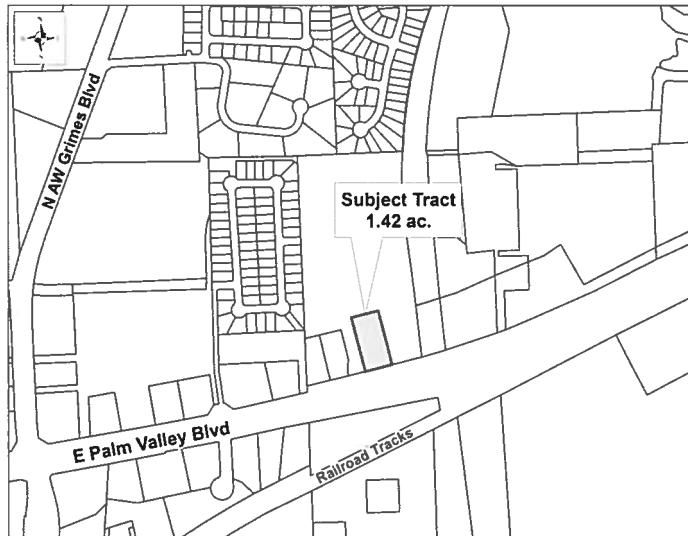


Palm Valley Crossing Phase 2
FINAL PLAT FP1811-004



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create one (1) commercial lot

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

DESCRIPTION: 1.42 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Vacant and Undeveloped - Zoned C-1a (General Commercial - Limited)

South: E. Palm Valley Blvd Right-of-Way/Undeveloped Commercial Lot - Zoned C-1 (General Commercial)

East: Vacant and Undeveloped - Zoned C-1a (General Commercial - Limited)

West: Vacant and Undeveloped - Zoned C-1a (General Commercial - Limited)

PROPOSED LAND USE: Commercial

<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	1.42
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	1.42

Owner:
 Church of Christ of Round Rock
 1200 N. Georgetown Street
 Round Rock, TX 78664

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

**Palm Valley Crossing Phase 2
FINAL PLAT FP1811-004**

HISTORY: This is the third lot to be final platted from the Palm Valley Crossing development. As noted in the staff reports associated with the revised Concept Plan and Preliminary plats, additional lots may follow and the "Phase 2" designation for this lot is simply a naming convenience.

DATE OF REVIEW: December 19, 2018

LOCATION: Northeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants by right. The C-1a 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.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved revised Preliminary Plat (PP1811-002)

Traffic, Access and Roads: The tract has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic. A Traffic Impact Analysis (TIA) is not required for this application since the applicant will be designing and constructing a deceleration lane to mitigate traffic impacts. There is sufficient right-of-way to build a deceleration lane. No additional right-of-way is required as part of this application.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The tract will connect to an existing water line to the south along E. Palm Valley Boulevard. Wastewater will be connected to an existing 8-inch public wastewater line located along the southwest property line.

Drainage: The tract is not located within the Edwards Aquifer Recharge Zone. Therefore, a Water Pollution Abatement Plan (WPAP) by TCEQ is not required for this site. A portion of this development will be participating in the City's Regional Storm Water Management Program. There is a storm water conveyance limitation at an existing box culvert under E. Palm Valley Boulevard. Therefore, the northern portion of the tract will be required to provide on-site detention, while the remainder of the tract, including this lot, will participate in the Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include text "Phase Two" under the acreage within Lot 4.
2. Depict a 15-foot wide easement and recordation information for the waterline along northern portion of Lot 2 and Lot 4 as depicted on the Utility Schematic.
3. Provide recordation information for 15-foot P.U.E. conveyed by separate instrument prior to recordation of final plat.
4. The wastewater collection pipeline must be installed and accepted as depicted on the Utility Schematic or approved fiscal posted prior to plat recordation.

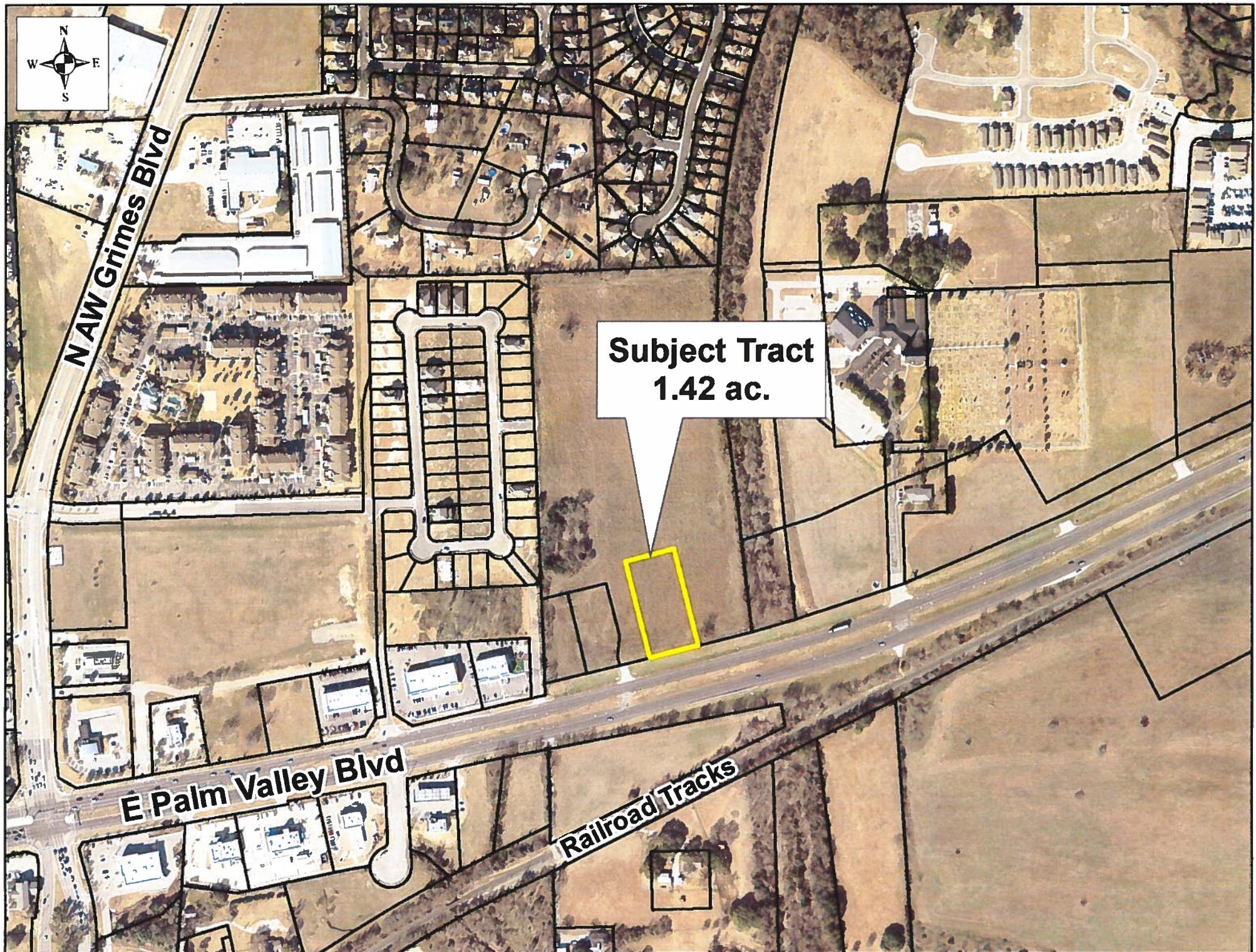


NAW Grimes Blvd

E Palm Valley Blvd

**Subject Tract
1.42 ac.**

Railroad Tracks



OWNER: CSW PV Church, LLC
1703 West 5th Street, Ste. 850
AUSTIN, TX 78703

ACREAGE: 1.422 ACRES

PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT 297

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 1.422-DEVELOPMENT

NUMBER OF LOTS BY TYPE: 1 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: NOVEMBER 20, 2018

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

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

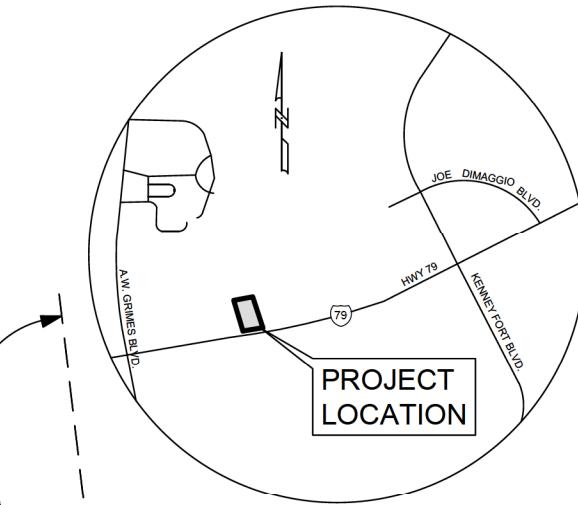
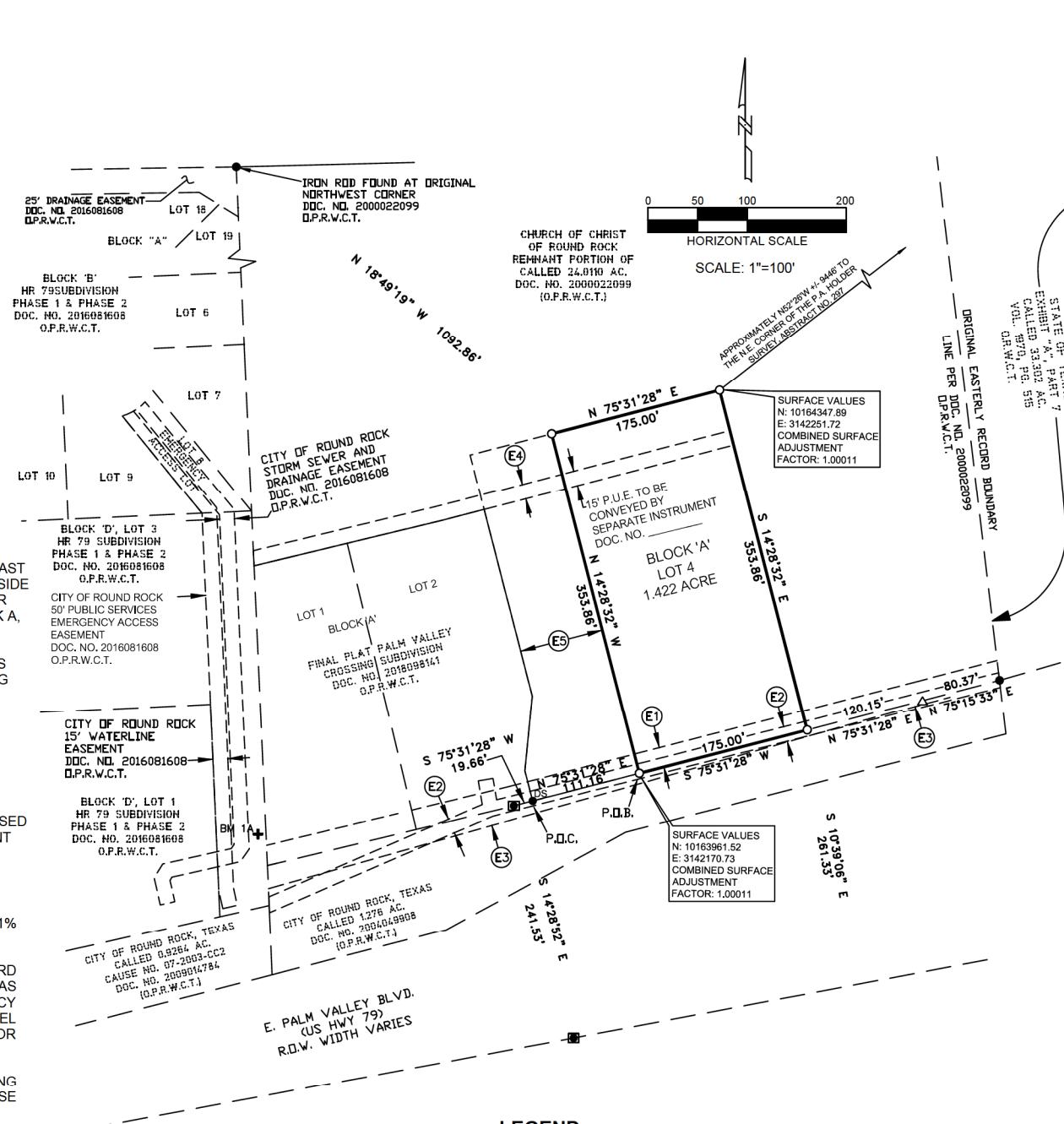
SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEOGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION:
BM#1A: ELEVATION = 698.82'
PK NAIL SET IN CONCRETE AT NORTHEAST CORNER OF CURB INLET ALONG EAST SIDE OF ASPHALT DRIVEWAY/ROADWAY, NEAR SOUTHWEST CORNER OF LOT 1, BLOCK A, FINAL PLAT PALM VALLEY CROSSING SUBDIVISION, RECORDED IN DOC. NO. 2018098141, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING APPROXIMATELY 100 FEET NORTH OF US 79 (E. PALM VALLEY BLVD.)

VERTICAL DATUM: NAVD 88 (GEODI03)
BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FEDERAL INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. 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.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
5. A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
6. THIS PLAT CONFORMS TO THE REVISED PRELIMINARY PLAT (PP1811-002) APPROVED BY THE PLANNING AND ZONING COMMISSION DATED DECEMBER 19, 2018.



LOCATION MAP
N.T.S.

EASEMENTS

(E1) CITY OF ROUND ROCK WATERLINE AND WASTEWATER EASEMENT APPROXIMATE CENTERLINE EASEMENT FOR UNDERGROUND FACILITIES (NO WIDTH SPECIFIED) VOL. 616, PG. 531 D.R.W.C.T.

(E2) TEXAS POWER & LIGHT COMPANY 15' WIDE EASEMENT AND RIGHT OF WAY VOL. 1698, PG. 297 D.R.W.C.T.

(E3) SOUTHWESTERN BELL TELEPHONE COMPANY APPROXIMATE CENTERLINE EASEMENT FOR UNDERGROUND FACILITIES (NO WIDTH SPECIFIED) VOL. 616, PG. 531 D.R.W.C.T.

(E4) PUBLIC UTILITY EASEMENT CALLED 0.11 AC. DOC. NO. 2018096663 D.R.W.C.T.

(E5) JOINT ACCESS EASEMENT AND MAINTENANCE AGREEMENT CALLED 0.731 AC. DOC. NO. 2018096665 D.R.W.C.T.

ENGINEER:

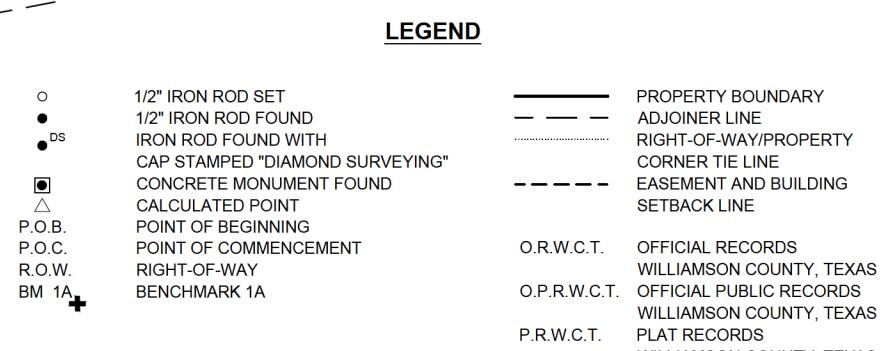
WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEOGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

FINAL PLAT
PALM VALLEY CROSSING SUBDIVISION
PHASE TWO
FP1811-004

SHEET 1 OF 2



METES AND BOUNDS DESCRIPTION:

FOR A 1.422 ACRE TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO 297, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMNANT PORTION OF THE CALLED 24.0110 ACRE TRACT OF LAND CONVEYED TO CHURCH OF CHRIST OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2000022099, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.422 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found with cap marked "Diamond Surveying" on the lower southwest corner of said remnant portion of the called 24.0110 acre CHURCH OF ROUND ROCK tract, same being on the southeast corner of Lot 2, Block A, of the FINAL PLAT PALM VALLEY CROSSING SUBDIVISION, recorded in Document No. 2018098141, Official Public Records of Williamson County, Texas, same being on a point in the northerly boundary line of the called 1.276 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2004049908, Official Public Records of Williamson County, Texas, same being on a point in the northerly right-of-way line of U.S. 79 (A.K.A. E. PALM VALLEY BOULEVARD), (Right-of-way width varies);

THENCE, N 75°31'28" E with the southerly boundary line of said remnant portion of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, common with the north boundary line of said 1.276-acre CITY OF ROUND ROCK tract, and with said northerly right-of-way line of U.S. 79, for a distance of 111.16 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE through the interior of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, the following three (3) courses and distances:

1. N 14°28'32" W for a distance of 353.86 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the northwest corner hereof, from which an iron rod found on the original northwest of said 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, bears N 18°49'19" W for a distance of 1092.86 feet;

2. N 75°31'28" E for a distance of 175.00 feet, to a 1/2" iron rod set with cap marked "Diamond Surveying" for the northeast corner hereof;

3. S 14°28'32" E for a distance of 353.86 feet, to a 1/2" iron rod set with cap marked "Diamond Surveying", on a point in said southerly boundary line of the remnant portion of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on a point in said northerly boundary line of 1.276-acre CITY OF ROUND ROCK tract, same being on a point in said northerly right-of-way line of U.S. 79, for the southeast corner hereof, and from which a 1/2" iron rod found on the southeast corner of said remnant portion of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on the northeast corner of said 1.276-acre CITY OF ROUND ROCK tract, bears N 75°31'28" E for a distance of 120.15 feet and N 75°15'33" E for a distance of 80.37 feet;

THENCE, S 75°31'28" W with said southerly boundary line of the remnant portion of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with said northerly boundary line of the 1.276-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of U.S. 79, for a distance of 175.00 feet to the **POINT OF BEGINNING** hereof and containing 1.422 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00011.

ENTITY:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That CSW PV Church, LLC, A Texas Limited Liability Company, as the owner of that certain 1.422 acre tract of land being a portion of the called 24.0110 acre tract of land recorded in Document #2000022099, 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 Final Plat Palm Valley Crossing Subdivision Phase Two.

CSW PV Church, LLC
Kevin Hunter, Manager
1703 West 5th Street, Suite 850
Austin, Texas 78703

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

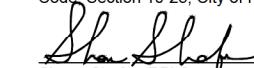
This instrument was acknowledged before me on the _____ day of _____, 20____, by,
_____, as _____ of _____, a
State of Texas, _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE:

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 my personal supervision, in accordance with Part III, Zoning and Development Code, Section 10-25, City of Round Rock, Texas, as amended.

 December 05, 2018

Shane Shafer, RPLS
Registration # 5281
Diamond Surveying, Inc.
116 Skyline Road
Georgetown, Texas 78628



DATE

ENGINEER'S CERTIFICATE:

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.

 December 05, 2018

Antonio A. Prete, P.E.
License #93759
Waeltz & Prete, Inc.
3000 Joe DiMaggio Blvd. #72
Round Rock, Texas 78665



DATE

CITY OF ROUND ROCK CERTIFICATION AND SIGNATURE BLOCK:

Approved this _____ day of _____, 201____, 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:

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., 201____, at _____ o'clock _____ m. and duly recorded on the _____ day of _____, a.d., 201____, 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

DEPUTY

FINAL PLAT
PALM VALLEY CROSSING SUBDIVISION
PHASE TWO
FP1811-004
SHEET 2 OF 2

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



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
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