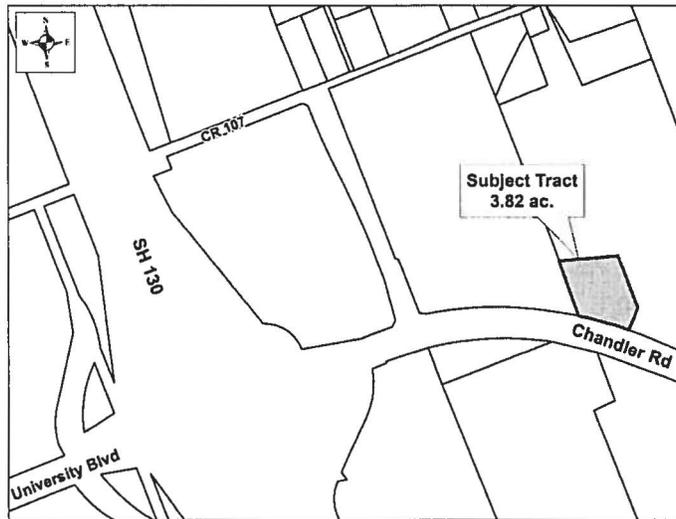


**JW Hutto Subdivision Phase 1  
PRELIM PLAT PP1911-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat Approval to Create 1 Development Lot

**ZONING AT TIME OF APPLICATION:** Unzoned ETJ

**DESCRIPTION:** 3.82 acres out of the George Keith Survey, Abstract No. 370

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Business Park

**ADJACENT LAND USE:**

- North: Various Commercial & Storage Uses (ETJ)
- South: Chandler Road Right-of-Way/Agriculture (ETJ)
- East: Various Commercial and Storage Uses (ETJ)
- West: Rural Residential and Agricultural (ETJ)

**PROPOSED LAND USE:** Commercial for Phase 1; Undetermined for Phase 2

<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	3.82
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>3.82</b>

**Owner:**  
Trine Chandler 107, LLC  
Blake Contine  
1508 S. Lamar  
Austin, TX 78704

**Agent:**  
JW Clovis GP, LLC  
Duane Bingham  
806 Avenue U  
Marble Falls, TX 78654

**JW Hutto Subdivision Phase 1  
PRELIM PLAT PP1911-001**

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan ("CP1910-001") for this tract on November 5, 2019. This tract is located within the City of Round Rock's Extraterritorial Jurisdiction (ETJ) and the City is the lead agency for platting purposes. This plat is also required to be reviewed by the Williamson County Engineer's office since it's located in the ETJ. The Williamson County Engineer has reviewed and approved this preliminary plat for floodplain and on-site sewage facility purposes. The subject tract has no platting history.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** Approximately one-half mile east of Texas State Highway 130, north of Chandler Road and south of CR 107.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: This tract is located within the ETJ of the City and therefore has no assigned zoning district. Annexation and original zoning is not requested at this time. The preliminary is driven by a desire to develop Phase 1 as a commercial use, which is technically inconsistent with the designated Business Park land use depicted on the Future Land Use Map within the 2020 General Plan. As the tract will remain outside City jurisdiction, however, development will not be subject to zoning and land use regulations of the City or subject to City review of site planning.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the Concept Plan ("CP1910-001") approved on November 5, 2019.

Traffic, Access and Roads: The subject tract has street access to Chandler Road. A Traffic Impact Analysis for Phase 1 was waived, given the expected traffic generation for this commercial use.

Water and Wastewater Service: The property is outside the corporate limits of the City, and neither water or wastewater service is available. Annexation is not proposed. The site will be served by the Jonah Water Special Utility District and the use of onsite septic facilities, approved by the Williamson County and Cities Health District, is proposed.

Drainage: The site is relatively flat, with a slight elevation change from north to the south and southeast. Onsite detention ponds may be proposed for future site development. Because the property is within the ETJ, Williamson County remains the FEMA floodplain administrator, and will be a signatory to the final plats of the development; no floodplain is expected to encumber the tract.

**RECOMMENDED MOTION:**

Staff recommends approval as presented



CR 107

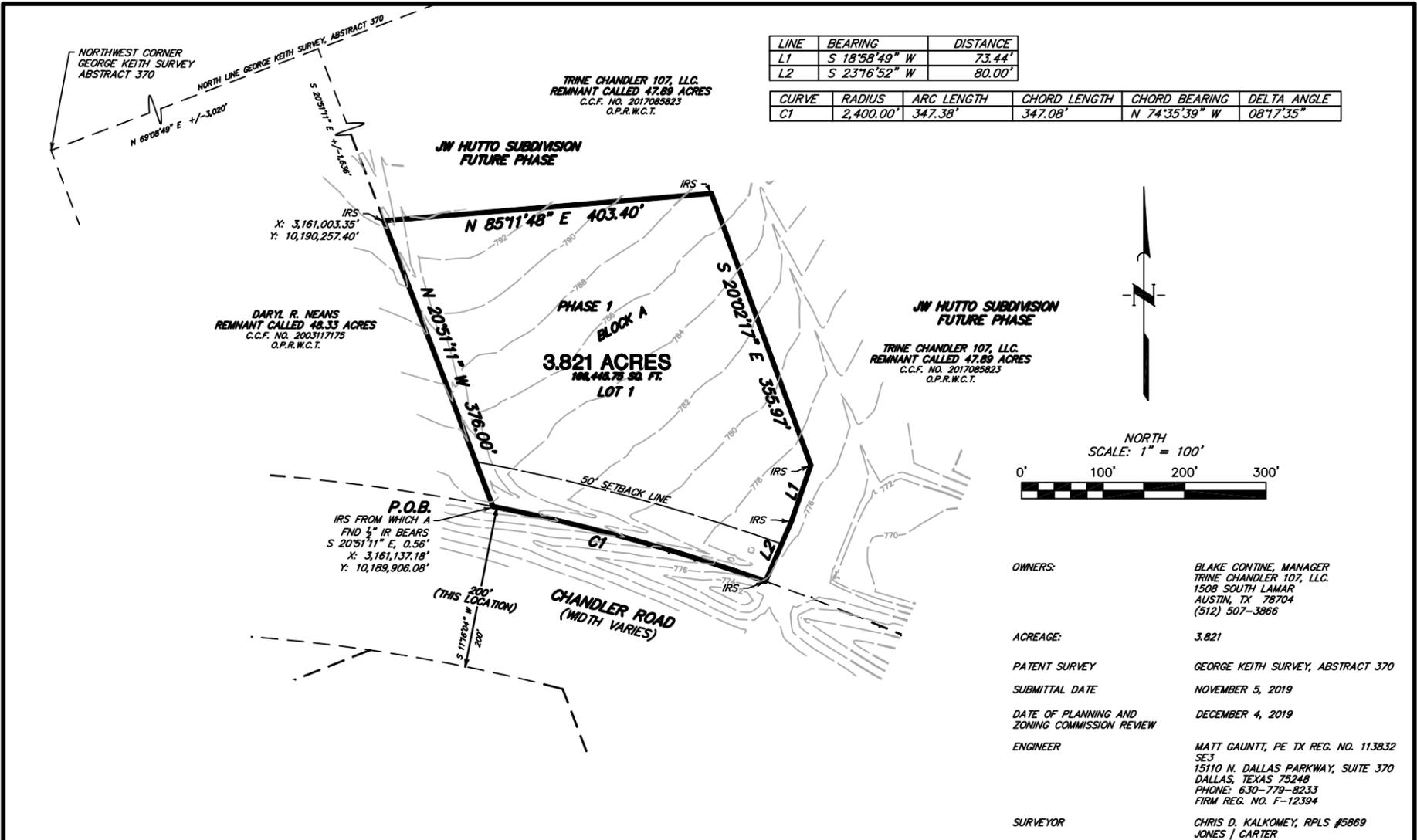
SH 130

**Subject Tract  
3.82 ac.**



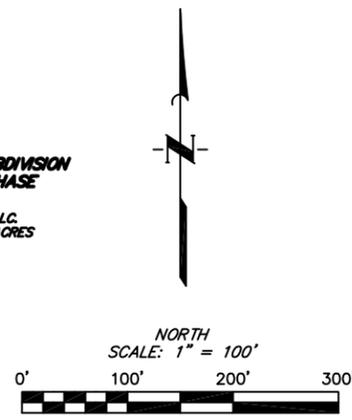
Chandler Rd

University Blvd



LINE	BEARING	DISTANCE
L1	S 18°58'49" W	73.44'
L2	S 23°16'52" W	80.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,400.00'	347.38'	347.08'	N 74°35'39" W	08°17'35"



**OWNERS:** BLAKE CONTINE, MANAGER  
TRINE CHANDLER 107, LLC  
1508 SOUTH LAMAR  
AUSTIN, TX 78704  
(512) 507-3866

**ACREAGE:** 3.821

**PATENT SURVEY:** GEORGE KEITH SURVEY, ABSTRACT 370

**SUBMITTAL DATE:** NOVEMBER 5, 2019

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** DECEMBER 4, 2019

**ENGINEER:** MATT GAUNTI, PE TX REG. NO. 113832  
SE3  
15110 N. DALLAS PARKWAY, SUITE 370  
DALLAS, TEXAS 75248  
PHONE: 630-779-8233  
FIRM REG. NO. F-12394

**SURVEYOR:** CHRIS D. KALKOMEY, RPLS #5869  
JONES | CARTER  
1229 CORPORATE DRIVE, SUITE 100  
ROSENBERG, TEXAS 77471  
PHONE: 281-342-2033  
TEXAS REG. NO. 10046104

**BENCHMARK DESCRIPTION & ELEVATION:** CITY OF ROUND ROCK MONU 01-011,  
ELEV. 852.5604, (NAVD 88, GEOID 12B)

**BEARING BASIS:** TEXAS STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE 4203 NAD 83

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 1 3.821 ACRES

**LINEAR FEET OF NEW STREETS:** 0

**CONNECTIVITY INDEX:** NOT APPLICABLE

**ACREAGE BY LOT TYPE:** 3.821 ACRES DEVELOPMENT

**NUMBER OF LOTS BY TYPE:** 1 LOT DEVELOPMENT

STATE OF TEXAS  
COUNTY OF WILLIAMSON

A METES & BOUNDS description of a certain 3.821 acre tract situated in the George Keith Survey, Abstract 370, Williamson County, Texas; said 3.821 acres being part of a called 47.89 acre tract conveyed to Trine Chandler 107, LLC by Special Warranty Deed recorded in Document No. 2017085823 of the Official Public Records, Williamson County, Texas. Said 3.821 acres being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone.

Beginning at a 5/8 inch iron rod with cap stamped 'Jones|Carter Property Corner' set at the intersection of the northeasterly line of Chandler Road (Right-of-way 200 feet) as dedicated by Special Warranty Deeds recorded in Document No.'s 2005075681 and 2006066451 of the Official Public Records, Williamson County, Texas, with the easterly line of a called 48.33 acre tract conveyed to Daryl R. Neans by Oweity Deed recorded in Document No. 2003117175 of the Official Public Records, Williamson County, Texas, from said point of beginning, a found 1/2 inch iron rod at the southwest corner of said 47.89 acre tract bears South 20 degrees 51 minutes 11 seconds East, 0.56 feet;

Thence North 20 degrees 51 minutes 11 seconds West, 376.00 feet along the said easterly line of said 48.33 acre tract to a 5/8 inch iron rod with cap stamped 'Jones|Carter Property Corner' set at the northwesterly corner of the herein described tract, from which a found 1/2 inch iron rod bears North 20 degrees 58 minutes 19 seconds West, 1,104.16 feet, and also from said 5/8 inch iron rod with cap stamped 'Jones|Carter property corner', a found 5/8 inch iron rod at the northeast corner of said 48.33 acre tract and being in the southerly line of County Road 107 bears North 20 degrees 51 minutes 11 seconds West, 1,615.78 feet;

Thence North 85 degrees 11 minutes 48 seconds East, 403.40 feet departing the easterly line of said 48.33 acre tract and over and across said 47.89 acre tract to a 5/8 inch iron rod with cap stamped 'Jones|Carter Property Corner' set;

Thence South 20 degrees 02 minutes 17 seconds East, 355.97 feet continuing over and across said 47.89 acre tract to a 5/8 inch iron rod with cap stamped 'Jones|Carter Property Corner' set;

Thence South 18 degrees 58 minutes 49 seconds West, 73.44 feet continuing over and across said 47.89 acre tract to a 5/8 inch iron rod with cap stamped 'Jones|Carter Property Corner' set;

Thence South 23 degrees 16 minutes 52 seconds West, 80.00 feet continuing over and across said 47.89 acre tract to a 5/8 inch iron rod with cap stamped 'Jones|Carter Property Corner' set. In the said northeasterly line of Chandler Road, said iron rod being in the arc of a curve the radius point of which bears South 19 degrees 33 minutes 09 seconds West, 2,400.00 feet;

Thence in a northwesterly direction along the northeasterly line of Chandler Road and the arc of a curve to the left having a radius of 2,400.00 feet, a central angle of 08 degrees 17 minutes 35 seconds, an arc length of 347.38 feet and a long chord bearing North 74 degrees 35 minutes 39 seconds West, 347.08 feet to the Place of Beginning containing 3.821 acres of land in Williamson County, Texas.

**GENERAL NOTES:**

- No portion of this tract is encroached by the ultimate 1% annual floodplain.
  - 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 48491C0505E, effective date September 26, 2008, for Williamson County, Texas.
  - Rights of way or easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road. The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner shall indemnify and hold the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to the County, its officers, and employees and acknowledges that the improvements may be removed by the County and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement.
  - The construction of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the property covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road systems and streets.
- The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- All public roadways, rights-of-way and easements shown on this plat are free of liens.
  - 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.
  - This plat conforms to the Concept Plan (CP1910-001) approved by the Planning and Zoning Commission on November 5, 2019.
  - Where rural mail boxes are in use, such boxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TXDOT standards. Any mailbox that does not meet this requirement may be removed.
  - Water service for this subdivision will be provided by Jonah Water Special Utility District.
  - Sewer service for this subdivision will be provided by on-site sewage facilities.

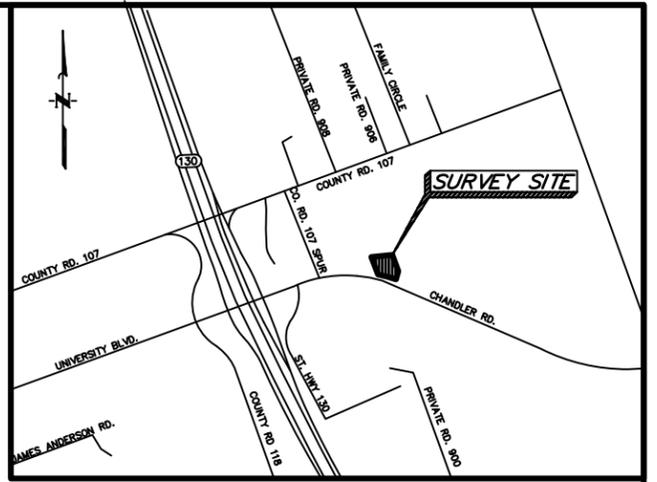
**LEGEND**

- These standard symbols will be found in the drawing.
- — — — — ADJOINING TRACTS
  - — — — — SITE BOUNDARY
  - — — — — CONTOUR LINE
  - IRS — SET 5/8" IR w/CAP MK. "JONES | CARTER PROPERTY CORNER"
- C.C.F. County Clerk's File Number  
D.R.W.C.T. Deed Records Williamson County Texas  
O.P.R.W.C.T. Official Public Records Williamson County Texas  
FND Found Iron Rod  
IR Point of Beginning  
P.O.B. With Cap Marked

**PRELIMINARY PLAT  
JW HUTTO SUBDIVISION  
PHASE 1  
BLOCK A, LOT 1  
GEORGE KEITH SURVEY, ABSTRACT 370  
IN THE EXTRATERRITORIAL JURISDICTION  
OF THE CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS  
NOVEMBER 2019**



Texas Board of Professional Land Surveying Registration No. 10046104  
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033



**VICINITY MAP**  
(SCALE: 1" = 2,000')

**PRELIMINARY PLAT  
JW HUTTO SUBDIVISION  
PHASE 1  
BLOCK A, LOT 1  
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