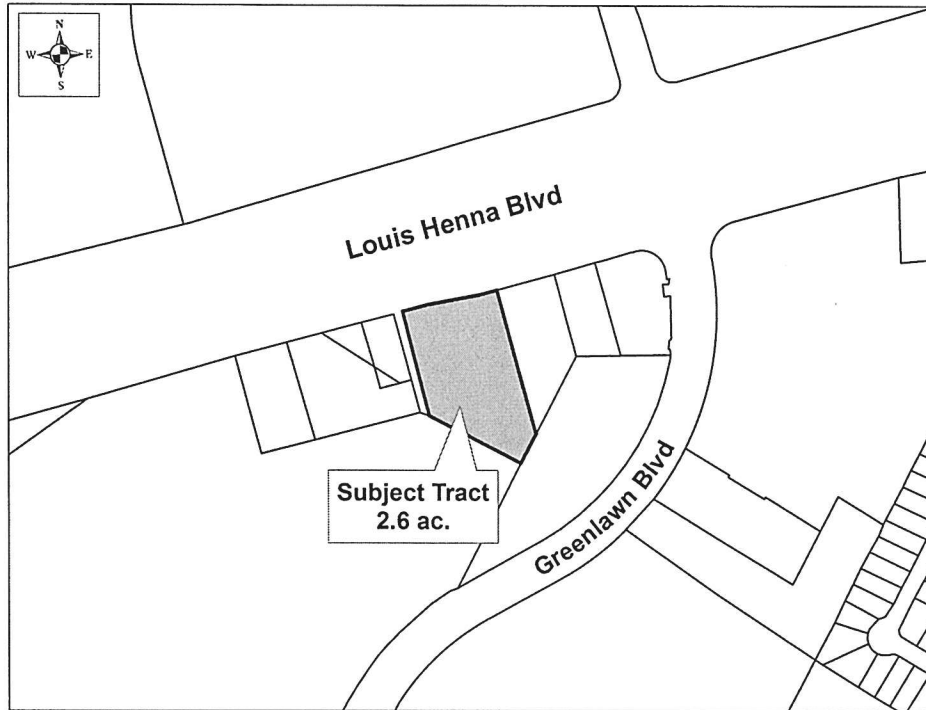


**WMB Acres**  
**FINAL PLAT    FP1511-001**



**CASE PLANNER:** Brad Dushkin

**REQUEST:** Approval of a final (minor) plat application.

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

**DESCRIPTION:** 2.60 acres out of the Socrates Darling Survey, Abstract No. 232 and Memucan Hunt Survey, Abstract No. 314

**CURRENT USE OF PROPERTY:** Mostly vacant with storage sheds for use by Williamson County

**GENERAL PLAN LAND USE DESIGNATION:** Dell/La Frontera Mixed Use

**ADJACENT LAND USE:**

North: Louis Henna Boulevard (SH 45) right-of-way with Dell corporate campus across - zoned C-1 (General Commercial)

South: Vacant land to the southwest - zoned C-1

Retail center under construction to the southeast - zoned C-1a

East: Drake Pet Hospital - zoned C-1

West: Christian Brothers automotive - zoned C-1

**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:                   | 1                     | 2.60           |
| Industrial:                   | 0                     | 0.00           |
| Open/Common Space:            | 0                     | 0.00           |
| ROW:                          | 0                     | 0.00           |
| Parkland:                     | 0                     | 0.00           |
| Other:                        | 0                     | 0.00           |

**TOTALS:** **1** **2.60**

**Owner:**  
WMB Partners, Ltd.  
W. Jay Fosbury  
P.O. Box 1097  
Fredericksburg, TX 78624

**Applicant**  
Catalyst Engineering Group  
Christopher A. Reid, P.E.  
112 West Pecan Street  
Pflugerville, TX 78660

**Agent**  
Catalyst Engineering Group  
Christopher A. Reid, P.E.  
112 West Pecan Street  
Pflugerville, TX 78660

**WMB Acres Subdivision  
FINAL PLAT      FP1511-001**

**HISTORY:** This application is a Minor Plat, so no preliminary plat was required.

**DATE OF REVIEW:** December 2, 2015

**LOCATION:** Along the eastbound frontage road of Louis Henna Blvd. west of its intersection with Greenlawn Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The property is designated as "Dell/La Frontera Mixed Use" on the General Plan due to the vast amount of land owned by Dell on both sides of Louis Henna Blvd east of IH 35 and for the La Frontera development west of IH 35. This designation accommodates commercial zoning and uses. The property is zoned C-1 (General Commercial), which supports a variety of commercial uses including restaurant, retail, auto sales, office, and medical office. The zoning and proposed commercial use conform to the General Plan.

Compliance with the Preliminary Plat: This property qualified for a Minor Plat for the following reasons: the number of proposed lots does not exceed two, the property is considered served by water and wastewater, and no traffic impact analysis (TIA) was required. Therefore no preliminary plat was required.

Traffic, Access and Roads: The property will have a driveway onto Louis Henna Blvd. No traffic impact analysis was required.

Water and Wastewater Service: The property is served with water via a 16-inch line that runs along the west and southwest property lines, plus a 12-inch line along the southeast property line. Wastewater will connect to an 8-inch line and manhole located about 15 feet west of the northwest corner of the property. An easement will be required and permission has been granted by the adjacent property owner for its creation.

Drainage: There are no drainage concerns for this property. Storm water will be captured on-site and conveyed to a detention pond at the rear of the property. Staff will review a more detailed drainage plan prior to permitting.

Parkland: A fee in lieu of parkland dedication will be paid prior to recordation.

Additional Considerations: The wastewater easement at the northwest corner of the property must be recorded prior to this plat.

**RECOMMENDED MOTION:**

Staff recommends approval.





Louis Henna Blvd

Subject Tract  
2.6 ac.

Greenlawn Blvd



FINAL PLAT OF  
WMB ACRES

2.600 ACRES SITUATED IN THE CITY OF ROUND ROCK,  
WILLIAMSON COUNTY, TEXAS.

MAP SYMBOLS

|            |                                            |
|------------|--------------------------------------------|
| △          | PK NAIL FOUND                              |
| ⊙          | 1/2" IRON PIPE FOUND                       |
| ●          | 1/2" IRON ROD FOUND W/CAP (UNLESS STATED)  |
| ○          | 1/2" IRON ROD SET W/CAP "DODD SURVEYING"   |
| □          | TxDOT TYPE II MONUMENT                     |
| B.M.       | BENCHMARK                                  |
| P.U.E.     | PUBLIC UTILITY EASEMENT                    |
| P.O.B.     | PLACE OF BEGINNING                         |
| ( )        | RECORD INFORMATION                         |
| R.P.R.T.C. | REAL PROPERTY RECORDS, TRAVIS COUNTY       |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY |
| O.R.W.C.   | OFFICIAL RECORDS, WILLIAMSON COUNTY        |
| P.R.W.C.   | PLAT RECORDS, WILLIAMSON COUNTY            |

CITY OF ROUND ROCK NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
3. 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.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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.
5. A 15-FOOT (15') PUBLIC UTILITY EASEMENT AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE OF PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK #1:  
TxDOT TYPE II MONUMENT (BRASS DISC IN CONCRETE) FOUND ALONG THE SOUTH RIGHT-OF-WAY OF LOUIS HENNA BOULEVARD.  
GRID COORDINATES: N=10149055.71, E=31337766.40, ELEV.=836.17'.  
ELEVATIONS ARE REFERENCED TO THE NAVD88 DATUM AND TIED TO ROUND ROCK SURVEY CONTROL NETWORK MONUMENT 01-029.

BENCHMARK #2:  
TxDOT TYPE II MONUMENT (BRASS DISC IN CONCRETE) FOUND ALONG THE SOUTH RIGHT-OF-WAY OF LOUIS HENNA BOULEVARD.  
GRID COORDINATES: N=10149083.38, E=3137913.60, ELEV.=834.25'.  
ELEVATIONS ARE REFERENCED TO THE NAVD88 DATUM AND TIED TO ROUND ROCK SURVEY CONTROL NETWORK MONUMENT 01-029.

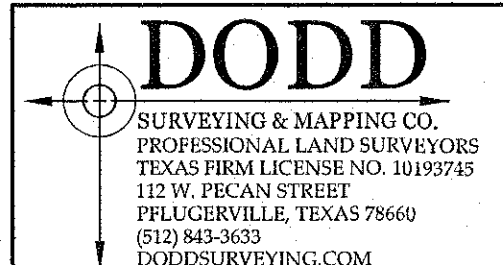
SHEET 1 OF 2



Catalyst Engineering Group

112 Pecan Street West Office: (512) 944-6077  
Pflugerville, Texas 78660 Mobile: (512) 657-2210

TBPE FIRM NO. F-13275



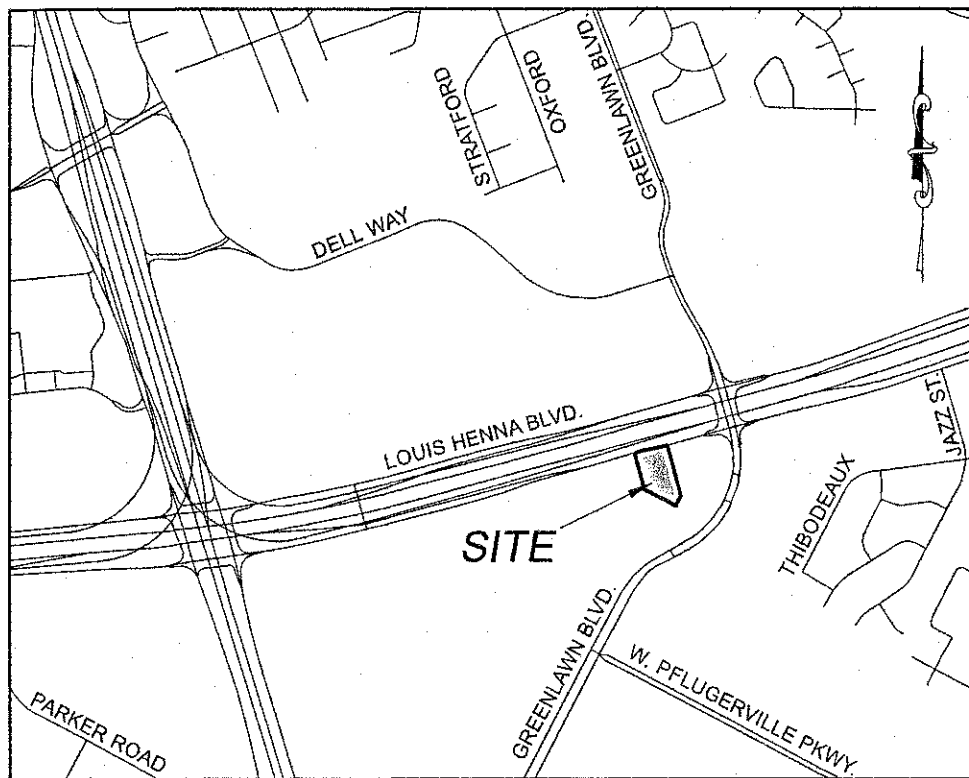
DODD  
SURVEYING & MAPPING CO.  
PROFESSIONAL LAND SURVEYORS  
TEXAS FIRM LICENSE NO. 10193745  
112 W. PECAN STREET  
PFLUGERVILLE, TEXAS 78660  
(512) 843-3633  
DODDSURVEYING.COM

COORDINATES SHOWN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COMBINED SCALE FACTOR 0.9998827602 AND CONVERGENCE ANGLE 01°22.32.64743".

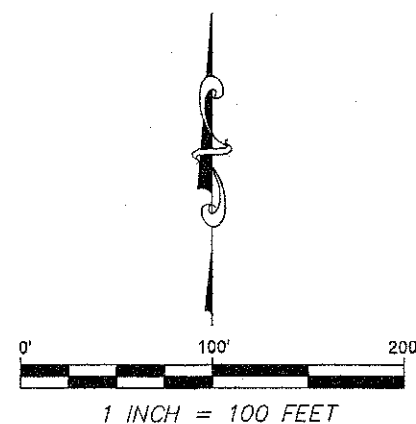
SUBMITTAL DATE: NOVEMBER 03, 2015  
PLANNING & ZONING COMMISSION REVIEW DATE: DECEMBER 02, 2015  
PATENT SURVEY: SOCRATES DARLING SURVEY, ABSTRACT NO. 876, IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT NO. 232 IN TRAVIS COUNTY, TEXAS, AND THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT NO. 2713, IN TRAVIS COUNTY, TEXAS.

LINE LEGEND

|           |                          |
|-----------|--------------------------|
| ---       | LOT LINES                |
| - - - -   | PUBLIC UTILITY EASEMENTS |
| - . - . - | RIGHTS-OF-WAY            |
| ---       | SUBJECT BOUNDARY         |
| - - - -   | COUNTY LINE              |
| ---       | PATENT SURVEY LINE       |



LOCATION MAP  
(NOT TO SCALE)



SITE ADDRESS:

501 LOUIS HENNA BLVD.  
ROUND ROCK, TEXAS 78664

OWNER:

WMB PARTNERS, LTD.  
P. O. BOX 1097  
FREDRICKSBURG, TEXAS 78624

SURVEYOR:

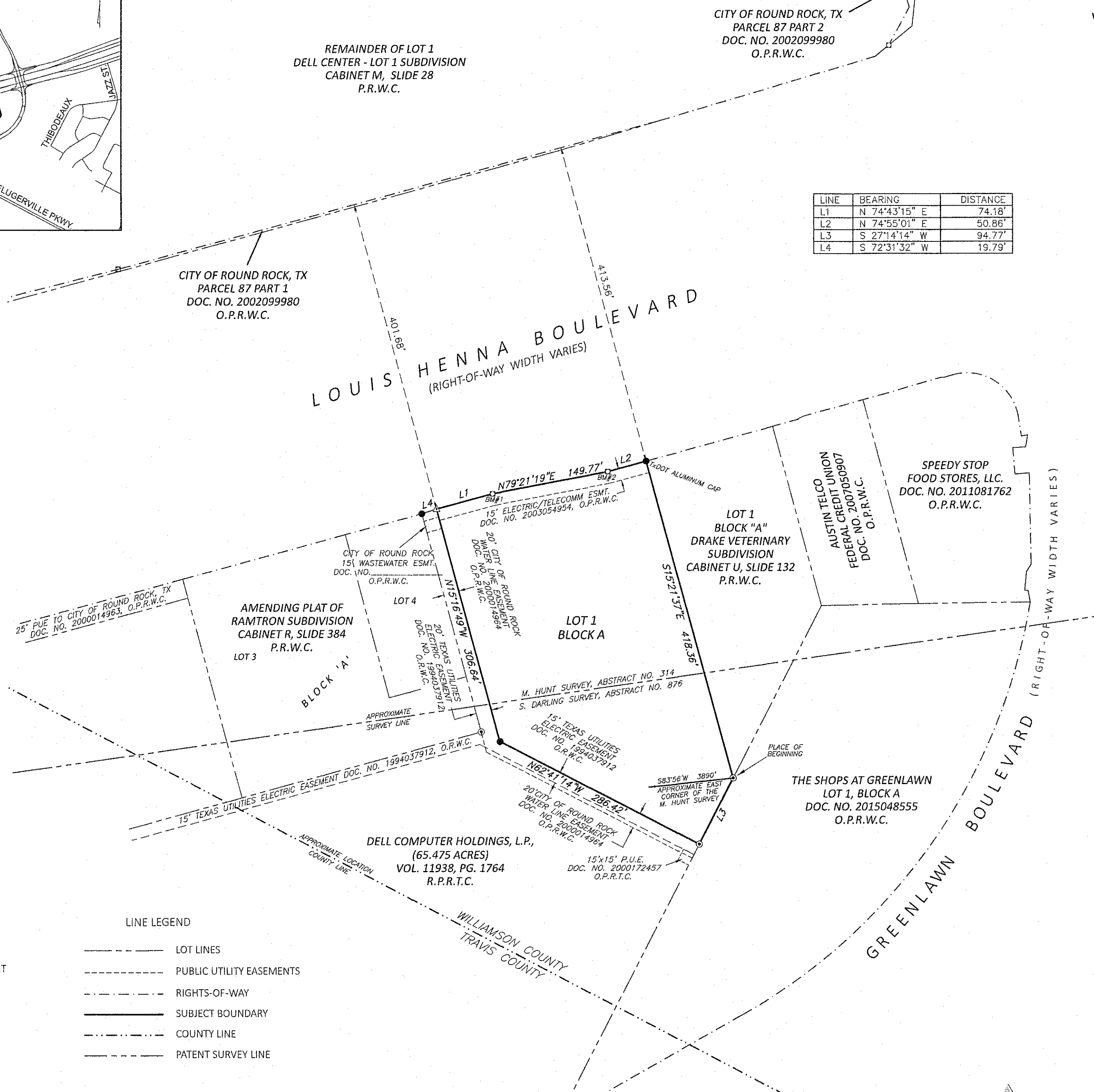
FRED L. DODD, JR.  
DODD SURVEYING & MAPPING CO.  
112 PECAN STREET W  
PFLUGERVILLE, TEXAS 78660  
(512) 843-3633 PH

ENGINEER:

CHRISTOPHER REID, P.E.  
CATALYST ENGINEERING GROUP  
112 W. PECAN STREET  
PFLUGERVILLE, TX 78660  
(512) 944-6077 PH

LOT 1 = 113,259 SQUARE FEET (2.600 ACRES), DEVELOPMENT  
TOTAL NUMBER OF LOTS = 1, DEVELOPMENT  
BLOCKS = 1  
TOTAL AREA = 113,259 SQUARE FEET (2.600 ACRES)

ADDITIONAL ROADWAY:  
LINEAR FEET = 0  
SQUARE FEET = 0

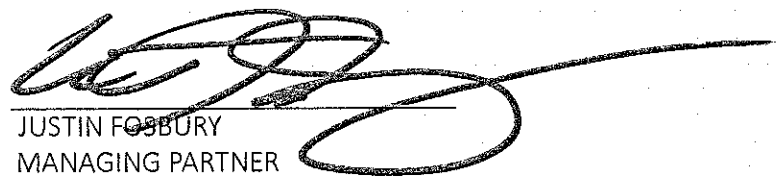


FINAL PLAT OF  
WMB ACRES

2.600 ACRES SITUATED IN THE CITY OF ROUND ROCK,  
WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

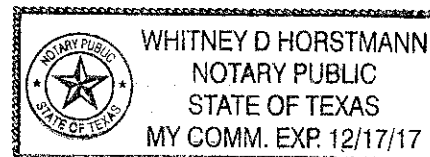
THAT WMB PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 2.600 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2015052653, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS WMB ACRES.

  
JUSTIN FOSBURY  
MANAGING PARTNER

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF November, 2015, BY JUSTIN FOSBURY, AS MANAGING PARTNER OF WMB PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF WMB PARTNERS, LTD.

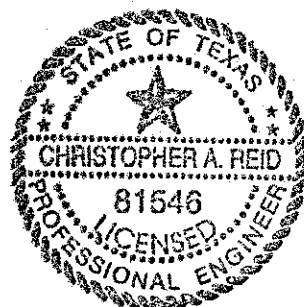
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Whitney D Horstmann  
MY COMMISSION EXPIRES: 12-17-2017



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, CHRISTOPHER REID, 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.

  
CHRISTOPHER REID  
REGISTERED PROFESSIONAL ENGINEER NO. 81546  
CATALYST ENGINEERING GROUP  
112 PECAN STREET WEST  
PFLUGERVILLE, TEXAS 78660



LEGAL DESCRIPTION:

OF A 2.600 ACRES OF LAND, MORE OR LESS, OUT OF THE SOCRATES DARLING SURVEY, ABSTRACT NO. 876, IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT NO. 232 IN TRAVIS COUNTY, TEXAS, AND THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN WILLIAMSON COUNTY, AND ABSTRACT 2712 IN TRAVIS COUNTY, BEING THE SAME TRACT DESCRIBED IN THE DEED TO STEVE POULAKIS, RECORDED IN DOCUMENT NO. 2006060327, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, DRAKE VETERINARY SUBDIVISION, RECORDED IN CABINET U, SLIDES 132-133, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING IN THE NORTHWEST LINE OF THE TRACT DESCRIBED IN THE DEED TO SHOPS AT GREENLAWN, LLC., RECORDED IN DOCUMENT NO. 2015002437 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF;

THENCE, S 27°14'14" W, ALONG THE COMMON NORTHWEST LINE OF SAID SHOPS AT GREENLAWN TRACT AND THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 94.77 FEET TO AN IRON PIPE FOUND AT THE MOST EASTERLY CORNER OF A 120.658 ACRE TRACT CONVEYED TO DELL COMPUTER HOLDINGS, LP, BY DEED RECORDED IN VOLUME 11338, PAGE 1764, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS FOR THE MOST SOUTHERLY CORNER HEREOF;

THENCE, N 62°41'14" W, ALONG THE COMMON NORTHEAST LINE OF SAID DELL TRACT AND THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 286.42 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 15°16'49" W, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND SAID DELL COMPUTER HOLDINGS, LP, TRACT, A DISTANCE OF 306.64 FEET TO A PK NAIL FOUND IN CONCRETE IN THE SOUTHERLY RIGHT-OF-WAY OF LOUIS HENNA BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 4, BLOCK A, AMENDING PLAT OF THE RAMTRON SUBDIVISION AS SHOWN UPON THE PLAT RECORDED IN CABINET R, SLIDE 384 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 72°31'32" W, A DISTANCE OF 19.79 FEET;

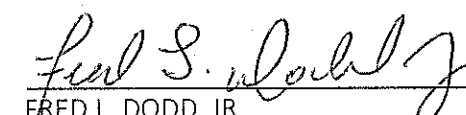
THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

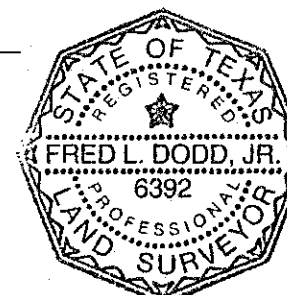
1. N 74°43'15" E, A DISTANCE OF 74.18 FEET TO A BRASS DISC IN CONCRETE (TXDOT MONUMENT) FOR A CORNER HEREOF;
2. N 79°21'19" E, A DISTANCE OF 149.77 FEET TO A BRASS DISC IN CONCRETE (TXDOT MONUMENT) FOR A CORNER HEREOF;
3. N 74°55'01" E, A DISTANCE OF 50.86 FEET TO AN IRON ROD WITH ALUMINUM CAP (TXDOT) FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, DRAKE VETERINARY SUBDIVISION, AND THE NORTHEAST CORNER HEREOF;

THENCE, S 15°21'37" E, ALONG SAID COMMON WEST LINE OF LOT 1, AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 418.36 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.600 ACRES, MORE OR LESS.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, FRED L. DODD, 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.

  
FRED L. DODD, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6392  
DODD SURVEYING & MAPPING CO. INC.  
112 PECAN STREET WEST  
PFLUGERVILLE, TEXAS 78660  
(512) 843-3633



APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, 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

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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., 2015, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND

DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015, 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

SHEET 2 OF 2

  
Catalyst Engineering Group  
112 Pecan Street West Office: (512) 944-6077  
Pflugerville, Texas 78660 Mobile: (512) 657-2210  
TBPE FIRM NO. F-13275

  
**DODD**  
SURVEYING & MAPPING CO.  
PROFESSIONAL LAND SURVEYORS  
TEXAS FIRM LICENSE NO. 10193745  
112 W. PECAN STREET  
PFLUGERVILLE, TEXAS 78660  
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