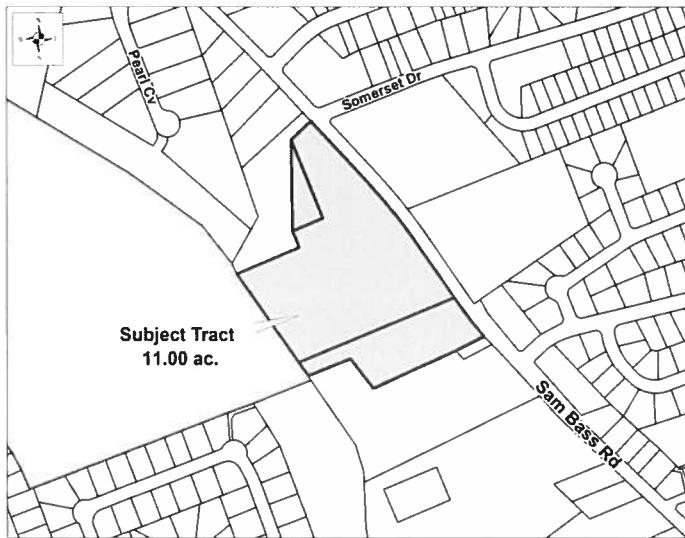


Freedom Church
PRELIM PLAT PP1905-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary plat to create three (3) development lots and one (1) right-of-way lot

ZONING AT TIME OF APPLICATION: PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office)

DESCRIPTION: 11 acres out of the David Curry Survey, Abstract No. 130 & J.M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Single-family dwellings

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Dwelling - Zoned SF-1 (Single-Family - Large Lot)

South: Place of Worship - Zoned SF-2 (Single-Family Standard Lot)

East: Sam Bass Road Right-of-Way/Oncor Electrical Substation - Zoned LI (Light Industrial)

West: Brushy Creek

PROPOSED LAND USE: Place of Worship

<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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.61
Parkland:	0	0
Other:	3	10.39
TOTALS:	4	11

Owner: Freedom Church Benito Fresquez 1205 Round Rock Ave. Round Rock, TX 78681	Agent: Hagood Engineering Associates, Inc. Raquel Ramirez 900 E. Main St. Round Rock, TX 78664
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Freedom Church
PRELIMINARY PLAT **PP1905-002**

HISTORY: On August 23, 2018, the City Council approved the rezoning of 8.59-acres of the subject tract to PF-2 (Public Facilities-Medium Intensity). The remaining 2.41-acres were zoned OF-1 (General Office). The Planning and Zoning Commission approved a Concept Plan (CP1809-001) on October 16, 2018 for this property.

DATE OF REVIEW: June 5, 2019

LOCATION: Generally located on the west side of Sam Bass Road between Somerset Drive and Meadows Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The subject tract is zoned PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office). The PF-2 district allows land uses such as assisted living, inpatient clinic, public office, and place of worship by right. In addition to worship and religious education space, this zoning district would allow accessory uses up to a maximum of 20,000 square feet. The OF-1 district allows uses such as offices and daycare facilities.

Compliance with the Concept Plan: As proposed, this preliminary plat is in compliance with the approved Concept Plan (CP1809-001).

Traffic, Access and Roads: No traffic study is required for this application since the proposed land use is not expected to generate more than 100 trips per hour during the peak hour. If accessory uses are proposed in the future, an evaluation of their potential traffic impact will be considered prior to the approval of a site development plan. There will be access from Sam Bass Road. The applicant is dedicating 25 feet of right-of-way along Sam Bass Road for future road widening.

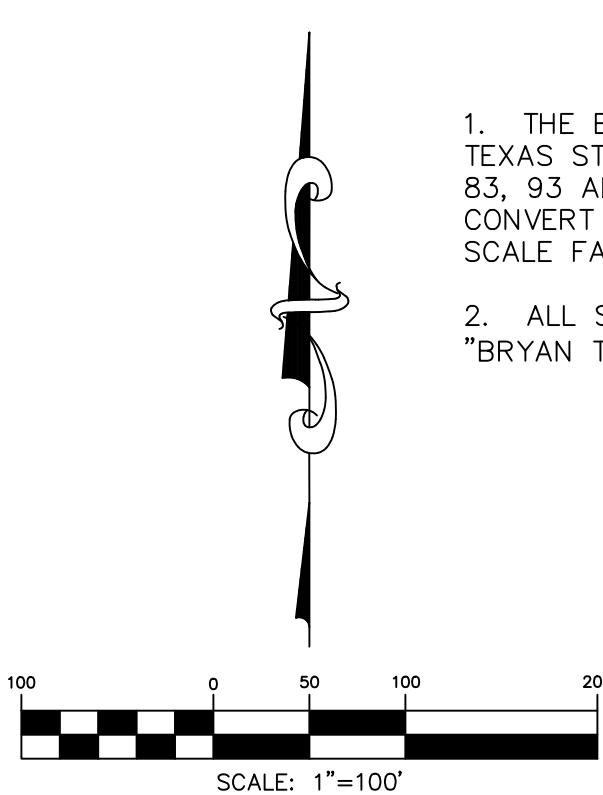
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 8-inch water line along Sam Bass Road right-of-way. The property will connect to an existing 60-inch wastewater line located along Brushy Creek via a manhole that extends to the property boundary. A public 8-inch wastewater line from the manhole will provide service to all three development lots.

Drainage: The topography of the tract slopes from east to west. Due to the topography, stormwater is conveyed to Brushy Creek on the west side of the property. A flood study (FLOOD1901-0002) was required for the proposed development and it was reviewed and approved by City staff on April 25, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat to eliminate all overlapping text. "eg. Bering S46-48' 09" W.
2. Update legend to include all symbols, abbreviations and line types. "e.g. unique symbol near dimension 479.05' along Sam Bass Road & others.
3. Provide callout stating what is depicted by dashed line at west side of Brushy Creek.
4. Depict centerline and state width for callout "Centerline TP&L Co. Vol 1033, Pg 25"- Centerline. Depicted line is not continuous. Provide leader and label for broken dashed lines depicted as "." within TP&L Transmission Easement.
5. Revise Drainage & Storm Sewer note to state "To Be Dedicated" as this is preliminary plat.
6. Correct Sam Bass Label to state "variable width."
7. Revise plat to locate Meadows Drive in the correct location.
8. Revise the vicinity map to include Meadows Drive and Somerset Drive.



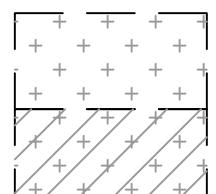
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT. DISTANCES SHOWN ARE GRID VALUES; TO CONVERT TO SURFACE VALUES, DIVIDE BY THE COMBINED SCALE FACTOR OF 0.999916612627

2. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

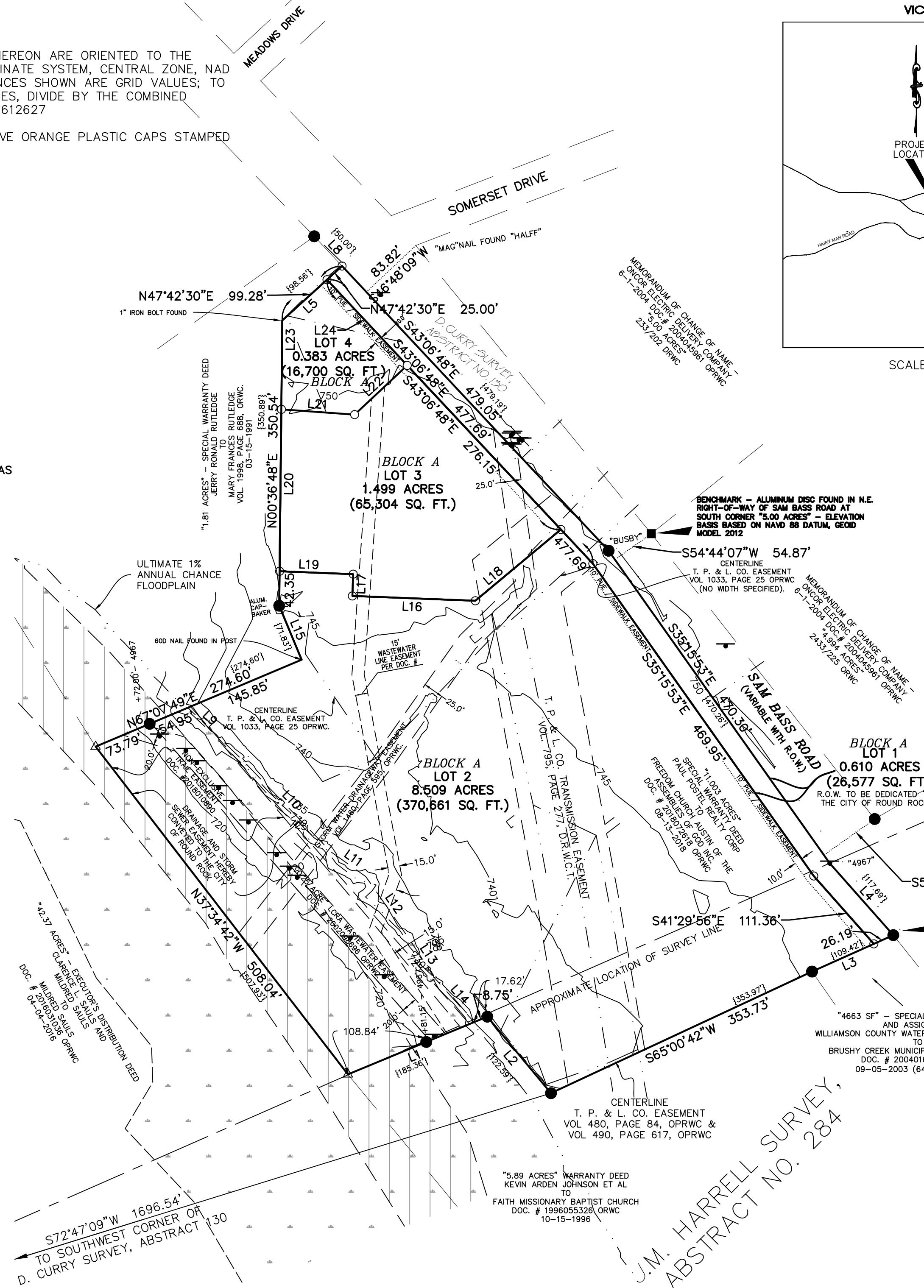
ABBREVIATIONS

FND. — FOUND
I.R. — IRON ROD
N.F. — NOT FOUND
R.O.W. — RIGHT-OF-WAY
DRWC — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL — DEED WITH VENDOR'S LIEN
WCR — WILLIAMSON COUNTY ROAD
{XXX} — RECORD CALL

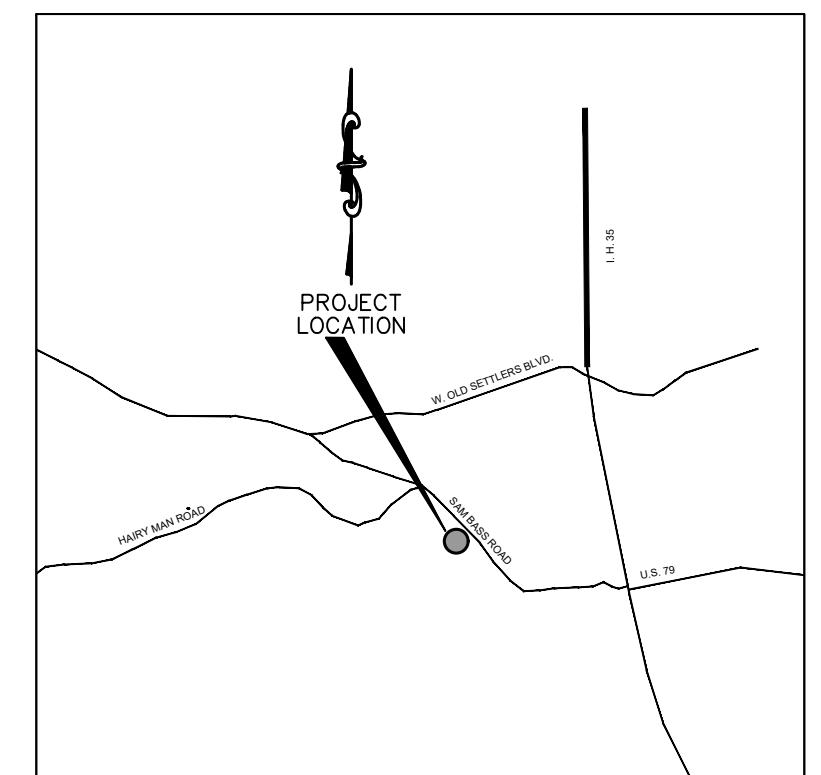
LEGEND



- 1% ANNUAL CHANCE FLOOD PLAIN FEMA ZONE 'AE'
- 1% ANNUAL CHANCE FLOOD PLAIN FEMA ZONE 'AE' FLOODWAY
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- IRON ROD FOUND
- IRON ROD SET
- BENCHMARK



VICINITY MAP



OWNER:
FREEDOM CHURCH AUSTIN OF THE ASSEMBLIES OF GOD, INC.
1209 ROUND ROCK AVE. #109
ROUND ROCK, TEXAS 78681
BENITO FREQUEZ, PASTOR

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRYANTECHNICALSERVICES.COM

ENGINEER:
TERRY HAGOOD, PE
HAGOOD ENGINEERING ASSOCIATES
900 EAST MAIN
ROUND ROCK, TEXAS 78664
TBPE FIRM NO. F-12709
TERRYH@HEAENG.COM

ACREAGE:
11.002 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT — 3
RIGHT OF WAY DEDICATION — 1

ACREAGE BY LOT TYPE:
DEVELOPMENT — 10.392 ACRES
RIGHT OF WAY DEDICATION — 0.610 ACRES
TOTAL ACREAGE — 11.002 ACRES

PATENT SURVEY:
D. CURRY SURVEY, ABSTRACT NO. 130 & J.M. HARRELL SURVEY, ABSTRACT NO. 284

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

CONNECTIVITY INDEX: NOT APPLICABLE

SUBMITTAL DATE:
MAY 7, 2019

DATE OF P&Z COMMISSION REVIEW:
JUNE 5, 2019

BENCHMARK DESCRIPTION:
ALUMINUM DISK
N = 10162881.0700
E = 3124846.7840
ELEVATION = 749.69 (NAVD 88, GEODID MODEL 2012)

PRELIMINARY PLAT OF FREEDOM CHURCH SUBDIVISION

11.002 ACRE TRACT OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE J. M. HARRELL SURVEY, ABSTRACT NO. 284

WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: AR CHECKED BY: BLB

SCALE: 1" = 100' APPROVED BY: BLB

PROJECT NO. 18-787 DATE: APRIL 10, 2019

PP1905-002

COUNTY OF WILLIAMSON

These notes describe that certain tract of land located in the J. M. HARRELL SURVEY, ABSTRACT No. 284 and the D. CURRY SURVEY, ABSTRACT No. 130, both situated in Williamson County, Texas within the corporate city limits of Round Rock, Texas, further described as all of a called "11.003 Acres" conveyed in a Special Warranty Deed from Paul Postel Realty Corporation to Freedom Church Austin of the Assemblies of God, Inc. dated 8-13-2018 and recorded in Document No. 2018072618 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of November, 2018 and being more fully described as follows:

BEGINNING at the Southeast corner of said "11.003 Acres" in the West right-of-way line of Sam Bass Road, same being the Northeast corner of a called "4663 square feet" conveyed to Brushy Creek Municipal Utility District as recorded in Document No. 2004016444, OPRWC; found a $\frac{1}{2}$ " iron rod at same corner (grid north = 10,162,387.920 feet - grid east = 3,125,143.968 feet);

THENCE South 65° 51' 15" West with the common line of said "11.003 Acres" and "4663 square feet", a distance of 109.37 feet to a found $\frac{1}{2}$ " iron rod at the Northwest corner of said "4663 square feet", same being an exterior corner of a called "5.89 Acres" conveyed to Faith Missionary Baptist Church dated 10-15-1996 and recorded in Document # 1996055326, Official Records of Williamson County (ORWC);

THENCE with the common lines of said "11.003 Acres" and "5.89 Acres", generally along a fence, as follows:

- South 65° 00' 42" West 353.73 feet to a found $\frac{1}{2}$ " iron rod (standing one foot tall);
- North 39° 44' 38" West 122.26 feet to a found $\frac{1}{2}$ " iron rod and
- South 67° 30' 42" West passing a found $\frac{1}{2}$ " iron rod (capped 4947) for reference at 81.15 feet and continuing a total distance of 185.36 feet to a calculated point in the center of Brushy Creek at the upper Southwest corner of said "11.003 Acres" and the Northwest corner of said "5.89 Acres" in the Eastern line of a called "42.37 Acres" conveyed to Mildred Sauls dated 04-04-2016 of record in Document No. 2016031036, OPRWC;

THENCE North 37° 34' 42" West, generally along the center of Brushy Creek, same being the common line of said "11.003 Acres" and "42.37 Acres", a distance of 508.04 feet to a calculated point at the Northwest corner of said "11.003 Acres", same being the Southwest corner of a called "1.81 Acres" conveyed to Mary Frances Rutledge dated 03-15-1991 of record in volume 1998, page 688, ORWC;

THENCE with the common lines of said "11.003 Acres" and "1.81 Acres" as follows:

- North 67° 07' 49" East passing a found $\frac{1}{2}$ " iron rod (capped 4947) for reference at 72.00 feet and continuing a total distance of 274.60 feet to a found 60d nail in fence post,
- North 22° 32' 11" West 71.81 feet to a found iron rod (aluminum cap "Baker"),
- North 00° 36' 48" East 350.54 feet to a found 2" iron bolt and
- North 47° 42' 30" East 99.28 feet to a set $\frac{1}{2}$ " iron rod (capped "Bryan Tech Services") at the Northernmost corner of said "11.003 Acres", same being the lower Northeast corner of said "1.81 Acres" in the aforementioned West right-of-way line of Sam Bass Road; found a $\frac{1}{2}$ " iron rod at the Northernmost corner of said "1.81 Acres" bearing North 43° 06' 48" West a distance of 49.99 feet;

THENCE with the Eastern line of said "11.003 Acres", same being the West right-of-way line of Sam Bass Road, as follows:

- South 43° 06' 48" East 479.05 feet to a found iron rod ("Busby"),
- South 35° 15' 53" East 470.30 feet to a found "mag" nail in stump with washer (4967) and
- South 41° 29' 56" East 117.82 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 11.002 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values; to convert to surface values, divide by the combined scale factor of 0.999916612627.

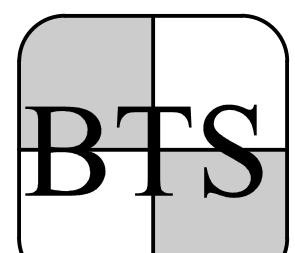
PLAT NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
2. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. A PORTION OF THIS TRACT IS ENCROACHED BY 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 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
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 REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, 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. 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 AS DEPICTED HEREON.
8. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPLICATION ("CP 1809-001") APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2018.
9. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE EVENT.

PRELIMINARY PLAT OF
FREEDOM CHURCH
SUBDIVISION

11.002 ACRE TRACT OUT OF
THE DAVID CURRY SURVEY
ABSTRACT NO. 130 AND THE J.
M. HARRELL SURVEY, ABSTRACT
NO. 284
WILLIAMSON COUNTY, TEXAS

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surveying@austin.rr.com
www.bryantechnicalservices.com

PP1905-002

DRAWN BY: AR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18-787	DATE: DECEMBER 3, 2018