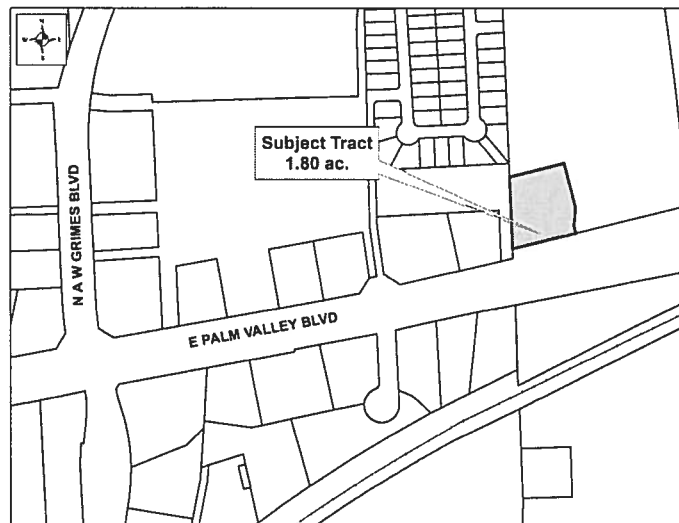


**Palm Valley Crossing
FINAL PLAT FP1804-004**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create two (2) lots from one (1) lot

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

DESCRIPTION: 1.8 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Vacant/Undeveloped (C-1a Zone)

South: Commercial (C-1 Zone)

East: Vacant/Undeveloped (C-1a Zone)

West: Commercial and Residential (PUD 103)

PROPOSED LAND USE:

<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:	2	1.8
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	1.8

Owner: CHURCH OF CHRIST OF ROUND ROCK Kenneth Kohl, Elder 1200 N GEORGETOWN ST, ROUND ROCK, TX 78664-3210 Round Rock, TX 78664	Agent: Waeltz & Prete, Inc. Antonio A. Prete 211 N. A.W. Grimes Blvd. Round Rock, TX 78665
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**Palm Valley Crossing
FINAL PLAT FP1804-004**

DATE OF REVIEW: May 16, 2018

LOCATION: Northeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial – Limited) and allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities 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.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

Traffic, Access and Roads:

The site has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic. A Traffic Impact Analysis (TIA) is not required for this application since the applicant will be designing and constructing a deceleration lane to mitigate traffic impacts. There is sufficient right-of-way to build a deceleration lane. No additional right-of-way is required as part of this application.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an existing water line to the south along E. Palm Valley Boulevard. Wastewater will be connected to an existing 8-inch public wastewater line located along the southwest property line.

Drainage:

The property is not located within the Edwards Aquifer Recharge Zone. Therefore, a Water Pollution Abatement Plan (WPAP) by TCEQ is not required for this site. A portion of this development will be participating in the City's Regional Storm Water Management Program. There is a storm water conveyance limitation at an existing box culvert under E. Palm Valley Boulevard. Therefore, the upper watershed will be required to provide on-site detention, while the remainder of the watershed will participate in the Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation all easements must be recorded with the Williamson County Clerk and record information stated on plat.
2. Remove plat note # 5 and instead depict linework and notation on the plat. Please note that the required 10' PUE shall be depicted outside the existing 20' Water & Wastewater Easement.



**Subject Tract
1.80 ac.**

N W GRIMES BLVD

E PALM VALLEY BLVD



BENCHMARK DESCRIPTION
AND ELEVATION:

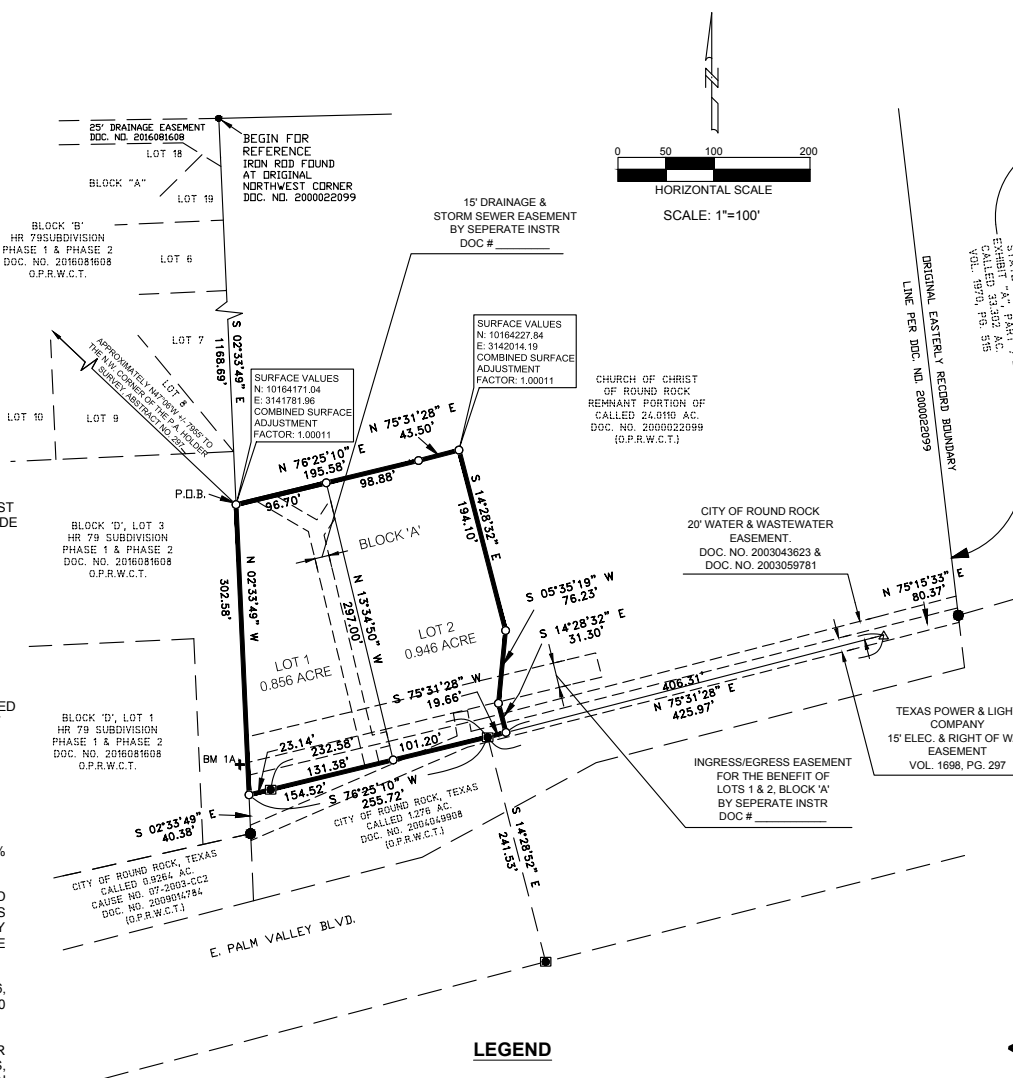
BM#1A: ELEVATION = 698.82'
PK NAIL SET IN CONCRETE AT NORTHEAST
CORNER OF CURB INLET ALONG EAST SIDE
OF ASPHALT DIVEWAY/ROADWAY, NEAR
SOUTHWEST CORNER OF ROUND ROCK
CHURCH OF CHRIST TRACT, BEING
APPROXIMATELY 100 FEET NORTH OF
US 79 (E. PALM VALLEY BLVD.)

VERTICAL DATUM: NAVD 88 (GEOID03)

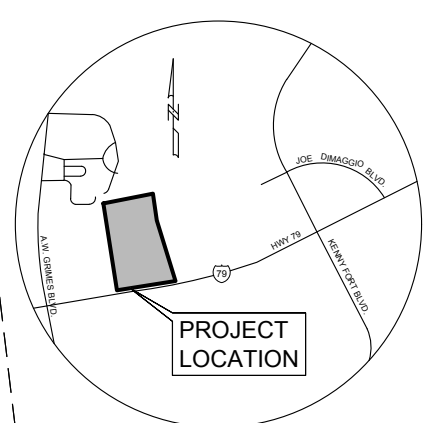
BEARING BASIS:

NAD-83, TEXAS CENTRAL (4203), STATE
PLANE SYSTEM. DISTANCES SHOWN
HEREON ARE SURFACE DISTANCES BASED
ON A COMBINED SURFACE ADJUSTMENT
EARTH OCEANIC 1.00034.

1. NO PORTION OF THIS TRACT IS ENCRKOACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCRKOACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46 ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
5. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION DATED MAY 16, 2018.



○	1/2" IRON ROD SET	---	R.O.W. LINE
●	1/2" IRON ROD FOUND	=====	PROPERTY BOUNDARY
● CORR	IRON ROD FOUND WITH	-----	RIGHT-OF-WAY TIE LINE
■	ALUMINUM CAP STAMPED "C.O.R.R."	---	EASEMENT AND BUILDING
⊗	CONCRETE MONUMENT FOUND		SETBACK LINE
⊗	X CUT FOUND IN CONCRETE		
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING		WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
BM 1A	BENCHMARK 1A		WILLIAMSON COUNTY, TEXAS
+		P.R.W.C.T.	PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX REG. #F-10308

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
FIRM REGISTRATION NO. 10006900

EP1804-004

K:\CAD\073-005 2300 HWY 79 Retail Center\3-CAD\PLANS\Final Plat\073-005 Palm Valley Crossing_Final Plat.dwg, 5/1/2018 11:00:33 AM, 1:2, W-P Inc., JRW

METES AND BOUNDS DESCRIPTION:

FOR A 1.803 ACRE (78,525 SQUARE FEET) TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO 297, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMNANT PORTION OF THE CALLED 24.0110 ACRE TRACT OF LAND CONVEYED TO CHURCH OF CHRIST OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2000022099, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.803 ACRE (78,525 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN FOR REFERENCE at a 1/2" iron rod found on the original northwest corner of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on the northeast corner of HR 79 SUBDIVISION PHASE 1 & PHASE 2 recorded in Document No. 2016081608, Official Public Records of Williamson County, Texas;

THENCE S 02°33'49" E with the westerly boundary line of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with the easterly boundary line of said HR 79 SUBDIVISION PHASE 1 & PHASE 2 for a distance of 1168.69 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northwest corner and **POINT OF BEGINNING** hereof;

THENCE through the interior of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, the following five (5) courses and distances:

- N 76°25'10" E** for a distance of **195.58 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
- N 75°31'28" E** for a distance of **43.50 feet**, to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
- S 14°28'32" E** for a distance of **194.10 feet**, to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
- S 05°35'19" W** for a distance of **76.23 feet**, to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
- S 14°28'32" E** for a distance of **31.30 feet**, to a 1/2" iron rod set with cap marked "Diamond Surveying", on a point in the southerly boundary line of said remnant portion of called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on a point in the northerly boundary line of the called 1.276 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2004049908, Official Public Records of Williamson County, Texas, same being on a point in the northerly right-of-way line of E. PALM VALLEY BOULEVARD (A.K.A. US 79), monumenting the southeast corner hereof, and from which a 1/2" iron rod found on the northeast corner of said called 1.276-acre CITY OF ROUND ROCK, TEXAS tract, bears N 75°31'28" E for a distance of 406.31 feet and N 75°15'33" E for a distance of 80.37 feet;

THENCE with the southerly boundary line of said remnant portion of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with the northerly boundary line of said called 1.276-acre CITY OF ROUND ROCK, TEXAS tract, same being with said northerly right-of-way line of US 79 the following two (2) courses and distances:

- S 75°31'28" W** for a distance of **19.66 feet** to a Type II Monument found (brass disc in concrete stamped "Texas Department of Transportation"), monumenting an angle point hereof;
- S 76°25'10" W** passing at a distance of 232.58 feet a Type II Monument found (brass disc in concrete stamped "Texas Department of Transportation"), continuing for an additional 23.14 feet, for a total distance of **255.72 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on a point in the original westerly boundary line of said called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being on the northwest corner of said 1.276-acre CITY OF ROUND ROCK tract, same being on a point in the easterly boundary line of LOT 3, BLOCK D, of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, monumenting the southwest corner hereof, and from which a 5/8" iron rod found on the southeast corner of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, same being on northeast corner of a called 0.9264 acre tract of land to the CITY OF ROUND ROCK, TEXAS, Cause No. 07-2003-CC2, recorded in Document No. 2009014784, Official Public Records of Williamson County, Texas, bears S 02°33'49" E, for a distance of 40.38 feet;

THENCE **N 02°33'49" W** with said original westerly boundary line of the called 24.0110-acre CHURCH OF CHRIST OF ROUND ROCK tract, same being with said easterly boundary line of said HR 79 SUBDIVISION PHASE 1 & PHASE 2, for a distance of **302.58 feet** to the **POINT OF BEGINNING** hereof and containing 1.803 acre (78,525 square feet) of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00011.

ENTITY:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Church of Christ of Round Rock, as the owner of that certain 1.803 acre tract of land being a portion of the called 24.0110 acre tract of land recorded in Document #2000022099, of the Official 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 Final Plat Palm Valley Crossing Subdivision.

Church of Christ of Round Rock
Kenneth Kohl, Elder
1200 N. Georgetown St.
Round Rock, Texas 78664

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____, as _____ of _____, a
State of Texas, _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

LIEN HOLDER:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That First State Bank Central Texas, the Lien Holder of that certain 1.803 acre tract of land being a portion of the called 24.0110 acre tract of land recorded in Document #2000022099, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain 1.803 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, easements and all other lands intended for public dedication as shown hereon.

First State Bank Central Texas
By: _____, its _____

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: _____

SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Shane Shafer, 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.

Shane Shafer, RPLS
Registration # 5281
Diamond Surveying, Inc.
116 Skyline Road
Georgetown, Texas 78628

ENGINEER'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Antonio A. Prete, P.E., do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Antonio A. Prete, P.E.
License #93759
Waeltz & Prete, Inc.
3000 Joe DiMaggio Blvd. #72
Round Rock, Texas 78665

CITY OF ROUND ROCK CERTIFICATION AND SIGNATURE BLOCK:

Approved this ____ day of _____, 201____, 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

COUNTY CLERK:

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., 201____, at ____ o'clock ____ m. and duly recorded on the ____ day of _____, a.d., 201____, 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

DEPUTY

FINAL PLAT
PALM VALLEY CROSSING SUBDIVISION
(2 OF 2)

FP1804-004

<> **DIAMOND SURVEYING, INC.**
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