

**St. John Vianney Church - Replat  
FINAL PLAT FP1811-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the replat of Lot 1, Block A, St. John Vianney Catholic Church

**ZONING AT TIME OF APPLICATION:** SF-1 (Single Family - large lot)

**DESCRIPTION:** 17.15 acres out of the N.B. Anderson Survey, Abstract No. 29

**CURRENT USE OF PROPERTY:** place of worship

**GENERAL PLAN LAND USE DESIGNATION:** public facilities

**ADJACENT LAND USE:**

North: office/warehouse and place of worship (ETJ)

South: large lot single family, dog training facility, place of worship (ETJ)

East: office/warehouse, place of worship (ETJ)

West: (across Sunrise Rd.) place of worship and government facilities (C-1, General Commercial)

**PROPOSED LAND USE:** place of worship

| <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:                   | 0                     | 0              |
| Industrial:                   | 0                     | 0              |
| Open/Common Space:            | 0                     | 0              |
| ROW:                          | 0                     | 0              |
| Parkland:                     | 0                     | 0              |
| Other:                        | 1                     | 17.15          |
| <b>TOTALS:</b>                | <b>1</b>              | <b>17.15</b>   |

**Owner:**  
Catholic Diocese of Austin  
Patrick Baker  
6225 US Highway 290 East  
Austin, TX 78723

**Agent:**  
Migl Engineering and Consulting  
Tammi Migl  
9600 Escarpment Blvd., Ste. 745-174  
Austin, TX 78749

**St. John Vianney Church - Replat  
FINAL PLAT FP 1811-001**

**HISTORY:** The Planning and Zoning Commission approved a final plat for Lot 1, Block A of the St. John Vianney Catholic Church, containing 13.06 acres, on October 30, 2000.

**DATE OF REVIEW:** December 5, 2018

**LOCATION:** East of Sunrise Rd. and south of Luther Peterson Pl.

**STAFF REVIEW AND ANALYSIS:**

Replat: The replat includes the addition of two tracts owned by the church, one located at the northeast corner (5 Applegate Circle) and one at the southeast corner (8 Lake Drive). The owner has also requested annexation and zoning for these tracts.

General Plan and Zoning: The General Plan designates the 13.06 acres in the current plat for the property as public facilities. The two tracts being added are currently designated for residential uses. This designation will be changed to public facilities with the pending update to the General Plan, to conform to the land use of the larger church campus. The property within this final plat is being zoned to PF-3 (Public Facilities – high intensity), as separate agenda items.

Traffic, Access and Roads: The property has frontage on Sunrise Road, Lake Drive and Applegate Circle. Lake Drive and Applegate Circle are easements and not public right of way, so no dedication is required.

Water and Wastewater Service: A new 8" water main will be connected to the existing line in Sunrise Road located just south of Applegate Circle. This new main will run parallel to Applegate Circle, then along the eastern property line, then connecting back to the existing line in Sunrise Road. Fire hydrants and stubs for future development will be provided. The wastewater from existing buildings which is currently served by a septic system will be transferred to the City's wastewater collection system at an existing wastewater manhole at Sunrise Road to the north of the church. The rectory, which is currently served by City water, will remain on a septic system due to the distance to the new services. The existing church building is currently served by City water and wastewater services and no changes are proposed to these services.

Drainage: A drainage and water quality pond is on the site, serving the current development. The size of the pond will be evaluated with any new development proposal.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Waterline improvements must be constructed and accepted, or acceptable fiscal posted, and easement recorded by separate instrument with Williamson County Clerk's prior to recordation of the final plat.
2. Remove the right of way dedications of 0.151 acres on Applegate Circle and 0.119 acres on Lake Drive.
3. Remove the 12,891 sq. ft. area dedicated on Applegate Circle and the 6,502 sq. ft. area dedicated on Lake Drive in Document No. 2002010354.



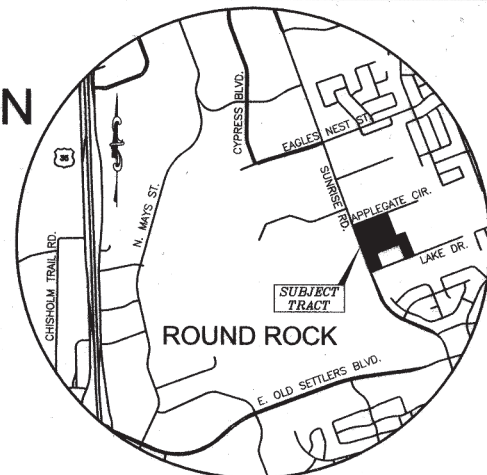
Luther  
Peterson Pl

**Subject Tracts  
17.15 ac.**

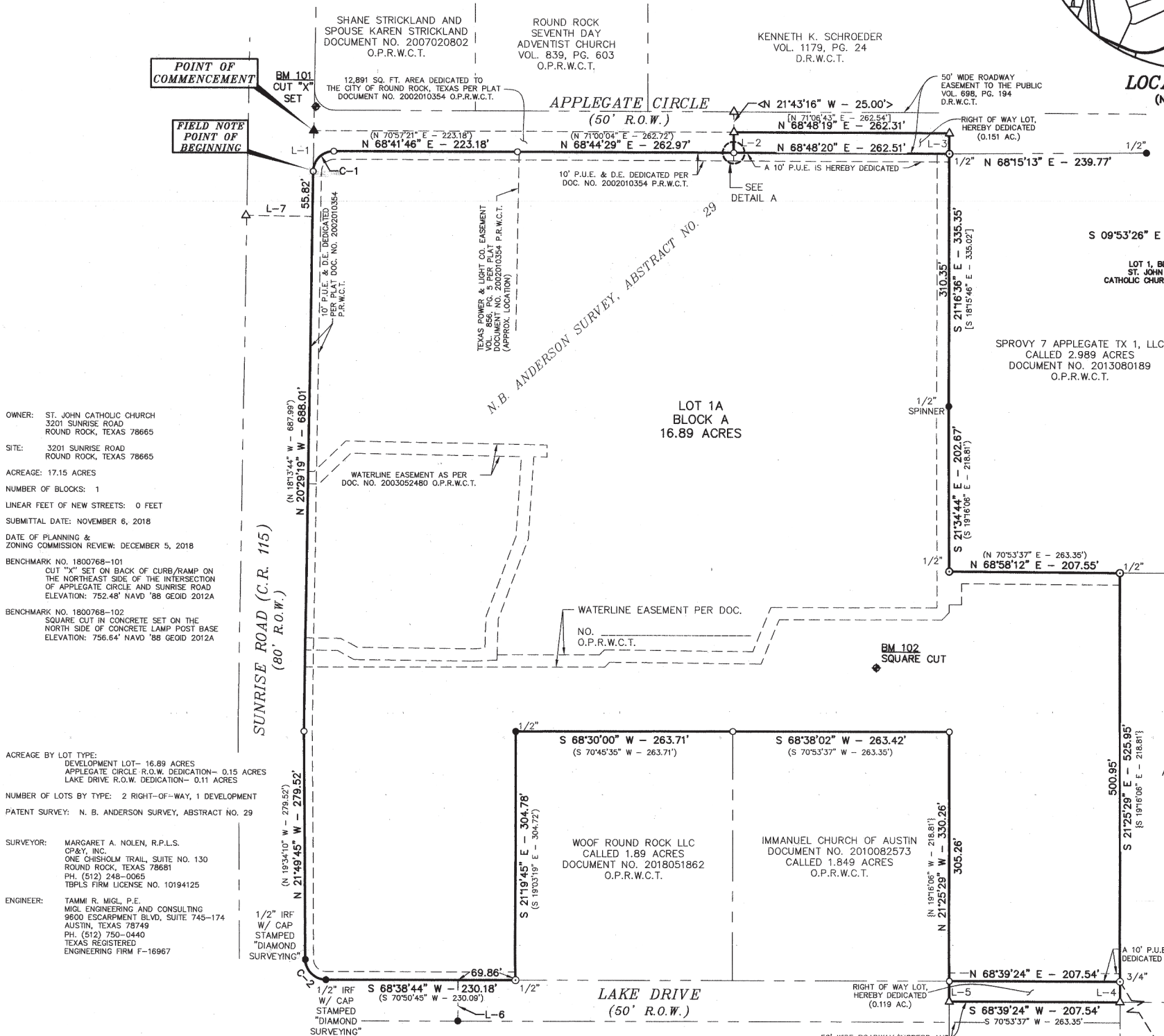
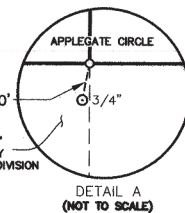
Sunrise Rd

E Old Settlers Blvd

REPLAT OF LOT 1, BLOCK A, ST. JOHN  
VIANNEY CATHOLIC CHURCH SUBDIVISION  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS  
17.15 ACRES



LOCATOR MAP  
(NOT TO SCALE)



OWNER: ST. JOHN CATHOLIC CHURCH  
3201 SUNRISE ROAD  
ROUND ROCK, TEXAS 78665

SITE: 3201 SUNRISE ROAD  
ROUND ROCK, TEXAS 78665

ACREAGE: 17.15 ACRES

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0 FEET

SUBMITTAL DATE: NOVEMBER 6, 2018

DATE OF PLANNING &  
ZONING COMMISSION REVIEW: DECEMBER 5, 2018

BENCHMARK NO. 1800768-101  
CUT "X" SET ON BACK OF CURB/RAMP ON  
THE NORTHEAST SIDE OF THE INTERSECTION  
OF APPLAGATE CIRCLE AND SUNRISE ROAD  
ELEVATION: 752.48' NAVD '88 GEOID 2012A

BENCHMARK NO. 1800768-102  
SQUARE CUT IN CONCRETE SET ON THE  
NORTH SIDE OF CONCRETE LAMP POST BASE  
ELEVATION: 756.64' NAVD '88 GEOID 2012A

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOT- 16.89 ACRES  
APPLAGATE CIRCLE R.O.W. DEDICATION- 0.15 ACRES  
LAKE DRIVE R.O.W. DEDICATION- 0.11 ACRES

NUMBER OF LOTS BY TYPE: 2 RIGHT-OF-WAY, 1 DEVELOPMENT

PATENT SURVEY: N. B. ANDERSON SURVEY, ABSTRACT NO. 29

SURVEYOR: MARGARET A. NOLEN, R.P.L.S.  
CP&Y, INC.  
ONE CHISHOLM TRAIL, SUITE NO. 130  
ROUND ROCK, TEXAS 78681  
PH. (512) 248-0065  
TBPLS FIRM LICENSE NO. 10194125

ENGINEER: TAMMI R. MIGL, P.E.  
MIGL ENGINEERING AND CONSULTING  
9600 ESCARPMENT BLVD, SUITE 745-174  
AUSTIN, TEXAS 78749  
PH. (512) 750-0440  
TEXAS REGISTERED  
ENGINEERING FIRM F-16967

LEGEND

- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET
- △ = CALCULATED POINT
- = 1/2" IRON ROD FOUND (AS NOTED)
- = IRON PIPE FOUND (AS NOTED)
- ▲ = PK NAIL FOUND
- ◆ = BENCHMARK

D.R.T.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

O.R.T.C.T. = OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS

( " " ) = RECORD BEARING AND DISTANCE PER CAB. V. SLIDE.  
266D, DOCUMENT NO. 2002010354 O.P.R.W.C.T.

[ ] = RECORD BEARING AND DISTANCE PER DEED TO THE  
MOST REVEREND GREGORY M. AYMOND, BISHOP OF THE  
DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE  
RECORDED IN DOCUMENT NO. 2002040591 O.P.R.W.C.T.

{ } = RECORD BEARING AND DISTANCE PER DEED TO THE  
MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE  
CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS  
IN OFFICE FOR THE BENEFIT OF ST. JOHN VIANNEY  
CATHOLIC CHURCH RECORDED IN DOCUMENT NO.  
2013004531 O.P.R.W.C.T.

< > = RECORD BEARING AND DISTANCE PER ADJOINER  
DEED/PLAT

PLAT NOTES:

- 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 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- BASIS OF BEARINGS IS GRID NORTH FOR THE TEXAS CENTRAL STATE PLANE COORDINATES NAD '83 (HARN '93).

| CURVE TABLE |        |          |            |               |                          |
|-------------|--------|----------|------------|---------------|--------------------------|
| CURVE       | RADIUS | ARC      | DELTA      | CH. BEARING   | CHORD                    |
| C-1         | 25.00' | 38.91'   | 089°10'31" | N 24°06'14" E | 35.10'                   |
|             |        | (25.00') | (38.91')   | (089°11'04")  | (N 26°21'49" E) (35.10') |
| C-2         | 25.00' | 38.85'   | 089°02'16" | N 66°40'25" W | 35.06'                   |
|             |        | (25.00') | (39.09')   | (089°35'05")  | (N 64°21'43" W) (35.23') |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE       | BEARING       | LENGTH  |
| L-1        | S 20°29'19" E | 49.65'  |
| L-2        | N 20°47'46" W | 25.00'  |
| L-3        | S 21°16'36" E | 25.00'  |
| L-4        | S 21°25'29" E | 25.00'  |
| L-5        | N 21°25'29" W | 25.00'  |
| L-6        | N 21°21'16" W | 49.71'  |
| L-7        | N 69°30'41" E | 80.99'> |



MIGL ENGINEERING AND CONSULTING  
9600 Escarpment Blvd, Suite 745-174  
Austin, TX 78749 | 512 750 0440  
Texas Registered Engineering Firm F-16967



1 Chisholm Trail, Suite 130,  
Round Rock, Texas 78681  
512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125

CITY OF ROUND ROCK  
TRACKING NUMBER FP1811-001

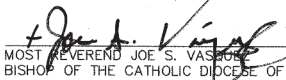
|                        |         |
|------------------------|---------|
| Proj. No. 1800765      | Sheet 1 |
| Date: 06-25-2018       | of 2    |
| Drawing: 1800765R-PLAT |         |
| Scale: 1" = 100'       |         |

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT, THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE, AS THE OWNER OF THAT CERTAIN 17.15 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS 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

REPLAT OF LOT 1, BLOCK A, ST. JOHN VIANNEY CATHOLIC CHURCH SUBDIVISION.

THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE

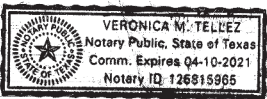
  
MOST REVEREND JOE S. VASQUEZ  
BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20 DAY OF November 2018, BY, Joe S. Vasquez

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Veronica M. Tellez  
MY COMMISSION EXPIRES: 4/10/2021



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 & ZONING COMMISSION

#### SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARGARET A. NOLEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING DECEMBER, 2017.

  
MARGARET A. NOLEN, R.P.L.S. NO. 5589

11/19/2018  
DATE



SURVEYING BY:  
CP&Y, INC.  
ONE CHISHOLM TRAIL, SUITE 130  
ROUND ROCK, TEXAS 78681  
PHONE: (512) 248-0065  
TBPLS FIRM LICENSE NO. 10194125

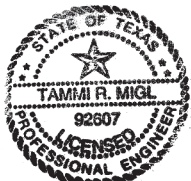
#### ENGINEER'S CERTIFICATION:

I TAMMI R. MIGL, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453 C 0610 K, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY.

  
TAMMI R. MIGL, P.E. NO. 92607

11/21/2018  
DATE



ENGINEERING BY:  
MIGL ENGINEERING AND CONSULTING  
9600 ESCARPMENT BLVD, SUITE NO. 745-174  
AUSTIN, TEXAS 78749  
PHONE: (512) 750-0440  
TEXAS REGISTERED ENGINEERING FIRM F-16967

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF WILLIAMSON 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 NUMBER \_\_\_\_\_

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

# REPLAT OF LOT 1, BLOCK A, ST. JOHN VIANNEY CATHOLIC CHURCH SUBDIVISION CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS 17.15 ACRES

#### DESCRIPTION

FOR A 17.15 ACRE TRACT OF LAND SITUATED IN THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED LOT 1, BLOCK "A", ST. JOHN VIANNEY CATHOLIC CHURCH SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2002010354 AND CABINET V, SLIDE 266, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, A CALLED 2.034 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE MOST REVEREND GREGORY M. AYMOND, BISHOP OF THE DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE AND RECORDED IN DOCUMENT NUMBER 2002040591 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A CALLED 2.51 ACRE TRACT OF LAND AND DESCRIBED TO THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE FOR THE BENEFIT OF ST. JOHN VIANNEY CATHOLIC CHURCH, RECORDED IN DOCUMENT NUMBER 2013004531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE INTERSECTION THE EAST RIGHT-OF-WAY LINE OF SUNRISE ROAD (COUNTY ROAD 115) (80' RIGHT-OF-WAY WIDTH) AND THE CENTERLINE OF APPLEGATE CIRCLE (50' RIGHT-OF-WAY WIDTH), THENCE SOUTH 20° 29' 19"E EAST FOR A DISTANCE OF 49.65 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET ON A WESTERLY CORNER OF SAID LOT 1, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF APPLEGATE CIRCLE AND THE EAST RIGHT-OF-WAY LINE OF SUNRISE ROAD, AND POINT OF BEGINNING HEREOF;

THENCE WITH COMMON NORTH LINE OF SAID LOT 1, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID APPLEGATE CIRCLE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.91 FEET, A CENTRAL ANGLE OF 89° 10' 31", AND A CHORD WHICH BEARS, NORTH 24° 06' 14" EAST FOR A DISTANCE OF 35.10 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET,
- 2) NORTH 68° 41' 46" EAST FOR A DISTANCE OF 223.18 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET, AND
- 3) NORTH 68° 44' 29" EAST, A DISTANCE OF 262.97 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET ON THE WEST LINE OF SAID 2.034 ACRE TRACT, THE MOST NORTHERLY CORNER OF SAID LOT 1, AND THE SOUTH LINE OF A 50 FOOT WIDE ROADWAY EASEMENT DESCRIBED IN VOLUME 698, PAGE 194 OF THE DEED RECORDS OF SAID COUNTY, FROM WHICH A 3/4-INCH IRON PIPE FOUND BEARS, SOUTH 09° 53' 26" EAST, A DISTANCE OF 1.60 FEET;

THENCE WITH THE WEST LINE OF SAID 2.034 ACRE TRACT, THROUGH THE INTERIOR OF SAID APPLEGATE CIRCLE RIGHT-OF-WAY AND THE RIGHT-OF-WAY LINE OF SAID ROADWAY EASEMENT, NORTH 20° 47' 46" WEST, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID 2.034 ACRE TRACT, FOR AN ANGLE POINT;

THENCE WITH THE COMMON CENTERLINE LINE OF SAID ROADWAY EASEMENT AND THE NORTH LINE OF SAID 2.034 ACRE TRACT, NORTH 68° 48' 19" EAST, A DISTANCE OF 262.31 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 2.034 ACRE TRACT, FOR THE NORTH CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID 2.034 ACRE TRACT, SOUTH 21° 16' 36" EAST, A DISTANCE OF 25.00 FEET PASSING A 1/2-INCH IRON PIPE FOUND ON THE WEST CORNER OF A CALLED 2.989 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO SPROVY 7 APPLEGATE TX 1, LLC AND RECORDED IN DOCUMENT NO. 2013080189 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR A TOTAL DISTANCE OF 335.35 FEET TO A 1/2-INCH IRON ROD FOUND (SPINNER) ON THE SOUTHEAST CORNER OF SAID 2.034 ACRE TRACT, AND THE WEST LINE OF SAID 2.989 ACRE TRACT;

THENCE WITH THE COMMON WEST LINE 2.989 ACRE TRACT AND THE EAST LINE OF SAID LOT 1 SOUTH 21° 34' 44" EAST, A DISTANCE OF 202.67 FEET TO A 1/2-INCH IRON PIPE FOUND ON THE SOUTHEAST CORNER OF SAID 2.989 ACRE TRACT, ON THE EAST LINE OF SAID LOT 1, AND THE NORTHWEST CORNER OF SAID 2.51 ACRE TRACT FOR AN INTERIOR CORNER HEREOF;

THENCE WITH THE COMMON NORTH LINE OF SAID 2.51 ACRE TRACT AND THE SOUTH LINE OF SAID 2.989 ACRE TRACT, NORTH 68° 58' 12" EAST, A DISTANCE OF 207.55 FEET TO A 1/2-INCH IRON PIPE FOUND ON THE COMMON NORTHEAST CORNER OF SAID 2.51 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.505 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO EDWARD R. TORRES AND WIFE, MARY R. TORRES AND RECORDED IN VOLUME 1264, PAGE 12 OF THE OFFICIAL RECORDS OF SAID COUNTY, FOR AN ANGLE POINT HEREOF;

THENCE WITH THE COMMON EAST LINE OF SAID 2.51 ACRE TRACT AND THE WEST LINE OF SAID 2.505 ACRE TRACT, SOUTH 21° 25' 29" EAST, A DISTANCE OF 500.95 FEET PASSING A 3/4-INCH IRON PIPE FOUND ON THE NORTH LINE OF A 50 FOOT INGRESS/EGRESS EASEMENT DESCRIBED IN VOLUME 695, PAGE 97 OF THE DEED RECORDS OF SAID COUNTY, CONTINUING FOR A TOTAL DISTANCE OF 525.95 FEET TO A CALCULATED POINT IN THE CENTERLINE OF SAID INGRESS/EGRESS EASEMENT, THE SOUTHEAST CORNER OF SAID 2.505 ACRE TRACT, THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO UPSTREAM LEARNING, LLC AND RECORDED IN DOCUMENT NO. 2016050316 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY, THE NORTHEAST CORNER OF A CALLED 2.001 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO TEJEDA INVESTMENTS, L.L.C. AND RECORDED IN DOCUMENT NO. 2016095819 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE COMMON SOUTH LINE OF SAID 2.51 ACRE TRACT AND THE NORTH LINE OF SAID 2.001 ACRE TRACT, SOUTH 68° 39' 24" WEST, A DISTANCE OF 207.54 FEET TO A CALCULATED POINT IN THE CENTERLINE OF SAID INGRESS/EGRESS EASEMENT, AND THE SOUTHWEST CORNER OF SAID 2.001 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE WITH THE COMMON WEST LINE OF SAID 2.51 ACRE TRACT, IN PART WITH THE EAST LINE OF A CALLED 1.849 ACRE TRACT OF LAND AS DESCRIBED A DEED TO IMMANUEL CHURCH OF AUSTIN AND RECORDED IN DOCUMENT NO. 2010082573 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY, NORTH 21° 25' 29" WEST, A DISTANCE OF 25.00 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET ON THE NORTH LINE OF SAID INGRESS/EGRESS EASEMENT AND CONTINUING FOR A TOTAL DISTANCE OF 330.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET FOR THE COMMON NORTHEAST CORNER OF SAID 1.849 ACRE TRACT AND THE EAST CORNER OF SAID LOT 1;

THENCE WITH THE COMMON NORTH LINE OF SAID 1.849 ACRE TRACT, AND THE SOUTH LINE OF SAID LOT 1, SOUTH 68° 38' 02" WEST FOR A DISTANCE OF 263.42 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET, ON THE NORTHWEST CORNER OF SAID 1.849 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO WOOF ROUND ROCK LLC, RECORDED IN DOCUMENT NUMBER 2018051862 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, TEXAS FOR AN ANGLE POINT IN THE SOUTH LINE HEREOF;

THENCE WITH THE COMMON SOUTH LINE OF SAID LOT 1, AND THE NORTH LINE OF A SAID 1.89 ACRE TRACT, SOUTH 68° 30' 00" WEST FOR A DISTANCE OF 263.71 FEET TO A 1/2-INCH IRON ROD FOUND AT AN INTERIOR CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF SAID 1.89 ACRE TRACT;

THENCE WITH THE COMMON EAST LINE OF SAID LOT 1, AND THE WEST LINE OF SAID 1.89 ACRE TRACT, SOUTH 21° 19' 45" EAST, A DISTANCE OF 304.78 FEET TO A 1/2-INCH IRON PIPE FOUND ON A CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF SAID 1.89 ACRE TRACT, AND ON THE NORTH RIGHT-OF-WAY OF LAKE DRIVE (50' RIGHT-OF-WAY WIDTH);

THENCE WITH THE COMMON SOUTH LINE OF SAID LOT 1, THE NORTH RIGHT-OF-WAY OF SAID LAKE DRIVE AND THE SOUTH LINE HEREOF, SOUTH 68° 38' 44" WEST, A DISTANCE OF 230.18 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DIAMOND SURVEYING" FOUND ON THE SOUTH LINE OF SAID LOT 1, AND ON THE NORTH RIGHT-OF-WAY OF LAKE DRIVE;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.85 FEET, A CENTRAL ANGLE OF 89° 02' 16", AND A CHORD WHICH BEARS, NORTH 66° 40' 25" WEST FOR A DISTANCE OF 35.06 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "DIAMOND SURVEYING" FOUND ON WEST LINE OF SAID LOT 1, AND THE EAST RIGHT-OF-WAY OF SAID SUNRISE ROAD;

THENCE WITH THE COMMON WEST LINE OF SAID LOT 1, AND THE EAST RIGHT-OF-WAY OF SAID SUNRISE ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 21° 49' 45" WEST FOR A DISTANCE OF 279.52 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "CP&Y" SET, AND
- 2) NORTH 20° 29' 19" WEST FOR A DISTANCE OF 688.01 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 17.15 ACRES OF LAND.



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CITY OF ROUND ROCK  
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|------------------------|---------|--------|
| Proj. No. 1800765      | Sheet 2 | C-1696 |
| Date: 06-25-2018       | of 2    |        |
| Drawing: 1800765R-PLAT | 2       |        |
| Scale: 1" = 100'       |         |        |