

**Replat of Lot 2, Block B, The Settlement Section 5
FINAL PLAT FP1811-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to subdivide one (1) three acre tract into two (2) development lots and one (1) right-of-way lot.

ZONING AT TIME OF APPLICATION: C-1 (General Commercial)

DESCRIPTION: 3 acres out of the G.W. Glasscock Survey, Abstract 267

CURRENT USE OF PROPERTY: Medical Office and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: E Old Settlers Blvd Right-of-Way/Commercial - Zoned C-1 (General Commercial)
 South: Chandler Creek Condominiums - Zoned MF-2 (Multifamily - Medium Density)
 East: Sunrise Road Right-of-Way/Commercial - Zoned C-1 (General Commercial)
 West: Chandler Creek Condominiums - Zoned MF-2 (Multifamily - Medium Density)

PROPOSED LAND USE: Medical Office

<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	2.99
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.015
Parkland:	0	0
Other:	0	0
TOTALS:	3	3

Owner:
 1499 OLD SETTLERS BLVD LLC
 Dustin Johnson
 5608 PARKCREST DR , #STE 325, AUSTIN,
 TX 78731-4977
 Austin, TX 78731-4977

Agent:
 Waeltz & Prete, Inc.
 Antonio Prete, P.E.
 3000 Joe DiMaggio Boulevard #72
 Round, TX 78665

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FINAL PLAT FP1811-003**

HISTORY: On May 15, 1986, the Planning and Zoning Commission approved a Final Plat for The Settlement, Section Five, containing 43.45-acres and seven development lots, including the subject tract (Lot 2).

DATE OF REVIEW: December 19, 2018

LOCATION: Southwest of the intersection of E Old Settlers Boulevard and Sunrise Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as offices, retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The Applicant intends to construct a medical office building on Lot 2A. The tract has one existing driveway access point along the property's frontage on E Old Settlers Boulevard. A joint access easement will provide the new and existing developments access to the shared driveway and drive aisles. A Traffic Impact Analysis (TIA) is not required for this application since the future development does not meet the TIA threshold for peak hour trips.

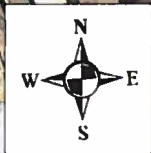
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There are existing water and wastewater lines along the right-of-way on E Old Settlers Boulevard. Water/Wastewater service will be obtained from the existing water/wastewater lines located along the tract's northern property line.

Drainage: Stormwater will be captured by a new area inlet along the southwest corner of the tract and conveyed appropriately. This development will be participating in the City's Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation, update the plat to include one (1) right-of-way lot under number of lots by type.
2. Prior to plat recordation, include the following language inside Detail "B" of sheet 1 regarding right-of-way dedication "0.015 Acre R.O.W. hereby dedicated to the City of Round Rock." Label as Lot 2C.
3. The Applicant shall obtain a joint access easement to use the existing driveways and drive aisles between lots 2A and 2B prior to final plat recordation or prior to site development plan closeout, whichever occurs first.



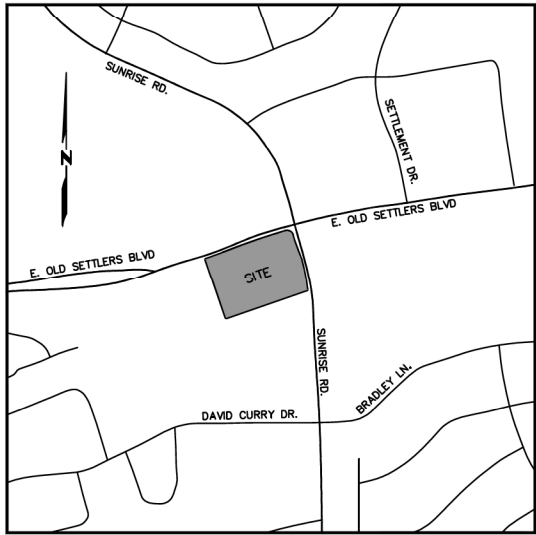
E Old Settlers Blvd

Sunrise Rd

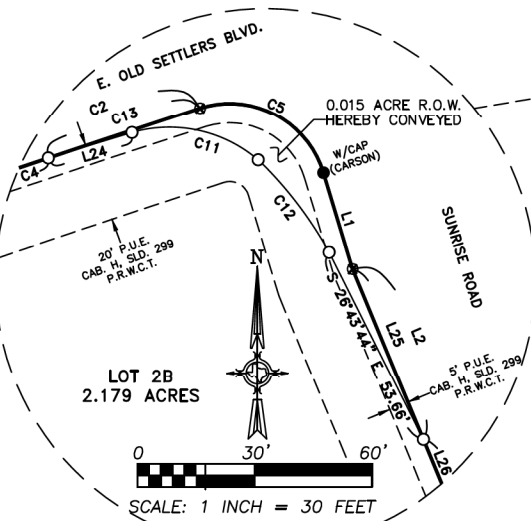
**Subject Tract
3.0 ac.**



K:\CAD\06-C001 Lot 2 Block B, Settlement Section 5\TRANS\12-04-18\12-04-18 REPLAY OF LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE.dwg, Model, 12/20/2018 1:48:58 PM, 1:59:59:08, W&P, Inc., J.L.



VICINITY MAP
(NOT TO SCALE)



DETAIL "B"

OWNER: 1499 OLD SETTLERS BLVD, LLC
5608 PARKCREST DR. #STE 325
AUSTIN, TEXAS 78731-4977

ACREAGE: TOTAL ACREAGE = 3.001 AC

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
(512) 931-3100

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: NOVEMBER 20, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: DECEMBER 19, 2018

BENCHMARK: BM # 1: DIAMOND SURVEYING CONTROL POINT:
PK NAIL SET IN TOP OF CURB AT NOSE OF ISLAND LOCATED EAST OF MEDICAL
BUILDING ON SOUTH SIDE OF OLD SETTLERS AS SHOWN HEREON.
ELEVATION = 709.42' VERTICAL DATUM NAVD-88 (GEOID 2012A)
GRID COORDINATES:
N: 10169537.22
E: 3135166.09

PATENT SURVEY: G. W. GLASSCOCK A-267

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665
(512) 505-8953

NUMBER OF LOTS BY TYPE: 2-DEVELOPMENT

LOT TABLE		
LOT NUMBER	AREA	TYPE
LOT 2A	0.807 ACRE	DEVELOPMENT
LOT 2B	2.179 ACRES	DEVELOPMENT
R.O.W DEDICATION	0.015 ACRE	R.O.W.
TOTAL	3.001 ACRES	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2060.00'	88.75'	2°28'07"	N68°15'40"E	88.75'
C2	3568.30'	320.64'	5°08'55"	N69°28'47"E	320.54'
C3	3568.30'	27.71'	0°26'42"	N67°07'41"E	27.71'
C4	3568.30'	252.07'	04°02'51"	N69°22'27"E	252.02'
C5	25.00'	39.74'	91°04'52"	S62°14'37"E	35.69'
C6	960.00'	152.23'	09°05'09"	S12°03'24"E	152.07'
C7	2060.00'	27.63'	00°46'06"	N69°06'41"E	27.63'
C8	2060.00'	10.00'	00°16'41"	N68°35'17"E	10.00'
C9	2060.00'	15.60'	00°26'02"	N68°19'29"E	15.60'
C10	2060.00'	38.86'	01°04'51"	N67°34'02"E	38.86'
C11	35.00'	34.39'	56°17'45"	S77°45'40"E	33.02'
C12	100.00'	29.85'	17°06'11"	S37°33'54"E	29.74'
C13	3568.30'	40.86'	00°39'22"	N71°43'33"E	40.86'



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

LEGEND

- = 1/2" IRON ROD FOUND (UNLESS SIZE OTHERWISE STATED)
 - = 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
 - ✱ = COTTON SPINDLE FOUND
 - ⊗ = "X" CUT FOUND IN CONCRETE
 - ⊙ = BENCHMARK
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT OF WAY
- PROPERTY ADJOINER LINE

EXISTING EASEMENT LINE

R.O.W. TIE LINE
- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

EASEMENT NOTE

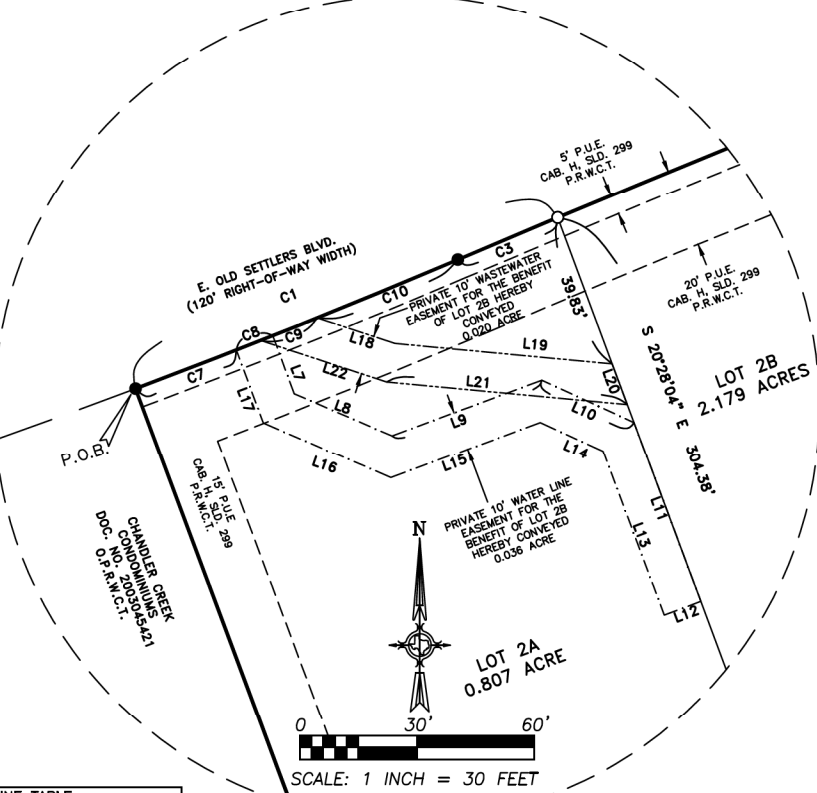
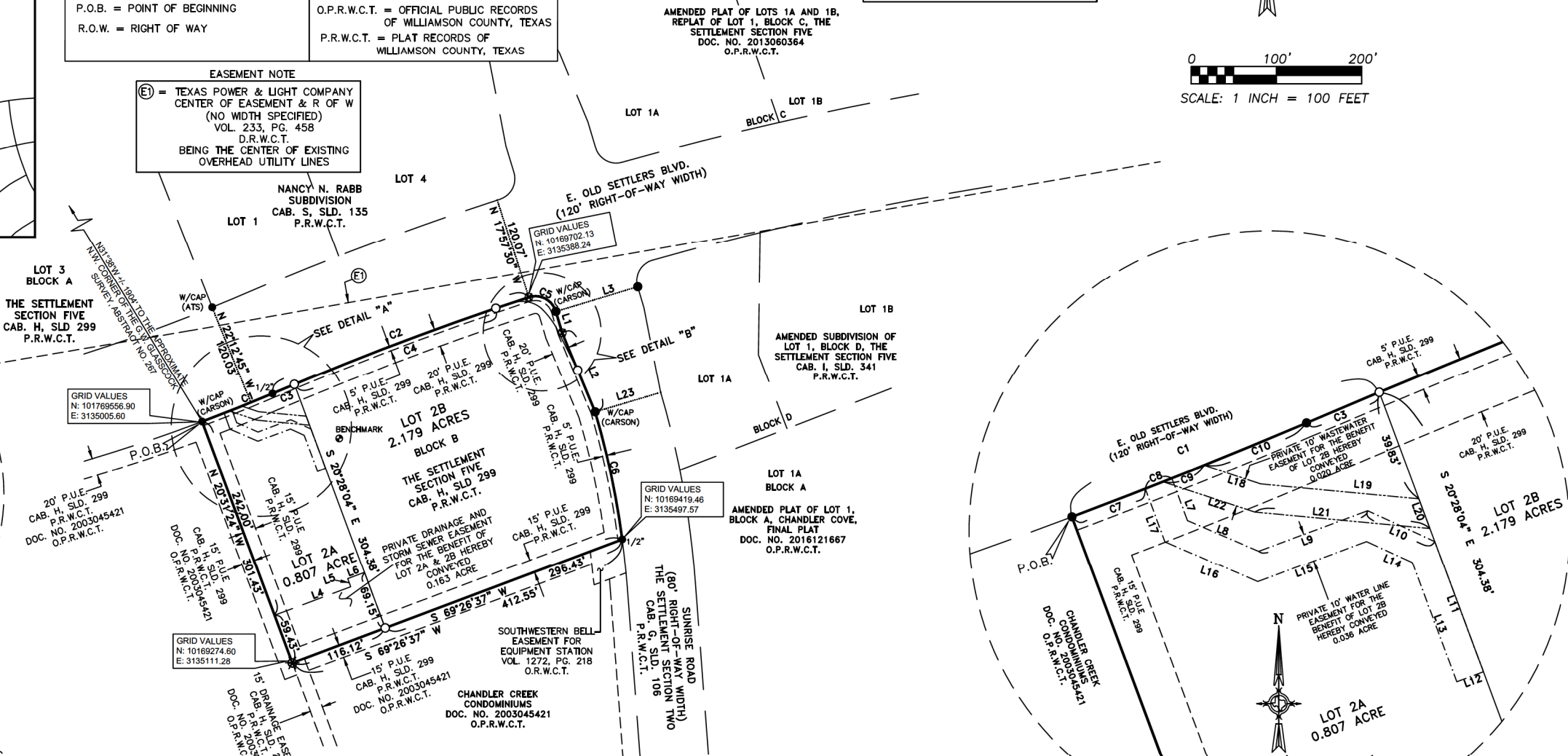
(E) = TEXAS POWER & LIGHT COMPANY
CENTER OF EASEMENT & R OF W
(NO WIDTH SPECIFIED)
VOL. 233, PG. 458
D.R.W.C.T.
BEING THE CENTER OF EXISTING
OVERHEAD UTILITY LINES

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. COORDINATES FOR THIS PROJECT ARE GRID.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.



0 100' 200'
SCALE: 1 INCH = 100 FEET



DETAIL "A"

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S16°50'10"E	25.65'	L14	N65°23'32"W	17.65'
L2	S22°33'58"E	100.47'	L15	S69°36'28"W	40.73'
L3	N73°17'36"E	100.01'	L16	N66°39'22"W	35.51'
L4	N69°36'28"E	95.10'	L17	N20°23'32"W	19.88'
L5	N20°23'32"W	10.05'	L18	S71°49'11"E	20.86'
L6	N69°36'28"E	21.06'	L19	S84°38'37"E	55.80'
L7	S20°23'32"E	15.78'	L20	S20°28'04"E	11.11'
L8	S66°39'22"E	27.22'	L21	N84°38'37"W	61.77'
L9	N69°36'28"E	40.85'	L22	N71°49'11"W	33.96'
L10	S65°23'32"E	25.93'	L23	N73°24'02"E	80.00'
L11	S20°28'04"E	48.92'	L24	N73°01'11"E	22.37'
L12	S69°31'56"W	10.00'	L25	S22°33'58"E	47.22'
L13	N20°28'04"W	44.78'	L26	S22°33'58"E	53.25'

REPLAT OF LOT 2, BLOCK B,
THE SETTLEMENT SECTION
FIVE

FP1811-003



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

K:\CADD\06-C001 Lot 2 Block B, Settlement Section 5\TRANS\TALS\RECEIVED\2018-12-04 from DIAMOND - PLAT\2-04-18 REPLAY OF LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE.dwg, Model, 12/24/2018 1:50:00 PM, 1:59:5998, W&P, Inc., JL

METES AND BOUNDS DESCRIPTION

FOR A 3.001 ACRE TRACT OF LAND, BEING ALL OF LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE, A SUBDIVISION RECORDED IN CABINET H, SLIDE 299 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.001 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF DECEMBER, 2018 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a iron rod found with cap marked "Carson" on the northwest corner of said Lot 2, Block B, same being on the an angle point in the northerly boundary line of Chandler Creek Condominiums, a condominium plat recorded in Document No. 2003045421 of the Official Public Records of Williamson County, Texas, same being on a point in the southerly right-of-way line of East Old Settlers Boulevard (120' right-of-way width) for the northwest corner and POINT OF BEGINNING hereof;

THENCE, with the northerly boundary line of said Lot 2, Block B, same being with said southerly right-of-way line of East Old Settlers Boulevard, the following two (2) courses and distances:

1. With a curve to the left an arc length of 88.75 feet, said curve having a radius of 2060.00 feet, a central angle of 02°28'07" and a chord which bears N 68°15'40" E for a distance of 88.75 feet to a 1/2" iron rod found on the beginning of a reverse curve to the right;
2. With said curve to the right an arc length of 320.64 feet, said curve having a radius of 3568.30 feet, a central angle of 05°08'55" and a chord which bears N 69°28'47" E for a distance of 320.54 feet to a "X" scribed in concrete found on the upper northeast corner of said Lot 2, Block B, same being on an angle point in the westerly right-of-way line of Sunrise Road (right-of-way width varies in this area), for the upper northeast corner hereof;

THENCE, with the easterly boundary line of said Lot 2, Block B, same being with said westerly right-of-way line of Sunrise Road, the following four (4) courses and distances:

1. With a curve to the right an arc length of 39.74 feet, said curve having a radius of 25.00 feet, a central angle of 91°04'52" and a chord which bears S 62°14'37" E for a distance of 35.69 feet to an iron rod found with cap marked "Carson", for the lower northeast corner hereof;
2. S 16°50'10" E for a distance of 25.65 feet to a "X" scribed in concrete found, for an angle point hereof;
3. S 22°33'58" E for a distance of 100.47 feet to an iron rod found with cap marked "Carson" on the beginning of a curve to the right;
4. With said curve to the right an arc length of 152.23 feet, said curve having a radius of 960.00 feet, a central angle of 09°05'09" and a chord which bears S 12°03'24" E for a distance of 152.07 feet to a 1/2" iron rod found on the southeast corner of said Lot 2, Block B, same being on the most easterly northeast corner of said Chandler Creek Condominiums, same being on an angle point in the westerly right-of-way line of Sunrise Road (80' right-of-way width in this area), for the southeast corner hereof;

THENCE, with the common boundary line of said Lot 2, Block B, and said Chandler Creek Condominiums, the following two (2) courses and distances:

1. S 69°26'37" W for a distance of 412.55 feet to a cotton gin spindle found on the southwest corner of said Lot 2, Block B, same being on an interior ell corner of said Chandler Creek Condominiums, for the southwest corner hereof;
2. N 20°31'24" W for a distance of 301.43 feet to the POINT OF BEGINNING hereof and containing 3.001 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.

PLAT NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203), STATE PLANE SYSTEM.
- 2) 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 3) NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 4) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 5) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- 6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- 7) A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT 1499 OLD SETTLERS BLVD, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 3.001 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2014004100, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK B, RECORDED IN CABINET H, SLIDE 299, 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 LOT 2, BLOCK B, THE SETTLEMENT SECTION FIVE SUBDIVISION.

1499 OLD SETTLERS BLVD, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: _____
Dustin Johnson, Manager

Date: _____ 2018

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2018, BY _____ AS _____ OF 1499 OLD SETTLERS BLVD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID 1499 OLD SETTLERS BLVD, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT LONG VIEW EQUITY, LLC, THE LIEN HOLDER OF THAT CERTAIN 3.001 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2014004100, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK B, RECORDED IN CABINET H, SLIDE 299, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 3.001 ACRE TRACT (LOT 2, BLOCK B) SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED TO FOR PUBLIC DEDICATION AS SHOWN HEREON.

TEXAS BANK AND TRUST COMPANY

By: _____
Chip McCharen., Director of Finance

Date: _____ 2018

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2018, BY _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

APPROVED THIS _____ DAY OF _____, 2018, 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 WITH IN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, 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 BY PERSONAL SUPERVISION, IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED.

SHANE SHAFER, RPLS
REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

12-04-2018
DATE



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., 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.

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WALTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX 78665

04 Dec 18
DATE



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 2018, AT O'CLOCK ____M. AND DULY RECORDED ON THE _____ DAY OF _____ A.D., 2018 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 LAS ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900



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REPLAT OF LOT 2, BLOCK B,
THE SETTLEMENT SECTION
FIVE

FP1811-003

SHEET 2 OF 2