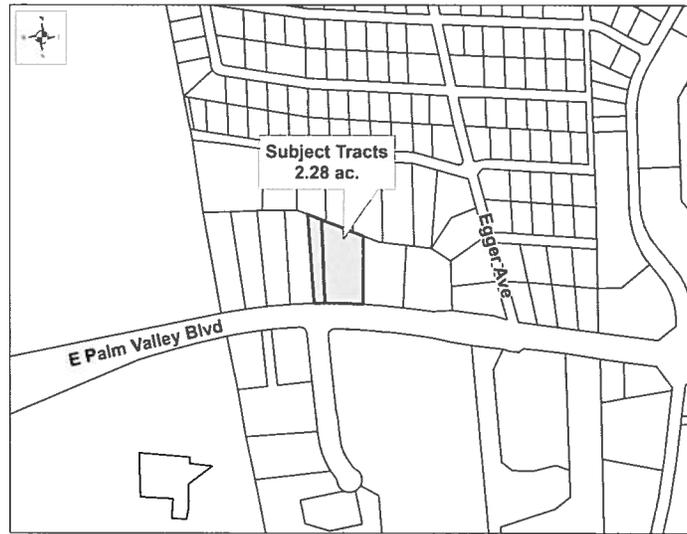


**Replat of a portion of Egger's Acres Revised
FINAL PLAT FP1804-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Replat request to combine parcels into a single lot

ZONING AT TIME OF APPLICATION: PUD No. 76

DESCRIPTION: 2.28 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Single-Family Residence

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 76, which contains a mixture of commercial, retail and office type land uses.

ADJACENT LAND USE:

- North: Single-Family Residence - Zoned SF-2 (Single-Family Residence - Standard Lot)
- South: E Palm Valley Blvd Right-of-Way/Apartments - Zoned PUD (Planned Unit Development) No. 10
- East: Commercial - Zoned PUD (Planned Unit Development) No. 76
- West: Single-Family Residence - Zoned PUD (Planned Unit Development) No. 76

PROPOSED LAND USE: Restaurant

<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	2.11
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.17
Parkland:	0	0
Other:	0	0
TOTALS:	2	2.28

Owner:
P&J Properties LLC
James Ringelstetter
P.O. Box 72
Lockhart, TX 78644

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

**Replat of a Portion of Egger's Acres Revised
FINAL PLAT FP1804-003**

HISTORY: The Eggers Acres PUD (Planned Unit Development) No. 76 was approved by the City Council on October 25, 2007. It contains 11 acres and it allows for commercial land uses with specific limitations related to size of buildings, hours of operation, and outdoor activities. The City Council approved the Egger's Acres Revised plat on April 28, 1959 (Cabinet A, Slide 295-296). This Replat request will combine lots 6 and 7 and a portion of lot 5.

DATE OF REVIEW: February 6, 2019

LOCATION: Generally located northwest of the intersection of E. Palm Valley Boulevard and Egger Avenue

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD (Planned Unit Development) No. 76, which contains commercial land uses. The property is zoned PUD No. 76 and allows specific land uses listed within the PUD. Commercial land uses within the PUD include limitations related to size of buildings, hours of operation, and outdoor activities. Development standards are included in PUD No. 76 for the subject tract. For requirements not mentioned in the PUD, the C-2 (Local Commercial) zoning district standards will apply.

Traffic, Access and Roads: The subject tract will have access from E Palm Valley Boulevard. A Traffic Impact Analysis (TIA) was completed for PUD No. 76, which includes this tract. The signal improvement pro rata share for this property, shall be paid prior to the issuance of the site development permit.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There is an existing 8-inch waterline along E Palm Valley Boulevard. An existing 4-inch wastewater line currently serves the tract and the Engineer will need to prove that the size will work for the proposal at the site development stage or the line may require upsizing.

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

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

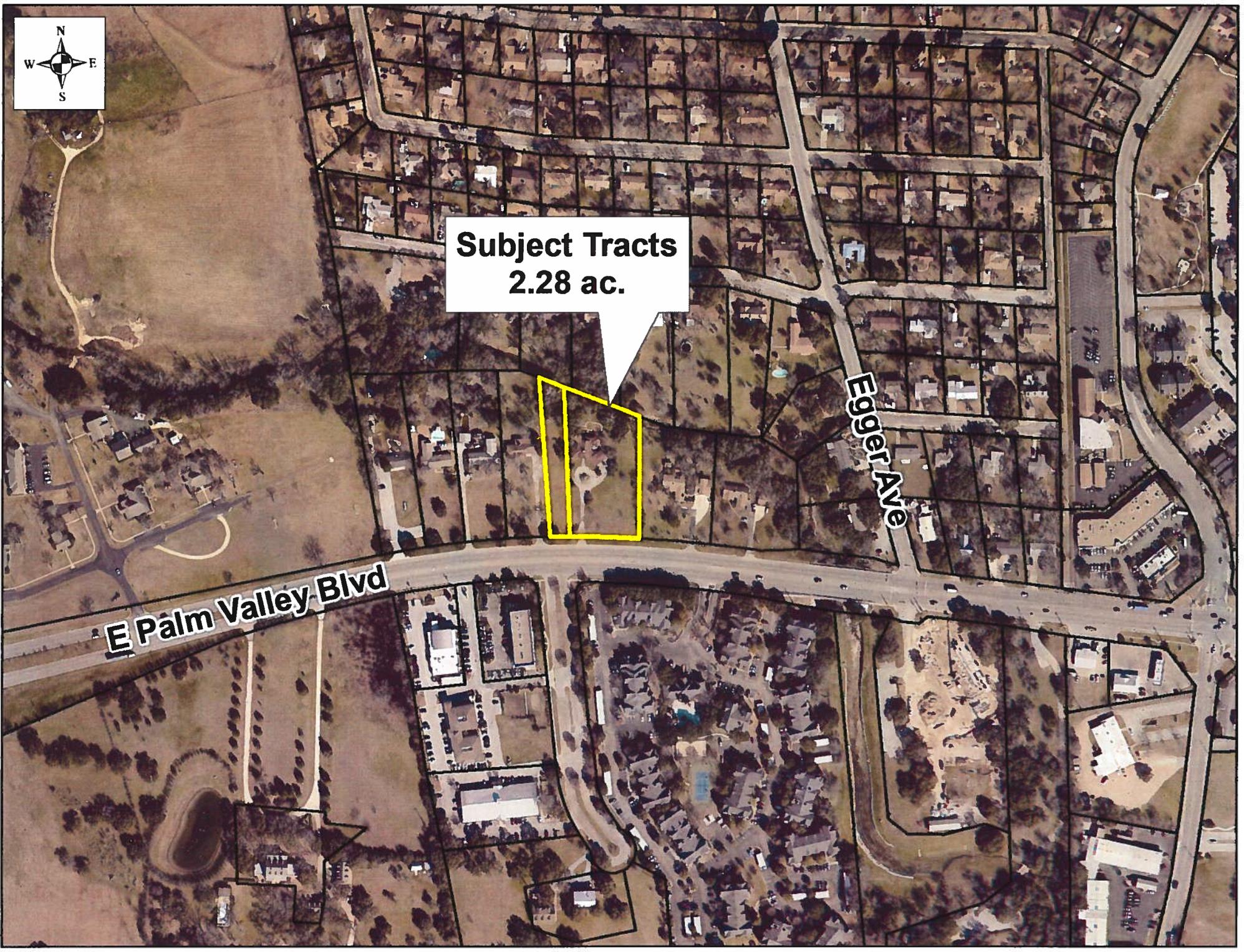
1. Revise plat note number 5 regarding setbacks to include PUD No. 76 at the end of the note.
2. Pursuant PUD No. 76, pro rata share for signal improvements for the subject tract, shall be paid prior to the issuance of the site development permit.
3. Sheet 1 of 2:
 - a. Improve legibility for dimension for floodplain easement tie along the east and west boundaries.
 - b. Provide Minimum Finished Floor elevation on plat.
 - c. Revise Palm Valley Blvd. south right-of-way to depict the Heritage Center Circle.
4. Sheet 2 of 2:
 - a. Provide easement dedication statement which is required for the "hereby" dedicated drainage easement.
 - b. Revise Note No. 2, to include Ultimate 1% floodplain notation: "A portion of this tract is encroached by the ultimate 1% annual chance floodplain."

**Subject Tracts
2.28 ac.**



Egger Ave

E Palm Valley Blvd



REPLAT OF A PORTION OF EGGER'S ACRES REVISED

OWNERS: JAMES RINGELSTETTER
P & J PROPERTIES LLC
PO BOX 72
LOCKHART, TEXAS 78644-0072

ACREAGE: 2.277 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT: 2.105 ACRES
ROW: 0.172 ACRES

SURVEYOR: LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD SUITE 200
ROUND ROCK, TEXAS 78681
FIRM #10001800
TRAVIS S. TABOR, R. P. L. S.

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2
(BY TYPE) DEVELOPMENT: 1
SPECIAL PURPOSE (R.O.W.): 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: 01/23/2019

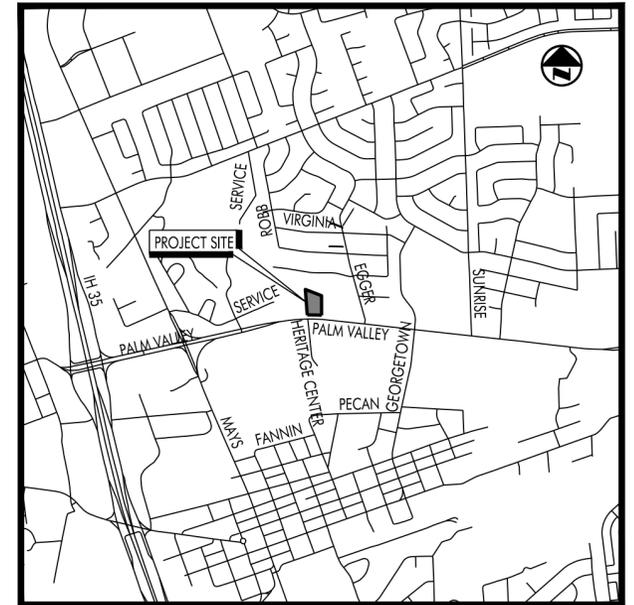
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 02/06/2019

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET, BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99988689.

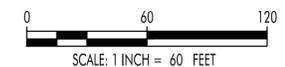
BENCHMARKS: BM #1
TX.D.O.T. TYPE I MONUMENT FOUND
ELEV. 707.35
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12A).
NORTH PALM VALLEY RIGHT-OF-WAY, 143' EAST OF SOUTHEAST PROPERTY CORNER OF LOT 2, BLOCK 'A'

PATENT SURVEY: WILEY HARRIS ABSTRACT 298

ENGINEER: HAGOOD ENGINEERING ASSOCIATES, INC.
900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
TERRY R. HAGOOD, P.E.
FIRM NO. 12709



VICINITY MAP
1" = 200'

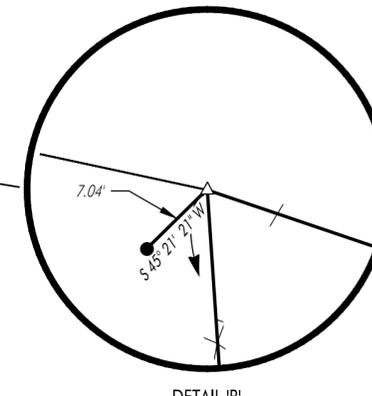
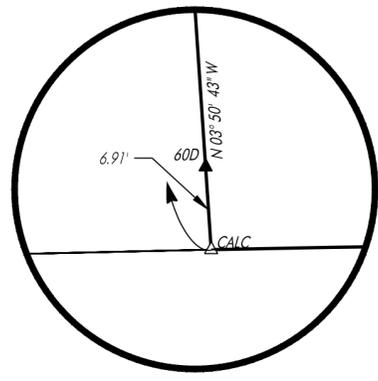
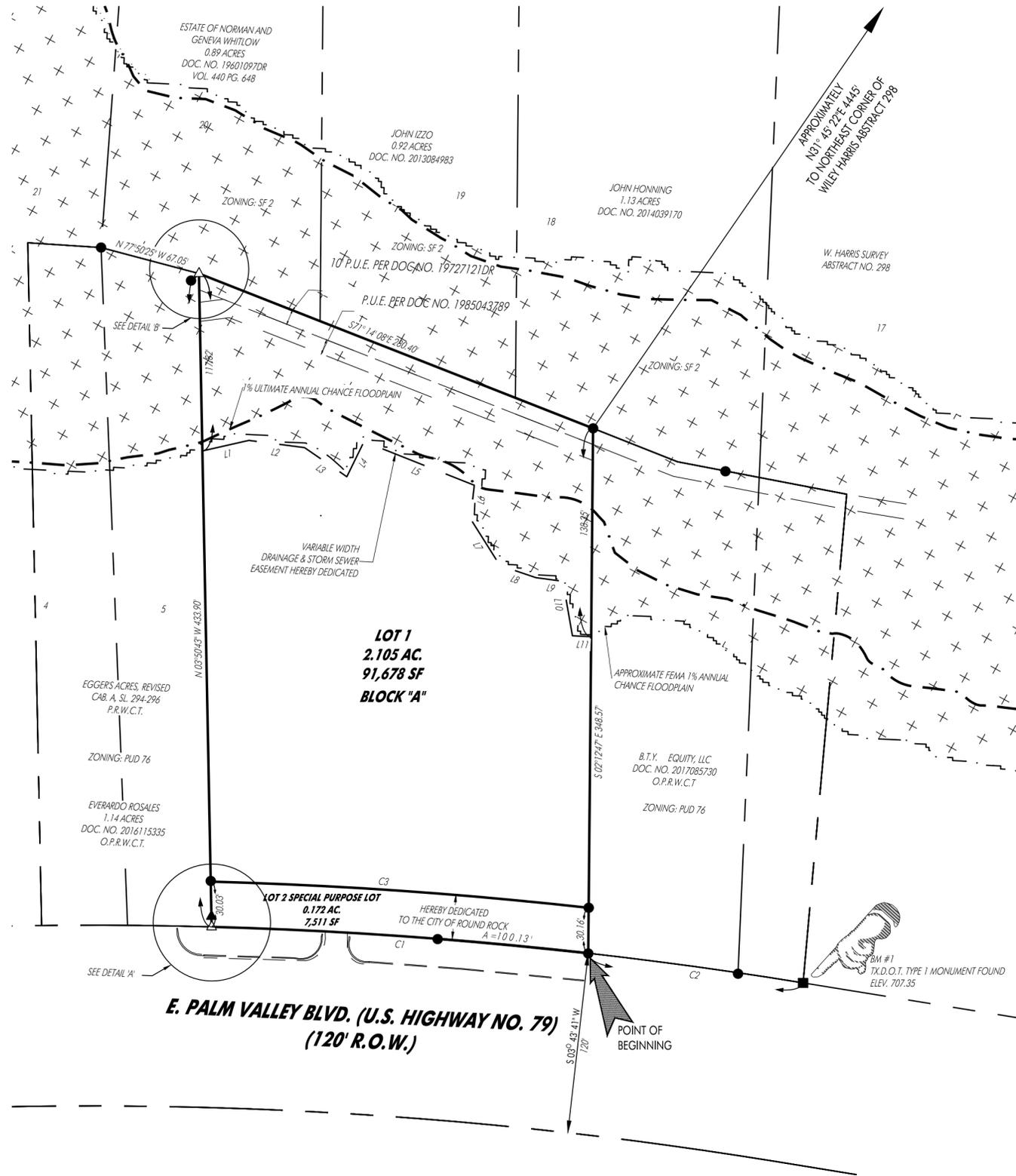


LEGEND

- 60D NAIL FOUND
- CALCULATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON REBAR WITH CAP
- STAMPED "LANDESIGN" SET
- TX.D.O.T. TYPE I MONUMENT FOUND
- BENCHMARK LOCATION
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- 1% ULTIMATE ANNUAL CHANCE FLOODPLAIN
- FEMA 1% ANNUAL CHANCE FLOODPLAIN

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	250.00'	2,924.80'	N 88° 43' 14" W	249.92'
C2	143.63'	2,924.80'	S 84° 51' 54" E	143.61'
C3	250.84'	2,954.80'	S 88° 45' 52" E	250.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 74° 25' 08" E	31.53'
L2	S 85° 20' 37" E	37.20'
L3	S 58° 04' 00" E	34.02'
L4	N 23° 18' 21" E	25.98'
L5	S 71° 04' 44" E	78.54'
L6	S 3° 48' 15" W	22.38'
L7	S 34° 52' 49" E	36.65'
L8	S 73° 53' 38" E	25.13'
L9	S 85° 13' 20" E	18.05'
L10	S 12° 37' 30" E	36.76'
L11	N 89° 58' 43" E	12.40'



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hao.eng.pro
TBPE Registration No. F-12709

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FP-1804-003

Jan 23 2019 8:34am Z:\HEA\HEA Projects\Projects 17-00017-011 Palm Valley 5 10\CAD Files\Civil\RP01 RP.dwg

STATE OF TEXAS §
COUNTY OF _____ §

THAT P & J PROPERTIES, A STATE OF TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 2.277 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015060731, OF THE OFFICIAL PUBLIC 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 "REPLAT OF A PORTION OF EGGERS ACRES REVISED" SUBDIVISION.

JAMES RINGELSTETTER

THE STATE OF TEXAS §
COUNTY OF _____ §

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, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

TERRY R. HAGOOD, P. E.
LICENSED PROFESSIONAL ENGINEER NO. 52960

DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, TRAVIS S. TABOR, 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 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

TRAVIS S. TABOR, R. P. L. S.
LAND SURVEYOR, NO. 6428

DATE

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 ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN

METES AND BOUNDS DESCRIPTION

BEING A 2.277 ACRE TRACT OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE W. HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 5, AND ALL OF LOT 6 AND LOT 7, EGGERS ACRES, REVISED, A SUBDIVISION RECORDED IN CABINET A, SLIDE 294-296 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOTS BEING DESCRIBED IN A GENERAL WARRANTY DEED TO P & J PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 2015060731 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 2.277 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 7 AND SAID P & J PROPERTIES TRACT, BEING THE SOUTHWEST CORNER OF LOT 8, OF SAID EGGERS ACRES, REVISED AND A CALLED 1.18 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO ALAN R. WILEY, ET AL, RECORDED IN DOCUMENT NO. 1999006999 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD (U.S. HIGHWAY NO. 79 - 120' R.O.W.), FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE I CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID 1.18 ACRE TRACT AND BEING IN SAID NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD, BEARS ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2924.80 FEET, AN ARC LENGTH OF 143.63 FEET, A DELTA ANGLE OF 02°48'49", AND A CHORD WHICH BEARS SOUTH 84°51'54" EAST A DISTANCE OF 143.61 FEET;

THENCE ALONG THE SOUTH LINE OF SAID P & J PROPERTIES TRACT AND SAID NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD, NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2924.80 FEET, PASSING AT AN ARC LENGTH OF 100.13 FEET A 1/2-INCH IRON REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF SAID LOT 6, AND CONTINUE FOR A TOTAL ARC LENGTH OF 250.00 FEET, A DELTA ANGLE OF 04°53'50", AND A CHORD WHICH BEARS NORTH 88°43'14" WEST A DISTANCE OF 249.92 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID P & J PROPERTIES TRACT AND THE SOUTHEAST CORNER OF A CALLED 1.14 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO EVERARDO ROSALES, RECORDED IN DOCUMENT NO. 2016115335 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 03°50'43" WEST DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD, ALONG THE WEST LINE OF SAID P & J PROPERTIES TRACT AND THE EAST LINE OF SAID 1.14 ACRE TRACT, PASSING A 60D NAIL FOUND AT A DISTANCE OF 6.91 FEET, AND CONTINUE FOR A TOTAL DISTANCE OF 433.90 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID P & J PROPERTIES TRACT AND THE NORTHEAST CORNER OF SAID 1.14 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF LOT 20, OF SAID EGGERS ACRES, REVISED, FROM WHICH A 1/2-INCH IRON REBAR FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 1.14 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF LOT 4, OF SAID EGGERS ACRES, REVISED, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 20, BEARS NORTH 77°50'25" WEST A DISTANCE OF 67.05 FEET;

THENCE SOUTH 71°14'08" EAST ALONG THE NORTH LINE OF SAID P & J PROPERTIES TRACT AND THE SOUTH LINE OF LOTS 18-20, OF SAID EGGERS ACRES, REVISED, A DISTANCE OF 280.40 FEET TO A 1/2-INCH IRON REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7 AND P & J PROPERTIES TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 8 AND SAID 1.18 ACRE TRACT;

THENCE SOUTH 02°12'47" EAST ALONG THE EAST LINE OF SAID LOT 7 AND P & J PROPERTIES TRACT, AND ALONG THE WEST LINE OF SAID LOT 8 AND 1.18 ACRE TRACT, A DISTANCE OF 348.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.277 ACRES OF LAND MORE OR LESS.

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

NOTES:

1. A PORTION OF THIS TRACT IS ENCROACHED BY THE 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.
2. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS 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.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
4. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS 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, 2018 EDITION, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE. SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
7. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCING THE DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
9. THIS PROPERTY IS SUBJECT TO GAS PIPELINE EASEMENTS GRANTED TO LONE STAR GAS COMPANY AS RECORDED IN DOCUMENT NUMBERS 194802792DR AND 19584534DR.

REPLAT OF A PORTION OF EGGER'S ACRES REVISED



900 E. Main Street
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Fax (512) 244-1010
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