



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair J. Hollis Bone
Alternate Vice Chair Rene Flores
Commissioner Matt Baker
Commissioner Stacie Bryan
Commissioner Mike Doss
Commissioner Jennifer Henderson
Commissioner Selicia Sanchez
Commissioner Rob Wendt

Wednesday, April 15, 2015

7:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER - 7:00 P.M.

B. ROLL CALL

C. CONSENT AGENDA:

- C.1 [2015-2412](#) Consider approval of the minutes for the April 1, 2015, Planning and Zoning Commission meeting.
- C.2 [2015-2413](#) Consider approval of the Final Plat for Kenney Crossing. Generally located on the northwest corner of the intersection of S. Kenny Fort Blvd. and Forest Creek Dr. Case No. FP1501-006
- C.3 [2015-2416](#) Consider approval of the Final Plat for Kenney Fort Section 2. Generally located northwest of the intersection of Forest Creek Dr. and S. Kenney Fort Blvd. Case No. FP1503-005
- C.4 [2015-2417](#) Consider approval of the Final Plat for Chandler Creek Medical Pavilion. Generally located on the southwest corner of University Blvd. and Sunrise Rd. Case No. FP1503-006

D. PLATTING:

- D.1 [2015-2414](#) Consider approval of the Final Plat for Freeman Park Subdivision Phase 3. Generally located on the eastside of Forest Ridge Blvd. and south of Alton Pl. Case No. FP1410-003
- D.2 [2015-2415](#) Consider approval of the Final Plat for Freeman Park Subdivision Phase 4. Generally located on the eastside of Forest Ridge Blvd. Case No. FP1503-003

- D.3 [2015-2418](#) Consider public testimony and approval to Replat Lot 8, Chandler Oaks Subdivision and Lot 2, Cypress Cove Subdivision; and to Final Plat 2.905 acres of the former Cypress Blvd. ROW. Case No. FP1503-007

E. STAFF REPORT:

- E.1 [2015-2419](#) Consider an update regarding Council actions related to Planning and Zoning items.

F. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on this 9th day of April 2015 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, Deputy City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 1, 2015 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on April 1, 2015, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:01 p.m.

B. ROLL CALL

Present for roll call were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Mike Doss, Commissioner Rene Flores, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Ashley Lumpkin, Clyde von Rosenberg, Aneil Naik, Laton Carr, and Veronica Chandler. Also present were Aileen Dryden from PARD, Leah Collier from Transportation, and Charlie Crossfield from the City's attorney's office.

C. CONSENT AGENDA:

- C1. Consider approval of the minutes for the March 4, 2015, Planning and Zoning Commission meeting.**
- C2. Consider approval of the Preliminary Plat for Northfields (GLO Tract – PUD 22). Generally located on the northeast corner of Louis Henna Blvd. and Meister Ln. Case No. PP1502-001**
- C3. Consider approval of the Final Plat for Mayfield Ranch Enclave – Lot 27. Generally located on the northeast corner of Mayfield Ranch and FM 1431. Case No. FP1503-001**
- C4. Consider approval of the Final Plat for Koshy Subdivision (Minor Plat). Generally located west of Sam Bass Rd. at Hermitage Dr. Case No. FP1503-002**

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve agenda items C1, C2, C3, and C4 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

D. ZONING:

- D1. Consider public testimony and approval of 25.28 acres, more or less, to be known as Greenlawn Multi-family Concept Plan. Generally located on the southwest corner of the intersection of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. CP1502-001**

Ms. Lumpkin gave a brief overview of the Concept Plan stating the application was for a two lot subdivision. She stated one of the lots will be developed and the other lot will be used for drainage and existing floodplain. Staff recommended approval as conditioned.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Flores, second by Commissioner Doss to recommend approval.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

D2. Consider public testimony and a recommendation to approve the request filed by JR Fischer Ventures II LP, on behalf of the owners, Jay and Robin Fischer, for Amendment No. 7 to PUD (Planned Unit Development) 4 (also known as Forest Creek) to modify development standards and allowed uses of the remainder Parcel G. Generally located southeast of the intersection of Forest Creek and Red Bud Ln. Case No. ZON1503-002

Mr. von Rosenberg briefly reviewed the application stating this tract was zoned as Parcel G in PUD 4 in 1991. Mr. von Rosenberg stated the purpose of the PUD amendment was to find uses that are comparable with the character of Forest Creek and the surrounding neighbors. He continued by outlining the current and proposed uses and suggested development standards for Parcel G. Staff recommended approval.

The owner's broker, Mr. Brent Campbell, with Don Quick and Associates, was available to answer questions.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The Forest Creek HOA representative, Mr. Keith Chandler, spoke in favor of the proposed PUD amendment during the public hearing.

Commissioner Henderson made a motion to remove small animal grooming and vet clinics from the permitted uses list. The motion was not seconded.

Motion: Motion by Commissioner Bone, second by Commissioner Baker to recommend approval of the rezoning as recommended by staff.

Vote: AYE: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Sanchez, and Commissioner Wendt. **NAY:** Commissioner Henderson. Vote: 8 - 1. The motion carried.

E. OTHER BUSINESS:

E1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated City Council approved the following zoning projects as recommended by the Commission: Greenlawn Multi-family apartment complex and the Rock and Roe Tract.

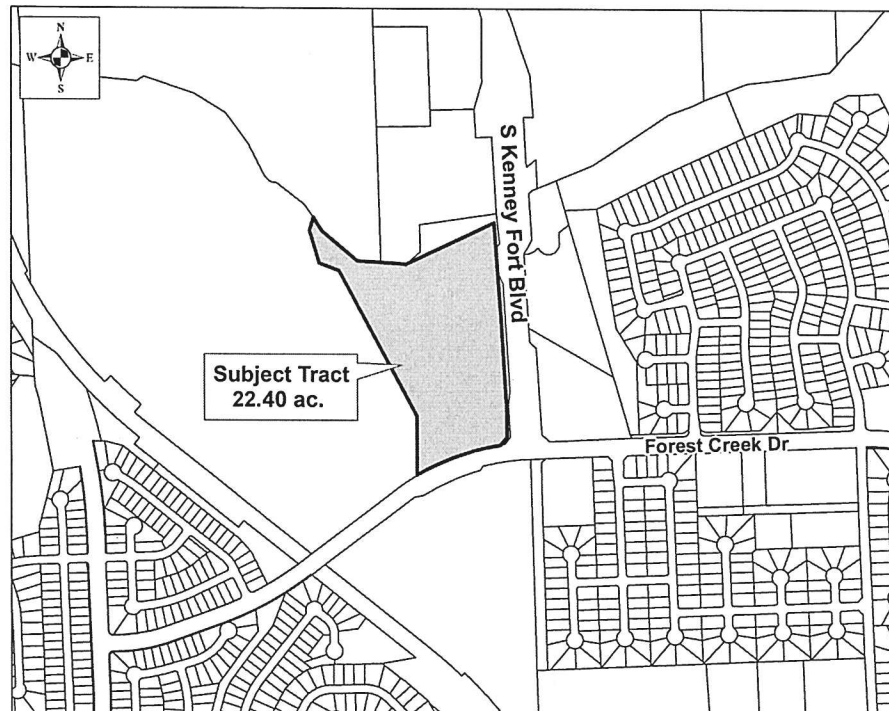
F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Kenney Crossing
FINAL PLAT FP1501-006



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat.

ZONING AT TIME OF APPLICATION: PUD 40

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: Brushy Creek, Business Park (undeveloped) and PUD 97 (allowing for single-family residential)
- South: Forest Creek ROW, existing single-family residential (zoned SF-2, Single Family - Standard Lot)
- East: Kenney Fort Blvd ROW and PUD 93 (undeveloped)
- West: Future Kenney Fort Subdivision (Zoned PUD 97 allowing single-family residential)

PROPOSED LAND USE: Multi-family, commercial, and parkland

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	15.27
Office:	0	0.00
Commercial:	1	0.94
Industrial:	0	0.00
Open/Common Space:	2	6.19
ROW:	0	0.00
Parkland:		
Other:	0	0.00
TOTALS:	4	22.40

Owner:
Round Rock Ranch, Ltd.
c/o Timmerman
2490 FM 685
Hutto, TX 78634

Agent
Civile LLC
Lawrence M. Hanrahan, P.E.
8240 N. Mopac Expy., Ste. 125
Austin, TX 78759

**Kenney Crossing
FINAL PLAT FP1501-006**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat in December 2014.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 22.40 acres out of the P.A. Holder Survey A-297.

LOCATION: Northwest corner of S. Kenney Fort Blvd. and Forest Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The proposed development consists of approximately 22.4 acres of land, which is divided into three uses: approximately 15.2 acres for a 248-unit multi-family development, an approximate one acre lot for commercial development, and 6.2 acres for parkland.

The approved PUD is vested under the former multifamily (MF) zoning district and the PUD 40 minimum standards, but after meeting with City staff the developer has agreed to meet some of the new MF-2 district requirements for most buildings, including exterior wall materials and exterior stairwell treatments facing the right-of-way. The buildings will be faced with anywhere from 65% - 82% masonry, and the remainder will be horizontally-installed cement based siding. The exterior stairwells will be pulled into the interior of the building as much as possible in order to minimize their external visibility, while still meeting fire code requirements.

Additionally, compromises regarding parking were reached that will allow the developer to reduce the amount of required parking in order to save as many protected trees as possible. The PUD parking requirement was significantly higher than the MF-2 requirement, so the developer will meet the MF-2 quantity requirement. The MF-2 district has a requirement on the number of garage-enclosed parking spaces, which the developer is not required to fulfill. However, the developer has proposed to provide a minimum of 66 enclosed garage spaces and 114 covered spaces as shown on their preliminary site plan submittal.

The Final Plat, as proposed, is in conformance with the approved Preliminary Plat as well as the Zoning and Subdivision Ordinances. The approved PUD modified the General Plan land use designation to allow for multi-family, open space, and commercial development.

Traffic, Access and Roads: The scope of the proposed plat did not necessitate a TIA update at this time. Should the smaller commercial lot at the corner propose a use that warrants a TIA, the developer is aware an updated TIA or potentially a new TIA for the commercial site may be required during site development. In addition, access is restricted to a single driveway along Forest Creek Blvd. The final location of that driveway will be determined during the site planning process, and there is a plat note reiterating the restriction.

Water and Wastewater Service: Water and wastewater service will be obtained by extending existing lines within Forest Creek Drive and within Kenney Fort Blvd. The development proposes to align extensions within the existing sleeves in the right-of-way to avoid boring or cutting the roadway.

**Kenney Crossing
FINAL PLAT FP1501-006**

Drainage: The site contains both 1% annual chance floodplain and ultimate 1% annual chance floodplain. All lots adjacent to the ultimate 1% annual chance floodplain have a minimum finished floor at least 2 feet above the base flood elevation called out on the plat.

Additional Considerations: None

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide space for document numbers on water and wastewater easements. (Waterline Easement Doc. No. _____, Wastewater Easement Doc. No. _____)
2. Clarify limits of drainage and storm sewer easement for ultimate 4% annual chance floodplain by providing arrows or some way to clarify where the limits are located.



S Kenney Fort Blvd

Subject Tract
22.40 ac.

Forest Creek Dr

City of Round Rock
12.1 Ac.
Doc. # 2010040000
W.C.03

City of Round Rock
1784 Ac.
Doc. # 2013058475
W.C.O.B.

Pulte Homes of Texas
5.648 Ac.
Doc. #20000006058
W.C.O.R.

15.268 Ac.
Lot 1

S. KENNEY FORT BOULEVARD

City of Pound Rock
1053 &c
Doc#20060405

0.944 Ac.
Lot 2

OWNERS: Round Rock Ranch, Ltd.
ACREAGE: 22.397

SURVEYOR: Austin Surveyors

OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: 20 Jan 2015

DATE OF PLANNING AND ZONING REVIEW: __ Mar 2015

BENCHMARK DESCRIPTION: chiseled "X" on inlet on West curb line Kenney Fort \pm 466' North of Forest Creek Drive Elevation: 711.02' NAVD 88

PATENT SURVEY: P.A. Holder Survey A-297

ENGINEER: CIVIL LLC

NUMBER OF LOTS: 4

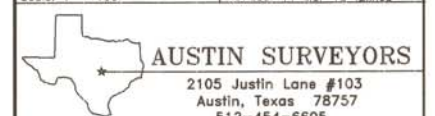
SHEET 1 OF 3

Course	Bearing	Distance
T1	S 09°18'10" E	49.08'
T2	S 08°42'43" W	60.14'
T3	N 16°14'56" E	79.60'
T4	S 33°34'04" E	93.74'
T5	S 50°00'05" E	51.42'
T6	S 11°44'04" W	31.56'
T7	S 11°17'20" W	47.99'
T8	S 09°37'49" E	31.97'
T9	S 03°09'40" W	78.33'
T10	S 08°19'18" W	50.38'
T11	S 03°09'40" W	55.38'
T12	S 70°00'02" W	28.97'
T13	N 55°37'31" W	19.46'
T14	N 28°17'43" W	25.42'
T15	N 03°17'32" E	113.42'

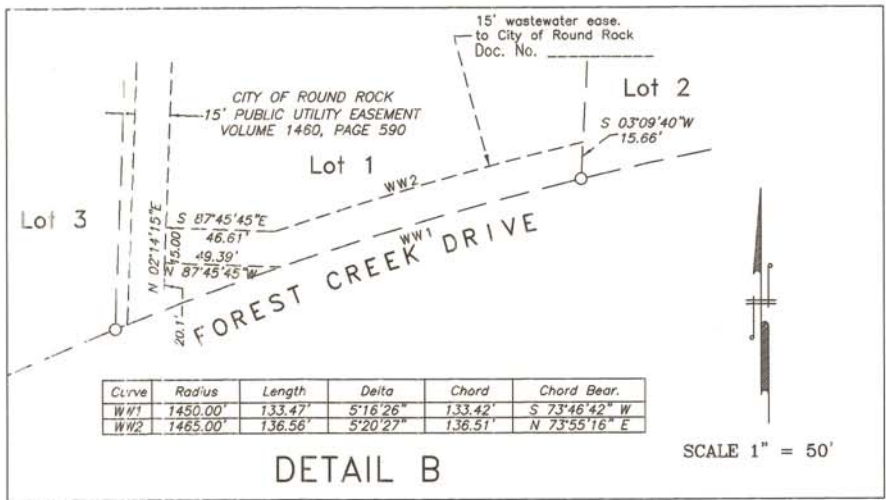
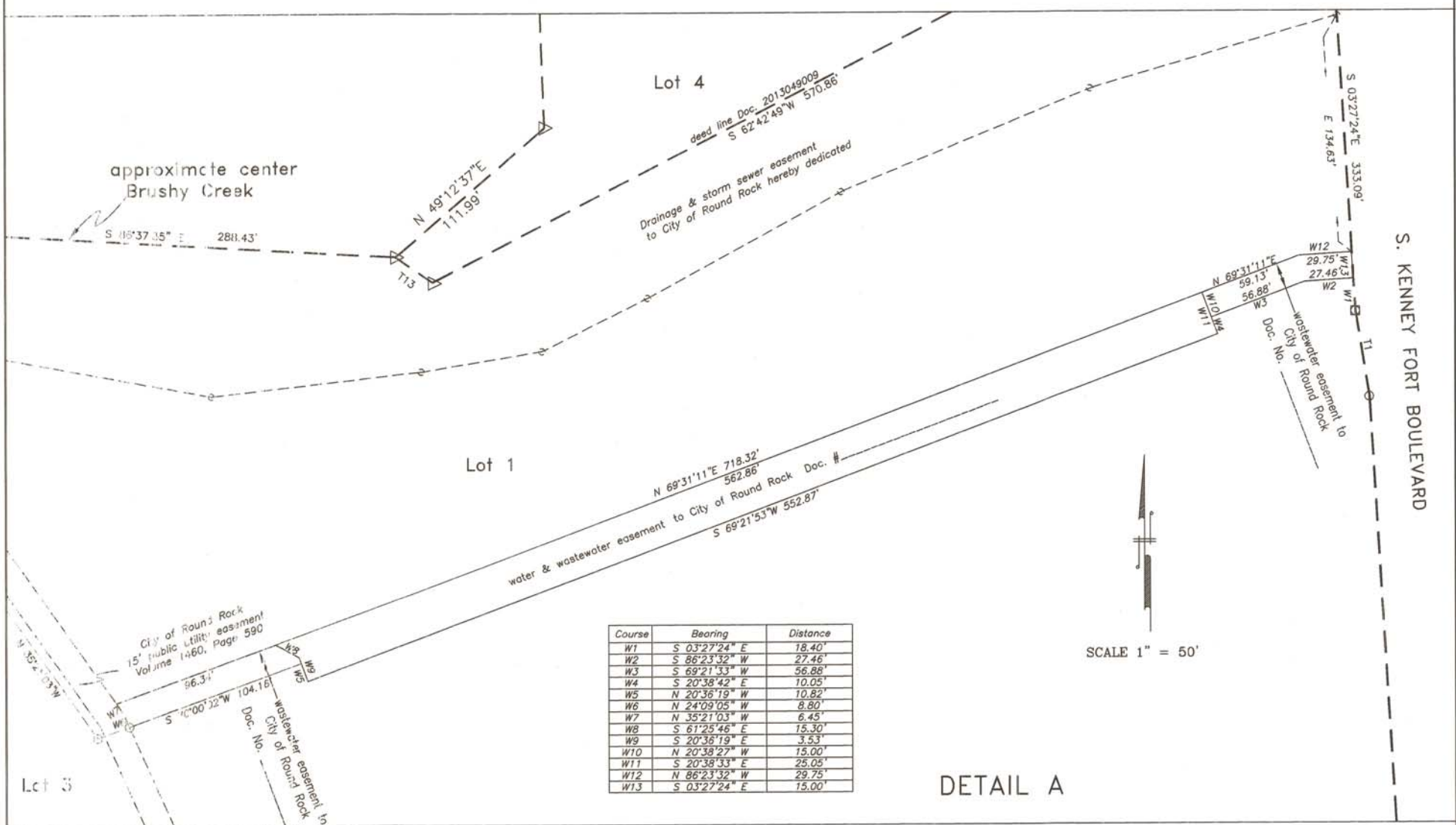
Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1450.00'	528.72'	20°53'31"	525.79'	S 70°45'49" W
C2	1450.00'	121.33'	4°47'40"	121.30'	S 78°48'45" W
C3	1450.00'	208.63'	8°14'36"	208.45'	S 72°17'36" W
C4	1450.00'	198.76'	7°51'13"	198.60'	S 64°14'40" W

Lot Type	Lot No(s)	Acreage
Development	1 & 2	16.212
Open Space	3 & 4	6.185
TOTAL	4	22.397

File No.: 1896final	Designed By: skip
Job No.: 1896-122	Drawn By: skip
Date: November 2014	Checked By:
Scale: 1" = 100'	Revised: 11 Mar 15 folines



Final Plat
Kenney Crossing Phase 1
City of Round Rock
Williamson County, Texas



EASEMENT TABLE
SEE SHEET 1

LINE	BEARING	DISTANCE
ET1	S 72°56'12" E	33.73'
ET2	S 61°08'59" E	107.84'
ET3	S 54°20'02" E	103.10'
ET4	S 30°14'03" E	44.85'
ET5	S 23°17'59" E	128.43'
ET6	S 21°28'54" E	111.67'
ET7	S 30°56'20" E	178.17'
ET8	S 12°53'52" E	57.83'
ET9	S 33°23'23" E	111.91'
ET10	S 24°57'50" E	51.96'
ET11	S 54°16'21" E	80.11'
ET12	S 39°15'52" E	41.76'
ET13	S 04°58'45" E	55.81'
ET14	S 09°37'09" W	135.61'
ET15	S 12°07'15" E	115.88'
ET17	N 35°57'46" E	62.81'
ET18	S 54°02'14" E	46.96'
ET19	S 69°01'51" E	108.85'
ET20	S 79°31'08" E	123.37'
ET21	N 83°31'48" E	120.24'
ET22	N 80°35'23" E	69.61'
ET23	N 63°22'58" E	67.11'
ET24	N 61°23'44" E	125.31'
ET25	N 67°42'37" E	153.09'
ET26	N 73°46'01" E	146.21'

SHEET 2 OF 3

File No.: 1899Final
Job No.: 1899-122
Date: November 2014
Scale: 1" = 100'

Designed By: skip
Drawn By: skip
Checked By:
Revised:

AUSTIN SURVEYORS
2105 Justin Lane #103
Austin, Texas 78757
512-454-6605
TxFirm #10174000

Final Plat
Kenney Crossing Phase 1
City of Round Rock
Williamson County, Texas

FIELD NOTES FOR 22.397 ACRES

All that certain tract or parcel of land situated in the P. A. Holder Survey, A-297, Williamson County, Texas and being a part of a 147.076 acre tract, designated as Tract 3, in a deed to Round Rock Ranch, Ltd. recorded in Volume 2418, Page 51 of the Official Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the intersection of the West line of Kenney Fort Boulevard and the North line of the above mentioned 147.076 acre tract for the Northeast corner of this tract from which point the Northeast corner of the said 147.076 acre tract bears N 81°41'43" E 88.25 feet.

THENCE S 03°27'24" E with the West line Kenney Fort Boulevard 333.03 feet to an iron pin set for an angle point of this tract.

THENCE S 09°18'10" E 49.08 feet to an iron pin set in an angle point of Kenney Fort Boulevard for an angle point of this tract.

THENCE S 03°27'25" E 751.18 feet to an iron pin set in an angle point of Kenney Fort Boulevard for an angle point of this tract.

THENCE S 00°32'30" E 204.19 feet to an iron pin set in an angle point of Kenney Fort Boulevard for an angle point of this tract.

THENCE S 40°42'43" W 60.14 feet to an iron pin set in the intersection of the West line of Kenney Fort Boulevard and the curving North line of Forest Creek Drive, in the Southwest corner of the above mentioned 2.803 acre tract, for the Southeast corner of this tract.

THENCE with the arc of a curve to the left 528.72 feet said curve having a radius of 1450.00 feet, a central angle of 20°53'31" and a sub-chord which bears S 70°45'46" W 525.79 feet to an "X" found in concrete for the Southwest corner of this tract.

THENCE N 00°00'00" E 344.51 feet to an iron pin found for an angle point of this tract.

THENCE N 28°17'43" W 986.44 feet to an iron pin found for an angle point of this tract.

THENCE N 68°49'42" W 128.15 feet to an iron pin found for an angle point of this tract.

THENCE N 16°20'58" W 203.88 feet to an iron pin found for an angle point of this tract.

THENCE N 16°14'56" E 79.60 feet to a point on the approximate centerline of Brushy Creek for the Northwest corner of this tract.

THENCE down the approximate centerline of Brushy Creek for the following four (4) courses:
1. S 33°34'04" E 93.74 feet to an angle point of this tract.
2. S 50°00'05" E 232.57 feet to an angle point of this tract.
3. S 50°00'05" E 51.42 feet to an angle point of this tract.
4. S 86°37'35" E 288.43 feet to an angle point of this tract.

THENCE N 49°12'37" E 111.99 feet to an angle point of the North line of the said 147.076 acre tract for an angle point of this tract.

THENCE N 02°03'49 W 161.85 feet to an angle point of the North line of the said 147.076 acre tract for an angle point of this tract.

THENCE N 81°41'43" E 451.03 feet to the POINT OF BEGINNING containing 22.397 acres of land, more or less.

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

THAT I, Claude F. Hinkle, 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 hereon were properly found or placed under my personal supervision in accordance with Chapter 36, Subdivisions, City of Round Rock Code of Ordinances (2010 ed.) as amended.

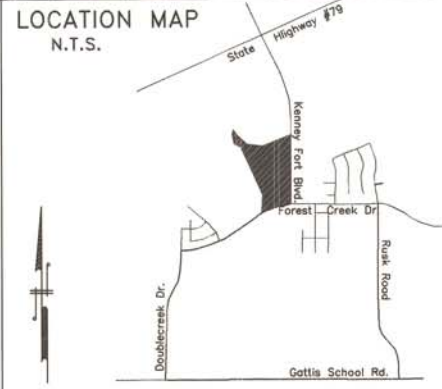


Claude F. Hinkle, Jr.
RPLS #4629
2105 Justin Lane #103
Austin, Texas 78757

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

THAT I, Lawrence M. Hanrahan do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, City of Round Rock Code of Ordinances (2010) as amended and the design and construction standards adopted by the City of Round Rock, Texas.

Lawrence M. Hanrahan, P.E.



STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

That Round Rock Ranch, Ltd. A Texas limited partnership, as the owner of that certain 147.076 acre tract of land recorded in Volume 2418, Page 51 of the Official Records of Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public use forever, the streets, alleys, easements, and all other lands intended for public dedication as shown hereon. To be known as

KENNEY FORT PHASE 1

Round Rock Ranch, Ltd.

Tim Timmerman, President

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 2015 by Tim Timmerman as President of Round Rock Ranch, Ltd. A Texas limited partnership on behalf of Round Rock Ranch, Ltd.

Notary public

Printed name _____

NOTES:

1. A ten (10) foot wide P.U.E. and sidewalk easement abutting and along the Street side property lines shall be dedicated for all street side property lots shown hereon.
2. A portion of the tract is encroached by special flood hazard areas inundated by the 1% annual flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map community panel #48491C515E, effective date 26 September 2008 for Williamson County Texas.
3. 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 be permitted by the City Engineer after approval of the proper analysis.
4. No obstructions, including but not limited to fences or storage, shall be permitted in any drainage easement 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 the Design and Construction Standards.
7. This Final Plat conforms to the Preliminary Plat approved by the Planning and Zoning Commission on 03 December 2014.
8. Parkland Lots 3 and 4 shall be dedicated to the City of Round Rock by separate instrument prior to or in tandem with the recordation of the final plat. Document No. _____
9. All slab elevations shall be a minimum of two (2) feet above the ultimate 1% chance floodplain.
10. Access to South Kenney Fort Boulevard from Lot 2 shall be "right in" and "right out" only. Access to Forest Creek Drive from Lot 2 shall be through Lot 1's drive access.

Approved this the ____ 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
THE COUNTY OF WILLIAMSON

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of 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 E. Rister
Clerk, County Court
Williamson County, Texas

By _____
Deputy

SHEET 3 OF 3

File No.: 1896final	Designed By: skip
Job No.: 1896-122	Drawn By: skip
Date: November 2014	Checked By:
Scale: 1" = 100'	Revised:

AUSTIN SURVEYORS
2105 Justin Lane #103
Austin, Texas 78757
512-454-6605
TxFirm #10174000

Kenney Fort Sec. 2
FINAL PLAT FP1503-005



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat.

ZONING AT TIME OF APPLICATION: PUD

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Brushy Creek and Undeveloped

South: Existing single-family and future Kenney Fort Section 1 (Zoned SF-2 - Single family - standard lot and PUD)

East: Brushy Creek and Undeveloped

West: MoKan ROW and Existing single-family (Zoned SF-2 - Single family - standard lot)

PROPOSED LAND USE: Residential and Parkland

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	94	17.41
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	4.99
ROW:	0	4.01
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	95	26.41

Owner:
Round Rock Ranch, Ltd.
2490 FM 685
Hutto, TX 78634-5096

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

**Kenney Fort Sec. 2
FINAL PLAT FP1503-005**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat on March 19, 2014.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 26.41 acres out of the Prior A. Holder Survey, Abstract No. 297.

LOCATION: Northwest corner of Forest Creek Drive and Kenney Fort Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The tract is zoned PUD 97 which allows for single-family residential with a minimum lot size of 6,500 square feet, reduced the rear setback from 20 ft. to 10 ft. and increased lot coverage from 40% to 50%. At least 20% of the overall lots must be over 8,000 square feet and an additional 20% must be over 10,000 square feet. Phase Two proposes a total of 94 single-family lots; 58 lots have a minimum 6,500 square feet, 27 lots are over 8,000 square feet, and 9 lots contain more than 10,000 square feet.

PUD 97 requires enhanced design features for all homes including at least 75% masonry (stone, simulated stone, brick or stucco); with 100% masonry required on the front and side elevations, additional trees on the larger lots, and native or adaptive plantings and drought tolerant grasses. The proposal complies with the Zoning and Subdivision Ordinances.

Traffic, Access and Roads: The Transportation Department did not require an update to the Traffic Impact Analysis (TIA) submitted and approved in 2000 for PUD 40 because the proposed residential use is less intense than the original business park land use.

Water and Wastewater Service: There are existing city services to serve the site. A 12-inch wastewater line exists along the southern and eastern boundaries of the site. There is a 16-inch water line in the Forest Creek Drive right-of-way.

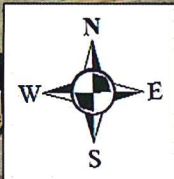
Drainage: The site contains both 1% annual chance floodplain and ultimate 1% annual chance floodplain. All lots adjacent to the Ultimate 1% annual chance floodplain have a minimum finished floor at least 2 feet above the base flood elevation called out on the plat.

Additional Considerations: Kenney Fort Section 1 will have to be recorded prior to the second phase of development.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

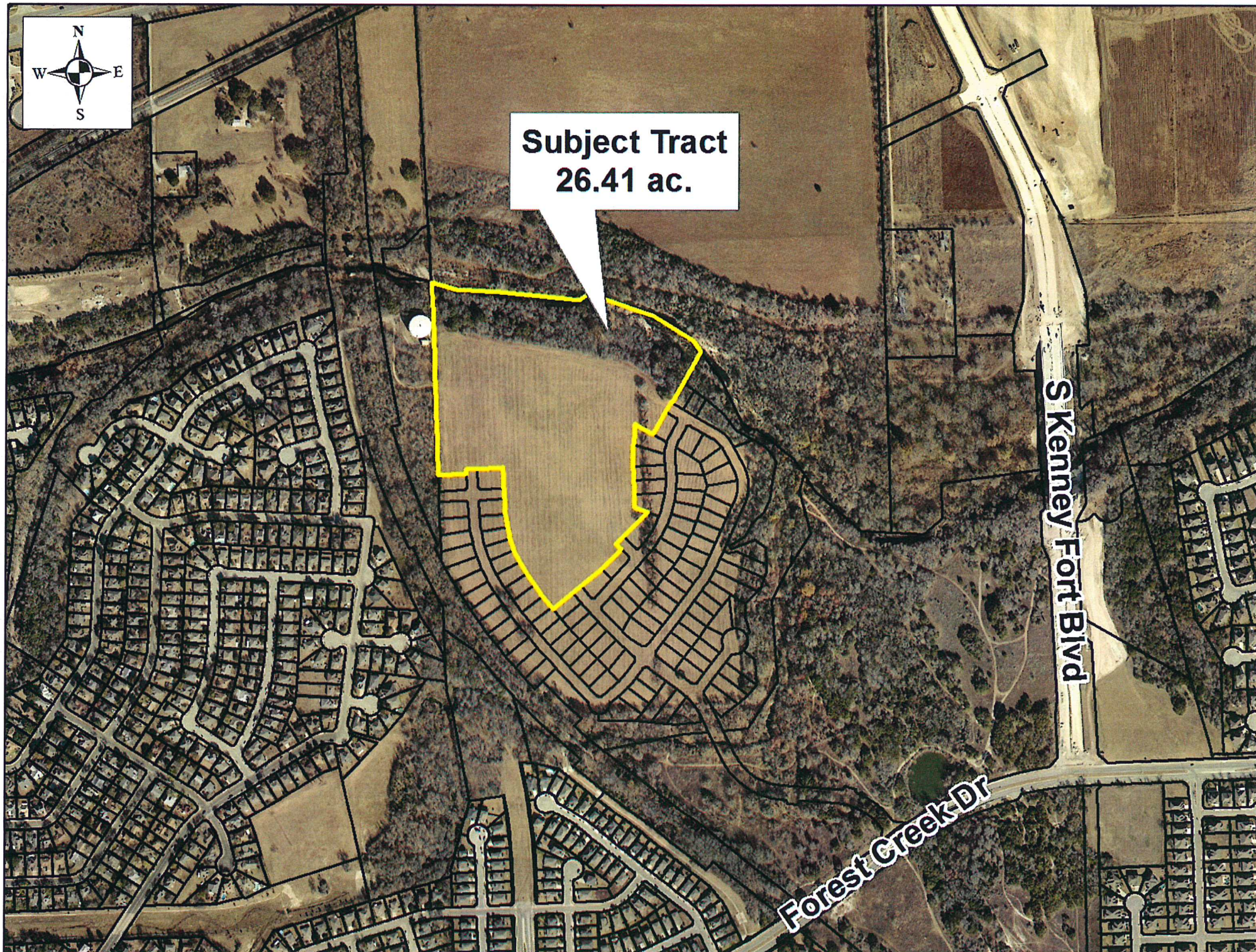
1. Note #1 and the parkland label on Lot 26, Block G will be updated to provide "Document No. _____" to allow for the separate instrument dedication to be shown on the plat.
2. Benchmark note to be provided with closeout of Kenney Fort, Section 1.
3. Lots 11 and 23, block G easement callouts shall be "15' DSSE Doc # _____".

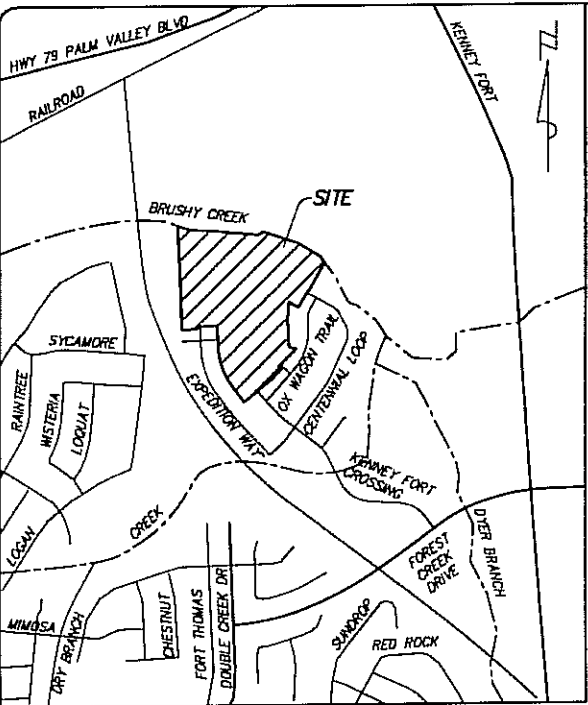


**Subject Tract
26.41 ac.**

S Kenney Fort Blvd

Forest Creek Dr





LOCATION MAP
SCALE: 1" = 1000'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	21.03	25.00	48°11'23"	N26°48'08"W	20.41
C2	162.65	50.00	186°22'46"	N42°17'33"E	99.85
C3	10.35	50.00	11°51'44"	N44°57'58"W	10.33
C4	51.40	50.00	58°54'08"	N08°35'02"W	49.17
C5	32.96	50.00	37°46'19"	N38°45'12"E	32.37
C6	67.93	50.00	77°30'34"	N83°26'21"W	62.83
C7	8.97	50.00	10°16'34"	N49°39'21"W	8.96
C8	21.03	25.00	48°11'23"	N68°36'46"W	20.41
C9	39.27	25.00	90°00'00"	N42°17'33"E	35.36
C10	80.87	325.00	14°15'24"	N85°34'45"W	80.66
C11	4.55	325.00	0°48'05"	N87°41'35"E	4.55
C12	60.36	325.00	10°38'31"	N86°35'07"W	60.28
C13	15.96	325.00	2°46'49"	N79°51'27"W	15.96
C14	68.43	275.00	14°15'24"	N85°34'45"W	68.25
C15	61.87	275.00	12°53'28"	N84°53'47"W	61.74
C16	6.55	275.00	1°21'56"	N87°58'31"E	6.55
C17	23.56	15.00	90°00'00"	N33°27'03"W	21.21
C18	23.56	15.00	90°00'00"	N56°32'57"E	21.21
C19	80.87	325.00	14°15'24"	N04°25'15"E	80.66
C20	48.83	325.00	8°36'29"	N07°14'42"E	48.78
C21	32.04	325.00	5°38'35"	N00°07'00"E	32.03
C22	68.43	275.00	14°15'24"	N04°25'15"E	68.25
C23	23.56	15.00	90°00'00"	N33°27'03"W	21.21
C24	24.77	15.00	94°37'32"	N58°51'43"E	22.05
C25	222.03	702.65	18°06'19"	N69°23'53"W	221.11
C26	51.76	702.65	4°13'14"	N76°20'26"W	51.75
C27	57.94	702.65	4°43'28"	N71°52'04"W	57.92
C28	57.94	702.65	4°43'28"	N67°08'36"W	57.92
C29	54.40	702.65	4°26'09"	N67°33'48"W	54.38
C30	153.55	652.65	13°28'47"	N67°05'07"W	153.19
C31	77.78	652.65	6°49'42"	N70°24'40"W	77.74
C32	73.52	652.65	6°27'15"	N63°46'11"W	73.48
C33	2.25	652.65	0°11'50"	N60°26'39"W	2.25
C34	167.63	673.69	14°15'24"	N04°25'15"E	167.20
C35	10.00	673.69	0°51'02"	N11°07'26"E	10.00
C36	84.85	673.69	7°13'00"	N07°05'26"E	84.80
C37	70.31	673.69	5°58'47"	N00°29'32"E	70.28
C38	2.47	673.69	0°12'36"	N02°36'09"W	2.47
C39	180.07	723.69	14°15'24"	N04°25'15"E	179.61
C40	58.00	723.69	4°35'30"	N09°15'12"E	57.98
C41	58.00	723.69	4°35'30"	N04°39'42"E	57.98
C42	58.00	723.69	4°35'30"	N00°04'12"E	57.98
C43	8.08	723.69	0°28'54"	N02°28'00"W	8.08
C44	204.05	275.00	42°30'48"	N23°57'51"W	199.40
C45	23.47	275.00	4°53'22"	N05°09'08"W	23.46
C46	104.89	275.00	21°51'14"	N18°31'26"W	104.26
C47	75.69	275.00	15°46'12"	N37°20'08"W	75.45
C48	241.15	325.00	42°30'48"	N23°57'51"W	235.66
C49	10.26	325.00	1°48'33"	N03°36'44"W	10.26
C50	55.71	325.00	9°49'20"	N09°25'40"W	55.65
C51	55.71	325.00	9°49'20"	N19°15'00"W	55.65
C52	55.71	325.00	9°49'20"	N29°04'20"W	55.65
C53	55.71	325.00	9°49'20"	N38°53'39"W	55.65
C54	8.03	325.00	1°24'56"	N44°30'47"W	8.03
C55	23.56	15.00	90°00'00"	N42°17'33"E	21.21
C56	23.56	15.00	90°00'00"	N47°42'27"W	21.21
C57	212.52	385.00	31°37'36"	N18°31'15"W	208.83
C58	63.13	385.00	9°23'40"	N07°24'17"W	63.06
C59	81.05	385.00	12°03'44"	N18°07'59"W	80.90
C60	68.34	385.00	10°10'13"	N29°14'57"W	68.25
C61	240.12	435.00	31°37'36"	N18°31'15"W	237.08
C62	22.94	435.00	3°01'19"	N04°13'06"W	22.94
C63	61.72	435.00	8°07'46"	N09°42'39"W	61.67
C64	61.72	435.00	8°07'46"	N17°55'25"W	61.67
C65	61.72	435.00	8°07'46"	N26°03'11"W	61.67
C66	32.01	435.00	4°13'00"	N32°13'34"W	32.01
C67	197.88	2337.43	4°51'02"	N36°46'34"W	197.82
C68	9.83	2337.43	0°14'28"	N34°27'17"W	9.83
C69	62.68	2337.43	1°32'11"	N35°20'37"W	62.68
C70	62.68	2337.43	1°32'11"	N36°52'48"W	62.68
C71	62.68	2337.43	1°32'11"	N38°24'59"W	62.68
C72	204.01	2387.43	4°53'46"	N36°46'36"W	203.95
C73	25.88	2387.43	0°37'16"	N34°38'41"W	25.88
C74	59.38	2387.43	1°25'30"	N35°40'04"W	59.38
C75	59.38	2387.43	1°25'30"	N37°05'34"W	59.38
C76	59.38	2387.43	1°25'30"	N38°31'04"W	59.38

LOT AREAS
(SQUARE FEET)

BLOCK B:

17	9,177
18	8,299
19	8,306
20	8,343
21	7,482
22	7,281
23	7,287
24	7,288

BLOCK D:

2	7,384
3	7,431
4	7,384
5	8,288
6	8,427
7	8,036
8	7,200
9	7,200
10	7,200
11	7,200
12	7,200
13	7,200
14	7,452
15	8,571
16	8,352
17	7,200
18	7,200
19	8,352
20	8,035
21	7,684
22	7,619
23	7,235
24	7,200
25	7,200
26	7,334
27	8,114
28	8,148
29	7,992
30	7,864
31	7,782

BLOCK E:

2	10,777
3	10,771
4	8,903
5	8,537
6	8,526
7	8,738
8	8,428
9	10,547
10	10,021
11	7,937
12	7,225
13	7,200

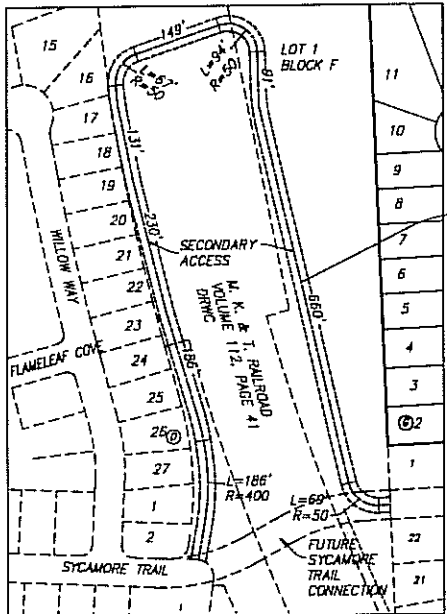
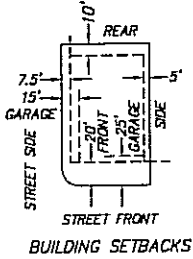
BLOCK F:

2	7,200
3	7,200
4	7,200
5	7,200
6	7,200
7	7,200
8	8,266
9	7,314
10	8,401
11	8,427
12	8,139
13	7,646
14	7,200
15	7,200
16	7,200
17	7,200
18	9,049

BLOCK G:

2	8,570
3	8,535
4	8,501
5	7,817
6	7,788
7	7,758
8	7,729
9	7,560
10	7,489
11	19,343
12	13,917
13	10,987
14	10,001
15	10,002
16	7,582
17	6,923
18	6,882
19	6,843
20	6,804
21	6,766
22	7,229
23	6,782
24	6,802
25	7,016
26	7,289
27	7,235
28	6,950
29	217,443

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.50'	N60°20'44"W
L2	32.77'	S45°13'15"E
L3	12.78'	N39°39'37"W
L4	19.62'	S02°42'27"E
L5	56.64'	N08°18'19"W
L6	18.58'	N45°13'15"W
L7	51.35'	N45°13'15"W
L8	36.01'	N02°42'27"W
L9	108.83'	N11°32'57"E



DETAIL A
SCALE: 1" = 200'

NOTES:

- LOT 26, BLOCK G IS HEREBY DEDICATED AS PARKLAND TO THE CITY OF ROUND ROCK.
- 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.
- ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- A PORTION OF THIS TRACT IS ENCRONCHED 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.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITIONS, AS AMENDED OR AS AMENDED BY PUD No. 97.
- 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.
- 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.
- THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 19, 2014.

STREET TABLE

STREET NAME	LENGTH	RIGHT OF WAY WIDTH
KENNEY FORT CROSSING	1097'	50'
CENTENNIAL LOOP	972'	50'
PIONEER GROVE	783'	50'
EXPEDITION WAY	505'	50'
SYCAMORE TRAIL	145'	50'
TOTAL	3502'	

OWNER: SAGUARO TEXAS I, LLC
C/O JEN PARTNERS, LLC
680 5TH AVENUE, 25TH FLOOR
NEW YORK, NEW YORK 10019

ACREAGE: 26.41 ACRES
SURVEYOR: RJ SURVEYING & ASSOCIATES, INC

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 3502'

SUBMITTAL DATE: MARCH 17, 2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 15, 2015

BENCHMARK DESCRIPTION AND ELEVATION: A PERMANENT

BENCHMARK WILL BE INSTALLED TO THE CITY OF ROUND ROCK

SPECIFICATIONS UPON CONSTRUCTION OF THIS SUBDIVISION

ACREAGE BY LOT TYPE

DEVELOPMENT: 17.41 ACRES

PARKLAND: 4.99 ACRES

ROW: 4.01 ACRES

PATENT SURVEY: PRIOR A. HOLDER, ABSTRACT No. 297

ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.

NUMBER OF LOTS BY TYPE

DEVELOPMENT: 94

PARKLAND: 1

NOTE:
SECONDARY ACCESS
CONSTRUCTED WITH
SECTION 1.

LOT SIZE BREAKDOWN:

LOT TYPE	SECTION 1 SECTION 2		TOTAL	% OF LOTS	% REQUIRED BY PUD 97
	No. LOTS	No. LOTS			
6,500 SF - 7,999 SF	43	58	101	50%	> 20%
8,000 SF - 9,999 SF	34	27	61	30%	N/A
10,000 SF +	31	9	40	20%	> 20%
SPECIAL PURPOSE	4	1	5	N/A	N/A
TOTAL	112	95	207	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.

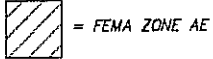
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817 F-10015400

SHEET 1 OF 3 SHEETS

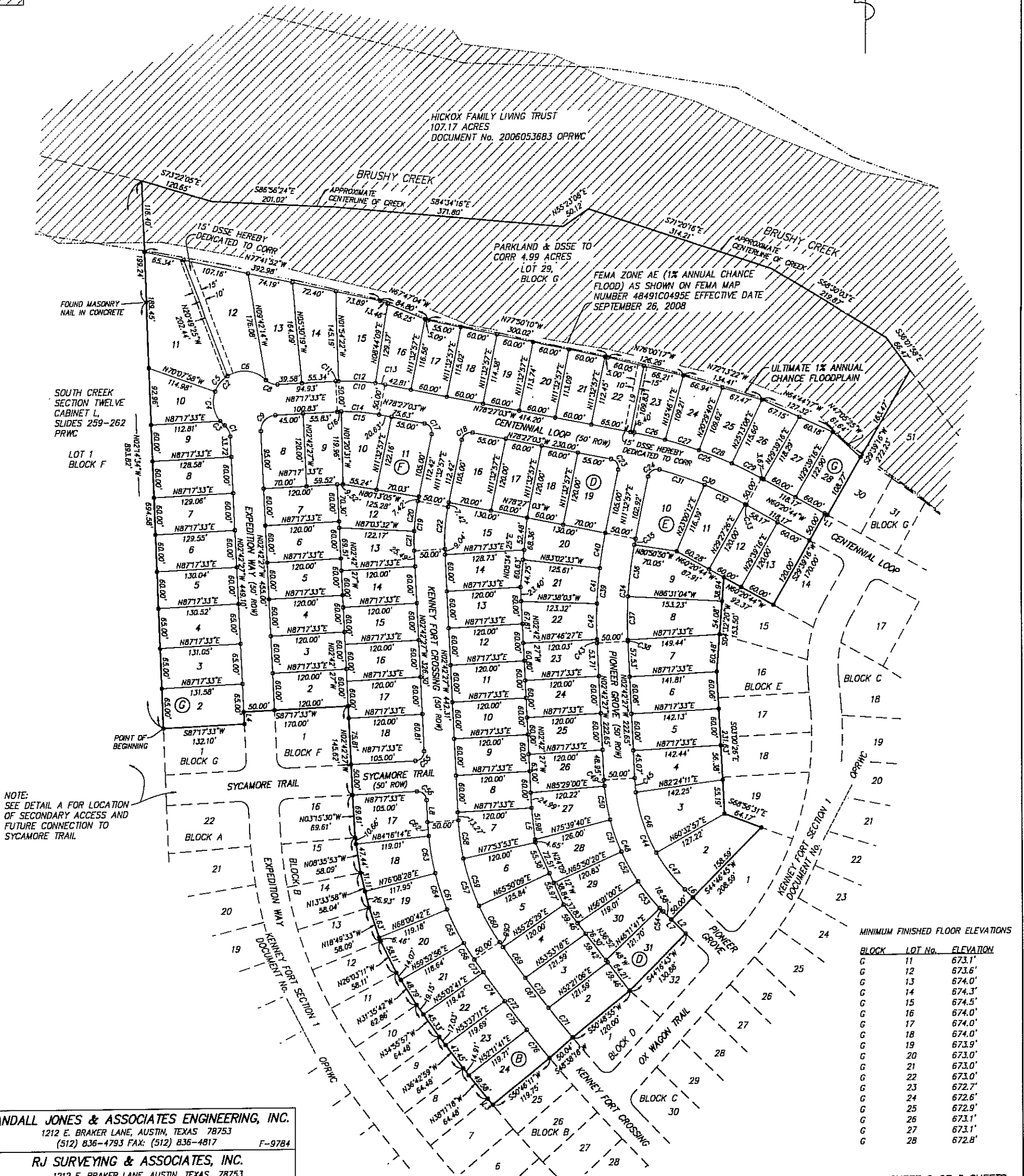
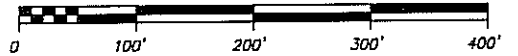
LEGEND

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON WITH RJ SURVEYING CAP
- Ⓣ = BLOCK NAME
- DSSE = DRAINAGE AND STORM SEWER EASEMENT
- ROW = RIGHT OF WAY
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- CORR = CITY OF ROUND ROCK
- = LIMITS OF FEMA ZONE AE (1% ANNUAL CHANCE FLOOD)
- = ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN



FINAL PLAT OF
KENNEY FORT SECTION 2
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



MINIMUM FINISHED FLOOR ELEVATIONS

BLOCK	LOT No.	ELEVATION
G	11	673.1'
G	12	673.6'
G	13	674.0'
G	14	674.3'
G	15	674.5'
G	16	674.0'
G	17	674.0'
G	18	674.0'
G	19	673.9'
G	20	673.0'
G	21	673.0'
G	22	673.0'
G	23	672.7'
G	24	672.6'
G	25	672.9'
G	26	673.1'
G	27	673.1'
G	28	672.8'

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(512) 836-4793 FAX: (512) 836-4817 F-10015400

KENNEY FORT SECTION 2
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

THAT PART OF THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 63.958 ACRE TRACT OF LAND CONVEYED TO SAGUARO TEXAS 1, LLC, BY DEED RECORDED IN DOCUMENT No. 2015006160 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 1, BLOCK G, KENNEY FORT SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE WEST LINE OF SAID 63.958 ACRE TRACT, AND THE EAST LINE OF LOT 1, BLOCK F, SOUTH CREEK SECTION TWELVE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET L, SLIDES 259-262 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N.02°14'34"W. ALONG THE WEST LINE OF SAID 63.958 ACRE TRACT AND THE EAST LINE OF SAID LOT 1, BLOCK F, (AT 694.58 FEET PASS A MASONRY NAIL SET IN CONCRETE) IN ALL A DISTANCE OF 893.82 FEET TO THE CENTER OF BRUSHY CREEK;

THENCE ALONG THE NORTH LINE OF SAID 63.958 ACRE TRACT AND THE CENTER OF BRUSHY CREEK THE FOLLOWING SEVEN COURSES;

1. S.73°22'05"E. A DISTANCE OF 120.65 FEET;
2. S.86°56'24"E. A DISTANCE OF 201.02 FEET;
3. S.84°34'16"E. A DISTANCE OF 371.80 FEET;
4. N.55°23'08"E. A DISTANCE OF 50.12 FEET;
5. S.71°20'16"E. A DISTANCE OF 314.21 FEET;
6. S.58°30'03"E. A DISTANCE OF 219.87 FEET;
7. S.36°01'58"E. A DISTANCE OF 66.47 FEET TO THE NORTH CORNER OF LOT 51, BLOCK G, KENNEY FORT SECTION 1;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PLAT OF KENNEY FORT SECTION 1 THE FOLLOWING 27 COURSES;

1. S.29°39'16"W. A DISTANCE OF 272.23 FEET TO A 1/2" IRON ROD SET;
2. N.60°20'44"W. A DISTANCE OF 5.50 FEET TO A 1/2" IRON ROD SET;
3. S.29°39'16"W. A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET;
4. N.60°20'44"W. A DISTANCE OF 92.37 FEET TO A 1/2" IRON ROD SET;
5. S.04°32'20"W. A DISTANCE OF 153.50 FEET TO A 1/2" IRON ROD SET;
6. S.03°00'26"E. A DISTANCE OF 231.63 FEET TO A 1/2" IRON ROD SET;
7. S.68°56'31"E. A DISTANCE OF 64.17 FEET TO A 1/2" IRON ROD SET;
8. S.44°46'45"W. A DISTANCE OF 208.59 FEET TO A 1/2" IRON ROD SET;
9. S.45°13'15"E. A DISTANCE OF 32.77 FEET TO A 1/2" IRON ROD SET;
10. S.44°16'43"W. A DISTANCE OF 130.88 FEET TO A 1/2" IRON ROD SET;
11. S.50°48'55"W. A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
12. S.48°38'18"W. A DISTANCE OF 50.04 FEET TO A 1/2" IRON ROD SET;
13. S.50°46'11"W. A DISTANCE OF 119.75 FEET TO A 1/2" IRON ROD SET;
14. N.39°39'37"W. A DISTANCE OF 12.78 FEET TO A 1/2" IRON ROD SET;
15. N.38°11'18"W. A DISTANCE OF 64.48 FEET TO A 1/2" IRON ROD SET;
16. N.36°42'59"W. A DISTANCE OF 64.48 FEET TO A 1/2" IRON ROD SET;
17. N.34°55'57"W. A DISTANCE OF 64.48 FEET TO A 1/2" IRON ROD SET;
18. N.31°35'42"W. A DISTANCE OF 62.86 FEET TO A 1/2" IRON ROD SET;
19. N.26°03'11"W. A DISTANCE OF 58.11 FEET TO A 1/2" IRON ROD SET;
20. N.18°49'33"W. A DISTANCE OF 58.09 FEET TO A 1/2" IRON ROD SET;
21. N.13°33'58"W. A DISTANCE OF 58.04 FEET TO A 1/2" IRON ROD SET;
22. N.08°35'53"W. A DISTANCE OF 58.09 FEET TO A 1/2" IRON ROD SET;
23. N.03°15'30"W. A DISTANCE OF 69.61 FEET TO A 1/2" IRON ROD SET;
24. N.02°42'27"W. A DISTANCE OF 145.62 FEET TO A 1/2" IRON ROD SET;
25. S.87°17'33"W. A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD SET;
26. S.02°42'27"E. A DISTANCE OF 19.62 FEET TO A 1/2" IRON ROD SET;
27. S.87°17'33"W. A DISTANCE OF 132.10 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 26.41 ACRES, MORE OR LESS.

BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE, NAD 83

STATE OF _____

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____

THAT SAGUARO TEXAS 1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 63.958 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2015006160 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 "KENNEY FORT SECTION 2."

SAGUARO TEXAS 1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
JOEL M. MARSHALL
VICE PRESIDENT
SAGUARO TEXAS 1, LLC

STATE OF _____

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY _____ AS _____ OF _____ ON BEHALF OF SAID _____

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED OR TYPED NAME

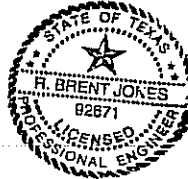
MY COMMISSION EXPIRES:

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 THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

R.B. Jones 3/31/15
R. BRENT JONES DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671



STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, J. KENNETH WEIGAND, 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.

J. Kenneth Weigand 3/31/2015
J. KENNETH WEIGAND DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5741



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.

DAVID PAVLISKA, 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.

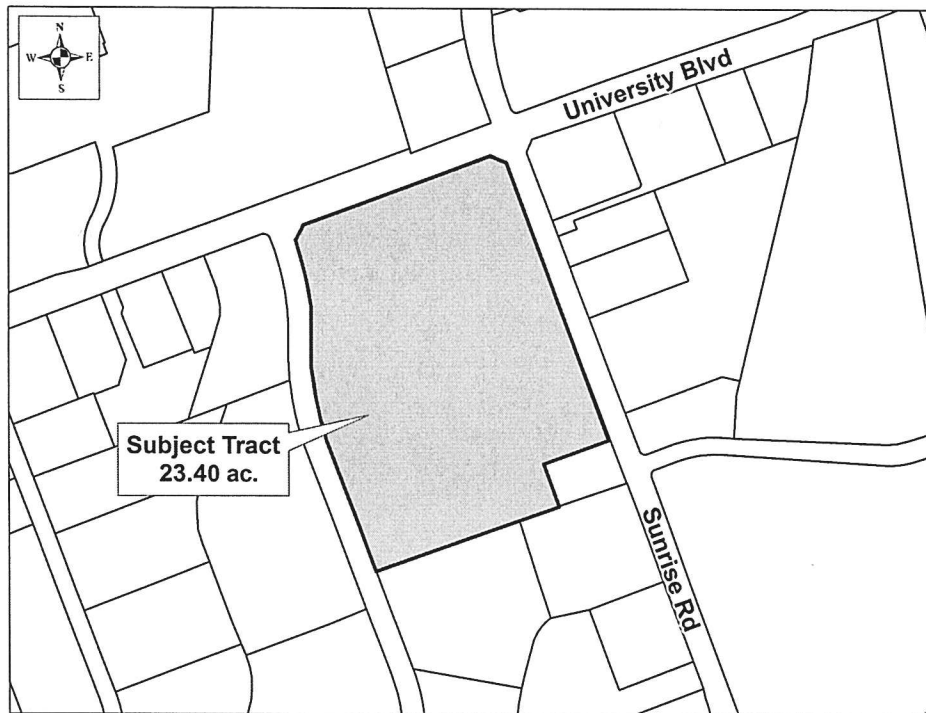
NANCY RISTER, CLERK,
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

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

**Chandler Creek Medical Pavilion
FINAL PLAT FP1503-006**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the amended plat.

ZONING AT TIME OF APPLICATION: C1-a

CURRENT USE OF PROPERTY: Medical Office Building and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: University Blvd ROW

South: Undeveloped (Zoned PUD)

East: Sunrise Road ROW, existing commercial (Zoned C-1 - General Commercial)

West: Cypress Blvd ROW, undeveloped and existing business park (zoned LI - Light Industrial and C1-a General Commercial - Limited)

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:	2	23.40
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:	2	23.40

Owner:
HRT Properties of Texas, Ltd.
Greg Smith
3310 W. End Avenue, Ste. 700
Nashville, TN 37203

Agent
Jones & Carter, Inc.
Shawn Graham, P.E.
1701 Directors Blvd., Ste. 400
Austin, TX 78744-1024

**Chandler Creek Medical Pavilion
FINAL PLAT FP1503-006**

HISTORY: The Planning and Zoning Commission approved the Final Plat In November 2008.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 23.40 acres out of the Ephraim Evans Survey, Abstract No. 212.

LOCATION: South side of University Blvd between Cypress Blvd and Sunrise Rd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The General Plan identifies commercial uses for this area. The purpose of this plat is to relocate an interior lot line between two existing lots. The amending plat will result in a 1.942 acre lot at the corner of University Blvd and Sunrise Road, and a second 21.458 acre lot that is currently developed further south with a multi-story medical office building.

The C-1a zoning district allows for a variety of retail sales and service uses, along with offices and restaurants. The design standards include masonry exterior finish, building articulation, architectural offsets, and screening. The proposal complies with the Zoning and Subdivision Ordinances.

Traffic, Access and Roads: The proposed plat did not warrant an updated traffic impact analysis. The City is negotiating a right-of-way purchase shown on the north side of the plat to facilitate the upcoming University Blvd. road widening project. There are existing driveway locations that necessitate the access easements shown on the schematic.

Water and Wastewater Service: The site is currently served by existing water and wastewater lines within the tract.

Drainage: There are no drainage concerns for the tract.

Additional Considerations: None.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Depict the existing PUE along University Blvd.
2. Add the document numbers for the recorded plats referenced in the title.



University Blvd

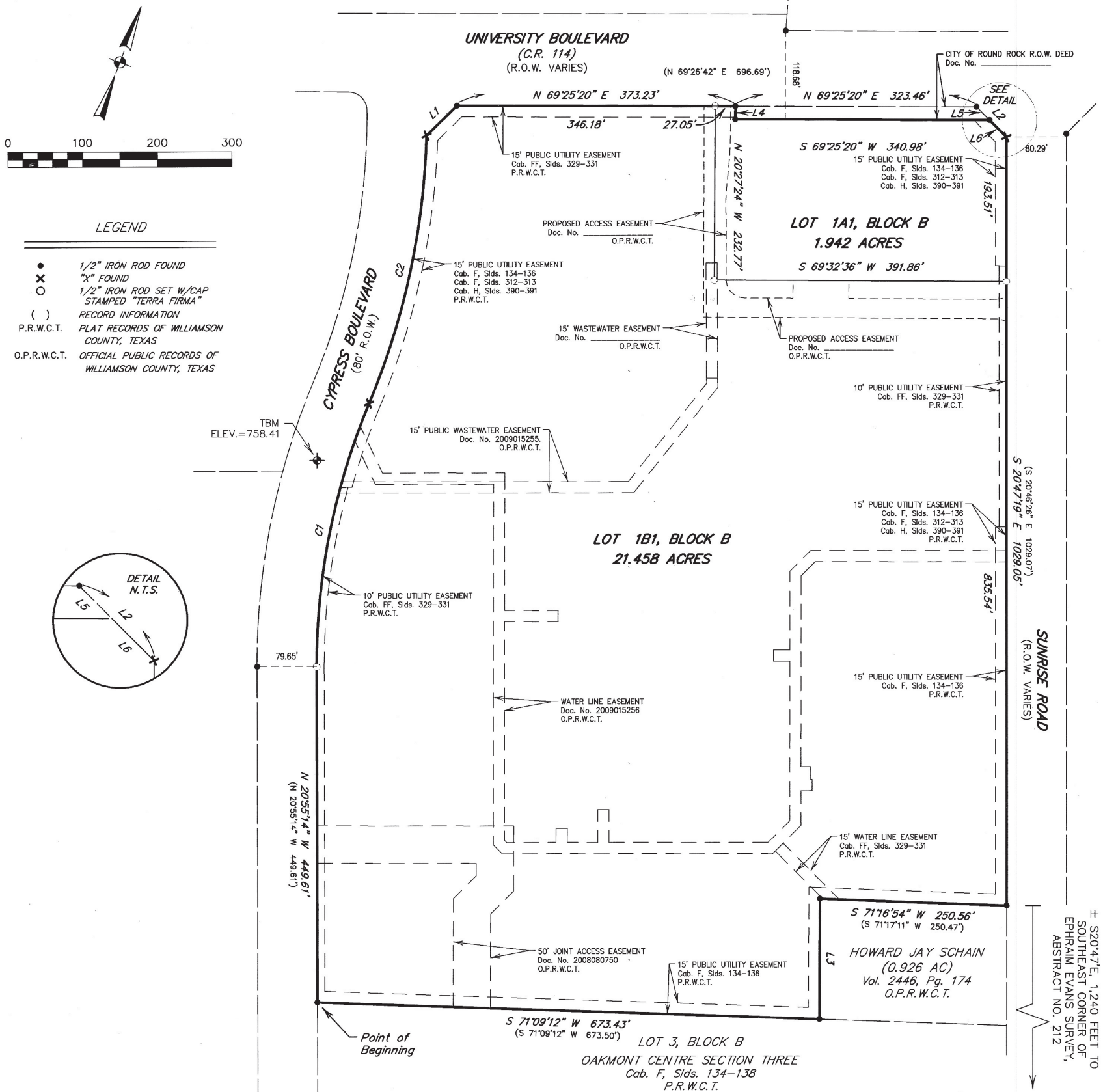
Subject Tract
23.40 ac.

Sunrise Rd

AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE

CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS

MARCH 17, 2015



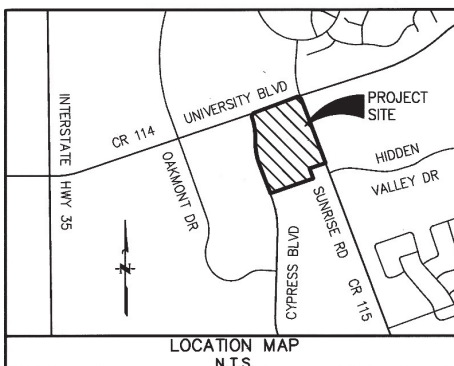
BASIS OF BEARINGS:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001218908.

OWNERS: HRT PROPERTIES OF TEXAS, LTD
ACREAGE: 23.400 ACRES
SURVEYOR: JONATHAN O. NOBLES, R.P.L.S. NO. 5777
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: MARCH 17, 2015
DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 15, 2015

BENCHMARK DESCRIPTION & ELEVATION:
SQUARE CUT FOUND ON TOP BACK OF CURB AT END OF MEDIAN, IN THE CYPRESS BOULEVARD, AS SHOWN ON PLAT RECORDED IN CAB, FF, SLD'S. 329-331, PLAT RECORDS, WILLAMSON COUNTY, TX
NAVD 88 ELEV. = 758.41

ACREAGE BY LOT TYPE: DEVELOPMENT - TWO DEVELOPMENT LOTS, 23.400 AC.
PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
ENGINEER: SHAWN C. GRAHAM, P.E. NO. 111432



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 24°53'35" E	57.01'
	(N 24°54'00" E)	(56.92')
L2	S 65°36'57" E	56.73'
	(S 65°39'00" E)	(56.70')
L3	S 20°32'34" E	160.97'
	(S 20°31'13" E)	(160.97')
L4	S 20°34'40" E	17.50'
L5	S 65°36'57" E	24.77'
L6	S 65°36'57" E	31.97'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	910.17'	362.11'	359.73' N 09°29'22" W
	(910.17')	(362.25')	(359.86') (N 09°27'36" W)
C2	1003.18'	369.06'	366.98' N 08°38'29" W
	(1003.18')	(369.29')	(367.21') (N 08°37'29" W)

SHEET 1 OF 2

FILE: J:\Projects\A784\002-00\Survey\Drawing Files\700\A784-0002-00-700-Plat.dwg
J:\Projects\A784\002-00\Survey\Point Files\A784-0002-00-700.crd

JOB NO: A784-0002-00/700	DRAWN BY: MSC
DATE: March 17, 2015	CHECKED BY: JON
SCALE: 1"=100'	REVISED: March 30, 2015

AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE

SURVEYOR:

terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (512) 328-8373 • FAX (512) 445-2286

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD, STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

MARCH 17, 2015

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; BEING THE REMAINING PORTION OF LOTS 1A AND 1B, BLOCK B OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B, OAKMONT CENTRE SECTION THREE AS RECORDED IN CABINET FF, SLIDES 329-331 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO HRT PROPERTIES OF TEXAS, LTD. BY SPECIAL WARRANTY DEEDS RECORDED IN DOCUMENT NO'S. 2006085080 AND 2007103644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the east right-of-way line of Cypress Boulevard at the southwest corner of the above described Lot 1B, also being at the northwest corner of Lot 3, Block B, Oakmont Centre Section Three, a subdivision as recorded in Cabinet F, Slides 134-138 of the Plat Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east right-of-way line of said Cypress Boulevard and the west line of said Lot 1B, the following four (4) courses:

- 1) N20°55'14"W a distance of 449.61 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of curvature of a curve to the right;
- 2) Along said curve to the right an arc distance of 362.11 feet, having a radius of 910.17 feet, and a chord which bears N09°29'22"W a distance of 359.73 feet to an X-mark found in concrete at a point of reverse curvature;
- 3) Along said curve to the left an arc distance of 369.06 feet, having a radius of 1003.18 feet, and a chord which bears N08°38'29"W a distance of 366.98 feet to an X-mark found in concrete for corner; and
- 4) N24°53'35"E a distance of 57.01 feet to a ½" iron rod found on the south right-of-way line of University Boulevard, for the most northerly northwest corner of this tract;

THENCE, with the south right-of-way line of said University Boulevard and the north line of said Lot 1B, N69°25'20"E a distance of 373.23 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the northwest corner of a 0.057-acre tract purchased as right-of-way as conveyed to the City of Round Rock by instrument recorded in Document No. _____, for an outside corner of this tract;

THENCE, with said right-of-way line, S20°34'40"E a distance of 17.50 feet to a ½" iron rod set with cap stamped TERRA FIRMA for an inside corner of this tract;

THENCE, continuing with said right-of-way line, N69°25'20"E a distance of 340.98 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the most northerly northeast corner of this tract, from which a ½" iron rod found at the original most northerly northeast corner of said Lot 1B bears N65°36'57"W a distance of 24.77 feet;

THENCE S65°36'57"E a distance of 31.97 feet to an X-mark found on the west right-of-way line of Sunrise Road, at the most easterly northeast corner of said Lot 1B, for the most easterly northeast corner of this tract;

THENCE, with the west right-of-way line of said Sunrise Road and the east line of said Lots 1A and 1B, S20°47'19"E a distance of 1029.05 feet to a ½" iron rod found at the northeast corner of a 0.926-acre tract as conveyed to Howard Jay Schain by instrument recorded in Volume 2446, Page 174 of the Deed Records of Williamson County, Texas, for the most easterly southeast corner of said Lot 1B and this tract;

THENCE, with the north line of said Schain 0.926-acre tract, S71°16'54"W a distance of 250.56 feet to a ½" iron rod found at the northwest corner of said Schain tract, for an inside corner of this tract;

THENCE, with the west line of said Schain 0.926-acre tract, S20°32'34"E a distance of 160.97 feet to a ½" iron rod found on the north line of said Lot 3, Oakmont Centre Section Three, at the southwest corner of said Schain tract, for the most southerly southeast corner of said Lot 1B and this tract;

THENCE, with the north line of said Lot 3, Oakmont Centre Section Three and the south line of said Lot 1B, S71°09'12"W a distance of 673.43 feet to the POINT OF BEGINNING, and containing 23.400 acres of land, more or less.

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §
KNOW ALL MEN BY THESE PRESENTS:

That HRT Properties of Texas, LTD, a Texas limited partnership acting herein by and through Healthcare Acquisition of Texas Inc., an Alabama corporation its general partner, by Stephen Cox, Jr., Vice President, owner of 23.400 acres of land out of the Ephraim Evans Survey, Abstract No. 212, City of Round Rock, Williamson County, Texas, as conveyed to it by special warranty deeds recorded in Document Nos. 2006085080 and 2007103644, both of the Official Public Records of Williamson County, Texas, said 23.400 acres being the remaining portions of Lots 1A and 1B, Block B, Chandler Creek Medical Pavilion: Final Plat of 1.84 acres and a Replat of Lots 1A through 1D, Amended Resubdivision of Lot 1, Block B, Oakmont Centre Section Three and Lot 2, Block B Oakmont Centre Section Three, a subdivision as recorded in Cabinet FF, Slides 329-331, of the Plat Records of Williamson County, Texas; Said subdivision having been approved for resubdivision pursuant to the provisions of Chapter 212 of the Texas Local Government Code, do hereby amend said 23.400 acres of land in accordance with this plat, to be known as AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE, and state that there are no lien holders and dedicate to the public the use of the easements, other than the proposed access easement, shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 31st day of March, 2015 A.D.

HRT Properties of Texas, LTD, a Texas limited partnership

By: Healthcare Acquisition of Texas, Inc.

Stephen Cox, Jr., Vice President
Healthcare Acquisitions of Texas Inc., an Alabama corporation, general partner
3310 West End Avenue, Suite 700
Nashville, TN 37203

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Before me, the undersigned authority on this day personally appeared Stephen Cox, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Robin J. Higgins
Notary Public, State of Tennessee

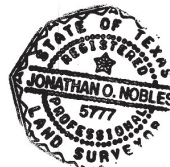
Robin J. Higgins
Print Notary's Name
My Commission Expires: 3-6-2018



I, Jonathan O. Nobles, 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, 2010 Edition as amended.

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: 3/30/2015

TERRA FIRMA LAND SURVEYING
1701 Directors Boulevard, Suite 400
Austin, Texas 78744



I, Shawn C. Graham, a Registered Professional Engineer, do hereby certify that to the best of my knowledge 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.

Shawn C. Graham
Registered Professional Engineer No. 111432
Date: 3/30/2015

JONES & CARTER, INC.
1701 Directors Boulevard, Suite 400
Austin, Texas 78744



Approved this _____ day of _____, 20____, A.D. 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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy E. 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 OFFICE of the County Court of said County, at office in Georgetown, Texas, the date last above written.

Nancy E. Rister, Clerk, County Court
Williamson County, Texas

By: _____
Deputy

GENERAL NOTES:

1. Building setbacks shall be in accordance with Chapter 46, Zoning, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, but shall be measured from the University Boulevard right-of-way as shown on the plat recorded in Cabinet FF, Slides 329-331 of the Plat Records of Williamson County, Texas, pursuant to the Condemnation Administrative Adjustment recorded in Document No. _____ of the Official Public Records of Williamson County, Texas.
2. Sidewalks shall be constructed in accordance with Chapter 36, Subdivision Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, with the Design and Construction Standards.
3. No portion of this tract is encroached 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.
4. No portion of this tract is encroached by the ultimate 1% annual chance floodplain.
5. Onsite easements shall be recorded for serviceability purposes, as approved by the City Engineer prior to the recordation of the final plat.
6. The Declaration of Easements and Restrictions Agreement recorded in Document No. _____ of the Official Public Records of Williamson County, Texas (1) grants a perpetual, non-exclusive easement for vehicular ingress to, egress from, and access between, Lots 1A1 and 1B1 and (a) University Boulevard and (b) Sunrise Road, and (2) a perpetual, non-exclusive easement in favor of Lot 1A1 to provide Lot 1A1 with access to drainage, storm sewer, and detention facilities located on Lot 1B1.
7. Tree mitigation will be deferred and handled in the site plan phase.

SHEET 2 OF 2

FILE: J:\Projects\A784\002-00\Survey\Drawing Files\700\A784-0002-00-700-Plat.dwg
J:\Projects\A784\002-00\Survey\Point Files\A784-0002-00-700.crd

JOB NO:	A784-0002-00/700	DRAWN BY:	MSC
DATE:	March 17, 2015	CHECKED BY:	JON
SCALE:	1"=100'	REVISED:	March 30, 2015

AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE

SURVEYOR:

terra firma LAND SURVEYING

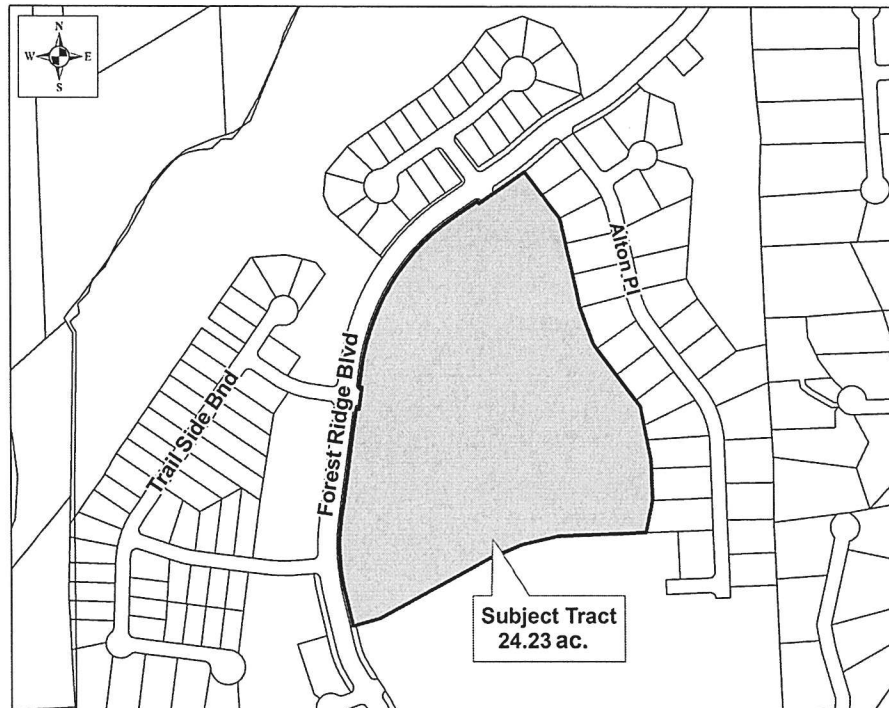
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (512) 328-8373 • FAX (512) 445-2286

ENGINEER:

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

1701 DIRECTORS BLVD, STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

**Freeman Park Subdivision Phase 3
FINAL PLAT FP1410-003**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat.

ZONING AT TIME OF APPLICATION: PUD 95

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Freeman Phase 1 (Zoned PUD 95)
 South: Proposed Freeman Phase 4 (Zoned PUD 95)
 East: Freeman Phase 2 (Zoned PUD 95)
 West: Freeman Phase 1 (Zoned PUD 95)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	79	18.38
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	4	1.41
ROW:	0	4.45
Parkland:		
Other:	0	0.00
TOTALS:	83	24.23

Owner:
 KB Home
 John Zinsmeyer
 10800 Pecan Park, Suite 200
 Austin, TX 78750

Agent
 Carlson, Brigrance, & Doering, Inc.
 Charles Brigrance, Jr.
 5501 W. William Cannon
 Austin, TX 78749

**Freeman Park Subdivision Phase 3
FINAL PLAT FP1410-003**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat in September 2013. Phases 3 and 4 were switched with the submittal of the Final Plat of Phase 3.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 24.23 acres out of the J. Marshall Survey, Abstract No. 409.

LOCATION: Southwest of E. Palm Valley Blvd. and Red Bud Ln. along the eastern side of Forest Ridge Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Planned Unit Development (PUD) zoning allows single family residential uses in conformance with the General Plan residential designation. The Final Plat of Phase 3 consists of 79 single family lots with a minimum of 8,450 square feet, three open space lots, and a 1.310-acre private park that will be owned and maintained by the Homeowner's Association.

The PUD contains heightened architectural standards as well as landscaping standards for the single-family lots. There are architectural standards including heightened masonry standards, fencing standards, roofing material requirements, and front door and garage door design specifications. The development will also require increased landscaping standards on each residential lot and the developer cannot remove any existing, healthy trees within the 20-foot vegetative buffer. The approved standards exceed the existing SF-2 (Single-family – Standard Lot) district standards.

Compliance with the Preliminary Plat: The proposed Final Plat is in compliance with the approved Preliminary Plat.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) for the entire development has been reviewed and approved by the Transportation Department.

Water and Wastewater Service: The site will be served by the City of Round Rock through the extension of services through the subdivision.

Drainage: The proposed limits of the floodplain will be contained within the drainage lots and finished floor elevations have been provided for lots adjacent to any floodplain.

Additional Considerations:

The approved PUD set stringent requirements in regard to the multitude of protected and monarch trees on site. In order to meet the standards of the PUD, the developer submitted a plan showing how each lot with a protected and/or Monarch tree would be developed without impacting the tree. The developer also agreed to provide reuse water for all common areas in a separate development agreement.

It is important to note that in addition to the standard building permit review, construction plans for each residence must be reviewed by Planning & Development Services for compliance with the PUD agreement for exterior materials, building elevations and to ensure that building development will take place within the approved development envelope.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

Freeman Park Subdivision Phase 3
FINAL PLAT FP1410-003

1. Provide the Planning & Zoning Commission review date in the plat synopsis.
2. Note #6 will be completed to indicate the Preliminary Plat update.
3. Provide an updated tree survey prior to recordation.
4. Remove PUE/Sidewalk note #4 and indicate location on the plat itself. For monarch tree conflict locations, the PUE cannot encroach the critical root zone.
5. The lot numbering shall be updated to be consecutive (Lot 12, Block E should not be adjacent to Lot 1, Block E) and any corresponding notes will be updated accordingly.

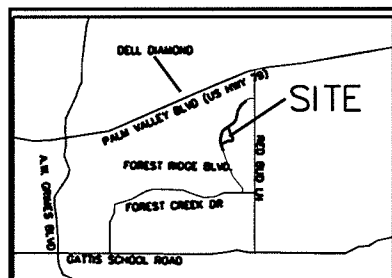


Trail Side Blvd

Forest Ridge Blvd

Alton Pl

**Subject Tract
24.23 ac.**



LOCATION MAP
NOT TO SCALE

OWNERS: KB HOME LONE STAR, INC.
ATTN: JOHN ZINSMEYER
10800 PECAN PARK, SUITE 200
AUSTIN, TX 78750

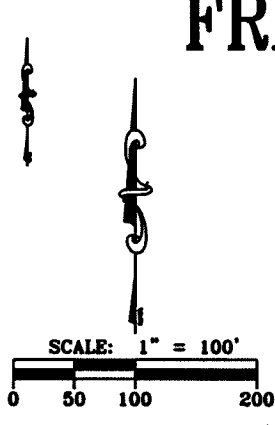
ACREAGE: 24.234
ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
SURVEYOR: CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

NUMBER OF BLOCKS: 4
LINEAR FEET OF NEW STREETS: 3,790
SUBMITTAL DATE: 10/21/14
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 2015
BENCHMARK DESCRIPTION & ELEVATION:

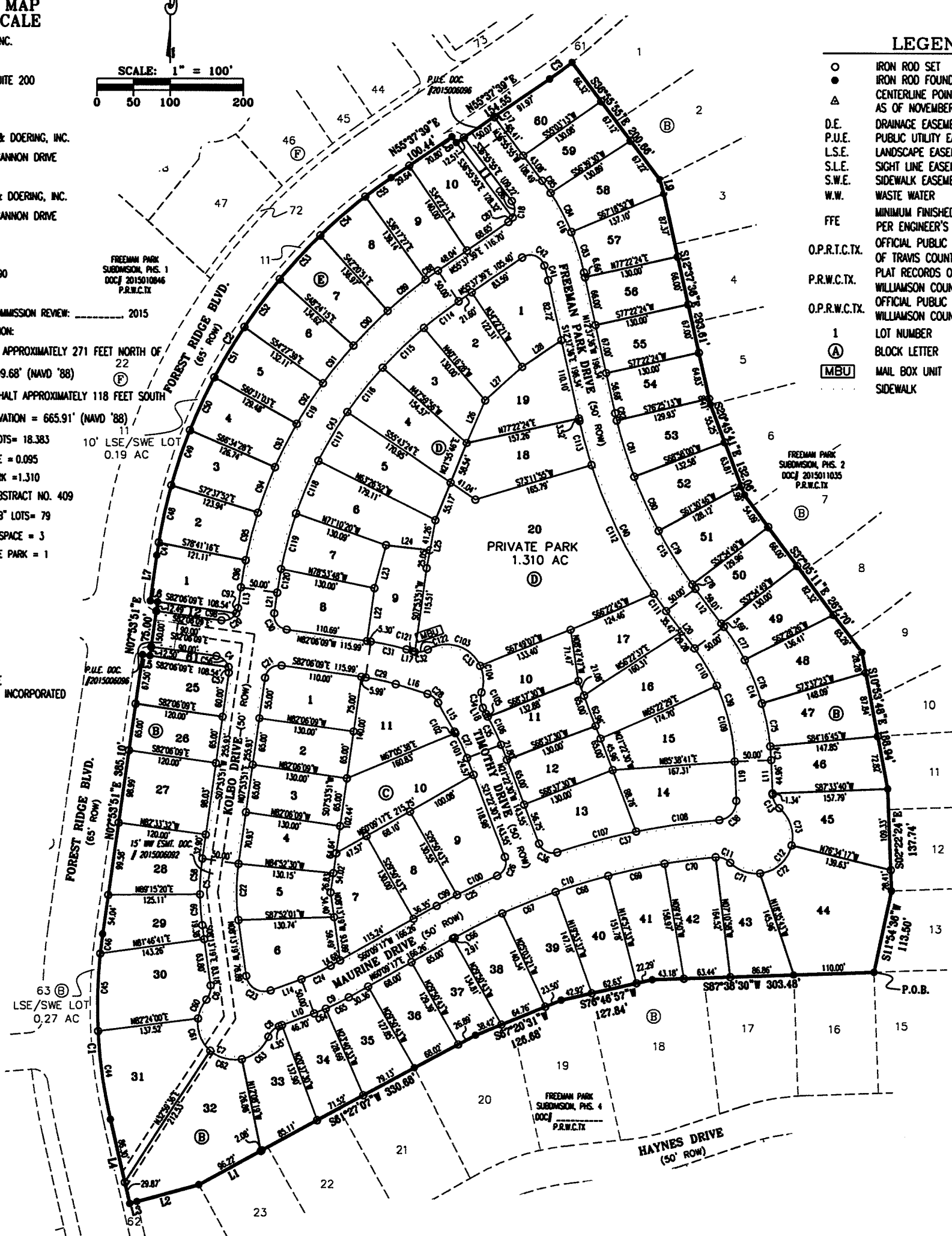
- TBM #1 MAG NAIL IN ASPHALT APPROXIMATELY 271 FEET NORTH OF INDIGO TRAIL ELEVATION = 699.68' (NAVD '88)
 - TBM #2 MAG NAIL SET IN ASPHALT APPROXIMATELY 118 FEET SOUTH OF FOREST RIDGE BLUFF ELEVATION = 665.91' (NAVD '88)
- ACREAGE BY LOT TYPE: TYPE "B" LOTS= 18.383
OPEN SPACE = 0.095
PRIVATE PARK = 1.310
SURVEY: J. MARSHALL SURVEY, ABSTRACT NO. 409
NUMBER OF LOTS BY TYPE: TYPE "B" LOTS= 79
OPEN SPACE = 3
PRIVATE PARK = 1

F.E.M.A. MAP NO. 48491C 0515E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

FREEMAN PARK SUBDIVISION PHASE 3, FINAL PLAT



- ### LEGEND
- IRON ROD SET
 - IRON ROD FOUND
 - △ CENTERLINE POINT IN BRUSHY CREEK AS OF NOVEMBER 6, 2012
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - W.W. WASTE WATER
 - FFE MINIMUM FINISHED FLOOR ELEVATION PER ENGINEER'S DESIGN
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - 1 LOT NUMBER
 - (A) BLOCK LETTER
 - [MBU] MAIL BOX UNIT
 - SIDEWALK



SHEET NO. 1 OF 4 RGH

Carlson, Brigance & Doering, Inc.
FIRM ID #FP3791 REG. # 10024900
Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying Phone No. (512) 280-5160 Fax No. (512) 280-5165

RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS						
STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
TIMOTHY DRIVE	50' ROW	704'	0.864 ACRES	LOCAL	30' FF	30
KOLBO DRIVE	50' ROW	1262'	1.220 ACRES	LOCAL	30' FF	30
MAURINE DRIVE	50' ROW	766'	1.178 ACRES	LOCAL	30' FF	30
FREEMAN PARK DRIVE	50' ROW	1058'	1.187 ACRES	LOCAL	30' FF	30

FP1410-003

PATH-J:\4711\SURVEY\PLAT-PH 3

FREEMAN PARK SUBDIVISION

PHASE 3, FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING THE REMAINDER OF 156.918 ACRES, MORE OR LESS, OUT OF THE J. MARSHALL SURVEY, ABSTRACT NUMBER 409, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING CONVEYED TO KB HOME LONE STAR, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2013067392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 24.234 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2" iron rod found at the northwest corner of Lot 15, Block "B", Freeman Park Subdivision, Phase 4, a subdivision recorded in Cabinet __, Slide __, Plat Records of Williamson County, Texas (P.R.W.C.TX.), and being the southwestern corner of Lot 13, Block "B", Freeman Park Subdivision, Phase 2, a subdivision recorded in Cabinet __, Slide __ (P.R.W.C.Tx.), also being the southeastern corner of said remainder of 156.918 acre tract, and the POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said Freeman Park Subdivision, Phase 4 and said remainder of 156.918 acre tract, the following six (6) courses and distances, numbered 1 through 6,

- S87°38'30"W, a distance of 303.48 feet to a capped 1/2" iron rod found,
- S76°46'57"W, a distance of 127.84 feet to a capped 1/2" iron rod found,
- S67°20'31"W, a distance of 126.68 feet to a capped 1/2" iron rod found,
- S61°27'07"W, a distance of 330.68 feet to a capped 1/2" iron rod found,
- S61°32'30"W, a distance of 98.30 feet to a capped 1/2" iron rod found,
- S74°21'29"W, a distance of 87.77 feet to a capped 1/2" iron rod found in the northwestern corner of Lot 24, Block "B", of said Freeman Park Subdivision, Phase 4, and being in the eastern boundary line of Lot 62, Block "B", Freeman Park Subdivision, Phase 1, a subdivision recorded in Cabinet __, Slide __ (P.R.W.C.Tx.)

THENCE, with the common boundary line of said Freeman Park Subdivision, Phase 1, and said remainder of 156.918 acre tract, the following thirteen (13) courses and distances, numbered 1 through 13,

- S74°21'13"W, a distance of 10.01 feet to a capped 1/2" iron rod found in the eastern line of said Lot 62,
- N13°21'20"W, a distance of 116.17 feet to a capped 1/2" iron rod found at a point of curvature to the right,
- with said curve to the right, having a radius of 687.50 feet, an arc length of 255.02 feet, and whose chord bears N02°43'45"W, a distance of 253.56 feet to a capped 1/2" iron rod found,
- N07°53'51"E, a distance of 385.10 feet to a capped 1/2" iron rod found,
- S82°06'09"E, a distance of 10.00 feet to a capped 1/2" iron rod found,
- N07°53'51"E, a distance of 75.00 feet to a capped 1/2" iron rod found,
- N82°06'09"W, a distance of 10.00 feet to a capped 1/2" iron rod found,
- N07°53'51"E, a distance of 62.54 feet to a capped 1/2" iron rod found at a point of curvature to the right,
- with said curve to the right, having a radius of 750.00 feet, an arc length of 624.78 feet, and whose chord bears N31°45'45"E, a distance of 606.87 feet to a capped 1/2" iron rod found,
- N55°37'39"E, a distance of 100.44 feet to a capped 1/2" iron rod found,
- S36°55'55"E, a distance of 10.01 feet to a capped 1/2" iron rod found,
- N55°37'39"E, a distance of 154.55 feet to a capped 1/2" iron rod found at a point of curvature to the left, and
- with said curve to the left, having a radius of 552.50 feet, an arc length of 38.11 feet, and whose chord bears N53°39'05"E, a distance of 38.10 feet to a capped 1/2" iron rod found in the eastern boundary line of Lot 61, Block "B", of said Freeman Park Subdivision, Phase 1, and being the westernmost corner of Lot 1, Block "B", of said Freeman Park Subdivision, Phase 2,

THENCE, leaving the eastern boundary line of said Freeman Park Subdivision, Phase 1, and with said Freeman Park Subdivision, Phase 2, and said remainder of 156.918 acre tract, the following eight (8) courses and distances, numbered 1 and 8,

- S36°55'55"E, a distance of 200.66 feet to a capped 1/2" iron rod found,
- S15°19'34"E, a distance of 19.30 feet to a capped 1/2" iron rod found,
- S12°37'36"E, a distance of 293.61 feet to a capped 1/2" iron rod found,
- S20°45'41"E, a distance of 132.06 feet to a capped 1/2" iron rod found,
- S37°05'11"E, a distance of 267.70 feet to a capped 1/2" iron rod found,
- S10°53'48"E, a distance of 188.94 feet to a capped 1/2" iron rod found,
- S02°22'24"E, a distance of 137.74 feet to a capped 1/2" iron rod found, and
- S11°54'36"W, a distance of 113.50 feet to the POINT OF BEGINNING and containing 24.234 acres of land

Line Table		
Line #	Length	Direction
L1	98.30	S61°32'30"W
L2	87.77	S74°21'29"W
L3	10.01	S74°21'13"W
L4	116.17	N13°21'20"W
L5	10.00	S82°06'09"E
L6	10.00	N82°06'09"W
L7	62.54	N07°53'51"E
L8	10.01	S36°55'55"E
L9	19.30	S15°19'34"E
L10	51.05	N69°22'30"E
L11	46.30	S02°26'20"E
L12	64.70	S37°05'11"E
L13	28.01	S07°53'51"W
L14	44.76	N69°22'30"E

Line Table		
Line #	Length	Direction
L15	45.16	S29°46'50"E
L16	45.34	N73°19'07"W
L17	9.40	N73°19'07"W
L18	9.23	N29°46'50"W
L19	53.10	S02°26'20"E
L20	64.70	S37°05'11"E
L21	28.23	S07°53'51"W
L22	73.18	S07°53'51"W
L23	60.62	S15°01'47"W
L24	60.29	S83°43'26"E
L25	66.31	S10°10'55"W
L26	63.86	N23°18'29"E
L27	68.61	N47°12'05"E
L28	65.03	N55°47'35"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	255.02	687.50	N02°43'45"W	253.56	128.99	21°15'11"
C2	624.78	750.00	N31°45'45"E	606.87	331.81	47°43'47"
C3	38.11	552.50	N53°39'05"E	38.10	19.06	37°07'08"
C4	31.42	20.00	N37°06'09"W	28.28	20.00	90°00'00"
C5	91.43	325.00	S00°09'44"E	91.13	46.02	160°7'10"
C6	21.03	25.00	N15°52'23"E	20.41	11.18	48°11'23"
C7	173.47	50.00	S58°25'24"E	98.66	302.31	198°46'57"
C8	21.03	25.00	S45°16'49"W	20.41	11.18	48°11'23"
C9	52.30	325.00	N64°45'54"E	52.24	26.21	9°13'13"
C10	376.65	875.00	S72°29'12"W	373.75	191.29	24°39'48"
C11	21.79	25.00	N70°12'30"W	21.11	11.64	49°56'48"
C12	162.02	50.00	N41°55'54"E	99.88	1010.28	185°40'00"
C13	21.15	25.00	S26°40'13"E	20.52	11.25	48°27'47"
C14	196.53	325.00	N19°45'45"W	193.55	101.37	34°38'51"
C15	264.68	620.00	S24°51'23"E	262.67	134.39	24°27'35"
C16	137.87	325.00	N24°46'46"W	136.84	69.99	24°18'20"
C17	0.89	20.00	S35°39'08"E	0.89	0.45	2°33'34"
C18	32.31	20.00	N09°20'52"E	28.91	20.91	92°33'34"
C19	524.62	629.50	S31°45'09"W	509.57	278.63	47°45'00"
C20	31.42	20.00	N52°53'51"E	28.28	20.00	90°00'00"
C21	31.42	20.00	S52°53'51"W	28.28	20.00	90°00'00"
C22	77.37	275.00	S00°09'44"E	77.11	38.94	160°7'10"
C23	44.68	25.00	S58°25'24"E	38.97	31.10	102°24'11"
C24	44.25	275.00	N64°45'54"E	44.21	22.17	9°13'13"
C25	92.68	925.00	S63°01'31"W	92.64	46.38	5°44'27"
C26	30.46	20.00	N22°15'37"E	27.60	19.07	87°16'14"
C27	40.34	275.00	N25°34'40"W	40.31	20.21	8°24'20"
C28	19.00	25.00	N51°32'59"W	18.54	9.98	43°32'17"
C29	42.16	275.00	N77°42'38"W	42.12	21.12	8°47'02"
C30	31.42	20.00	S37°06'09"E	28.28	20.00	90°00'00"
C31	49.82	325.00	N77°42'38"W	49.78	24.96	8°47'02"
C32	21.03	25.00	N82°35'11"E	20.41	11.18	48°11'23"
C33	122.10	50.00	N51°32'59"W	93.94	137.07	139°55'03"
C34	21.03	25.00	S05°41'09"E	20.41	11.18	48°11'23"
C35	47.68	325.00	N25°34'40"W	47.64	23.88	8°24'20"
C36	30.46	20.00	S65°00'37"E	27.60	19.07	87°16'14"
C37	226.67	925.00	S78°22'29"W	226.11	113.91	14°02'26"
C38	38.32	25.00	N41°28'41"E	34.68	24.07	87°50'01"
C39	166.30	275.00	N19°45'45"W	163.77	85.78	34°38'51"
C40	286.02	670.00	S24°51'23"E	283.86	145.22	24°27'35"
C41	20.91	275.00	N14°48'16"W	20.90	10.46	42°1'20"
C42	37.49	20.00	S70°40'38"E	32.24	27.22	107°23'25"
C43	482.75	579.50	S31°45'45"W	488.91	256.37	47°43'47"
C44	121.66	687.50	S08°17'10"E	121.50	60.99	100°8'19"
C45	106.40	687.50	S01°13'00"W	106.29	53.31	85°2'02"
C46	26.97	687.50	S06°46'26"W	26.96	13.48	2°14'50"
C47	17.71	750.00	S08°34'27"W	17.71	8.86	1°21'11"
C48	79.60	750.00	S12°17'29"W	79.57	39.84	6°04'52"
C49	79.90	750.00	S18°23'02"W	79.86	39.99	6°06'14"
C50	80.19	750.00	S24°29'56"W	80.15	40.13	6°07'34"
C51	80.47	750.00	S30°38'09"W	80.43	40.27	6°08'51"
C52	80.74	750.00	S36°47'37"W	80.70	40.41	6°10'05"
C53	80.99	750.00	S42°58'17"W	80.95	40.53	6°11'14"
C54	81.22	750.00	S49°10'03"W	81.18	40.65	6°12'18"
C55	43.95	750.00	S55°56'55"W	43.94	21.98	3°21'27"
C56	23.73	20.00	N48°06'53"W	22.36	13.48	67°58'52"
C57	7.69	20.00	N03°06'53"W	7.64	3.89	22°01'28"
C58	48.02	325.00	S03°34'36"W	48.97	24.56	8°38'31"
C59	42.42	325.00	S04°28'59"E	42.39	21.24	7°28'38"
C60	28.53	50.00	S23°37'10"W	28.15	14.67	32°41'48"
C61	49.20	50.00	S20°55'04"E	47.24	26.80	56°22'41"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C62	46.27	50.00	S75°37'09"E	44.64	24.94	53°01'30"
C63	49.47	50.00	N49°31'37"E	47.47	26.97	56°40'59"
C64	17.31	325.00	N67°50'59"E	17.30	8.65	3°03'03"
C65	34.99	325.00	N63°14'22"E	34.98	17.51	6°10'10"
C66	73.14	875.00	S62°32'58"W	73.12	36.59	4°47'22"
C67	78.83	875.00	S67°31'31"W	78.81	39.44	5°09'44"
C68	75.35	875.00	S72°34'25"W	75.33	37.70	4°56'03"
C69	78.83	875.00	S77°37'18"W	78.81	39.44	5°09'44"
C70	70.48	875.00	S82°30'38"W	70.47	35.26	4°36'55"
C71	44.82	50.00	S70°54'52"E	43.33	24.04	51°21'31"
C72	61.07	50.00	N48°25'03"E	57.34	35.00	69°58'40"
C73	56.14	50.00	N18°44'12"W	53.24	31.44	64°19'49"
C74	18.62	325.00	N04°04'47"W	18.61	9.31	3°16'56"
C75	60.44	325.00	N11°02'56"W	60.36	30.31	10°39'22"
C76	63.24	325.00	N21°57'06"W	63.14	31.72	11°08'58"
C77	54.23	325.00	N32°18'23"W	54.17	27.18	9°33'36"
C78	6.99	620.00	S36°45'48"E	6.99	3.49	0°38'45"
C79	86.06	620.00	S32°27'50"E	85.99	43.10	7°57'12"
C80	80.66	620.00	S24°45'37"E	80.60	40.39	7°27'13"
C81	80.66	620.00	S17°18'24"E	80.60	40.39	7°27'13"
C82	10.31	620.00	S13°06'11"E	10.31	5.16	0°57'11"
C83	57.06	325.00	N17°39'22"W	56.98	28.60	10°03'32"
C84	60.44	325.00	N28°00'49"W	60.36	30.31	10°39'22"
C85	20.37	325.00	N35°08'13"W	20.36	10.19	3°35'26"
C86	23.73	20.00	N02°56'39"W	22.36	13.48	67°58'52"
C87	8.58	20.00	N43°20'08"E	8.52	4.36	24°35'02"
C88	20.87	629.50	S54°40'39"W	20.87	10.44	1°53'58"
C89	66.60	629.50	S50°41'49"W	66.57	33.33	6°03'42"
C90	66.60	629.50	S44°38'07"W	66.57	33.33	6°03'43"
C91	66.60	629.50	S38°34'24"W	66.57	33.33	6°03'43"
C92	66.60	629.50	S32°30'41"W	66.57	33.33	6°03'43"
C93	66.60	629.50	S26°26'58"W	66.57	33.33	6°03'43"
C94	66.60	629.50	S20°23'15"W	66.57	33.33	6°03'43"
C95	66.60	629.50	S14°19'33"W	66.57	33.33	6°03'42"
C96	37.55	629.50	S09°35'10"W	37.54	18.78	3°25'03"
C97	7.69	20.00	N18°54'35"E	7.64	3.89	22°01'28"
C98	23.73	20.00	N63°54'35"E	22.36	13.48	67°58'52"
C99	31.76	925.00	S61°08'18"W	31.76	15.88	1°58'01"
C100	60.92	925.00	S64°00'32"W	60.91	30.47	3°46'25"
C101	37.42	275.00	N25°16'25"W	37.39	18.74	7°47'50"
C102	2.92	275.00	N29°28'35"W	2.92	1.46	0°36'31"
C103	84.59	50.00	N73°02'40"W	74.85	56.44	96°55'39"
C104	37.52	50.00	N03°05'09"W	36.64	19.69	42°59'23"
C105	4.35	325.00	N29°23'50"W	4.35	2.17	0°46'00"
C106	43.33	325.00	N25°11'40"W	43.30	21.70	7°38'20"
C107	111.67	925.00	S74°48'47"W	111.60	55.90	6°55'01"
C108	115.00	925.00	S81°49'59"W	114.93	57.58	7°07'24"
C109	106.49	275.00	N13°31'55"W	105.82	53.92	22°11'12"
C110	59.81	275.00	N30°51'21"W	59.69	30.02	12°27'39"
C111	28.52	670.00	S35°52'00"E	28.52	14.26	2°26'21"
C112	194.82	670.00	S26°19'02"E	194.13	98.10	16°39'36"
C113	62.69	670.00	S15°18'25"E	62.66	31.37	5°21'38"
C114	58.74	579.50	S52°41'44"W	58.71	29.90	5°54'23"
C115	78.20	579.50	S45°52'36"W	78.14	39.16	7°43'53"
C116	78.20	579.50	S38°06'42"W	78.14	39.16	7°43'54"
C117	78.20	579.50	S30°24'48"W	78.14	39.16	7°43'54"
C118	78.20	579.50	S22°40'54"W	78.14	39.16	7°43'54"
C119	78.20	579.50	S14°57'00"W	78.14	39.16	7°43'53"
C120	32.23	579.50	S08°29'27"W	32.23	16.12	3°11'12"
C121	2.59	25.00	S76°17'03"E	2.59	1.30	5°55'51"
C122	18.44	25.00	N79°37'16"E	18.02	9.66	42°15'32"

**FREEMAN PARK SUBDIVISION
PHASE 3, FINAL PLAT**

GENERAL 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 THE FREEMAN TRACT OR AS AMENDED BY PUD #95.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE IV, SECTION 108, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. 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 AS SHOWN HEREON.
5. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE FREEMAN TRACT, OR AS AMENDED BY PUD #95.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2013, AND AS UPDATED AND APPROVED ADMINISTRATIVELY ON _____.
7. MONARCH TREES ARE LOCATED ON THE PRIVATE PARK IN BLOCK D AND LOTS 27, 28, 30, 31, 34, & 35 OF BLOCK B. SECTION 43.23 OF THE CITY OF ROUND ROCK CODE OF ORDINANCES (2010 EDITION, AS AMENDED) DESCRIBES THE PROTECTION OF MONARCH TREES. EXCEPT AS PROVIDED IN SAID SECTION, ANY TREE DESIGNATED AS A MONARCH TREE BY THE FORESTRY MANAGER OR THE CITY COUNCIL IS A PROTECTED TREE THAT CANNOT BE REMOVED UNLESS ITS DESIGNATION IS REMOVED. THE DESIGNATION OF A MONARCH TREE SHALL NOT BE REMOVED WITHOUT CITY COUNCIL ACTION, AS PROVIDED FOR IN SECTION 43.23.

AREA TABLE

AREA WITHIN SUBDIVISION 24.234 ACRES (1,055,635 sq. ft.)

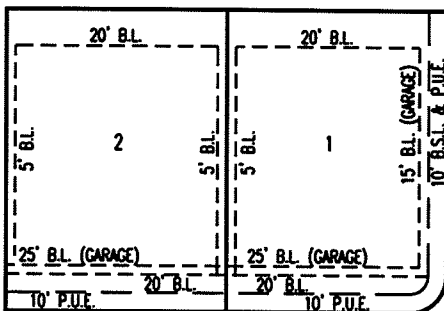
AREA OF TYPE "B" 18.383 ACRES (800,782 sq. ft.) LOTS 25-60, BLOCK "B", LOTS 1-11, BLOCK C, LOTS 1-19, BLOCK D, LOTS 1-10, BLOCK E

AREA WITHIN R.O.W.

4.449 ACRES

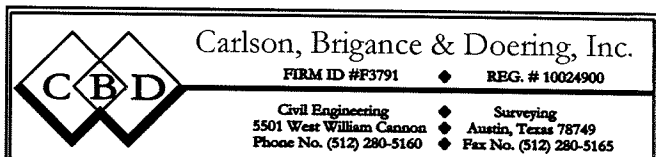
BLOCK 'B'			BLOCK 'C'			BLOCK 'E'		
LOT NO.	ACREAGE	SQ. FT.	LOT NO.	ACREAGE	SQ. FT.	LOT NO.	ACREAGE	SQ. FT.
25	0.186 ACRES	8,086 SQ. FT.	1	0.222 ACRES	9,664 SQ. FT.	1	0.211 ACRES	9,211 SQ. FT.
26	0.179 ACRES	7,800 SQ. FT.	2	0.194 ACRES	8,450 SQ. FT.	2	0.206 ACRES	8,954 SQ. FT.
27	0.271 ACRES	11,821 SQ. FT.	3	0.194 ACRES	8,450 SQ. FT.	3	0.211 ACRES	9,178 SQ. FT.
28	0.252 ACRES	10,972 SQ. FT.	4	0.202 ACRES	8,812 SQ. FT.	4	0.216 ACRES	9,400 SQ. FT.
29	0.216 ACRES	9,403 SQ. FT.	5	0.206 ACRES	8,971 SQ. FT.	5	0.221 ACRES	9,616 SQ. FT.
30	0.362 ACRES	15,755 SQ. FT.	6	0.251 ACRES	10,945 SQ. FT.	6	0.226 ACRES	9,823 SQ. FT.
31	0.433 ACRES	18,482 SQ. FT.	7	0.259 ACRES	11,286 SQ. FT.	7	0.232 ACRES	10,098 SQ. FT.
32	0.466 ACRES	20,315 SQ. FT.	8	0.203 ACRES	8,859 SQ. FT.	8	0.234 ACRES	10,203 SQ. FT.
33	0.226 ACRES	9,824 SQ. FT.	9	0.274 ACRES	11,922 SQ. FT.	9	0.229 ACRES	9,961 SQ. FT.
34	0.206 ACRES	8,985 SQ. FT.	10	0.316 ACRES	13,765 SQ. FT.	10	0.237 ACRES	10,345 SQ. FT.
35	0.211 ACRES	9,207 SQ. FT.	11	0.275 ACRES	11,957 SQ. FT.	11	0.035 ACRES	1,536 SQ. FT.
36	0.201 ACRES	8,746 SQ. FT.	BLOCK 'D'			12	0.030 ACRES	1,293 SQ. FT.
			LOT NO.	ACREAGE	SQ. FT.			
37	0.196 ACRES	8,534 SQ. FT.	1	0.246 ACRES	10,727 SQ. FT.			
38	0.223 ACRES	9,703 SQ. FT.	2	0.218 ACRES	9,486 SQ. FT.			
39	0.238 ACRES	10,353 SQ. FT.	3	0.225 ACRES	9,811 SQ. FT.			
40	0.237 ACRES	10,330 SQ. FT.	4	0.252 ACRES	10,981 SQ. FT.			
41	0.255 ACRES	11,103 SQ. FT.	5	0.268 ACRES	11,657 SQ. FT.			
42	0.249 ACRES	10,830 SQ. FT.	6	0.271 ACRES	11,797 SQ. FT.			
43	0.246 ACRES	10,714 SQ. FT.	7	0.208 ACRES	9,071 SQ. FT.			
44	0.538 ACRES	23,429 SQ. FT.	8	0.228 ACRES	9,946 SQ. FT.			
45	0.290 ACRES	12,652 SQ. FT.	9	0.203 ACRES	8,861 SQ. FT.			
46	0.238 ACRES	10,366 SQ. FT.	10	0.213 ACRES	9,276 SQ. FT.			
47	0.249 ACRES	10,860 SQ. FT.	11	0.195 ACRES	8,492 SQ. FT.			
48	0.258 ACRES	11,236 SQ. FT.	12	0.194 ACRES	8,450 SQ. FT.			
49	0.215 ACRES	9,361 SQ. FT.	13	0.239 ACRES	10,431 SQ. FT.			
50	0.197 ACRES	8,580 SQ. FT.	14	0.278 ACRES	12,095 SQ. FT.			
51	0.225 ACRES	9,807 SQ. FT.	15	0.301 ACRES	13,110 SQ. FT.			
52	0.217 ACRES	9,453 SQ. FT.	16	0.293 ACRES	12,771 SQ. FT.			
53	0.218 ACRES	9,476 SQ. FT.	17	0.250 ACRES	10,885 SQ. FT.			
54	0.197 ACRES	8,568 SQ. FT.	18	0.293 ACRES	12,768 SQ. FT.			
55	0.200 ACRES	8,710 SQ. FT.	19	0.252 ACRES	10,993 SQ. FT.			
56	0.197 ACRES	8,580 SQ. FT.	20	1.310 ACRES	57,054 SQ. FT.			
57	0.229 ACRES	9,956 SQ. FT.						
58	0.227 ACRES	9,893 SQ. FT.						
59	0.195 ACRES	8,492 SQ. FT.						
60	0.196 ACRES	8,551 SQ. FT.						
61	0.030 ACRES	1,293 SQ. FT.						

TYPICAL LOT



STREET

SHEET NO. 3 OF 4



FP1410-003

PATH-J: \4711\SURVEY\PLAT-PH 3

FREEMAN PARK SUBDIVISION PHASE 3, FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 156.918 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013087392 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:
"FREEMAN PARK SUBDIVISION PHASE 3"

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JOHN ZINSMEYER
VICE PRESIDENT
KB HOME LONE STAR

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____,
BY JOHN ZINSMEYER

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

APPROVED THIS ____ DAY OF _____, 2014, 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, CHAIR
PLANNING AND ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., AND

DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., 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 MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED. I ALSO CERTIFY THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED; SPECIFICALLY SECTIONS 663.13 - 663.23 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN THE STATE.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com

DATE



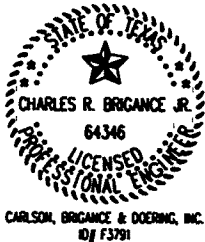
STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, CHARLES R. BRIGANCE JR., 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.

ENGINEERING BY: _____
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

DATE



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

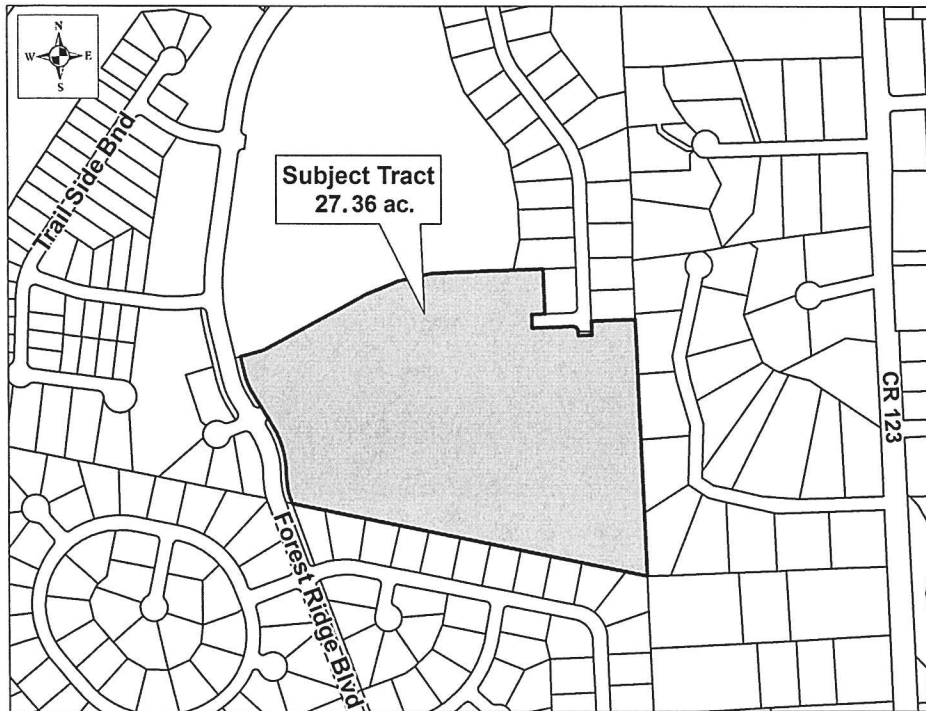
SHEET NO. 4 OF 4

	Carlson, Brigance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering	Surveying
	5501 West William Cannon Phone No. (512) 280-5160	Austin, Texas 78749 Fax No. (512) 280-5165

FP1410-003

PATH-J:\4711\SURVEY\PLAT-PH 3

**Freeman Park Subdivision - Phase 4
FINAL PLAT FP1503-003**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Final Plat.

ZONING AT TIME OF APPLICATION: PUD #95

CURRENT USE OF PROPERTY: Updeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Proposed Freeman Park Phase 3 (Zoned PUD 95)

South: Existing single-family residential (zoned PUD for Single-family residential)

East: Existing large lot residential (ETJ, unzoned)

West: Freeman Park Phase 1 (Zoned PUD 95)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	43	21.68
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	2.97
Parkland:		
Other:	1	2.71
TOTALS:	44	27.36

Owner:
KB Home Lone Star, Inc.
John Zinsmeyer
10800 Pecan Park, Suite 200
Austin, TX 78750

Agent
Carlson, Brigrance & Doering, Inc.
Geoff Guerrero
5501 W. William Cannon
Austin, TX 78749

**Freeman Park Subdivision - Phase 4
FINAL PLAT FP1503-003**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat in September 2013. Phases 3 and 4 were switched with the submittal of the Final Plat of Phase 3.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 27.36 acres out of the J. Marshall Survey, Abstract No. 409.

LOCATION: Southwest of E. Palm Valley Blvd. and Red Bud Ln. along the eastern side of Forest Ridge Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Planned Unit Development (PUD) zoning allows single family residential uses in conformance with the General Plan residential designation. The Final Plat of Phase 4 consists of 33 single family lots with a minimum lot area of 18,000 square feet, 10 single family lots with a minimum lot area of 8,450 square feet, and a drainage lot that will be owned and maintained by the Homeowner's Association. This phase also includes a 20-foot vegetative buffer along the south and east property lines for the lots adjacent to the existing residences.

The PUD contains heightened architectural standards as well as landscaping standards for the single-family lots. There are architectural standards including heightened masonry standards, fencing standards, roofing material requirements, and front door and garage door design specifications. The development will also require increased landscaping standards on each residential lot and the developer cannot remove any existing, healthy trees within the 20-foot vegetative buffer. The approved standards exceed the existing SF-2 (Single-family – Standard Lot) district standards.

Compliance with the Preliminary Plat: The proposed Final Plat is in compliance with the approved Preliminary Plat.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) for the entire development has been reviewed and approved by the Transportation Department.

Water and Wastewater Service: The site will be served by the City of Round Rock through the extension of services through the subdivision.

Drainage: The proposed limits of the floodplain will be contained within the drainage lots and finished floor elevations have been provided for lots adjacent to any floodplain.

Additional Considerations:

The approved PUD set stringent requirements in regard to the multitude of protected and monarch trees on site. In order to meet the standards of the PUD, the developer submitted a plan showing how each lot with a protected and/or Monarch tree would be developed without impacting the tree.

It is important to note that in addition to the standard building permit review, construction plans for each residence must be reviewed by Planning & Development Services for compliance with the PUD agreement for exterior materials, building elevations and to ensure that building development will take place within the approved development envelope.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide an updated tree survey prior to recordation.

Freeman Park Subdivision - Phase 4
FINAL PLAT FP1503-003

2. Remove PUE/Sidewalk note #4 and indicate location on the plat schematic. For monarch tree conflict locations, the PUE cannot encroach the critical root zone.
3. Update benchmarks to be permanent instead of temporary prior to recordation.
4. Call out all proposed/existing easements. (Ex.: 20' LSE/SWE/PUE along Forest Ridge Blvd.)
5. Provide the Planning & Zoning Commission review date in the plat synopsis.
6. Update note 7 to begin "this tract is not".
7. Note #6 will be updated to indicate the Preliminary Plat update.

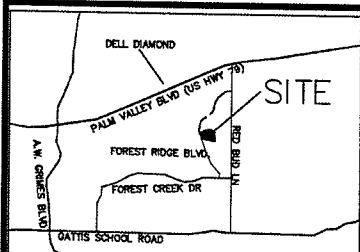


Trail Side Bnd

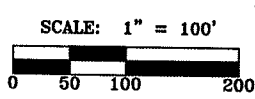
Subject Tract
27.36 ac.

Forest Ridge Blvd

CR 123

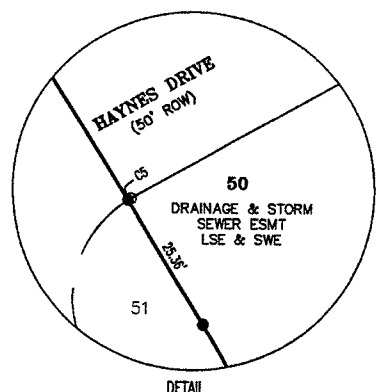


LOCATION MAP
NOT TO SCALE

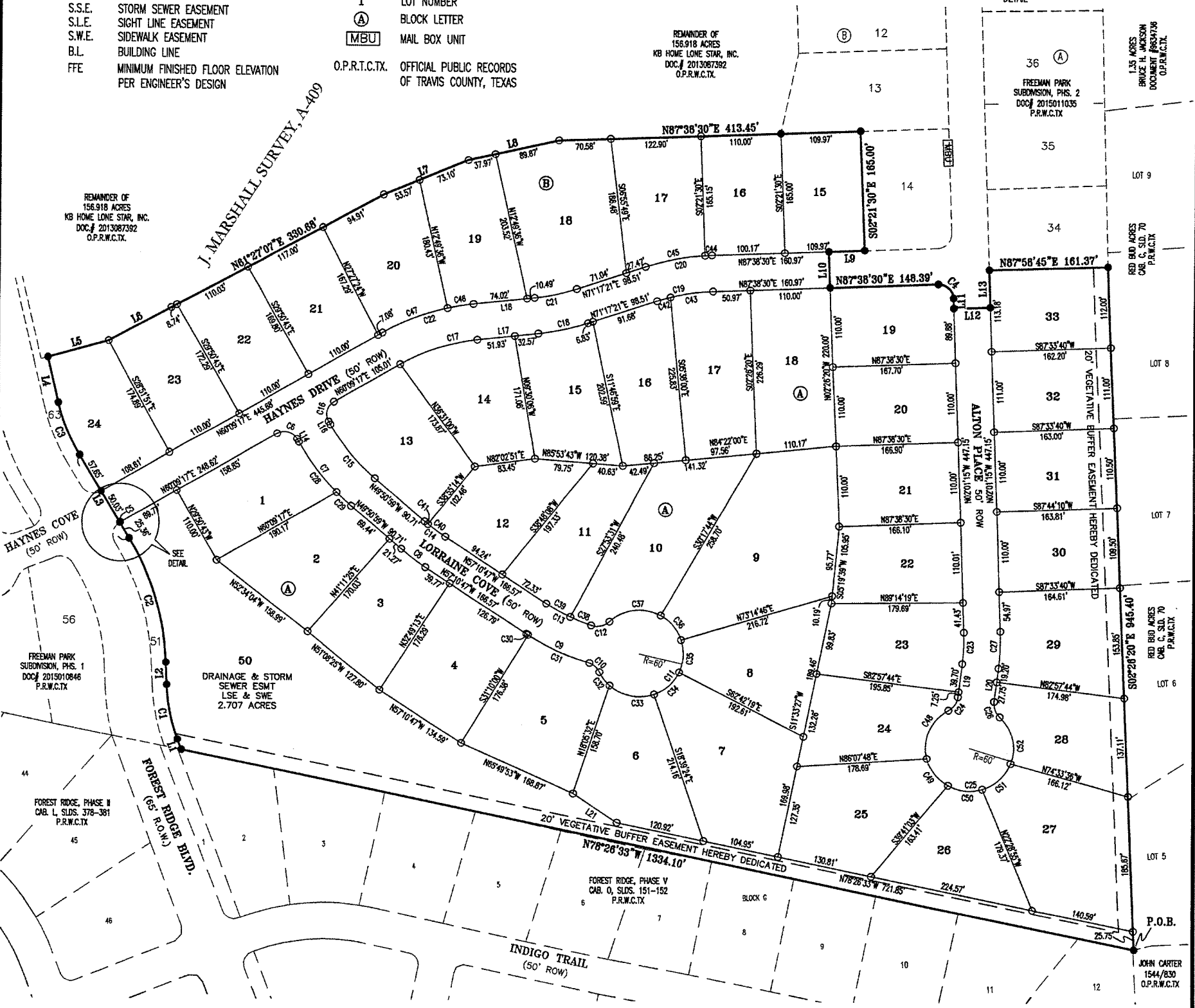


LEGEND

- IRON ROD SET
- IRON ROD FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.S.E. STORM SEWER EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- B.L. BUILDING LINE
- FFE MINIMUM FINISHED FLOOR ELEVATION PER ENGINEER'S DESIGN
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- 1 LOT NUMBER
- (A) BLOCK LETTER
- [MBU] MAIL BOX UNIT
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



DETAIL



SUBMITTAL DATE: MARCH 3, 2015

DEVELOPER & OWNER:
KB HOME LONE STAR, INC.
ATTN: JOHN ZINSMEYER
10800 PECAN PARK, SUITE 200
AUSTIN, TX 78750

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax


TOTAL ACREAGE: 27.359 ACRES
SURVEY: J. MARSHALL SURVEY, ABSTRACT NO. 409

F.E.M.A. MAP NO. 48491C 0515E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

DATE OF PLANNING AND ZONING COMMISSION
REVIEW: _____, 2014

TOTAL OF LOTS:	44
NO. OF TYPE "A" LOTS:	33
ACREAGE OF TYPE "A" LOTS:	16.956
NO. OF TYPE "B" LOTS:	10
ACREAGE OF TYPE "B" LOTS:	4.723
NO. OF DRAINAGE LOTS:	1
ACREAGE OF DRAINAGE LOTS:	2.707
ACREAGE OF ROW:	2.973

SHEET NO. 1 OF 4 MSW



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering 5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

FP1503-003

PATH-J: \4712\SURVEY\PLAT-PH 4

FREEMAN PARK SUBDIVISION
PHASE 4, FINAL PLAT

FIELD NOTES

BEING ALL OF A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING THE REMAINDER OF 156.918 ACRES, MORE OR LESS, OUT OF THE I. MARSHALL SURVEY, ABSTRACT NUMBER 409, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING CONVEYED TO KB HOME LONE STAR, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2013087392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), SAID 27.359 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found at the northwest corner of that certain tract of land conveyed to John Carter in Volume 1544, Page 830, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and being the southwest corner of Lot 5, Red Bud Acres, a subdivision recorded in Cabinet C, Slide 70, Plat Records of Williamson County, Texas (P.R.W.C.TX.), and being the northeastern corner of lot 12 Forest Ridge, Phase V, a subdivision recorded in cabinet O, Slides 151-152 (P.R.W.C.Tx.), also being the southwestern corner of said remainder of 156.918 acre tract, and the POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said Lot 12 and said remainder of 156.918 acre tract, N78°26'33"W, a distance of 1334.10 feet to a capped ½" iron rod found for the northwestern corner of Lot 2 of said Forest Ridge, Phase V, and being the southeastern corner of Lot 51, Freeman Park Subdivision, Phase 1, a subdivision recorded in Cabinet __, Slide __ (P.R.W.C.Tx.), and being the southwestern corner of the herein described tract,

THENCE, with the common boundary line of said Freeman Park Subdivision, Phase 1, and said remainder of 156.918 acre tract, the following seven (7) courses and distances, numbered 1 through 7,

- N20°19'25"W, a distance of 15.41 feet to a capped ½" iron rod found at a point of curvature to the right,
- with said curve to the right, having a radius of 247.50 feet, an arc length of 77.37 feet, and whose chord bears N11°22'07"W, a distance of 77.05 feet to a capped ½" iron rod found,
- N02°24'49"W, a distance of 31.18 feet to a capped ½" iron rod found at a point of curvature to the left,
- with said curve to the left having a radius of 352.50 feet, an arc length of 179.12 feet, and whose chord bears N16°58'15"W, a distance of 177.20 feet to a capped ½" iron rod found,
- N31°31'40"W, a distance of 133.03 feet to a capped ½" iron rod found, at a point of curvature to the right,
- with said curve to the right having a radius of 247.50 feet, an arc length of 78.50 feet, and whose chord bears N22°26'30"W, a distance of 78.17 feet to a capped ½" iron rod found, and
- N13°21'20"W, a distance of 63.89 feet to a capped ½" iron rod found for a northwestern corner of Lot 63 of said Freeman Park Subdivision, Phase 3,

THENCE, leaving the common boundary line of said Freeman Park Subdivision, Phase 1, and said remainder of 156.918 acre tract, and crossing said remainder of 156.918 acre tract, the following six (6) courses and distances, numbered 1 and 6,

- N74°21'13"E, a distance of 87.77 feet to a capped ½" iron rod set,
- N61°32'30"E, a distance of 98.30 feet to a capped ½" iron rod set,
- N61°27'07"E, a distance of 330.68 feet to a capped ½" iron rod set,
- N67°20'31"E, a distance of 126.68 feet to a capped ½" iron rod set,
- N76°46'57"E, a distance of 127.84 feet to a capped ½" iron rod set, and
- N87°38'30"E, a distance of 413.45 feet to a capped ½" iron rod found in the western boundary line of Freeman Park Subdivision, Phase 2, a subdivision recorded in Cabinet __, Slide __ (P.R.W.C.Tx.),

THENCE, with the common boundary line of said Freeman Park Subdivision, Phase 2, said remainder of 156.918 acre tract, the following nine (9) courses and distances, numbered 1 through 9,

- S02°21'30"E, a distance of 165.00 feet to a capped ½" iron rod found in the southern boundary line of Lot 14, Block B, of said Freeman Park Subdivision, Phase 2,
- S87°38'30"W, a distance of 49.18 feet to a capped ½" iron rod found in the northern right-of-way line of Haynes Drive (50' R.O.W.),
- S02°21'31"E, a distance of 50.00 feet to a capped ½" iron rod found in the southern right-of-way line of said Haynes Drive,
- N87°38'30"E, a distance of 148.39 feet to a capped ½" iron rod found at a point of curvature to the right,
- with said curve to the right, having a radius of 20.00 feet, an arc length of 31.53 feet, and whose chord bears S47°11'22"E, a distance of 28.37 feet to a capped ½" iron rod found,
- S02°01'15"E, a distance of 14.17 feet to a capped ½" iron rod found,
- N87°58'45"E, a distance of 50.00 feet to a capped ½" iron rod found,
- N02°01'15"W, a distance of 52.00 feet to a capped ½" iron rod found, and
- N87°58'45"E, a distance of 161.37 feet to a capped ½" iron rod found in the western boundary line of Lot 8, Red Bud Acres, a subdivision recorded in Cabinet C, Slide 70 (P.R.W.C.Tx.), and being the southeastern corner of Lot 34, Block A, of said Freeman Park Subdivision Phase 2, also being a northeastern corner of said remainder 156.918 acre tract,

THENCE, with the common boundary line of said Red Bud Acres and said remainder of 156.918 acre tract S02°26'20"E, a distance of 945.40 feet to the POINT OF BEGINNING and containing 27.359 acres of land.

BENCHMARKS:

TBM #1 MAG NAIL IN ASPHALT APPROXIMATELY 271 FEET NORTH OF INDIGO TRAIL
ELEVATION = 699.66' (NAVD '88)

TBM #2 MAG NAIL SET IN ASPHALT APPROXIMATELY 118 FEET SOUTH OF FOREST RIDGE BLUFF
ELEVATION = 665.91' (NAVD '88)

RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH
ALTON PLACE	50' ROW	610'	0.895 ACRES	LOCAL	30 'FF
LORRAINE COVE	50' ROW	601'	0.859 ACRES	LOCAL	30 'FF
HAYNES DRIVE	50' ROW	1,062'	1.219 ACRES	LOCAL	30 'FF

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	77.37	247.50	N11°22'07"W	77.05	39.00	175°4'36"
C2	179.12	352.50	N16°58'15"W	177.20	91.54	29°06'51"
C3	78.50	247.50	N22°26'30"W	78.17	39.58	18°10'20"
C4	31.53	20.00	S47°11'22"E	28.37	20.12	90°20'14"
C5	0.59	20.00	S59°18'49"W	0.59	0.29	1°40'58"
C6	31.42	20.00	N74°50'43"W	28.28	20.00	90°00'00"
C7	113.47	325.00	S39°50'51"E	112.90	57.32	20°00'17"
C8	41.58	325.00	S53°30'53"E	41.55	20.82	7°19'48"
C9	93.85	325.00	S68°26'04"E	93.32	47.15	16°30'33"
C10	20.99	25.00	N49°37'55"W	20.38	11.16	48°06'51"
C11	300.94	60.00	N10°44'09"E	71.06	44.09	287°22'44"
C12	26.84	25.00	N77°47'59"E	25.57	14.88	61°30'23"
C13	68.48	275.00	S64°18'48"E	68.30	34.42	1°4'16'02"
C14	35.18	275.00	S53°30'53"E	35.16	17.81	7°19'48"
C15	96.02	275.00	S39°50'51"E	95.53	48.50	20°00'17"
C16	31.42	20.00	S15°09'17"W	28.28	20.00	90°00'00"
C17	112.56	275.00	S71°53'00"W	111.80	57.09	23°27'25"
C18	69.90	325.00	N77°27'02"E	69.76	35.06	12°19'21"
C19	78.49	275.00	S79°27'56"W	78.22	39.51	18°21'10"
C20	92.76	325.00	S79°27'56"W	92.44	46.70	18°21'10"
C21	59.14	275.00	N77°27'02"E	59.03	29.89	12°19'21"
C22	133.05	325.00	S71°53'00"W	132.13	67.47	23°27'25"
C23	43.46	275.00	N02°30'30"E	43.43	21.78	9°03'31"
C24	23.55	25.00	N34°01'18"E	22.69	12.73	53°58'05"
C25	301.53	60.00	S82°57'44"E	70.59	43.64	287°56'10"
C26	23.55	25.00	S19°56'47"E	22.69	12.73	53°58'05"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	51.38	325.00	N02°30'30"E	51.33	25.75	9°03'31"
C28	86.04	325.00	S37°25'46"E	85.79	43.27	15°10'07"
C29	27.43	325.00	S47°25'54"E	27.42	13.72	4°50'10"
C30	2.71	325.00	S57°25'06"E	2.71	1.35	0°28'37"
C31	90.94	325.00	S65°40'22"E	90.64	45.77	16°01'56"
C32	23.45	60.00	S36°46'16"E	23.30	11.88	22°23'34"
C33	64.44	60.00	S78°44'03"E	61.38	35.72	61°31'59"
C34	47.34	60.00	N47°53'43"E	46.12	24.98	45°12'30"
C35	46.16	60.00	N03°15'02"E	45.03	24.29	44°04'52"
C36	45.00	60.00	N40°16'36"W	43.95	23.62	42°58'25"
C37	74.55	60.00	S82°38'29"W	69.85	42.95	71°11'24"
C38	30.55	275.00	S68°15'51"E	30.54	15.29	6°21'57"
C39	37.92	275.00	S81°07'50"E	37.89	18.99	7°54'04"
C40	29.28	275.00	S54°07'47"E	29.27	14.65	6°06'02"
C41	5.90	275.00	S50°27'53"E	5.90	2.95	1°13'47"
C42	19.02	275.00	S73°16'14"W	19.02	9.51	3°57'46"
C43	59.47	275.00	S81°26'48"W	59.35	29.85	12°23'24"
C44	9.83	325.00	S88°46'31"W	9.83	4.92	1°43'59"
C45	82.93	325.00	S78°35'56"W	82.70	41.69	14°37'11"
C46	36.52	325.00	S80°23'33"W	36.50	18.28	6°26'18"
C47	96.53	325.00	S88°39'51"W	96.18	48.63	17°01'08"
C48	79.09	60.00	S23°14'37"W	73.49	46.48	75°31'29"
C49	48.35	60.00	S37°36'08"E	47.05	25.57	46°10'01"
C50	48.67	60.00	S83°55'25"E	47.35	25.76	46°28'33"
C51	54.28	60.00	N48°55'15"E	52.45	29.16	51°50'08"
C52	71.14	60.00	N12°57'49"W	67.05	40.42	67°56'00"

AREA TABLE					
AREA WITHIN SUBDIVISION		27.359 ACRES (1,191,742 sq. ft.)			
AREA OF TYPE "A" LOTS		16.956 ACRES (738,607 sq. ft.)		LOTS 1-33, BLOCK "A"	
AREA OF TYPE "B" LOTS		4.723 ACRES (205,724 sq. ft.)		LOTS 15-24, BLOCK "B"	
AREA WITHIN R.O.W.		2.973 ACRES			
BLOCK 'A'			BLOCK 'B'		
LOT NO.	ACREAGE	SQ. FT.	LOT NO.	ACREAGE	SQ. FT.
1	0.457 ACRES	19,905 SQ. FT.	15	0.417 ACRES	18,145 SQ. FT.
2	0.508 ACRES	22,131 SQ. FT.	16	0.417 ACRES	18,151 SQ. FT.
3	0.453 ACRES	19,721 SQ. FT.	17	0.460 ACRES	20,053 SQ. FT.
4	0.534 ACRES	23,281 SQ. FT.	18	0.692 ACRES	30,145 SQ. FT.
5	0.587 ACRES	25,577 SQ. FT.	19	0.488 ACRES	21,256 SQ. FT.
6	0.505 ACRES	22,987 SQ. FT.	20	0.495 ACRES	21,575 SQ. FT.
7	0.730 ACRES	31,805 SQ. FT.	21	0.439 ACRES	19,124 SQ. FT.
8	0.529 ACRES	23,029 SQ. FT.	22	0.432 ACRES	18,815 SQ. FT.
9	0.933 ACRES	40,646 SQ. FT.	23	0.432 ACRES	18,835 SQ. FT.
10	0.640 ACRES	27,863 SQ. FT.	24	0.451 ACRES	19,625 SQ. FT.
11	0.447 ACRES	19,474 SQ. FT.			
12	0.440 ACRES	19,185 SQ. FT.			
13	0.536 ACRES	23,343 SQ. FT.			
14	0.489 ACRES	21,281 SQ. FT.			
15	0.477 ACRES	20,786 SQ. FT.			
16	0.480 ACRES	20,911 SQ. FT.			
17	0.544 ACRES	23,685 SQ. FT.			
18	0.564 ACRES	24,546 SQ. FT.			
19	0.423 ACRES	18,404 SQ. FT.			
20	0.422 ACRES	18,403 SQ. FT.			
21	0.420 ACRES	18,315 SQ. FT.			
22	0.427 ACRES	18,602 SQ. FT.			
23	0.486 ACRES	21,190 SQ. FT.			
24	0.467 ACRES	20,359 SQ. FT.			
25	0.597 ACRES	26,004 SQ. FT.			
26	0.454ACRES	19,757 SQ. FT.			
27	0.742 ACRES	32,323 SQ. FT.			
28	0.470 ACRES	20,492 SQ. FT.			
29	0.535 ACRES	23,300 SQ. FT.			
30	0.414 ACRES	18,022 SQ. FT.			
31	0.414 ACRES	18,015 SQ. FT.			
32	0.414 ACRES	18,049 SQ. FT.			
33	0.418 ACRES	18,215 SQ. FT.			
50	2.707 ACRES	117,916 SQ. FT.			

SHEET NO. 2 OF 4



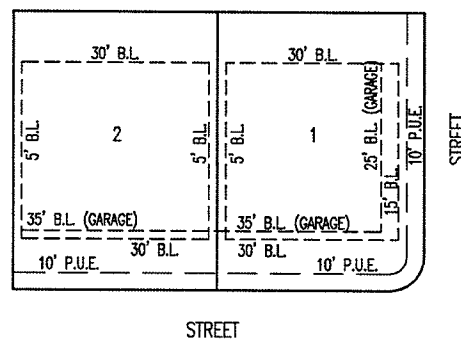
Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

FREEMAN PARK SUBDIVISION PHASE 4, FINAL PLAT

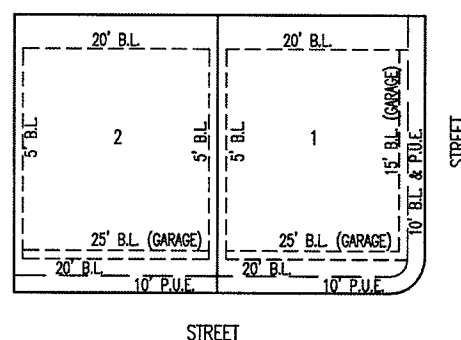
GENERAL NOTES:

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 THE FREEMAN TRACT PUD #95.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE IV, SECTION 108, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. 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 AS SHOWN HEREON.
5. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE FREEMAN TRACT PUD #95.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2013
7. A PORTION OF THIS TRACT IS NOT ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD, AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C 0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
8. MONARCH TREES ARE LOCATED ON LOTS 3, 5, 9, 10, 17, 18, 24, 29, 32 AND THE DRAINAGE LOT IN BLOCK A AND LOTS 18, 19, 21, & 24 OF BLOCK B. SECTION 43.23 OF THE CITY OF ROUND ROCK CODE OF ORDINANCES (2010 EDITION, AS AMENDED) DESCRIBES THE PROTECTION OF MONARCH TREES. EXCEPT AS PROVIDED IN SAID SECTION, ANY TREE DESIGNATED AS A MONARCH TREE BY THE FORESTRY MANAGER OR THE CITY COUNCIL IS A PROTECTED TREE THAT CANNOT BE REMOVED UNLESS ITS DESIGNATION IS REMOVED. THE DESIGNATION OF A MONARCH TREE SHALL NOT BE REMOVED WITHOUT CITY COUNCIL ACTION, AS PROVIDED FOR IN SECTION 43.23.
9. THE DRAINAGE & STORM SEWER EASEMENT, LANDSCAPE EASEMENT, AND SIDEWALK EASEMENT LOT (LOT 50, BLOCK A) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

TYPE "A" LOT



TYPE "B" LOT



SHEET NO. 3 OF 4

	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160	Surveying Austin, Texas 78749 Fax No. (512) 280-5165

FP1503-003

PATH-J:\4712\SURVEY\PLAT-PH 4

FREEMAN PARK SUBDIVISION PHASE 4, FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT KB HOME LONE STAR, INC. AS THE OWNERS OF THAT CERTAIN 156.918 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013087392 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:
"FREEMAN PARK SUBDIVISION PHASE 4"

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JOHN ZINSMEYER
VICE PRESIDENT
KB HOME LONE STAR

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____
BY JOHN ZINSMEYER

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

APPROVED THIS ____ DAY OF _____, 2014, 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, CHAIR
PLANNING AND ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., AND

DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., 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 MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED. I ALSO CERTIFY THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED; SPECIFICALLY SECTIONS 663.13 - 663.23 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN THE STATE.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com



STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, CHARLES R. BRIGANCE JR., 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.

ENGINEERING BY: _____
CHARLES R. BRIGANCE, JR., P.E. NO. 64346 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



SHEET NO. 4 OF 4



Carlson, Brigance & Doering, Inc.

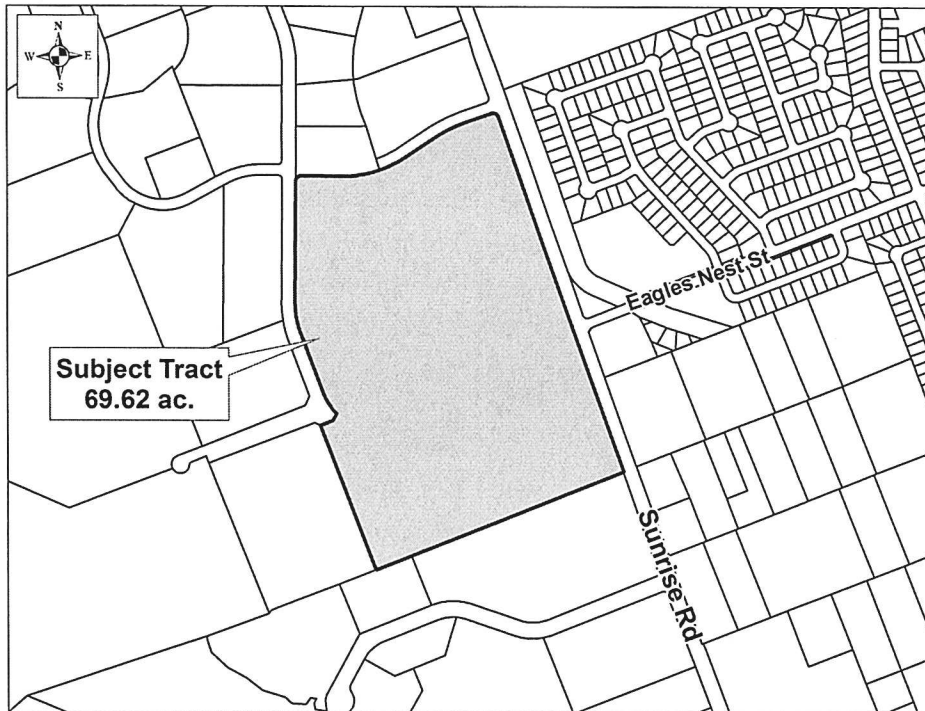
FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

FP1503-003

PATH-J: \4712\SURVEY\PLAT-PH 4

**Replat of Chandler Oaks Lot 8 and Cypress Cove Subdivision Lot 2; and a Final Plat of 2.905
acres of released ROW (Cypress Blvd.)
FINAL PLAT FP1503-007**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Replat and Final Plat.

ZONING AT TIME OF APPLICATION: Zoned PUD 86 and LI

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD and Commercial

ADJACENT LAND USE:

North: Undeveloped (Zoned PUD 86)

South: Existing Light Industrial (Zoned LI)

East: Sunrise Road ROW, ETJ (existing commercial)

West: Cypress Road ROW and existing business park/industrial uses (Zoned Light Industrial)

PROPOSED LAND USE: Business Park and Industrial

<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:	0	0.00
Industrial:	8	66.15
Open/Common Space:	0	0.00
ROW:	1	3.47
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	9	69.62

Owner:
Chandler Creek Parcel J&K, LP
Brian Burke
260 E. Baker St., Ste. 100
Costa Mesa, CA 92626

Agent
Hagood Engineering Associates
Terry Hagood
One Chisholm Trl., Ste. 5200
Round Rock, TX 78681

**Replat of Chandler Oaks Lot 8 and Cypress Cove Subdivision Lot 2; and a
Final Plat of 2.905 acres of released ROW (Cypress Blvd.)
FINAL PLAT FP1503-007**

HISTORY: The Planning and Zoning Commission approved the Final Plat of Chandler Oaks in 2012 and the Cypress Cove Final Plat in 2014.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 69.62 acres out of the David Currey Survey, Abstract No. 130.

LOCATION: West of the Sunrise Road and Eagles Nest Street intersection

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The site is split into two zoning classifications. The lot north of the extension of Eagles Nest Street is PUD and the lots south of the right-of-way are zoned Light Industrial (LI) zoning district. The PUD amended the General Plan to allow for the overall development proposal. The purpose of this application is to plat 2.905 acres and replat an approximate 66.15 acres to create 8 development lots that bound the extension of Eagles Nest Street. In conjunction with this, the applicant is also showing the dedication of the extension of Eagles Nest Street as well as the former Cypress Blvd. right-of-way that will be released when Eagles Nest Street is fully constructed and dedicated to the City. The Cypress Blvd. right-of-way will be removed from the plat once it is released, prior to recordation.

Traffic, Access and Roads:

The developer worked extensively with the Transportation Department to negotiate the realignment and construction of Eagles Nest Street that bisects the property. A traffic impact analysis was not required for the scope of this project.

Water and Wastewater Service:

There are existing city services that will serve the proposed lots. Specifically, there is an 8-inch water line within Lot 1 and a 12-inch water line in the Cypress Blvd. right-of-way. Wastewater exists within Sunrise Road and along the western end of the development.

Drainage:

There are no drainage concerns for this site.

Additional Considerations:

None.

RECOMMENDED MOTION:

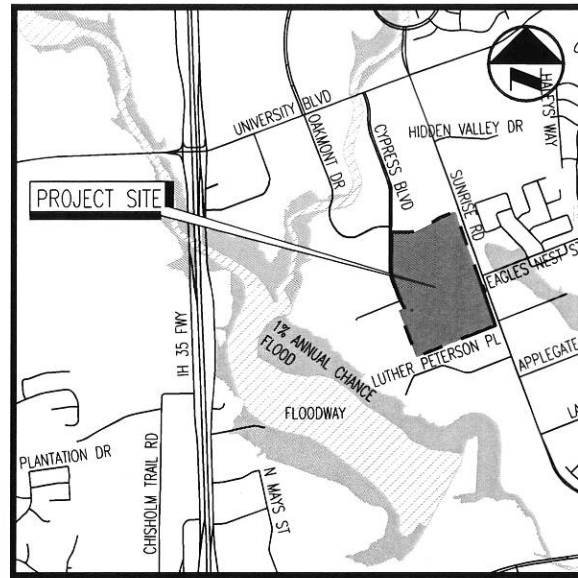
Staff recommends approval.



Subject Tract
69.62 ac.

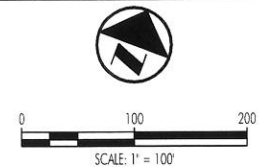
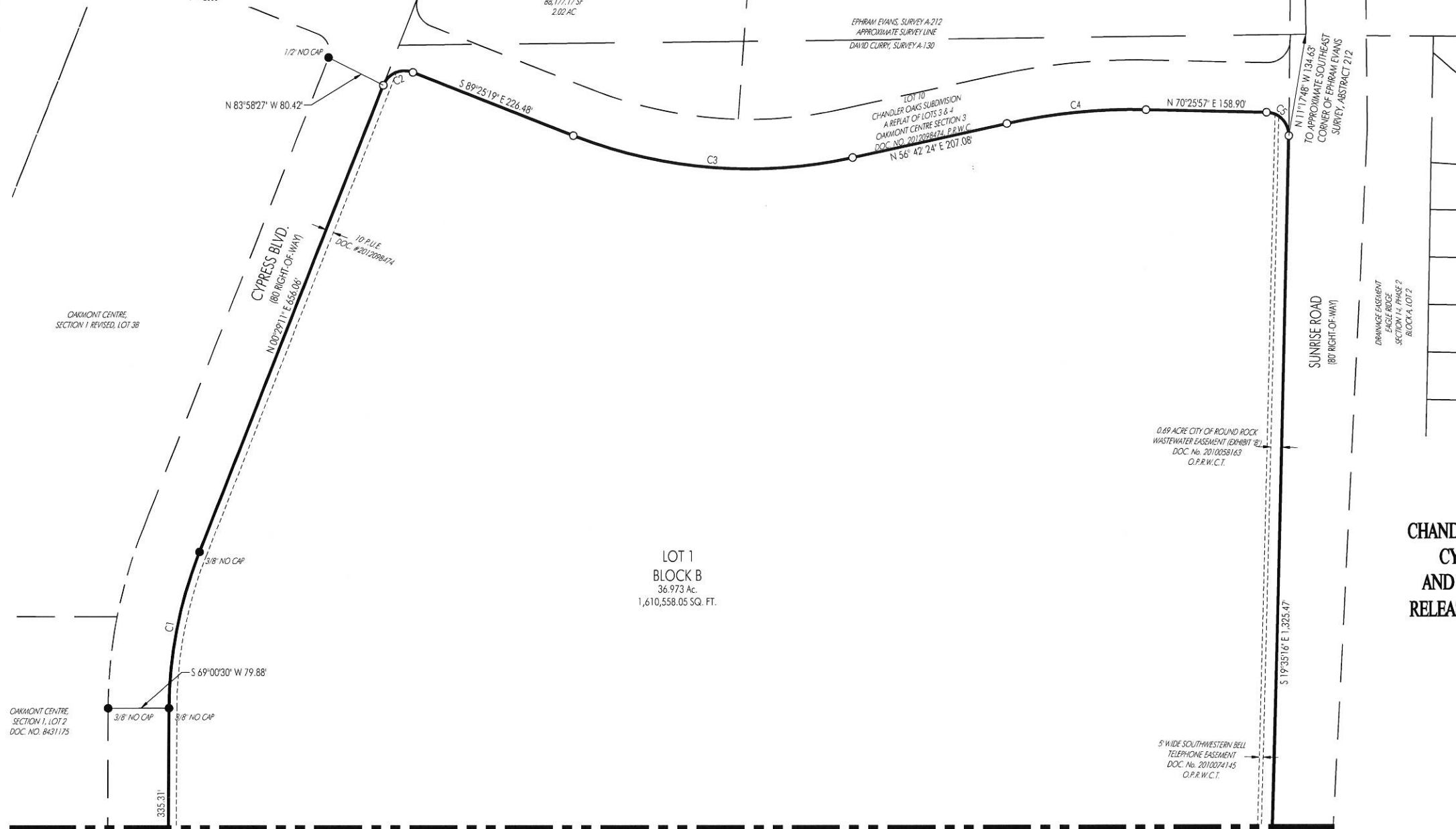
Eagles Nest St

Sunrise Rd



VICINITY MAP
1" = 2000'

CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	21° 21' 55"	208.86	560.11	S 10° 10' 32" E	207.68'
C2	89° 51' 39"	47.05	30.00	S 45° 38' 36" W	42.37'
C3	33° 52' 17"	372.44	630.00	S 73° 38' 32" W	367.04'
C4	13° 43' 33"	184.46	770.00	S 63° 34' 10" W	184.02'
C5	90° 04' 09"	47.16	30.00	N 64° 32' 00" W	42.43'
C6	4° 49' 55"	206.62	2,450.00	N 71° 02' 54" E	206.58'
C7	4° 22' 34"	195.61	2,561.00	N 71° 16' 34" E	195.56'
C8	3° 50' 53"	164.55	2,450.00	S 71° 00' 42" W	164.52'
C9	0° 31' 43"	22.60	2,450.00	S 73° 12' 00" W	22.60'
C10	4° 49' 55"	215.06	2,550.00	S 71° 02' 54" W	214.99'
C11	22° 30' 59"	141.46	356.95	S 32° 30' 32" E	140.55'



LEGEND

- ○ IRON ROD FOUND/SET
- MONUMENT FOUND
- ☞ BENCHMARK LOCATION
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
- O.P.R.W.C. OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY

OWNERS: CHANDLER CREEK PARCEL G&J, L.P. AND CHANDLER CREEK PARCEL J&K, L.P. 2590 OAKMONT DRIVE, SUITE 210 ROUND ROCK, TEXAS 78665

ACREAGE: 69.62 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT 66.15 ACRES
RIGHT OF WAY 3.47 ACRES

SURVEYOR: TEXAS LAND SURVEYING INC. 3613 WILLIAMS DRIVE, SUITE 903 GEORGETOWN, TEXAS 78628
PHONE (512) 930-1600
FAX (512) 930-9389
KENNETH LOUIS CRIDER, R.P.L.S.

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: DEVELOPMENT 8
RIGHT OF WAY 1

LINEAR FEET OF NEW STREETS: 1,480 LF

SUBMITTAL DATE: 3/17/2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 4/15/2015

BENCHMARKS: #1 - 'X' FOUND IN CONCRETE ELEV=779.42 (NAD83)
#2 - SQUARE CUT IN LIGHT POLE BASE ELEV=780.74 (NAD83)

PATENT SURVEY: DAVID CURREY SURVEY ABSTRACT NO. 130

ENGINEER: HAGOOD ENGINEERING, INC. ONE CHISHOLM TRAIL, SUITE 5200 ROUND ROCK, TEXAS 78681
PHONE (512) 244-1546
FAX (512) 244-1010
TERRY R. HAGOOD, P.E.

REPLAT
OF
CHANDLER OAKS LOT 8, AND A REPLAT OF
CYPRESS COVE SUBDIVISION LOT 2,
AND A FINAL PLAT OF 2905 ACRES OF
RELEASED RIGHT OF WAY (CYPRESS BLVD.)
DOC. NO. _____



One Chisholm Trail, Suite 5200
Round Rock, TX 78681
Phone (512) 244-1546
Fax (512) 244-1010
www.heas.eng.pro
TBPE Registration No. F-12709

SHEET

01

OF 03



FIELD NOTES DESCRIPTION

BEING 69.62 ACRES OF LAND SITUATED IN WILLAMSON COUNTY, TEXAS, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLAMSON COUNTY, TEXAS AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, BEING THOSE TRACTS OF LAND DESCRIBED AS LOT 2, CYPRESS COVE SUBDIVISION, A RE-PLAT OF LOT 1, OAKMONT CENTRE SECTION 1 REVISED, A SUBDIVISION IN WILLAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2014075499 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, AND LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A RE-PLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2012098474 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD IN CONCRETE, FOUND IN THE WEST LINE OF SUNRISE ROAD, FOR THE NORTHEAST CORNER OF LOT 4, LUTHER PETERSON SUBDIVISION, A SUBDIVISION IN WILLAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 9534620 OF SAID PLAT RECORDS, THE SOUTHEAST CORNER OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL.

THENCE: S 68°24'31" W, 1201.67 FEET ALONG THE NORTH LINE OF SAID LOT 4, LUTHER PETERSON SUBDIVISION, THE SOUTH LINE OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL, TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT.

THENCE: S 68°52'57" W, 290.85 FEET IN PART ALONG THE NORTH LINE OF SAID LOT 4, LUTHER PETERSON SUBDIVISION, AND LOT 3 OF SAID LUTHER PETERSON SUBDIVISION, THE SOUTH LINE OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL, TO A 1/2" IRON ROD W/ CAP STAMPED "INLAND 5050" FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 3, LUTHER PETERSON SUBDIVISION, THE SOUTHEAST CORNER OF LOT 1, AND THE SOUTHWEST CORNER OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL.

THENCE: N 20°54'41" W, 864.31 FEET ALONG THE EAST LINE OF SAID LOT 1, AND THE WEST LINE OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THE WEST LINE OF THIS PARCEL, TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC." SET FOR AN ANGLE POINT IN THE SOUTH LINE OF LOT 3, OF SAID CYPRESS COVE SUBDIVISION, THE NORTHWEST CORNER OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND AN ANGLE POINT IN THE WEST LINE OF THIS PARCEL.

THENCE: N 69°05'17" E, 73.14 FEET ALONG THE SOUTH LINE OF SAID LOT 3, CYPRESS COVE SUBDIVISION, INTO CYPRESS BLVD., ALONG THE NORTH LINE OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL, TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR AN ANGLE POINT IN THE WEST LINE OF THIS PARCEL.

THENCE: N 30°36'24"E, 43.86 FEET OVER AND ACROSS CYPRESS BLVD., AND ALONG THE WEST LINE OF THIS PARCEL, TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET IN THE EAST LINE OF CYPRESS BLVD., THE WEST LINE OF SAID LOT 8 CHANDLER OAKS SUBDIVISION, FOR AN ANGLE POINT IN THE WEST LINE OF THIS PARCEL, AND THE START OF A CURVE RIGHT HAVING A DELTA OF 22°29'33", A RADIUS OF 360.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 32°08'33" W, 140.42 FEET.

THENCE: ALONG THE EAST LINE OF CYPRESS BLVD., THE WEST LINE OF SAID LOT 8 CHANDLER OAKS SUBDIVISION, AND THIS PARCEL THE FOLLOWING 4 CALLS:

1) 141.32 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD, FOUND FOR THE END POINT OF SAID CURVE.

2) N 20°56'22" W, 335.31 FEET TO A 1/2" IRON ROD, FOUND FOR THE START OF A CURVE RIGHT HAVING A DELTA OF 21°22'11", A RADIUS OF 560.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 10°10'32" W, 207.66 FEET.

3) 208.86 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD, FOUND FOR THE END POINT OF SAID CURVE.

4) N 00°29'11" E, 656.06 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE SOUTHWEST CORNER OF LOT 10 OF SAID CHANDLER OAKS SUBDIVISION, THE NORTHWEST CORNER OF LOT 8, AND THIS PARCEL, AND THE START OF A CURVE RIGHT HAVING A DELTA OF 89°51'39", A RADIUS OF 30.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 45°38'36" E, 42.37 FEET.

THENCE: ALONG THE SOUTH LINE OF SAID LOT 10, CHANDLER OAKS SUBDIVISION, THE NORTH LINE OF SAID LOT 8 CHANDLER OAKS SUBDIVISION,

AND THIS PARCEL THE FOLLOWING 7 CALLS:

1) 47.05 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.," SET FOR THE END POINT OF SAID CURVE.

2) S 89°25'19" E, 226.48 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE START OF A CURVE LEFT HAVING A DELTA OF 33°52'18", A RADIUS OF 630.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 73°38'32" E, 367.04 FEET.

3) 372.44 FEET ALONG SAID CURVE LEFT TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE END POINT OF SAID CURVE.

4) N 56°42'24" E, 207.08 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE START OF A CURVE RIGHT HAVING A DELTA OF 13°43'33", A RADIUS OF 770.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 63°34'10" E, 184.02 FEET.

5) 184.46 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE END POINT OF SAID CURVE.

6) N 70°25'57" E, 158.90 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE START OF A CURVE RIGHT HAVING A DELTA OF 90°03'42", A RADIUS OF 30.00 FEET, AND A CHORD BEARING AND DISTANCE OF S 64°32'00" E, 42.45 FEET.

7) 47.16 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET IN THE WEST LINE OF SUNRISE ROAD FOR THE END POINT OF SAID CURVE, FROM WHICH A 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK "A", OF WESTPORT SUBDIVISION, A SUBDIVISION IN WILLAMSON COUNTY, TEXAS, AS RECORDED IN CABINET "GG", SLIDE 19, OF THE PLAT RECORDS OF WILLAMSON COUNTY, BEARS

N 20°13'54" W, 575.40 FEET. ALSO FROM WHICH THE APPROXIMATE SOUTHEAST CORNER OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 BEARS N 11°17'48" W, 134.63 FEET.

THENCE: ALONG THE WEST LINE OF SAID SUNRISE ROAD, THE EAST LINE OF SAID LOT 8 CHANDLER OAKS SUBDIVISION, THE EAST LINE OF SAID LOT 2 CYPRESS COVE SUBDIVISION, AND THIS PARCEL THE FOLLOWING 4 CALLS:

1) S 19°35'16" E, 1325.47 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "INLAND 4933", FOUND FOR AN ANGLE POINT.

2) S 19°35'00" E, 79.74 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR AN ANGLE POINT.

3) S 19°26'23" E, 130.10 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR AN ANGLE POINT.

4) S 18°59'30" E, 562.02 FEET TO THE POINT OF BEGINNING.

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83).

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, TERRY R. HAGOOD, 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.

SIGNATURE AND SEAL OF LICENSED ENGINEER DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, KENNETH LOUIS CRIDER, 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.

SIGNATURE AND SEAL OF LICENSED SURVEYOR DATE

STATE OF TEXAS §
COUNT OF WILLAMSON §

THAT CHANDLER CREEK PARCEL J & K, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 21.17 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2014075499, OF THE OFFICIAL RECORDS OF WILLAMSON 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 CHANDLER OAKS LOT 8, A REPLAT OF CYPRESS COVE SUBDIVISION LOT 2, AND A FINAL PLAT OF 2.905 ACRES OF RELEASED RIGHT OF WAY (CYPRESS BLVD.) DOC. NO. _____

CHANDLER CREEK PARCEL J & K, LP., A TEXAS LIMITED PARTNERSHIP
BY: CHANDLER CREEK COMPANY, A DELAWARE CORPORATION, G.P.

BRIAN R. BURKE,
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY, BRIAN BURKE, AS PRESIDENT OF CHANDLER CREEK PARCEL J & K, LP., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID CHANDLER CREEK PARCEL J & K, LP.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNT OF WILLAMSON §

THAT CHANDLER CREEK PARCEL G & I, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 45.55 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2012098474, OF THE OFFICIAL RECORDS OF WILLAMSON 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 CHANDLER OAKS LOT 8, A REPLAT OF CYPRESS COVE SUBDIVISION LOT 2, AND A FINAL PLAT OF 2.905 ACRES OF RELEASED RIGHT OF WAY (CYPRESS BLVD.) DOC. NO. _____

CHANDLER CREEK PARCEL G & I, LP., A TEXAS LIMITED PARTNERSHIP
BY: CHANDLER CREEK COMPANY, A DELAWARE CORPORATION, G.P.

BRIAN R. BURKE,
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY, BRIAN BURKE, AS PRESIDENT OF CHANDLER CREEK PARCEL G & I, LP., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID CHANDLER CREEK PARCEL G & I, LP.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____



THE 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. 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
WILLAMSON COUNTY, TEXAS

BY: _____
DEPUTY

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 WILLAMSON COUNTY, TEXAS.

DAVID PAVLISKA, CHAIRMAN

NOTES:

- 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 PANELS NUMBER 48491C0495 E AND 48491C0495 E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A 10' P.U.E. AND SIDEWALK EASEMENT SHALL BE DEDICATED BY SEPARATE INSTRUMENT ON LOT 1, BLOCK B ABUTTING FUTURE OAKMONT DRIVE PRIOR TO DEDICATION OF LOT 10, CHANDLER OAKS SUBDIVISION (DOC. #2012098474 PRWC).

REPLAT
OF
CHANDLER OAKS LOT 8, AND A REPLAT OF
CYPRESS COVE SUBDIVISION LOT 2,
AND A FINAL PLAT OF 2.905 ACRES OF
RELEASED RIGHT OF WAY (CYPRESS BLVD.)
DOC. NO. _____



One Chisholm Trail, Suite 5200
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www.hea.eng.pro
TBPE Registration No. F-12709

JOB NO. 13-018 © 2015 HEA, Inc.

SHEET

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Mar 27 2015 10:15am Z:\NHA\HEA Projects\Projects 13-000\13-018 Chandler Creek Lot 1 & K Drawings\Civil\RP213-018REPLAT.dwg