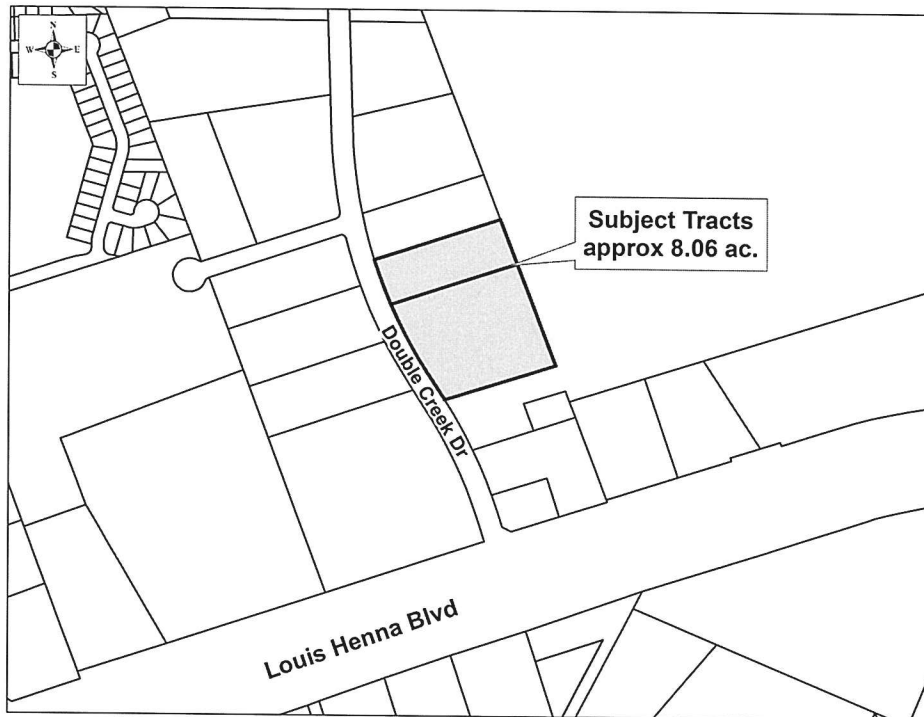


**Amended Plat of Lot 5A, Block B - Interchange Business Park Sec. 2**  
**FINAL PLAT    FP1701-009**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of amending plat

**ZONING AT TIME OF APPLICATION:** LI

**DESCRIPTION:** 8.06 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** Industrial, Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Business Park

**ADJACENT LAND USE:**

North: Office  
 South: Industrial  
 East: School  
 West: Industrial

**PROPOSED LAND USE:** Commercial

<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:	2	8.06
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>2</b>	<b>8.06</b>

**Owner:**  
 Flood Four Properties LP  
 450 Airline Dr.  
 Coppell, TX 75019

**Agent**  
 Thrower Design  
 Ron Thrower  
 P.O. Box 41957  
 Austin, TX 78704

**Amended Plat of the Interchange Business Park Section 2 – Lot 5A, Block B**  
**FINAL PLAT      FP1701-009**

**HISTORY:** The Planning and Zoning Commission approved the Final Plat of Interchange Business Park, Section 2 on April 17, 1986. The Planning and Zoning Commission approved A Replat of Interchange Business Park on July 31, 1996. The Planning and Zoning Commission approved Lot 5A, Block B Interchange Business Park, Section 2 (A Replat) on August 20, 1997.

**DATE OF REVIEW:** March 1, 2017

**LOCATION:** Double Creek Drive, east of Bryant Drive

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan for the plat's vicinity is Business Park. The plat site is zoned LI, light industrial. The LI district allows office, manufacturing and assembly, warehouses, wholesale trade and several other similar uses by right, while also allowing several other uses with conditions. The LI district is subject to landscaping requirements and building exterior material standards.

Traffic, Access and Roads: The site is accessible via Double Creek Drive. The City's Department of Transportation has deferred a Traffic Impact Analysis until the next phase of the development process, likely the site development permit.

Water and Wastewater Service: The site is existing water service on lot 5A. This line will be extended to lot 4A. Lot 5A has existing wastewater service. Lot 4A will be served by an existing 15" wastewater line in a public utility easement at the front of the property.

Drainage: Both lots will drain to an existing drainage channel located at the rear of the property.

Additional Considerations: This amending plat is requested in order to move the lot line between Lot 4A and 5A by fifteen feet to the north.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

- 1) Update all notes from previous plats to reflect current language in City's Subdivision Replat packet.
- 2) Prior to recordation, provide a utility schematic confirming the configuration and size of the proposed water line easement. Once approved by City staff, label the proposed water easement as "Waterline Easement Hereby Dedicated to the City of Round Rock" on the primary schematic and in detail on that original.

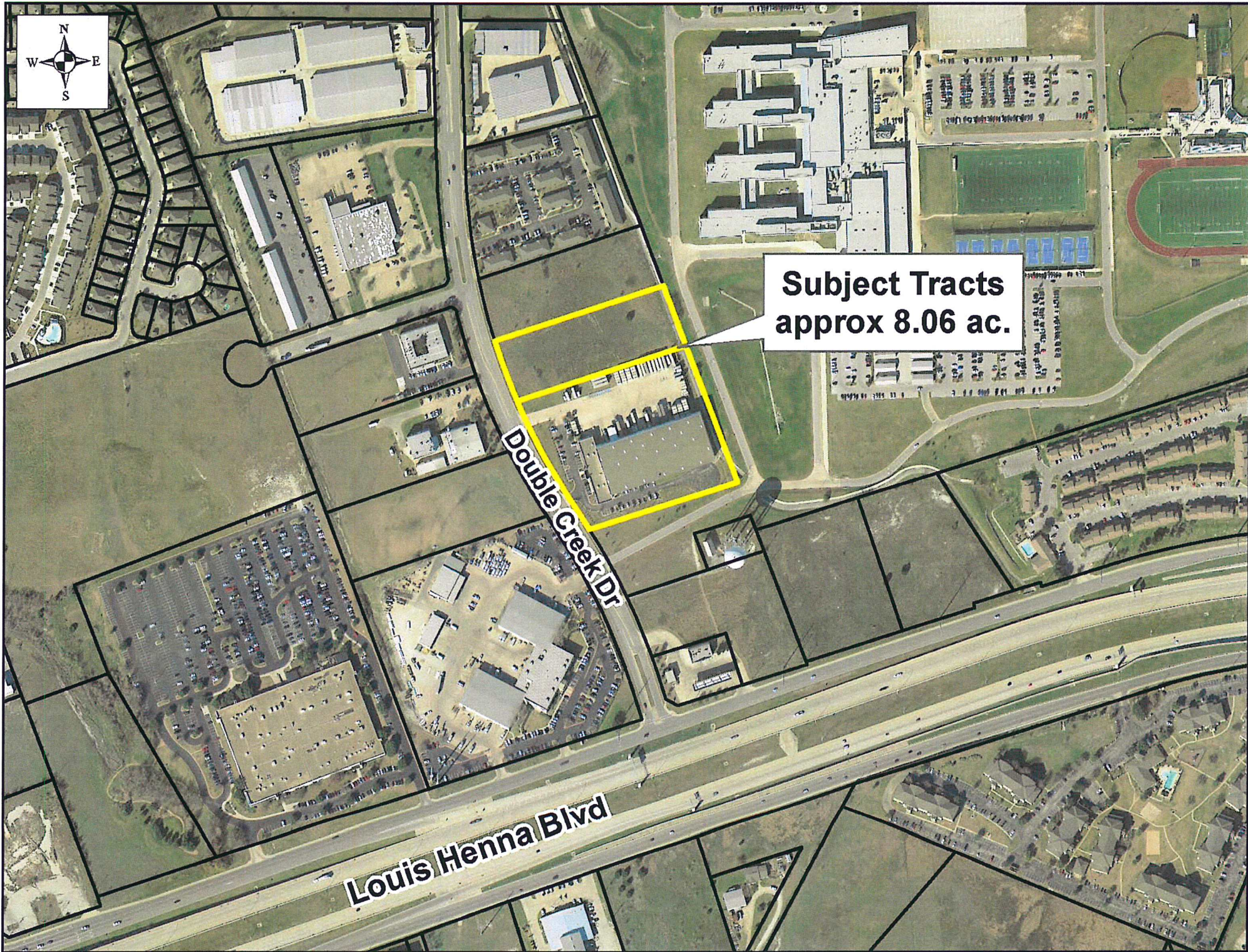




**Subject Tracts  
approx 8.06 ac.**

**Double Creek Dr**

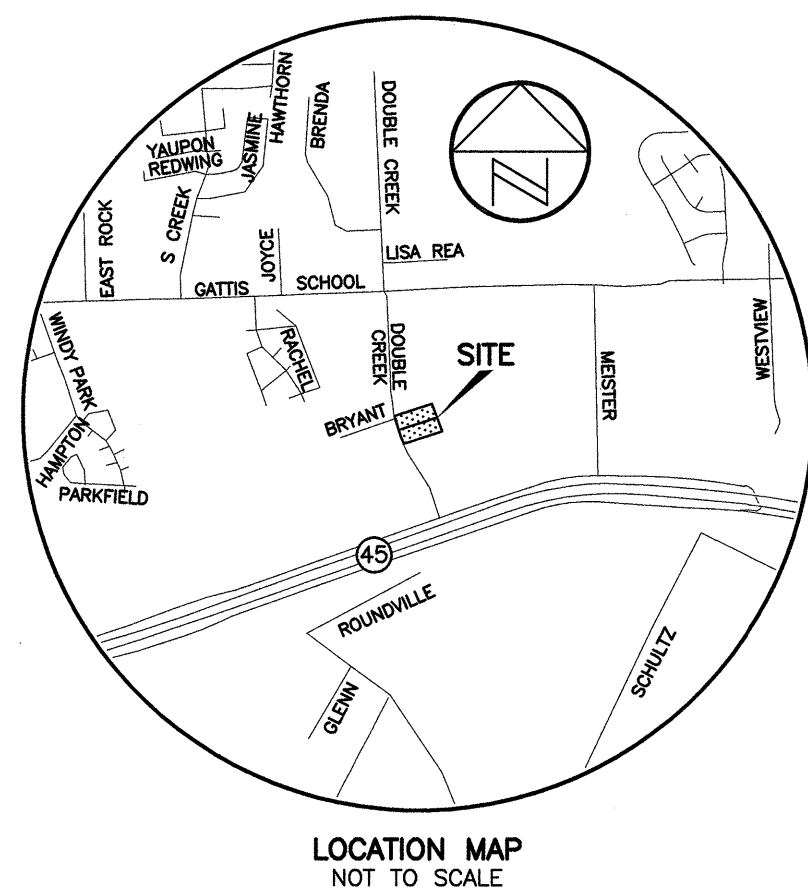
**Louis Henna Blvd**



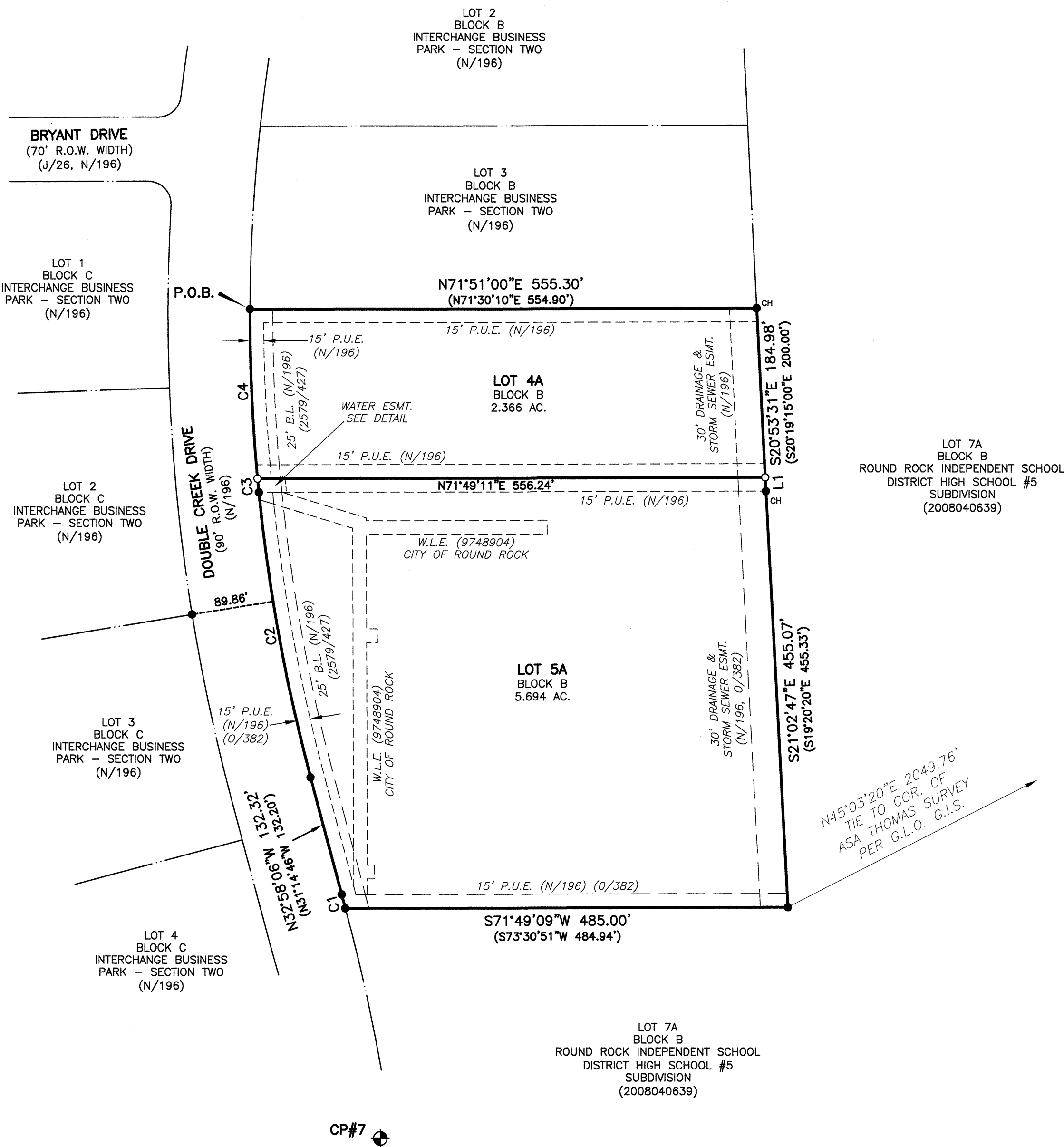


AMENDED PLAT OF LOT 5A,  
BLOCK B, INTERCHANGE  
BUSINESS SECTION TWO  
(REPLAT) AND  
LOT 4, BLOCK B, INTERCHANGE  
BUSINESS SECTION TWO

SCALE: 1" = 100'  
GRAPHIC SCALE  
100 50 0 100



LOCATION MAP  
NOT TO SCALE



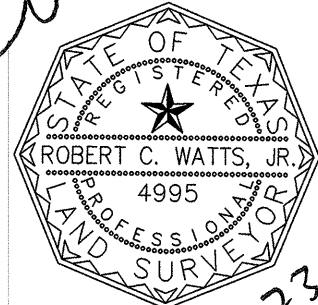
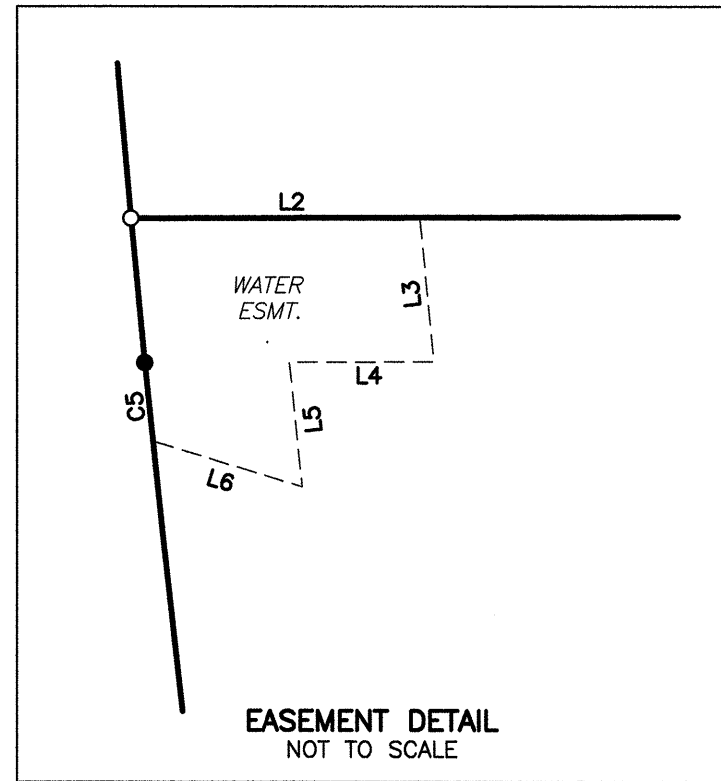
- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ( ) RECORD INFORMATION

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 #7.  
1/2" REBAR WITH "CHAPARRAL RANDOM" CAP SET  
SURFACE COORDINATES:  
N 10151795.031  
E 3143664.203  
TEXAS STATE PLANE COORDINATES:  
N 10153013.246  
E 3144041.443  
ELEV. 792.03' DATUM - NAVD '88  
COMBINED SCALE FACTOR = 0.999880014 (FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000120 (FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0  
THETA ANGLE: 1'23"07"

OWNERS:  
FLOOD FOUR PROPERTIES, LP.  
450 AIRLINE DRIVE  
CORPELL, TX. 75019  
RICHARD & JANE ANDERSON  
2401 DOUBLE CREEK DRIVE  
ROUND ROCK, TX. 78664  
ACREAGE: 8.060 ACRES  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: 1/31/2017  
DATE OF PLANNING AND ZONING COMMISSION MEETING: 3/1/2017  
BENCHMARK: (SEE OTHER BOX, THIS PAGE)  
ACREAGE BY LOT TYPE:  
DEVELOPMENT -  
LOT 4A 2.366 ACRES  
LOT 5A 5.694 ACRES  
PATENT SURVEY: ASA THOMAS SURVEY, ABST. 609  
SURVEYOR:  
ROBERT C. WATTS, JR.  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
512-443-1724  
NUMBER OF LOTS BY TYPE: 2 DEVELOPMENT

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2045.02'	0°26'17"	15.64'	N32°37'26"W	15.64'
C2	1955.00'	9°16'55"	316.71'	N28°18'28"W	316.36'
C3	1955.00'	0°26'30"	15.07'	N23°31'55"W	15.07'
C4	1955.00'	5°25'50"	185.30'	N20°35'45"W	185.23'
C5	1955.00'	0°14'24"	8.19'	S23°47'13"E	8.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°53'31"E	15.02'
L2	N71°49'11"E	30.12'
L3	S23°36'56"E	15.07'
L4	S71°49'11"W	15.05'
L5	S23°55'58"E	12.99'
L6	S88°51'45"W	16.32'



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

PROJECT NO.: 1212-001  
DRAWING NO.: 1212-001-PL.1  
PLOT DATE: 02/23/2017  
PLOT SCALE: 1"=100'  
DRAWN BY: RCW  
SHEET 01 OF 02

OWNER'S DEDICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THE PRESENTS:

FLOOD FOUR PROPERTIES, OWNER OF LOT 5A, BLOCK B, INTERCHANGE BUSINESS PARK, SECTION TWO (A REPLAT), A SUBDIVISION OF RECORD IN CABINET O, SLIDE(S) 382-383 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2016090082 THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

AND RICHARD J. AND JANE E.R. ANDERSON, OWNERS OF LOT 4, BLOCK B, INTERCHANGE BUSINESS PARK, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET N, SLIDE(S) 196-199 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 9738310 THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (THERE IS NO LIEN HOLDER FOR LOT 4);

DO HEREBY AMENDED SAID LOTS IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE, FOR THE SOLE PURPOSE OF RELOCATING THE COMMON LOT LINE, TO BE KNOWN AS:

"AMENDED PLAT OF LOT 5A, BLOCK B, INTERCHANGE BUSINESS SECTION TWO (REPLAT) AND LOT 4, BLOCK B, INTERCHANGE BUSINESS SECTION TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_

FLOOD FOUR PROPERTIES, LP.  
450 AIRLINE DRIVE  
CORPELL, TX. 75019

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT \_\_\_\_\_, THE LIEN HOLDER OF THAT CERTAIN LOT 5A, DO HEREBY CONSENT TO THE AMENDED PLAT OF SAID PROPERTY 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, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

LENDER NAME  
ADDRESS  
CITY, STATE

BY: \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_

RICHARD J. ANDERSON  
2401 DOUBLE CREEK DRIVE  
ROUND ROCK, TX. 78664

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_

JANE E.R. ANDERSON  
2401 DOUBLE CREEK DRIVE  
ROUND ROCK, TX. 78664

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

PLANNING AND ZONING COMMISSION APPROVAL:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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.

DAVID PAVLISKA, CHAIRMAN

SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, ROBERT C. WATTS, JR., 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 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

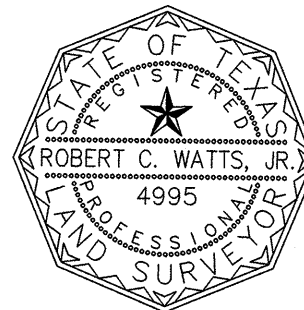
NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C0635E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

DATE OF SURVEY: 7/21/2016

*Robert C. Watts, Jr.* 2-23-17

ROBERT C. WATTS, JR., R.P.L.S. 4995

SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
512-443-1724  
TBPLS Firm No. 10124500



COUNTY CLERK:

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS §

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 THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND

DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE

PLAT RECORDS, OF SAID COURT 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

PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED.

PLAT NOTES FROM PREVIOUS PLAT (O/382):

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF ROUND ROCK ZONING ORDINANCE.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
- A FIFTEEN (15') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED AS SHOWN ADJACENT TO PROPERTY LINES.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF ROUND ROCK ZONING ORDINANCE.
- ACCESS TO LOT 5A, BLOCK B FROM DOUBLE CREEK DRIVE SHALL BE LIMITED TO TWO DRIVEWAYS.

PLAT NOTES FROM PREVIOUS PLAT (N/196):

- TRACT IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE F. I. A.
- SETBACKS - ALL LOTS IN SECTION 2 WILL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
- SIDEWALKS - SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
- THERE SHALL BE NO OBSTRUCTIONS INSIDE THE DRAINAGE EASEMENTS.
- DRAINAGE DETENTION FACILITIES FOR SITE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF EACH SITE.
- BENCHMARK A BENCHMARK WILL BE ESTABLISHED DURING CONSTRUCTION.

8.060 ACRES, PERIMETER DESCRIPTION  
CITY OF ROUND ROCK, WILLIAMSON COUNTY

A DESCRIPTION OF 8.060 ACRES, BEING ALL OF LOT 5A, BLOCK B, INTERCHANGE BUSINESS PARK, SECTION TWO (A REPLAT), A SUBDIVISION OF RECORD IN CABINET O, SLIDE(S) 382-383 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 4, BLOCK B, INTERCHANGE BUSINESS PARK, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET N, SLIDE(S) 196-199 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 8.060 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" rebar found in the east right-of-way line of Double Creek Drive (90' right-of-way), for the northwest corner of Lot 4, being the southwest corner of Lot 3, Block B of said Interchange Business Park - Section Two;

THENCE North 71°51'00" East, with the north line of Lot 4, being also the south line of Lot 3, a distance of 555.30 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 4, being also the southeast corner of Lot 3, and being in the west line of Lot 7A, Block B, Round Rock Independent School District High School #5 Subdivision, a subdivision of record in Document No. 2008040639 of the Official Public Records of Williamson County, Texas;

THENCE South 20°53'31" East, with the east line of Lot 4, being also the west line of Lot 7A, a distance of 200.00 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of Lot 4, being also the northeast corner of Lot 5A;

THENCE South 21°02'47" East, with the east line of Lot 5A, being also the west line of Lot 7A, a distance of 455.07 feet to a 1/2" rebar found for the southeast corner of Lot 5A, being an angle point in Lot 7A;

THENCE South 71°49'09" West, with the south line of Lot 5A, being a common line with Lot 7A, a distance of 485.00 feet to 1/2" rebar found in the east line of Double Creek Drive, for the southwest corner of Lot 5A;

THENCE with the east line of Double Creek Drive, and the west line of Lot 5A, the following three (3) courses and distances:

- With a curve to the right, having a radius of 2045.02 feet, a delta angle of 0°26'17", an arc length of 15.64 feet, and a chord which bears North 32°37'26" West, a distance of 15.64 feet to a 1/2" rebar found;
- North 32°58'06" West, a distance of 132.32 feet to a 1/2" rebar found;
- With a curve to the right, having a radius of 1955.00 feet, a delta angle of 09°16'55", an arc length of 316.71 feet, and a chord which bears North 28°18'28" West, a distance of 316.36 feet to the POINT OF BEGINNING, containing 8.060 acres of land, more or less.

THENCE with the east line of Double Creek Drive, and the west line of Lot 4, the following two (2) courses and distances:

- With a curve to the right, having a radius of 1955.00 feet, a delta angle of 00°26'30", an arc length of 15.07 feet, and a chord which bears North 23°31'55" West, a distance of 15.07 feet to a 1/2" rebar with "Chaparral" cap set;
- With a curve to the right, having a radius of 1955.00 feet, a delta angle of 05°25'50", an arc length of 185.30 feet, and a chord which bears North 20°35'45" West, a distance of 185.23 feet to the POINT OF BEGINNING, containing 8.060 acres of land, more or less.