



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

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

Wednesday, July 20, 2016

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 [2016-3632](#) Consider approval of the minutes for the June 15, 2016, Planning and Zoning Commission meeting.
- C.2 [2016-3638](#) Consider approval of the Preliminary Plat for Rock at Roundville. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. PP1604-001
- C.3 [2016-3639](#) Consider approval of the Final Plat for Rock at Roundville. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1604-001
- C.4 [2016-3634](#) Consider approval of the Final Plat for Enclave at Mayfield Ranch. Generally located on the north side of RM 1431, between Mayfield Ranch Blvd. and Sendero Springs Dr. Case No. FP1606-002
- C.5 [2016-3635](#) Consider approval of the Final Plat for Vizcaya Phase 4A. Generally located northwest of the intersection of Caruso Ln. and Vizcaya Pkwy. Case No. FP1606-003
- C.6 [2016-3636](#) Consider approval of the Final Plat for Provident Crossing Section V. Generally located southwest of the intersection of Gattis School Rd. and S. A.W. Grimes Blvd. Case No. FP1606-004

D. PLATTING:

- D.1 [2016-3637](#) Consider approval of the Final Plat for Central Baptist Church Lot 1A & 1B, Block A - Amending Plat. Generally located southeast of the intersection of Round Rock Ave. and N. Lakecreek Dr. Case No. FP1606-005
- D.2 [2016-3642](#) Consider public testimony concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the owner, Sar Western Center Plaza, LP, to Replat Lots 3-A1 & 3-A2, Block B, Encino Plaza. Generally located northeast of the intersection of Chisholm Trail Rd. and W. Old Settlers Blvd. Case No. FP1606-006
- D.3 [2016-3641](#) Consider public testimony concerning the request filed by Longaro & Clarke, LP, on behalf of the owner, Journeyman Austin Holdings Inc., to Replat Lot 1, Block A, Cedar Ridge Assisted Living, LLC. Generally located northeast of the intersection of Double Creek Dr. and Louis Henna Blvd. Case No. FP1606-001
- D.4 [2016-3640](#) Consider public testimony concerning the request filed by Gray Engineering, Inc., on behalf of the owner, Continental Homes of Texas, LP., to Replat Lot 4, Block Q, Turtle Creek Village Phase 8. Generally located on the west side of S. A.W. Grimes at Logan Dr. Case No. FP1605-003

E. STAFF REPORT:

- E.1 [2016-3643](#) 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 14th day of July 2016 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 15, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on June 15, 2016, 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 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, and Commissioner Selicia Sanchez. Commissioners Michael Doss, Greg Rabaey, and Rob Wendt were absent.

Planning and Development Services Department staff included Susan Brennan, David Fowler, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present were Gerald Pohlmeier from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. APPROVAL OF MINUTES:

C1. Consider approval of the minutes for the June 1, 2016, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Henderson, second by Vice Chair Bone to approve the June 1, 2016, meeting minutes.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Sanchez. Vote to approve: 6 - 0. The motion carried unanimously.

D. POSTPONED WITH PUBLIC HEARING:

D1. Consider public testimony concerning the request filed by Gray Engineering, Inc., on behalf of the owner, Continental Homes of Texas, LP., to Replat Lot 4, Block Q, Turtle Creek Village Phase 8. Generally located on the west side of S. A.W. Grimes at Logan Dr. Case No. FP1605-003

Mr. von Rosenberg stated the applicant requested this item to be postponed for the July 20, 2016, Planning and Zoning meeting.

He informed the commission that new notification letters to surrounding property owners will be sent, neighboring HOAs will be re-notified, and an updated newspaper advertisement will be published for the July 20, 2016, meeting.

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

A motion was offered.

Motion: Motion by Commissioner Baker, second by Commissioner Sanchez to postpone the item for the July 20, 2016, Planning and Zoning meeting.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Sanchez. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider approval of the Final Plat for Hollybrook Ranch. Generally located on the southwest corner of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. FP1604-002

Mr. Fowler stated that the applicant requested this item to be postponed until further notice.

A motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to postpone this item.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Sanchez. Vote to approve: 6 - 0. The motion carried unanimously.

E2. Consider public testimony concerning the request filed by Thompson Architectural Group, Inc., on behalf of the owner, Cavender Investment Properties F, LTD., to Replat Lot 2, Block A, CPG Partners Commercial Tract. Generally located northeast of the intersection of N. IH 35 and Bass Pro Dr. Case No. FP1605-001

Mr. Fowler briefly reviewed the proposed application, stating that the intent of the application was to divide a platted 24.5 acre tract of land into two lots.

The owner's representative, Mr. Byron Waddey, with Vasquez Engineering 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; no speakers came forward.

Mr. Pohlmeier, from the Transportation Department, explained that the plans for the Future Roadway that will be constructed next to this tract were complete. The construction for this project is scheduled to begin in the next few months. He also explained that the TIA study for this site did not require any additional improvements.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sanchez to approve the Final Plat as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Sanchez. Vote to approve: 6 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Ms. Brennan stated that during the last City Council meeting, the City entered into a Memorandum of Understanding (MOU) with InTown Homes for the development of the Gypsum site. The City will sell 3.68 acres of land to InTown Homes; 82 town home units are proposed to be built on the site. A Planned Unit Development (PUD) for the site will be presented to the P&Z Commission later in the year.

She also informed the Commission that Kalahari Resorts had announced its intention to locate in Round Rock. She gave a brief summary of the many amenities Kalahari will offer.

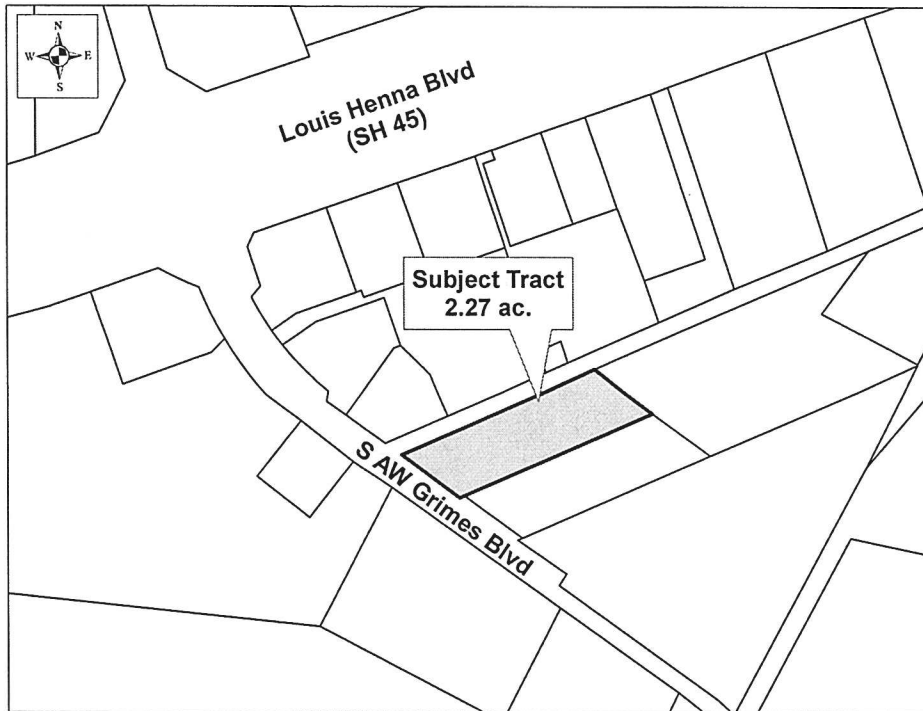
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:12 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Rock at Roundville
PRELIM PLAT PP1604-001



CASE PLANNER: David Fowler

REQUEST: Approval of Preliminary Plat

ZONING AT TIME OF APPLICATION: C1-A

DESCRIPTION: 2.27 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: Office

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Hotel
 South: Commercial
 East: Vacant
 West: Vacant

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	2.27
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	2.27

Owner:
 ROCK & ROE LLC
 13710 CAYO CANTILIES CT
 CORPUS CHRISTI, TX 78418-

Agent
 Noble Surveying & Engineering Works, LLC
 F. P. (Tres) Howland III
 7614 Hwy 71 W.
 Austin, TX 78735

Rock at Roundville
PRELIM PLAT PP1604-001

HISTORY: The Planning and Zoning Commission approved the Rock at Roundville Concept Plan November 18, 2015.

DATE OF REVIEW: July 20, 2016

LOCATION: Southeast corner of S. A.W. Grimes Blvd. and Roundville Lane.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the site is commercial, and the zoning is C-1A (General Commercial Limited). The C1-A district allows a variety of commercial uses at a maximum building height of 5 stories, at this location. The district requires that building exteriors shall be masonry except for doors, windows, and trim, and also has compatibility standards designed to soften the transition from commercial uses to nearby residential areas.

Traffic, Access and Roads: The site has frontage on both S. A.W. Grimes Blvd. and Roundville Lane. A traffic impact analysis will not be required until the site plan is developed for the potential retail use.

Water and Wastewater Service: Water and wastewater service will be served from existing mains on the west and north sides of the site.

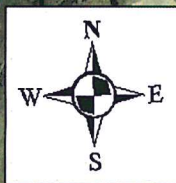
Drainage: A detention pond is proposed to be located on a shared easement on Lot 1 at the eastern extreme of the property.

Additional Considerations: The Preliminary Plat is being reviewed concurrently with the Final Plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove the depiction and callout of the 10' PUE on the Preliminary Plat.
2. Remove the words "private" and "easement" from the labeling of Roundville Lane.



Louis Henna Blvd
(SH 45)

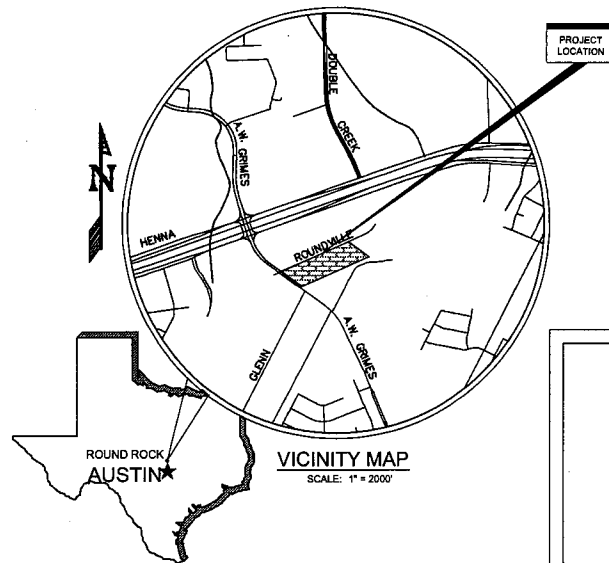
Subject Tract
2.27 ac.

S AW Grimes Blvd



PRELIMINARY PLAT FOR:

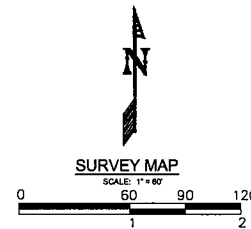
ROCK AT ROUNDVILLE
ROUND ROCK
WILLIAMSON COUNTY
TEXAS, 78664



NUMBER	TREE LIST DESCRIPTION
5001	31" LIVE OAK
5002	13" ASH
5003	21" LIVE OAK
5004	13" LIVE OAK
5005	15" LIVE OAK
5006	8" HACKBERRY
5007	13" HACKBERRY
5008	10" SYCAMORE
5009	9" HACKBERRY
5010	10" HACKBERRY
5011	9" HACKBERRY
5012	10" HACKBERRY
5013	10" HACKBERRY
5014	14" HACKBERRY 12-4
5015	8" HACKBERRY
5016	18" HACKBERRY 10-10-5
5017	14" HACKBERRY
5018	12" CHINABERRY
5019	9" HACKBERRY
5020	14" HACKBERRY
5021	15" HACKBERRY
5022	14" HACKBERRY
5023	12" HACKBERRY
5024	14" HACKBERRY
5025	12" HACKBERRY
5026	23" ASH

LEGEND	
PROPERTY LINE	CHAIN LINK FENCE
EXISTING EASEMENTS	OVERHEAD UTILITY
CONTOUR LINE	WASTEWATER LINE
1/2" IRON ROD WITH "WARD-5811" CAP SET	WATER LINE
1/2" IRON ROD FOUND (UNLESS NOTED)	STORM SEWER LINE
BENCHMARK	CONCRETE
CALCULATED POINT	BUILDING
MAG NAIL WITH "WARD-5811" WASHER SET	DOC. NO.
SURVEY CONTROL POINT	REINFORCED CONCRETE PIPE
SEPTIC TANK LID	CORRUGATED METAL PIPE
CLEAN OUT	PVC
EDGE OF ASPHALT	FL ELEV
ELECTRIC METER	VOLUME, PAGE
FIRE HYDRANT	CAB. SLD.
LIGHT POLE	R.O.W.
WATER VALVE	D.R.W.C.T.
STORM SEWER MANHOLE	O.P.R.W.C.T.
WASTEWATER MANHOLE	RECORD INFORMATION PER DOC. NO. 2014069358
UTILITY POLE	RECORD INFORMATION PER DOC. NO. 2007017239
PROPOSED EASEMENT	RECORD INFORMATION PER DOC. NO. 2010056741
	RECORD INFORMATION PER DOC. NO. 2010033518

LOT TABLE SUMMARY:
LOT 1 - 1.24 ACRE(S) (54,187 SQ. FT.)
LOT 2 - 1.03 ACRE(S) (44,894 SQ. FT.)
TOTAL - 2.27 ACRE(S) (99,081 SQ. FT.)



OWNERS: ROCK ENGINEERING AND TESTING LABORATORY, INC.
NO. 1 ROUNDVILLE LN
ROUND ROCK, TX 78664
(512)284-8022

CONTACT: ARNIE HAMMOCK

CIVIL ENGINEER: NOBLE SURVEYING & ENGINEERING WORKS
7614-A HWY. 71 WEST
AUSTIN, TX. 78735
(512)535-1820

CONTACT: F.P.(TRES) HOWLAND III, P.E.

SURVEYOR: 4WARD LAND SURVEYING
PO BOX 90876
AUSTIN, TX, 78709
(512)537-2384

CONTACT: JASON WARD

SUBMITTAL DATE: APRIL 5, 2016

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 20, 2016

PATENT SURVEY: MEMUCAN HUNT SURVEY ABSTRACT NO.314

ACREAGE: 2.27 AC

BLOCK: 1

LF OF NEW ROADS: 0

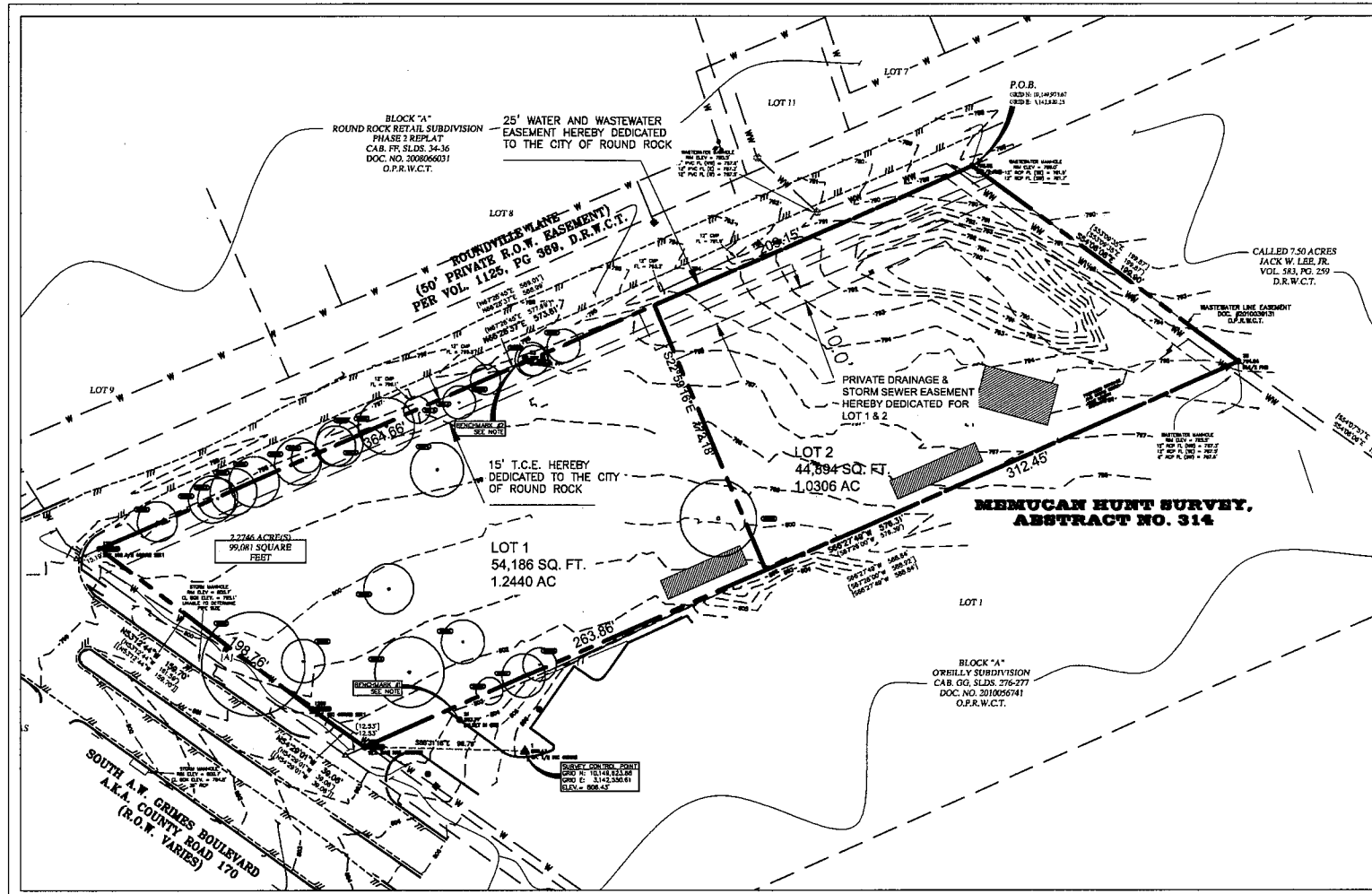
2 LOTS WITH COMMERCIAL ZONING: CS-1a

LOT 1- 1.24 AC

LOT 2- 1.03 AC

BENCHMARK NOTES:

BM #1- SQUARE CUT ON TOP OF A CONCRETE CURB NEAR THE ENTRANCE OF O'REILLY'S STORE, #60' NORTHEAST OF THE SOUTHEAST CORNER OF SAID TRACT, ELEVATION = 803.77'



NOBLE
SURVEYING &
ENGINEERING
WORKS, LLC.

TBPE: F#9852

7614-A HWY 71 WEST
AUSTIN, TX 78735
(512) 535-1820
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PRELIMINARY PLAT

ROCK AT ROUNDVILLE

NO.	REVISION	DATE

Scale: N/A

Design Team: G.M./A.A.

SHEET
1
OF
2

NSEW Project No:
0318-0001

City Project No:
00000

PRELIMINARY PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN.
2. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OR ORDINANCES, 2010 EDITION, 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 CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
5. THIS PLAT CONFORMS TO THE CONEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON 11/18/15.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. 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 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2006, WILLIAMSON COUNTY, TEXAS.

NOTE:
THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITION AND RESTRICTIONS, IF ANY, RELATING TO THE HEREIN ABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, T AT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN COOPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

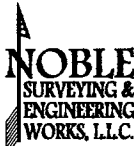
THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE: THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:
(A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
(B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
(C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
(D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
(E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOF INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
(F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:
(A) GRANTEE SHALL NOT FENCE THE EASEMENT;
(B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
(C) TO THE EXTENT ALLOWED BY LAW, GRANTEE HALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.
IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THERewith, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.



TBPE: F#9852

7614-A HWY 71 WEST
AUSTIN, TX 78735
(512) 535-1820
www.noble-tx.com

GENERAL NOTES

ROCK AT ROUNDVILLE

NO.	DESCRIPTION	DATE

Scale: N/A

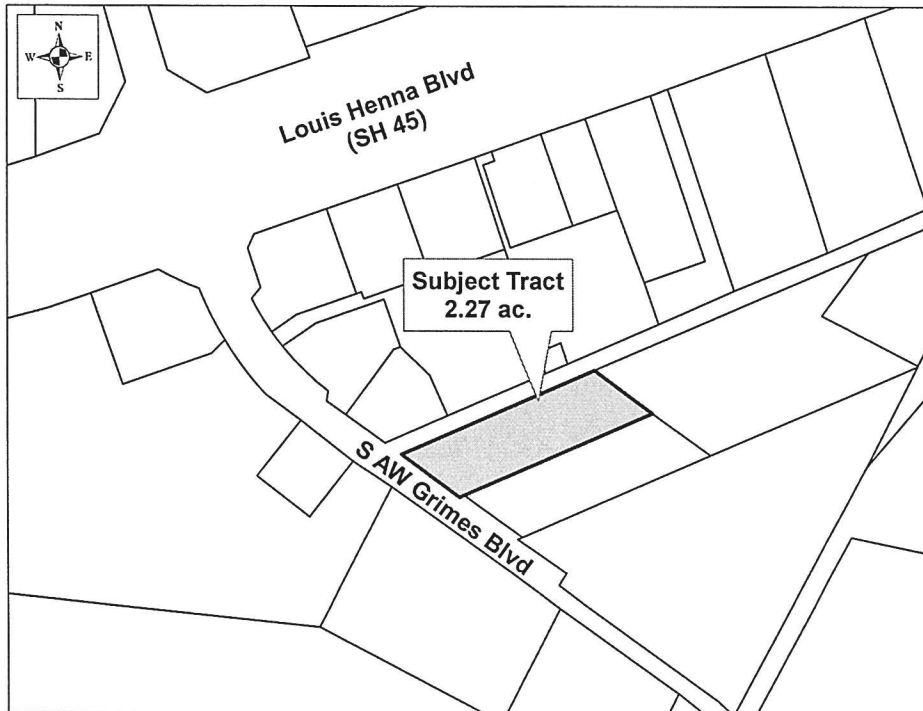
Design Team: G.M./A.A.

SHEET
2
OF 2

NSEW Project No:
0318-0001

City Project No:
00000

Rock at Roundville
FINAL PLAT FP1604-001



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: C1-A

DESCRIPTION: 2.27 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: Office

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Hotel
 South: Commercial
 East: Vacant
 West: Vacant

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	2.27
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	2.27

Owner:
 ROCK & ROE LLC
 13710 CAYO CANTILIES CT
 CORPUS CHRISTI, TX 78418-

Agent
 Noble Surveying & Engineering Works, LLC
 F. P. (Tres) Howland III
 7614 Hwy 71 W.
 Austin, TX 78735

**Rock at Roundville
FINAL PLAT FP1604-001**

HISTORY: The Planning and Zoning Commission approved the Rock at Roundville Concept Plan November 18, 2015.

DATE OF REVIEW: July 20, 2016

LOCATION: Southeast corner of S. A.W. Grimes Blvd. and Roundville Lane.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the site is commercial, and the zoning is C-1A (General Commercial Limited). The C1-A district allows a variety of commercial uses at a maximum building height of 5 stories, at this location. The district requires that building exteriors shall be masonry except for doors, windows, and trim, and also has compatibility standards designed to soften the transition from commercial uses to nearby residential areas.

Traffic, Access and Roads: The site is accessible from both S. A.W. Grimes Blvd. and Roundville Lane. A traffic impact analysis will not be required until the site plan is developed for the potential retail use.

Water and Wastewater Service: Water and wastewater service will be served from existing mains on the west and north sides of the site.

Drainage: A detention pond is proposed to be located on a shared easement on Lot 1 at the eastern extreme of the property.

Additional Considerations: The Preliminary Plat is being reviewed concurrently with the Final Plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove the depiction and callout of the 10' PUE and sidewalk on the Final Plat.
2. Remove the words "private" and "easement" from the labeling of Roundville Lane.

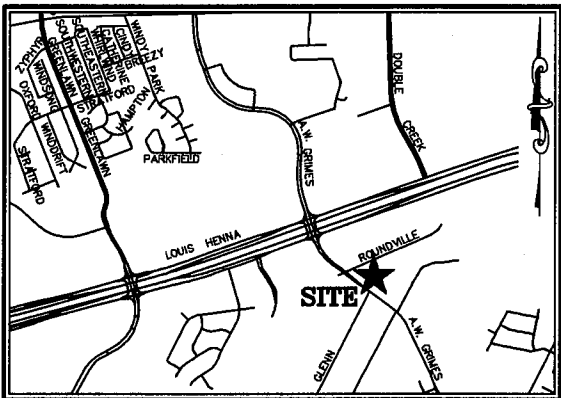


Louis Henna Blvd
(SH 45)

Subject Tract
2.27 ac.

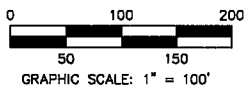
S AW Grimes Blvd





VICINITY MAP

SCALE: 1" = 2000'



ROUNDVILLE LANE
(50' PRIVATE R.O.W. EASEMENT)
PER VOL. 1125, PG 369, D.R.W.C.T.

[A]
CALLED 0.053 ACRES
(TRACT 03)
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2012023828
O.P.R.W.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54°07'30"W	26.38'
L2	S56°39'39"W	11.17'
L3	S56°39'39"W	14.94'
L4	N74°43'54"W	45.43'
L5	N49°38'53"W	30.19'
L6	N29°16'14"W	8.51'
L7	N47°13'00"W	5.15'
L8	N47°13'01"W	42.23'
L9	N86°28'37"E	176.45'
L10	N22°59'16"W	25.00'
L11	N86°28'37"E	197.64'
L12	N53°12'44"W	11.51'
L13	S54°07'30"E	161.95'

LEGEND

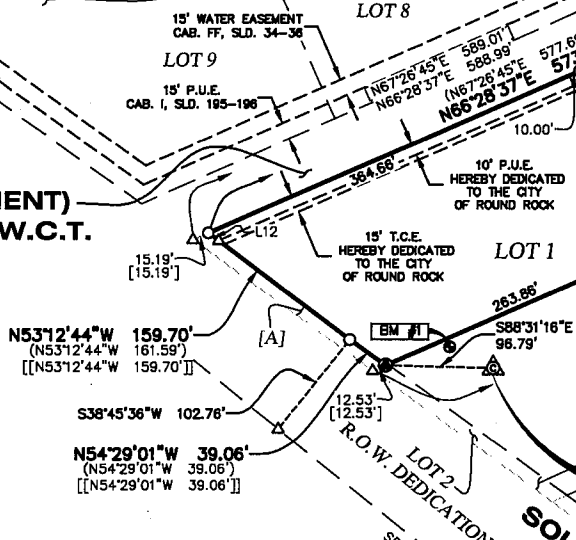
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	BENCHMARK
△	CALCULATED POINT
⊗	MAC NAIL WITH "WARD-5811" WASHER SET
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
[.....]	RECORD INFORMATION PER DOC. NO. 2014069358
[.....]	RECORD INFORMATION PER DOC. NO. 2007017220
[.....]	RECORD INFORMATION PER DOC. NO. 2010056741
[.....]	RECORD INFORMATION PER DOC. NO. 2012023828

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116194112.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON SEPTEMBER 25, 2014, 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT #AZ70, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10148045.78, E 3129849.436, ELEV. 837.29'.

MEMUCAN HUNT SURVEY,
ABSTRACT NO. 314

BLOCK "A"
ROUND ROCK RETAIL SUBDIVISION
PHASE 2 REPLAT
CAB. FF, SLDs. 34-36
DOC. NO. 2008066031
O.P.R.W.C.T.



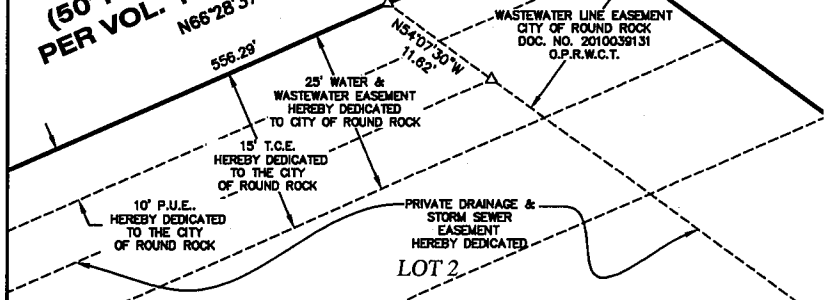
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C1	5.09'	6.00'	48°36'28"	S80°57'53"W
C2	4.82'	11.00'	25°05'00"	N62°11'24"W
C3	3.91'	11.00'	20°22'39"	N39°27'34"W
C4	2.82'	9.00'	17°56'45"	N38°14'37"W

OWNER: ROCK AND ROE LLC.
ACREAGE: 2.2746
SURVEYOR: JASON WARD, 4WARD LAND SURVEYING
NUMBER OF BLOCKS: 1
LINEAR FEET IN NEW STREETS: 0
SUBMITTAL DATE: APRIL 5, 2016
DATE OF P&Z COMMISSION REVIEW: JULY 20, 2016

BENCHMARK #1 - SQUARE CUT ON TOP OF A CONCRETE CURB NEAR THE ENTRANCE OF O'REILLY'S STORE, ±60' NORTHEAST OF THE SOUTHEAST CORNER OF SAID TRACT, ELEVATION = 803.77'.
ACREAGE BY LOT TYPE: 2.2746 ACRES OF DEVELOPMENT
PATENT SURVEY: MEMUCAN HUNT SURVEY, ABSTRACT NO. 314
ENGINEER: F.P. HOWLAND, P.E., NOBLE ENGINEERING
NUMBER OF LOTS BY TYPE: 2 LOTS OF DEVELOPMENT
PRELIMINARY PLAT APPROVAL DATE: JULY 20, 2016

DETAIL A
N.T.S.

ROUNDVILLE LANE
(50' PRIVATE R.O.W. EASEMENT)
PER VOL. 1125, PG 369, D.R.W.C.T.



P.O.B.
GRID N: 10,149,973.67
GRID E: 3,142,820.25

WASTEWATER LINE EASEMENT
CITY OF ROUND ROCK
DOC. NO. 2010039131
O.P.R.W.C.T.

APPROX. N52°E 2.796' TO THE
NORTHEAST CORNER OF THE
MEMUCAN HUNT SURVEY
A-314
CALLED 7.50 ACRES
JACK W. LEE, JR.
VOL. 583, PG. 259
D.R.W.C.T.

BLOCK "A"
O'REILLY SUBDIVISION
CAB. GG, SLDs. 276-277
DOC. NO. 2010056741
O.P.R.W.C.T.

CALLED 10.00 ACRES
JUDITH L. DAVIS
DOC. NO. 2008059288
O.P.R.W.C.T.
(DESCRIBED BY METES AND
BOUNDS IN VOL. 583, PG. 255
D.R.W.C.T.)

LOT TABLE SUMMARY:
LOT 1 - 1.2440 ACRE(S) (54,187 SQ. FT.)
LOT 2 - 1.0306 ACRE(S) (44,894 SQ. FT.)
TOTAL - 2.2746 ACRE(S) (99,081 SQ. FT.)

FINAL PLAT
ROCK AT ROUNDVILLE
SUBDIVISION
City of Round Rock,
Williamson County, Texas

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 7/6/2016
Project: 00358
Scale: 1" = 100'
Reviewer: JSW
Tech: RM
Field Crew: MS/CR
Survey Date: OCT. 2014
Sheet: 1 OF 2

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT MARK C ROCK, MEMBER OF ROCK & ROE, LLC, AS THE OWNER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 2014069358 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:

FINAL PLAT ROCK AT ROUNDVILLE SUBDIVISION

ROCK AND ROE, LLC.

BY: _____
MARK C. ROCK, MEMBER OF ROCK & ROE, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____
20____

BY, MARK C. ROCK MEMBER OF ROCK & ROE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ROCK AND ROE, LLC.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____
20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, F.P. HOWLAND III 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.

F.P. HOWLAND III, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 90451
T.R.P.E. FIRM #8852
7812-A HWY 71 WEST
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JASON S. WARD, 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.

JASON S. WARD R.P.L.S. 5811
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744
512-537-2384



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

I, _____, CLERK OF THE COUNTY COURT OF WILLIAMSON 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., IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF WILLIAMSON COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

_____, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

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 PAWLISKA, CHAIRMAN

PLAT NOTES:

1) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.

2) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.

3) A TEN (10') PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

4) NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

5) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

6) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 4, 2016.

7) NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2006, WILLIAMSON COUNTY, TEXAS.

NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITION AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN COOPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

(A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
(B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;

(C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;

(D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;

(E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOF INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;

(F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

(A) GRANTEE SHALL NOT FENCE THE EASEMENT;
(B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
(C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT. IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.2746 ACRES (99,081 SQUARE FEET) OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 2.281 ACRE TRACT CONVEYED TO ROCK & ROE, L.L.C., AND RECORDED IN DOCUMENT #2014069358 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.2746 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203); ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116194112):

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ROUNDVILLE LANE (DESCRIBED AS A 50' PRIVATE ROAD EASEMENT IN VOLUME 1125, PAGE 369 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS [D.R.W.C.T.]), AND BEING THE WEST CORNER OF A CALLED 7.50 ACRE TRACT CONVEYED TO JACK W. LEE, JR., AND RECORDED IN VOLUME 583, PAGE 259 (D.R.W.C.T.), AND BEING THE MOST NORTHERLY CORNER OF SAID ROCK & ROE TRACT, FOR THE MOST NORTHERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF SAID LEE TRACT AND THE NORTHEAST LINE OF SAID ROCK & ROE TRACT, S54°06'06"E, A DISTANCE OF 199.90 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK "A" OF O'REILLY SUBDIVISION, RECORDED IN CABINET GG, SLIDES 278-277 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID ROCK & ROE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE NORTHWEST LINE OF A CALLED 10.00 ACRE TRACT CONVEYED TO JUDITH L. DAVIS, AND RECORDED IN DOCUMENT #2008059288 (O.P.R.W.C.T.), SAID 10.00 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN VOLUME 583, PAGE 255 (D.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID LOT 1, AND BEING THE SOUTH CORNER OF SAID LEE TRACT BEARS, S54°06'06"E, A DISTANCE OF 199.95 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID ROCK & ROE TRACT, AND IN PART WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH A.W. GRIMES BOULEVARD (A.K.A. COUNTY ROAD 170, RIGHT-OF-WAY VARIES), S68°27'49"W, A DISTANCE OF 576.31 FEET TO A MAG NAIL WITH "WARD-5811" WASHER SET FOR THE MOST SOUTHERLY CORNER HEREOF, SAID POINT BEING A CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH A.W. GRIMES BOULEVARD, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.053 ACRE TRACT (DESCRIBED AS TRACT 03) CONVEYED TO WILLIAMSON COUNTY, TEXAS, FOR RIGHT-OF-WAY PURPOSES, AND RECORDED IN DOCUMENT #2012023828 (O.P.R.W.C.T.), AND BEING THE MOST SOUTHERLY CORNER OF SAID ROCK & ROE TRACT;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH A.W. GRIMES BOULEVARD, AND WITH THE COMMON LINE OF SAID 0.053 ACRE RIGHT-OF-WAY TRACT AND SAID ROCK & ROE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N54°29'01"W, A DISTANCE OF 39.06 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN ANGLE POINT HEREOF, AND
- 2) N53°12'44"W, A DISTANCE OF 159.70 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR THE MOST WESTERLY CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH A.W. GRIMES BOULEVARD WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ROUNDVILLE LANE, AND BEING THE COMMON NORTH CORNER OF SAID 0.053 ACRE RIGHT-OF-WAY TRACT AND SAID ROCK & ROE TRACT;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ROUNDVILLE LANE AND THE NORTHWEST LINE OF SAID ROCK & ROE TRACT, N66°28'37"E, A DISTANCE OF 573.81 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.2746 ACRES (99,081 SQUARE FEET) MORE OR LESS.

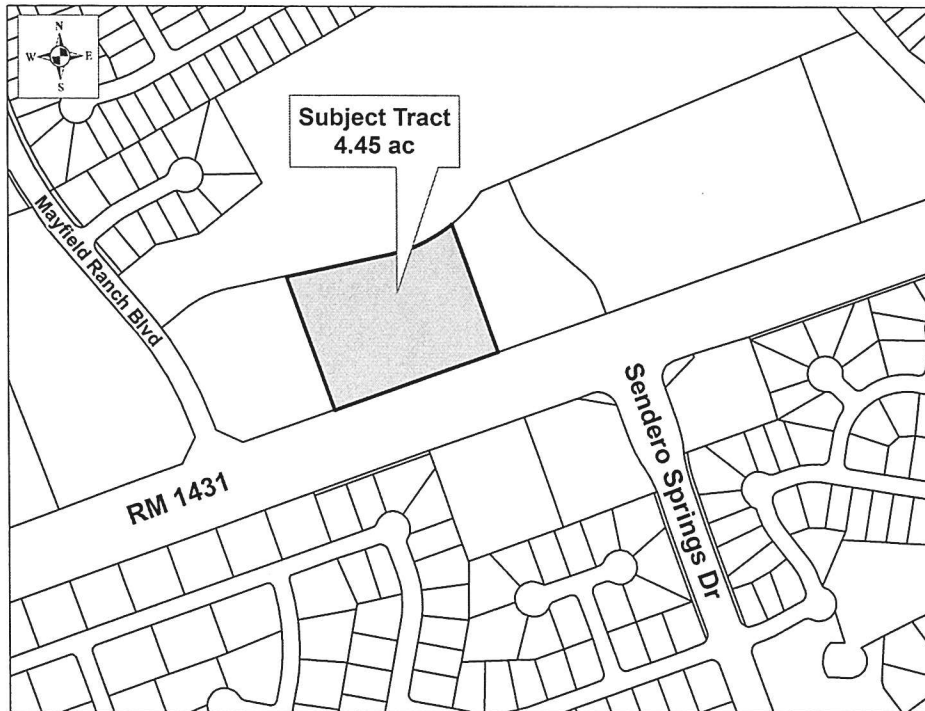
FINAL PLAT
ROCK AT ROUNDVILLE
SUBDIVISION
City of Round Rock,
Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 7/6/2016
Project: 00358
Scale: 1" = 100'
Reviewer: JSW
Tech: RM
Field Crew: MS/CR
Survey Date: OCT. 2014
Sheet: 2 OF 2

**Enclave at Mayfield Ranch
FINAL PLAT FP1606-002**



CASE PLANNER: David Fowler

REQUEST: Approval of the final plat for 3 lots

ZONING AT TIME OF APPLICATION: PUD 23

DESCRIPTION: 4.45 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Residential
South: Residential
East: Vacant
West: Vacant

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	3	4.45
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	3	4.45

Owner:
MDSR GP INC
1011 N LAMAR BLVD
AUSTIN, TX 78703-4991

Agent
Jamison Civil Engineering LLC
Stephen Jamison, P.E.
13812 Research Blvd. #B-2
Austin, TX 78750

**Enclave at Mayfield Ranch
FINAL PLAT FP1606-002**

HISTORY: The Planning and Zoning Commission approved the Enclave at Mayfield Ranch Preliminary Plat July 13, 2005, with revisions approved in 2009, 2011, and 2015. PUD 23, Preserve at Stone Oak, was approved by City Council December 21, 1995, with amendments in 2000, 2001, 2005 and 2010.

DATE OF REVIEW: July 20, 2016

LOCATION: North side of RM 1431, east of Mayfield Ranch Boulevard.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation is commercial. The parcel's zoning is Planned Unit Development (PUD) 23, Preserve at Stone Oak. The subject plat covers parcels 4C and 4D within the PUD, with proposed lots 19 and 20 located on parcel 4C and lot 21 falling in parcel 4D. The use and development standards for parcel 4C follow the C-2 (Local Commercial) zoning district, with additional limits on square footage of retail sales and service, day care facilities, and eating establishments. Parcel 4C also has specialized standards relating to exterior wall finishes, screening, roofs, lighting, landscaping and signs. Parcel 4D allows all uses permitted in the C-2 and OF (office) zoning districts and includes the same design standards and square footage limitations as parcel 4C, with the exception of adding square footage limits for drug store/pharmacy uses.

Compliance with the Concept Plan/Preliminary Plat: This plat adheres to the preliminary plat as revised in December 2015.

Traffic, Access and Roads: Primary Access to the site is via RM 1431. There is a driveway easement to connect the lots along the commercial frontage. The site also abuts a private drive at the north end of the site. An unnamed future street is located to the east of the platted CVS site to the east of the subject plat. Transportation has recently approved an updated traffic impact analysis.

Water and Wastewater Service: Water service will be provided via a 12-inch water line along the northern boundary of the site and a 24-inch line along the north side of RM 1431. Wastewater service will connect via an existing 8" line along the northern border of the plat area.

Drainage: The site is proposed to include four basins, which will feed into a proposed water quality pond east of the CVS Mayfield Ranch lot.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide cross-lot/joint access easement connecting neighboring joint access on nearby vacant lot and CVS site.
2. Depict and callout Sendero Springs on location map and plat along the north and southern side of RM 1431.



Subject Tract
4.45 ac

Mayfield Ranch Blvd

RM 1431

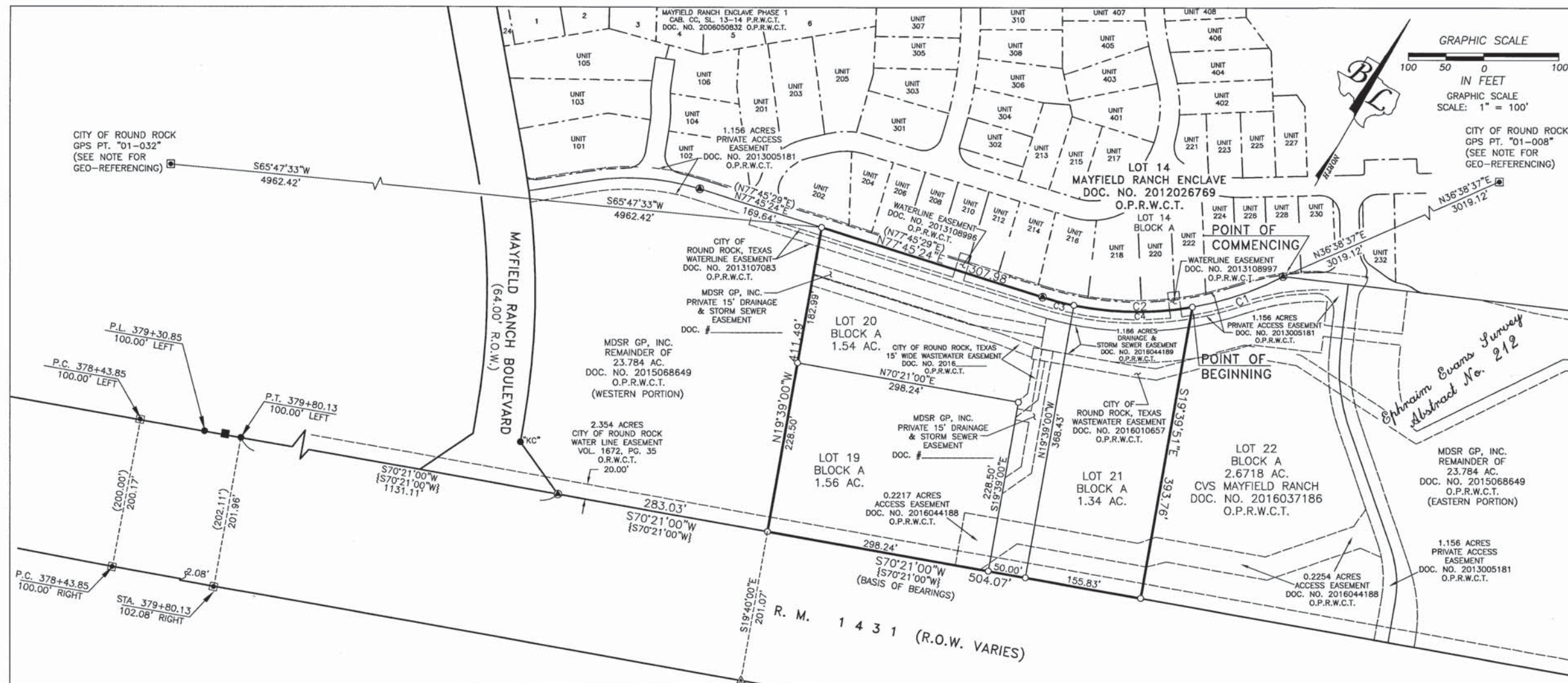
Sendero Springs Dr

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

FINAL PLAT
THE ENCLAVE AT MAYFIELD RANCH
LOTS 19, 20 & 21

Scale (Horizontal): 1"=100'	Scale (Vertical): 1"=100'
Date: 06/20/16	Drawn By: JSL
Checked By: RLW	Engineer: JSL
Revision 1:	Revision 2:
Revision 3:	Revision 4:

SHEET
01 of 02

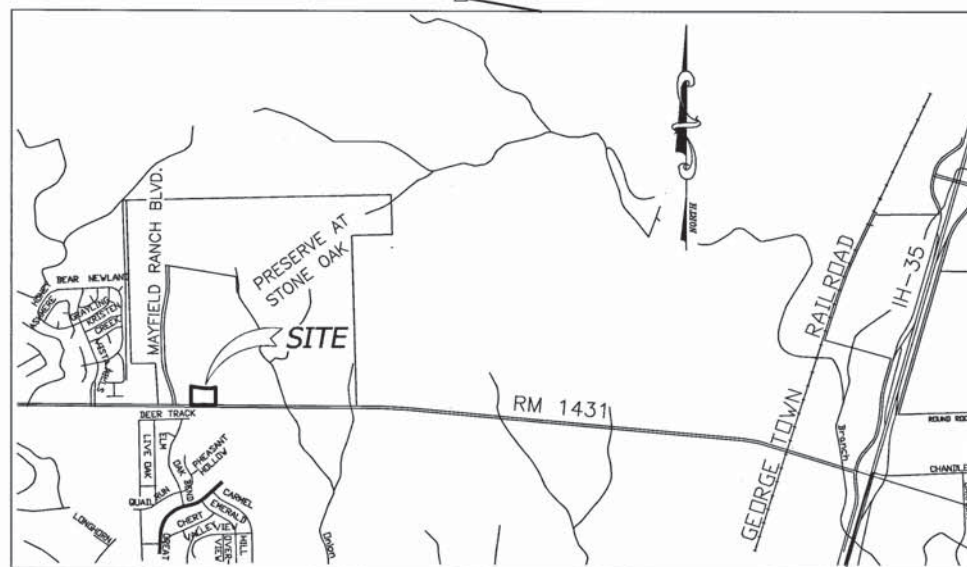


- LEGEND**
- | SYMBOL | DESCRIPTION |
|--------------|------------------------------------------------------|
| ● | 1/2" REBAR FOUND (NOTED, IF CAPPED) |
| ■ | TXDOT TYPE I CONC. MONUMENT FOUND |
| □ | TXDOT TYPE II CONC. MONUMENT FOUND WITH DISK |
| ⊙ | 1/2" REBAR FOUND WITH PLASTIC CAP: "BASELINE INC." |
| ○ | 1/2" REBAR SET WITH PLASTIC CAP: "BASELINE INC." |
| △ | CALCULATED POINT |
| () | RECORD INFORMATION |
| R.O.W. | RIGHT-OF-WAY |
| O.R.W.C.T. | OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS |
| { } | RECORD INFORMATION-TXDOT R.O.W. MAP-F.M. 1431 |
| () | RECORD INFORMATION-DOC. NO. 2015068649, O.P.R.W.C.T. |

BEARING BASIS: THE NORTH RIGHT-OF-WAY LINE OF R.M. 1431, PER 1984 TXDOT R.O.W. MAP BEING NORTH 70°21'00" EAST.

NOTE FOR GEO-REFERENCING: BEARING ROTATION TO STATE PLANE COORDINATES, TEXAS CENTRAL ZONE IS 00°00'59". GRID SCALE FACTOR IS 0.99991319

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	421.14'	128.07'	17°25'24"	N41°36'17"E	127.57'
(C1)	421.14'				
C2	421.14'	201.69'	27°26'25"	N64°02'12"E	199.77'
(C2)	421.14'				
C3	421.14'	42.98'	5°50'49"	N74°50'00"E	42.96'
(C3)	421.14'				
C4	421.14'	158.72'	21°35'36"	N61°06'47"E	157.78'
(C4)	421.14'				



LOCATION MAP
SCALE : 1"=2000'

OWNER: MDSR GP, INC.
ACREAGE: 4.45 ACRES
PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0'
SUBMITTAL DATE: JUNE 6, 2016
DATE OF PLANNING & ZONING: JULY 20, 2016
COMMISSION REVIEW: DEVELOPMENT AC.: 4.45 ACRES
ACREAGE BY LOT TYPE: DEVELOPMENT: 3 LOTS
NUMBER OF LOTS BY TYPE: BASELINE LAND SURVEYORS, INC.
SURVEYOR: JAMISON CIVIL ENGINEERING LLC
ENGINEER: JAMISON CIVIL ENGINEERING LLC
BENCHMARK INFORMATION: BENCHMARK: BRASS DISK SET IN CONCRETE APPROX. 135' NORTH OF NORTH EDGE OF PAVEMENT OF FM 1431, ALONG WEST BACK OF CURB OF PRESERVE AT MAYFIELD DRIVE WAY, THEN APPROX. 5' WEST OF WEST BACK OF CURB OF PRESERVE AT MAYFIELD DRIVE WAY AND APPROX. 1' WEST OF WATER VALVE CLUSTER. ELEVATION=884.32 DATUM=NAVD 88.

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS: MDSR GP, INC., ACTING HEREIN BY AND THROUGH BLAKE MAGEE, BEING THE OWNER OF THE REMAINDER OF A 23.784 ACRE TRACT OF LAND TRACT SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 4.45 ACRES TO BE KNOWN AS "THE ENCLAVE AT MAYFIELD RANCH LOTS 19, 20 & 21" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THERE ARE NO LIENHOLDERS FOR THIS TRACT.

WITNESS MY HAND THIS THE 1st DAY OF July 2016 A.D.

MDSR GP, INC.

BY: 

NAME: BLAKE MAGEE, PRESIDENT
MDSR GP, INC. (A TEXAS CORPORATION)
1011 N. LAMAR BLVD.
AUSTIN, TEXAS 78703

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

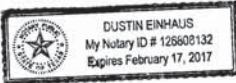
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE MAGEE, PRESIDENT OF MDSR GP, INC., A TEXAS CORPORATION, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND, THIS THE 1 DAY OF July 2016 A.D.



NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Dustin Einhaus

MY COMMISSION EXPIRES: 2/17/17




THAT I, STEPHEN R. JAMISON, 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.


STEPHEN R. JAMISON, P.E. 86951
JAMISON CIVIL ENGINEERING LLC
TBPE FIRM NUMBER F-17756
13812 RESEARCH BLVD., #B-2
AUSTIN, TEXAS 78750
(PHONE) 737-484-0880, EXT. 882



THAT I, J. SCOTT LASWELL, 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.


J. SCOTT LASWELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5583
BASELINE LAND SURVEYORS, INC.
REGISTERED FIRM #10015100
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(PHONE) 512-374-9722



APPROVED THIS _____ DAY OF _____, 2016, 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 PAVLUSKA, CHAIRMAN

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 _____, 2016, AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2016, AT _____ O'CLOCK _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, INCLUDING THE PROVISIONS OF P.U.D. NO. 23, AS AMENDED.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS, AS MODIFIED BY P.U.D. NO. 23, AS AMENDED.
3. A TEN FOOT (10') WIDE P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SIDE STREET PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREA 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 48491C 0490E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS AND COMMUNITY PANEL NUMBER 48453C 0260H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY AND INCORPORATED AREAS.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 5, 2015.

METES AND BOUNDS DESCRIPTION

BEING 4.45 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 23.784 ACRE TRACT OF LAND CONVEYED TO MDSR GP, INC. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with plastic cap, which reads "BASELINE, INC." for an angle point in the north line of Lot 22, Block A, CVS Mayfield Ranch; a subdivision of record in Document Number 2016037186 of the Official Public Records of Williamson County, Texas, being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave; a subdivision of record in Document Number 2012026769 of the Official Public Records of Williamson County; from which a concrete monument found with disk, being City of Round Rock GPS Point "01-008" bears North 36°38'37" East a distance of 3019.12 feet;

THENCE along the north line of said Lot 22, Block A, CVS Mayfield Ranch and the south line of said Lot 14, Block A, Lot 14 Mayfield Ranch Enclave, along a non-tangential curve to the right, having a radius of 421.14 feet (record - 421.14 feet), a length of 128.07 feet, a delta angle of 17°25'24", and a chord, which bears South 41°36'17" West a distance of 127.57 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the western portion of said remainder of a 23.784 acre tract, being the northwest corner of Lot 22, Block A, CVS Mayfield Ranch and being in the north right-of-way line of R.M. 1431 (200' R.O.W.);

THENCE South 19°39'51" East, along the east line of the western portion of the remainder of a 23.784 acre tract and the west line of Lot 22, Block A, CVS Mayfield Ranch, a distance of 393.76 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the southeast corner of the western portion of the remainder of a 23.784 acre tract, being the southwest corner of Lot 22, Block A, CVS Mayfield Ranch and being in the north right-of-way line of R.M. 1431 (200' R.O.W.);

THENCE South 70°21'00" West (record - South 70°21'00" West - Basis of Bearings), along the south line of the western portion of the remainder of a 23.784 acre tract and the north right-of-way line of said R.M. 1431, a distance of 504.07 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the point of intersection of the north right-of-way line of R.M. 1431 and the east right-of-way line of Mayfield Ranch Boulevard (64' R.O.W.) bears South 70°21'00" West (record - South 70°21'00" West a distance of 283.03 feet;

THENCE North 19°39'00" West, crossing through the western portion of the remainder of a 23.784 acre tract a distance of 411.49 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." in the north line of the western portion of the remainder of a 23.784 acre tract and being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave; from which a 1/2" rebar found with plastic cap, stamped "BASELINE, INC." for a point of curvature in the north line of the western portion of the remainder of a 23.784 acre tract and being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave bears South 77°45'24" West (record - South 77°45'29" West) a distance of 169.64 feet and also from which a concrete monument found with disk, being City of Round Rock GPS Point "01-032" bears South 65°47'33" West a distance of 4962.42 feet;

THENCE along the north line of the western portion of the remainder of a 23.784 acre tract and the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave the following two (2) courses:

1. North 77°45'24" East (record - North 77°45'29" East) a distance of 307.98 feet to a 1/2" rebar found with plastic cap, stamped "BASELINE, INC." for a point of curvature;
2. Along a tangential curve to the left, having a radius of 421.14 feet (record - 421.14 feet), a length of 201.69 feet, a delta angle of 27°26'25", and a chord, which bears North 64°02'12" East a distance of 199.77 feet to the POINT OF BEGINNING.

This parcel contains 4.45 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas. Bearing Basis: The north right-of-way line of R.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

FINAL PLAT
THE ENCLAVE AT MAYFIELD RANCH
LOTS 19, 20 & 21

File: S:\Proj\Mayfield\COMMERCIAL LOTS\DWG\FINAL PLAT Commercial Lots
Scale (Horizontal): 1"=100'
Date: 06/14/16
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3:

SHEET
02 of 02

Vizcaya, Phase 4A
FINAL PLAT FP1606-003



CASE PLANNER: David Fowler

REQUEST: Approval of final plat for phase 4A

ZONING AT TIME OF APPLICATION: PUD 98-Vizcaya

DESCRIPTION: 6.62 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Open Space/Residential

South: Residential

East: Open space/residential

West: Vacant

PROPOSED LAND USE: Residential/right-of-way/open space

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	30	5.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	0.27
ROW:	0	1.35
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	32	6.62

Owner:
TAYLOR MORRISON OF TEXAS INC
11200 LAKELINE BLVD
STE 150A
AUSTIN, TX 78717-

Agent
Pape-Dawson Engineers, Inc.
Michael Fisher, P.E.
7800 Shoal Creek Blvd., Ste. 220 West
Austin, TX 78757

**Vizcaya Phase 4A
FINAL PLAT FP1606-003**

HISTORY: The Planning and Zoning Commission approved the Revised Preliminary Plat on June 1, 2016.

DATE OF REVIEW: July 20, 2016

LOCATION: North of Caruso Lane, east of Vizcaya Parkway.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the plat area is residential. The zoning designation for the site is Planned Unit Development (PUD) 96, Vizcaya. The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards. Phase 4A contains 30 residential lots and two open space lots. Only the subdivision's standard lot size is represented in Phase 4A. The Vizcaya PUD ordinance states that minimum lot size for the standard lots is 6,100 square feet with a 50-foot minimum lot width. The final plat has a table showing the running total of each type of lot relative to the approved totals for the entire development as shown in the approved preliminary plat.

Compliance with the Concept Plan/Preliminary Plat: Phase 4A is consistent with the Preliminary Plat as revised June 1, 2016.

Traffic, Access and Roads: The site is covered under the Traffic Impact Analysis done for the Avery North development before the development's name was changed to Vizcaya. This Phase connects to the Caruso Lane collector via the short Lido Lane proposed on the plat. From Caruso Lane, Vizcaya Parkway connects to University Boulevard. A temporary second access easement is being provided to connect the phase directly to University Boulevard from Catalani Cove

Water and Wastewater Service: The city has constructed a 36-inch water line to the Vizcaya property. The site will be served by 16 and 12-inch water lines that have been connected to the 36-inch water line at University Boulevard. The city also constructed a 36-inch interceptor sewer line, to which the local system within Vizcaya connects.

Drainage: The drainage for Section 4A will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for this section is covered in a report for the entire subdivision completed in 2014.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Correctly depict the limits of the 24' temporary access easement by separate instrument.
2. Clarify all the line work for the easements or provide a blow-up detail to clearly differentiate various easements.



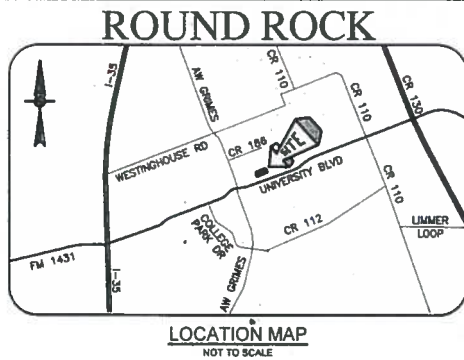
Subject Tract
6.62 ac

Caruso Ln

Vizcaya Pkwy

University Blvd





FINAL PLAT OF VIZCAYA, PHASE 4A

A 6.619 ACRE, OR 288,311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57.030 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

EASEMENTS

- 20' WASTEWATER EASEMENT CITY OF ROUND ROCK DOC. NO. 2014086441 (O.P.R.)
- 25' WASTEWATER EASEMENT DOC. NO. (O.P.R.)
- 15' DRAINAGE & STORM SEWER EASEMENT DOC. NO. (O.P.R.)
- 15' WATERLINE EASEMENT DOC. NO. (O.P.R.)
- 20' TEMPORARY ACCESS EASEMENT DOC. NO. (O.P.R.)

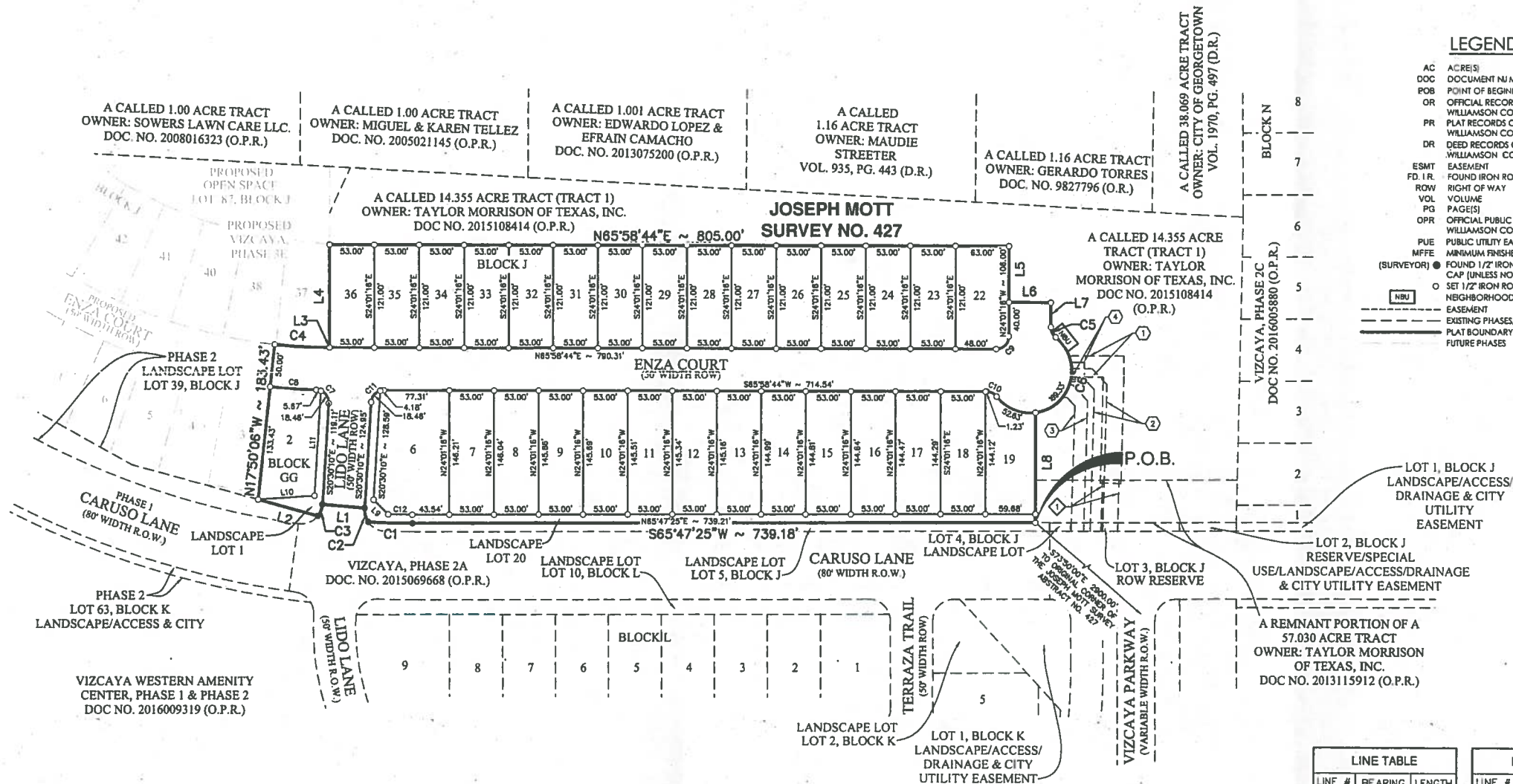


SCALE: 1" = 100'



LEGEND

- AC ACRES
- DOC DOCUMENT NUMBER
- POB POINT OF BEGINNING
- OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT EASEMENT
- FD 1R FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PUE PUBLIC UTILITY EASEMENT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- (SURVEYOR) FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD) NEIGHBORHOOD BOX UNIT
- EASEMENT
- EXISTING PHASES/TRACTS
- PLAT BOUNDARY
- FUTURE PHASES



OWNER: TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BLVD. SUITE 150A
AUSTIN, TX 78717
(512) 328-8866 P
(512) 328-7988 F

ACREAGE: 6.619 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD. SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD. SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 1140'

SUBMITTAL DATE: JUNE 21, 2016

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 20, 2016

ACREAGE BY LOT TYPE:
ROW: 1.349 ACRES
DEVELOPMENT LOTS: 4.996 ACRES
OPEN SPACE LOTS: 0.274 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 30
LANDSCAPE LOTS: 2

SURVEY: JOSEPH MOTT SURVEY
ABSTRACT NO. 427
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 1399 FOUND IRON ROD W/ CAP MARKED "RPLS 2216"
NAD 83 GRID COORDINATES
N: 10186191.6
E: 3145722.6
ELEVATION 764.63' (NAVD 1988)
GEOID 03

PT No. 4209 1/2" IRON ROD W/ YELLOW CAP MARKED "PAPE-DAWSON"
NAD 83 GRID COORDINATES
N: 10183382.8
E: 3144187.4
ELEVATION 759.82' (NAVD 1988)
GEOID 03

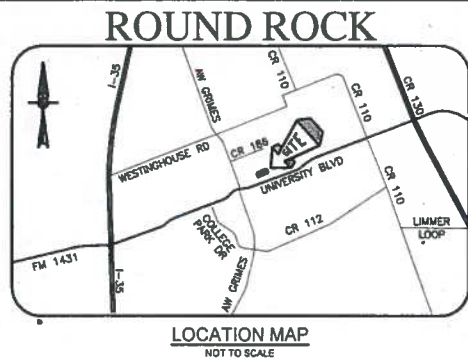
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	950.00'	003°08'46"	S87°21'48"W	52.16'	52.16'
C2	25.08'	038°17'37"	N36°49'47"W	16.86'	17.20'
C3	25.22'	033°45'46"	S01°49'29"E	14.68'	14.87'
C4	602.00'	008°09'56"	N69°03'42"E	64.75'	64.78'
C5	15.00'	052°01'12"	S50°01'52"E	13.16'	13.62'
C6	50.00'	133°43'38"	S09°10'40"E	91.98'	116.70'
C7	15.00'	092°10'43"	N66°35'30"W	21.61'	24.13'
C8	652.00'	004°48'37"	N89°43'58"E	54.91'	54.93'
C9	15.00'	090°00'00"	N20°58'45"E	21.21'	23.56'
C10	15.00'	052°01'12"	N88°00'40"W	13.16'	13.62'
C11	15.00'	086°28'53"	S22°44'17"W	20.55'	22.64'
C12	940.00'	001°44'11"	N66°39'30"E	26.48'	28.49'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S70°45'18"W	50.00'	L7	S24°01'18"E	28.77'
L2	S81°12'44"W	73.54'	L8	S24°01'18"E	129.44'
L3	N65°58'44"E	0.31'	L9	S69°23'12"E	24.33'
L4	N24°01'18"W	121.00'	L10	S82°08'31"W	87.24'
L5	S24°01'18"E	66.00'	L11	S20°30'10"E	123.60'
L6	N65°58'44"E	50.00'			

PAPE-DAWSON ENGINEERS

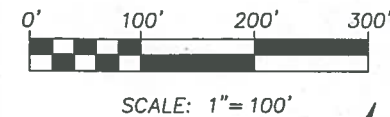
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 409
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100880-01



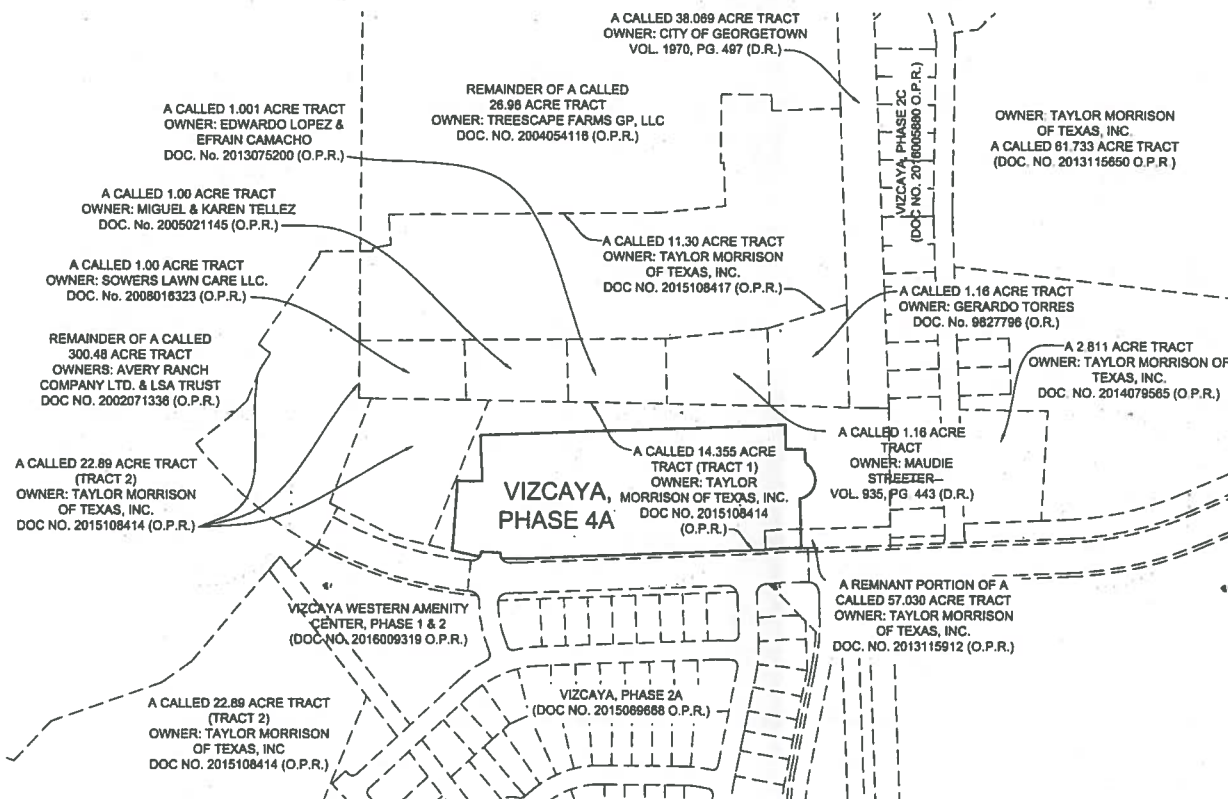
FINAL PLAT
OF
VIZCAYA, PHASE 4A

A 6.619 ACRE, OR 288,311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57.030 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



Final Plat: Phase 4A Lot Summary

LOT SUMMARY	TOTAL LOT COUNT										OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3D	PHASE 4A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	0	119 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	29	196	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	20	-	132	237	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	30	178	545	357 (MIN.)	30 (MIN.)
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	93	234	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	20	30	432	1212		
LANDSCAPE LOTS	3	5	-	1	1	-	6	-	-	16			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	4			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	4			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	2	7			
TOTAL	164	85	29	24	10	21	87	20	32	472			



BLOCK J		
LOT #	AREA (SQ. FT.)	USAGE TYPE
LOT 6	12,402	STANDARD LOT
LOT 7	7,745	STANDARD LOT
LOT 8	7,735	STANDARD LOT
LOT 9	7,726	STANDARD LOT
LOT 10	7,717	STANDARD LOT
LOT 11	7,708	STANDARD LOT
LOT 12	7,698	STANDARD LOT
LOT 13	7,689	STANDARD LOT
LOT 14	7,680	STANDARD LOT
LOT 15	7,671	STANDARD LOT
LOT 16	7,661	STANDARD LOT
LOT 17	7,652	STANDARD LOT
LOT 18	7,643	STANDARD LOT
LOT 19	7,639	STANDARD LOT
LOT 20	9,501	LANDSCAPE LOT

BLOCK J		
LOT #	AREA (SQ. FT.)	USAGE TYPE
LOT 22	7,575	STANDARD LOT
LOT 23	8,413	STANDARD LOT
LOT 24	8,413	STANDARD LOT
LOT 25	8,413	STANDARD LOT
LOT 26	8,413	STANDARD LOT
LOT 27	8,413	STANDARD LOT
LOT 28	8,413	STANDARD LOT
LOT 29	8,413	STANDARD LOT
LOT 30	8,413	STANDARD LOT
LOT 31	8,413	STANDARD LOT
LOT 32	8,413	STANDARD LOT
LOT 33	8,413	STANDARD LOT
LOT 34	8,413	STANDARD LOT
LOT 35	8,413	STANDARD LOT
LOT 36	8,413	STANDARD LOT

BLOCK GG		
LOT #	AREA (SQ. FT.)	USAGE TYPE
LOT 1	2,157	LANDSCAPE LOT
LOT 2	8,158	STANDARD LOT

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8887
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 178
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, P.L.S. REGISTRATION # 182289-01

A 6 519 ACRE, OR 288 311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14 355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57,030 ACRE TRACT (TRACT 2), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

A 6.619 ACRE, OR 288.311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO 201508414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57.030 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 201315912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ESTATE OF JOSEPH MOITT SUGGS JR. IN THE CITY OF ROCK, WILLIAMSON COUNTY, TEXAS, SAID 6.619 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

THENCE S 65°47'26" W, with the north line of said Lot 5, Block J, same being the south line of said remnant portion of a called S 07.030 acre tract, at a distance of 94.93 feet passing through an east line of said called 14.355 acre tract, same being the west line of said remnant portion of a called S 07.030 acre tract, continuing with the north line of said Lot 5, Block J, same being a south line of said called 14.355 acre tract, for a total distance of 739.18 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of curvature.

THENCE S 70°45'16" W, continuing with the south line of said called 14.355 acre tract, same being the north terminus line of said Lido Lane, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the north end of the west curve return, for the north right-of-way line of said Caruso Lane and the west right-of-way line of said Lido Lane, same being a point of non-tangent curvature;

THENCE S 81°12'44" W, with the north line of said Lot 39, Block J, through the interior of said called 14.355 acre tract, a distance of 73.54 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;

1. N 17°50'06" W, a distance of 183.43 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangent curvature.
2. with the arc of a non-tangent curve to the left having a radius of 602.00 feet, a central angle of 06°09'58", a chord bearing and distance of N 89°03'42" E, 64.75 feet, an arc length of 64.78 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of tangency,
3. N 85°58'44" E, a distance of 0.31 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
4. N 24°01'16" W, a distance of 121.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
5. N 85°58'44" E, a distance of 805.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
6. S 24°01'16" E, a distance of 66.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
7. N 85°58'44" E, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
8. S 24°01'16" E, a distance of 28.77 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of curvature,
9. with the arc of a tangent curve to the left having radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 50°01'52" E, 13.16 feet, an arc length of 13.62 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of reverse curvature,
10. with the arc of a reverse curve having radius of 50.00 feet, a central angle of 133°43'38", a chord bearing and distance of S 09°10'40" E, 91.98 feet, an arc length of 116.70 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency,
11. S 24°01'16" E, at a distance of 79.32 feet passing through the north line of the aforementioned remnant portion of a called 57.030 acre tract, same being a south line of the aforementioned called 14.355 acre tract, continuing through the interior of said remnant of a called 57.030 acre tract, for a total distance of 129.44 feet to the POINT OF BEGINNING and containing 6.619 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a plat prepared by Pape Dawson Engineers, Inc.

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 36, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. 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, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION JUNE 1, 2016.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C04855, EFFECTIVE DATE SEPTEMBER 29, 2009, FOR WILLIAMSON COUNTY, TEXAS.
9. LOTS 1 AND 20, BLOCK J SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

7800 SHOAL CREEK BLVD
SUITE 220 WEST

AUSTIN TEXAS 78757

PHONE: 512.454.8711
FAX: 512.459.8887

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 478
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 00888-01

FINAL PLAT
OF
VIZCAYA, PHASE 4A

A 5.619 ACRE, OR 288,311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57.030 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of a called 14.355 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2015108414 of the Official Public Records of Williamson County, Texas and a remnant portion of a called 57.030 acre tract recorded in Document No. 2013115912 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, 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 Vizcaya, Phase 4A Subdivision.

Taylor Morrison of Texas Inc.


Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

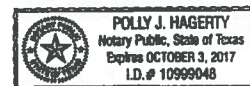
This instrument was acknowledged before me on the 30th day of June, 2016, by, Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

Notary Public, State of Texas

Printed Name: Polly J. Hagerty

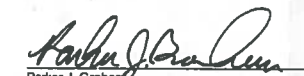
My Commission Expires: 10-3-17





THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Valerie Zurcher, 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.


Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TSPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

6/30/2016
Date



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, 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.


Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TSPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

6/29/16
Date



Approved this _____ day of _____, 201____, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.


David Pavliska, Chairman

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

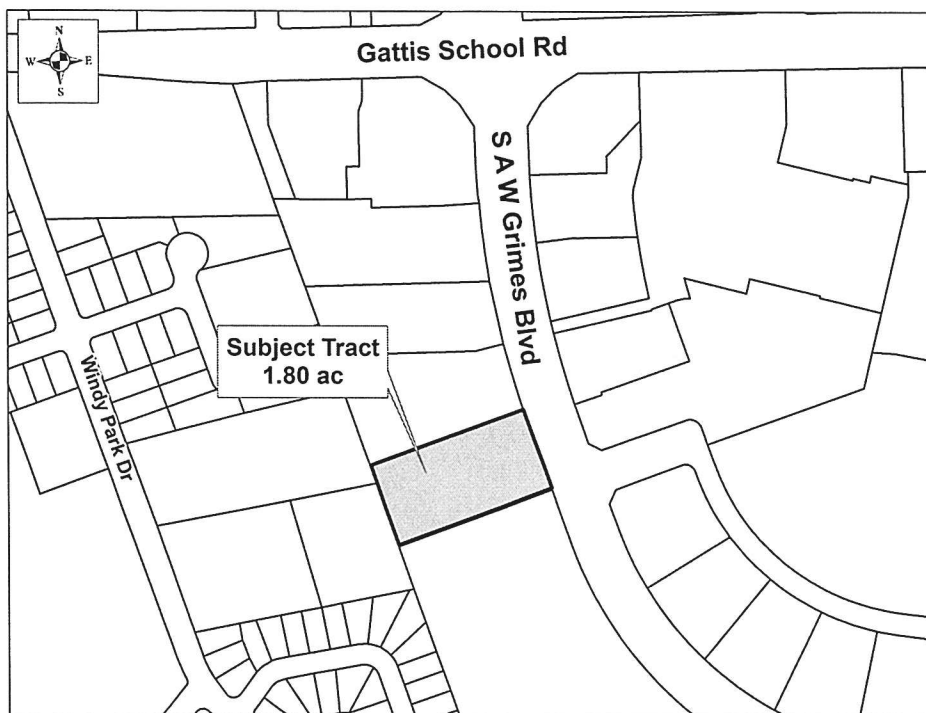
That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing with its certification of authentication, was filed for record in my office on the _____ day of _____, A.D., 201____, at _____ o'clock _____ m. and duly recorded on the _____ day of _____, A.D., 201____, at _____ o'clock _____ m. in the plat records of said county, in document no. _____ Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy


1800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10999-AT

**Provident Crossing Section V
FINAL PLAT FP1606-004**



CASE PLANNER: David Fowler

REQUEST: Final Plat for a single lot

ZONING AT TIME OF APPLICATION: PUD 62 - Provident Crossings

DESCRIPTION: 1.80 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Vacant
South: Senior Living
East: Retail
West: Residential

PROPOSED LAND USE: Daycare

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	1.80
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	1.80

Owner:
HICKERSON ROUND ROCK LAND LP
c/o PROVIDENT REALTY ADVISORS
10210 N CENTRAL EXPY, STE 300
DALLAS, TX 75231-3470

Agent
Jones & Carter, Inc.
Shawn Graham, P.E.
6509 Windcrest Drive, Ste. 600
Plano, TX 75024

**Provident Crossing Section V
FINAL PLAT FP1606-004**

HISTORY: The Planning and Zoning Commission approved the Provident Crossings Preliminary Plat January 12, 2005, revised February 6, 2013. City Council approved PUD 62, Provident Crossings, May 26, 2005, with an amendment approved January 24, 2008.

DATE OF REVIEW: July 20, 2016

LOCATION: AW Grimes Blvd., south of Gattis School Road.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the parcel is commercial. The zoning is Planned Unit Development (PUD) 62, Provident Crossings. The subject property is located on Tract 1 in the PUD. In Tract 1, all uses listed in the C-1 zoning (General Commercial) district are allowed, with the exception of several prohibited uses specified in the original PUD ordinance. The PUD has stricter building height and compatibility standards than C-1 zoning district, while also setting additional front setback, landscaping and driveway access standards.

Compliance with the Concept Plan/Preliminary Plat: This plat reflects the preliminary plat as revised in February 2013.

Traffic, Access and Roads: The site has frontage on S. A.W. Grimes Boulevard. The preliminary plat and the proposed final plat show an access easement network that connects all five lots in Tract 1 and connects the subject lot to Tract 2, which is the location of an existing senior living community. The Transportation Department is not requiring a traffic impact analysis for this lot, based on the anticipated traffic demands of the proposed daycare use.

Water and Wastewater Service: A proposed 8" waterline loop will be built to connect to an existing 16" waterline along the A.W. Grimes right-of-way. A proposed 8" waste water line will connect to the existing 8" line on the lot to the north.

Drainage: An 18" storm water line will be built to connect to the 42' storm sewer line at the northern end of the preliminary plat area. From there, storm water would flow to the Dry Branch Creek Regional Detention Facility.

Additional Considerations: The preliminary plat has recently been extended for three years, effective with the final plat for Section 4 being recorded on February 26, 2015.

RECOMMENDED MOTION:

Staff recommends approval.



Gattis School Rd

SAW Grimes Blvd

Subject Tract
1.80 ac

Windy Park Dr



FINAL PLAT
PROVIDENT CROSSINGS, SECTION V
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS
JUNE 21, 2016

LEGAL DESCRIPTION

BEING a 1.800 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and out of the Asa Thomas Survey, Abstract Number 609, Williamson County, Texas, and being a portion of a called 7.958 acre tract of land described in a Warranty Deed to Hickerson Round Rock, LP recorded under Document Number 2009070070 of the Official Public Records of Williamson County, Texas; said 1.800 acre tract of land being more particularly described as follows with bearing referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING at a set P-K Nail in the westerly right-of-way line of A. W. Grimes Boulevard (120 foot wide right of way) recorded in 2001038661 of the Official Public Records of Williamson County, Texas, being the southeasterly corner of said 7.958 acre tract and the northeasterly corner of Lot 5, Block A of PROVIDENT CROSSING, SECTION I recorded in Cabinet EE, Slide 359 of the Plat Records of Williamson County, Texas;

THENCE with the southerly line of said 7.958 acre tract and the northerly line of said Lot 5, South 70°01'58" West a distance of 393.04 feet to a found 1/2" iron rod with cap stamped "CSC" being the southwesterly corner of said Lot 7.958 acre tract and the northwesterly corner of said Lot 5 and being in the easterly line of a called 1.301 acre tract described in an Affidavit of Heirship recorded under Document Number 2000014735 of the Official Public Records of Williamson County, Texas;

THENCE with the westerly line of said 7.958 acre tract and the easterly line of said 1.301 acre tract, North 19°42'53" West a distance of 160.51 feet to a found 1/2" iron rod being the northeasterly corner of said 1.301 acre tract and the southeasterly corner of a called 2.7412 acre tract described in a General Warranty Deed to Joseph Gregor recorded in Volume 2516, Page 853 of the Deed Records of Williamson County, Texas;

THENCE continuing with the westerly line of said 7.958 acre tract and with the easterly line of said 2.7412 acre tract, North 19°44'30" West a distance of 39.19 feet to a set 5/8" iron rod with cap stamped "Jones/Carter" in said westerly line of 7.958 acre tract, the easterly line of said 2.7412 acre tract and being the northwesterly corner of the herein described tract;

THENCE departing said easterly line of 2.7412 acre tract over and across said 7.958 acre tract, North 70°01'58" East a distance of 392.71 feet to a set "X" in concrete in said westerly right-of-way line of A. W. Grimes Boulevard and in the easterly line of said 7.958 acre tract and being the northeasterly corner of the herein described tract marking the beginning of a non-tangential curve to the left;

THENCE with said westerly right-of-way line of A. W. Grimes Boulevard and said easterly line of 7.958 acre tract and with said non-tangential curve to the left having a radius of 2143.45 feet and a delta angle of 01°12'43", an arc distance of 45.34 feet (the chord of said curve bears South 19°16'45" East a distance of 45.34 feet) to a point from which a found "X" in concrete bears South 72°09' East a distance of 0.31 feet;

THENCE continuing with said westerly right-of-way line of A. W. Grimes Boulevard and said easterly line of 7.958 acre tract, South 19°58'23" East a distance of 154.36 feet to the POINT OF BEGINNING and CONTAINING an area of 1.800 acres of land.

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 1.000117947.

OWNERS: HICKERSON ROUND ROCK LAND, LP
ACREAGE: 1.800 ACRES
SURVEYOR: GARY C. BOWES, R.P.L.S. NO. 4053
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: JUNE 21, 2016
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 20, 2016
BENCHMARK DESCRIPTION & ELEVATION:
CITY OF ROUND ROCK BRASS DISK (01-022) +/- 23' WEST OF SOUTH CREEK DRIVE & 14' SOUTH OF DRIVEWAY TO KENNINGHAM PARK
PARKING LOT, NAVD 88 ELEV. = 723.85
ACREAGE BY LOT TYPE: DEVELOPMENT - 1.800 ACRES
PATENT SURVEY: ASA THOMAS SURVEY, ABSTRACT NO. 609
ENGINEER: SHAWN C. GRAHAM, P.E. NO. 111432
NUMBER OF LOTS BY TYPE: PUD 62 (DEVELOPMENT) - 1 LOT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°58'23" E	154.36'
L2	S 70°01'58" W	393.04'
L3	N 19°42'53" W	160.51'
L4	N 70°01'58" E	392.71'
L5	N 75°46'44" E	120.52'
L6	N 70°43'33" E	120.77'

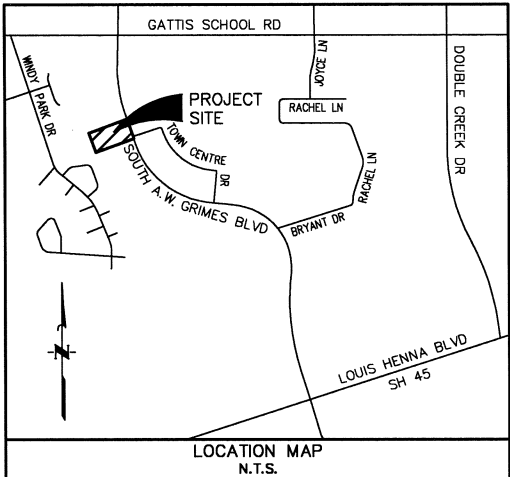
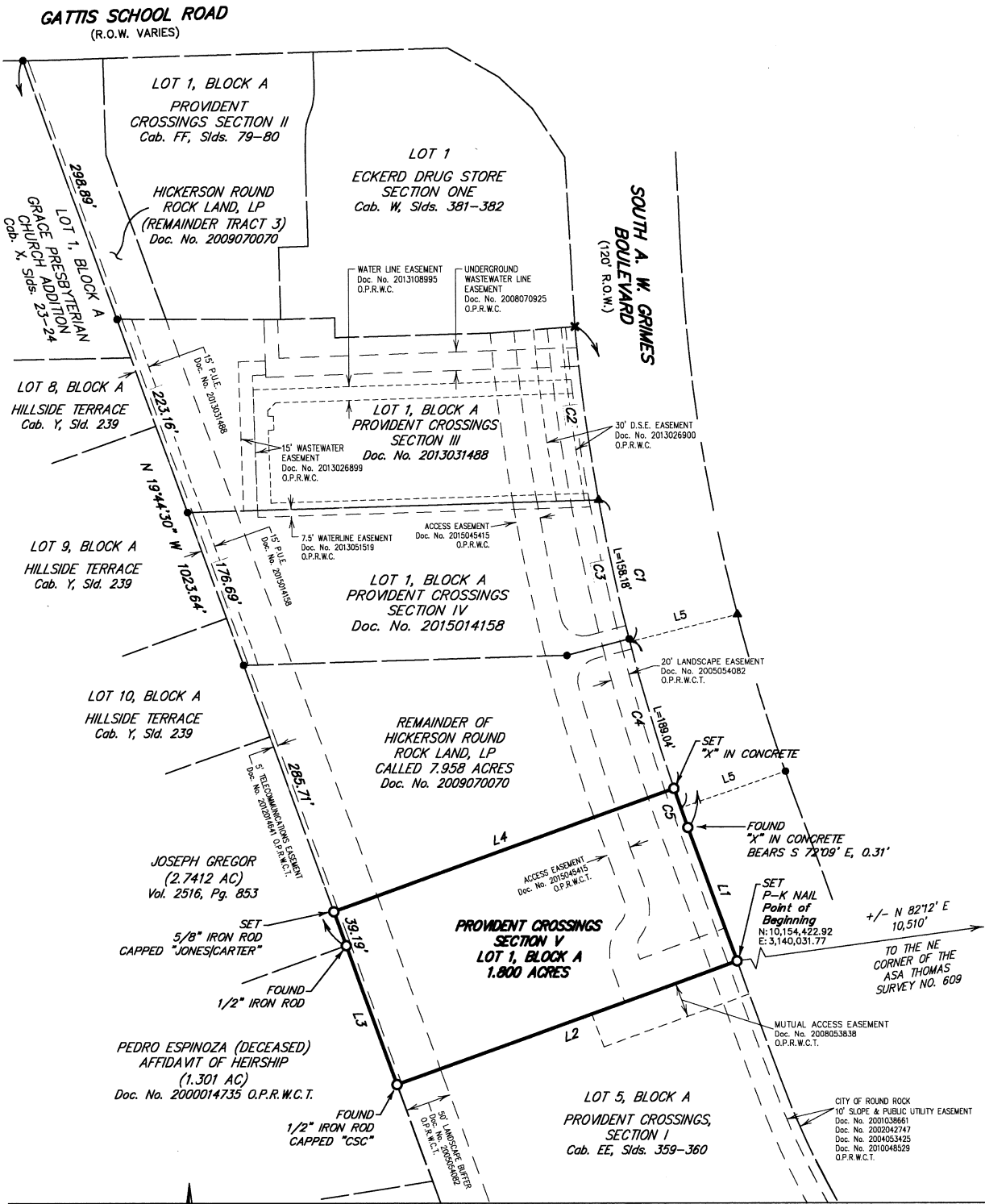
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2143.48'	560.13'	14°58'21"	S 12°23'56" E	558.54'
C2	2143.48'	190.06'	5°04'49"	S 07°27'10" E	190.00'
C3	2143.48'	154.81'	4°08'17"	S 12°03'44" E	154.78'
C4	2143.48'	169.91'	4°32'31"	S 16°24'08" E	169.87'
C5	2143.45'	45.34'	1°12'43"	S 19°16'45" E	45.34'

SHEET 1 OF 2

FILE: J:\Projects\A023\036-00\Survey\Drawing Files\710\A023-0036-00_Plat.dwg
J:\Projects\A023\034-00\Survey\Point Files\A023-0034-00-700.crd

JOB NO:	A023-0036-00\710	DRAWN BY:	SDB
DATE:	June 8, 2016	CHECKED BY:	GCB
SCALE:	1"=100'	REVISED:	

FINAL PLAT
PROVIDENT CROSSINGS
SECTION V



- LEGEND
- 1/2" IRON ROD FOUND
 - ▲ P-K NAIL FOUND IN CONCRETE
 - ✕ "X" IN CONCRETE FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.S.E. DRAINAGE & STORM SEWER EASEMENT
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TX

J/C JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

FINAL PLAT
PROVIDENT CROSSINGS, SECTION V
CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS
JUNE 21, 2016

STATE OF TEXAS §
COUNTY OF DALLAS §
KNOW ALL MEN BY THESE PRESENTS:

Hickerson Round Rock Land, LP, acting herein by and through Hickerson Round Rock Land GP, LLC, a Texas limited partnership, its general partner, acting herein by and through Julian Hawes, Jr., Vice President, PRA GP No. 2, Inc., its general partner, owner of 1.800 acres of land out of the Asa Thomas Survey, Abstract No. 609, Williamson County, Texas, as conveyed to it by warranty deed recorded in Document No. 2009070070 of the Official Public Records of Williamson County, Texas, certifies that there are no lien holders and does hereby subdivide 1.800 acres of land in accordance with this plat, to be known as **PROVIDENT CROSSINGS, SECTION V**, and does hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

Julian Hawes, Jr., Vice President, PRA GP No. 2, Inc.
General Partner, Hickerson Round Rock Land GP, LLC,
General Partner to Hickerson Round Rock Land, LP
10210 N. Central Expressway, Suite 300
Dallas, TX 75231

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority on this day personally appeared Julian Hawes, 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.

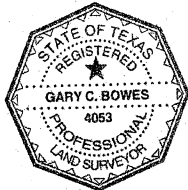
Notary Public, State of Texas

Print Notary's Name _____
My Commission Expires: _____

I, Gary C. Bowes, 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 the subdivision regulations of the City of Round Rock, Texas.

Gary C. Bowes
Registered Professional Land Surveyor No. 4053
Date 6/20/2016

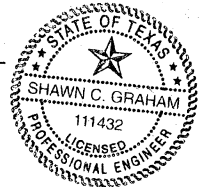
JONES | CARTER
1701 Directors Boulevard, Suite 400
Austin, Texas 78744



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 the subdivision ordinances and the design and construction standards adopted by the City of Round Rock, Texas.

Shawn C. Graham
Shawn C. Graham
Registered Professional Engineer No. 111432
Date 6/20/2016

JONES | CARTER
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 last date written above.

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, and in accordance with Planned Unit Development No. 62 (Doc. No. 2005054082), as amended.
2. The fifty foot (50') landscape buffer and the twenty foot (20') landscape easement shown hereon are established per the Planned Unit Development No. 62 (Doc. No. 2005054082), and as such, may be subject to change if the PUD is amended.
3. 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, and in accordance with Planned Unit Development No. 62 (Doc. No. 2005054082), as amended.
4. A ten foot (10') public utility easement (PUE) and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots shown hereon.
5. This plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on February 6, 2013, as amended.
6. An Access Easement Agreement recorded in Doc. No. 2015045415, grants a non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress between the lot and adjacent Lot 1, Block A, Provident Crossings, Section IV.
7. No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
8. 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 48491C0635E, effective date September 28, 2008, for Williamson County, Texas.
9. No portion of this tract is encroached by the ultimate 1% annual chance floodplain.

SHEET 2 OF 2

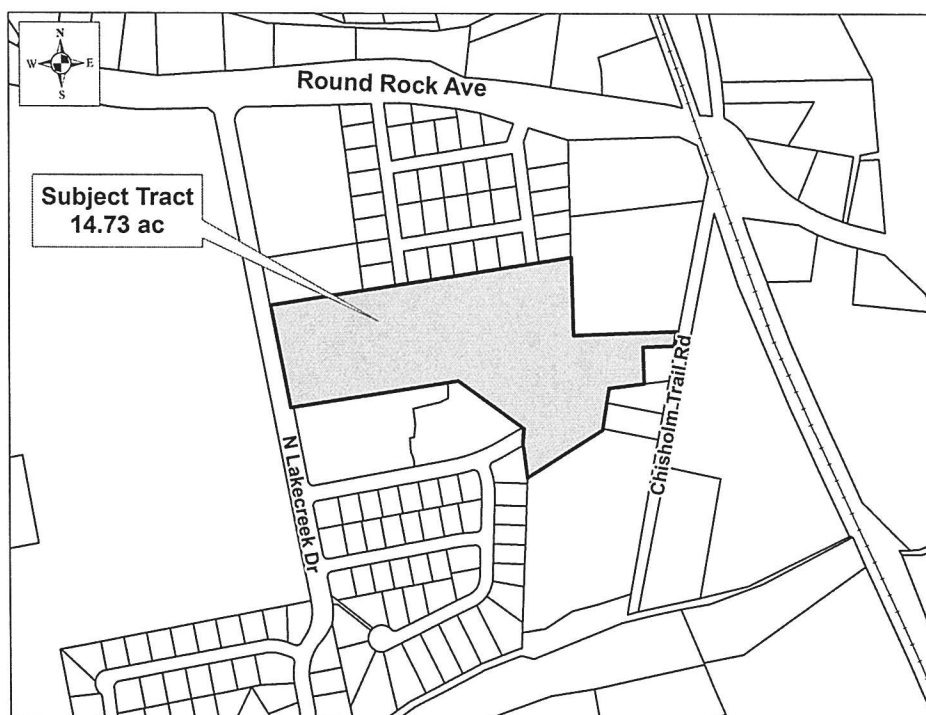
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JOB NO:	A023-0036-00\710	DRAWN BY:	SDB
DATE:	June 8, 2016	CHECKED BY:	GCB
SCALE:	1"=100'	REVISED:	

FINAL PLAT
PROVIDENT CROSSINGS
SECTION V

 **JONES | CARTER**
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

Central Baptist Church Lot 1A & 1B, Block A - Amending Plat (Round Rock Christian Academy)

FINAL PLAT FP1606-005



CASE PLANNER: David Fowler

REQUEST: Approval of amending plat

ZONING AT TIME OF APPLICATION: C-1, PUD 32

DESCRIPTION: 14.73 acres out of the J.M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Church, school

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Residential
 South: Residential
 East: Senior Living
 West: Institutional

PROPOSED LAND USE: School, Church

<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:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	2	14.73
TOTALS:	2	14.73

Owner:
 CENTRAL BAPTIST CHURCH OF ROUND
 ROCK
 901 ROUND ROCK AVE STE 306A
 ROUND ROCK, TX 78681-4518

Agent
 Hagood Engineering Associates Inc.
 Terry Hagood
 900 E. Main St.
 Round Rock, TX 78664

**Central Baptist Church Lot 1A & 1B, Block A – Amending Plat
(Round Rock Christian Academy)
FINAL PLAT FP1606-005**

HISTORY: The Planning and Zoning Commission approved the Preliminary and Final Plats for Central Baptist Church May 3, 2006. PUD 32, the Volger/Prewitt Tract, was approved December 2, 1997.

DATE OF REVIEW: July 20, 2016

LOCATION: From N. Lake Creek Drive to Chisholm Trail Rd., north of Westwood Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the site is residential. The zoning for the site is a combination of C-1, General Commercial, and Planned Unit Development 32, Volger/Prewitt Tract. The existing church is located on the portion of the site that is zoned C-1. The proposed amending plat would align the lot lines with the zoning lines, to make the church's eastern boundary the same as the zoning district boundary. The remainder of the site that is within PUD 32 is proposed as the location for a new campus of Round Rock Christian Academy, which is currently located on the church campus. The PUD allows for institutional uses, including schools and churches. Such institutional buildings are allowed to be two stories in height, with a limit of one story within 100 feet of the Little Oak Subdivision addition to the site's north. The PUD also includes design standards specifying the use of masonry in all exteriors of buildings excluding windows, doors and trim. Additional standards included in the PUD pertain to building setbacks, landscaping, and utility location.

Compliance with the Concept Plan/Preliminary Plat: This amending plat would change the lot lines shown in the existing final plat to reflect boundaries between church and proposed school uses on the site.

Traffic, Access and Roads: The site is accessed via N. Lake Creek Dr. and Chisholm Trail Rd., while also having frontage on Westwood Drive and Brentwood St. No traffic impact analysis has been required for this amending plat.

Water and Wastewater Service: The property is currently served water by an 8" main along Lake Creek Drive and another 8" main at the property's boundary with the Parkwood Meadows Senior Housing project. Wastewater access is through an 8" main in the public rights-of-way of Westwood Drive and Chisholm Trail Road.

Drainage: The drainage for the existing development of the site is accommodated through two water quality ponds that discharge into Briarwood Street. The eastern part of the site drains to the Chisholm Trail Road storm sewer system. No further improvements are proposed.

Additional Considerations: This item is being processed as an amending plat rather than a replat because the number of lots is not being increased, no covenants or restrictions are being proposed to be removed, and no new streets or extensions of public facilities are necessary. The replatted eastern lot is the

**Central Baptist Church Lot 1A & 1B, Block A – Amending Plat
(Round Rock Christian Academy)
FINAL PLAT FP1606-005**

proposed site of a separate campus for Round Rock Christian Academy. Staff recommends that Lot 1 and Lot 2 be the subject of a shared access agreement to allow access to the school site through the church lot. This agreement would be written and recorded prior to the recordation of the replat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide note regarding joint access/cross access easement from N. Lake Creek Dr. to Chisholm Trail Rd.
2. Remove note regarding the shared parking agreement.

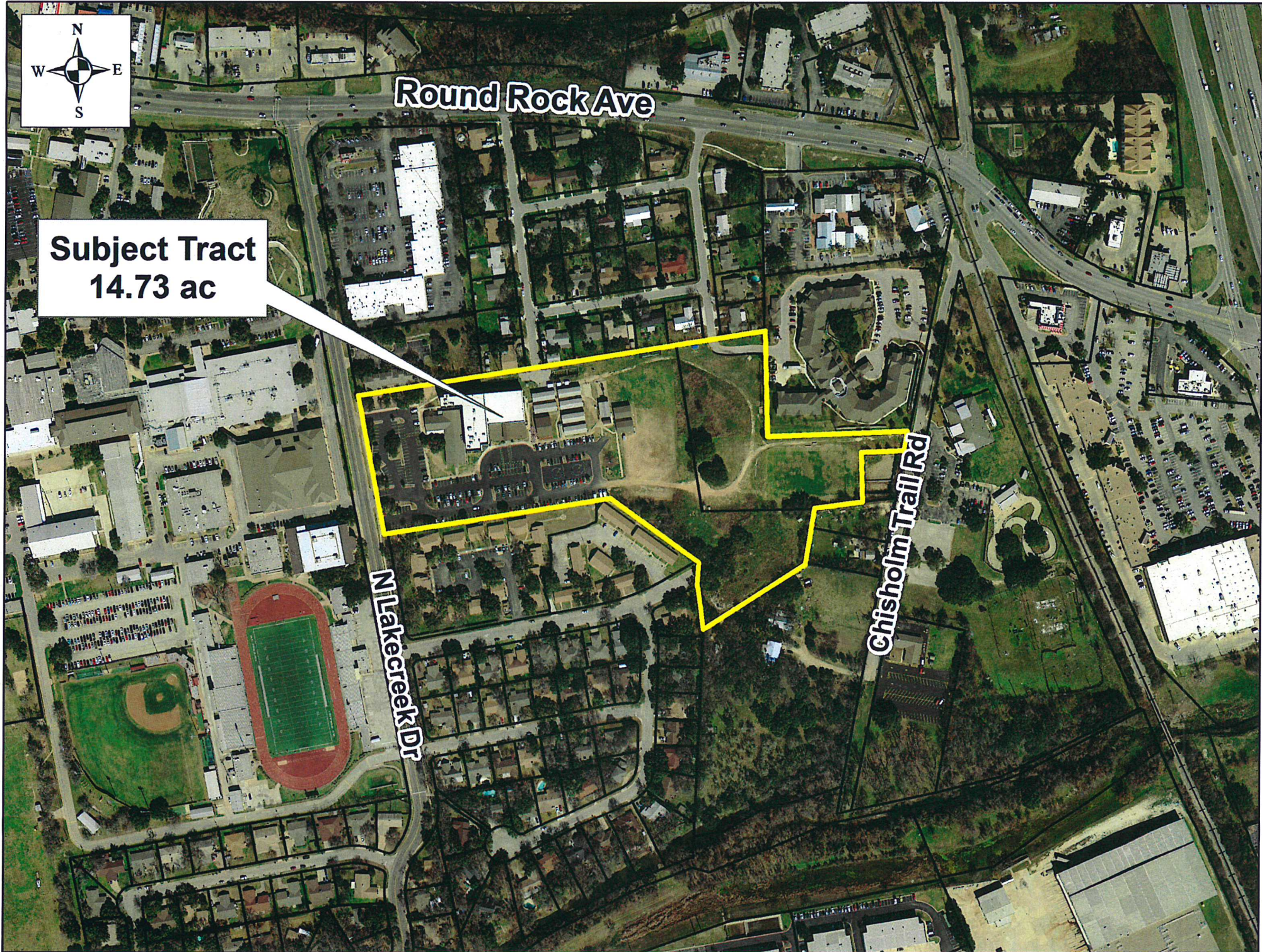


Round Rock Ave

Subject Tract
14.73 ac

N Lakecreek Dr

Chisholm Trail Rd



OWNERS: CENTRAL BAPTIST CHURCH OF ROUND ROCK
301 NORTH LAKE CREEK DRIVE
ROUND ROCK, TEXAS 78681
PHONE (512) 388-3468

ACREAGE: 14.734 Ac.

ACREAGE BY LOT TYPE: DEVELOPMENT 14.734 Ac.

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

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: DEVELOPMENT 2

LINEAR FEET OF NEW STREETS: N/A

SUBMITTAL DATE: 6/21/2016

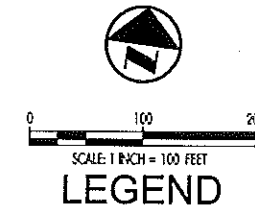
DATE OF PLANNING AND
ZONING COMMISSION REVIEW: 7/20/2016

BENCHMARKS: BM #1 BOX CUT ON CONC. CURB
ELEV = 748.70' (NAVD88)

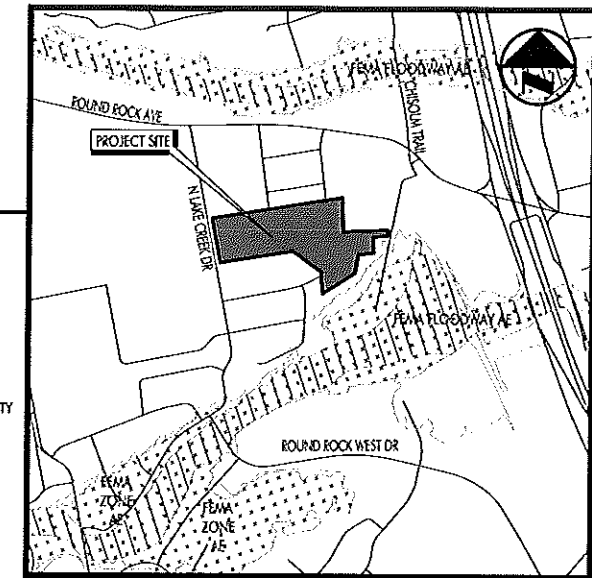
PATENT SURVEY: J.M. HARRELL SURVEY, ABSTRACT 284

ENGINEER: HAGOOD ENGINEERING, INC.
900 E. MAIN ST.
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
FAX (512) 244-1010
TERRY R. HAGOOD, P.E.

EASEMENT LINE TABLE		
TAG #	BEARING	DISTANCE
E1	S09° 05' 28.06"E	38.61'
E2	S89° 49' 42.93"W	108.26'
E3	N89° 54' 31.92"E	109.40'
E4	N10° 47' 05.21"W	38.77'



- 1/2" IRON ROD FOUND ORANGE CAP "BAKER-AUCKLEY" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "TUS INC."
- MONUMENT FOUND
- BENCHMARK LOCATION
- P.R.W.C.
- O.P.R.W.C.
- O.R.W.C.
- D.R.W.C.
- PLAT RECORDS OF WILLIAMSON COUNTY
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- OFFICIAL RECORDS OF WILLIAMSON COUNTY
- DEED RECORDS OF WILLIAMSON COUNTY
- FEMA SPECIAL FLOOD HAZARD AREA ZONE X
- FEMA SPECIAL FLOOD HAZARD AREA ZONE AE
- FEMA SPECIAL FLOOD HAZARD AREA FLOODWAY AREA IN ZONE AE
- ULTIMATE 1% ANNUAL CHANCE FLOOD



VICINITY MAP
1" = 1000'

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 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2003, FOR WILLIAMSON 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.
- ANY SITE PLAN OR BUILDING PERMIT ASSOCIATED WITH THIS PLAT SHALL REQUIRE CONNECTION TO THE CITY OF ROUND ROCK PUBLIC WATER AND WASTEWATER UTILITIES AND THE ABANDONING OF EXISTING WELL(S) FOR DOMESTIC USE AND SEPTIC SYSTEM(S). EXISTING WELL(S) MAY BE UTILIZED FOR IRRIGATION.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE 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 PORTION OF LOT 1A AND LOT 1B SHALL BE DEVELOPED STRICTLY IN ACCORDANCE WITH PUD #32 RESTRICTIONS FOR THIS PROPERTY THAT ARE RECORDED IN DOCUMENT NUMBER 9755892, WILLIAMSON COUNTY, TEXAS OFFICIAL RECORDS SETTING OUT PLANNED UNIT DEVELOPMENT (PUD) ZONING AND USE RESTRICTIONS FOR THIS PROPERTY.
- TEXAS POWER & LIGHT COMPANY EASEMENTS 235/65 AND 333/128 ARE BLANKET EASEMENTS.
- TEXAS POWER & LIGHT COMPANY EASEMENT 498/599 DOES NOT SPECIFY AN EASEMENT WIDTH.
- LOT 1 AND LOT 2 ARE SUBJECT TO SHARED USE AGREEMENT FOR PARKING FACILITIES PER DOC #

AMENDED PLAT
OF
CENTRAL BAPTIST CHURCH
LOT 1A & 1B, BLOCK "A"



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hagood-eng.com
TSP Registration No. F-122709

JOB NO. 15-031 © 2016 HEA, Inc.

SHEET

01

OF 02

Lot 05, 2016-11-12 12:00 PM Z:\HEA\HEA Projects\15-0001\15-001 Round Rock Christian Academy Drawings\Civil\15-001 HEA.dwg

14.734 ACRES OUT OF THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAID TRACT CALLED 14.74 ACRES IN THE FINAL PLAT OF CENTRAL BAPTIST CHURCH, LOT 1A & 1B, BLOCK "A", ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2006052361, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LAKE CREEK DRIVE (60' RIGHT-OF-WAY), MARKING THE NORTHWEST CORNER OF LAKE CREEK WEST, A SUBDIVISION RECORDED IN CABINET E, SLIDE 14, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: N 10°50'32" W, 400.04 FEET WITH THE EAST LINE OF SAID LAKE CREEK DRIVE TO A 1/2" IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF ELM FORK, A SUBDIVISION RECORDED IN CABINET E, SLIDE 205 OF SAID PLAT RECORDS, FOR THE NORTHWEST CORNER OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: N 80°48'44" E, 341.31 FEET WITH THE SOUTH LINE OF SAID ELM FORK SUBDIVISION TO A 1/2" IRON ROD WITH PINK CAP STAMPED "T.S. INC." SET, MARKING THE SOUTHEAST CORNER OF SAID ELM FORK SUBDIVISION, AND THE SOUTHWEST CORNER OF LITTLE OAK ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDE 350 OF SAID PLAT RECORDS, FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: WITH THE SOUTH LINE OF SAID LITTLE OAK ADDITION THE FOLLOWING FOUR (4) COURSES:

1. N 80°49'43" E, 292.27 FEET TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;
2. N 80°49'51" E, 153.29 FEET TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;
3. N 80°55'51" E, 89.82 FEET TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;
4. N 80°59'34" E, 276.28 FEET TO A 1/2" IRON ROD FOUND, MARKING AN ANGLE POINT IN THE WEST LINE OF LOT 1, BLOCK A, ROUND ROCK RETIREMENT RESIDENCE, A SUBDIVISION RECORDED IN CABINET AA, SLIDE 269 OF SAID PLAT RECORDS, FOR THE NORTHERLY NORTHEAST CORNER OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: S 01°25'04" E, 299.79 FEET WITH THE WEST LINE OF SAID ROUND ROCK RETIREMENT SUBDIVISION TO A 1/2" IRON ROD WITH PINK CAP STAMPED "T.S. INC." SET, MARKING THE SOUTHWEST CORNER OF SAID ROUND ROCK RETIREMENT SUBDIVISION, FOR AN INTERNAL ANGLE POINT IN THE NORTHEAST LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: N 87°54'11" E, 399.75 FEET WITH THE SOUTH LINE OF SAID ROUND ROCK RETIREMENT SUBDIVISION TO A 1/2" IRON ROD FOUND, MARKING THE NORTHWEST CORNER OF LOT 3, BLOCK A, A 0.03 ACRE ROAD WIDENING PARCEL OF FINAL PLAT OF CENTRAL BAPTIST CHURCH, LOT 2 & 3 BLOCK "A", A SUBDIVISION RECORDED IN CABINET AA, SLIDE 337 OF SAID PLAT RECORDS, FOR THE EASTERLY NORTHEAST CORNER OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: S 10°37'06" W, 56.23 FEET WITH THE WEST LINE OF SAID ROAD WIDENING PARCEL TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "R.J. SURVEYING" FOUND, MARKING THE NORTHEAST CORNER OF LOT 2A OF SAID CENTRAL BAPTIST CHURCH, LOT 2 & 3 BLOCK "A" SUBDIVISION, FOR AN EXTERNAL ANGLE POINT IN THE EAST LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: S 87°50'27" W, 121.47 FEET WITH THE NORTH LINE OF SAID LOT 2A TO A 1/2" IRON ROD WITH BLUE/BLACK RED CAP FOUND, MARKING THE NORTHWEST CORNER OF SAID LOT 2A, FOR AN INTERNAL ANGLE POINT IN THE EAST LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: S 02°08'16" E, 140.44 FEET WITH THE WEST LINE OF SAID LOT 2A TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "R.J. SURVEYING" FOUND IN THE NORTH LINE OF THAT TRACT CONVEYED TO JULIA DALE BY DEED RECORDED IN VOLUME 81, PAGE 508, OF SAID OFFICIAL PUBLIC RECORDS, MARKING THE SOUTHWEST CORNER OF SAID LOT 2A, FOR AN EXTERNAL ANGLE POINT IN THE EAST LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: S 82°18'34" W, 138.03 FEET WITH THE NORTH LINE OF SAID DALE TRACT TO A 1/2" IRON ROD FOUND, MARKING THE NORTHWEST CORNER OF SAID DALE TRACT, FOR AN INTERNAL ANGLE POINT IN THE EAST LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: S 09°08'26" W, 162.01 FEET, IN PART WITH THE WEST LINE OF SAID DALE AND THE WEST LINE OF THAT TRACT CALLED 0.5 ACRES IN A DEED TO HARGE NEIL HOPKINS, ET AL, RECORDED IN DOCUMENT NO. 2015097285 OF SAID OFFICIAL PUBLIC RECORDS, TO A 1/2" IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF SAID HOPKINS TRACT, AND MARKING AN ANGLE POINT IN THE NORTH LINE OF THAT TRACT CALLED 6.376 ACRES IN A DEED TO INOCENCIA SANCHEZ, ET UX, RECORDED IN DOCUMENT NO. 2001082485 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: S 57°32'33" W, 343.81 FEET WITH THE NORTH LINE OF SAID SANCHEZ TRACT TO A 1/2" IRON ROD FOUND, MARKING THE NORTHWEST CORNER OF SAID SANCHEZ TRACT AND AN ANGLE POINT IN THE EAST LINE OF SAID LAKE CREEK WEST SUBDIVISION, FOR AN EXTERNAL ANGLE POINT IN THE SOUTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: WITH THE EAST LINE OF SAID LAKE CREEK WEST SUBDIVISION THE FOLLOWING FOUR (4) COURSES:

1. N 07°04'03" W, 113.23 FEET TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;
2. N 15°49'38" W, 13.18 FEET TO A 1/2" IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF WESTWOOD DRIVE (60' RIGHT-OF-WAY), FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;
3. N 04°05'59" E, 65.13 FEET WITH THE EAST TENSURUS OF SAID WESTWOOD DRIVE TO A 1/2" IRON ROD FOUND, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;
4. N 54°05'53" W, 312.14 FEET TO A 1" ROD FOUND, MARKING THE NORTHEAST CORNER OF SAID LAKE CREEK WEST SUBDIVISION, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 14.74 ACRE TRACT AND THIS TRACT;

THENCE: S 80°51'24" W, 653.19 FEET WITH THE NORTH LINE OF SAID LAKE CREEK WEST SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 14.734 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83(93).

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT CENTRAL BAPTIST CHURCH OF ROUND ROCK, A TEXAS NONPROFIT CORPORATION, AS THE OWNER OF THAT CERTAIN 14.73 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2006052361, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS CENTRAL BAPTIST CHURCH, LOT 1A AND 1B, BLOCK "A" SUBDIVISION.

CENTRAL BAPTIST CHURCH OF ROUND ROCK
JIM ROWAN
BUSINESS MANAGER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5TH DAY OF July, 2016, BY JIM ROWAN, AS BUSINESS MANAGER OF CENTRAL BAPTIST CHURCH OF ROUND ROCK, A TEXAS NONPROFIT CORPORATION, ON BEHALF OF SAID CENTRAL BAPTIST CHURCH OF ROUND ROCK.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Deborah A. Boudesemper
MY COMMISSION EXPIRES: September 13, 2017

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT EXTRACO BANKS, N.A., THE LIEN HOLDER OF THAT CERTAIN 14.37 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2006052361, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 14.31 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

EXTRACO BANKS, N.A.
BY: GREG EADY, ITS CITY PRESIDENT
CINDY ANN FLORES
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-31-2018

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5TH DAY OF July, 2016, BY GREG EADY, CITY PRESIDENT OF EXTRACO BANKS, N.A., AS THE LIEN HOLDER OF THAT CERTAIN 14.37 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2006052361, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

PRINTED NAME: Cindy Flores
MY COMMISSION EXPIRES: 3/31/19

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 of Terry R. Hagood
7/5/2016
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 of Kenneth Louis Crider
7-6-16
DATE



APPROVED THIS _____ DAY OF _____, 201_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAVID PAULEKA, CHAIRMAN

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. AND

DULY RECORDED ON THE _____ DAY OF _____, A.D., 201_, AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

AMENDED PLAT
OF
CENTRAL BAPTIST CHURCH
LOT 1A & 1B, BLOCK "A"



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1544
Fax (512) 244-1010
www.hagoodeng.com
TSP# Registration No. F-12709

JOB NO. 15-091 © 2016 H&A, Inc.

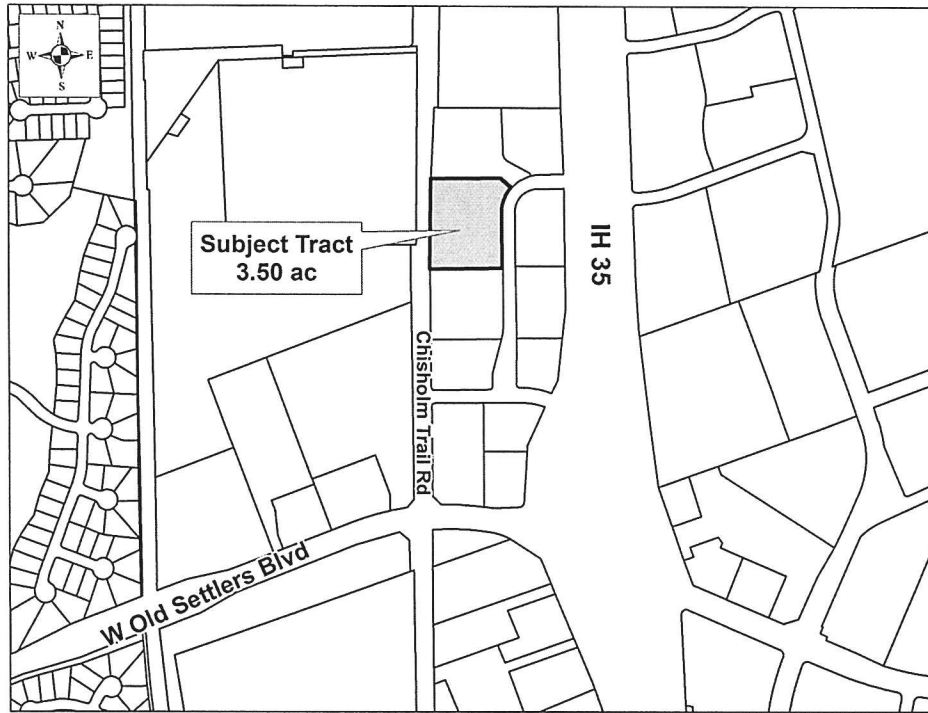
SHEET

02

OF 02

Jun 29 2016 15:43pm Z:\THEA\HEA Projects\Projects 15-000\15-001 Round Rock Christian Academy\Drawings\Con\01\15-001 Red Line.dwg

Replat of Encino Plaza (Hoppe Trail)
FINAL PLAT FP1606-006



CASE PLANNER: David Fowler

REQUEST: Approval of Replat

ZONING AT TIME OF APPLICATION: C-1

DESCRIPTION: 3.50 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Hotel
 South: Hotel
 East: Restaurant
 West: Public Park

PROPOSED LAND USE: Hotel, restaurant

<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:	2	3.50
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	3.50

Owner:
 SAR WESTERN CENTER PLAZA LP
 6467 SOUTHWEST BLVD
 FORT WORTH, TX 76132-2777

Agent
 Hagood Engineering Associates, Inc.
 Terry Hagood
 900 E. Main St.
 Round Rock, TX 78664

Replat of Encino Plaza (Hoppe Trail)
FINAL PLAT FP1606-006

HISTORY: The Planning and Zoning Commission approved the Holiday Inn Plaza Preliminary Plat on September 20, 1995, the Encino Plaza (Formerly Holiday Inn) Final Plat on March 13, 1996, and the Amended Plat of Encino Plaza, Lots 3A-1 and 3A-2 Block "B" on July 5, 2000.

DATE OF REVIEW: July 20, 2016

LOCATION: Hoppe Trail, west of the intersection with the I-35 Access Road and east of Chisolm Trail Road.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the parcel is commercial, and the zoning is C-1 (General Commercial). The C-1 district supports a variety of commercial uses including restaurant, retail, auto sales, office, overnight accommodations, and medical office. The C-1 zoning regulations include landscaping, design standards, and building material requirements to ensure quality and attractive development. In the C-1 district, the exteriors of all buildings must be masonry, except for doors, windows and trim. The zoning and proposed commercial use conform to the General Plan.

Traffic, Access and Roads: The site has frontage on both Hoppe Trail and Chisholm Trail Road. A traffic impact analysis has been deferred until the tenants have identified for both of the lots proposed to be created through this replat.

Water and Wastewater Service: 12" water mains are located in the rights-of-way of Chisholm Trail and Hoppe Trail. An 8" wastewater main is located in the property.

Drainage: The site will connect via storm sewer to an existing detention pond at the northeast corner of Encino Plaza.

Additional Considerations: The tentative use for at least one of the proposed new lots is hotel.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update note 5 to read, "Along Chisholm Trail in addition to the 10' PUE dedicated by plat note 4, the remainder of the 15' PUE dedicated by plat (Doc. No. 2013066840) exists as a variable width PUE".
2. Depict the variable width PUE with line work or provide the note stated above with the corrected language along Chisholm Trail.

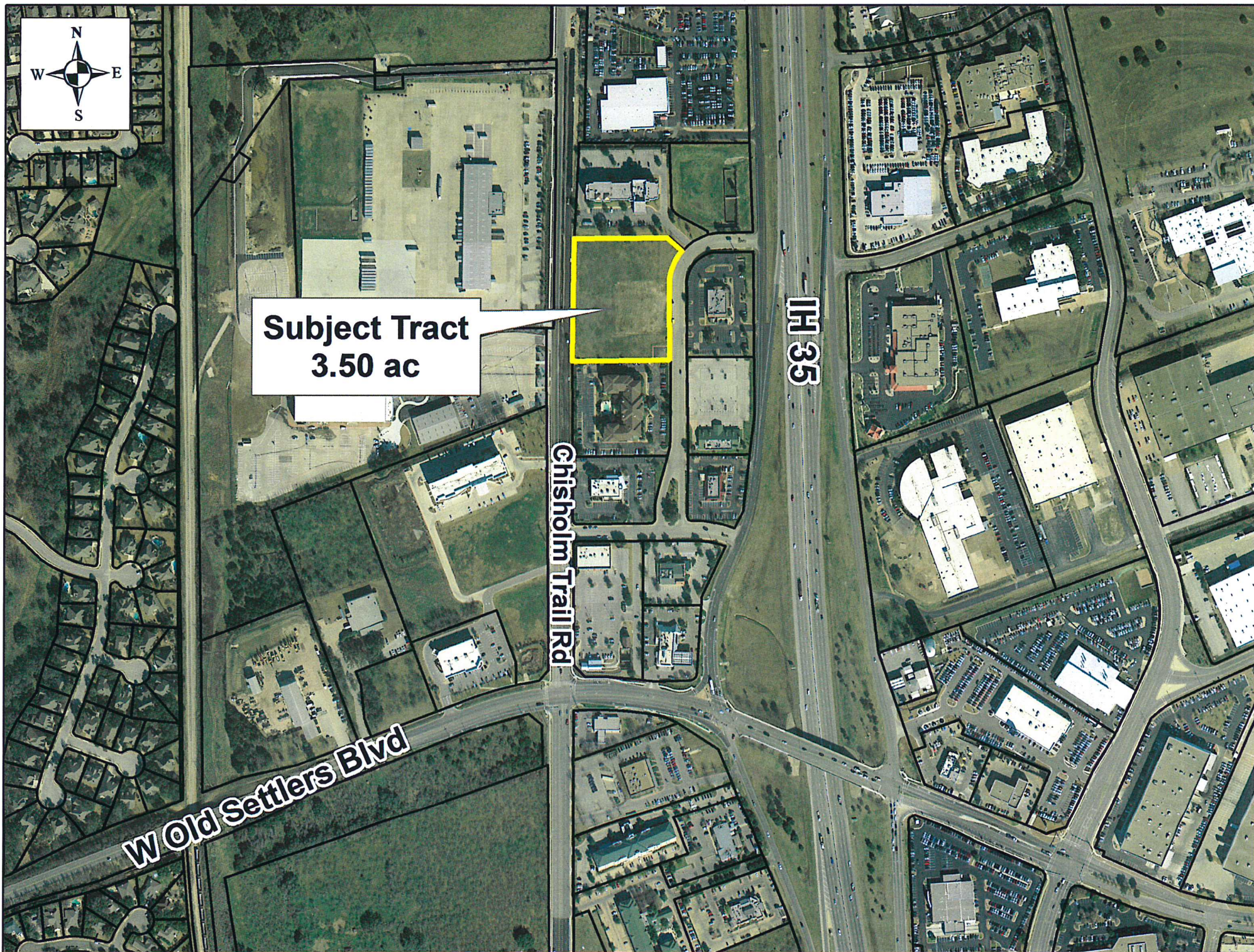


Subject Tract
3.50 ac

Chisholm Trail Rd

W Old Settlers Blvd

IH 35



DOI NO. 12-036 © 2016 IEA, Inc.

GRANTEE HEREBY COVENANTS AND AGREES:

- (a) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LAKES ON THE LANDS;
- (c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEES AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

THE HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

EXPECT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO THE GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

REPLAT
OF
LOT 3-B, BLOCK B, PLAT AMENDMENT
OF LOTS 3-A1 & 3-A2 BLOCK "B",
ENCINO PLAZA

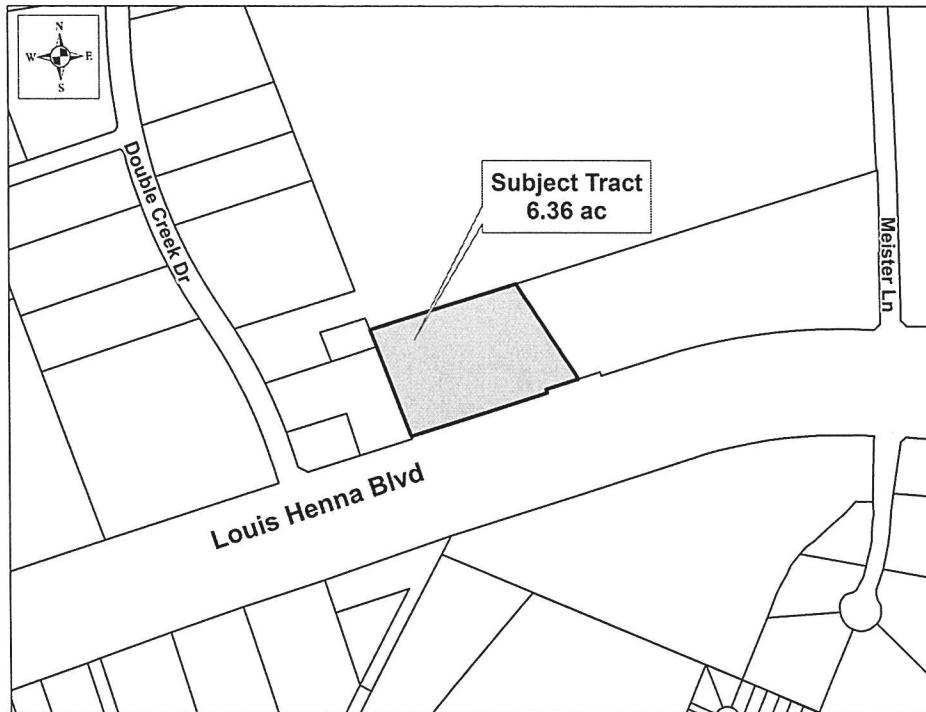


900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1545
Fax (512) 244-1010
www.hearingpro
TEPE Registration No. F-12709

JOB NO. 12-006 © 2016 HEA, Inc.

02 OF 02

Replat of the Final Plat of Cedar Ridge Assisted Living, LLC
FINAL PLAT FP1606-001



CASE PLANNER: David Fowler

REQUEST: Approval of Replat of single parcel into two lots.

ZONING AT TIME OF APPLICATION: PUD 20

DESCRIPTION: 6.36 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: School
 South: SH45/Louis Henna Blvd.
 East: Multi-family
 West: Vacant/commercial

PROPOSED LAND USE: Senior Living

<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:	2	6.36
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	6.36

Owner:
 JOURNEYMAN AUSTIN HOLDINGS INC
 7701 N LAMAR BLVD
 STE 100
 AUSTIN, TX 78752-

Agent
 Longaro & Clarke, LP
 Alex G. Clarke, P.E.
 3839 Bee Cave Rd. #150
 Austin, TX 78746

Replat of the Final Plat of Cedar Ridge Assisted Living, LLC
FINAL PLAT FP1606-001

HISTORY: The Planning and Zoning Commission approved the Cedar Ridge Assisted Living Final Plat on November 4, 2015. The SE PID: BCWB Tract PUD (PUD 20) was approved September 28, 1995 and amended November 12, 2015.

DATE OF REVIEW: July 20, 2016

LOCATION: North side of Louis Henna Boulevard/SH 45, east of Doublecreek Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the subject parcel is residential. The Zoning is Planned Unit Development (PUD) 20. The subject parcel is designated as "Parcel One" in the PUD 20 ordinance. Parcel One allows the proposed senior living uses and set design, lighting, landscaping and parking standards for the development. Senior living uses are allowed to be up to four stories tall on Parcel One. The PUD as revised sets specific requirements for the number of parking spaces needed for each of the proposed senior living uses.

Traffic, Access and Roads: Primary access to the site is proposed via westbound Louis Henna Boulevard. A driveway access easement would connect the subject parcel to the undeveloped lot to the east of the site. A traffic impact analysis is not required for this site.

Water and Wastewater Service: Water service will connect to a 16" line along Louis Henna Boulevard and connect to an existing water line in the northwest corner of the tract. Wastewater will connect to an existing 15" line at the northeast corner of the project.

Drainage: Runoff will be captured in a shared detention pond at the rear of the site. There is a shared drainage and storm sewer easement for the pond indicated on the plat.

Additional Considerations: The proposed replat is to facilitate the creation of separate parcels for each of the two proposed senior housing facilities on the subject site.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Remove "to the City of Round Rock" from the joint access easement callout.

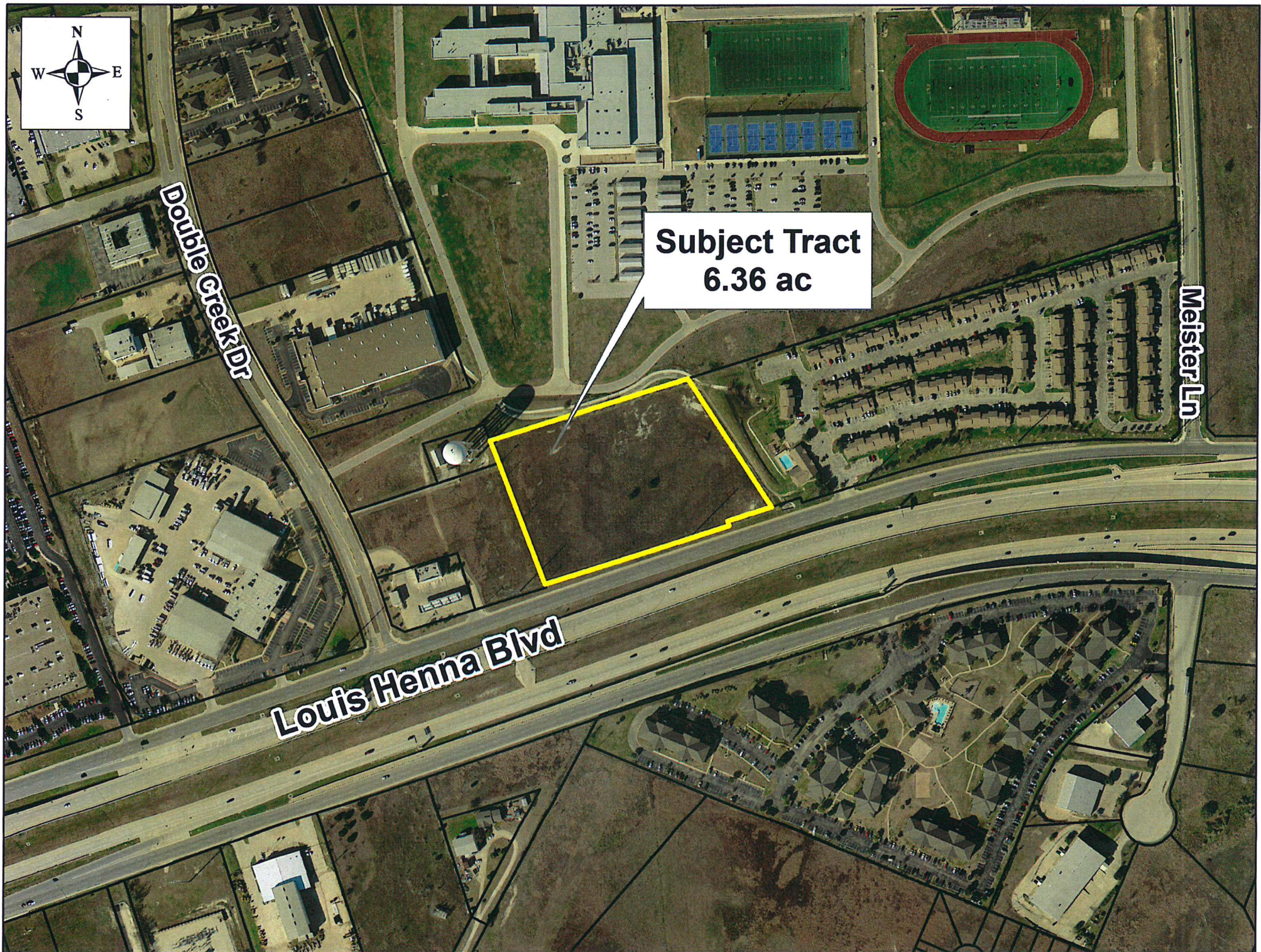


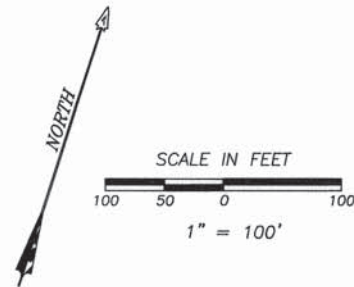
Double Creek Dr

Subject Tract
6.36 ac

Meister Ln

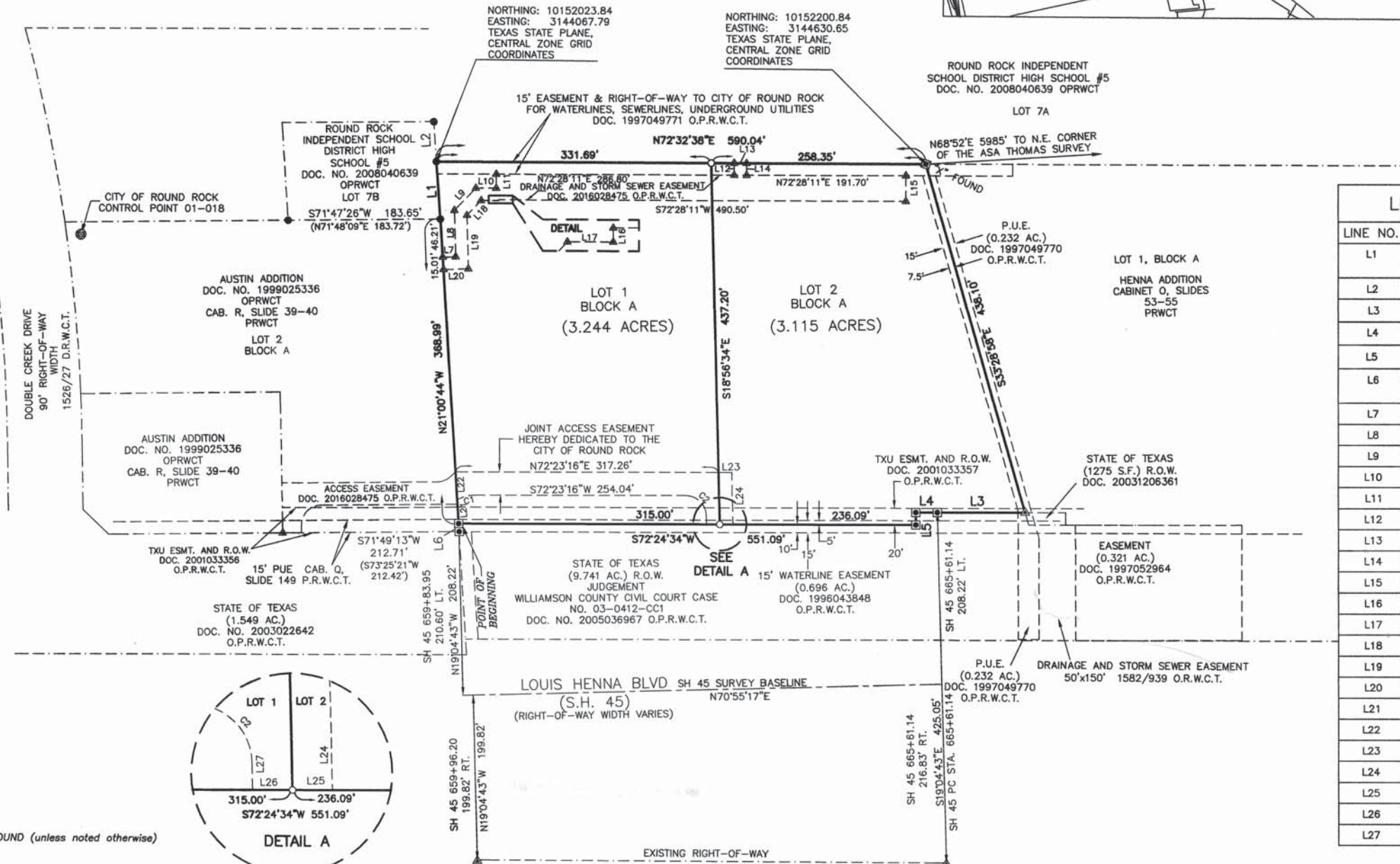
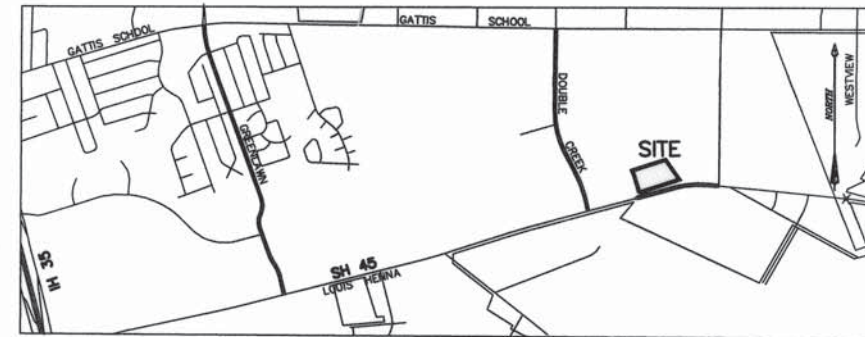
Louis Henna Blvd





ASA THOMAS SURVEY
ABSTRACT NO. 609

VICINITY MAP
NOT TO SCALE



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S21°41'06"E (N20°41'18"W)	69.70' 69.76'
L2	S20°55'56"E	48.30'
L3	N72°20'39"E	106.09'
L4	N72°20'39"E	25.84'
L5	N17°40'36"W	14.96'
L6	S21°00'44"E (S21°00'12"E)	9.86' 9.86'
L7	N71°00'38"E	15.60'
L8	N18°59'22"W	56.14'
L9	N26°00'38"E	37.41'
L10	N72°28'11"E	24.62'
L11	N17°31'49"W	17.00'
L12	N17°31'51"W	14.54'
L13	N72°32'38"E	15.00'
L14	N17°31'51"W	14.52'
L15	S17°31'49"E	31.00'
L16	N17°31'46"W	1.00'
L17	N72°28'11"E	21.19'
L18	N26°00'38"E	24.76'
L19	S18°59'22"E	64.92'
L20	N71°00'38"E	30.07'
L21	N21°00'44"W	29.10'
L22	N21°00'44"W	33.50'
L23	N72°23'16"E	16.00'
L24	S18°56'34"E	62.63'
L25	S72°24'34"W	16.00'
L26	S72°24'34"W	16.00'
L27	N18°56'34"W	11.16'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.30'	49.00'	27°14'57"	S58°45'47"W	23.08'
C2	37.14'	24.00'	88°40'10"	S63°16'39"W	33.54'

BENCHMARK:

CITY OF ROUND ROCK CONTROL POINT 01-018
TEXAS STATE PLANE NAD82/HARN93 GRID COORDINATES:

NORTHING (FT) 10151814.54
EASTING (FT) 3143711.25

ELEV. 793.27 NAVD88

LANDESIGN
SERVICES, INC.

512-288-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800



REPLAT CEDAR RIDGE ASSISTED LIVING, LLC

PROJECT NAME: LOUIS HENNA	DATE: 06/30/16	SCALE: 1"= 100'
JOB NUMBER: 1941509	DRAWING FILE PATH: L:\L&C\Louis Henna\DWG	FIELDNOTE FILE PATH:
REPLS: JB	TECH: JJA	PARTYCHIEF: AG
CHECKED BY: DMI	FIELDBOOKS:	

DRAWING NAME
PLAT 2.DWG

SHEET
1 of 2

- LEGEND
- CONTROL POINT
 - 1/2" IRON REBAR FOUND (unless noted otherwise)
 - ▲ NAIL FOUND
 - TxDOT TYPE II MONUMENT FOUND
 - ▲ CALCULATED POINT
 - 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
() RECORD INFORMATION
--- SUBDIVISION BOUNDARY
--- ADJACENT PROPERTY
--- RIGHT-OF-WAY LINE
--- EASEMENT LINE
--- RIGHT-OF-WAY BASELINE

REPLAT CEDAR RIDGE ASSISTED LIVING, LLC

AREA: 6.359 ACRES
SURVEY: ASA THOMAS SURVEY
ABSTRACT NO. 609
LINEAR FEET OF NEW STREETS: 0
LOTS: 2 (6.359 ACRES) (DEVELOPMENT)
ACREAGE BY LOT TYPE: 6.359 DEVELOPMENT
BLOCKS: 1
DATE SUBMITTED: JUNE 15, 2016
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JULY 20, 2016

OWNER: JOURNEYMAN AUSTIN HOLDINGS, INC.
7701 N. LAMAR BLVD., SUITE 100
AUSTIN, TEXAS 78762
SURVEYOR: LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800
ENGINEER: LONGARO & CLARKE
3839 BEE CAVE RD
SUITE 150
AUSTIN, TEXAS 78746
FIRM REGISTRATION NO. 544

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT JOURNEYMAN AUSTIN HOLDINGS, INC., AS THE OWNER OF THAT CERTAIN 6.359 ACRE LOT 1, BLOCK A, FINAL PLAT CEDAR RIDGE ASSISTED LIVING, LLC SUBDIVISION RECORDED IN DOCUMENT NO. 2015104656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS CONVEYED IN DOCUMENT NO. 2016022334 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS

REPLAT CEDAR RIDGE ASSISTED LIVING, LLC SUBDIVISION.

JOURNEYMAN AUSTIN HOLDINGS, INC.

BY: Sam Kumar
SAM KUMAR, PRESIDENT
JOURNEYMAN AUSTIN HOLDINGS, INC.
A DELAWARE CORPORATION
7701 N. LAMAR BLVD., SUITE 100
AUSTIN, TEXAS 78752

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF July, 2016, BY SAM KUMAR, AS PRESIDENT OF JOURNEYMAN AUSTIN HOLDINGS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID JOURNEYMAN AUSTIN HOLDINGS, INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
David C. Gregory

4-30-2019
MY COMMISSION EXPIRES



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT TEXAS COMMUNITY BANK, THE LIEN HOLDER OF THAT CERTAIN 6.359 ACRE TRACT OF LAND BEING LOT 1, BLOCK A FINAL PLAT CEDAR RIDGE ASSISTED LIVING, LLC RECORDED IN DOCUMENT NUMBER 2015104656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 6.359 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

TEXAS COMMUNITY BANK BY: CARY MANSFIELD, TRUSTEE

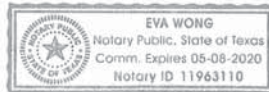
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF July, 2016, BY Cary Mansfield as Trustee for Texas Community Bank on behalf of said Texas Community Bank.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
Eva Wong

May 8, 2020
MY COMMISSION EXPIRES



METES AND BOUNDS DESCRIPTION

BEING 6.359 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF ASA THOMAS SURVEY, ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A OF THE FINAL PLAT OF CEDAR RIDGE ASSISTED LIVING, LLC SUBDIVISION RECORDED IN DOCUMENT NO. 2015104656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 1, BLOCK A BEING ALL OF THE REMAINDER OF A CALLED 6.406 ACRE TRACT DESCRIBED IN DEED TO E.W. WHATLEY ENTERPRISES, LTD RECORDED IN DOCUMENT NO. 2013049473 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT TYPE II MONUMENT FOUND IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 45, THE SOUTHWEST CORNER OF SAID 6.406 ACRE TRACT, IN THE EAST LINE OF LOT 2, BLOCK A, AUSTIN ADDITION A SUBDIVISION OF RECORD IN DOCUMENT NO. 199925336 OF THE O.P.R.W.C.T., AND THE NORTHWEST CORNER OF A CALLED 9.741 ACRE TRACT IN JUDGMENT TO THE STATE OF TEXAS IN WILLIAMSON COUNTY CIVIL CASE NO. 03-0412-CC1 RECORDED IN DOCUMENT NO. 2005036967 OF THE O.P.R.W.C.T., FROM WHICH A TXDOT TYPE II MONUMENT FOUND IN THE WEST LINE OF SAID 9.741 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 2 BEARS SOUTH 21°00'44" EAST (RECORD: SOUTH 21°00'12" EAST, 9.86') A DISTANCE OF 9.86 FEET;

THENCE NORTH 21°00'44" WEST (RECORD: NORTH 21°05'37" WEST, 368.68') WITH THE WEST LINE OF SAID 6.406 ACRE TRACT AND THE EAST LINE OF SAID LOT 2 A DISTANCE OF 368.99 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF LOT 7B, ROUND ROCK INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL #5 A SUBDIVISION OF RECORD IN DOCUMENT NO. 2008040639 OF THE O.P.R.W.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNERS OF SAID LOT 7B BEARS SOUTH 71°47'26" WEST (RECORD: SOUTH 74°48'09" WEST, 183.72') A DISTANCE OF 183.65 FEET;

THENCE NORTH 21°41'06" WEST (RECORD: NORTH 20°41'18" WEST, 69.76') CONTINUING WITH THE WEST LINE OF SAID 6.406 ACRE TRACT AND THE EAST LINE OF SAID LOT 7B A DISTANCE OF 69.70 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 6.406 ACRE TRACT AND IN THE SOUTH LINE OF LOT 7A, ROUND ROCK INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL #5, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7B BEARS NORTH 20°55'56" WEST A DISTANCE OF 48.30 FEET;

THENCE NORTH 72°32'38" EAST (RECORD: NORTH 74°13'44" EAST, 589.90') WITH THE NORTH LINE OF SAID 6.406 ACRE TRACT AND THE SOUTH LINE OF LOT 7A A DISTANCE OF 590.04 FEET TO A CHISELED "X" FOUND FOR THE NORTHEAST CORNER OF SAID 6.406 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK A, HENNA ADDITION A SUBDIVISION OF RECORD IN CABINET O, SLIDE 53-55 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE SOUTH 33°28'58" EAST WITH THE EAST LINE OF SAID 6.406 ACRE TRACT AND THE WEST LINE OF SAID LOT 1 A DISTANCE OF 438.10 FEET TO A CALCULATED POINT IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF SH 45 AT THE NORTHWEST CORNER OF A CALLED 1275 SQUARE FOOT TRACT CONVEYED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NO. 20031206361 OF THE O.P.R.W.C.T. AND IN THE NORTH LINE OF SAID 9.741 ACRE TRACT;

THENCE CROSSING THROUGH SAID 6.406 ACRE TRACT AND WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SH 45 TRACT THREE (3) COURSES:

1. SOUTH 72°20'39" WEST (RECORD: SOUTH 72°24'12" WEST, 106.09') A DISTANCE OF 106.09 FEET TO A TXDOT TYPE II MONUMENT FOUND;
2. SOUTH 72°20'39" WEST (RECORD: SOUTH 72°24'12" WEST, 25.84') A DISTANCE OF 25.84 FEET TO A TXDOT TYPE II MONUMENT FOUND;
3. SOUTH 17°40'36" EAST (RECORD: SOUTH 17°35'38" EAST, 15.00') A DISTANCE OF 14.96 FEET TO A TXDOT TYPE II MONUMENT FOUND IN THE SOUTH LINE OF THE 6.406 ACRES;

THENCE SOUTH 72°24'34" WEST (RECORD: SOUTH 72°24'12" WEST, 551.17') WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 45, THE SOUTH LINE OF SAID 6.406 ACRE TRACT AND THE NORTH LINE OF SAID 9.741 ACRE TRACT A DISTANCE OF 551.09 FEET TO THE POINT OF BEGINNING.

APPROVED THIS _____ DAY OF _____, 201____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, DAVID R. HARTMAN, 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.

David R. Hartman 6/30/16
DAVID R. HARTMAN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5264
LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800
(512) 238-7901



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ALEX G. CLARKE, 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.

Alex G. Clarke 7/5/2016
ALEX G. CLARKE, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO.

ENGINEERING BY:
LONGARO AND CLARKE
3839 BEE CAVE ROAD, #150
AUSTIN, TEXAS 78746
TBPE REG. NO. F-544
512-306-0228 (TEL)
512-306-0338 (FAX)



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 201____, AT _____ O'CLOCK _____ M. AND

DULY RECORDED ON THE _____ DAY OF _____ A.D., 201____ AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

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 CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
- 3) NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 4) NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 6) A FIFTEEN FOOT (15') P.U.E. AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING SH 45.

NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOW OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL. PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS FROM THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

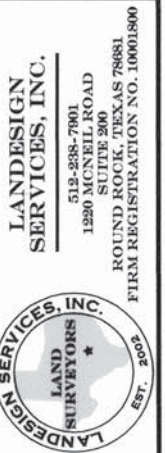
GRANTEE HEREBY COVENANTS AND AGREES:

- (A) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- (C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

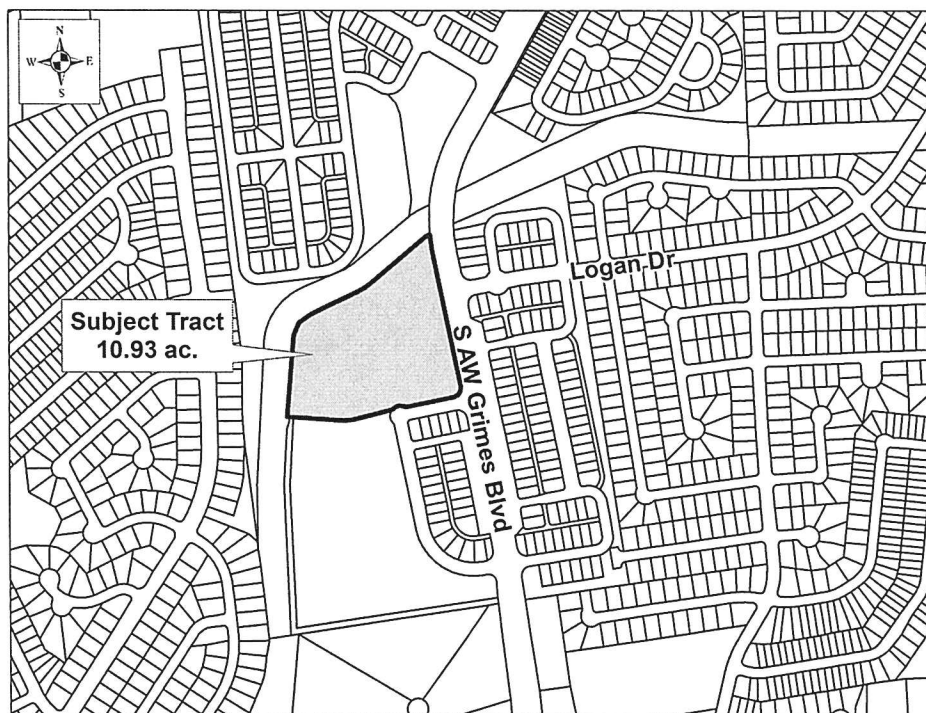
TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSES OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.



REPLAT CEDAR RIDGE ASSISTED LIVING, LLC

PROJECT NAME: LOUIS HENNA	SCALE: 1"= 100'
JOB NUMBER: 1941509	DRAWING FILE PATH: L:\L&C\Louis Henna\DWGS
DATE: 06/30/16	FIELDNOTE FILE PATH:
REPL: JB	TECH: JJA
CHECKED BY: DM	PARTYCHIEF: AG
DRAWING NAME PLAT 2.DWG	
SHEET 2 of 2	

**Turtle Creek Village Phase 8 - Replat
FINAL PLAT FP1605-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Replat for Turtle Creek Village Phase Eight

ZONING AT TIME OF APPLICATION: Turtle Creek Village PUD No. 47

DESCRIPTION: 10.93 acres out of the P.A. Holder Survey No. 9, Abstract No. 297

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: single family - Turtle Creek Village PUD No. 47

South: single family - Turtle Creek Village PUD No. 47

East: single family - Turtle Creek Village PUD No. 47

West: open space - Turtle Creek Village PUD No. 47

PROPOSED LAND USE: single family attached condominiums

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	2	9.82
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	1.11
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	10.93

Owner:
Continental Homes of Texas, LP
Kevin Pape
10700 Pecan Park Blvd., Ste. 400
Austin, TX 78750

Agent
Gray Engineering, Inc.
Steven J. Bertke, P.E.
8834 N. Capital of TX Hwy., Ste. 140
Austin, TX 78759

**Turtle Creek Village Phase 8 - Replat
FINAL PLAT FP1605-003**

HISTORY: The Planning and Zoning Commission approved the preliminary plat for Turtle Creek Village on August 11, 2004 and the final plat for Phase 8 on September 15, 2004. A portion of the final plat was amended in 2005.

DATE OF REVIEW: June 15, 2016

LOCATION: Westside of S. A.W. Grimes at Logan Dr.

STAFF REVIEW AND ANALYSIS:

This replat makes changes to Lot 4, Block Q of the final plat recorded on December 21, 2004. The changes include the addition of right-of-way for Logan Drive, a hike and bike trail easement and the inclusion of adjacent property previously owned by the City. The City Council approved a resolution authorizing a contract to purchase right-of-way from Continental Homes for Logan Drive on June 9, 2016. The inclusion of the Logan Drive right-of-way creates two lots, replacing the single lot previously platted. The purpose of a replat is to resubdivide all or part of a recorded plat, without the vacation of the preceding plat. A public hearing is required with the consideration of a replat.

General Plan and Zoning: The General Plan designates the property as residential and open space. It is zoned as PUD (Planned Unit Development) No. 47 – Turtle Creek Village. This portion of the property is designated in the PUD for single family attached residential. With the approval of this replat, Lot 1, located on the north side of the Logan Drive right-of-way, will not be suitable for single family attached residential units, therefore a rezoning of PUD No. 47 for this lot will be proposed. It is anticipated that limited office or day care will be the uses recommended for this property.

Traffic, Access and Roads: The inclusion of Logan Drive right-of-way is to accommodate a potential connection of Logan Drive in the Greenslopes neighborhood to the west with the intersection of Logan Drive and A.W. Grimes Boulevard on the east side of the tract. In order to make this connection, a bridge would be required in order to cross the creek located to the west of the property. At this time, this potential road connection has not been designed or funded.

Water and Wastewater Service: Water service will be provided from an existing line located along A.W. Grimes Boulevard. A wastewater connection is located within the creek on the north side of the property.

Drainage: The property drains from south to north.

Additional Considerations: An emergency access road is located on the City property to the west of the tract, providing gated access to Phase Four, Section B of Turtle Creek Village. The road connects Logan Drive in the Greenslopes subdivision to Heritage Springs Trail in Turtle Creek Village. Its purpose is to provide a second point of access for the homes located in Turtle Creek Village. This emergency access road is not on the property being platted and it will not be affected by the plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise Date of Planning and Zoning Commission Review to state July 20, 2016.
2. Add trail easement document number(s) prior to recordation.

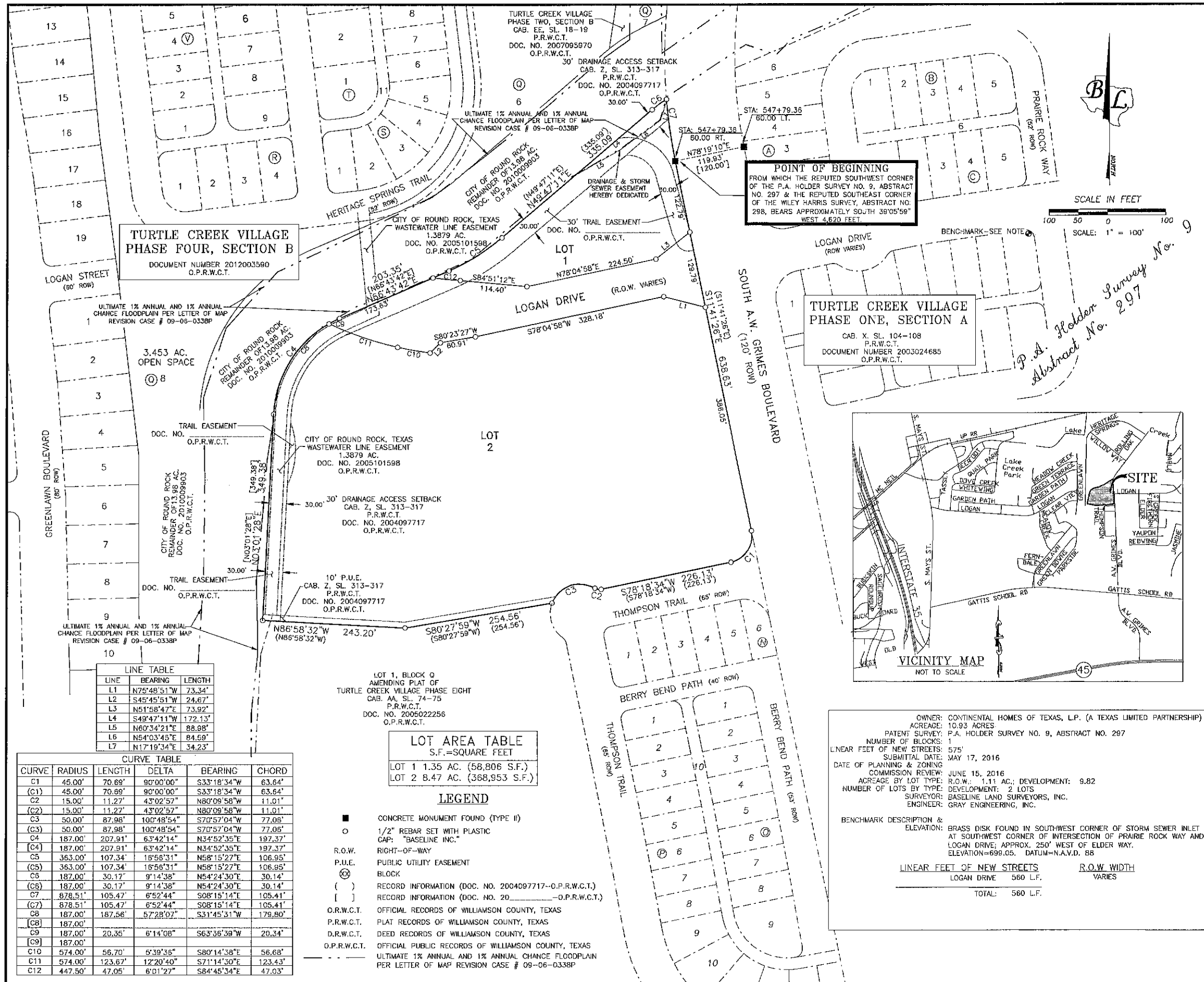


Subject Tract
10.93 ac.

Logan Dr

SAM Grimes Blvd





THE REPLAT
OF THE AMENDING PLAT
OF TURTLE CREEK VILLAGE
PHASE EIGHT

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
ron-baseline@austin.tx.com
Registered Firm #10015100

File: \VC\1\Ph 8 2015\Draw\TCV 8 Final Plat 2016	Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 06/01/16	Drawn By: RLW	
Checked By: JSL	Revision 1:	
	Revision 2:	
	Revision 3:	
	Revision 4:	

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH RICHARD MAIER, VICE PRESIDENT, BEING THE OWNER OF THE REMAINDER OF A 151.37 ACRE TRACT SITUATED IN P.A. HOLDER SURVEY NO. 9, ABSTRACT NO. 297, CONVEYED BY INSTRUMENTS OF RECORD IN DOCUMENTS NO. 2000068004 & 2000068006; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMAINDER OF A 33.61 ACRE TRACT CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2000065504 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES 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 "THE REPLAT OF THE AMENDING PLAT OF TURTLE CREEK VILLAGE PHASE EIGHT".

CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

BY: CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS GENERAL PARTNER

BY: _____
NAME: RICHARD MAIER
TITLE: VICE PRESIDENT

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY RICHARD MAIER, VICE PRESIDENT OF CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CHTEX OF TEXAS, INC.

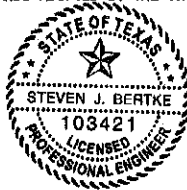
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

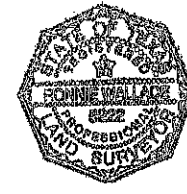
THAT I, STEVEN J. BERTKE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Steven J. Bertke 6/8/16
STEVEN J. BERTKE, P.E. 103421 DATE
GRAY ENGINEERING, INC.
TPE FIRM NUMBER 2948
8834 N. CAPITAL OF TEXAS HWY., SUITE 140
AUSTIN, TEXAS 78759
(PHONE) 512-452-0371 (FAX) 512-454-9933



THAT I, RONNIE WALLACE, 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.

Ronnie Wallace 8 June 2016
RONNIE WALLACE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5222
BASELINE LAND SURVEYORS, INC.
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(PHONE) 512-374-9722 (FAX) 512-873-8743



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 PAVLSKA, CHAIRMAN

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 _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, 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 OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY 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, 2010 EDITION, AS AMENDED, INCLUDING THE PROVISIONS OF P.U.D. NO. 47.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS, AS MODIFIED BY P.U.D. NO. 47.
3. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. THIS PLAT IS SUBJECT TO ALL RESTRICTIONS CONTAINED IN CITY OF ROUND ROCK ORDINANCE NO. Z-01-07-12-1082 (P.U.D. NO. 47).
5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON AUGUST 11, 2004.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. 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.
8. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD INUNDAED 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 48491C0405E, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR WILLIAMSON COUNTY, TEXAS; LETTER OF MAP REVISION CASE #09-06-0338P.
9. THE FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS WILL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH PUD 47.
11. THE MINIMUM FINISHED FLOOR ELEVATION FOR LOT 1 WILL BE 706.00.

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREBY GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINAFORE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREBY GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISE COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (c) THE RIGHT TO INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANCES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY; AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF THE GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- (a) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTOR'S PRIVATE ROADS OR LANES ON THE LANDS;
- (c) TO THE EXTENT ALLOWED BY THE LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT;

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THIS EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHT THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

METES AND BOUNDS DESCRIPTION

BEING 10.93 ACRES OF LAND OUT OF THE P.A. HOLDER SURVEY NO. 9, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 4, BLOCK Q, TURTLE CREEK VILLAGE PHASE EIGHT; A SUBDIVISION OF RECORD IN CABINET 7, SLIDES 313-317 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NUMBER 2004097717 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A 1.357 ACRE TRACT OF LAND VACATED BY THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015_____; SAID 1.357 ACRE TRACT BEING A PORTION OF A 13.98 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2010009803 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT Type II concrete monument found in the east line of said Lot 4, Block Q, Turtle Creek Village Phase Eight and being in the west right-of-way line of South A.W. Grimes Boulevard (120' R.O.W.) 80.00 feet right of and perpendicular to engineer's centerline station 547+79.36;

THENCE South 11°41'28" East (record: South 11°41'28" East), along the east line of Lot 4, Block Q, Turtle Creek Village Phase Eight and said west right-of-way line of South A.W. Grimes Boulevard a distance of 638.63 feet (record: 638.63 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the easternmost southeast corner of Lot 4, Block Q, Turtle Creek Village Phase Eight and being at the intersection of the west right-of-way line of South A.W. Grimes Boulevard with the north right-of-way line of Thompson Trail (65' R.O.W.);

THENCE along the south line of Lot 4, Block Q, Turtle Creek Village Phase Eight and said north right-of-way line of Thompson Trail the following four (4) courses:

1. Along a tangential curve to the right, having a radius of 45.00 feet (record: 45.00 feet), a length of 70.69 feet (record: 70.69 feet), a delta angle of 90°00'00" (record: 90°00'00") and a chord which bears South 33°18'34" West a distance of 63.64 feet (record: South 33°18'34" West a distance of 63.64 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of tangency;
2. South 78°18'34" West a distance of 226.13 feet (record: South 78°18'34" West a distance of 226.13 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;
3. Along a tangential curve to the right, having a radius of 15.00 feet (record: 15.00 feet), a length of 11.27 feet (record: 11.27 feet), a delta angle of 43°02'57" (record: 43°02'57") and a chord which bears North 80°09'58" West a distance of 11.01 feet (record: North 80°09'58" West a distance of 11.01 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of reverse curvature;
4. Along a reverse curve to the left, having a radius of 50.00 feet (record: 50.00 feet), a length of 87.98 feet (record: 87.98 feet), a delta angle of 100°48'54" (record: 100°48'54") and a chord which bears South 70°57'04" West a distance of 77.06 feet (record: South 70°57'04" West a distance of 77.06 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." in the westerly right-of-way line of Thompson Trail and being the northeast corner of Lot 1, Block Q, Amending Plat of Turtle Creek Village Phase Eight; a subdivision of record in Cabinet A, Slides 74-75 of the Plat Records of Williamson County, Texas and Document Number 2005022256 of the Official Public Records of Williamson County, Texas;

THENCE South 80°27'59" West (record: South 80°27'59" West), continuing along the south line of Lot 4, Block Q, Turtle Creek Village Phase Eight and the north line of said Lot 1, Block Q, Amending Plat of Turtle Creek Village Phase Eight a distance of 254.56 feet (record: 254.56 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc.";

THENCE North 86°58'32" West (record: North 86°58'32" West), continuing along the south line of Lot 4, Block Q, Turtle Creek Village Phase Eight, the south line of said 1.357 acre tract and the north line of Lot 1, Block Q, Amending Plat of Turtle Creek Village Phase Eight a distance of 243.20 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 1.357 acre tract and being in the east line of the remainder of said 13.98 acre tract;

THENCE along the west line of the 1.357 acre tract and the east line of the remainder of a 13.98 acre tract the following two (2) courses:

1. North 03°01'28" East a distance of 349.38 feet (record: North 03°01'28" East a distance of 349.38 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;
2. Along a tangential curve to the right, having a radius of 187.00 feet (record: 187.00 feet), a length of 207.81 feet (record: 207.81 feet), a delta angle of 63°42'14" (record: 63°42'14") and a chord, which bears North 34°52'35" East a distance of 197.37 feet (record: North 34°52'35" East a distance of 197.37 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of tangency;

THENCE North 66°43'42" East (North 66°43'42" East), continuing along the west line of the 1.357 acre tract, the east line of the remainder of a 13.98 acre tract and the northerly line of Lot 4, Block Q, Turtle Creek Village Phase Eight a distance of 203.35 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;

THENCE along the north line of Lot 4, Block Q, Turtle Creek Village Phase Eight and the south line of the remainder of the 13.98 acre tract the following three (3) courses:

1. Along a tangential curve to the left, having a radius of 363.00 feet (record: 363.00 feet), a length of 107.34 feet (record: 107.34 feet), a delta angle of 16°56'31" (record: 16°56'31") and a chord, which bears North 58°15'27" East a distance of 106.95 feet (record: North 58°15'27" East a distance of 106.95 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of tangency;
2. North 49°47'11" East a distance of 335.09 feet (record: North 49°47'11" East a distance of 335.09 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;
3. Along a tangential curve to the right, having a radius of 187.00 feet (record: 187.00 feet), a length of 30.17 feet (record: 30.17 feet), a delta angle of 9°14'38" (record: 9°14'38") and a chord, which bears North 54°24'30" East a distance of 30.14 feet (record: North 54°24'30" East a distance of 30.14 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the northeast corner of Lot 4, Block Q, Turtle Creek Village Phase Eight and being in the west right-of-way line of South A.W. Grimes Boulevard;

THENCE along the east line of Lot 4, Block Q, Turtle Creek Village Phase Eight and the west right-of-way line of South A.W. Grimes Boulevard, being a non-tangential curve to the left, having a radius of 878.51 feet (record: 878.51 feet), a length of 105.47 feet (record: 105.47 feet), a delta angle of 6°52'44" (record: 6°52'44") and a chord, which bears South 08°15'14" East a distance of 105.41 feet (record: South 08°15'14" East a distance of 105.41 feet) to the POINT OF BEGINNING;

This parcel contains 10.93 acres of land, more or less, out of P.A. Holder Survey No. 9, Abstract No. 297 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83, using a surface adjustment factor of 1.00012.

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PROFESSIONAL LAND SURVEYING SERVICES
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THE REPLAT
OF THE AMENDING PLAT
OF TURTLE CREEK VILLAGE
PHASE EIGHT

File: \CV\Ph 8 2015\Orig\TCV 8 Final Plat 2016	
Scale (Hor.): 1"=100' Scale (Vert.):	
Date: 06/01/16	Drawn By: RLW
Checked By: JSL	Revision 1:
Revision 2:	Revision 3:
Revision 4:	

SHEET
2 of 2