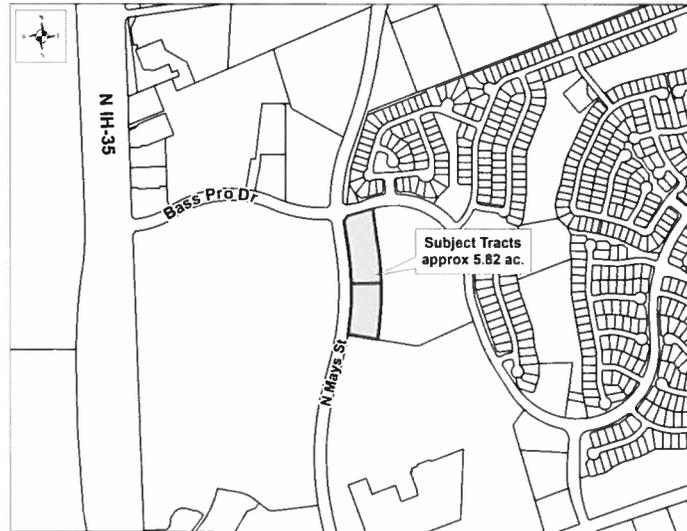


**Teravista Sec. 32 Ph. 2 Replat of Lot 2, Block A
FINAL PLAT FP1901-005**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to create three development lots from one lot

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

DESCRIPTION: 5.82 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Teravista Parkway Right-of-Way/Single Family ETJ -Unzoned

South: Hospital/Medical Offices - Zoned PF-3 (Public Facility - High Intensity)

East: Teravista Apartments - Zoned MF-2 (Multifamily - Medium Density)

West: N Mays Street Right-of-Way/Round Rock Outlets - Zoned PUD (Planned Unit Development) No. 60.

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:	3	5.82
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	3	5.82

Owner:
Sai SRK Properties, LLC
UMA S Konda
4534 Sansone Dr.
Round Rock, TX 78665

Agent:
Doucet & Associates, Inc.
Keith Schauer
7401-B Hwy 71 West, Suite 160
Austin, TX 78735

**Teravista Sec. 32 Ph. 2 Replat of Lot 2, Block A
FINAL PLAT FP1901-005**

HISTORY: The Planning & Zoning Commission approved the “Final Plat of Teravista Section 32 Phase Two Subdivision” on March 14, 2007 (Doc No. 2007043654) and created one development lot. This Replat request will create three separate lots.

DATE OF REVIEW: February 20, 2019

LOCATION: Generally located at the southeast corner of Bass Pro Dr. and N. Mays St.

STAFF REVIEW AND ANALYSIS:

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

Traffic, Access and Roads: The subject tract will have access from N Mays Street. No driveway access will be permitted on Teravista Parkway. Trip generation numbers will be required at the site development plan stage to determine if a TIA will be required.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There is an existing 10-inch wastewater line that is stubbed to the southeast corner of the subject tract. A manhole at the stub is proposed in order to extend service to all three lots. There is a 12-inch waterline along the north and south property lines that will serve the proposed three lots.

Drainage: Stormwater will be collected within a private stormsewer system and conveyed to the existing pond on the adjacent property to the east.

Additional Consideration: Attached is a revised public hearing notice for a replat request based on Planning & Zoning Commission input that states the Commission’s public hearing and deliberations are for plat applications only – and not about land use – that was previously established through zoning.

RECOMMENDED MOTION:

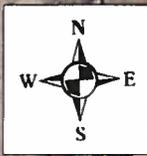
Staff recommends approval with the following conditions:

1. Prior to plat recordation, any reference to Oakmont Drive on the plat shall be removed.
2. Include the city tracking number (“FP1901-005”) on all sheets.
3. SHEET 1 of 2:
 - Provide beneficiary for all easements depicted. e.g. Waterline easement Doc. #2006108400.
 - Adjust P.U.E. locations and routes to avoid waterline conflicts.
 - Provide Bearing for survey tie to Patent Survey monument.
 - Easements along east boundary, modify northern limits to 15' north of Lot 2A south boundary, revise labels to indicate wastewater and other to indicate drainage and storm sewer easements. Label both as City of Round Rock If dedicated by plat use statement "herby dedicated" and provide easement statement on Sheet 2 per easement packet.
 - Vacate existing 20' Landscape Easement and provide space for Vacated by Separate Instrument Document # _____.
 - Revise easement along west boundary to state 15' City Round Rock Waterline Easement.
 - Extend southern limits of wastewater easement along east boundary to access existing manhole at property line.
4. SHEET 2 of 2:

Teravista Sec. 32 Ph. 2 Replat of Lot 2, Block A
FINAL PLAT FP1901-005

4. SHEET 2 of 2:

- Revise plat note No. 4 to state: "A 10 foot sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon, and a 10 foot P.U.E is hereby conveyed with locations and alignments as depicted."
- Remove duplicated floodplain note.
- Supplemental Information: Update utility schematic to depict all three lots.



SH-35

Bass Pro Dr

N Mays St

Subject Tracts
approx 5.82 ac.



NOTICE OF PUBLIC HEARING / NOTICIA PÚBLICA

Para información en español, por favor llame al 512-218-5428. For more information, please contact Juan Enriquez at 512-218-5429 with the Planning and Development Services Department.

TO ALL INTERESTED PARTIES:

Notice is hereby given of a public hearing to be held in City Council Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on February 20, 2019 at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

The purpose of the hearing is to consider public testimony concerning the request filed by Doucet & Associates, Inc., on behalf of the property owner, Sai SRK Properties, LLC and Aquataina Austin, LP, to Replat Lot 2, Block A of the Teravista Sec. 32 Ph. 2 Subdivision. The Planning and Zoning Commission may approve, modify or deny this application. Case No. FP1901-005

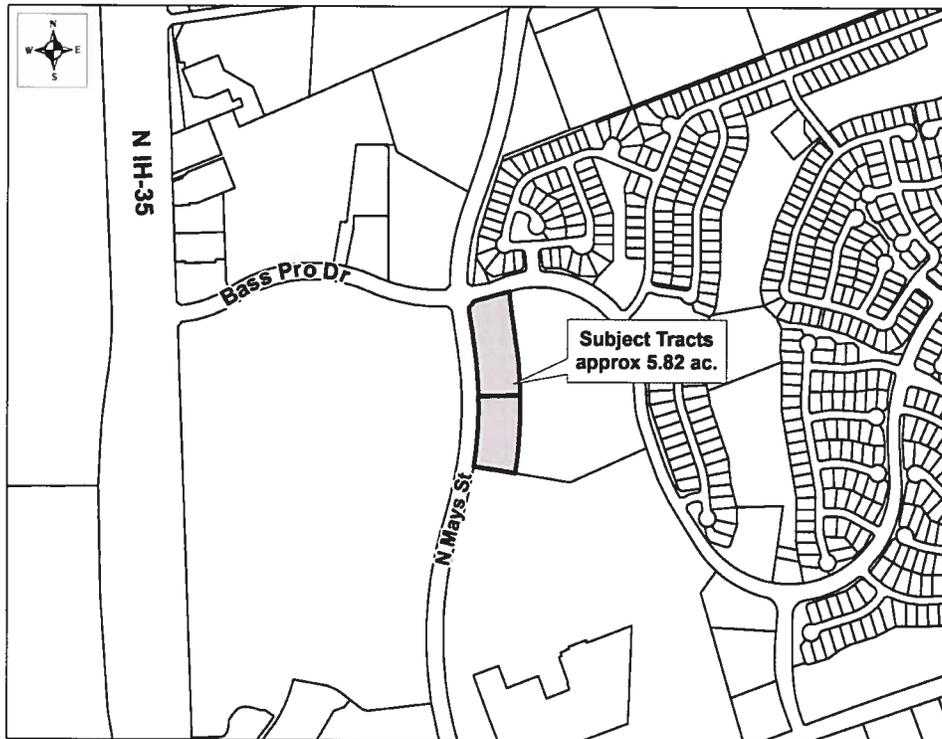
Legal Description: The subject tract consists of 5.82 acres, more or less, out of the Ephraim Evans Survey, Abstract No. 212. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

Land Use Proposal: Commercial/hotel

Location: Southeast corner of Bass Pro Dr. and N. Mays St.

Note: The purpose of a replat is to re-subdivide all or part of a recorded plat, in accordance with the City's subdivision code and development packet. THE PLANNING AND ZONING COMMISSION CANNOT TAKE INTO CONSIDERATION THE USE OF THE PROPERTY WHEN APPROVING THE REPLAT.

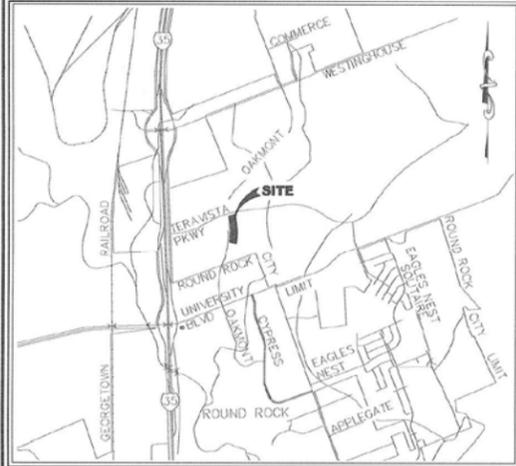
<https://www.roundrocktexas.gov/departments/planning-and-development-services>



Required Notice: As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.

VICINITY MAP

SCALE: 1" = 4000'



EPHRAIM EVANS SURVEY
ABSTRACT NUMBER 212

NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000124. UNITS: U.S. SURVEY FEET.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, USING GEOID 12B, OBSERVED USING THE LEICA SMARTNET NETWORK.

THIS SURVEY WAS PERFORMED ON THE GROUND OCTOBER 26, 2018.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, KEITH SCHAUER, P.E., 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.

[Signature]
KEITH SCHAUER, P.E.
REGISTERED PROFESSIONAL ENGINEER, NO. 81658
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600

2/5/19



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

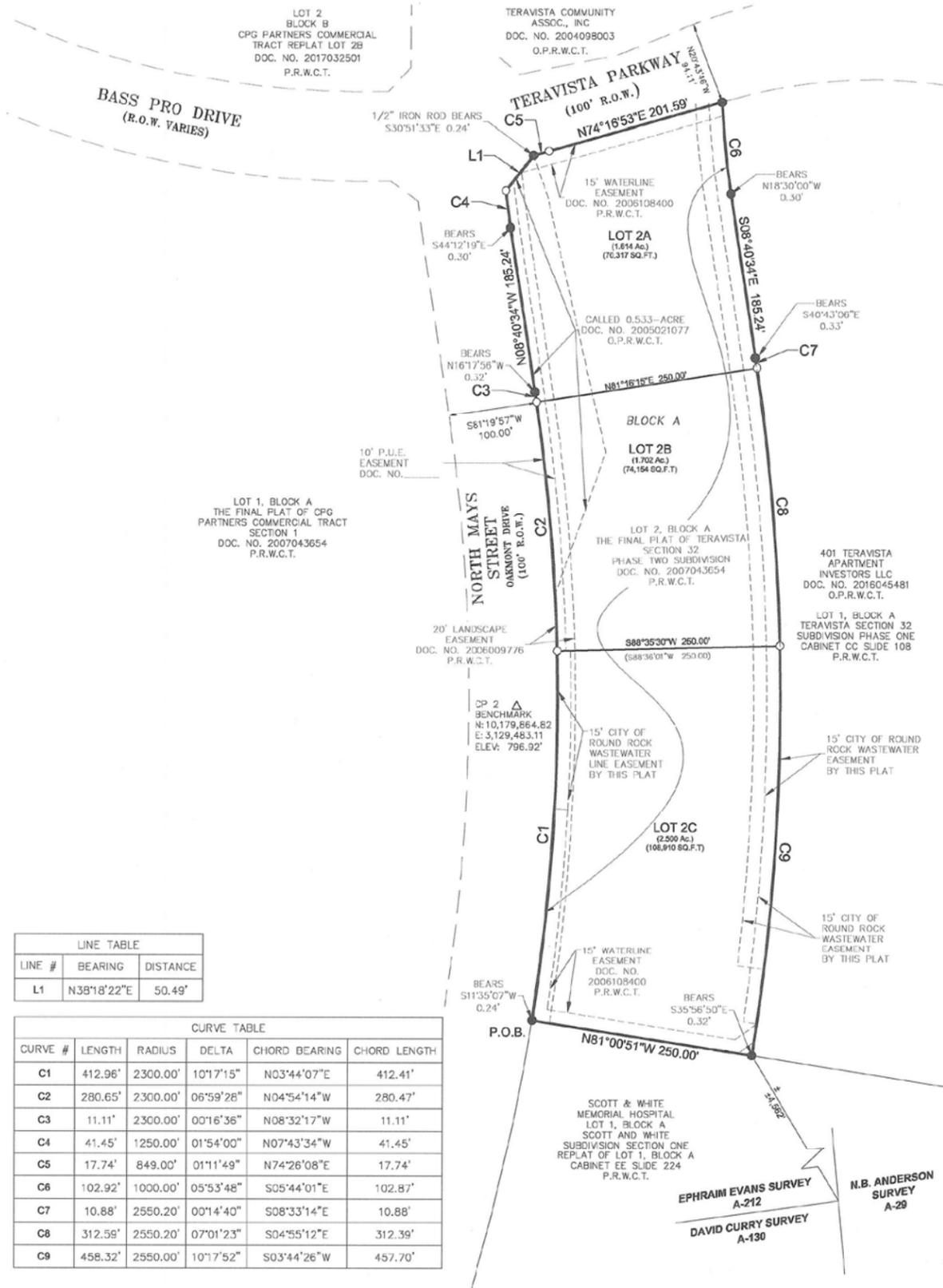
I, EDWARD A. PRINCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

[Signature]
EDWARD A. PRINCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6465
DOUCET & ASSOCIATES, INC.
EPRINCE@DOUCETENGINEERS.COM



REPLAT OF LOT 2, BLOCK A OF
THE FINAL PLAT OF TERAVISTA SECTION 32
PHASE TWO SUBDIVISION

A 5.816 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,
SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N38°18'22"E	50.49'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	412.96'	2300.00'	10°17'15"	N03°44'07"E	412.41'
C2	280.65'	2300.00'	06°59'28"	N04°54'14"W	280.47'
C3	11.11'	2300.00'	00°16'36"	N08°32'17"W	11.11'
C4	41.45'	1250.00'	01°54'00"	N07°43'34"W	41.45'
C5	17.74'	849.00'	01°11'49"	N74°26'08"E	17.74'
C6	102.92'	1000.00'	05°53'48"	S05°44'01"E	102.87'
C7	10.88'	2550.20'	00°14'40"	S08°33'14"E	10.88'
C8	312.59'	2550.20'	07°01'23"	S04°55'12"E	312.39'
C9	458.32'	2550.00'	10°17'52"	S03°44'26"W	457.70'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- 1/2" IRON ROD WITH CAP STAMPED "TERRY PARTNERS" FOUND [UNLESS OTHERWISE NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- CoRR CITY OF ROUND ROCK

REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT OF TERAVISTA SECTION 32, PHASE TWO SUBDIVISION

OWNER: AQUATANA AUSTIN LP AND SAI SRK PROPERTIES, LLC
 ACREAGE: 5.816
 PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
 NO. OF BLOCKS: 1
 NO. OF LOTS: 3 - DEVELOPMENT LOTS
 LINEAR FEET OF NEW STREETS: 0
 SUBMITTAL DATE: JANUARY 22, 2019
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 20, 2019
 SURVEY: DOUCET & ASSOCIATES
 ENGINEER: DOUCET & ASSOCIATES
 BENCHMARK: 1/2" IRON ROD WITH ALUMINUM CAP SET ON EAST SIDE OF OAKMONT DRIVE, +/-650' SOUTH OF THE INTERSECTION OF TERAVISTA DRIVE AND NORTH MAYS STREET ELEV=796.92
 ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, USING GEOID 12B, OBSERVED USING THE LEICA SMARTNET NETWORK.
 HORIZONTAL POSITION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000124. UNITS: U.S. SURVEY FEET.

LOT TABLE

	ACRES	SQUARE FEET
LOT 1:	1.614	70,317
LOT 2:	1.702	74,154
LOT 3:	2.500	108,910
TOTAL:	5.816	253,381



CITY OF ROUND ROCK TRACKING NUMBER FP1901-005

DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 TBPLS Firm No.: 10105800
 TBPE Firm No.: F-3937

Date: 02-05-2019
 Scale: 1"=100'
 Drawn by: JRT
 Reviewer: CWT/GC
 Project: 1873-001
 Sheet: 1 of 2
 Field Book: 513
 Party Chief: ADM
 Survey Date: 11-19-2018

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT AQUATANA AUSTIN, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN REMAINDER OF THE 5.816 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2006113690, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, SAVE AND EXCEPT THAT CERTAIN 2.500 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2015070920 OF THE OFFICIAL PUBLIC 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 DEDICATION AS SHOWN HEREON TO BE KNOWN AS "THE REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT OF TERAVISTA SECTION 32 PHASE TWO SUBDIVISION."

AQUATANA AUSTIN, LP, A TEXAS LIMITED PARTNERSHIP
BY: VERANDA GP LLC, GENERAL PARTNER
3700 KIRBY SUITE 214 HOUSTON, TEXAS 77098

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE DAY OF _____, 20____, BY,

_____, AS _____ OF AQUATANA AUSTIN, LP, A TEXAS

LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

AND

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN REMAINDER OF THE 5.816 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2006113690, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, SAVE AND EXCEPT THAT CERTAIN 2.500 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2015070920 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN REMAINDER OF 5.816 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, EASEMENT AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE

BY: _____ ITS _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE DAY OF _____, 20____, BY,

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

AND

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT SAI SRK PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 2.5 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018103811, OF THE OFFICIAL PUBLIC 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 DEDICATION AS SHOWN HEREON TO BE KNOWN AS REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT OF TERAVISTA SECTION 32, PHASE TWO SUBDIVISION.

SAI SRK PROPERTIES, LLC
BY: UMA S. KONDA, MANAGER
4534 SANSONE DRIVE ROUND ROCK, TEXAS 78665

BY: _____

NAME: _____

TITLE: _____

AND

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE DAY OF _____, 20____, BY,

_____, AS _____ OF SAI SRK PROPERTIES, LLC, A

TEXAS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

AND

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT EXTRACO BANKS, N.A., THE LIEN HOLDER OF THAT CERTAIN 2.5 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018103811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 2.5 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, EASEMENT AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

EXTRACO BANK, N.A.

BY: _____ ITS _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE DAY OF _____, 20____, BY,

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT OF TERAVISTA SECTION 32 PHASE TWO SUBDIVISION

A 5.816 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,
SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION:

BEING A 5.816-ACRE [253,381 SQUARE FEET] SUBDIVISION OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID SUBDIVISION BEING ALL OF LOT 2, BLOCK A, TERAVISTA SECTION 32 PHASE TWO SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NUMBER 2007043654, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS [P.R.W.C.T.], SAID SUBDIVISION BEING ALL OF THE FOLLOWING THREE TRACTS: A CALLED 1.614-ACRE TRACT (LOT1), A CALLED 1.702-ACRE TRACT (LOT 2) AND A CALLED 2.500-ACRE TRACT (LOT 3), SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE EAST RIGHT-OF-WAY LINE OF NORTH MAYS STREET (DARWENT DRIVE 100' WIDE R.O.W.), FOR THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER OF SAID 2.500-ACRE TRACT, FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, SCOTT AND WHITE SUBDIVISION SECTION ONE, REPLAT OF LOT 1, BLOCK A, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET EE, SLIDE 224, P.R.W.C.T., FOR THE SOUTHWEST CORNER OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND BEARS SOUTH 11°35'07" WEST, A DISTANCE OF 0.24 FEET;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH MAYS STREET AND THE WEST LINE OF SAID LOT 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) WITH THE WEST LINE OF SAID 2.500-ACRE TRACT, ALONG A CURVE TO THE LEFT, HAVING A LENGTH OF 412.96 FEET, RADIUS OF 2,300.00 FEET, A CENTRAL ANGLE OF 101°17'15" AND A CHORD BEARING N03°44'07"E A DISTANCE OF 412.41 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, FOR THE NORTHWEST CORNER OF SAID 2.500-ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 1.702-ACRE TRACT AND FOR A POINT OF NON-TANGENCY OF THE SUBDIVISION DESCRIBED HEREIN,

2) WITH THE WEST LINE OF SAID 1.702-ACRE TRACT AND ALONG SAID CURVE TO THE LEFT, HAVING A LENGTH OF 280.65 FEET, A RADIUS OF 2,300.00 FEET, A CENTRAL ANGLE OF 06°59'28" AND A CHORD BEARING N04°54'14"E A DISTANCE OF 280.47 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, FOR THE NORTHWEST CORNER OF SAID 1.702-ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 1.614-ACRE TRACT AND FOR A POINT OF NON-TANGENCY OF THE SUBDIVISION DESCRIBED HEREIN,

3) WITH THE WEST LINE OF SAID 1.614-ACRE TRACT AND ALONG SAID CURVE TO THE LEFT, HAVING A LENGTH OF 11.11 FEET, A RADIUS OF 2,300.00 FEET, A CENTRAL ANGLE OF 00°16'36" AND A CHORD BEARING N08°32'17"W A DISTANCE OF 11.11 FEET, TO A CALCULATED POINT FOR AN ANGLE POINT OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" BEARS NORTH 16°17'56" WEST, A DISTANCE OF 0.32 FEET,

4) CONTINUING WITH THE WEST LINE OF SAID 1.614-ACRE TRACT, N08°40'34"W, A DISTANCE OF 185.24 FEET TO A CALCULATED POINT FOR THE POINT OF CURVATURE OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND BEARS SOUTH 44°12'19" EAST, A DISTANCE OF 0.30 FEET, AND

5) CONTINUING WITH THE WEST LINE OF SAID 1.614-ACRE TRACT AND ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 41.45 FEET, A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 01°54'00" AND A CHORD BEARING OF N07°43'34"W, A DISTANCE OF 41.45 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TERAVISTA PARKWAY (100' WIDE R.O.W.), FOR THE NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHWEST CORNER OF SAID 1.614-ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE SUBDIVISION DESCRIBED HEREIN;

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE OF TERAVISTA DRIVE, THE NORTH LINE OF SAID LOT 2, AND THE NORTH LINE OF SAID 1.614-ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N38°18'22"E, A DISTANCE OF 50.49 FEET TO A CALCULATED POINT, FOR A POINT OF CURVATURE OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNER" FOUND BEARS SOUTH 30°51'33" EAST, A DISTANCE OF 0.24 FEET,

2) ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 17.74 FEET, A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 01°11'49" AND A CHORD BEARING N74°26'08"E, A DISTANCE OF 17.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR THE POINT OF TANGENCY OF THE SUBDIVISION DESCRIBED HEREIN, AND

3) N74°16'53"E, A DISTANCE OF 201.59 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND, FOR THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF SAID 1.614-ACRE TRACT, FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, TERAVISTA SECTION 32, SUBDIVISION PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET CC, SLIDE 108, P.R.W.C.T., AND FOR THE NORTHEAST CORNER OF THE SUBDIVISION DESCRIBED HEREIN;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF TERAVISTA PARKWAY, WITH THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1, BLOCK A, TERAVISTA SECTION 32, SUBDIVISION PHASE ONE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) WITH THE EAST LINE OF SAID 1.614-ACRE TRACT AND ALONG A CURVE TO THE LEFT, HAVING A LENGTH OF 102.92 FEET, A RADIUS OF 1000.0 FEET, A CENTRAL ANGLE OF 05°53'48" AND A CHORD BEARING S05°44'01"E, A DISTANCE OF 102.87 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNER" FOUND BEARS NORTH 18°30'00" WEST, A DISTANCE OF 0.30 FEET,

2) S08°40'03"E, CONTINUING WITH THE EAST LINE OF SAID 1.614-ACRE TRACT, A DISTANCE OF 185.24 FEET TO A CALCULATED POINT FOR THE POINT OF CURVATURE OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND BEARS SOUTH 40°43'06" EAST, A DISTANCE OF 0.33 FEET,

3) CONTINUING WITH THE EAST LINE OF SAID 1.614-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 10.88 FEET, A RADIUS OF 2,550.20 FEET, A CENTRAL ANGLE OF 00°14'40" AND A CHORD BEARING S08°33'14"E A DISTANCE OF 10.88 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR THE SOUTHEAST CORNER OF SAID 1.614-ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 1.702-ACRE TRACT AND FOR AN ANGLE POINT OF THE SUBDIVISION DESCRIBED HEREIN,

4) WITH THE EAST LINE OF SAID 1.702-ACRE TRACT AND ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 312.59 FEET, A RADIUS OF 2,550.20 FEET, A CENTRAL ANGLE OF 07°01'23" AND A CHORD BEARING S04°55'12"E A DISTANCE OF 312.39 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, FOR THE SOUTHEAST CORNER OF SAID 1.702-ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 2.500-ACRE TRACT AND FOR AN ANGLE POINT OF THE SUBDIVISION DESCRIBED HEREIN, AND

5) WITH THE EAST LINE OF SAID 2.500-ACRE TRACT AND ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 458.32 FEET, A RADIUS OF 2,550.20 FEET, A CENTRAL ANGLE OF 10°17'52" AND A CHORD BEARING S03°44'28"W A DISTANCE OF 457.70 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER OF SAID 2.500-ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, TERAVISTA SECTION 32 SUBDIVISION PHASE ONE, SAID POINT BEING IN THE NORTH LINE OF SAID LOT 1, BLOCK A, SCOTT AND WHITE SUBDIVISION SECTION ONE, REPLAT OF LOT 1, BLOCK A, AND FOR THE SOUTHEAST CORNER OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND BEARS SOUTH 35°56'50" EAST, A DISTANCE OF 0.32 FEET;

THENCE, N81°00'51"W, WITH THE SOUTH LINE OF SAID LOT 2, THE SOUTH LINE OF SAID 2.500-ACRE TRACT AND THE NORTH LINE OF SAID LOT 1, BLOCK A, SCOTT AND WHITE SUBDIVISION SECTION ONE REPLAT OF LOT 1, BLOCK A, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.816 ACRES [253,381 SQUARE FEET].

GENERAL 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, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED 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 48491C 0455E, EFFECTIVE DATE SEPTEMBER 26, 2008, WILLIAMSON COUNTY, TEXAS.

FLOODPLAIN NOTE:

NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

CITY OF ROUND ROCK CERTIFICATIONS:

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, TEXAS

STATE OF TEXAS COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID 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 THIS DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
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www.doucetandassociates.com
TEPLS Firm No.: 10105800
TPE Firm No.: 8937

Date:	02-05-2019
Scale:	1"=100'
Drawn by:	JRT
Reviewed:	CWT/GC
Project:	1873-001
Sheet:	2 of 2
Field Book:	513
Party Chief:	ADM
Survey Date:	11-19-2018