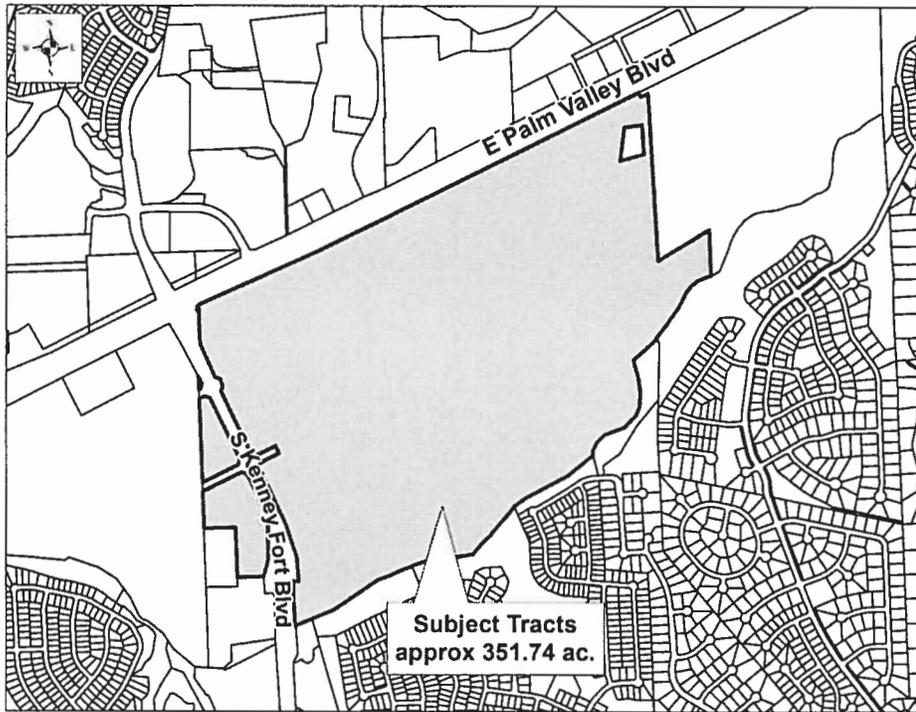


**Kalahari Preliminary Plat
PRELIM PLAT PP1802-001**



CASE PLANNER: Brad Dushkin

REQUEST: Approval of the preliminary plat for the Kalahari Hotel, Resort, and Convention Center, and related properties.

ZONING AT TIME OF APPLICATION: PUD #91 (Bison), Agriculture (AG), and Unzoned

DESCRIPTION: 351.74 acres out of the P.A. Holder Survey, Abstract No. 297 & Joseph Marshall Suvey, Abstract No. 409

CURRENT USE OF PROPERTY: Agriculture, undeveloped, and office for Kalahari

GENERAL PLAN LAND USE DESIGNATION: Business Park and Commercial/Multifamily

ADJACENT LAND USE:

- North: Union Pacific ROW, E. Palm Valley Blvd. ROW, and assorted commercial uses across
- South: Single-family residential - Sonoma, Lake Forest, and Forest Grove neighborhoods
- East: Brushy Creek Regional Wastewater Treatment Plant - zoned Light Industrial
- West: Undeveloped - zoned Business Park; and one single-family home on 4.4 acres - unzoned

PROPOSED LAND USE: Resort hotel, convention center, water park, and other mixed uses

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	17.65
Parkland:	0	0.00
Other:	7	334.09
TOTALS:	7	351.74

Owner:
City of Round Rock
Bradley Dushkin
301 W. Bagdad Ave., Ste. 210
Round Rock, TX 78664

Agent
Halff Associates, Inc.
Robert Scholz
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, TX 78729

Kalahari Preliminary Plat
PRELIMINARY PLAT PP1802-001

BACKGROUND: The subject properties were annexed in 2006 and most were zoned for agricultural use. In 2012 some of the land was rezoned to PUD #91 (Bison). Previously on the meeting agenda were items seeking to rezone the properties to Kalahari PUD, Kalahari Commercial PUD, and C-1a. The next item on the meeting agenda is a final plat application for three (3) lots, to include the Kalahari Resort itself.

DATE OF REVIEW: March 7, 2018

LOCATION: East and west of S. Kenney Fort Blvd. south of the intersection of E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates this area as Business Park and Commercial/Multifamily. The associated rezoning proposal, upon adoption by city council, will amend the General Plan.

Compliance with the Concept Plan: As shown, the preliminary plat is in compliance with the concept plan, which is contained within the associated PUD. A condition of approval is that the concept plan must be approved by city council.

Traffic, Access and Roads: A traffic impact analysis (TIA) has been completed and approved. Transportation improvements that will occur with the initial construction of the resort hotel and convention center include:

- Extension of Harrell Parkway south into the property;
- A new public minor arterial roadway called Kalahari Boulevard to connect S. Kenney Fort Blvd. and the extension of Harrell Parkway, with a traffic signal at the intersection;
- A traffic signal at the intersection of Kalahari Blvd. and S. Kenney Fort Blvd.;
- Two deceleration lanes for traffic moving east on E. Palm Valley Blvd. and turning south into the property, containing stacking space well exceeding a typical intersection;
- Two left turn lanes for westbound traffic on E. Palm Valley Blvd. at Harrell Parkway, containing stacking space well exceeding a typical intersection;
- The extension of the existing left turn lane for westbound traffic on E. Palm Valley Blvd. at the Brushy Creek Regional Wastewater Treatment Plant, containing stacking space well exceeding a typical intersection; and
- Deceleration lanes on S. Kenney Fort Blvd. at both Kalahari Blvd and at the driveway leading into the convention center.

Transportation improvements to be completed with future phases include:

- A second public minor arterial roadway through the Kalahari site, named Africa Lane, which will replace the existing road at the Brushy Creek Regional Wastewater Treatment Plant on the east side of the property. The intersection of Africa Lane and E. Palm Valley Blvd. will eventually be signalized;
- Extension of Kalahari Blvd. from Harrell Parkway to Africa Lane; and
- Extension of Kenney Fort Blvd. south to State Highway 45 and north to Old Settlers Blvd. (and eventually into Georgetown).

Kalahari Preliminary Plat
PRELIMINARY PLAT PP1802-001

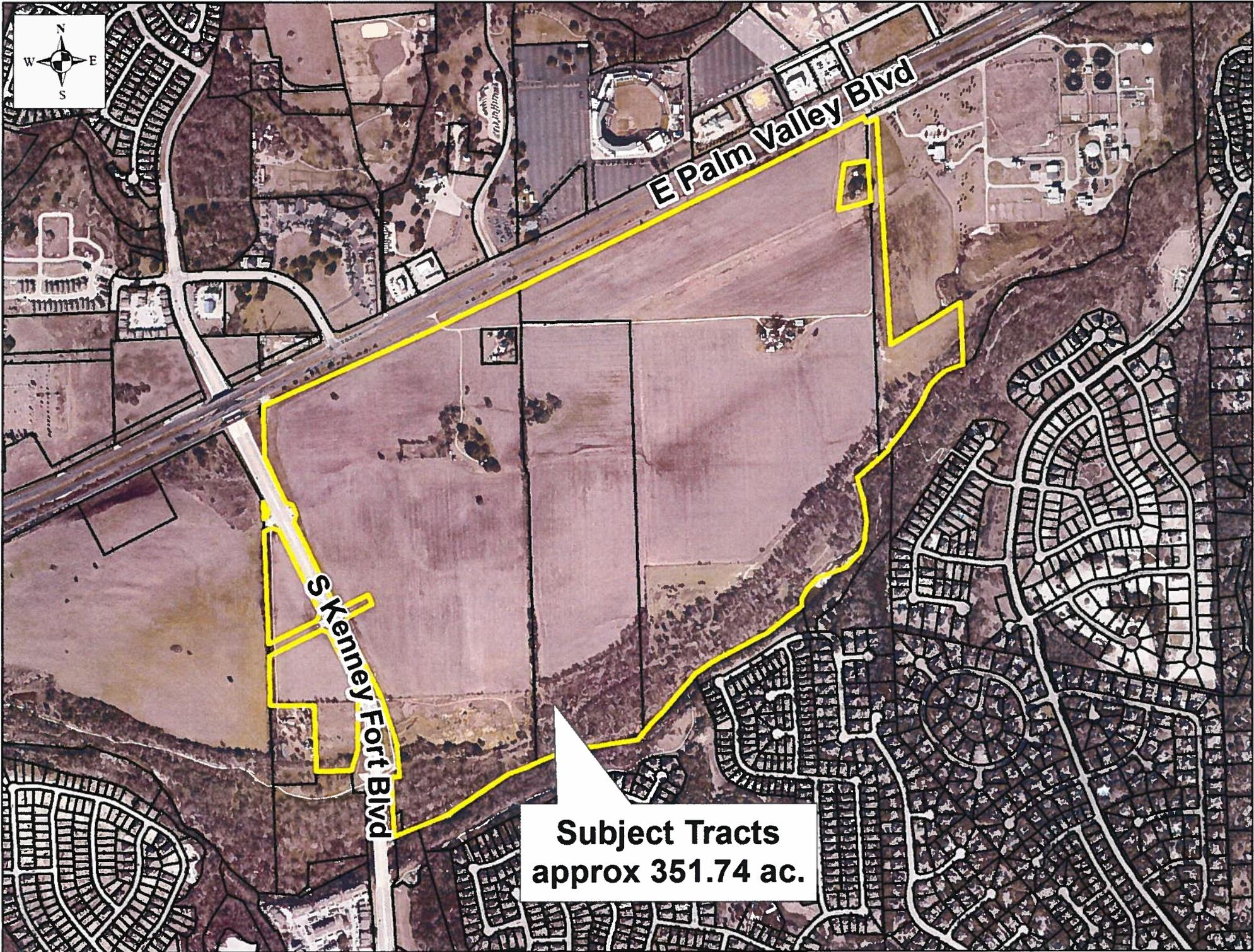
Water and Wastewater Service: The lots will use city water and wastewater and will have access to city reuse water. Although Lot 2 Block C will be a separate platted lot, it will be developed in conjunction with the resort hotel on Lot 1 Block C as a single structure and will share a wastewater system. A shared wastewater agreement must be executed to formalize this unique arrangement prior to recordation of the associated final plat.

Drainage: A total of four (4) detention ponds are planned to handle the storm water runoff that will be generated by the improvements on the resort hotel site and with the new public roads planned for the initial phase of construction. Taken together, this storm water management system will ensure that runoff to Brushy Creek occurs at a rate as if the land remained undeveloped, preventing undue adverse impacts to upstream and downstream properties. Future development on other lots will have to provide similar measures or prove the existing regional stormwater management system has the capacity to handle the new runoff.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise Phase 3 lot number from Lot 2 to Lot 3.
2. Correct typo "FLOODPLAN" in callouts for both ultimate 1% and 4% floodplain limits.
3. Correct typo "PLEMIMINARY" on title of sheet 2.
4. Revise note 2, remove "slab" and replace with finished floor.
5. Add note: "A shared wastewater agreement shall be executed prior to recordation of the final plat containing Lot 2 Block C permitting wastewater service through the private system of Lot 1 Block C."
6. Delineate right-of-way to be dedicated as part of deceleration lanes on Kenney Fort Blvd at convention center driveway and at Kalahari Blvd; amend acreages of development lots as appropriate.
7. Curve and line data shall be included and clearly legible. Provide a centerline radius for all proposed public rights of way and verify that Kalahari Blvd meets the minimum centerline radius of 800'.
8. The concept plan (contained within the Kalahari PUD zoning ordinance) must be approved by city council.



**Subject Tracts
approx 351.74 ac.**

KALAHARI ROUND ROCK

KALAHARI RESORTS AND CONVENTIONS

PRELIMINARY PLAT



9500 AMBERGLEN BLVD.,
 BUILDING F, SUITE 125
 AUSTIN, TEXAS 78729
 TEL: (512) 777-6800
 FAX: (512) 258-8141
 TYPE: FIRM # 512

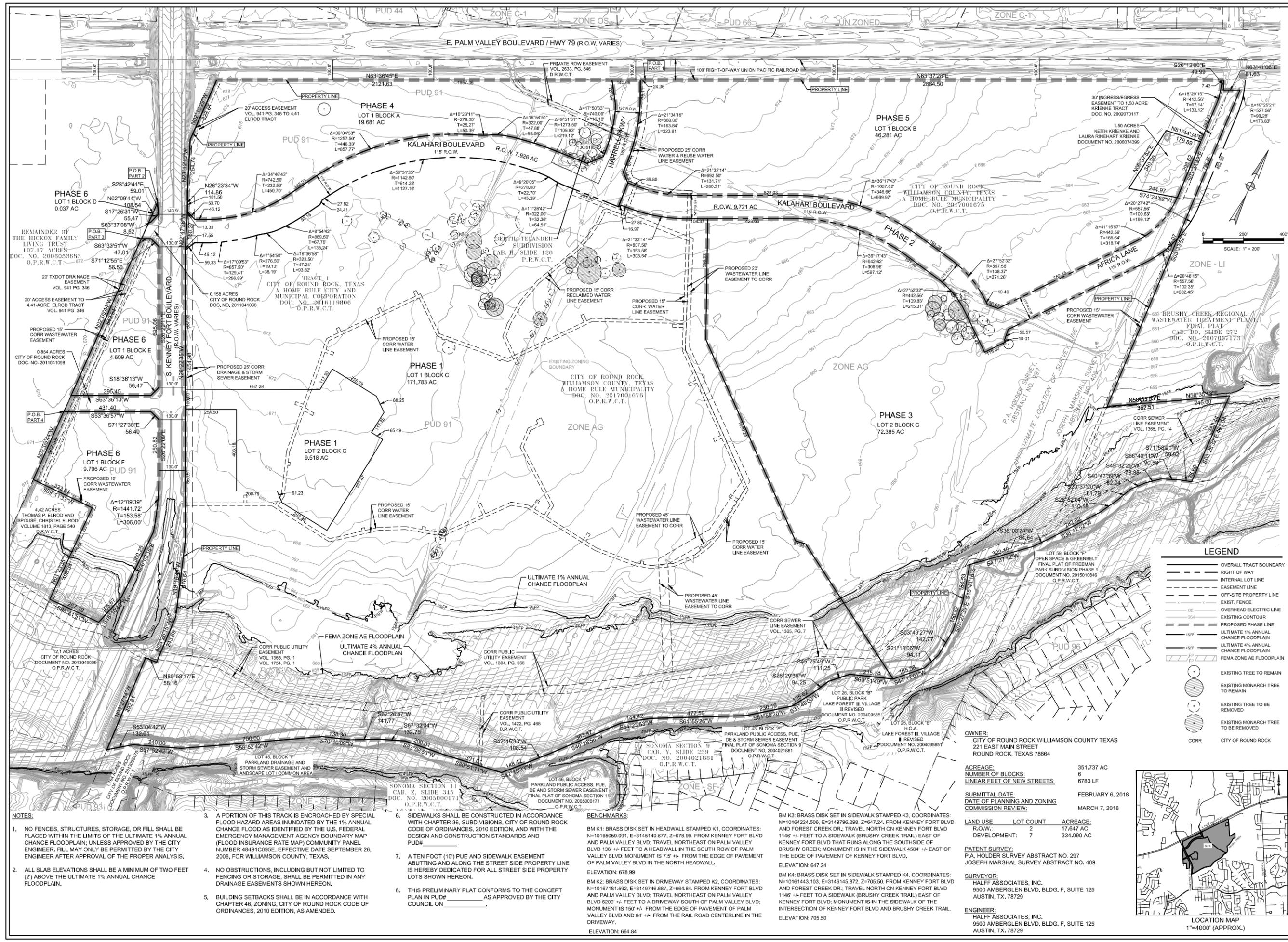


02/21/18

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHMITT, LICENSE NO. 91151 ON 02/21/2018. ALTERATION OF A PREVIOUSLY SEALED DOCUMENT WITHOUT PROPER NOTIFICATION OF THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS PROFESSIONAL ENGINEERING ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICE OF THE HALFF ASSOCIATES, INC., 9500 AMBERGLEN BLVD., BUILDING F, SUITE 125, AUSTIN, TEXAS 78729. TYPE: FIRM # 512

Project No.: 32311
 Issued:
 Drawn By:
 Checked By:
 Sheet Title

PRELIMINARY PLAT



LEGEND

	OVERALL TRACT BOUNDARY
	RIGHT OF WAY
	INTERNAL LOT LINE
	EASEMENT LINE
	OFF-SITE PROPERTY LINE
	EXIST. FENCE
	OVERHEAD ELECTRIC LINE
	EXISTING CONTOUR
	PROPOSED PHASE LINE
	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
	FEMA ZONE AE FLOODPLAIN
	EXISTING TREE TO REMAIN
	EXISTING MONARCH TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING MONARCH TREE TO BE REMOVED
	CITY OF ROUND ROCK

OWNER:
 CITY OF ROUND ROCK WILLIAMSON COUNTY TEXAS
 221 EAST MAIN STREET
 ROUND ROCK, TEXAS 78664

ACREAGE: 351.737 AC
NUMBER OF BLOCKS: 6
LINEAR FEET OF NEW STREETS: 6783 LF

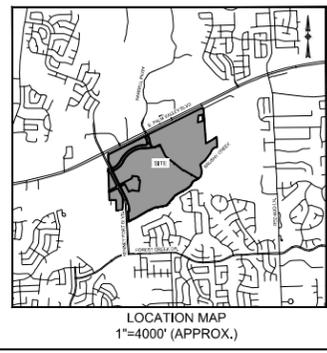
SUBMITTAL DATE: FEBRUARY 6, 2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 7, 2018

LAND USE	LOT COUNT	ACREAGE:
R.O.W.	2	17.647 AC
DEVELOPMENT:	7	334.090 AC

PATENT SURVEY:
 P.A. HOLDER SURVEY ABSTRACT NO. 297
 JOSEPH MARSHAL SURVEY ABSTRACT NO. 409

SURVEYOR:
 HALFF ASSOCIATES, INC.
 9500 AMBERGLEN BLVD, BLDG. F, SUITE 125
 AUSTIN, TX, 78729

ENGINEER:
 HALFF ASSOCIATES, INC.
 9500 AMBERGLEN BLVD, BLDG. F, SUITE 125
 AUSTIN, TX, 78729



- NOTES:**
- 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 SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - A PORTION OF THIS TRACT IS ENCRONCHED 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 484910095, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS AND PUD# _____.
 - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 - THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# _____ AS APPROVED BY THE CITY COUNCIL ON _____.

SONOMA SECTION 9
 CAR. Y. SLIDE 259
 DOC. NO. 2004021881
 O.P.R.W.C.T.

SONOMA SECTION 11
 CAR. Z. SLIDE 345
 DOC. NO. 2005000171
 O.P.R.W.C.T.

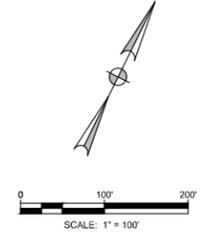
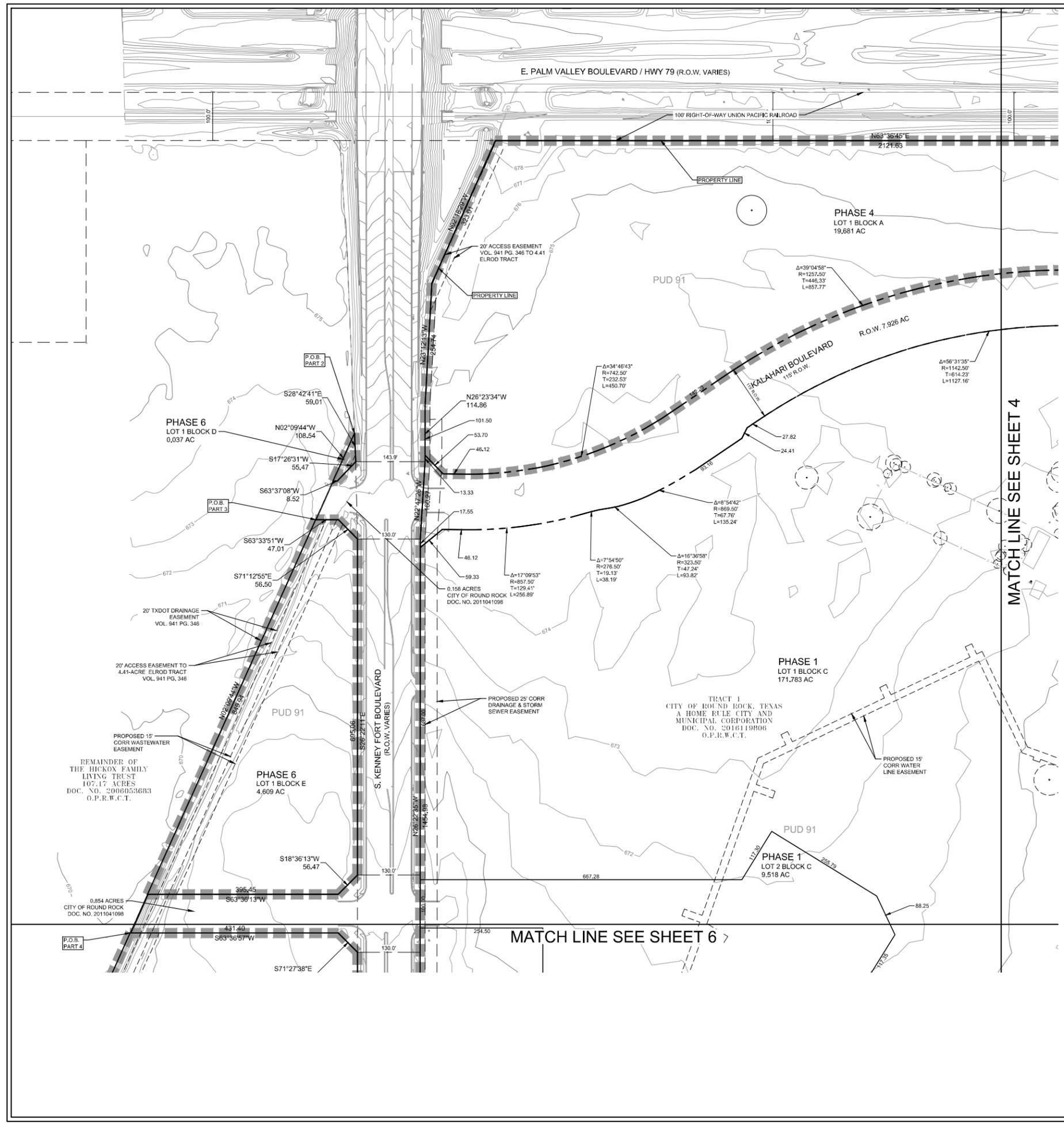
LOT 48, BLOCK "F"
 PARKLAND PUBLIC ACCESS, P.U.E. DE AND STORM SEWER EASEMENT
 FINAL PLAT OF SONOMA SECTION 11
 DOCUMENT NO. 2006000171
 O.P.R.W.C.T.

LOT 28, BLOCK "B"
 PUBLIC PARK
 LAKE FOREST II VILLAGE
 II REVISED
 DOCUMENT NO. 2004099851
 O.P.R.W.C.T.

LOT 25, BLOCK "B"
 H.O.A.
 LAKE FOREST II VILLAGE
 II REVISED
 DOCUMENT NO. 2004099851
 O.P.R.W.C.T.

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LEGEND

	OVERALL TRACT BOUNDARY
	RIGHT OF WAY
	INTERNAL LOT LINE
	EASEMENT LINE
	OFF-SITE PROPERTY LINE
	EXIST. FENCE
	OVERHEAD ELECTRIC LINE
	EXISTING CONTOUR
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OWNER:
 CITY OF ROUND ROCK WILLIAMSON COUNTY TEXAS
 221 EAST MAIN STREET
 ROUND ROCK, TEXAS 78664

ACREAGE: 351.737 AC
NUMBER OF BLOCKS: 6
LINEAR FEET OF NEW STREETS: 6783 LF

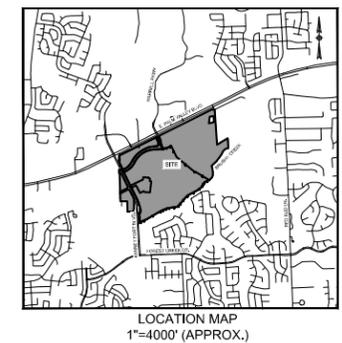
SUBMITTAL DATE: FEBRUARY 6, 2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 7, 2018

LAND USE: LOT COUNT: ACREAGE:
 R.O.W.: 2 17,647 AC
 DEVELOPMENT: 7 334,090 AC

PATENT SURVEY:
 P.A. HOLDER SURVEY ABSTRACT NO. 297
 JOSEPH MARSHAL SURVEY ABSTRACT NO. 409

SURVEYOR:
 HALFF ASSOCIATES, INC.
 9500 AMBERGLEN BLVD, BLDG. F, SUITE 125
 AUSTIN, TX, 78729

ENGINEER:
 HALFF ASSOCIATES, INC.
 9500 AMBERGLEN BLVD, BLDG. F, SUITE 125
 AUSTIN, TX, 78729



- BENCHMARKS:**
- BM K1: BRASS DISK SET IN HEADWALL STAMPED K1, COORDINATES: N=10165059.091, E=3145140.677, Z=678.99. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 136' +/- FEET TO A HEADWALL IN THE SOUTH ROW OF PALM VALLEY BLVD; MONUMENT IS 7.5' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD IN THE NORTH HEADWALL.
 ELEVATION: 678.99
- BM K2: BRASS DISK SET IN DRIVEWAY STAMPED K2, COORDINATES: N=10167181.592, E=3149746.687, Z=664.84. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 5200' +/- FEET TO A DRIVEWAY SOUTH OF PALM VALLEY BLVD; MONUMENT IS 150' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD AND 84' +/- FROM THE RAIL ROAD CENTERLINE IN THE DRIVEWAY.
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 ELEVATION: 705.50

KALAHARI ROUND ROCK
 KALAHARI RESORTS AND CONVENTIONS
 PRELIMINARY PLAT

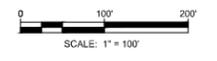
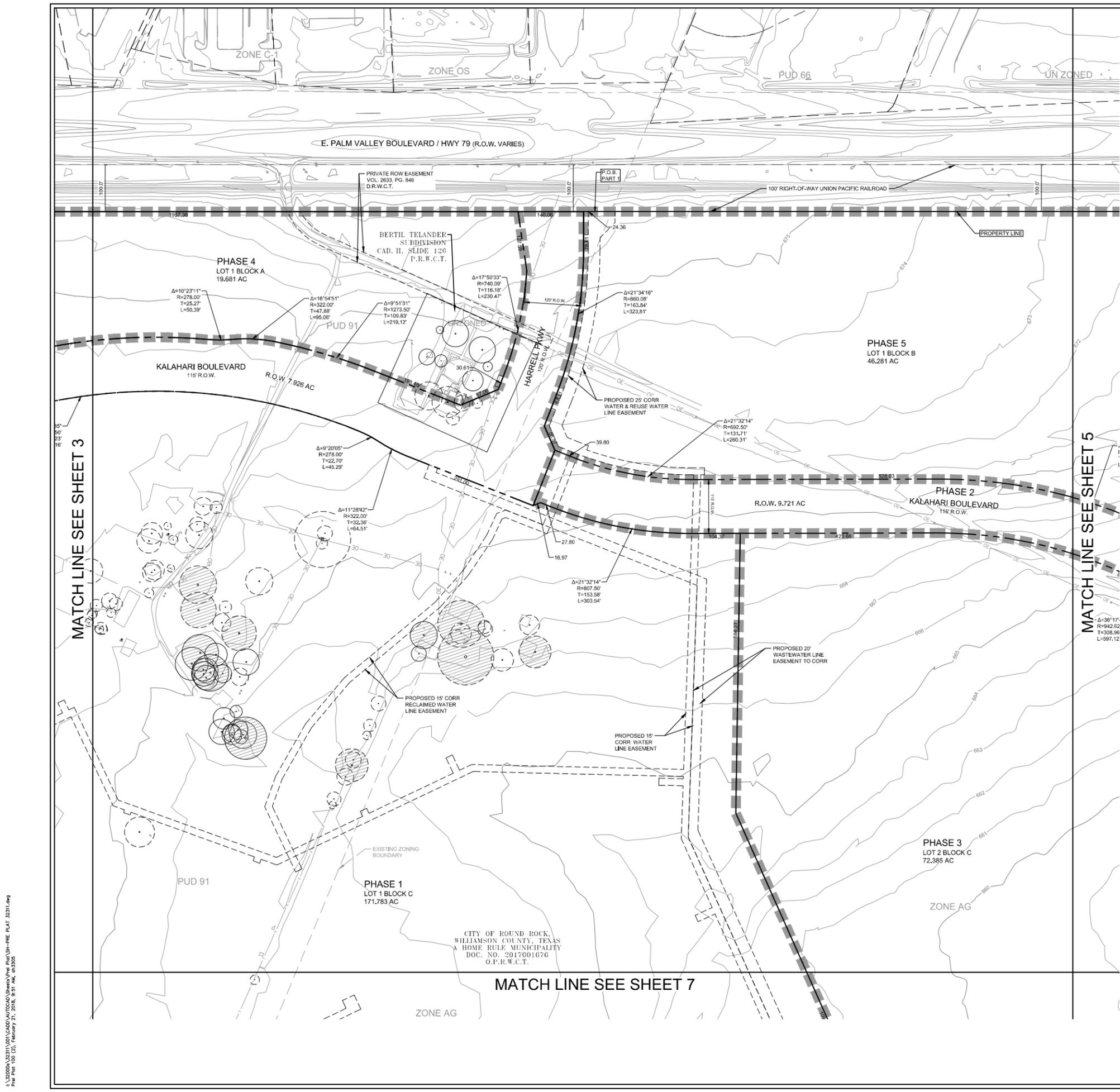


Revision No.	Date	Description



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHULZ, P.E. ON 02/21/2018. ALTERATION OF A PREVIOUSLY SEALED ENGINEERING DRAWING UNDER THE TEXAS ENGINEERING PRACTICE ACT: THE RECORD COPY OF THE DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 9500 AMBERGLEN BLVD. BUILDING F, SUITE 125 AUSTIN, TEXAS 78729. PSE#TRM#012

Project No.:	32311
Issued:	
Drawn By:	
Checked By:	
Sheet Title:	
PRELIMINARY PLAT	
3 OF 8	
Sheet Number:	



LEGEND

	OVERALL TRACT BOUNDARY
	RIGHT OF WAY
	INTERNAL LOT LINE
	EASEMENT LINE
	OFF-SITE PROPERTY LINE
	EXIST. FENCE
	OVERHEAD ELECTRIC LINE
	EXISTING CONTOUR
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	ULTIMATE 1% ANNUAL CHANGE FLOODPLAIN
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	EXISTING TREE TO REMAIN
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	CORR CITY OF ROUND ROCK

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OWNER:
CITY OF ROUND ROCK WILLIAMSON COUNTY TEXAS
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 351.737 AC
NUMBER OF BLOCKS: 6
LINEAR FEET OF NEW STREETS: 6783 LF

SUBMITTAL DATE: FEBRUARY 6, 2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 7, 2018

LAND USE	LOT COUNT	ACREAGE:
R.O.W.	2	17.647 AC
DEVELOPMENT:	7	334.090 AC

PATENT SURVEY:
P.A. HOLDER SURVEY ABSTRACT NO. 297
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SURVEYOR:
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AUSTIN, TX, 78729

ENGINEER:
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KALAHARI ROUND ROCK
KALAHARI RESORTS AND CONVENTIONS
PRELIMINARY PLAT



Revision No.	Date	Description

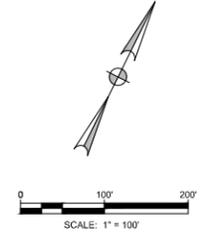
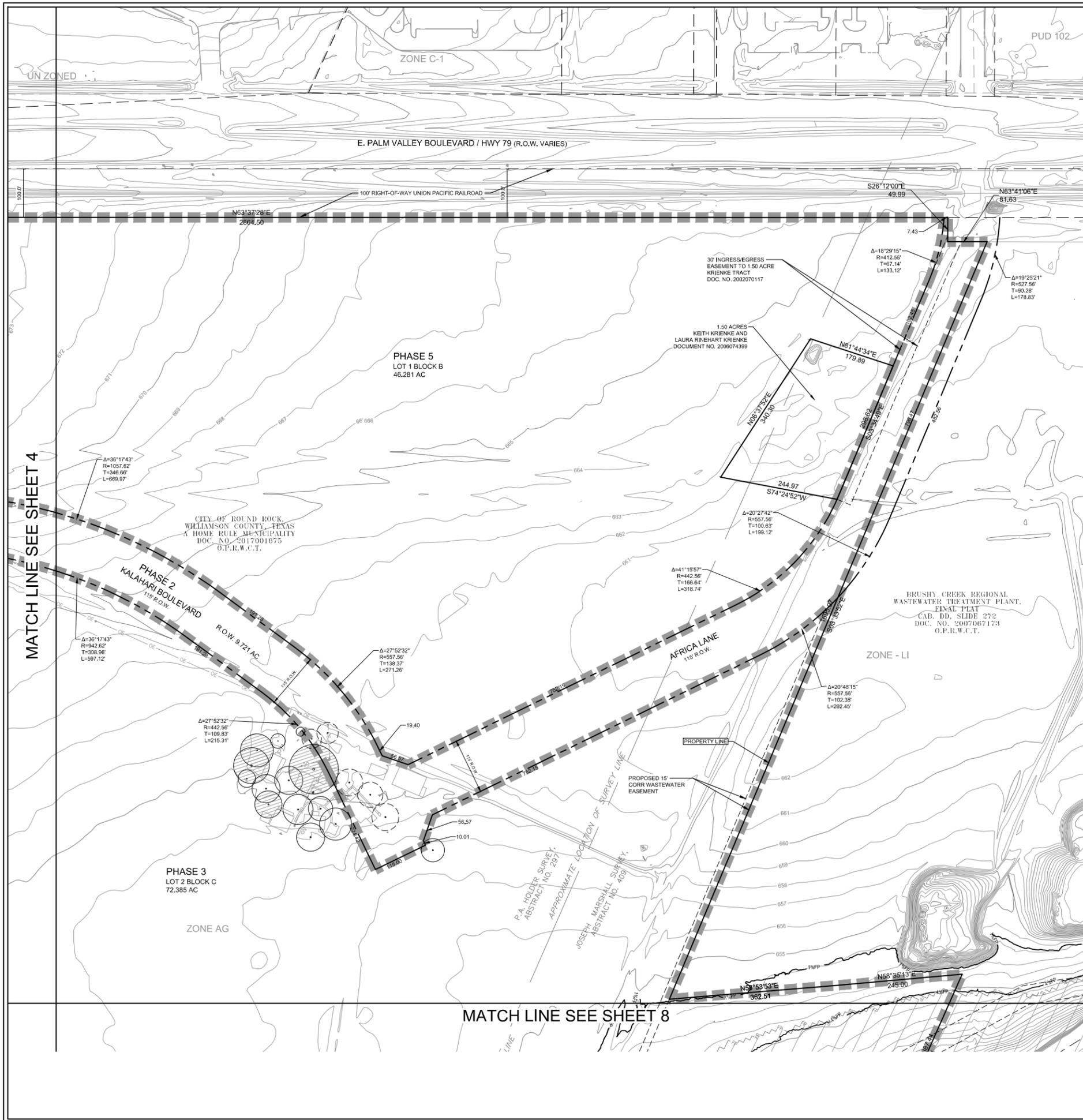


THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHULZ, REG. SURV. #101, 2/2/2018. ALTERATION OF A PREVIOUSLY SEALED DOCUMENT REQUIRES ENGINEER NOTIFICATION. THE RESPONSIBLE ENGINEER IN AN OFFICE UNDER THE TEXAS ENGINEERING PRACTICE ACT THE RECORD COPY OF THE DRAWING IS ON FILE AT THE OFFICE OF HALFF ASSOCIATES, INC. 9500 AMBERGLEN BLVD, BUILDING F, SUITE 125, AUSTIN, TEXAS 78729. TPEE FIRM #F-512

Project No.: 32311
Issued:
Drawn By:
Checked By:
Sheet Title

PRELIMINARY PLAT
4 OF 8
Sheet Number

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Pre Plat 100 (2), February 21, 2018, 9:51 AM, ch3305



LEGEND

	OVERALL TRACT BOUNDARY
	RIGHT OF WAY
	INTERNAL LOT LINE
	EASEMENT LINE
	OFF-SITE PROPERTY LINE
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	PROPOSED PHASE LINE
	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
	FEMA ZONE AE FLOODPLAIN
	EXISTING TREE TO REMAIN
	EXISTING MONARCH TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING MONARCH TREE TO BE REMOVED
	CORR CITY OF ROUND ROCK

- NOTES:**
- 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 SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - A PORTION OF THIS TRACK IS ENCRACHED 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 48491C095E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS AND PUD#.
 - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 - THIS PRELIMINARY PLAN CONFORMS TO THE CONCEPT PLAN IN PUD# _____ AS APPROVED BY THE CITY COUNCIL ON _____.

OWNER:
CITY OF ROUND ROCK WILLIAMSON COUNTY TEXAS
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 351.737 AC
NUMBER OF BLOCKS: 6
LINEAR FEET OF NEW STREETS: 6783 LF

SUBMITTAL DATE: FEBRUARY 6, 2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 7, 2018

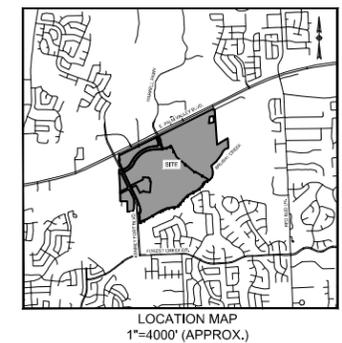
LAND USE	LOT COUNT	ACREAGE:
R.O.W.	2	17.647 AC
DEVELOPMENT:	7	334.090 AC

PATENT SURVEY:
P.A. HOLDER SURVEY ABSTRACT NO. 297
JOSEPH MARSHAL SURVEY ABSTRACT NO. 409

SURVEYOR:
HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD. BLDG. F, SUITE 125
AUSTIN, TX, 78729

ENGINEER:
HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD. BLDG. F, SUITE 125
AUSTIN, TX, 78729

- BENCHMARKS:**
- BM K1: BRASS DISK SET IN HEADWALL STAMPED K1. COORDINATES: N=10165059.091, E=3145140.677, Z=678.99. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 136' +/- FEET TO A HEADWALL IN THE SOUTH ROW OF PALM VALLEY BLVD; MONUMENT IS 7.5' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD IN THE NORTH HEADWALL.
ELEVATION: 678.99
- BM K2: BRASS DISK SET IN DRIVEWAY STAMPED K2. COORDINATES: N=10167181.592, E=3149746.687, Z=664.84. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 5200' +/- FEET TO A DRIVEWAY SOUTH OF PALM VALLEY BLVD; MONUMENT IS 150' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD AND 84' +/- FROM THE RAIL ROAD CENTERLINE IN THE DRIVEWAY.
ELEVATION: 664.84
- BM K3: BRASS DISK SET IN SIDEWALK STAMPED K3. COORDINATES: N=10164224.506, E=3149796.298, Z=647.24. FROM KENNEY FORT BLVD AND FOREST CREEK DR., TRAVEL NORTH ON KENNEY FORT BLVD 1148' +/- FEET TO A SIDEWALK (BRUSHY CREEK TRAIL) EAST OF KENNEY FORT BLVD THAT RUNS ALONG THE SOUTHWEST SIDE OF BRUSHY CREEK; MONUMENT IS IN THE SIDEWALK 4584' +/- EAST OF THE EDGE OF PAVEMENT OF KENNEY FORT BLVD.
ELEVATION: 647.24
- BM K4: BRASS DISK SET IN SIDEWALK STAMPED K4. COORDINATES: N=10161443.103, E=3146145.872, Z=705.50. FROM KENNEY FORT BLVD AND FOREST CREEK DR., TRAVEL NORTH ON KENNEY FORT BLVD 1146' +/- FEET TO A SIDEWALK (BRUSHY CREEK TRAIL) EAST OF KENNEY FORT BLVD; MONUMENT IS IN THE SIDEWALK OF THE INTERSECTION OF KENNEY FORT BLVD AND BRUSHY CREEK TRAIL.
ELEVATION: 705.50



MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 8

KALAHARI ROUND ROCK
KALAHARI RESORTS AND CONVENTIONS
PRELIMINARY PLAT



Revision No.	Date	Description



Project No.: 32311
Issued:
Drawn By:
Checked By:
Sheet Title

PRELIMINARY PLAT
5 OF 8
Sheet Number

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Pw Plat 100 (3), February 21, 2018, 9:51 AM, ch3305

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OWNER:
 CITY OF ROUND ROCK WILLIAMSON COUNTY TEXAS
 221 EAST MAIN STREET
 ROUND ROCK, TEXAS 78664

ACREAGE: 351.737 AC
NUMBER OF BLOCKS: 6
LINEAR FEET OF NEW STREETS: 6783 LF

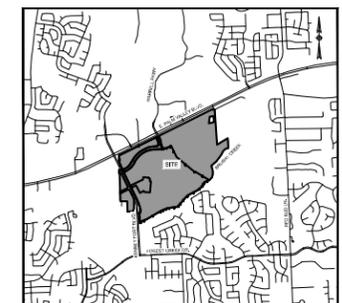
SUBMITTAL DATE: FEBRUARY 6, 2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 7, 2018

LAND USE	LOT COUNT	ACREAGE:
R.O.W.	2	17.647 AC
DEVELOPMENT:	7	334.090 AC

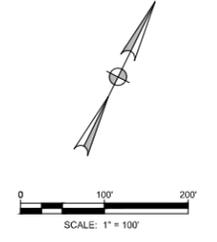
PATENT SURVEY:
 P.A. HOLDER SURVEY ABSTRACT NO. 297
 JOSEPH MARSHAL SURVEY ABSTRACT NO. 409

SURVEYOR:
 HALFF ASSOCIATES, INC.
 9500 AMBERGLEN BLVD, BLDG. F, SUITE 125
 AUSTIN, TX, 78729

ENGINEER:
 HALFF ASSOCIATES, INC.
 9500 AMBERGLEN BLVD, BLDG. F, SUITE 125
 AUSTIN, TX, 78729



LOCATION MAP
 1"=4000' (APPROX.)



LEGEND

	OVERALL TRACT BOUNDARY
	RIGHT OF WAY
	INTERNAL LOT LINE
	EASEMENT LINE
	OFF-SITE PROPERTY LINE
	EXIST. FENCE
	OVERHEAD ELECTRIC LINE
	EXISTING CONTOUR
	PROPOSED PHASE LINE
	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
	FEMA ZONE AE FLOODPLAIN
	EXISTING TREE TO REMAIN
	EXISTING MONARCH TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING MONARCH TREE TO BE REMOVED
	CORR
	CITY OF ROUND ROCK

NOTES:

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- THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# _____ AS APPROVED BY THE CITY COUNCIL ON _____.

BENCHMARKS:

- BM K1: BRASS DISK SET IN HEADWALL STAMPED K1. COORDINATES: N=10165059.091, E=3145140.677, Z=678.99. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 136' +/- FEET TO A HEADWALL IN THE SOUTH ROW OF PALM VALLEY BLVD; MONUMENT IS 7.5' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD IN THE NORTH HEADWALL. ELEVATION: 678.99
- BM K2: BRASS DISK SET IN DRIVEWAY STAMPED K2. COORDINATES: N=10167181.592, E=3149746.687, Z=664.84. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 5200' +/- FEET TO A DRIVEWAY SOUTH OF PALM VALLEY BLVD; MONUMENT IS 150' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD AND 84' +/- FROM THE RAIL ROAD CENTERLINE IN THE DRIVEWAY. ELEVATION: 664.84
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KALAHARI ROUND ROCK
 KALAHARI RESORTS AND CONVENTIONS
 PRELIMINARY PLAT



Revision No.	Date	Description

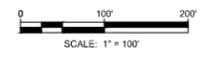


Project No.: 32311
 Issued:
 Drawn By:
 Checked By:
 Sheet Title

PRELIMINARY PLAT
 6 OF 8
 Sheet Number

CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS
HOME RULE MUNICIPALITY
DOC. NO. 2017001676
O.P.R.W.C.T.

MATCH LINE SEE SHEET 4



LEGEND

- OVERALL TRACT BOUNDARY
- RIGHT OF WAY
- INTERNAL LOT LINE
- EASEMENT LINE
- OFF-SITE PROPERTY LINE
- x-x- EXIST. FENCE
- OE- OVERHEAD ELECTRIC LINE
- 664- EXISTING CONTOUR
- PROPOSED PHASE LINE
- 1VFP- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- 4VFP- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- FEMA- FEMA ZONE AE FLOODPLAIN
- EXISTING TREE TO REMAIN
- EXISTING MONARCH TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING MONARCH TREE TO BE REMOVED
- CORR CITY OF ROUND ROCK

KALAHARI ROUND ROCK
KALAHARI RESORTS AND CONVENTIONS
PRELIMINARY PLAT



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHULER, REG. NO. 91151 ON 02/20/18. ALTERATION OF A PREVIOUSLY SEALED RESPONSIBLE ENGINEER BY AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT THE RECORD COPY OF THE DRAWING IS ON FILE AT THE OFFICE OF HALFF ASSOCIATES, INC. 9500 AMBERGLEN BLVD., BUILDING F, SUITE 125, AUSTIN, TEXAS 78729. (SEE FIRM #F-512)

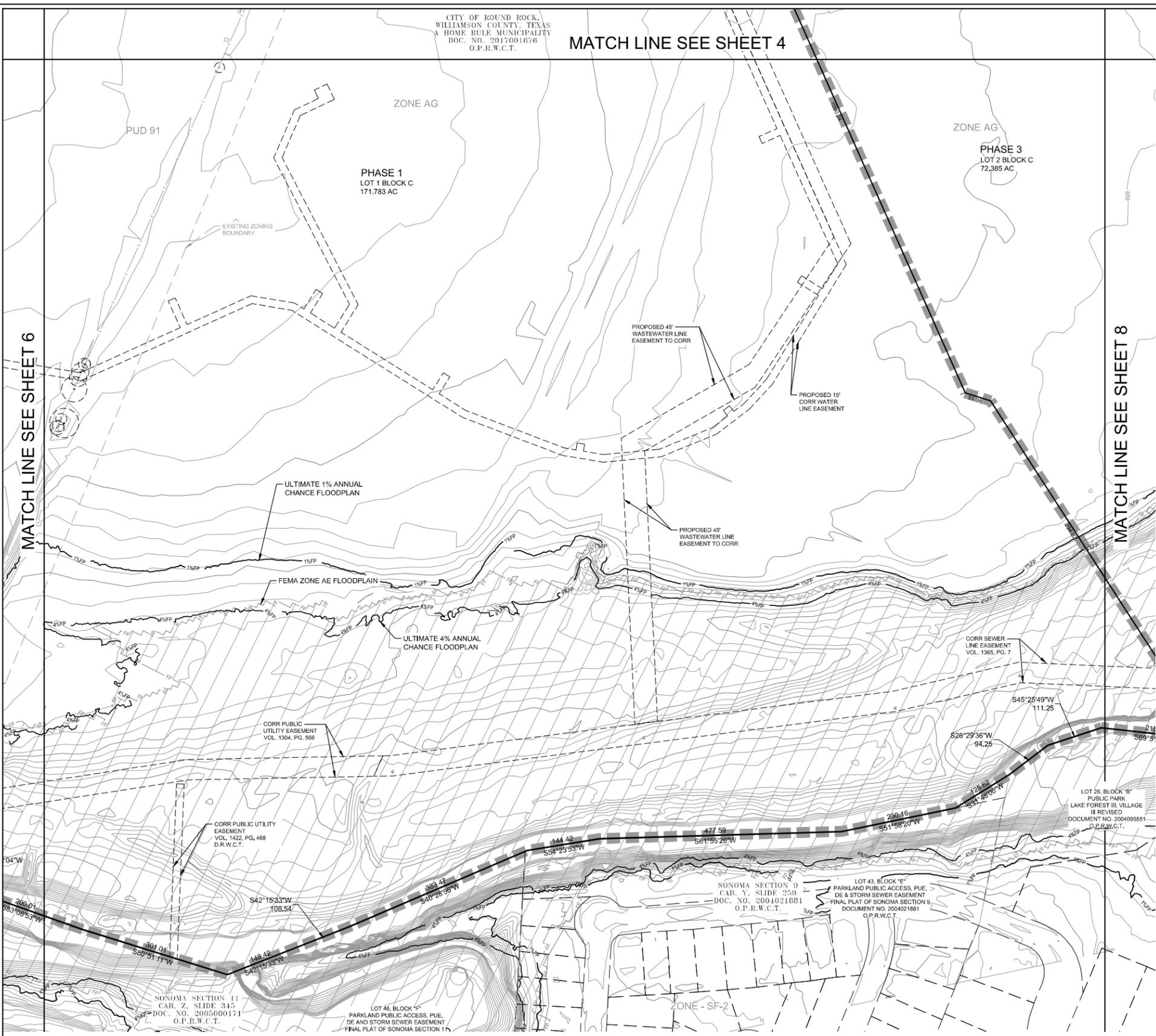
Project No.: 32311
Issued:
Drawn By:
Checked By:
Sheet Title

PRELIMINARY PLAT

7 OF 8
Sheet Number

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 8



OWNER:
CITY OF ROUND ROCK WILLIAMSON COUNTY TEXAS
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 351.737 AC
NUMBER OF BLOCKS: 6
LINEAR FEET OF NEW STREETS: 6783 LF

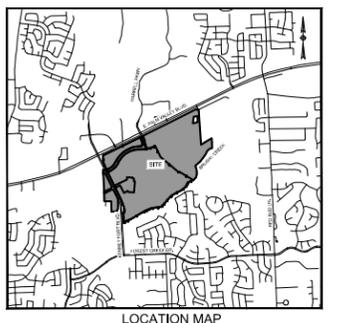
SUBMITTAL DATE: FEBRUARY 6, 2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 7, 2018

LAND USE	LOT COUNT	ACREAGE:
R.O.W.	2	17,647 AC
DEVELOPMENT:	7	334,090 AC

PATENT SURVEY:
P.A. HOLDER SURVEY ABSTRACT NO. 297
JOSEPH MARSHAL SURVEY ABSTRACT NO. 409

SURVEYOR:
HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TX, 78729

ENGINEER:
HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TX, 78729



NOTES:

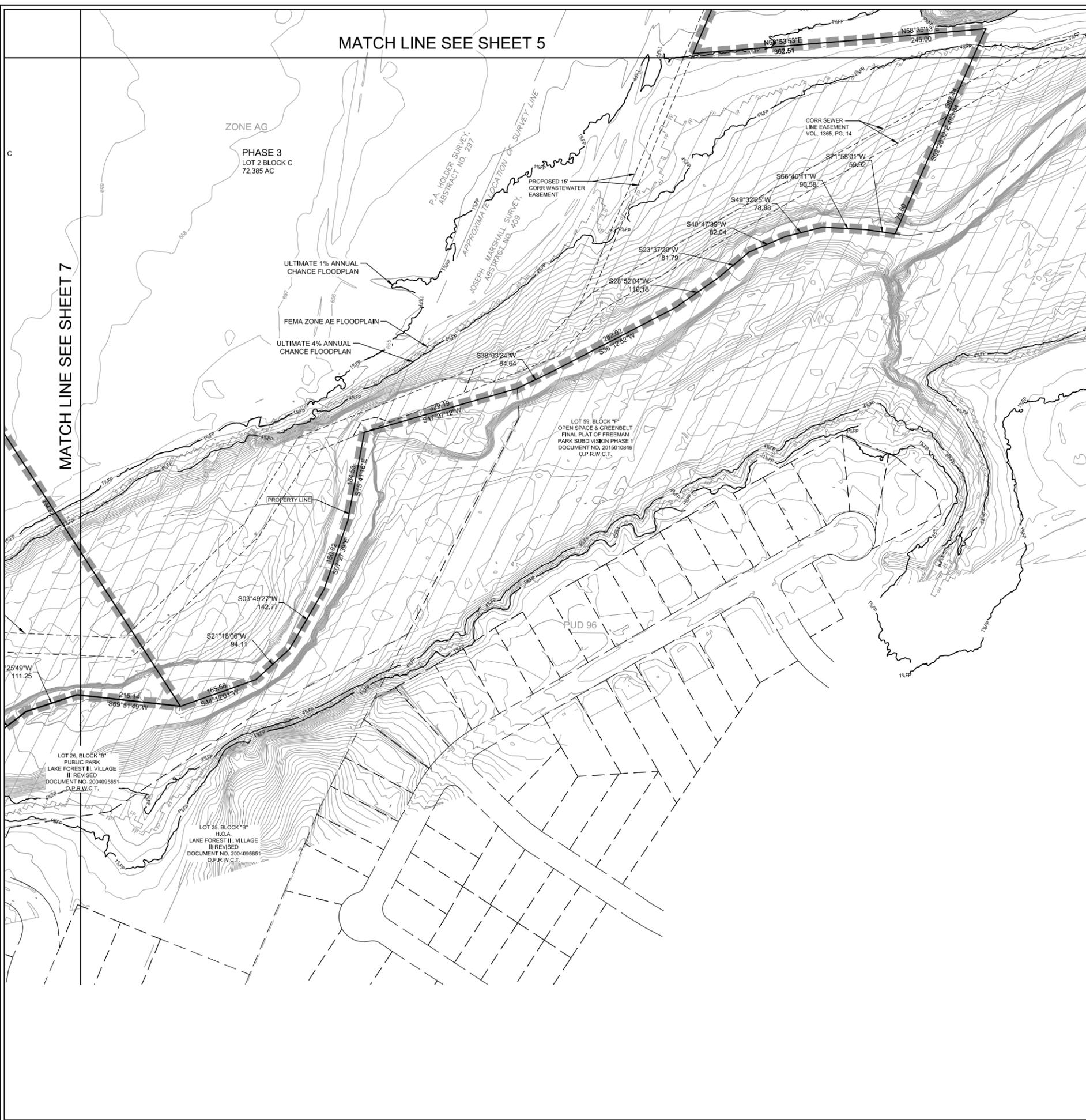
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- THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# _____ AS APPROVED BY THE CITY COUNCIL ON _____

BENCHMARKS:

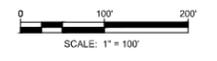
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- BM K2: BRASS DISK SET IN DRIVEWAY STAMPED K2, COORDINATES: N=10167181.592, E=3149746.687, Z=664.84. FROM KENNEY FORT BLVD AND PALM VALLEY BLVD; TRAVEL NORTHEAST ON PALM VALLEY BLVD 5200' +/- FEET TO A DRIVEWAY SOUTH OF PALM VALLEY BLVD; MONUMENT IS 150' +/- FROM THE EDGE OF PAVEMENT OF PALM VALLEY BLVD AND 84' +/- FROM THE RAIL ROAD CENTERLINE IN THE DRIVEWAY. ELEVATION: 664.84
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MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 7



LEGEND

- OVERALL TRACT BOUNDARY
- RIGHT OF WAY
- INTERNAL LOT LINE
- EASEMENT LINE
- OFF-SITE PROPERTY LINE
- EXIST. FENCE
- OVERHEAD ELECTRIC LINE
- EXISTING CONTOUR
- PROPOSED PHASE LINE
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- FEMA ZONE AE FLOODPLAIN
- EXISTING TREE TO REMAIN
- EXISTING MONARCH TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING MONARCH TREE TO BE REMOVED
- CORR CITY OF ROUND ROCK

NOTES:

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7. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
8. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# _____ AS APPROVED BY THE CITY COUNCIL ON _____.

OWNER:
CITY OF ROUND ROCK WILLIAMSON COUNTY TEXAS
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 351.737 AC
NUMBER OF BLOCKS: 6
LINEAR FEET OF NEW STREETS: 6783 LF

SUBMITTAL DATE: FEBRUARY 6, 2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 7, 2018

LAND USE **LOT COUNT** **ACREAGE:**
R.O.W.: 2 17.647 AC
DEVELOPMENT: 7 334.090 AC

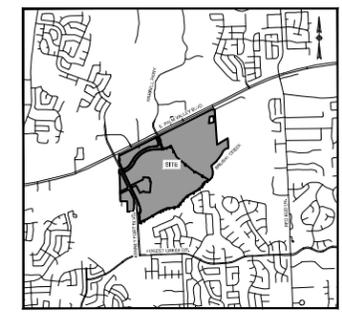
PATENT SURVEY:
P.A. HOLDER SURVEY ABSTRACT NO. 297
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SURVEYOR:
HALFF ASSOCIATES, INC.
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AUSTIN, TX, 78729

ENGINEER:
HALFF ASSOCIATES, INC.
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AUSTIN, TX, 78729

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ELEVATION: 664.84
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ELEVATION: 705.50



KALAHARI ROUND ROCK
KALAHARI RESORTS AND CONVENTIONS
PRELIMINARY PLAT



Revision No.	Date	Description



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHMITT, P.E. REG. #91151 ON 02/20/18. ALTERATION OF A PREVIOUSLY SEALED DOCUMENT WITHOUT ENGINEER PARTICIPATION IS THE RESPONSIBILITY OF THE USER. IF YOU ARE THE RESPONSIBLE ENGINEER IN AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT THE RECORD COPY OF THE DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 9500 AMBERGLEN BLVD., BUILDING F, SUITE 125, AUSTIN, TEXAS 78729. PSE-FRM-01-12

Project No.: 32311
Issued:
Drawn By:
Checked By:
Sheet Title

PRELIMINARY PLAT

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