

**Warner Ranch Commercial
FINAL PLAT FP1809-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create five (5) development lots

ZONING AT TIME OF APPLICATION: PUD # 42

DESCRIPTION: 19 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: SH-45/Louis Henna Boulevard Right-of-Way (Unzoned)
- South: Multifamily - Zoned PUD #42
- East: S AW Grimes Boulevard Right-of-Way (Unzoned)
- West: Warner Ranch Drive Right-of-Way (Unzoned)

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:	5	19
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	5	19

Owner:
BCCA Grimes, LLC
Greg Gitcho
3800 N. Lamar Blvd., Ste. 350
Austin, TX 78756

Agent:
Kimley-Horn & Associates, Inc.
Jason Reece
10814 Jollyville Rd., Bldg. 4, Ste. 300
Austin, TX 78759

**Warner Ranch Commercial
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HISTORY: The Warner Ranch PUD (Planned Unit Development # 42) was approved by the City in 1999. It contained 139.83 acres and allowed for single family, multi-family, commercial and business park uses. On June 2006, the Planning and Zoning Commission approved Preliminary Plat "2006-002-PP" to create a total of three lots on the subject tract. Lot 1B ("Autozone") was recorded on September 22, 2006 and no other lot has been recorded since then and consequently the approved Preliminary Plat has expired. This Final Plat is being processed simultaneously with new Preliminary Plat 1809-001 application that proposes to create five development lots.

DATE OF REVIEW: November 7, 2018

LOCATION: Near the southwest corner of S AW Grimes Boulevard and Louis Henna Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned PUD #42 and allows all C-1 (General Commercial) land uses such as offices, hotels, indoor entertainment activities, call centers, and fuel sales by right. PUD #42 and 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.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with Preliminary Plat 1809-001.

Traffic, Access and Roads: The subject tract will have access from Warner Ranch Drive, Louis Henna Boulevard, and S AW Grimes Boulevard. A Traffic Impact Analysis (TIA) will be required for Lot 5 at the site development plan stage since it is the largest of the lots and it will have access to the future traffic signal light location on Roundville Lane that is currently under construction. The applicant will construct the signal improvements at Roundville Lane caused by the fourth approach that will support the subject tract. The applicant is in agreement with a TIA requirement for Lot 5 and building the signal improvements at Roundville Lane. Trip generation numbers will be required at the site development plan stage for each of the other lots to determine if a TIA will be required for specific land uses.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line along Louis Henna Boulevard. Lot 1 will have a single line tying into the 12-inch main since the lot is already served. The remaining lots will have a looped system with a connection to the 12-inch main along the north side and one 8-inch connection to the water main along S AW Grimes Boulevard.

Wastewater will be connected to an existing main that crosses into Lot 1 from Warner Ranch Boulevard then parallels Louis Henna Boulevard. Lot 1 and Lot 2 will have separate connections to the wastewater main and the remaining lots will share a separate line and connection to the main that runs along Louis Henna Boulevard.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

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RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise the plat name under the owner's signature block to match the official plat name "Final Plat for Warner Ranch Subdivision Phase 1, Block D."
2. The final plat requires both the Engineer's and Surveyor's original signature and original seal.
3. Revise the title of the person signing in the owner's signature block to "Manager"
4. Revise plat note #8 to show the P&Z Commission date as November 7, 2018."
5. On sheet 1 of 2, at the bottom left hand corner, update the P&Z Commission date to November 7, 2018.
6. On sheet 1 of 2, at the bottom left hand corner, either remove the name of the plat or correct the spelling for "Subdivision."
7. Remove the duplicate P&Z chairman signature block and remove the Extraterritorial Jurisdiction text from the same signature block. The Williamson County Clerk's signature block should be last with enough room for a seal.
8. Write the name of the person that will be signing for the Line Holder under the Lien Holder signature block.
9. Revise plat note # 4 to state" 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 and pursuant to PUD#42."
10. Revise plat note # 5 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."

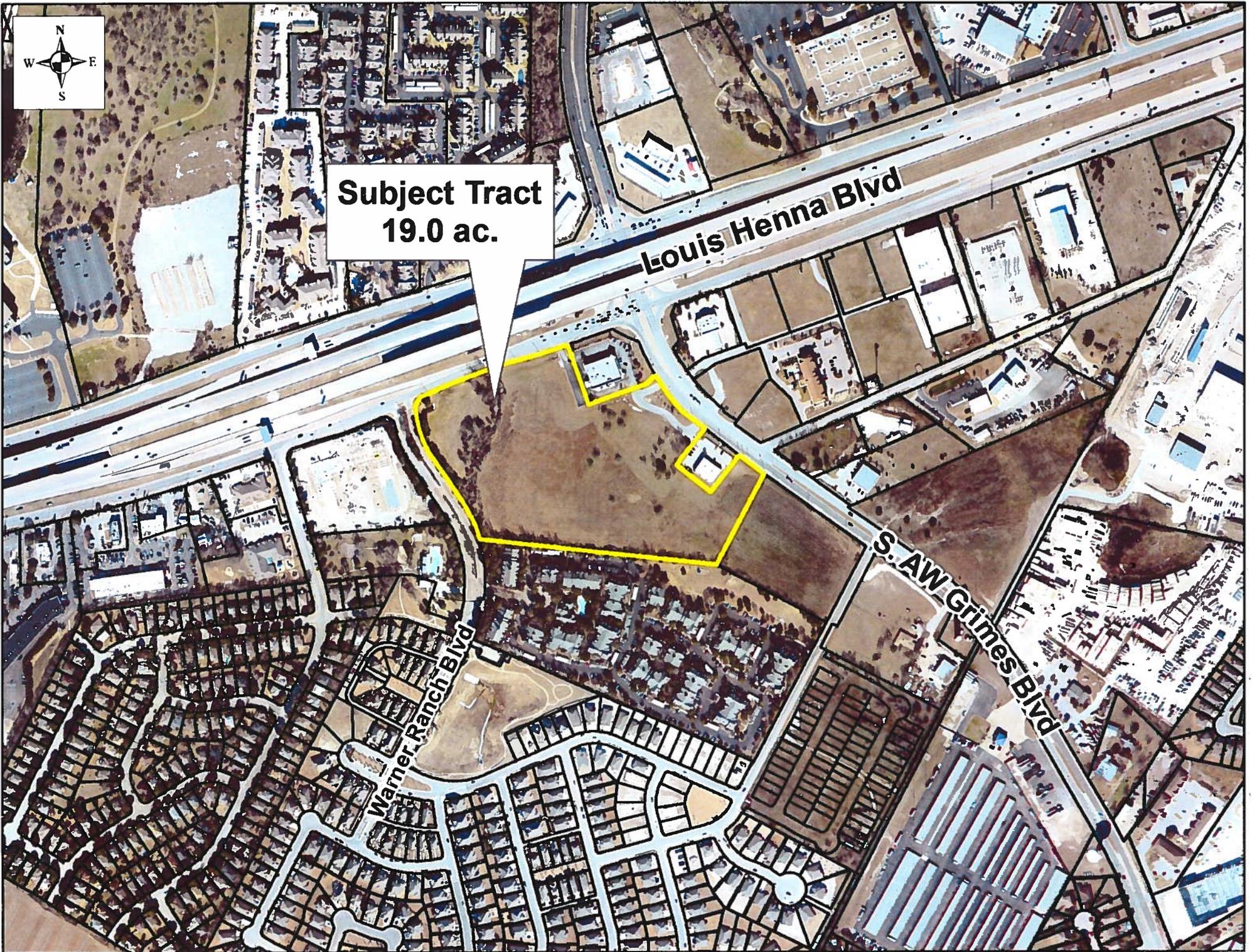


**Subject Tract
19.0 ac.**

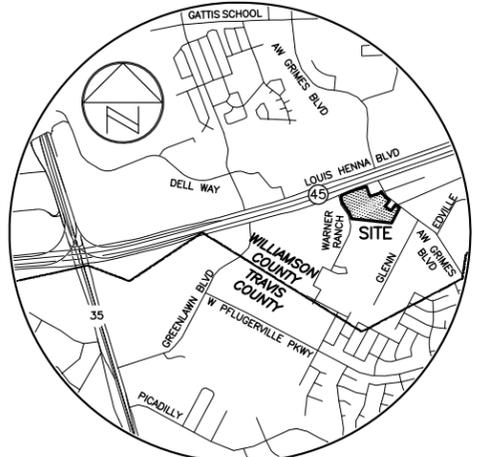
Louis Henna Blvd

S. AW Grimes Blvd

Warner Ranch Blvd



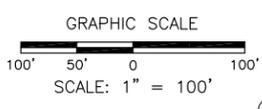
FINAL PLAT FOR WARNER RANCH SUBDIVISION PHASE 1, BLOCK D



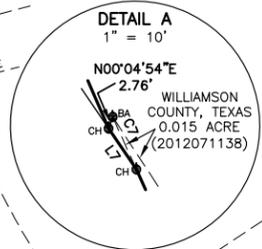
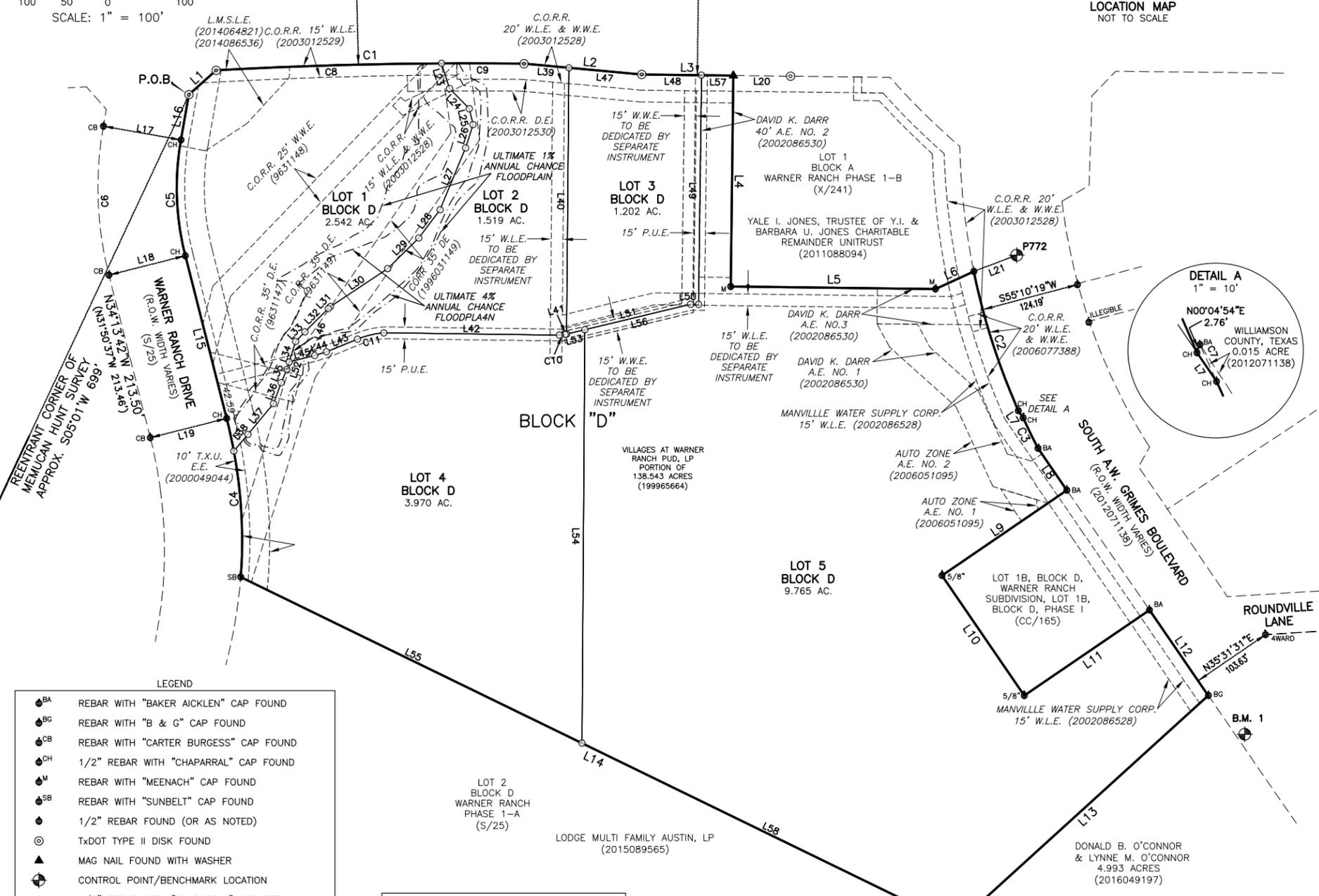
TOTAL ACREAGE BY LOT TYPE:
18,998 ACRES - DEVELOPMENT

NUMBER OF LOT BY TYPE:
5 - DEVELOPMENT
LOT 1 (DEVELOPMENT): 2.542 ACRES
LOT 2 (DEVELOPMENT): 1.519 ACRES
LOT 3 (DEVELOPMENT): 1.202 ACRES
LOT 4 (DEVELOPMENT): 3.970 ACRES
LOT 5 (DEVELOPMENT): 9.765 ACRES

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREET: 0



**LOUIS HENNA BOULEVARD
(STATE HIGHWAY 45)**
(R.O.W. WIDTH VARIES)
(2000035393) (2002046158)



- LEGEND**
- ^{BA} REBAR WITH "BAKER AICKLEN" CAP FOUND
 - ^{BC} REBAR WITH "B & G" CAP FOUND
 - ^{CB} REBAR WITH "CARTER BURGESS" CAP FOUND
 - ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - ^M REBAR WITH "MEENACH" CAP FOUND
 - ^{SB} REBAR WITH "SUNBELT" CAP FOUND
 - 1/2" REBAR FOUND (OR AS NOTED)
 - ⊙ TxDOT TYPE II DISK FOUND
 - ▲ MAG NAIL FOUND WITH WASHER
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - B.L. BUILDING SETBACK LINE
 - E.E. ELECTRIC EASEMENT
 - A.E. ACCESS EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - C.O.R.R. CITY OF ROUND ROCK
 - L.M.S.L.E. LICENSE FOR MAINTENANCE OF SIGNAGE AND LANDSCAPE EASEMENT
 - () RECORD INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P772" (MAG NAIL WITH WASHER SET).

SURFACE COORDINATES:
N 10151308.37
E 3142209.33

TEXAS STATE PLANE COORDINATES:
N 10150090.36
E 3141832.31

ELEVATION = 784.90'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 1'22"56"

LINE	BEARING	DISTANCE	RECORD
L1	N28°03'02"E	46.37'	(N28°22'08"E 46.30')
L2	N75°14'01"E	149.96'	(N75°16'28"E 149.76')
L3	N70°41'26"E	116.28'	(N70°40'42"E 116.37')
L4	S19°17'06"E	268.51'	(S19°19'18"E 268.53')
L5	N70°41'52"E	259.85'	(N70°40'42"E 259.80')
L6	N45°17'38"E	53.64'	(N45°30'53"E 53.55')
L7	S54°11'05"E	11.05'	
L8	S54°27'23"E	64.80'	(S54°29'01"E 64.81')
L9	S35°34'20"W	192.10'	(S35°34'27"W 192.16')
L10	S54°20'58"E	185.06'	(S51°51'43"E 185.00')
L11	N35°34'20"E	192.61'	(N35°34'27"E 192.52')
L12	S54°28'29"E	131.98'	(S54°29'01"E 131.91')
L13	S27°39'21"W	433.63'	(S30°02'19"W 433.85')
L14	N83°59'35"W	1009.97'	(N81°32'18"W 1010.24')
L15	N34°13'42"W	213.55'	(N31°50'37"W 213.46')
L16	N10°04'40"W	58.43'	(N09°57'47"W 58.27')
L17	S80°01'52"W	100.00'	
L18	S55°44'19"W	100.00'	
L19	S55°46'18"W	100.00'	
L20	N70°41'26"E	72.57'	(N70°40'42"E 72.78')
L21	N49°13'05"E	58.13'	

L23	S37°33'39"E	33.56'	L41	S56°28'26"W	1.88'
L24	S64°11'13"E	35.79'	L42	S70°42'54"W	222.76'
L25	S33°28'43"E	20.67'	L43	S47°53'18"W	42.64'
L26	S02°26'19"E	31.25'	L44	S51°49'58"W	15.48'
L27	S02°20'07"W	85.07'	L45	S55°46'38"W	33.49'
L28	S16°57'36"W	45.01'	L46	N02°27'35"W	27.34'
L29	S25°26'59"W	55.54'	L47	N75°13'53"E	92.66'
L30	S36°24'59"W	87.25'	L48	N70°41'26"E	75.78'
L31	S24°59'08"W	3.67'	L49	S19°17'06"E	291.77'
L32	S24°59'08"W	41.86'	L50	S70°42'54"W	10.22'
L33	S23°54'35"W	17.02'	L51	S56°28'26"W	161.74'
L34	S02°27'35"E	37.15'	L52	N02°27'35"W	9.82'
L35	S03°05'09"W	18.34'	L53	N56°28'26"E	25.62'
L36	S00°04'11"W	28.58'	L54	S19°36'36"E	526.17'
L37	S19°38'51"W	50.77'	L55	N83°59'35"W	482.07'
L38	S20°06'31"W	27.70'	L56	N56°28'26"E	137.99'
L39	N75°14'14"E	57.30'	L57	N70°41'26"E	40.50'
L40	S19°28'55"E	338.82'	L58	N83°59'35"W	527.91'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	5710.00'	3°55'27"	391.07'	N68°45'52"E	390.99'	(N68°42'58"E 391.06')
C2	874.00'	12°13'05"	186.36'	S37°39'40"E	186.02'	(S37°45'39"E 187.15')
C3	874.00'	2°49'34"	43.11'	S45°59'04"E	43.11'	
C4	623.35'	18°42'33"	203.55'	N25°01'11"W	202.64'	(N22°28'52"W 202.81')
C5	350.00'	24°19'46"	148.62'	N22°08'04"W	147.51'	(N19°40'44"W 147.50')
C6	450.00'	24°19'16"	191.02'	S22°07'49"E	189.59'	(S19°40'44"E 189.65')
C7	874.00'	0°50'35"	12.86'	N44°08'59"W	12.86'	
C8	5710.00'	2°52'25"	286.37'	S68°14'21"W	286.34'	
C9	5710.00'	1°03'02"	104.70'	S70°12'04"W	104.70'	
C10	30.01'	14°14'28"	7.46'	N63°35'40"E	7.44'	
C11	113.50'	17°26'48"	34.56'	N56°36'42"E	34.43'	

PATENT SURVEY: MEMUCAN HUNT SURVEY, A-314

ENGINEER: KIMLEY-HORN
10814 Jollyville Road Building 4 Suite 300
Austin, TX 78759
Certificate of Registration No. 928

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3505 McCall Lane
Austin, TX 78744
TBPLS Firm No. 10124500

FINAL PLAT FOR WARNER RANCH SUBDIVISION, PHASE 1, BLOCK D

OWNER: BCCA GRIMES LLC

SUBMITTAL DATE: SEPTEMBER 18, 2018

PLANNING & ZONING REVIEW: OCTOBER 16, 2018

BENCHMARK: VERTICAL DATUM: NAVD 88 (GEOID 09)
BM #1: SQUARE CUT ON NW CORNER OF A CURB INLET ON THE WEST SIDE OF A.W. GRIMES BLVD., +- 65' SE OF A SE CORNER OF SUBJECT TRACT.
ELEVATION = 800.65'

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 877-016

DRAWING NO.: 877-016-PL

PLOT DATE: 10/2018

PLOT SCALE: 1" = 100'

DRAWN BY: BDN/STS

**SHEET
01 OF 02**

FINAL PLAT FOR WARNER RANCH SUBDIVISION PHASE 1, BLOCK D

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, BCCA GRIMES, LLC, A Texas limited liability company, as the owner of that certain 18,998 acre tract of land recorded in Document Number 2017043574 of the Official 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 be known as WARNER RANCH SUBDIVISION PHASE 1, BLOCK D subdivision.

BCCA GRIMES, LLC, Owner

By Greg Gitcho, its Manager

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on the ____day of _____, 20 ____.

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That VILLAGES AT WARNER RANCH PUD, LP, a Delaware limited partnership, the Lien Holder of that certain 18,998 acre tract of land recorded in Document Number 2017043574, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain 18,998 acre tract of land 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 for public dedication as shown hereon.

VILLAGES AT WARNER RANCH PUD, LP

By: _____, its _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on the ____day of _____, 20 ____.

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Bryan D. Newsome, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

BRYAN D. NEWSOME, R.P.L.S. DATE
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
TBPLS FIRM NO. 10124500

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
That I, Jason Reece, 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.



KIMLEY-HORN ENGINEERING, INC.
10814 JOLLYVILLE ROAD, BUILDING 4, SUITE 300
AUSTIN, TX 78759
CERTIFICATE OF REGISTRATION NO. 928

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 [EXTRATERRITORIAL JURISDICTION or CITY 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, 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

By: _____
DEPUTY

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 Travis County, Texas. The property covered by this Plat is within the [EXTRATERRITORIAL JURISDICTION or CITY of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning & Zoning Commission

A DESCRIPTION OF 18,998 ACRES (APPROXIMATELY 827,552 SQ. FT.) IN THE MEMUCAN HUNT SURVEY, ABSTRACT 314 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 138,543 ACRE TRACT CONVEYED TO VILLAGES AT WARNER RANCH PUD, LP IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 21, 1999 AND RECORDED IN DOCUMENT NO. 199965664 AND BEING A PORTION OF A 0.64 ACRE TRACT CONVEYED TO VILLAGES AT WARNER RANCH PUD, LP IN A SPECIAL WARRANTY DEED EXECUTED JUNE 13, 2002 AND RECORDED IN DOCUMENT NO. 2002046159, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 18,998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TXDOT type II disk found at the intersection of the south right-of-way line of State Highway 45 (Louis Henna Boulevard) (right-of-way width varies) as described in Document Nos. 2000035393 and 2002046158 of the Official Public Records of Williamson County, Texas and the east right-of-way line of Warner Ranch Drive (right-of-way width varies) as shown on Warner Ranch Phase 1-A, a subdivision of record in Cabinet S, Slide 25 of the Plat Records of Williamson County, Texas;

THENCE with the south right-of-way line of State Highway 45 (Louis Henna Boulevard) and crossing the said 138,543 acre tract, the following four (4) courses and distances:

1. North 28°03'02" East, a distance of 46.37 feet to a TXDOT type II disk found;
2. With a curve to the right, having a radius of 5710.00 feet, a delta angle of 03°55'27", an arc length of 391.07 feet, and a chord which bears North 68°45'52" East, a distance of 390.99 feet to a TXDOT type II disk found;
3. North 75°14'01" East, a distance of 149.96 feet to a TXDOT type II disk found;
4. North 70°41'26" East, a distance of 116.28 feet to a mag nail with washer found for the northwest corner of Lot 1, Block A, Warner Ranch Phase 1B Subdivision, a subdivision of record in Cabinet X, Slide 241 of the Plat Records of Williamson County, Texas, from which a TXDOT type II disk found in the south right-of-way line of State Highway 45 (Louis Henna Boulevard) and the north line of said Lot 1, bears North 70°41'26" East, a distance of 72.57 feet;

THENCE crossing the said 138,543 acre tract and with the perimeter of said Lot 1, the following two (2) courses and distances:

1. South 19°17'06" East, a distance of 268.51 feet to a rebar with "Meenach 4335" cap found for the southwest corner of said Lot 1;
2. North 70°41'52" East, a distance of 259.85 feet to a rebar with "Meenach 4335" cap found in the northeast line of the said 138,543 acre tract and the southwest line of the said 0.64 acre tract;

THENCE North 45°17'38" East crossing the said 0.64 acre tract and with the southeast line of said Lot 1, a distance of 53.64 feet to a 1/2" rebar found in the southwest right-of-way line of A.W.Grimes Boulevard (right-of-way width varies) as described in Document No. 2012071138 of the Official Public Records of Williamson County, Texas, being in the northeast line of the said 0.64 acre tract, being also the easternmost corner of said Lot 1;

THENCE with the southwest right-of-way line of A.W.Grimes Boulevard and the northeast line of the said 0.64 acre tract, with a curve to the left, having a radius of 874.00 feet, a delta angle of 12°13'05", an arc length of 186.38 feet, and a chord which bears South 37°39'40" East, a distance of 186.02 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of the said 0.64 acre tract, being in the northeast line of the said 138,543 acre tract, from which a rebar with "Baker Aicklen" cap found, bears North 00°04'54" East, a distance of 2.76 feet;

THENCE South 54°11'05" East with the southwest right-of-way line of A.W.Grimes Boulevard and the northeast line of the said 138,543 acre tract, a distance of 11.05 feet to a 1/2" rebar with "Chaparral" cap found, from which aforementioned rebar with "Baker Aicklen" cap found, bears with a curve to the right, having a radius of 874.00 feet, a delta angle of 0°50'35", an arc length of 12.86 feet, and a chord which bears North 44°08'59" West, a distance of 12.86 feet;

THENCE with the southwest right-of-way line of A.W.Grimes Boulevard and crossing the said 138,543 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 874.00 feet, a delta angle of 02°49'34", an arc length of 43.11 feet, and a chord which bears South 45°59'04" East, a distance of 43.11 feet to a rebar with "Baker Aicklen" cap found;
2. South 54°27'23" East, a distance of 64.60 feet to a rebar with "Baker Aicklen" cap found in the northwest line of Lot 1B, Block D, Warner Ranch Subdivision, Lot 1B, Block D, Phase I, a subdivision of record in Cabinet CC, Slide 165 of the Plat Records of Williamson County, Texas;

THENCE crossing the said 138,543 acre tract and with the perimeter of said Lot 1B, the following three (3) courses and distances:

1. South 35°34'20" West, a distance of 192.10 feet to a 5/8" rebar found for the westernmost corner of said Lot 1B;
2. South 54°20'58" East, a distance of 185.06 feet to a 5/8" rebar found for the southernmost corner of said Lot 1B;
3. North 35°34'20" East, a distance of 192.61 feet to a rebar with "Baker Aicklen" cap found in the southwest right-of-way line of A.W.Grimes Boulevard;

THENCE South 54°28'29" East with the southwest right-of-way line of A.W.Grimes Boulevard and crossing the said 138,543 acre tract, a distance of 131.98 feet to a rebar with "B&G" cap found in the southeast line of the said 138,543 acre tract, being the northernmost corner of a 4.993 acre tract described in Document No. 2016049197 of the Official Public Records of Williamson County, Texas;

THENCE South 27°39'21" West with the southeast line of the said 138,543 acre tract and the northwest line of the said 4.993 acre tract, a distance of 433.63 feet to a 5/8" rebar found for the westernmost corner of the said 4.993 acre tract, being an angle point in the north line of Lot 2, Block D, of said Warner Ranch Phase 1-A;

THENCE North 83°59'35" West with the north line of said Lot 2 and crossing the said 138,543 acre tract, a distance of 1009.97 feet to a rebar with "Sunbel" cap found in the east right-of-way line of Warner Ranch Drive, being the northwest corner of said Lot 2;

THENCE with the east right-of-way line of Warner Ranch Drive and crossing the said 138,543 acre tract, the following four (4) courses and distances:

1. With a curve to the left, having a radius of 623.35 feet, a delta angle of 18°42'33", an arc length of 203.55 feet, and a chord which bears North 25°01'11" West, a distance of 202.64 feet to a 1/2" rebar with "Chaparral" cap found, from which a rebar with "Carter Burgess" cap found in the west right-of-way line of Warner Ranch Drive, bears South 55°46'18" West, a distance of 100.00 feet;
2. North 34°13'42" West, a distance of 213.55 feet to a 1/2" rebar with "Chaparral" cap found, from which a rebar with "Carter Burgess" cap found in the west right-of-way line of Warner Ranch Drive, bears South 55°44'19" West, a distance of 100.00 feet;
3. With a curve to the right, having a radius of 350.00 feet, a delta angle of 24°19'46", an arc length of 148.62 feet, and a chord which bears North 22°08'04" West, a distance of 147.51 feet to a 1/2" rebar with "Chaparral" cap found, from which a rebar with "Carter Burgess" cap found in the west right-of-way line of Warner Ranch Drive, bears South 80°01'52" West, a distance of 100.00 feet;
4. North 10°04'40" West, a distance of 58.43 feet to the **POINT OF BEGINNING**, containing 18,998 acres of land, more or less.

The field work was completed on March 20, 2017.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, US Survey feet, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

GENERAL NOTES:

1. A PORTION OF THIS TRACT IS ENCRoACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
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 NO. 48491C0635E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
3. NO OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. BUILDING SETBACKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT (P.U.D.) NO. 42 AS WELL AS CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
6. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ALONG WARNER RANCH DRIVE ADJACENT AND EAST OF EXISTING 35' L.E. AND ALONG SOUTH A.W. GRIMES BOULEVARD IS HEREBY CONVEYED FOR ALL LOTS ABUTTING SAID RIGHT OF WAY.
7. A TEN FOOT (10') SIDEWALK EASEMENT ALONG STATE LOUIS HENNA BOULEVARD (HIGHWAY 45) IS HEREBY CONVEYED FOR ALL LOTS ABUTTING SAID RIGHT OF WAY.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1809-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2018.
9. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD. (____')
10. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
11. CROSS ACCESS AND CROSS LOT DRAINAGE IS ALLOWED ACROSS ALL LOTS WITHIN THE PROPERTY BOUNDARY.
12. MINIMUM FLOOR ELEVATION = 770'

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
877-016
DRAWING NO.:
877-016-PL
PLOT DATE:
10/18/2018
PLOT SCALE:
1" = 100'
DRAWN BY:
BDN/STS

SHEET
02 OF 02

FP1809-001