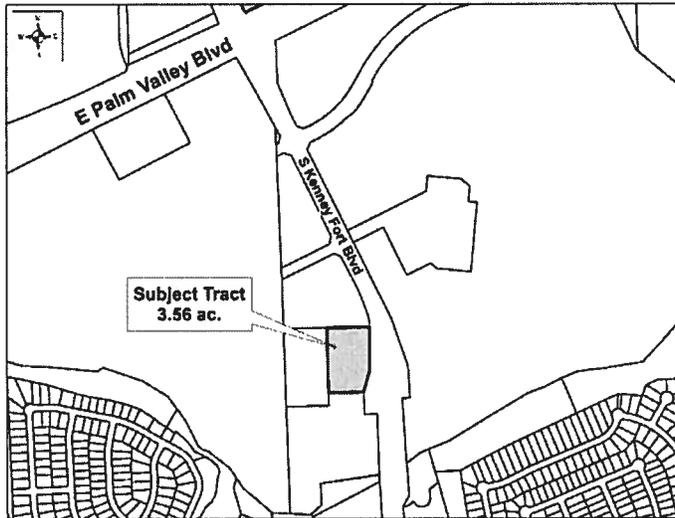


**Kalahari Resorts Final Plat of Lot 2, Block F
FINAL PLAT FP1912-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat to create one development lot

ZONING AT TIME OF APPLICATION: PUD No. 114 (Commercial)

DESCRIPTION: 3.56 acres out of the P.A. Holder Survey, Abstract No. 297.

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 114, which allows for a mixture of commercial/retail uses.

ADJACENT LAND USE:

- North: Vacant and Undeveloped Commercial Lot - Zoned PUD No. 114
- South: Vacant and Undeveloped Commercial Lot - Zoned PUD No. 114
- East: S. Kenney Fort Boulevard Right-of-Way - Unzoned
- West: Single Family Residence on 4.4.acres - ETJ Unzoned

PROPOSED LAND USE: Kalahari Resort Employee Housing

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	3.56
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	3.56

Owner:
City of Round Rock
221 E. Main St.
Round Rock, TX 78664

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

**Kalahari Resorts Final Plat of Lot 2, Block F
FINAL PLAT FP1912-002**

BACKGROUND: The Planning and Zoning (P&Z) Commission approved the Preliminary Plat ("PP1909-003") for this property on October 16, 2019. This Final Plat will create one development lot for the future development of Kalahari Resort employee housing.

DATE OF REVIEW: January 8, 2020

LOCATION: West of S. Kenney Fort Blvd. and south of E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use designation is determined by PUD No. 114, which contains a mixture of retail and commercial land uses. Specific development standards are included in the PUD. For requirements not mentioned in the PUD, the C-1a zoning district standards will apply. The lot allows for commercial land uses such as offices, hotels, retail, and restaurants by right.

Compliance with the Preliminary Plat:

As shown, the Final Plat is in compliance with the Preliminary Plat ("PP1909-003") approved by the P&Z.

Traffic, Access and Roads:

A traffic impact analysis (TIA) has been completed and approved. Transportation improvements are occurring with the initial construction of the resort hotel and convention center.

Water and Wastewater Service:

Water and wastewater service will be provided by the City of Round Rock. Water service will be provided via an existing 12-inch waterline stub from S. Kenney Fort Boulevard. Wastewater service will be provided via a connection to an existing manhole located in Brushy Creek to the south of the property.

Drainage:

A total of four (4) detention ponds for the entire Kalahari development, including the 3.56 acre employee housing lot, 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 as presented

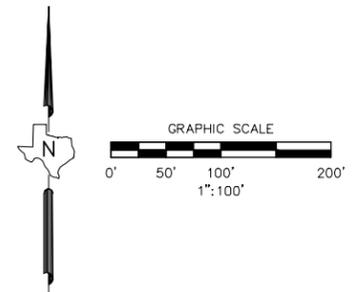
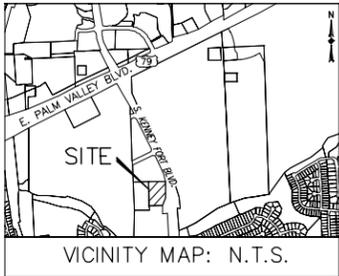


E Palm Valley Blvd

S Kenney Fort Blvd

**Subject Tract
3.56 ac.**

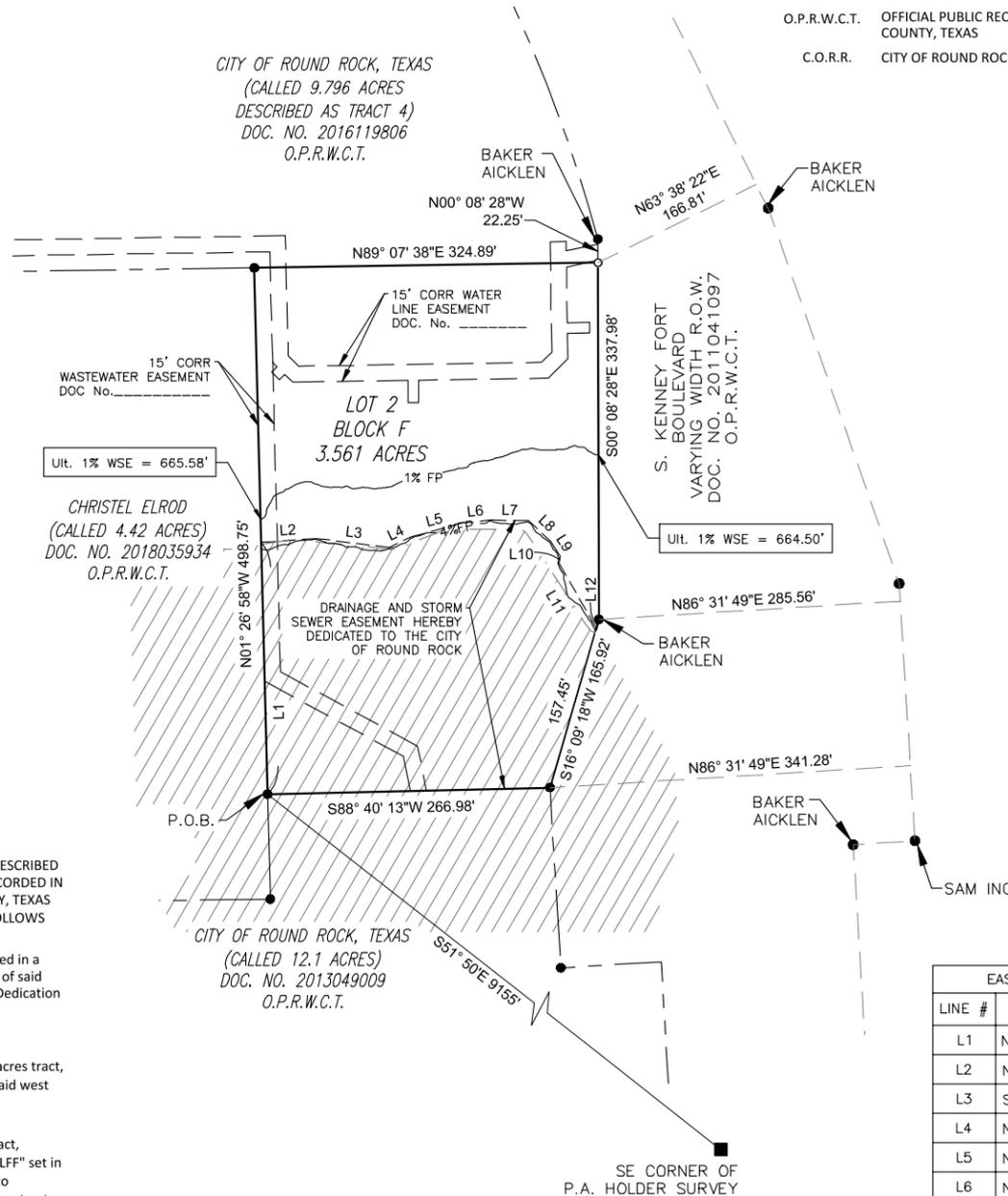




ACREAGE: 3.561 ACRES
 PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297
 NUMBER OF BLOCKS: 1
 NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1 LOT
 LINEAR FEET OF NEW STREETS: 0
 SUBMITTAL DATE: DECEMBER 10, 2019
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 8, 2020
 ACREAGE BY LOT TYPE: DEVELOPMENT - 3.561 ACRES

P.A. HOLDER SURVEY, ABSTRACT NO. 297

- LEGEND:**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET W/ "HALFF ASSOC. INC." CAP TO BE SET PRIOR TO PLAT RECORDATION
 - ▨ FEMA ZONE AE
 - 1% FP ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - 4% FP ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - P.O.B. POINT OF BEGINNING
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - C.O.R.R. CITY OF ROUND ROCK



BEING A 3.561 ACRES TRACT SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 9.796 ACRES TRACT DESCRIBED AS TRACT 4 IN A SPECIAL WARRANTY DEED TO THE CITY OF ROUND ROCK, TEXAS AND RECORDED IN DOCUMENT NO. 2016119806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2-inch iron rod found in the east line of a called 4.42 acres tract described in a General Warranty Deed to Christel Elrod and recorded in Document Number 2018035934 of said O.P.R.W.C.T., same being the northwest corner of a called 12.1 acres tract described in a Dedication Deed to the City of Round Rock, Texas and recorded in Document No. 2013049009 of said O.P.R.W.C.T. for the southwest corner of said 9.796 acres tract;

THENCE with said east line of the 4.42 acres tract, same being the west line of said 9.796 acres tract, N01°26'58"W a distance of 498.75 feet to a 1/2-inch iron rod found for an angle point in said west line of the 9.796 acres tract, same being the northeast corner of said 4.42 acres tract;

THENCE leaving said west line of the 9.796 acres tract, over and across said 9.796 acres tract, N89°07'38"E a distance of 324.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west right-of-way line of S. Kenney Fort Blvd., a varying width right-of-way according to Document No. 2011041097 of said O.P.R.W.C.T., same being the east line of said 9.796 acres tract, and from which a 1/2-inch iron rod with plastic cap stamped "Baker Aicklen" found in said west right-of-way line of S. Kenney Fort Blvd and said east line of the 9.796 acres tract, bears N00°08'28"W a distance of 22.25 feet;

THENCE with the said west right-of-way line of S. Kenney Fort Blvd and said east line of the 9.796 acres tract the following two (2) courses and distances:

1. S00°08'28"E a distance of 337.98 feet to a 1/2-inch iron rod with plastic cap stamped "Baker Aicklen" found, and
2. S16°09'18"W a distance of 165.92 feet to a 1/2-inch iron rod found at the northeast corner of said 12.1 acres tract, same being the southeast corner of said 9.796 acres tract;

THENCE leaving said west right-of-way line of S. Kenney Fort Blvd, with the south line of said 9.796 acres tract, same being the north line of said 12.1 acres tract, S88°40'13"W a distance of 266.98 feet to said POINT OF BEGINNING and containing 3.561 acres.

BENCHMARKS:

BM K1: BRASS DISK SET IN HEADWALL STAMPED K1, COORDINATES: N=10165059.09, E=3145140.68, 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=10167181.59, E=3149746.69, 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=10164224.51, E=3149796.30, Z=647.24. 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 THAT RUNS ALONG THE SOUTHSIDE 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=10161443.10, E=3146145.87, 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

OWNER: CITY OF ROUND ROCK, TEXAS
 ENGINEER: HALFF ASSOCIATES, INC
 9500 AMBERGLEN BLVD
 BUILDING F, SUITE 125
 AUSTIN, TEXAS 78729
 TBPELS ENGINEERING FIRM #312
 (512) 777-4600 P
 (512) 252-8141 F
 SURVEYOR: HALFF ASSOCIATES, INC
 9500 AMBERGLEN BLVD
 BUILDING F, SUITE 125
 AUSTIN, TEXAS 78729
 TBPELS SURVEYING FIRM #10029607
 (512) 777-4600 P
 (512) 252-8141 F

EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 01°26'58" W	238.56'
L2	N 85°51'52" E	52.11'
L3	S 83°02'09" E	69.67'
L4	N 64°10'58" E	22.88'
L5	N 75°07'57" E	50.67'
L6	N 83°32'22" E	26.22'
L7	S 89°10'28" E	36.14'
L8	S 46°22'38" E	28.81'
L9	S 32°46'48" E	16.70'
L10	S 10°23'50" W	6.64'
L11	S 29°48'56" E	70.68'
L12	S 16°09'18" W	8.47'

BASIS OF BEARINGS IS US STATE PLANE NAD 1983 (CONUS), TEXAS CENTRAL ZONE 4203, GEOID 12B. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012. VERTICAL DATUM - NAVD88, GEOID 12.

FINAL PLAT
LOT 2, BLOCK F
KALAHARI RESORTS AND CONVENTIONS
 3.561 ACRES OUT OF THE
 P.A. HOLDER SURVEY
 ABSTRACT No. 297



9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
 AUSTIN, TEXAS 78729
 TBPELS SURVEYING FIRM #10029607
 TBPELS ENGINEERING FIRM #312
 TEL (512) 777-4600
 FAX (512) 252-8141

FP1912-002
 PAGE 1 OF 2

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That the City of Round Rock, as the owner of a called 9.796 acres tract described as Tract 4 in a Special Warranty Deed to the City of Round Rock, Texas and recorded in Document No. 2016119806 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) do hereby certify that there are no lien holders 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 Lot 2, Block F, Kalahari Resorts and Conventions.

City of Round Rock

Craig Morgan
Mayor, City of Round Rock

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 2020, by _____, on behalf of said City of Round Rock.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

Signature: _____

GENERAL NOTES:

1. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED AND ALSO AS AMENDED BY PUD NO. 114.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED AND ALSO AS AMENDED BY PUD NO. 114.
4. 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.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
6. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE EVENT. ALL FINISHED FLOOR ELEVATION(S) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
7. 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.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1909-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2019.

Approved this ____ day of _____, 2020, 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 & Zoning Commission

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Dan Clark, 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.

Dan Clark

12/19/2019
Date



Dan H. Clark
Registered Professional Land Surveyor No. 6011
State of Texas
Halff Associates, Inc.
TBPELS, Surveying Firm #10029607
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, Texas 78729

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the ____ day of _____, A.D., 20 ____, at ____ o'clock ____ m. and duly recorded on the ____ day of _____, A.D., 20 ____, 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 office in Georgetown, Texas, the date last above written.

Nancy Rister, Clerk, County Court Williamson County, Texas

By: _____
Deputy

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Robert W. Scholz, 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.

Robert W. Scholz

12/19/2019
Date



Robert W. Scholz, P.E.
Licensed Professional Engineer No. 91151
State of Texas
Halff Associates, Inc.
TBPELS, Engineering Firm #312
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, Texas 78729

FINAL PLAT
LOT 2, BLOCK F
KALAHARI RESORTS AND CONVENTIONS
3.561 ACRES OUT OF THE
P.A. HOLDER SURVEY
ABSTRACT No. 297

