



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Matt Baker
Alternate Vice Chair Rob Wendt
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Jennifer Henderson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, November 1, 2017

7:00 PM

City Council Chambers, 221 East Main St.

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

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

[2017-4915](#) Consider approval of the minutes for the September 20, 2017 Planning and Zoning Commission meeting.

F. PLATTING AND ZONING:

E.1 [2017-4917](#) Consider approval of the Vizcaya Phase 4C Final Plat, generally located to the northwest of Caruso Ln. and Veranda Terrace. Case No. FP1710-003

E.2 [2017-4918](#) Consider public testimony concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner HR 79 Investment Ltd., to Replat Lot 4, Block A, Highland Hwy 79 Commercial Phase 2, generally located southeast of the intersection of E. Palm Valley Blvd. and S. A.W. Grimes Blvd. Case No. FP1710-002

G. STAFF REPORT:

F.1 [2017-4919](#) Consider approval of the 2018 Planning and Zoning Commission Meeting Schedule.

F.2 [2017-4920](#) Consider an update regarding Council actions related to Planning and Zoning items.

H. 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 Meeting was posted on the 26th day of October 2017 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, SEPTEMBER 20, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on September 20, 2017, 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 Matthew Baker, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Commissioner Selicia Sanchez was absent.

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

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the September 6, 2017 Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider approval of the Provident Crossings Section VI Final Plat. Generally located southwest of the intersection of Gattis School Rd. and S. A.W. Grimes Blvd. Case No. FP1704-001

Mr. von Rosenberg gave a brief overview of the proposed project stating that staff recommended approval of the final plat as conditioned. In addition, he noted that a Traffic Impact Analysis (TIA) must be submitted and/or approved by the City prior to the first full site development permit application. He also explained that any right-of-way required for a deceleration lane and/or payments towards the cost of any necessary offsite improvements must be completed before approval of the site development permit.

Mr. Pohlmeier with the Transportation Department explained that the applicant was considering donating right-of-way (ROW) land and installing a deceleration lane. He explained that the proposed deceleration lane would allow for better traffic flow. He also stated that the Transportation Department was in the process of installing a signal light at Town Center Dr. to alleviate traffic entering or exiting the proposed development.

The owners' representative, Mr. Sam Pfeiffer, with Jones & Carter, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Baker, second by Commissioner Wendt to approved as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider public testimony and a recommendation concerning the request for approval of the Chisholm Trail Tech Center Concept Plan. Generally located at the southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd. Case No. CP1706-001

Mr. von Rosenberg gave a brief overview of the application explaining that the purpose of the concept plan was to present a layout of the proposed subdivision for review. He stated that the subject tract was approximately 73.58 acres and 15 development lots were being proposed. He explained that a Traffic Impact Analysis (TIA) had been prepared and City approval was required before a preliminary plat for the site could be approved.

Mr. von Rosenberg continued by explaining the allowed uses for the site and stated that staff recommended approval of the concept plan as conditioned.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing. Ms. Hilda Montgomery, 1201 Lacey Oak Loop; Greg Minton, 1249 Lacey Oak Loop; and Mr. JP McLain, 1150 W. Old Settlers Blvd. Seeing no other speakers, Chairman Pavliska closed the public hearing.

In summary, concerns about traffic, proposed uses for the site, and the impact that the proposed development would have in the neighboring subdivision were discussed.

Mr. Pohlmeier noted that LI (Light industrial) zoning district did not generate large volumes of traffic during peak hours and the traffic will have minimal impact on Old Settlers Blvd. He also stated that it had not been determined if the site will require deceleration lanes.

The owner's representative, Mr. Tony Prete, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Clawson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E3. Consider public testimony and a recommendation concerning the request filed by Quik Trip Corporation, on behalf of the owner Glenn Neans, for the rezoning of 0.32 acres from PUD #44 (Planned Unit Development) zoning district to C-1a (General Commercial Limited) zoning district. Generally located at the northwest corner of Joe DiMaggio Blvd. and E. Palm Valley Blvd. Case No. ZON1708-002

Mr. von Rosenberg noted that this item and agenda item E4 were for the same project. He continued to briefly review the proposed rezoning explaining that the purpose of the application was to rezone a 0.32 tract of land to C-1a (General commercial – limited) zoning district. He stated that this tract would be combined with the 1.75-acre tract of land located to the south of the subject tract and noted that the proposed use was for a gas station and a convenience store.

The owners' representative, Mr. David Myer, Jr., was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Mr. Ike Ugochukwu, 2209 Court Del Rey, Round Rock, TX 78681, inquired about the impact that the proposed rezoning will have on the offices located to the

north of the subject tract. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E4. Consider public testimony and a recommendation concerning the request filed by Quik Trip Corporation, on behalf of the owners Aaron & Brenda Thomison, for the original zoning of 1.75 acres to C-1a (General Commercial - Limited) zoning district. Generally located at the northwest corner of Joe DiMaggio Blvd. and E. Palm Valley Blvd. Case No. ZON1708-003

Mr. von Rosenberg briefly reviewed the application stating that the 1.75-acre subject tract was located outside City limits. He explained that the applicant requested the subject tract be zoned C-1a (General Commercial – limited). He noted that this tract will be combined with the 0.32-acre tract, located to the north, and discussed in the previous agenda item.

The owners' representative, Mr. David Meyer, Jr., was available to answer questions.

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

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Sellers, second by Commissioner Henderson to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

F. STAFF REPORT:

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

Mr. Wiseman reported that City Council took action on the following items: 1) Approved the rezoning for 806 E. Austin Ave. to MU-L (Mixed-use limited) zoning district; 2) Approved Westview PUD on first reading; however, the PUD will be revised to remove self-service storage as an allowed use, reduce the maximum height to 3-stories, and eliminate the 300-ft. setback; and 3) Rezoned 1201 S. Mays to C-1a (General commercial – limited) zoning district.

Finally, he reminded the Commission that the Planning and Zoning Commission meeting will start at 6:00 p.m. beginning in October.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

Vizcaya Phase 4C
FINAL PLAT FP1710-003



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat.

ZONING AT TIME OF APPLICATION: PUD 96 - Vizcaya

DESCRIPTION: 13.37 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: single family

ADJACENT LAND USE:

North: CR 186 and ETJ

South: PUD 96 - Vizcaya

East: PUD 96 - Vizcaya

West: PUD 96 - Vizcaya

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	45	9.84
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	4	0.24
ROW:	0	3.29
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	49	13.37

Owner:
Avery Ranch Company LTD. & LSA Trust
John s. Avery
1508 S. Lamar Blvd.
Austin, TX 78704

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

Vizcaya Phase 4C
FINAL PLAT FP1710-003

HISTORY: The Planning and Zoning Commission first approved the Vizcaya preliminary plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the Commission and some of which were administrative. The most recent revision was approved by the Planning and Zoning Commission on August 2, 2017.

DATE OF REVIEW: November 1, 2017

LOCATION: East of A.W. Grimes Boulevard and south of County Road 186

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Vizcaya development consists of approximately 501 acres of land which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage is further subdivided to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three-acre fire station site that will ultimately be dedicated to the City of Round Rock.

For the purposes of this phase, 45 large residential lots are being proposed. The PUD requires a minimum size of 7,500 square feet for large lots, although many of the proposed lots within this phase are in the 8,000 to 9,000 square foot range and several are larger than 15,000 square feet. The proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

Water and Wastewater Service: Water and wastewater service will be provided by the City.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting.

Parkland: Vizcaya contains a comprehensive parkland dedication plan, but none is required to be dedicated in conjunction with this phase.

Additional Considerations: The dedication to the City of approximately three (3) acres of land for use as a fire station is required prior to the recordation of the final plat for the 600th residential lot of the Vizcaya subdivision. If this final plat includes the 600th lot when it is presented for recordation, this dedication will be required.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide offsite easement recordation information for all shown easements.
2. Provide a footnote to the legend stating: "Legend applies to all sheets."
3. Revise P&Z Chair signature statement to include: "The property covered by this plat is within the City limits of the City of Round Rock."
4. Complete the document number blanks in the field notes.
5. Note that should this plat include the 600th residential lot of the Vizcaya subdivision, the dedication to the City of approximately three (3) acres of land for use as a fire station shall be required.



**Subject Tract
13.37 ac.**

Veranda Ter

Savio Dr

Caruso Ln

ROUND ROCK



LOCATION MAP
NOT TO SCALE

OWNER: AVERY RANCH COMPANY LTD. & LSA TRUST
1508 S. LAMAR BLVD.
AUSTIN, TX 78704

ACREAGE: 13.370 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

A CALLED 114.47 ACRE TRACT
OWNER: DBH JADE PROPERTIES LTD
DOC. NO. 2017002160 (O.P.R.)

FINAL PLAT OF VIZCAYA, PHASE 4C

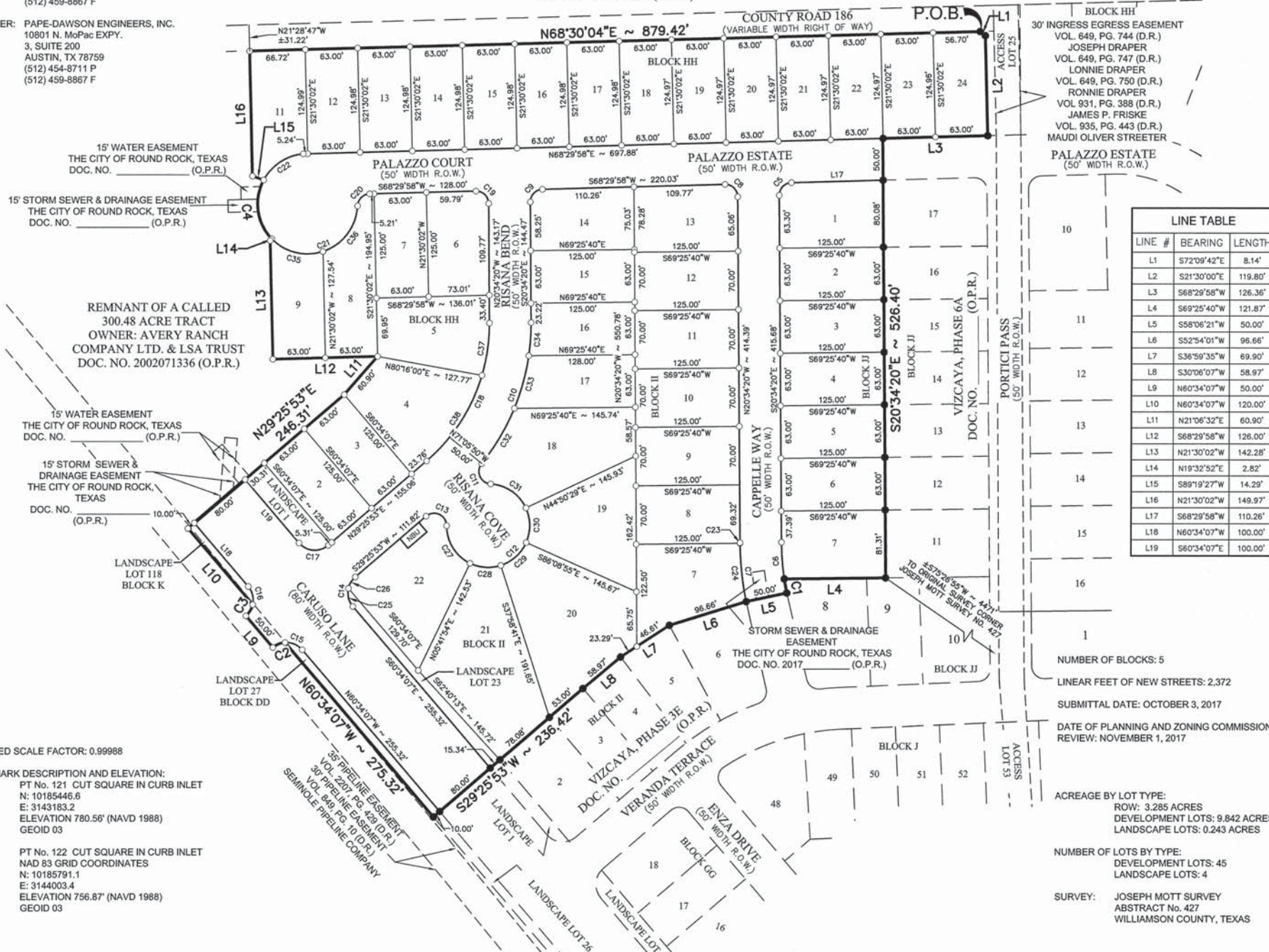
A 13.370 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

AC	ACRE(S)
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
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



LINE TABLE

LINE #	BEARING	LENGTH
L1	S72°09'42"E	8.14'
L2	S21°30'00"E	119.80'
L3	S68°29'58"W	126.36'
L4	S69°25'40"W	121.87'
L5	S58°06'21"W	50.00'
L6	S52°54'01"W	96.66'
L7	S36°59'35"W	69.90'
L8	S30°06'07"W	58.97'
L9	N60°34'07"W	50.00'
L10	N60°34'07"W	120.00'
L11	N21°06'32"E	60.90'
L12	S68°29'58"W	126.00'
L13	N21°30'02"W	142.28'
L14	N19°32'52"E	2.82'
L15	S89°19'27"W	14.29'
L16	N21°30'02"W	149.97'
L17	S68°29'58"W	110.26'
L18	N60°34'07"W	100.00'
L19	S60°34'07"E	100.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	310.00'	003°01'33"	S30°18'22"E	17.18'	17.18'
C2	25.00'	036°52'12"	S47°51'59"W	15.81'	16.09'
C3	25.00'	036°52'12"	N10°59'47"E	15.81'	16.09'
C4	60.00'	072°27'17"	N27°56'29"W	70.92'	75.87'
C5	15.00'	089°04'19"	S23°57'49"W	21.04'	23.32'
C6	310.00'	008°08'45"	S24°38'43"E	44.04'	44.07'
C7	360.00'	011°19'19"	N26°14'00"W	71.02'	71.14'
C8	15.00'	090°55'41"	N68°02'11"W	21.38'	23.80'
C9	15.00'	089°04'19"	S23°57'49"W	21.04'	23.32'
C10	265.00'	039°28'31"	S00°50'05"E	178.99'	182.58'
C11	15.00'	125°41'14"	S43°56'27"E	26.69'	32.90'
C12	50.00'	266°42'52"	S26°34'22"W	72.71'	232.75'
C13	15.00'	130°29'54"	N85°19'10"W	27.24'	34.16'
C14	25.00'	090°00'00"	S15°34'07"E	35.36'	39.27'
C15	25.00'	053°07'48"	N87°08'01"W	22.36'	23.18'
C16	25.00'	053°07'48"	N34°00'13"W	22.36'	23.18'
C17	25.00'	090°00'00"	N74°25'53"E	35.36'	39.27'
C18	215.00'	050°00'14"	N04°25'46"E	181.74'	187.64'
C19	15.00'	090°55'41"	N66°02'11"W	21.38'	23.80'
C20	15.00'	086°04'42"	S25°27'36"W	20.47'	22.54'
C21	60.00'	262°18'43"	N66°25'22"W	90.35'	274.69'
C22	60.00'	262°18'43"	N66°25'22"W	90.35'	274.69'
C23	360.00'	000°06'27"	S20°37'34"E	0.68'	0.68'
C24	360.00'	011°12'52"	S26°17'13"E	70.35'	70.46'
C25	25.00'	053°07'48"	N34°00'13"W	22.36'	23.18'
C26	25.00'	036°52'12"	N10°59'47"E	15.81'	16.09'
C27	50.00'	064°13'54"	S52°11'09"E	53.16'	56.05'
C28	50.00'	043°40'34"	N73°51'36"E	37.20'	38.11'
C29	50.00'	048°10'14"	N27°56'12"E	40.81'	42.04'
C30	50.00'	049°00'36"	N20°39'13"W	41.48'	42.77'
C31	50.00'	061°37'33"	N75°58'18"W	51.22'	53.78'
C32	265.00'	016°39'16"	N10°34'32"E	76.76'	77.03'
C33	265.00'	014°11'14"	N04°50'43"W	65.45'	65.62'
C34	265.00'	008°38'00"	N16°15'20"W	39.89'	39.93'
C35	60.00'	063°49'20"	N83°55'13"E	63.43'	66.83'
C36	60.00'	069°35'16"	N17°12'55"E	68.48'	72.87'
C37	215.00'	016°58'24"	S12°05'08"E	63.46'	63.69'
C38	215.00'	033°01'50"	S12°54'58"W	122.24'	123.95'

NUMBER OF BLOCKS: 5
LINEAR FEET OF NEW STREETS: 2,372
SUBMITTAL DATE: OCTOBER 3, 2017
DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 1, 2017

ACREAGE BY LOT TYPE:
ROW: 3.285 ACRES
DEVELOPMENT LOTS: 9.842 ACRES
LANDSCAPE LOTS: 0.243 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 45
LANDSCAPE LOTS: 4

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

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 121 CUT SQUARE IN CURB INLET
N: 10185446.6
E: 3143183.2
ELEVATION 786.56' (NAVD 1988)
GEOID 03

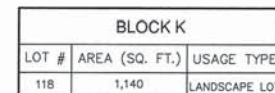
PT No. 122 CUT SQUARE IN CURB INLET
NAD 83 GRID COORDINATES
N: 10185791.1
E: 3144003.4
ELEVATION 756.87' (NAVD 1988)
GEOID 03

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

A 13.370 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTS. & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

LOT SUMMARY	TOTAL LOT COUNT																OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (12/21/2016)	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 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	45	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	31	237	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	252	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	-	93	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	31	627	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	30			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	1	6			
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	-	-	1	2	2	2	-	-	12			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	32	688			



BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
27	2,693	LANDSCAPE LO

BLOCK HH		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	3,654	LANDSCAPE LOT
2	7,875	LARGE LOT
3	7,875	LARGE LOT
4	13,289	LARGE LOT
5	11,159	LARGE LOT
6	9,203	LARGE LOT
7	7,875	LARGE LOT
8	9,992	LARGE LOT
9	8,191	LARGE LOT
11	9,157	LARGE LOT
12	7,874	LARGE LOT
13	7,874	LARGE LOT
14	7,874	LARGE LOT
15	7,874	LARGE LOT
16	7,874	LARGE LOT
17	7,874	LARGE LOT
18	7,873	LARGE LOT
19	7,873	LARGE LOT
20	7,873	LARGE LOT
21	7,873	LARGE LOT
22	7,873	LARGE LOT
23	7,873	LARGE LOT
24	7,856	LARGE LOT

BLOCK II		
LOT #	AREA (SQ. FT.)	USAGE TYPE
7	11,762	LARGE LOT
8	8,750	LARGE LOT
9	8,750	LARGE LOT
10	8,750	LARGE LOT
11	8,750	LARGE LOT
12	8,750	LARGE LOT
13	9,862	LARGE LOT
14	9,206	LARGE LOT
15	7,875	LARGE LOT
16	7,915	LARGE LOT
17	8,534	LARGE LOT
18	15,505	LARGE LOT
19	13,400	LARGE LOT
20	19,884	LARGE LOT
21	20,797	LARGE LOT
22	13,959	LARGE LOT
23	3,082	LANDSCAPE LOT

BLOCK JJ		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	9,837	LARGE LOT
2	7,875	LARGE LOT
3	7,875	LARGE LOT
4	7,875	LARGE LOT
5	7,875	LARGE LOT
6	7,875	LARGE LOT
7	10,118	LARGE LOT



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 4C

A 13.370 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS. SAID 13.370 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.

FIELD NOTES
FOR

A 13.370 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS. SAID 13.370 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.

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found in the south margin of County Road 186, same being the northwest corner of Vizcaya, Phase 6A recorded in Document No. 20_____ of the Official Public Records of Williamson County, Texas, also being the northeast corner of a Remnant Portion of said 300.48 acre tract for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE departing the south margin of said County Road 186, with the west line of said Vizcaya, Phase 6A the following four (4) courses and distances:

1. **S 72°09'47" E**, a distance of **8.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. **S 21°30'02" E**, a distance of **119.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. **S 68°29'58" W**, a distance of **126.36 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. **S 20°34'20" E**, a distance of **526.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the north line of Vizcaya, Phase 3E recorded in Document No. 20_____ of the Official Public Records of Williamson County, Texas, same being the southwest corner of said Vizcaya, Phase 6A for the southeast corner hereof;

THENCE with the north line of said Vizcaya, Phase 3E the following six (6) courses and distances:

1. **S 69°25'40" W**, a distance of **121.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
2. along the arc of a curve to the left, having a **radius of 310.00 feet**, a **central angle of 03°10'33"**, a **chord bearing and distance of S 30°18'22" E**, **17.18 feet**, an **arc length of 17.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
3. **S 58°06'21" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. **S 52°54'01" W**, a distance of **96.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
5. **S 36°59'35" W**, a distance of **69.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. **S 30°06'07" W**, a distance of **58.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

THENCE S 29°25'53" W, continuing with the north line of said Vizcaya, Phase 3E and in part through the interior of said Remnant Portion, a distance of **236.42 feet** to a point

THENCE continuing through the interior of said Remnant Portion the following fourteen (14) courses and distances:

1. **N 60°34'07" W**, a distance of **275.32 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
2. along the arc of a curve to the left, said curve having a **radius of 25.00 feet**, a **central angle of 36°52'12"**, a **chord bearing and distance of S 47°51'59" W**, **15.81 feet**, an **arc length of 16.09 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
3. **N 60°34'07" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
4. along the arc of a curve to the left, having a **radius of 25.00 feet**, a **central angle of 36°52'12"**, a **chord bearing and distance of N 10°59'47" E**, **15.81 feet**, an **arc length of 16.09 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
5. **N 60°34'07" W**, a distance of **120.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. **N 29°25'53" E**, a distance of **246.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
7. **N 21°06'32" E**, a distance of **60.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
8. **S 68°29'58" W**, a distance of **126.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
9. **N 21°30'02" W**, a distance of **142.28 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
10. **N 19°32'52" E**, a distance of **2.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
11. along the arc of a curve to the right, having a **radius of 60.00 feet**, a **central angle of 72°27'17"**, a **chord bearing and distance of N 27°56'29" W**, **70.92 feet**, an **arc length of 75.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
12. **S 89°19'27" W**, a distance of **14.29 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
13. **N 21°30'02" W**, a distance of **149.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
14. **N 68°30'04" E**, a distance of **879.42 feet** to the **POINT OF BEGINNING**, and containing 13.370 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.

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 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 AUGUST 2, 2017.
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 ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO PORTION OF THIS TRACT IS ENCROACHED 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 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
9. LOT 118, BLOCK K, LOT 27, BLOCK DD, LOT 23, BLOCK II AND LOT 1, BLOCK HH SHALL BE OWNED 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.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 4C

A 13.370 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT
CONVEYED TO AVERY RANCH COMPANY L.T.S. & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336
OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH
MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Avery Ranch Company LSA & LTD Trust as the owner of the remnant portion of a called 300.48 acre tract recorded in Document No. 2002071336 recorded in 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 4C Subdivision.

John S. Avery
President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, John S. Avery, as President of Avery Ranch Company LSA & LTD Trust.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

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.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, 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.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

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.

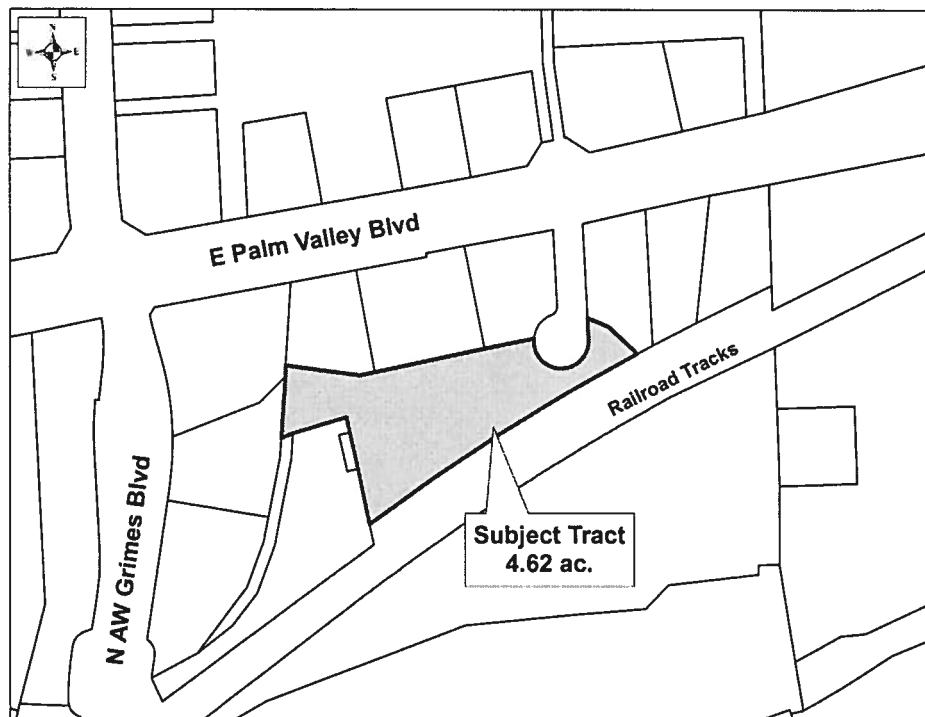
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Highland Hwy 79 Commercial Ph. 2 - Replat of Lot 4, Block A
FINAL PLAT FP1710-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat.

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

DESCRIPTION: 4.62 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: residential structure

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: C-1 (General Commercial) - retail

South: railroad tracks and public park

East: C-1 (General Commercial) - retail

West: C-1 (General Commercial) - retail and residence

PROPOSED LAND USE: office

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	4.62
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	4.62

Owner:
 HR 79 Investment, Ltd.
 David Bodenman
 211 E. Seventh St., Ste. 709
 Austin, TX 78701

Agent
 Waeltz & Prete, Inc.
 Antonio A. Prete
 3000 Joe DiMaggio Blvd. #72
 Round Rock, TX 78665

**Highland Hwy 79 Commercial Phase 2 – Replat of Lot 4, Block A
FINAL PLAT FP1710-002**

HISTORY: Lot 4, Block A was approved in 2007 as part of the Highland Hwy 79 Commercial – Phase 2 Final Plat.

DATE OF REVIEW: November 1, 2017

LOCATION: Southeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard.

STAFF REVIEW AND ANALYSIS:

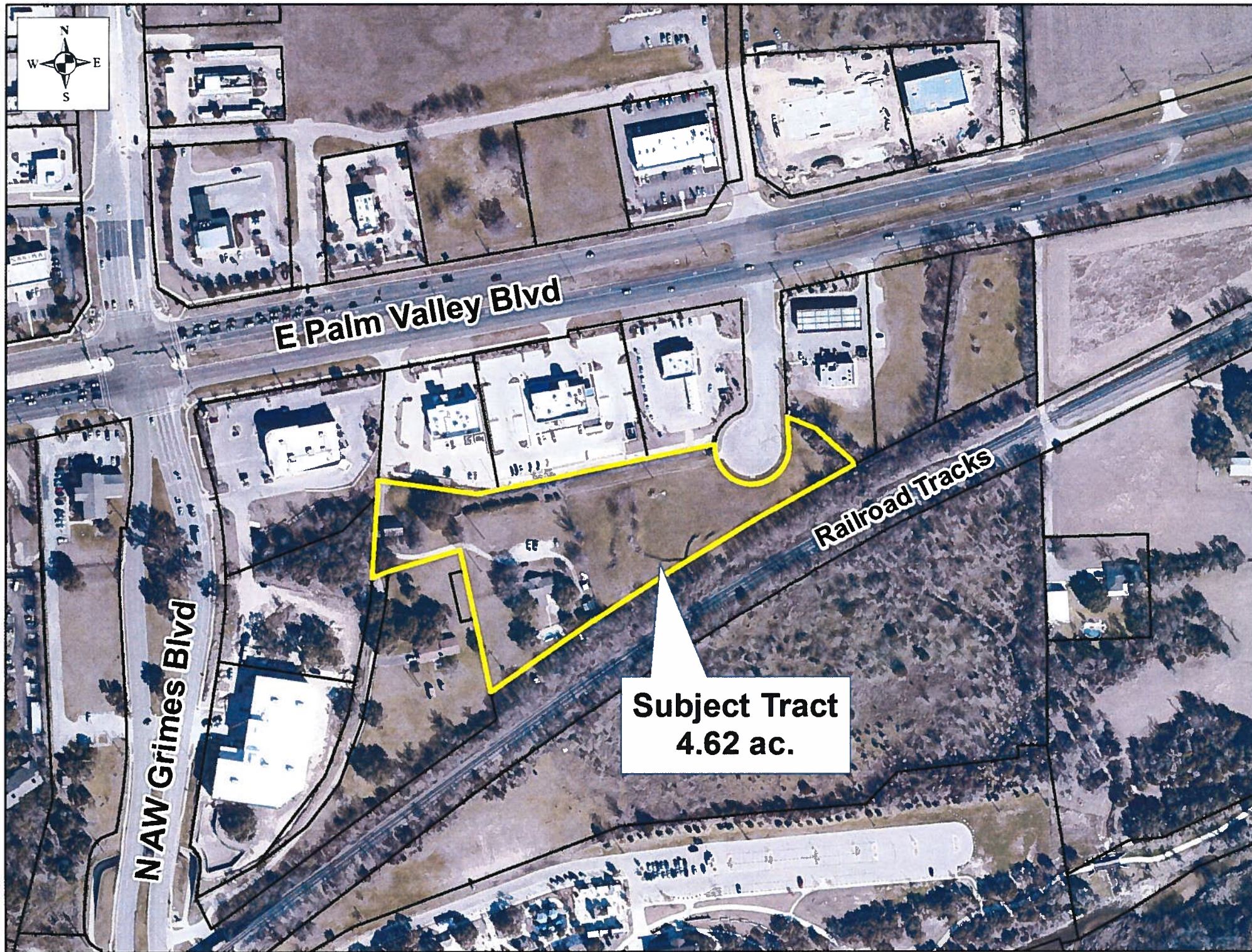
General Plan and Zoning: The General Plan designates the property for commercial uses and it is zoned as C-1 (General Commercial). This district allows a variety of uses including retail sales and services, offices and medical office. The building design standards in this district require the exterior finish to be at least 75% natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU). The remaining 25% of the exterior may be stucco, fiber cement siding, architectural steel or metal, CMU other than split-face or stone-face, or glass with steel framing

Replat: The proposal is to create two lots out of the 4.617 acre Lot A, Block 4. The 2.165 acre Lot 4B has street frontage on Palm Valley Cove.

Access to Lot 4A: Lot 4A has no street frontage, but access is instead provided via a 30-foot wide perpetual public easement granted to the City of Round Rock from the property owner. The easement begins at E. Palm Valley Boulevard, north of the boundary of Lot 4A, continues across Lot 4A, and ends south of the lot boundary at the City of Round Rock's Rabb House property. The road surface is paved with asphalt and the easement grants the City the authority to construct and maintain it. Prior to the extension of A.W. Grimes Boulevard to E. Palm Valley Boulevard, this road provided the only access to the house located on the proposed lot 4A, to one other house on an adjacent property and to the Rabb property. The easement therefore effectively serves as street frontage for Lot 4A.

RECOMMENDED MOTION:

Staff recommends approval of the final plat.

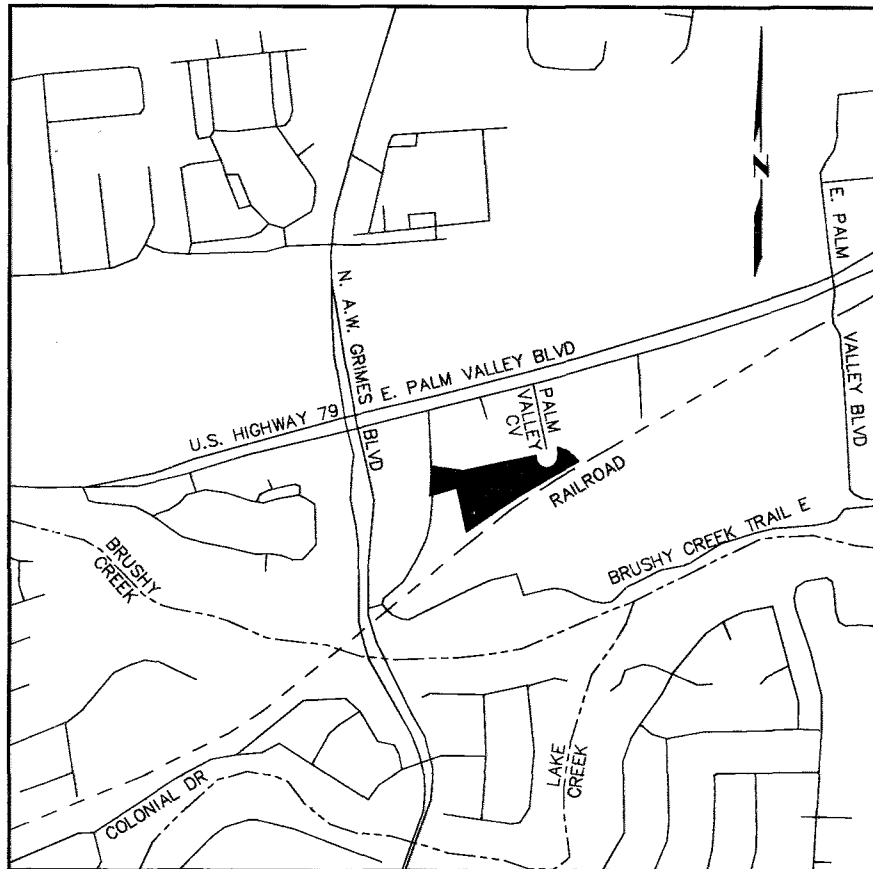


E Palm Valley Blvd

NAW Grimes Blvd

Railroad Tracks

**Subject Tract
4.62 ac.**



VICINITY MAP
(NOT TO SCALE)

OWNER: HR 79 INVESTMENT, LTD.
211 E. 7th STREET, STE. 709
AUSTIN, TEXAS 78701

ACREAGE: 4.612 ACRES

PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT NO. 297

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: OCTOBER 3, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 1, 2017

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION: BENCHMARK NO. 1: PK NAIL SET IN CONCRETE PARKING AS SHOWN HEREON. ELEVATION=690.86'
SURFACE COORDINATES N: 10163176.94, E: 3140807.28
VERTICAL DATUM: NAVD-88 (GEOID 2012A)

NUMBER OF LOTS: 2 DEVELOPMENT

LOT TABLE		
LOT NUMBER	AREA	USE
LOT 4A	2.447 ACRES	DEVELOPMENT
LOT 4B	2.165 ACRES	DEVELOPMENT
TOTAL	4.612 ACRES	

PLAT NOTES:

- 1) NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 2) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 3) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
- 4) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 5) 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.
- 6) NO FENCES, STRUCTURES, STORAGE OF 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 PROPER ANALYSIS.
- 7) THE LOT STREET FRONTAGE REQUIREMENT SHALL BE MET WITH THE LOT'S FRONTAGE ALONG THE 30' ACCESS EASEMENT PER DOCUMENT NO. 2007023060.

<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
Firm Registration No. 10006900
(512) 931-3100

METES AND BOUNDS DESCRIPTION

FOR A 4.612 ACRE TRACT OF LAND, BEING ALL OF LOT 4, BLOCK A, HIGHLAND HWY 79 COMMERCIAL - PHASE 2, A SUBDIVISION RECORDED IN CABINET DD, SLIDE'S 155 AND 156 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.612 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF SEPTEMBER, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in the easterly boundary line of Lot 1, Block A, The Final Plat of Palm Creek Center, Section One, a subdivision recorded in Cabinet CC, Slide 293, Plat Records of Williamson County, Texas, same being on a point in the northerly boundary line of said Lot 4, Block A, same being on a point in the southerly boundary line of Lot 1R, Block A, Amended Plat of Highland Hwy 79 Commercial - Phase 3 a subdivision recorded in Document No. 2015041426 of the Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING hereof, from which an iron rod found with cap marked "TXHS", bears N 82°12'28" W for a distance of 1.99 feet;

THENCE, S 82°12'28" E with the north boundary line of said Lot 4, Block A and the south boundary line of said Lot 1R, Block A, for a distance of 199.25 feet to a PK nail set for an angle point, from which an 'X' scribe found bears S 16°32'11" W for a distance of 0.24 feet;

THENCE, N 77°57'46" E with the north boundary line of said Lot 4, Block A, the south boundary line of said Lot 1R, Block A, the south boundary line of Lot 2R, Block A of said Amended Plat of Highland Hwy 79 Commercial - Phase 3 and the south boundary line of Lot 3, Block A of said Highland Hwy 79 Commercial - Phase 2, passing at a distance of 42.84 feet a PK nail found on the southeast corner of said Lot 1R, Block A and the southwest corner of said Lot 2R, Block A, passing at a distance of 304.87 feet an 'X' scribe found on the southeast corner of said Lot 2R, Block A and the southwest corner of said Lot 3, Block A, in all a total distance of 484.53 feet to an 'X' scribe found monumenting the beginning of a curve to the left in the northerly boundary line of said Lot 4, Block A same being on the most southerly southeast corner of said Lot 3, Block A, same being on the westerly right-of-way line of Palm Valley Cove, from which an 'X' scribe found on the most easterly southeast corner of said Lot 3, Block A, same being a point of reverse curvature in said westerly right-of-way line of Palm Valley Cove, bears N 36°37'22" E for a distance of 78.73 feet;

THENCE with the north boundary line of said Lot 4, Block A common with said Palm Valley Cove right-of-way, the following two (2) courses and distances:

1. With said curve to the left an arc distance of 242.05 feet, said curve having a radius of 74.00 feet, a central angle of 187°24'51" and a chord which bears S 89°13'26" E for a distance of 147.69 feet to a PK nail set on the end of this curve;
2. N 03°04'25" W for a distance of 57.81 feet to a PK nail found monumenting the northeast corner of said Lot 4, Block A and the most westerly southwest corner of Lot 5A, Block A, Highland Hwy 79 Commercial - Phase 2 a Replat of Lot 5 and 6, Block A, a subdivision recorded in Cabinet GG, Slides 237 and 238 of the Plat Records of Williamson County, Texas, for the northeast corner hereof;

THENCE, with the east boundary line of said Lot 4, Block A and the southwesterly boundary line of said Lot 5A, Block A, the following three (3) courses and distances:

1. S 67°56'40" E for a distance of 61.30 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point;
2. S 47°34'14" E for a distance of 98.54 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point;
3. S 26°19'19" E for a distance of 8.36 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southeast corner of said Lot 4, Block A and the most southerly southwest corner of said Lot 5, Block A, same being on the beginning of a curve to the left, same being on the curving north right-of-way line of International Railroad Company (200' right-of-way width) as recorded in Volume 17, Page 617 of the Deed Records of Williamson County, Texas, from which an iron rod found with cap marked "Baker-Aicklen" monumenting the southeast corner of said Lot 5A, Block A and the southwest corner of Lot 6A, Block A of said Highland Hwy 79 Commercial - Phase 2, A Replat of Lot 5 and 6, Block A, bears N 61°57'59" E for a distance of 50.00 feet;

THENCE, with said south boundary line of Lot 4, Block A and said north railroad right-of-way line with a curve to the left an arc distance of 858.55 feet, said curve having a radius of 6090.32 feet, a central angle of 08°04'37" and a chord which bears S 57°41'34" W for a distance of 857.84 feet to an iron rod found with cap monumenting the most southerly southwest corner of said Lot 4, Block A, same being on the east boundary line of a called 2.545 acre tract of land conveyed to C. Dwight Lamb and wife, Nancy J. Lamb, recorded in Volume 991, Page 618 of the Deed Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a 1/2" iron rod found monumenting the southeast corner of said 2.545 acre Lamb tract bears S 12°13'07" E for a distance of 54.13 feet;

THENCE, N 12°23'37" W with the west boundary line of said Lot 4, Block A and the east boundary line of said 2.545 acre Lamb tract for a distance of 294.14 feet to a 1/2" iron rod found monumenting an interior ell corner of said Lot 4, Block A and the northeast corner of said 2.545 acre Lamb tract;

THENCE, S 73°04'29" W with the north boundary line of said 2.545 acre Lamb tract, common with said Lot 4, Block A, passing at a distance of 150.21 feet a 1/2" iron rod found monumenting the northwest corner of said 2.545 acre Lamb tract and the northeast corner of Lot 8, Block A of said Highland Hwy 79 Commercial - Phase 2, in all a total distance of 181.98 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in the east boundary line of Lot 1, Block A, Resubdivision of the Final Plat of Palm Creek Center, Section Two, a subdivision recorded in Document No. 2015089602, Official Public Records of Williamson County, Texas, for the most westerly southwest corner hereof, from which an iron rod found with cap (not legible), bears S 73°04'29" W for a distance of 0.47 feet;

THENCE, N 03°55'19" E with said east boundary line of Lot 1, Block A, Resubdivision of the Final Plat of Palm Creek Center, Section Two for a distance of 160.93 feet to an iron rod found with cap marked "Carter Burgess" on the northeast corner of said Lot 1, Block A, Resubdivision of the Final Plat of Palm Creek Center, Section Two and the southeast corner of said Lot 1, Block A, The Final Plat of Palm Creek Center, Section One, for an angle point hereof;

THENCE, N 03°57'48" E with the east boundary line Lot 1, Block A, The Final Plat of Palm Creek Center, Section One, for a distance of 30.93 feet to the POINT OF BEGINNING hereof and containing 4.612 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203). STATE PLANE SYSTEM. THE DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT HR 79 INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP AS THE OWNER OF THAT CERTAIN 12.397 ACRE TRACT OF LAND (TRACT 1-A2) RECORDED IN DOCUMENT NO. 2007061514, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATED 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 OF LOT 4, BLOCK A, HIGHLAND HWY 79 COMMERCIAL - PHASE 2 SUBDIVISION.

HR 79 INVESTMENT, LTD.
By: HRI-GP No. 3, LLC, a Texas Limited liability company, its sole General Partner

By: David C. Bodenman
David C. Bodenman, President

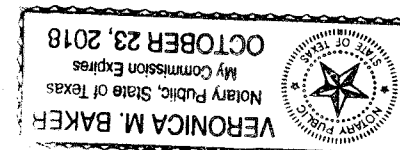
Date: OCT 17, 2017

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE 17 DAY OF October, 2017, BY David C. Bodenman AS President OF HR 79 INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID HR 79 INVESTMENT, LTD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Veronica M. Baker
MY COMMISSION EXPIRES: 10/23/18



APPROVED THIS ____ DAY OF _____, 2017, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITH IN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, 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 BY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

Shane Shafer
SHANE SHAFER, RPLS
REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

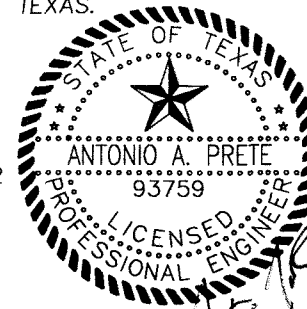
OCTOBER 17, 2017
DATE



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Antonio A. Prete
ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX 78665



18 Oct 17
DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

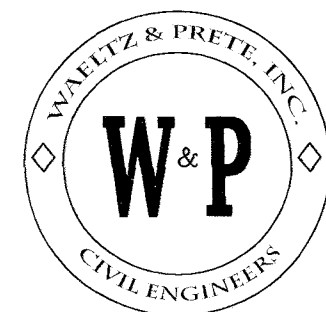
THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 2017, AT O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, A.D., 2017 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 LAS ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

REPLAT OF LOT 4, BLOCK A
HIGHLAND HWY 79
COMMERCIAL - PHASE 2
PAGE 1 OF 2



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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

City of Round Rock, Texas
2018 - Planning and Zoning Commission Schedule

(Gray = 2017 and 2019 P&Z meeting schedule)

Submittal Day 12 Noon Deadline (Tuesday*)	** Public Notice/Sign Posting Deadline (Monday*)	1st Available P&Z Meeting (Wednesday*)	Target City Council Meeting (Thursday*)
Oct 17	Oct 30	Nov 15	Dec 21
Nov 7	Nov 20	Dec 6	Jan 11
Nov 21	Dec 4	Dec 20	Jan 25
Dec 12	Dec 22	Jan 10	Feb 8
Only 1 meeting in January.			
Jan 9	Jan 22	Feb 7	Mar 8
Jan 23	Feb 5	Feb 21	Mar 22
Feb 6	Feb 16 (Fri)	Mar 7	Apr 12
Feb 20	Mar 5	Mar 21	Apr 26
Mar 6	Mar 19	Apr 4	May 10
Mar 20	Apr 2	Apr 18	May 24
Apr 3	Apr 16	May 2	Jun 14
Apr 17	Apr 30	May 16	Jun 28
May 8	May 21	Jun 6	Jul 12
May 22	Jun 4	Jun 20	Jul 26
Only 1 meeting in July due to the Independence Day Holiday			
Jun 19	Jul 2	Jul 18	Aug 23
Jul 2 (Mon)	Jul 16	Aug 1	Sep 13
Jul 17	Jul 30	Aug 15	Sep 27
Aug 7	Aug 20	Sep 5	Oct 11
Aug 21	Aug 31 (Fri)	Sep 19	Oct 25
Sep 4	Sep 17	Oct 3	Nov 8
Sep 18	Oct 1	Oct 16 (Tues)	Nov 20
Oct 9	Oct 22	Nov 7	Dec 6
Only 1 meeting in November due to the Thanksgiving Day Holiday			
Nov 6	Nov 19	Dec 5	Jan 10
Nov 20	Dec 3	Dec 19	Jan 24
Dec 11	Dec. 21 (Fri)	Jan 9	Feb 7

All information for platting and zoning submittals must be delivered to the Planning Department designated representative by the 12 Noon deadline on the date indicated as Submittal Day. Applications must be hand delivered by the applicant and/or authorized agent (no runners or couriers).

Target Council meeting dates are approximately 1 month after the P&Z meeting. For additional information, please contact Veronica Chandler at 512-341-3320 or 512-218-5428.

Notes:

The Planning and Zoning Commission meetings are held at the City Council Chambers, located at 221 East Main Street, Round Rock, Texas 78664. **Meetings begin at 6:00 p.m.**

* Day of week unless otherwise noted.

** Determination will be made if Zoning or Concept Plan application will proceed to the Planning and Zoning Commission in the current meeting cycle. For Replat application deadlines, please contact staff.