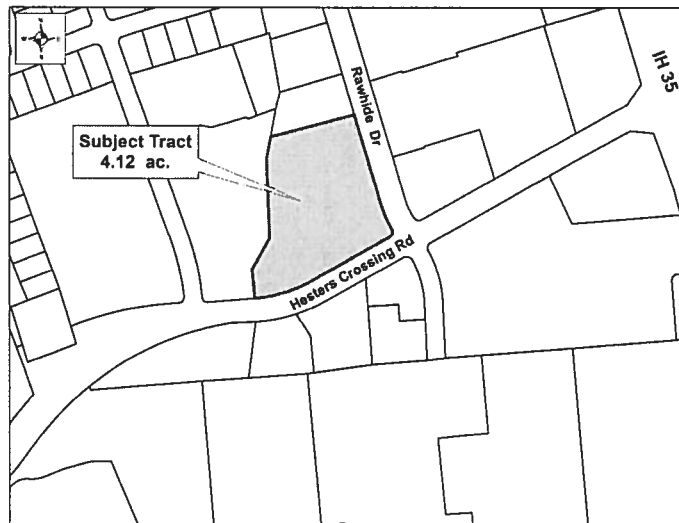


**Four Points by Sheraton Subdivision  
FINAL PLAT FP1804-005**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final plat approval to create two (2) lots

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

**DESCRIPTION:** 4.12 acres out of the Jacob M. Harrell League Survey, Abstract No. 284

**CURRENT USE OF PROPERTY:** Vacant and undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Daycare (C-1 Zone)  
 South: Offices (C-1 Zone)  
 East: Commercial center (C-1 Zone)  
 West: Condominiums (MF-2 Zone)

**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	4.06
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.06
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>3</b>	<b>4.12</b>

**Owner:**  
 K HOTELS & RESORTS LLC  
 Moez Maredia  
 6161 Savory Dr., Ste. 1132

Houston, TX 77036

**Agent:**  
 Waeltz & Prete, Inc.  
 Antonio A. Prete  
 211 N. A.W. Grimes Blvd.

Round Rock, TX 78665

**Four Points by Sheraton Subdivision  
FINAL PLAT      FP1804-005**

**DATE OF REVIEW:** May 16, 2018

**LOCATION:** Northwest corner of Rawhide Dr. and Hesters Crossing Rd

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1 (General Commercial) and allows commercial land uses such as offices, retail sales, hotels and fuel stations by right. The C-1 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:

A Traffic Impact Analysis (TIA) is not required since right-of-way is being dedicated along Hesters Crossing Road to accommodate a deceleration lane, which will be constructed by the applicant. Additional right-of-way will not be required along Rawhide Drive.

Water and Wastewater Service:

Water and wastewater will be provided by the City. The property will connect to an existing water line to the east and south along Hesters Crossing Road and Rawhide Drive. Wastewater will be connected to an existing 8-inch public wastewater line located along the west property line. It is the applicant's intent to serve both proposed lots from the existing line by two separate connections.

Drainage:

This development will be participating in the City's Regional Storm Water Management Program. There are no drainage concerns for this concept plan. Storm water will be captured by curb inlets and conveyed appropriately.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise plat note number 3 to read as follows: "A portion of this tract is encroached by the ultimate 1% annual chance floodplain. 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."



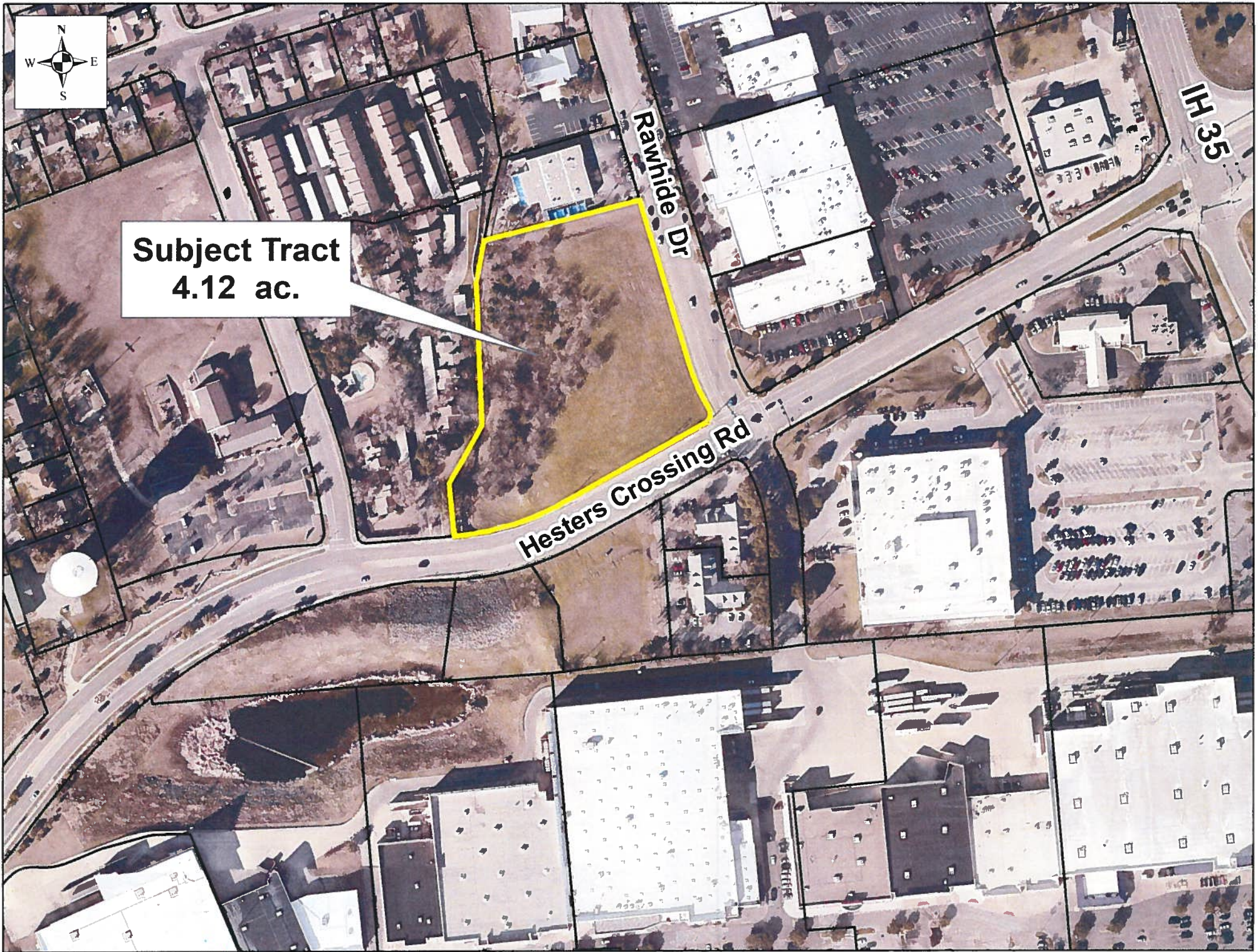


**Subject Tract**  
**4.12 ac.**

Rawhide Dr

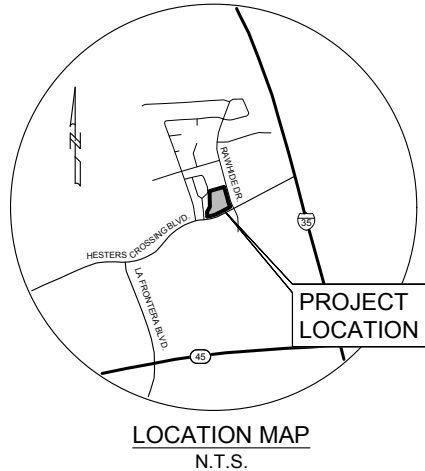
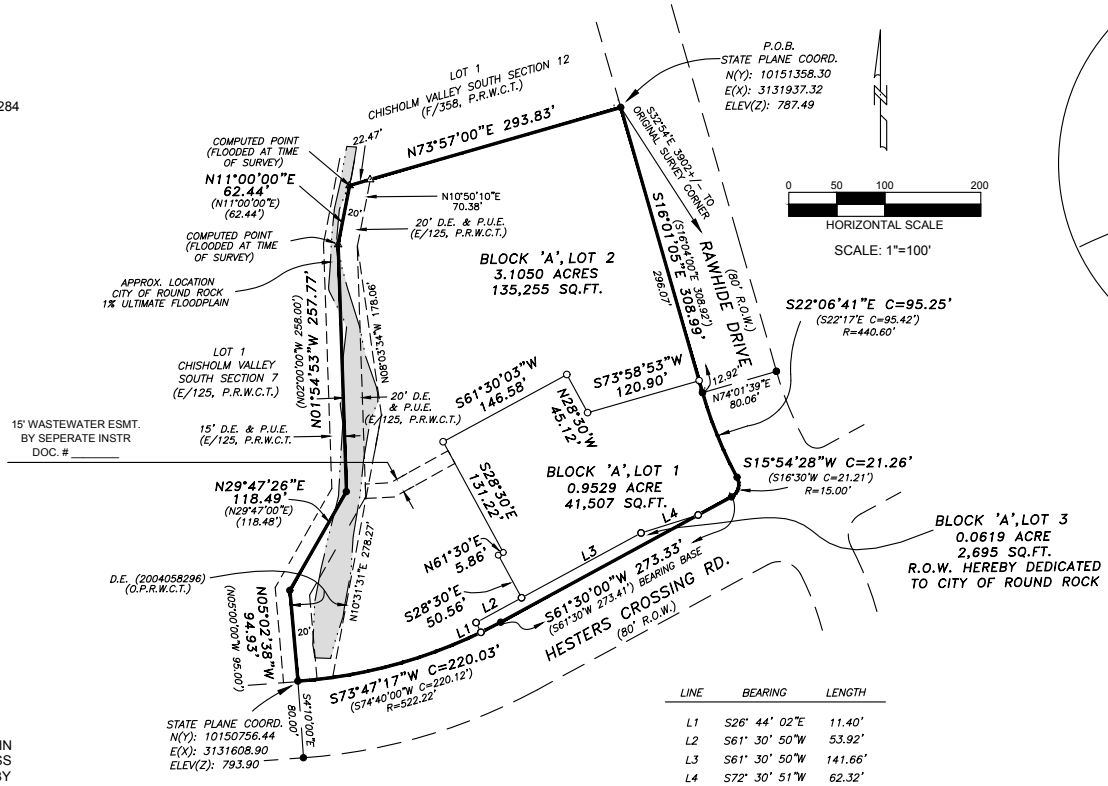
Hesters Crossing Rd

IH 35





BENCHMARK DESCRIPTION  
AND ELEVATION: ELEVATIONS ARE BASED ON CITY OF  
ROUND ROCK GPS POINT#GPS-01-001  
WITH AN ELEVATION OF 857.557"  
(NAVD 1988).



- ### PLAT NOTES:
1. 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.
  2. THE MINIMUM FINISHED FLOOR ELEVATIONS' (FFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
  3. NO PORTION OF THIS TRACT IS ENCRoACHED 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 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
  4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
  5. 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.
  6. 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 AND DEDICATED R.O.W. SHOWN HEREON.
  7. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
  8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION DATED MAY 16, 2018.

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P.O.B.

R.O.W.

BM

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1/2" IRON ROD SET

1/2" IRON ROD FOUND

IRON ROD FOUND WITH  
ALUMINUM CAP STAMPED "C.O.R.R."

CONCRETE MONUMENT FOUND

X CUT FOUND IN CONCRETE

CALCULATED/COMPUTED POINT

POINT OF BEGINNING

RIGHT-OF-WAY

BENCHMARK


<

**ENGINEER:**

**WAELTZ & PRETE, INC.**  
**CIVIL ENGINEERS**

3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

SURVEYOR:



**WATSON SURVEYING**  
 9501 CAP OF TEX HWY, #303  
 AUSTIN, TEXAS 78759  
 PHONE (512) 346-8566

FINAL PLAT  
FOUR POINTS BY SHERATON SUBDIVISION  
(1 OF 2)  
FP1804-005

K:\CAD\079-001 Sheraton Hotel at Hesters3-CAD\PLANS\Final Plat\079-001 Four Points by Sheraton\_Final Plat.dwg, 5/1/2018 1:14:48 PM, 1:2, W-P Inc., JRW

METES AND BOUNDS DESCRIPTION:

BEGINNING at a ½" steel pin found at the southeast corner of Lot 1, Chisholm Valley South Section 12, a subdivision recorded in Cabinet F, Slide 358, Williamson County Plat Records (WCPR), in the west right-of-way (ROW) line of Rawhide Drive, for the northeast corner hereof;

THENCE S16°01'05"E 308.99 feet with said ROW line to a ½" steel pin found at the start of a curve to the left;

THENCE with said ROW curve to the left, with chord of S22°06'41"E 95.25 feet and radius of 440.60 feet, to a ½" steel pin found at a point of reverse curve, for the transition curve to the north ROW line of Hesters Crossing Road;

THENCE along said transition curve to the right, with chord of S15°54'28"W 21.26 feet and radius of 15 feet, to a ½" steel pin found at end of curve;

THENCE S61°30'00"W 273.33 feet with the north ROW of Hesters Crossing Road to a ½" steel pin found at the start of a curve to the right;

THENCE with said ROW curve to the right, with chord of S73°47'17"W 220.03 feet and radius of 522.22 feet, to a ½" steel pin found at the southeast corner of Lot 1, Chisholm Valley South Section 7, a subdivision recorded in Cabinet E, Slide 125, WCPR, for the southwest corner hereof;

THENCE with the east line of said Lot 1 the following 3 courses:  
1) N05°02'38"W 94.93 feet to a ½" steel pin found for angle point,  
2) N29°47'26"E 118.49 feet to a ½" steel pin found for angle point,  
3) N01°54'53"W 257.77 feet to a computed point flooded at time of survey, at the southeast corner of a 1.73 acre tract conveyed to Steve Hickerson by deed recorded in Document No. 2001090403, Williamson County Official Public Records, for angle point hereof;

THENCE N11°00'00"E 62.44 feet with the east line of said 1.73 acres to a computed point flooded at time of survey, at the southwest corner of said Lot 1, Chisholm Valley South Section 12, for the northwest corner hereof;

THENCE N73°57'00"E 293.83 feet with the south line of said Lot 1 to the POINT OF BEGINNING, containing 4.1197 acres of land, more or less.

ENTITY:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That K. Hotels & Resorts, LLC, a Texas Limit Liability Company, as the owner of that certain 4.119 acre tract of land recorded in Document #2008027850, 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 Four Points by Sheraton Subdivision.

K. Hotels & Resorts, LLC  
Moez Maredia, President  
1802 Prospect St  
Houston, Texas 77004

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 Sehar Investment Group, LLC the Lien Holder of that certain 4.119 acre tract of land recorded in Document #2008027850, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain 4.119 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.

Sehar Investment Group, LLC  
By: Karim R. Ali, its Member

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, Stuart Watson , 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.

Stuart Watson, RPLS  
Registration # 4550  
Watson Surveying  
9501 Capital of Texas Highway #303  
Austin, Texas 78759

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



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
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FINAL PLAT  
FOUR POINTS BY SHERATON SUBDIVISION  
(2 OF 2)

FP1804-005