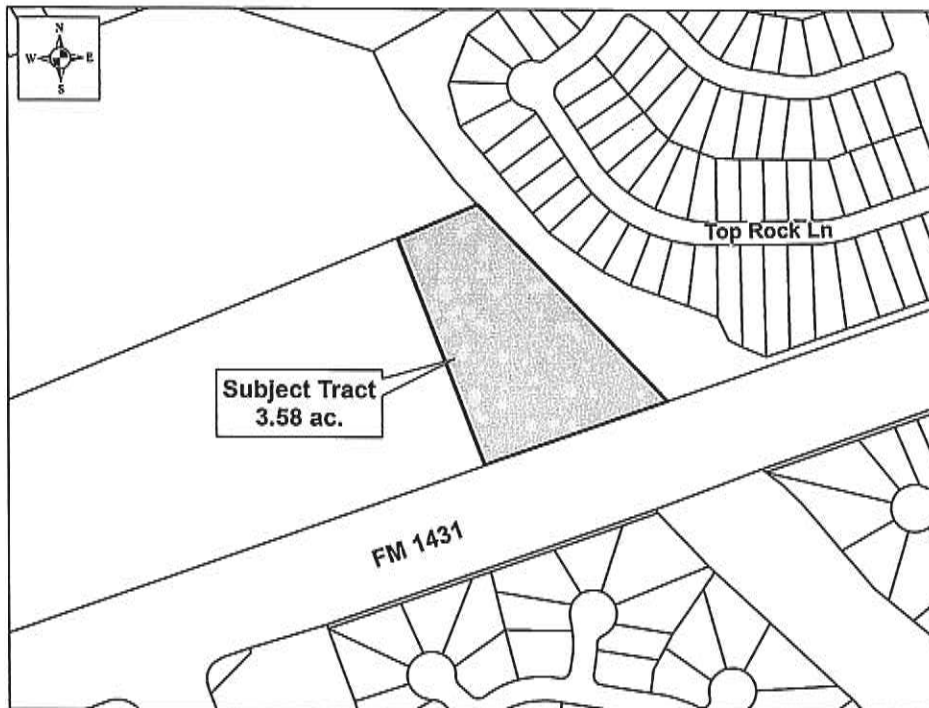


Mayfield Ranch Enclave - Lot 27
FINAL PLAT FP1503-001



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat

ZONING AT TIME OF APPLICATION: PUD 23

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Townhome Development (zoned PUD 23)

South: FM 1431 ROW

East: Existing single-family subdivision (zoned SF-2 - Single-family - Standard lot)

West: Undeveloped (Zoned PUD 23)

PROPOSED LAND USE: Office

<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:	1	3.58
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	3.58

Owner:
 BJM Mayfield Ranch, LTD.

1011 N. Lamar
 Austin, TX 78703

Agent
 Randall Jones & Associates Engineering,
 Inc.
 R. Brent Jones, P.E.
 1212 E. Braker Ln.

**Mayfield Ranch Enclave - Lot 27
FINAL PLAT FP1503-001**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat in June 2011.

DATE OF REVIEW: April 1, 2015

DESCRIPTION: 3.58 acres out of the Ephraim Evans Survey, Abstract No. 212.

LOCATION: Northeast corner of Mayfield Ranch Blvd and FM 1431

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning

The tract is one lot out of a phased Preliminary Plat. The tract is comprised of approximately 3.5 acres east of the northeast corner of F.M. 1431 and Mayfield Ranch Road. The proposal is to create a single office or senior housing development lot, as allowed per the approved PUD.

The PUD standards adopted in 2010 include requiring the exterior finish of the buildings to be native stone similar to the color and quality of the stone used within the Mayfield Ranch subdivision. Signage is also limited to monument-style signage with a native stone base. The request conforms to both the approved PUD and the approved Revised Preliminary Plat.

Traffic, Access and Roads

Access for Lot 27 as well as the larger Preliminary Plat area was limited to three points of access along 1431. Specific locations for a joint use access easement between Sendero Springs and Lot 27 shall be determined during the site plan process.

Water and Wastewater Service

The development proposes standard municipal services. Water service is available at the lot frontage within Mayfield Ranch Blvd. Wastewater is available in the existing main to the east of the lot along Onion Branch.

Drainage

Floodplain exists on the property and will be contained within a Drainage and Storm Sewer Easement dedicated with the Final Plat. A plat note provided indicates the proposed finished floor elevations will be a minimum of two feet above the ultimate 1% annual chance floodplain (Note 2).

Additional Considerations: Although not reflected on the paper copies, the mylar has been updated so that Note #7 states: A ten (10') sidewalk easement abutting along the street side property line is hereby dedicated for all street side property lots shown hereon. A ten (10') PUE is hereby dedicated abutting along the 20' waterline easement.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

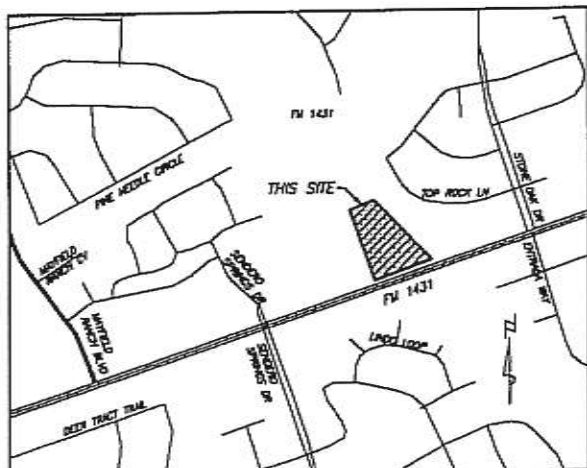
1. Provide a plat note stating access easements will be determined with the site plan.



Top Rock Ln

**Subject Tract
3.58 ac.**

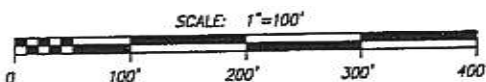
FM 1431



LOCATION MAP

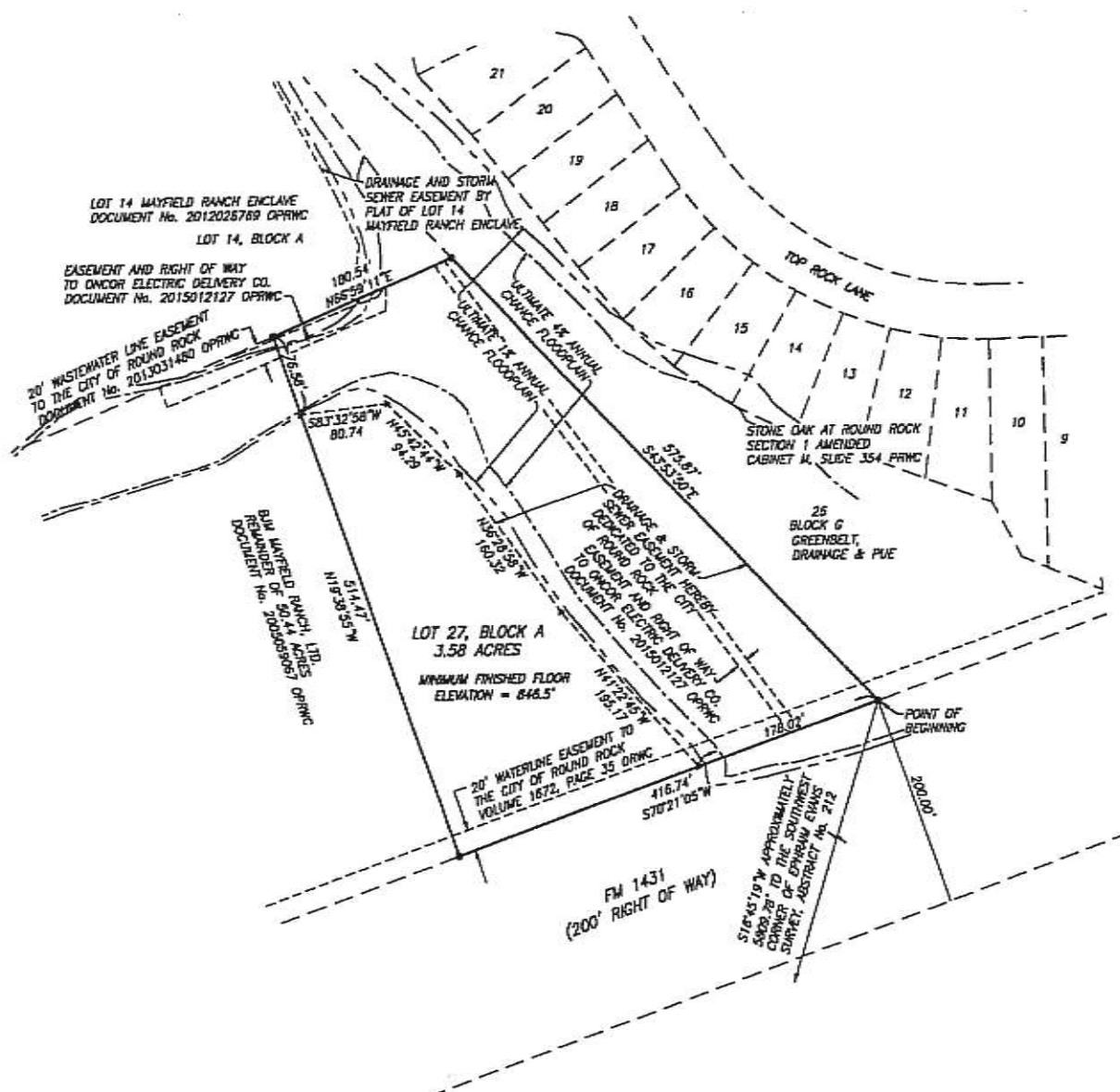
SCALE: 1"=800'

FINAL PLAT OF
LOT 27 MAYFIELD RANCH ENCLAVE
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



LEGEND

- = 1/2" IRON ROD FOUND WITH "BASELINE" SURVEY CAP
- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
- ▲ = ANGLE POINT
- PUE = PUBLIC UTILITY EASEMENT
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



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. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. NO PORTION OF THIS TRACT IS ENCLOSED BY 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.
4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED AND WITH DESIGN AND CONSTRUCTION STANDARDS.
7. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
8. THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 9, 2011.

OWNER: BJM MAYFIELD RANCH, LTD.
1011 N. LAMAR BOULEVARD
AUSTIN, TX 78703
ACREAGE: 3.58 ACRES
SURVEYOR: RJ SURVEYING & ASSOCIATES, INC
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: MARCH 3, 2015
DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 1, 2015
BENCHMARK DESCRIPTION AND ELEVATION: "X" CUT IN CONCRETE ALONG EAST SIDE OF MAYFIELD RANCH BOULEVARD; 20' +/- EAST OF CENTERLINE OF MAYFIELD RANCH BOULEVARD AND 45' +/- NORTH OF NORTH EDGE OF F.M. 1431. ELEVATION = 900.66'
ACREAGE BY LOT TYPE
DEVELOPMENT: 3.58 ACRES
PATENT SURVEY: EPHRAIM EVANS, ABSTRACT No. 212
ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.
NUMBER OF LOTS BY TYPE
DEVELOPMENT: 1

DATE: FEBRUARY 18, 2015

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

FINAL PLAT OF
LOT 27 MAYFIELD RANCH ENCLAVE
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

THAT PART OF THE EPHRAIM EVANS SURVEY, ABSTRACT No. 212, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 50.44 ACRE TRACT OF LAND CONVEYED TO B.J.M. MAYFIELD RANCH, LTD. BY DEED RECORDED IN DOCUMENT No. 2005059067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT a point in the North Line of FM 1431, at the Southwest Corner of Lot 26, Block G, Stone Oak at Round Rock Section 1 Amended as shown on the Plat thereof recorded in Cabinet M, Slide 354 of the Official Records of Williamson County, Texas, and the Southeast Corner of said 50.44 Acre Tract;

THENCE S.70°21'05"W. along the North Line of FM 1431 and the South Line of said 50.44 Acre Tract a distance of 416.74 feet;

THENCE N.19°38'55"W. across said 50.44 Acre Tract a distance of 514.47 feet to a point in the South Line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave, according to the Plat thereof recorded in Document No. 2012026769 of the Official Public Records of Williamson County, Texas;

THENCE N.66°59'11"E. along said South Line a distance of 180.54 feet to a point in the West Line of said Lot 26, the same being the Southeast Corner of said Lot 14;

THENCE S.43°53'50"E. along the West Line of said Lot 26 and the East Line of said 50.44 Acre Tract a distance of 575.87 feet to the said Point of Beginning.

Containing 3.58 acres, more or less.

STATE OF TEXAS

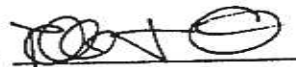
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT B.J.M. MAYFIELD RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 50.44 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2005059067 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES 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 "LOT 27 MAYFIELD RANCH ENCLAVE."

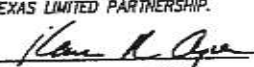
B.J.M. MAYFIELD RANCH, LTD., A TEXAS LIMITED PARTNERSHIP

BY: B.J.M. MAYFIELD RANCH GP, INC., A TEXAS CORPORATION,
GENERAL PARTNER

BY: 
BLAKE J. MAGEE, PRESIDENT

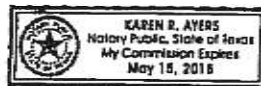
STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4th DAY OF March, 2015, BY Blake Magee AS President OF B.J.M. MAYFIELD RANCH ON BEHALF OF SAID TEXAS LIMITED PARTNERSHIP.


NOTARY PUBLIC SIGNATURE

Karen R. Ayers
NOTARY PUBLIC PRINTED OR TYPED NAME

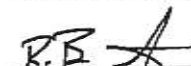
MY COMMISSION EXPIRES: 5-15-18



STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, R. BRENT JONES, 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.

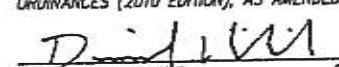
 3/4/15
R. BRENT JONES, DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671



STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, DANIEL ERIC MIRABILE, 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, CITY OF ROUND ROCK CODE OF ORDINANCES (2010 EDITION), AS AMENDED.

 MM 4, 2015
DANIEL ERIC MIRABILE, DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6518



CITY APPROVAL

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.

FRANK LEFFINGWELL, CHAIRMAN

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. _____ AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____ A.D. _____ AT _____ O'CLOCK _____ M. IN THE OFFICIAL PUBLIC 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 WRITTEN ABOVE.

NANCY RISTER, CLERK,
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: FEBRUARY 18, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-10015400