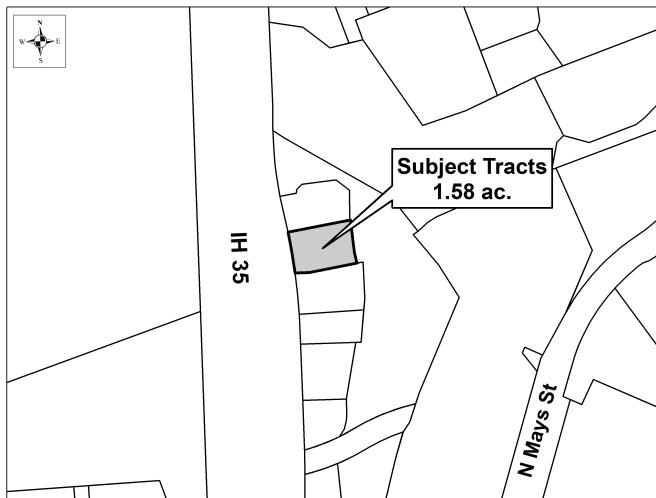


Replat of Lot 2 Block A of Shops South of University Oaks Bd
FINAL PLAT FP2011-001



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a Replat from 1 development lot to 2 development lots.

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

DESCRIPTION: 1.58 acres out of the David Curry Survey, Abstract No. 130 & Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Vacant and undeveloped - zoned C1-a (General Commercial-Limited)

South: Vacant and undeveloped - zoned C1-a (General Commercial-Limited)

East: Vacant and undeveloped - zoned C1-a (General Commercial-Limited)

West: N. IH-35 right of way - unzoned

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:	2	1.58
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	1.58

Owner:
 KPM Ventures, Ltd
 P.O. Box 941428
 Plano, TX 75094

Agent:
 LJA Engineering, Inc.
 Joseph Longaro, P.E.
 7500 Rialto Boulevard, Building 2, Suite 100
 Austin, TX 78735

**Replat of Lot 2 Block A of Shops South of University Oaks Blvd
FINAL PLAT FP2011-001**

HISTORY: The Planning and Zoning Commission approved the original Final Plat for Shops South of University Oaks on November 5, 2019.

DATE OF REVIEW: December 2, 2020

LOCATION: Generally located southeast of the intersection of University Boulevard and N. IH-35.

STAFF REVIEW AND ANALYSIS:

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

Traffic, Access, and Roads: The subject tracts will access N. IH 35 frontage road via a shared access easement granted by Document #2020063153. A Traffic Impact Analysis was deemed not necessary due to the construction of two deceleration lanes at the two access locations to IH-35 determined by TxDot with the original plat.

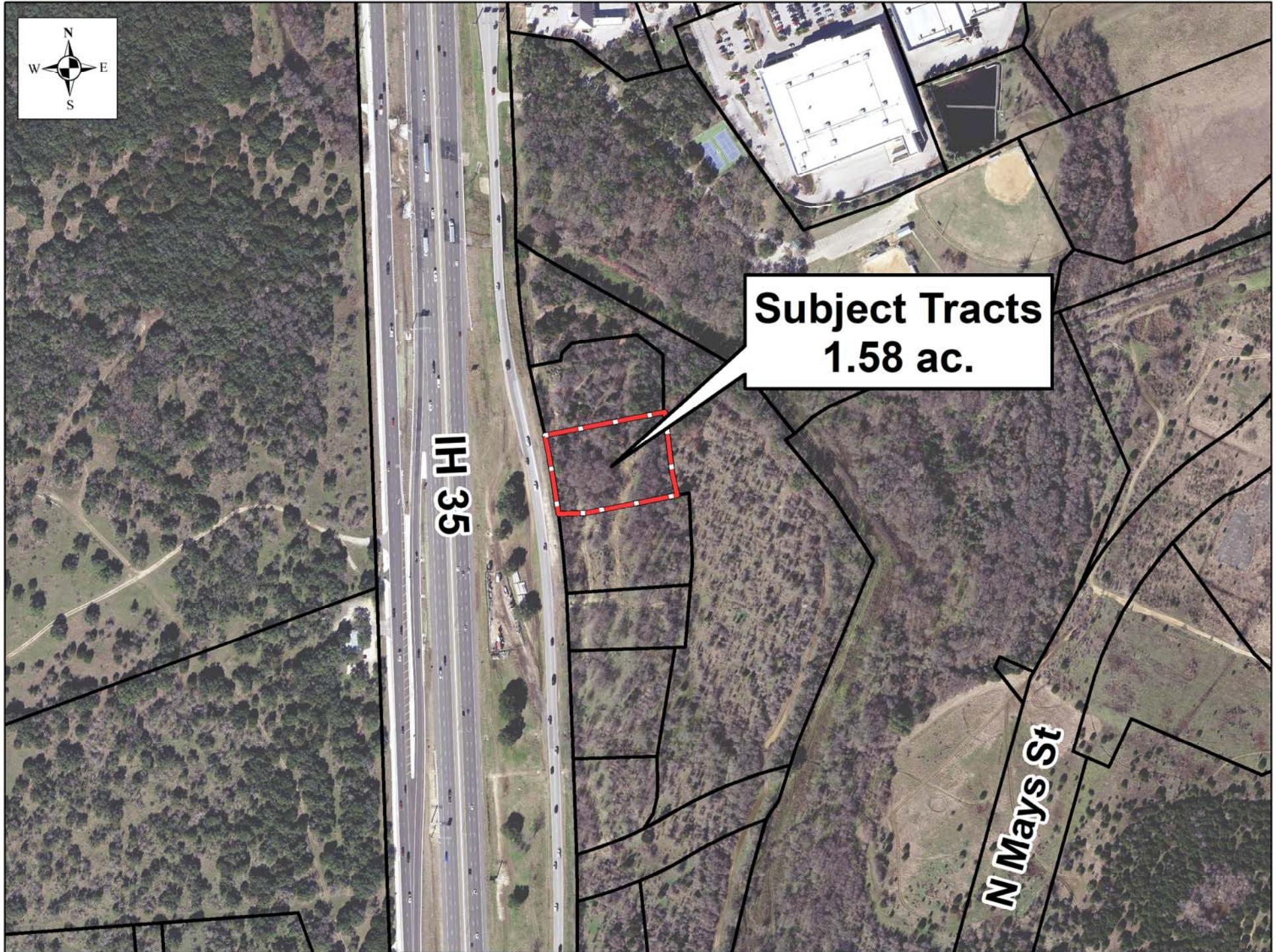
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12-inch water line and a 24-inch main located within the property, in existing easements, along the IH-35 North Frontage Road. Wastewater service will be obtained by connecting via an easement through the subject property to an existing wastewater main located on the eastern property line.

Drainage: A flood study (FLOOD1811-0003) has been completed and approved by the City and therefore, the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID) and has an established inundation easement. The property is located within the Edwards Aquifer recharge zone and will require an on-site water quality pond. The applicant has indicated that storm water runoff will be detained onsite within the boundaries of the inundation easement.

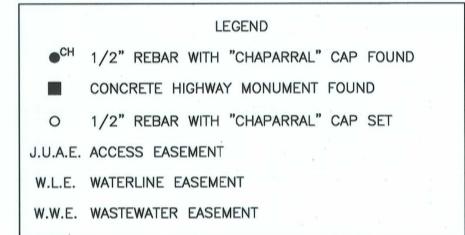
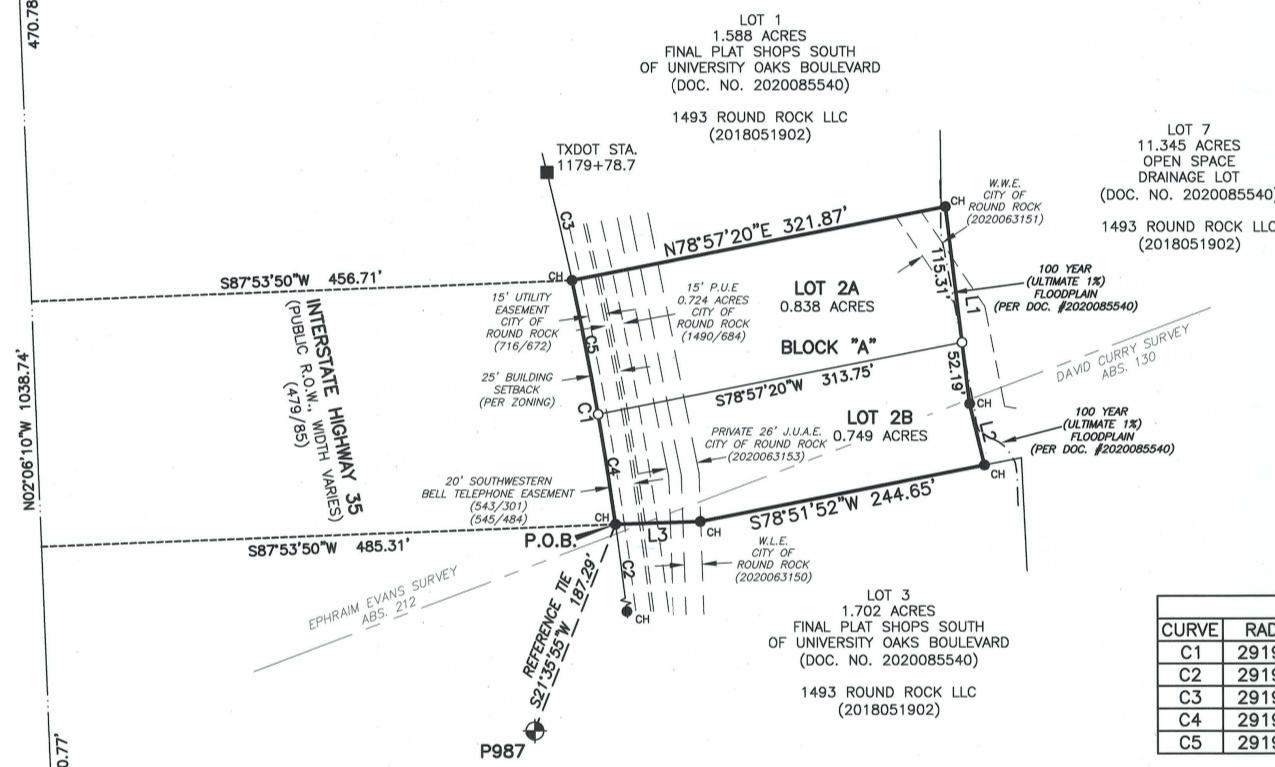
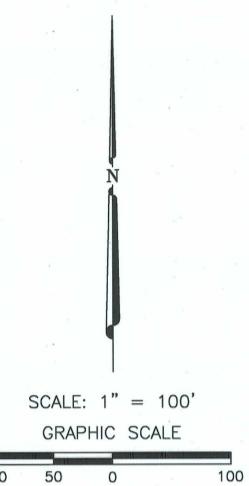
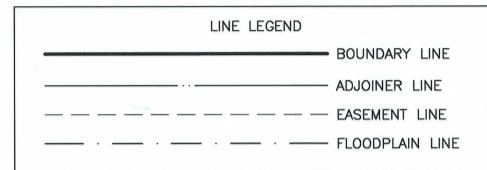
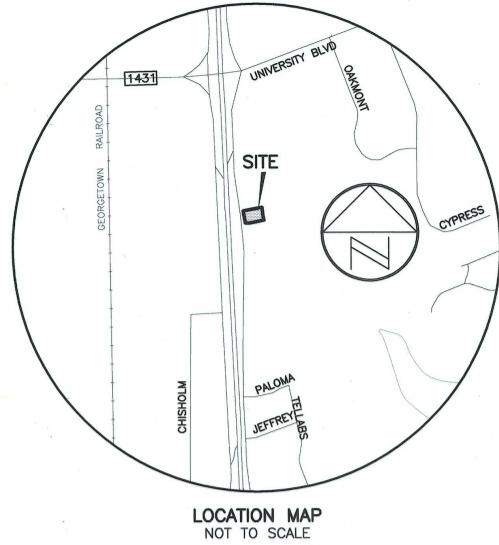
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Move Williamson County Clerk signature block on sheet 2 lower right-hand corner per Williamson County requirement.
2. Provide an update CAD drawing at the time of plat recordation submittal.

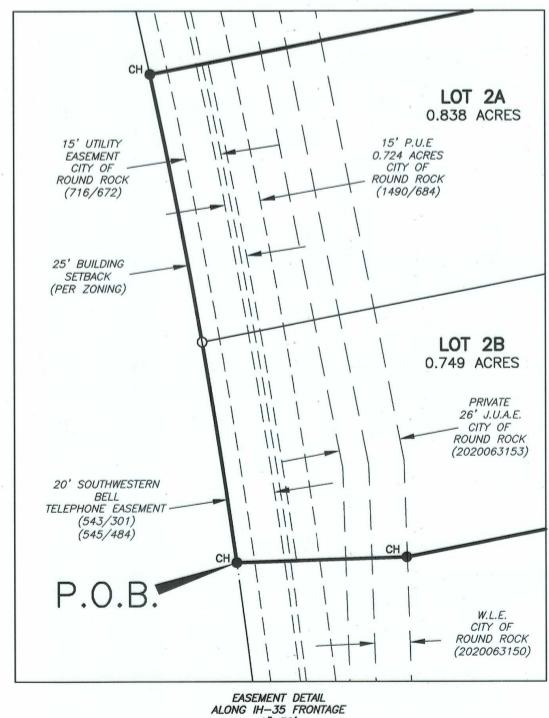


REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°51'00"E	167.50'
L2	S13°21'41"E	53.28'
L3	S88°11'46"W	72.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2919.71'	4°06'19"	209.20'	N09°57'45"W	209.15'
C2	2919.71'	4°07'22"	210.10'	S05°50'55"E	210.05'
C3	2919.71'	1°50'05"	93.50'	N12°55'57"W	93.49'
C4	2919.71'	1°50'54"	94.19'	N08°50'03"W	94.18'
C5	2919.71'	2°15'25"	115.01'	N10°53'12"W	115.00'



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 "P987".
4" ALUMINUM TXDOT DISK FOUND
SURFACE COORDINATES:
N 10175137.52
E 3128356.10
TEXAS STATE PLANE COORDINATES:
N 10173916.65
E 3127980.74
ELEVATION = 746.79'
VERTICAL DATUM: NAVD 88 (GEOD 12B)
COMBINED SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)
INVERSE SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°21'38"

OWNERS: KPM VENTURES, LTD.
ACREAGE: 1.587 ACRES
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: November 3, 2020
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
December 2, 2020
BENCHMARK: BM #1: COTTON SPINDLE IN THE EAST SIDE OF A 32" LIVE OAK TREE WITH TREE TAG #22872, +/- 51' EAST OF THE EAST EDGE OF THE CONCRETE BRIDGE ON THE NORTHBOUND ACCESS ROAD INTERSTATE HIGHWAY 35.
ELEVATION = 738.43'
VERTICAL DATUM: NAVD 88 (GEOD 12B)
ACREAGE BY LOT TYPE: LOT 2A - 0.838 ACRES DEVELOPMENT
LOT 2B - 0.749 ACRES DEVELOPMENT
PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT 212 AND DAVID CURRY SURVEY, ABSTRACT 130
ENGINEER: LJA ENGINEERING
NUMBER OF LOTS: 2 DEVELOPMENT LOTS

Project No.: 590-004
Drawing No.: 590-004-PL
Plot Date: 11/17/2020
Plot Scale: 1"=100'
Drawn By: RGH
Sheet 01 OF 02

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

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

REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT KPM VENTURES, LTD., AS THE OWNER OF THAT CERTAIN 1.587 ACRE TRACT OF LAND RECORDED IN FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD BY DOCUMENT NUMBER 2020085540, WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIENHOLDERS 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 LOT 2, BLOCK A, OF THE FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD.

KPM VENTURES, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: KPM VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:
MATTHEW BARRIER, MANAGER
P.O. BOX 941428
PLANO, TEXAS 75094

STATE OF TEXAS
COUNTY OF COLLIN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ____ DAY OF _____, 20____, BY
MATTHEW BARRIER, MANAGER OF KPM VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL
PARTNER OF KPM VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

APPROVED THIS ____ DAY OF _____, 20____, 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 AND ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE
FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THE ____ DAY OF _____ 20____, A.D., AT _____ O'CLOCK ____M., AND
DULY RECORDED ON THE ____ DAY OF _____ 20____, A.D., 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 MY OFFICE IN
GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.
NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

1.587 ACRES
CITY OF ROUND ROCK
WILLIAMSON COUNTY

A DESCRIPTION OF 1.587 ACRES (APPROXIMATELY 69,146 SQ. FT.), IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD CONVEYED TO KPM VENTURES, LTD., IN A SPECIAL WARRANTY DEED DATED JUNE 11, 2018 AND RECORDED IN DOCUMENT NO. 2018051906 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.587 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found in the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies) as described in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, and being also the southwest corner of the said Lot 2, Block A, and being a northwest corner of Lot 3, Block A, of said Final Plat Shops South of University Oaks Boulevard;

THENCE with the east line of Interstate 35, being also the west line of said Lot 2, Block A, with a curve to the left, having a radius of 2919.71 feet, a delta angle of 04°06'19", an arc length of 209.20 feet, and a chord which bears North 09°57'45" West, a distance of 209.15 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the northwest corner of said Lot 2, Block A, same being the southwest corner of Lot 1, Block A of said Final Plat Shops South of University Oaks Boulevard from which a TxDOT Type I monument found (Sta. 1179+78.7) bears along a curve to the left having a radius of 2919.71 feet, a delta angle of 01°50'05", an arc length of 93.50 feet, and a chord which bears North 12°55'57" West, a distance of 93.49 feet;

THENCE North 78°57'20" East with the common line of said Lot 2, Block A and said Lot 1, Block A, a distance of 321.87 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the north east corner of said Lot 2, Block A, and being an angle point in the west line of Lot 7, Block A of said Final Plat Shops South of University Oaks Boulevard;

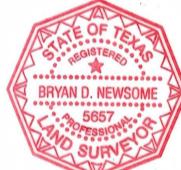
THENCE with the common line of said Lot 2, Block A and said Lot 7, Block A, the following two (2) courses and distances:

1. South 06°51'00" East, a distance of 167.50 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found; and
2. South 13°21'41" East, a distance of 53.28 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the southeast corner of said Lot 2, Block A, same being in the north line of said Lot 3, Block A;

THENCE with the common line of said Lot 2, Block A and said Lot 3, Block A, the following two (2) courses and distances:

1. South 78°51'52" West, a distance of 244.65 feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found; and
2. South 88°11'46" West, a distance of 72.01 feet to the POINT OF BEGINNING, containing 1.587 acres of land, more or less.

Bryan D. Newsome 17 November 2020
BRYAN D. NEWSOME, R.P.L.S. 5657



SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, JOSEPH LONGARO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 4-SUBDIVISION DESIGN AND CONSTRUCTION, PART III-ZONING AND DEVELOPMENT CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND OCTOBER 11, 2017.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0487F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

Joseph Longaro
JOSEPH LONGARO, P.E. 65617

ENGINEERING BY:
LJA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
(512) 439-4700
TBPE REG NO. 1386
TEXAS REGISTERED ENGINEERING FIRM

NOTES:

PLAT NOTES:

- 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, AS AMENDED.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- 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.
- ALL EASEMENTS SHOWN HEREON WERE ORIGINALLY DEDICATED TO THE PUBLIC, UNLESS OTHERWISE NOTED.
- ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN ELEVATION OR UBCWCID INUNDATION EASEMENT AS DEPICTED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 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 48491C0487F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- A FIFTEEN FOOT (15') P.U.E. AND TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- THE 100 YR (ULTIMATE 1%) AND 100 YR (ULTIMATE 1%) FLOODPLAINS DEPICTED ON THIS PLAT CONFORM TO THE LJA ENGINEERING FLOOD STUDY (FLOOD1811-003) TITLED "3651 N. I-35 RETAIL FLOODPLAIN STUDY IN SUPPORT OF CONCEPT PLAN" DATED NOVEMBER 5, 2018 AND REVISED APRIL 23, 2019.
- LOTS 2A AND 2B, BLOCK A ARE PROHIBITED FROM TAKING DIRECT ACCESS TO INTERSTATE HIGHWAY I-35 AND SHALL TAKE ACCESS FROM DEVELOPMENT LOTS 1 AND 5 BLOCK A, SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD (DOCUMENT NUMBER 2020085540) BY MEANS OF A SHARED ACCESS AGREEMENT.
- UBCWID - UPPER BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT INUNDATION EASEMENT SHALL BE DEDICATED FOR NRCS DAM 11 AT ELEVATION = 739.10'.

PROJECT NO.: 590-004
DRAWING NO.: 590-004-PL
PLOT DATE: 11/17/2020
PLOT SCALE: 1"=100'
DRAWN BY: RGH
SHEET 02 OF 02

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