-F.M. 1431 |
| () | RECORD INFORMATION-DOC. NO. 2015068649, O.P.R.W.C.T. |

BEARING BASIS: THE NORTH RIGHT-OF-WAY LINE OF R.M. 1431, PER 1984 TXDOT R.O.W. MAP BEING NORTH 70°21'00" EAST.

NOTE FOR GEO-REFERENCING: BEARING ROTATION TO STATE PLANE COORDINATES, TEXAS CENTRAL ZONE IS 00°00'59".

GRID SCALE FACTOR IS 0.99991319

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	421.14'	128.07'	17°25'24"	N41°36'17"E	127.57'
(C1)	421.14'				
C2	421.14'	201.69'	27°26'25"	N64°02'12"E	199.77'
(C2)	421.14'				
C3	421.14'	42.98'	5°50'49"	N74°50'00"E	42.96'
(C3)	421.14'				
C4	421.14'	158.72'	21°35'36"	N61°06'47"E	157.78'
(C4)	421.14'				



LOCATION MAP
SCALE : 1"=2000'

OWNER: MDSR GP, INC.
ACREAGE: 4.45 ACRES
PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: JUNE 6, 2016
DATE OF PLANNING & ZONING: JULY 20, 2016
COMMISSION REVIEW: DEVELOPMENT AC.: 4.45 ACRES
ACREAGE BY LOT TYPE: DEVELOPMENT: 3 LOTS
NUMBER OF LOTS BY TYPE: BASELINE LAND SURVEYORS, INC.
SURVEYOR: JAMISON CIVIL ENGINEERING LLC
ENGINEER: JAMISON CIVIL ENGINEERING LLC
BENCHMARK INFORMATION: BENCHMARK: BRASS DISK SET IN CONCRETE APPROX. 135' NORTH OF NORTH EDGE OF PAVEMENT OF FM 1431, ALONG WEST BACK OF CURB OF PRESERVE AT MAYFIELD DRIVE WAY, THEN APPROX. 5' WEST OF WEST BACK OF CURB OF PRESERVE AT MAYFIELD DRIVE WAY AND APPROX. 1' WEST OF WATER VALVE CLUSTER. ELEVATION=884.32 DATUM=NAVD 88.

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS: MDSR GP, INC., ACTING HEREIN BY AND THROUGH BLAKE MAGEE, BEING THE OWNER OF THE REMAINDER OF A 23.784 ACRE TRACT OF LAND TRACT SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 4.45 ACRES TO BE KNOWN AS "THE ENCLAVE AT MAYFIELD RANCH LOTS 19, 20 & 21" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THERE ARE NO LIENHOLDERS FOR THIS TRACT.

WITNESS MY HAND THIS THE 1st DAY OF July 2011 A.D.

MDSR GP, INC.

BY: 

NAME: BLAKE MAGEE, PRESIDENT
MDSR GP, INC. (A TEXAS CORPORATION)
1011 N. LAMAR BLVD.
AUSTIN, TEXAS 78703

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

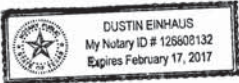
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE MAGEE, PRESIDENT OF MDSR GP, INC., A TEXAS CORPORATION, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND, THIS THE 1 DAY OF July 2016 A.D.



NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Dustin Einhaus

MY COMMISSION EXPIRES: 2/17/17




THAT I, STEPHEN R. JAMISON, 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.


STEPHEN R. JAMISON, P.E. 86951
JAMISON CIVIL ENGINEERING LLC
TBPE FIRM NUMBER F-17756
13812 RESEARCH BLVD., #B-2
AUSTIN, TEXAS 78750
(PHONE) 737-484-0880, EXT. 882



THAT I, J. SCOTT LASWELL, 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.


J. SCOTT LASWELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5583
BASELINE LAND SURVEYORS, INC.
REGISTERED FIRM #10015100
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(PHONE) 512-374-9722



APPROVED THIS _____ DAY OF _____, 2011, 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 PAVLUSKA, CHAIRMAN

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 _____, 2011, AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2011, AT _____ O'CLOCK _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

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

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, INCLUDING THE PROVISIONS OF P.U.D. NO. 23, AS AMENDED.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS, AS MODIFIED BY P.U.D. NO. 23, AS AMENDED.
3. A TEN FOOT (10') WIDE P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SIDE STREET PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREA 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 48491C 0490E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS AND COMMUNITY PANEL NUMBER 48453C 0260H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY AND INCORPORATED AREAS.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 5, 2015.

METES AND BOUNDS DESCRIPTION

BEING 4.45 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 23.784 ACRE TRACT OF LAND CONVEYED TO MDSR GP, INC. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with plastic cap, which reads "BASELINE, INC." for an angle point in the north line of Lot 22, Block A, CVS Mayfield Ranch; a subdivision of record in Document Number 2016037186 of the Official Public Records of Williamson County, Texas, being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave; a subdivision of record in Document Number 2012026769 of the Official Public Records of Williamson County; from which a concrete monument found with disk, being City of Round Rock GPS Point "01-008" bears North 36°38'37" East a distance of 3019.12 feet;

THENCE along the north line of said Lot 22, Block A, CVS Mayfield Ranch and the south line of said Lot 14, Block A, Lot 14 Mayfield Ranch Enclave, along a non-tangential curve to the right, having a radius of 421.14 feet (record - 421.14 feet), a length of 128.07 feet, a delta angle of 17°25'24", and a chord, which bears South 41°36'17" West a distance of 127.57 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the western portion of said remainder of a 23.784 acre tract, being the northwest corner of Lot 22, Block A, CVS Mayfield Ranch and being in the north right-of-way line of R.M. 1431 (200' R.O.W.);

THENCE South 19°39'51" East, along the east line of the western portion of the remainder of a 23.784 acre tract and the west line of Lot 22, Block A, CVS Mayfield Ranch, a distance of 393.76 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the southeast corner of the western portion of the remainder of a 23.784 acre tract, being the southwest corner of Lot 22, Block A, CVS Mayfield Ranch and being in the north right-of-way line of R.M. 1431 (200' R.O.W.);

THENCE South 70°21'00" West (record - South 70°21'00" West - Basis of Bearings), along the south line of the western portion of the remainder of a 23.784 acre tract and the north right-of-way line of said R.M. 1431, a distance of 504.07 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the point of intersection of the north right-of-way line of R.M. 1431 and the east right-of-way line of Mayfield Ranch Boulevard (64' R.O.W.) bears South 70°21'00" West (record - South 70°21'00" West a distance of 283.03 feet;

THENCE North 19°39'00" West, crossing through the western portion of the remainder of a 23.784 acre tract a distance of 411.49 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." in the north line of the western portion of the remainder of a 23.784 acre tract and being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave; from which a 1/2" rebar found with plastic cap, stamped "BASELINE, INC." for a point of curvature in the north line of the western portion of the remainder of a 23.784 acre tract and being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave bears South 77°45'24" West (record - South 77°45'29" West) a distance of 169.64 feet and also from which a concrete monument found with disk, being City of Round Rock GPS Point "01-032" bears South 65°47'33" West a distance of 4962.42 feet;

THENCE along the north line of the western portion of the remainder of a 23.784 acre tract and the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave the following two (2) courses:

1. North 77°45'24" East (record - North 77°45'29" East) a distance of 307.98 feet to a 1/2" rebar found with plastic cap, stamped "BASELINE, INC." for a point of curvature;
2. Along a tangential curve to the left, having a radius of 421.14 feet (record - 421.14 feet), a length of 201.69 feet, a delta angle of 27°26'25", and a chord, which bears North 64°02'12" East a distance of 199.77 feet to the POINT OF BEGINNING.

This parcel contains 4.45 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas. Bearing Basis: The north right-of-way line of R.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

FINAL PLAT
THE ENCLAVE AT MAYFIELD RANCH
LOTS 19, 20 & 21

File: S:\Proj\Mayfield\COMMERCIAL LOTS\DWG\FINAL PLAT Commercial Lots
Scale (Horizontal): 1"=100'
Date: 06/14/16
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3: