



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

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

---

Wednesday, November 7, 2018

6:30 PM

City Council Chambers, 221 East Main St.

---

**A. CALL MEETING TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. ELECTION OF OFFICERS:**

D.1 [PZ-2018-109](#) Consider the nomination and election of a Chairperson.

D.2 [PZ-2018-110](#) Consider the nomination and election of a Vice Chairperson.

D.3 [PZ-2018-111](#) Consider the nomination and election of an Alternate Vice Chairperson.

**E. APPROVAL OF MINUTES:**

E.1 [PZ-2018-112](#) Consider approval of the minutes for the October 16, 2018 Planning and Zoning Commission meeting.

**F. PLATTING:**

F.1 [PZ-2018-113](#) Consider public testimony and action concerning the request filed by M&S Engineering, on behalf of the property owner, Empower Autism Academy, LLC, to Replat Lot 1, Block A, Reavis Subdivision, generally located northwest of the intersection of Gattis School Rd. and S. A.W. Grimes Blvd. Case No. FP1810-002

- F.2 [PZ-2018-114](#) Consider approval of the Schultz Towns at 45 Preliminary Plat, generally located southeast of the intersection of Schultz Ln. and SH 45. Case No. PP1809-003
- F.3 [PZ-2018-115](#) Consider approval of the Schultz Towns at 45 Final Plat, generally located southeast of the intersection of Schultz Ln. and SH 45. Case No. FP1810-003
- F.4 [PZ-2018-116](#) Consider approval of the Warner Ranch Commercial Revised Preliminary Plat, generally located southwest of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. PP1809-001
- F.5 [PZ-2018-117](#) Consider approval of the Warner Ranch Commercial Final Plat, generally located southwest of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1809-001
- F.6 [PZ-2018-118](#) Consider approval of the Hairy Man Tract Preliminary Plat, generally located northeast of the intersection of Creek Bend Blvd. and Wyoming Springs Dr. Case No. PP1809-002
- F.7 [PZ-2018-119](#) Consider approval of the Hairy Man Tract Final Plat, generally located northeast of the intersection of Creek Bend Blvd. and Wyoming Springs Dr. Case No. FP1810-001

**G. STAFF REPORT:**

- G.1 [PZ-2018-120](#) Consider approval of the 2019 Planning and Zoning Meeting Schedule.
- G.2 [PZ-2018-121](#) 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 below as authorized by Texas Government Code:*

*§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 the 1st day of November 2018 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, OCTOBER 16, 2018 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on October 16, 2018, 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 6:00 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Michelle Ly, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Jennifer Henderson was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Laton Carr, Susan Brennan, Juan Enriquez, and Veronica Chandler. Also present was Gerald Pohlmeier from the Transportation Department.

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the September 19, 2018 Planning and Zoning Commission meeting.**

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

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

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

**E. PLATting & ZONING:**

**E1. Consider public testimony and action concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, Freedom Church Austin of the Assemblies of God, Inc., for approval of a Concept Plan to be known as Freedom Church Concept Plan, generally located on the west side of Sam Bass Rd. between Somerset Dr. and Meadows Dr. Case No. CP1809-001**

Mr. Enriquez reviewed the application noting that the lots are zoned PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office) zoning districts. He stated that the applicant's intent was to construct a place of worship on the 8.59-acre lot; the remaining lot will continue to be zoned as OF-1 (General Office) for future development.

Mr. Enriquez explained that the applicant planned to dedicate 25 ft. of right-of-way along Sam Bass Road to the City and noted that Preliminary and Final Plats will be required after the Concept Plan approval.

Finally, he noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper.

The property owner's representative Ms. Raquel Ramirez, with Hagood Engineering Associates, Inc., 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. Eddie Ferguson, with Oncor Electric Delivery, stated that he did not oppose the project, though, he noted that a high-voltage transmission line currently



crosses the property and any existing easements are required to be clear of any permanent obstructions. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Commissioner Clawson asked if the traffic generated by Oncor to service the site would trigger the need for additional traffic improvements. In response, Mr. Pohlmeier noted that the proposed 13,000 sq. ft. facility will not generate significant traffic to require a turning lane, however, he noted that the need for a turning lane will be reconsidered for any future development on the site. Additionally, the traffic generated by Oncor would not generate enough traffic to warrant additional improvements.

Following a discussion, a motion was offered.

**Motion:** Motion by Commissioner Rabaey, second by Commissioner Bryan to approve as conditioned.

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

#### **F. STAFF REPORT:**

##### **F1. Consider an update regarding the Development Code.**

Mr. Dushkin stated that the Development Code was adopted by City Council on September 27<sup>th</sup> and gave a brief overview of the Development Code and its advantages, including efficiency, consistency, predictability, ease of use for staff, developers, and the public. He explained that all Development Code chapters and subsections from the Code of Ordinances were moved to the Development Code, including some of the policy-oriented requirements from the Design and Construction Standards.

##### **F2. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that City Council approved the first reading for Clear Creek Ranch PUD and PUD 9 Amend. No. 2; the second reading will be held during the October 25<sup>th</sup> Council meeting. The Remington PUD rezoning was approved.

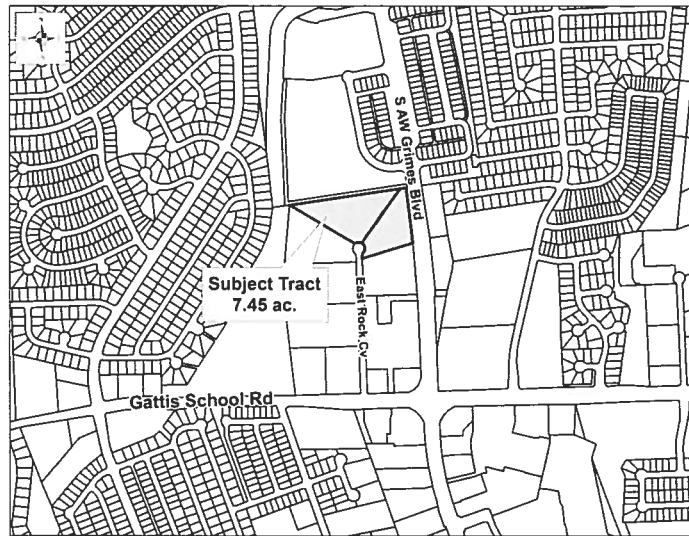
#### **G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:26 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Reavis Subdivision II - Replat of Lot 1, Block A  
FINAL PLAT FP1810-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to include 4.42-acres of unplatted land into a 3.03-acre platted lot to create one single lot.

**ZONING AT TIME OF APPLICATION:** PUD 80 & 81

**DESCRIPTION:** 7.45 acres out of the P.A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** Daycare facility and vacant residence

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use designation is determined by PUDs #80 and #81, which contain a mixture of commercial, office and senior living land uses.

**ADJACENT LAND USE:**

North: Open Space/Drainage Easement and Elementary School - (Zoned PUD #47)

South: Vacant Residence - (Zoned PUD #80)

East: S AW Grimes Boulevard Right-of-Way - (Unzoned)

West: Vacant Residence - (Zoned PUD #80)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	7.45
<b>TOTALS:</b>	<b>1</b>	<b>7.45</b>

**Owner:**  
Empower Autism Academy  
Jothimalar Arun  
1250 S. A.W. Grimes Blvd.  
Round Rock, TX 78664

**Agent:**  
M&S Engineering  
Jen Henderson  
102 W. Morrow Street, Suite 101  
Georgetown, TX 78626

**Reavis Subdivision II – Replat of Lot 1, Block A**  
**FINAL PLAT          FP1810-002**

**HISTORY:** The East Rock Cove PUD (Planned Unit Development # 80) was approved by the City in May 2008. It contained 23.09 acres and allowed for commercial, residential, office, and senior housing land uses. In July 2008, the City Council approved Reavis Rehabilitation PUD (Planned Unit Development # 81), which allows uses such as commercial and office. The subject tract is within both PUD's. On July 19, 2009, the Planning & Zoning Commission approved the Final Plat of Reavis Subdivision (Doc No. 2009073204), which consisted of one 3.03-acre lot. This replat request would add additional acreage to the 3.03 platted lot and create one 7.45-acre lot.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Near the intersection of S AW Grimes Boulevard and Gattis School Road

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUDs #80 and #81, which contain a mixture of commercial, office and senior living land uses. The property is zoned PUD #80 and #81 and allows all C-1a (General Commercial-Limited), SR (Senior), and OF (Office) land uses. Specific development standards are included in PUDs #80 and #81. For requirements not mentioned in either PUD, the C-1a, SR and OF zoning district standards will apply.

Traffic, Access and Roads: The subject tract will have access from S AW Grimes Boulevard. A Traffic Impact Analysis (TIA) is not required for this plat application at this time. However, trip generation numbers will be required at the time of site development to determine if a TIA will be required.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There is an existing 16-inch waterline along S AW Grimes Boulevard and an 8-inch wastewater line in East Rock Cove. The subject tract has existing water service along S AW Grimes Boulevard and wastewater service is already in place between the parcels. An existing wastewater easement will remain in place and it is anticipated that any future development will allow the infrastructure and easement to stay in its current location and configuration.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Final Plat 1810-002 shall not be recorded, and any subsequent site development plans will not be released, until a flood study is submitted, reviewed, and approved.
2. Prior to plat recordation, the Ultimate 1% annual chance floodplain must be accurately depicted on the plat. The Ultimate 4% chance floodplain must be contained within an easement depicted with bearing and distances.
3. Provide parcel ownership label indicating Greenslopes at Lakecreek, Section 2 with recordation information near southwest property corner.
4. Revise the plat name from "Reavis Subdivision II" to "Empower Subdivision" and change in all appropriate locations including the owner's signature block.
5. Revise plat note # 4 to state "Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, as amended, and pursuant to PUD #80 and PUD #81."
6. Revise plat note # 5 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."





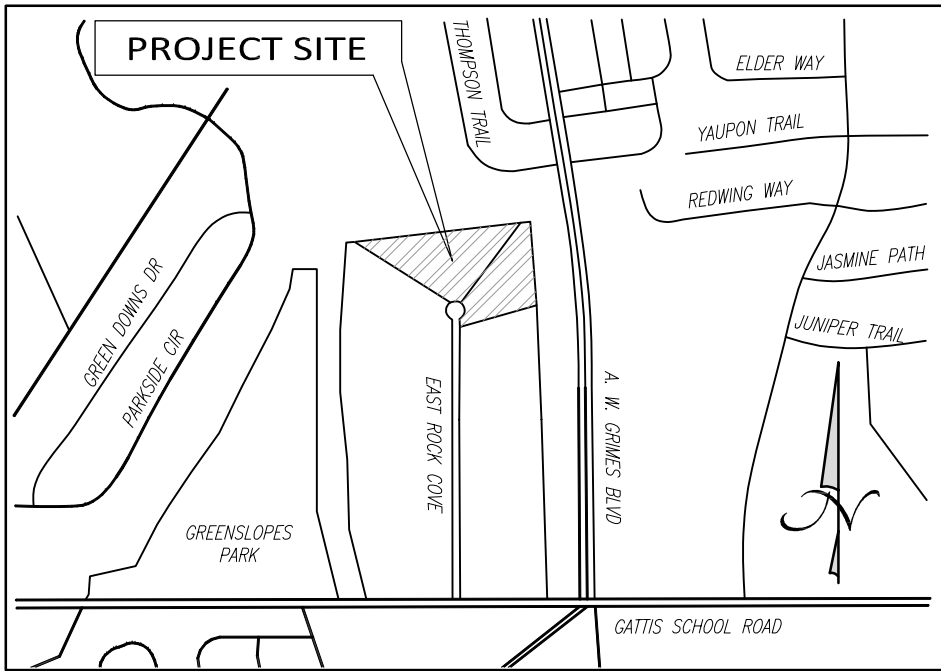
S AM Grimes Blvd

**Subject Tract  
7.45 ac.**

East Rock Cv

Gattis School Rd

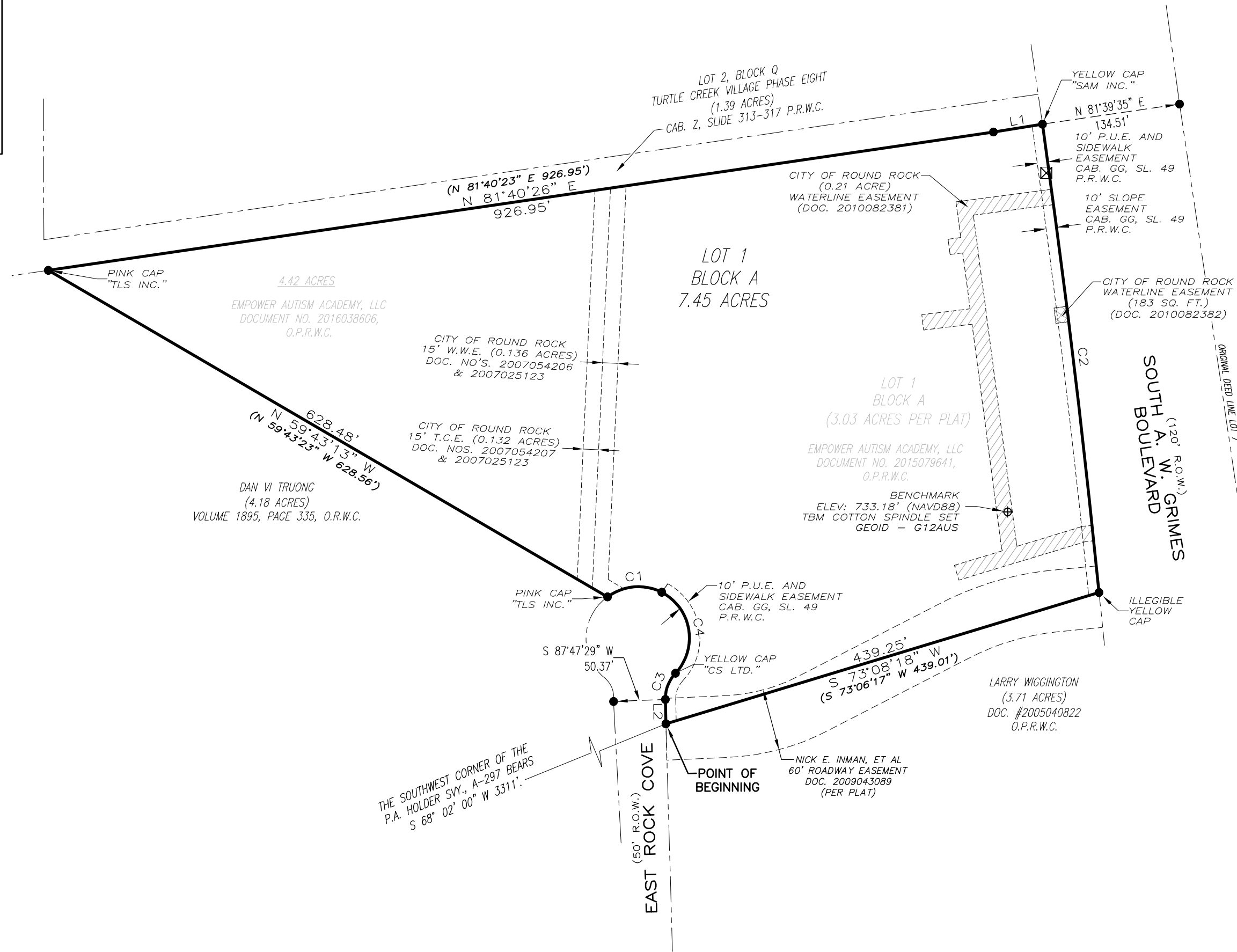




VICINITY MAP

## REAVIS SUBDIVISION II

A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND 4.42 ACRES  
OUT OF THE P.A. HOLDER SURVEY, ABSTRACT No. 297, IN  
WILLIAMSON COUNTY, TEXAS.

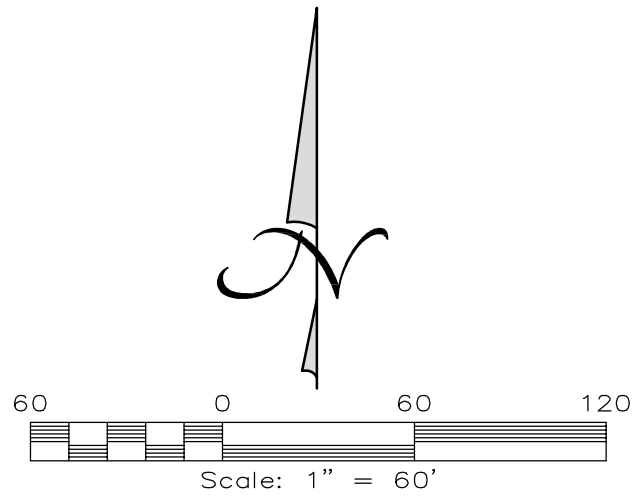


### NOTES:

- NO PORTION OF THIS TRACT IS ENCRONCHED 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 PANEL NUMBER 48491C0495E, AND 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- BUILDING SETBACKS SHALL BE IN ACORDANCE WITH CHAPTER 2, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND PURSUANT TO PUD #80 AND PUD #81.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 10, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND PER THE DESIGN AND CONSTRUCTION STANDARDS REQUIREMENTS (DACS).
- 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.
- NO OPEN CUTTING OF THE EXISTING ROADWAY IS ALLOWED WITHOUT THE CONSENT OF THE TRANSPORTATION DIRECTOR.

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	63°47'07"	50.00'	55.66'	52.83'	S 85°06'54" W
C2	2°18'11"	11389.16'	457.80'	457.77'	S 06°53'27" E
C3	45°17'21"	35.37'	27.96'	27.24'	N 21°04'32" E
C4	105°48'11"	50.00'	92.33'	79.76'	N 09°37'17" W
RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	—	50.00'	55.85'	52.99'	S 85°02'23" W
C2	2°18'09"	11389.16'	457.70'	457.67'	S 06°53'05" E
C3	45°30'27"	35.37'	28.09'	27.36'	N 20°49'46" E
C4	106°18'16"	50.00'	92.77'	80.02'	N 09°34'04" W

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 80°57'05" E	48.25'
L2	N 01°07'50" W	23.62'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 81°01'00" E	48.26'
L2	N 01°14'24" W	23.52'



BEARINGS CITED HEREON BASED ON STATE PLANE  
COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS  
NAD 83 (93).

LEGEND	
●	1/2" IRON ROD NO CAP FOUND (UNLESS OTHERWISE NOTED)
⊠	CONCRETE MONUMENT W/ BRASS DISC
( )	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
C.M.P.	CORRUGATED METAL PIPE
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

REAVIS SUBDIVISION II  
A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND  
4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT No. 297,  
IN WILLIAMSON COUNTY, TEXAS.

OWNERS: EMPOWER AUTISM ACADEMY, LLC  
1250 SOUTH A.W. GRIMES BOULEVARD  
ROUND ROCK, TEXAS 78664  
JOTHIMALAR ARUN  
EMAIL: jothi.empowerschool@gmail.com  
PHONE (512) 351-7837

ACREAGE: 7.45 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT 7.45 ACRES

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

NO. OF BLOCKS: 1  
NO. OF LOTS (BY TYPE): DEVELOPMENT: 1  
LINEAR FEET OF NEW STREETS: None  
SUBMITTAL DATE: 10-09-18  
PLANNING & ZONING SUBMITTAL: 11-07-18

BENCHMARKS: BENCHMARK  
COTTON SPINDLE SET  
ELEV. = 733.18' (NAVD88)

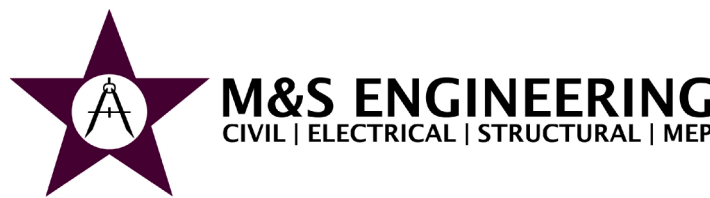
PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297

ENGINEER: M & S ENGINEERING  
102 E. MORROW STREET, SUITE 101  
GEORGETOWN, TEXAS 78626  
TBPE FIRM NO. F-1394  
STEVEN D. WIDACKI, P.E. NO. 66138  
SWIDACKI@MSENGR.COM  
PH: (844) 267-3647

SHEET

1 OF 2

FP1810-002



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax  
www.texas-ls.com  
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.  
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

PERIMETER FIELD NOTES

BEING 7.45 ACRES OF LAND, MORE OR LESS, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF THAT TRACT DESCRIBED AS LOT 7, ROUND ROCK EAST, AN UNRECORDED SUBDIVISION AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, ALSO KNOWN AS LOT 8 OF SAID ROUND ROCK EAST, CONVEYED TO EMPOWER AUTISM ACADEMY, LLC BY DEED RECORDED IN DOCUMENT NO. 2016038606, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON AUGUST 8TH, 2018, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD WITH NO CAP FOUND IN THE EAST MARGIN OF EAST ROCK COVE, MARKING THE NORTHWEST CORNER OF THAT 3.71 ACRES TRACT CONVEYED TO LARRY WIGGINGTON, BY DEED RECORDED IN DOCUMENT NO. 2005040822, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF SAID LOT 7, SAID LOT 1 AND THIS TRACT;

- THENCE: THE FOLLOWING FIVE (5) COURSES, FOR THE WEST LINE OF THIS TRACT:
- N 01°07'50" W, 23.62 FEET, TO A 1/2" IRON ROD WITH NO CAP FOUND,
  - 27.96 FEET ALONG A CURVE TO THE RIGHT (r=35.37, Ic N 21°04'32" E, 27.24 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "CS LTD."FOUND,
  - 92.33 FEET ALONG A CURVE TO THE LEFT (r=50.00, Ic N 09°37'17" W, 79.76 FEET) TO A 1/2" IRON ROD WITH NO CAP FOUND FOR THE COMMON CORNER OF SAID LOT1 AND SAID 4.42 ACRES TRACT,
  - 55.66 FEET ALONG A CURVE TO THE LEFT (r=50.00, Ic S 85°06'54" W, 52.83 FEET) TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TLS INC." FOUND, MARKING THE NORTHEAST CORNER OF THAT 4.18 ACRES TRACT CONVEYED TO DAN VI TRUONG BY DEED RECORDED IN VOLUME 1895, PAGE 335, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS,
  - N 59°43'13" W, 628.48 FEET, TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TLS INC." FOUND IN THE NORTH LINE OF SAID TRUONG TRACT, AND IN THE SOUTH LINE OF LOT 2, BLOCK Q, TURTLE CREEK VILLAGE PHASE EIGHT, A SUBDIVISION RECORDED IN CABINET Z, SLIDES 313-317, OF SAID PLAT RECORDS, FOR THE NORTHWEST CORNER OF SAID LOT 8, SAID 4.42 ACRES TRACT AND THIS TRACT;

- THENCE: THE FOLLOWING TWO (2) COURSES, WITH THE SOUTH LINE OF SAID LOT 2, FOR THE NORTH LINE OF THIS TRACT:
- N 81°40'26" E, 926.95 FEET, TO A 1/2" IRON ROD WITH NO CAP FOUND FOR THE FOR THE COMMON CORNER OF SAID LOT1 AND SAID 4.42 ACRES TRACT.
  - N 80°57'05" E, 48.25 FEET, TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "SAM INC." FOUND IN THE WEST LINE OF SOUTH A.W. GRIMES BOULEVARD, MARKING THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THIS TRACT.

THENCE: 457.80 ALONG A CURVE TO THE RIGHT (r=11389.16, Ic S 06°53'27" E, 457.77 FEET) TO A 1/2" IRON ROD WITH ILLEGIBLE YELLOW CAP FOUND IN THE WEST LINE OF SAID SOUTH A.W. GRIMES BOULEVARD, MARKING THE NORTHEAST CORNER OF SAID WIGGINGTON TRACT, FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THIS TRACT;

THENCE: S 73°08'18" W, 439.25 FEET, WITH THE NORTH LINE OF SAID WIGGINGTON TRACT, TO THE POINT OF BEGINNING.

ALL BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDIANTE SYSTEM (CENTRAL ZONE) NAD 83(93).

OWNER'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT EMPOWER AUTISM ACADEMY LLC, A LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 7.45 ACRES TRACT OF LAND, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NUMBER 2016038606, OF THE OFFICIAL PUBLIC 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: REAVIS SUBDIVISION II, A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS

EMPOWER AUTISM ACADEMY LLC  
JOTHIMALAR ARUN  
PRESIDENT

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, BY JOTHIMALAR ARUN, AS PRESIDENT OF EMPOWER AUTISM ACADEMY LLC, A LIMITED LIABILITY COMPANY, ON BEHALF OF SAID EMPOWER AUTISM ACADEMY LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

LEIN HOLDER'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT NEWTEK SMALL BUSINESS FINANCE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, THE LIEN HOLDER OF THAT CERTAIN 7.45 ACRES TRACT OF LAND, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NUMBER 2016038606, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 7.45 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.

NEWTEK SMALL BUSINESS FINANCE, LLC  
BY:

BARRY SLOANE, ITS \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY BARRY SLOANE, AS PRESIDENT OF NEWTEK SMALL BUSINESS FINANCE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF SAID NEWTEK SMALL BUSINESS FINANCE, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, KENNETH L. CRIDER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

SIGNATURE AND SEAL OF LICENSED SURVEYOR  
KENNETH L. CRIDER, R.P.L.S.

DATE

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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

SIGNATURE AND SEAL OF LICENSED ENGINEER  
STEVEN D. WIDACKI, P.E. NO. 66138

DATE

PLANNING AND ZONING CERTIFICATION:

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

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

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

COUNTY CLERK'S CERTIFICATION:

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 AT THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

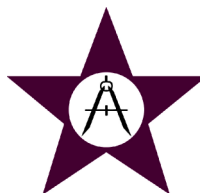
NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

SHEET

2 OF 2

FP1810-002



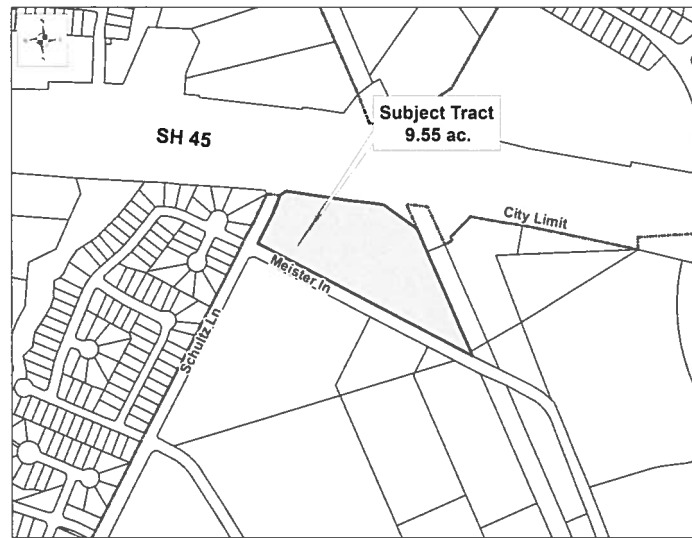
M&S ENGINEERING  
CIVIL | ELECTRICAL | STRUCTURAL | MEP

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax  
www.texas-ls.com  
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

**Schultz Towns @ 45**  
**PRELIM PLAT PP1809-003**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary plat approval to create one (1) development lot and two (2) ROW lots

**ZONING AT TIME OF APPLICATION:** TH (Townhouse) Zoning District

**DESCRIPTION:** 9.55 acres out of the Memucan Hunt Survey, Abstract No. 314

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

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial and business park uses.

**ADJACENT LAND USE:**

North: SH-45/Louis Henna Blvd Right-of-Way (Unzoned)  
 South: Undeveloped lot in City of Pflugerville City Limits (Zoned Light Industrial)  
 East: State of Texas (Formerly MOKAN) Right-of-Way (Unzoned)  
 West: Single-Family Residences - (Zoned PUD# 15)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	2	0.42
Parkland:	0	0
Other:	1	9.13
<b>TOTALS:</b>	<b>3</b>	<b>9.55</b>

**Owner:**  
 Wheeler Ranch Holdings  
 Jack Wheeler  
 623 W. 38th St., Ste. 310  
 Austin, TX 78705

**Agent:**  
 Kimley-Horn & Associates, Inc.  
 Jason Reece  
 10814 Jollyville Rd., Building IV, Ste. 300  
 Austin, TX 78759



**Schultz Towns at 45**  
**PRELIMINARY PLAT          PP1809-003**

**HISTORY:** The Remington Tract PUD (Planned Unit Development # 22) was approved by the City in 1995 and amended in 2014. It contained approximately 93 acres and allowed for residential, commercial, open space and business park uses. On October 11, 2018, the City Council approved a rezoning (ZON1808-001) of the subject tract from PUD #22 to TH (Townhouse) zoning district to allow for this form of residential. The developer stated that 90 townhome residential units will be built on a 9.55-acre tract. The subject tract has never been platted and, therefore, has no platting history.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Southeast corner of Schultz Lane and SH-45

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial, open space and business park land uses. The property is currently zoned TH (Townhouse) and allows land uses such as townhouse (single or common lot), neighborhood parks, and place of worship, by right. TH zoning requires masonry exterior finish, with masonry defined as stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco cannot comprise more than 50 percent of the exterior finish. Buildings must include details to provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the single lot depicted on the Concept Plan in PUD #22.

Traffic, Access and Roads: The site is bounded by the eastbound SH 45 frontage road on the north, Schultz Lane on the west and Meister Lane on the south. The former MOKAN railroad right-of-way, now owned by the State of Texas, borders the site on the east. Access to the site will be provided from Schultz Lane and Meister Lane. No traffic impact study was required for this platting application because it does not meet the threshold requirement.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The development will connect to an existing 8-inch water line located along the west side of Schultz Lane. This development will also connect to an existing wastewater network that is located approximately 450 feet to the north of the subject tract adjacent to the north side of SH-45.

Drainage: A flood study is not required for this development and there are no drainage concerns for this site. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to site plan permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

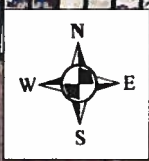
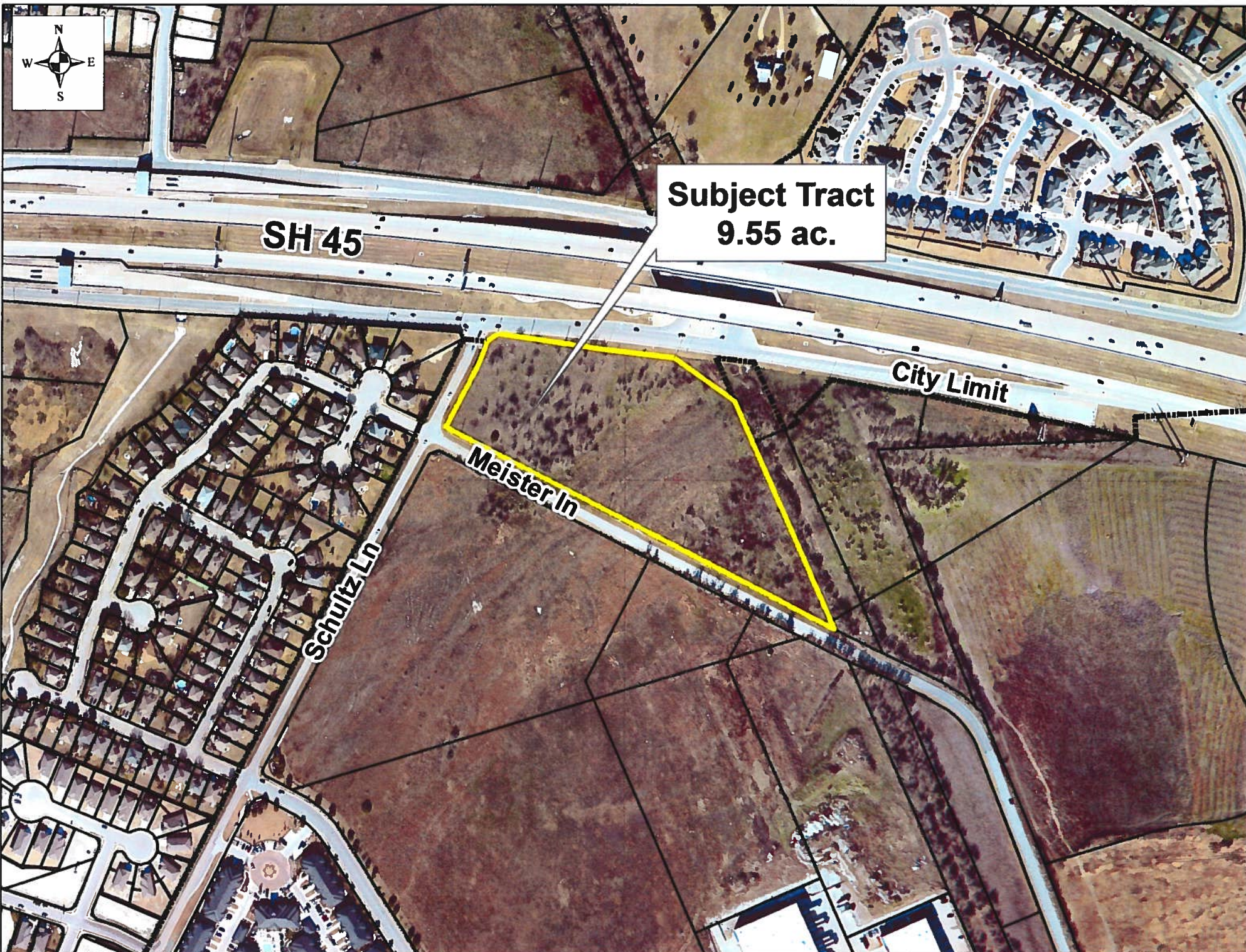
1. Revise Plat note # 2 to state "Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, as amended."
2. Revise plat note # 3 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."
3. Revise plat note # 10 to state "Subdivision walls shall be located and constructed in accordance with Part III, Zoning and Development Code, Section 4-30, City of Round Rock, Texas, as amended."



**Schultz Towns at 45**  
**PRELIMINARY PLAT      PP1809-003**

4. Sheet 1 of 2:
  - a. Provide perpendicular survey tie (bearing & distance) across SH45, Schultz Lane and Meister Lane.
5. Sheet 2 of 2:
  - a. Revise plat note #9 to state "A fifteen foot (15') Public Utility Easement (PUE) and a ten foot (10') sidewalk easement abutting and along the east boundary of Lot 1, Block A; A ten foot (10') PUE and sidewalk easement along the west boundary of Lot 1, Block A; a ten foot (10') PUE and sidewalk easement along the north line of the northern limit of the 15' easement to Texas Utilities Electric Company document #199725544."





SH 45

Subject Tract  
9.55 ac.

City Limit

Meister Ln

Schultz Ln



Plotted By: Jason Reece, Date: October 22, 2018 02:59:32pm File Path: K:\AUS Civil\069264200 Schultz Towns @ 45\Gad\ Preliminary Plat\PlanSheets\PRELIMINARY PLAT.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and attestation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

BENCHMARKS:  
VERTICAL DATUM: NAVD 88 (GEOID 12A)

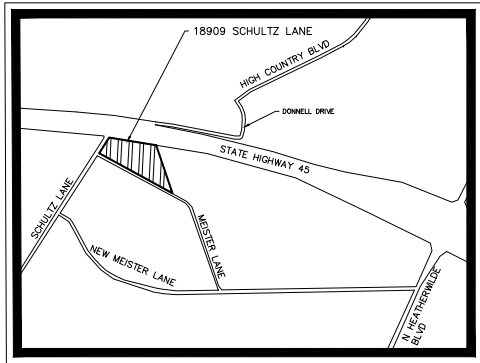
- BM A BENCHMARK A: BOX CUT NEAR SOUTHEAST CORNER OF A CONCRETE STORM DRAIN INLET (ELEVATION - 768.30')
- BM B BENCHMARK B: BOX CUT NEAR THE SOUTHERLY EDGE OF A CONCRETE HEADWALL (ELEVATION - 782.76')

SURVEYOR'S NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS CODE 4203), NAD 83, GRID COORDINATES & GRID NORTH.

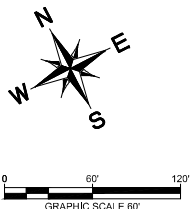
# PRELIMINARY PLAT

# SCHULTZ TOWNS @ 45

LEGAL DESCRIPTION:  
THAT 9.553 ACRES OF LAND, MORE OR LESS, OUT OF THE WM. BAKER SURVEY, ABSTRACT NO. 107, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN (12.07 ACRE) TRACT OF LAND CONVEYED TO JACK WHEELER, BY GENERAL WARRANTY DEED AS RECORDED IN DOC. NO. 9711610, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (2.523 ACRES) AWARDED TO THE STATE OF TEXAS BY AGREED JUDGMENT IN CONDEMNATION PROCEEDINGS UNDER CAUSE NO. 03-0411-CC3, AS RECORDED IN DOC. NO. 2007026550, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



VICINITY MAP  
SCALE: 1" = 2,000'



LEGEND	
●	1/2" (IRF) IRON ROD FOUND
■	ALUMINUM CAP (TXDOT) IN CONCRETE MONUMENT
▲	CALCULATED POINT
●	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
BM	BENCHMARK-SEE DESCRIPTIONS ON PLAT
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
—	'FEE HOOK' (CONNECTS OWNERSHIP)
- - - -	EASEMENT LINE AS NOTED
- - - -	PROPOSED PROPERTY BOUNDARY LINE
- - - -	EXISTING PROPERTY BOUNDARY LINE
- - - -	ADJACENT PROPERTY BOUNDARY LINE
- - - -	2.0' CONTOUR INTERVALS
FL	FLOWLINE
NG	NATURAL GROUND

OWNER: JACK WHEELER  
623 W 38TH STREET, SUITE 310  
AUSTIN, TX 78705

DEVELOPER: PROMINENCE HOMES, LLC  
BRYAN ROME  
1120 CAPITAL OF TEXAS HWY. SOUTH  
STE II-105  
AUSTIN, TX 78746

ACREAGE: 9.553

PATENT SURVEY: WM BAKER SURVEY,  
ABSTRACT NO. 107

NUMBER OF BLOCKS: 1

NUMBER OF LOTS BY TYPE: 1 - DEVELOPMENT  
2 - ROW

ACREAGE BY LOT TYPE: DEVELOPMENT - 9.126  
RIGHT-OF-WAY - 0.427

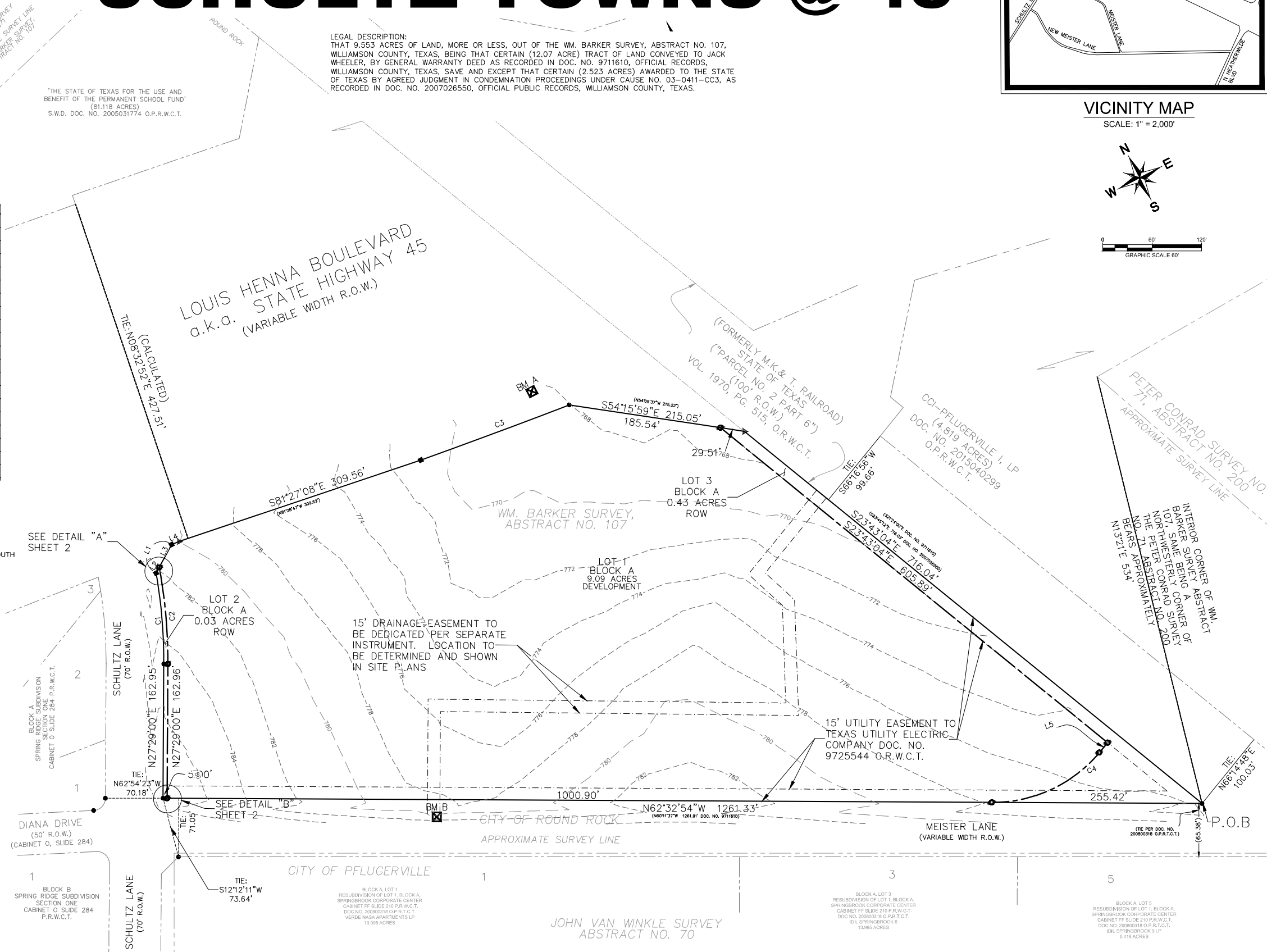
LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: SEPTEMBER 18, 2018

PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 7, 2018

ENGINEER: KIMLEY-HORN  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 300  
AUSTIN, TX 78759

SURVEYOR: ATS ENGINEERS, INSPECTORS  
AND SURVEYORS  
4910 WEST HWY 290  
AUSTIN, TX 78735



**Kimley»Horn**

10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
© 2018 KIMLEY-HORN & ASSOCIATES, INC.  
TBE Firm No. 828



KHA PROJECT 069264200  
DATE OCTOBER 2018  
SCALE: AS SHOWN  
DESIGNED BY: JR  
DRAWN BY: KW, JC  
CHECKED BY: RS

PRELIMINARY PLAT  
1 OF 2

SCHULTZ TOWNS @ 45  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
1 OF 2

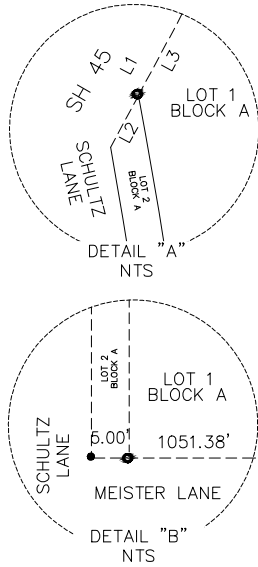
Plotted By: Reece, Jason Date: October 22, 2018 02:59:28pm File Path: K:\JUS\_Civil\069264200 Schultz Towns @ 45' Coord\ Preliminary Plat\ PlanSheets\ PRELIMINARY PLAT.dwg

Bearings cited hereon are based on Texas State Plan Coordinate System, Central Zone (FIPS Code 4203), NAD 83, Grid Coordinates & Grid North.

1. NO PORTION OF THE TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS 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 48491C0635E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCE, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 38, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED , AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING, STORAGE, OR LANDSCAPING SHALL BE PERMITTED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
5. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
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 THE ULTIMATE 1% ANNUAL FLOODPLAIN.
8. 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.
9. A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35 AND SH45.
10. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
11. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #22 AS APPROVED BY THE CITY COUNCIL ON OCTOBER 11, 2018.

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 55°38'07" E	39.36'
(L1)	(S55°41'59"W)	(38.93')
L2	N 55°38'07" E	8.01'
L3	N 55°38'07" E	31.35'
L4	S 85°29'06" E	9.93'
(L4)	(N 86°19'46" W)	(10.04')
L5	S 86°16'56" W	12.72'

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	628.88'	N 22°19'34" E	110.69'	110.83'
(C1)	(628.88')	(N 22°25'44" E)	(110.89')	(111.03')
C2	633.88'	N 22°02'34" E	117.82'	117.99'
C3	7605.94'	S 83°13'15" E	192.32'	192.33'
(C3)	(7605.94')	(N 83°13'51" W)	(192.26')	(192.26')
C4	170.00'	N 88°07'59" W	146.83'	151.82'



# Kimley»»Horn

Tel. No. (512) 418-1771  
Fax No. (512) 418-1791

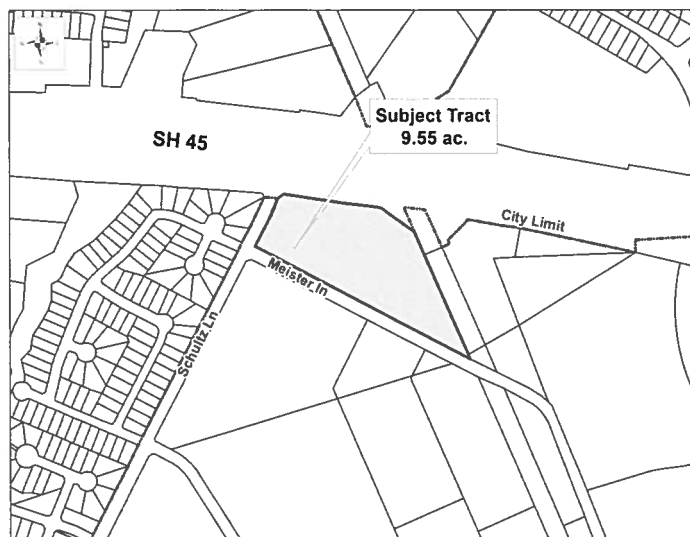
PRELIMINARY PLAT  
2 OF 2

**SCHULTZ TOWNS @ 45**  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

2 OF 2

**Schultz Towns @ 45  
FINAL PLAT FP1810-003**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final plat approval to create one (1) development lot and two (2) ROW lots

**ZONING AT TIME OF APPLICATION:** TH (Townhouse) Zoning District

**DESCRIPTION:** 9.55 acres out of the William Barker Survey, Abstract No. 107

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

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial and business park uses.

**ADJACENT LAND USE:**

North: SH-45/Louis Henna Blvd Right-of-Way (Unzoned)  
 South: Undeveloped lot in City of Pflugerville City Limits (Zoned Light Industrial)  
 East: State of Texas (Formerly MOKAN) Right-of-Way (Unzoned)  
 West: Single-Family Residences - (Zoned PUD# 15)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	2	0.42
Parkland:	0	0
Other:	1	9.13
<b>TOTALS:</b>	<b>3</b>	<b>9.55</b>

**Owner:**  
 Jack Wheeler  
 P.O. Box 87  
 Tarpley, TX 78883

**Agent:**  
 Kimley-Horn & Associates, Inc.  
 Jason Reece  
 10814 Jollyville Road, Building IV, Suite 300  
 Austin, TX 78759

**Schultz Towns at 45**  
**FINAL PLAT      FP1810-003**

**HISTORY:** The Remington Tract PUD (Planned Unit Development # 22) was approved by the City in 1995 and amended in 2014. It contained approximately 93 acres and allowed for residential, commercial, open space and business park uses. On October 11, 2018, the City Council approved a rezoning (ZON1808-001) of the subject tract from PUD #22 to TH (Townhouse) zoning district. The developer stated that 90 townhome residential units will be built on a 9.55-acre tract. The subject tract has never been platted and, therefore, has no platting history.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Southeast corner of Schultz Lane and SH-45

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 22, which contains a mixture of residential, commercial, open space and business parkland uses. The property is currently zoned TH (Townhouse) and allows land uses such as townhouse (single or common lot), neighborhood parks, and place of worship, by right. TH zoning requires masonry exterior finish, with masonry defined as stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco cannot comprise more than 50 percent of the exterior finish. Buildings must include details to provide visual relief, including features such as varying window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat 1809-003.

Traffic, Access and Roads: The site is bounded by the eastbound SH 45 frontage road on the north, Schultz Lane on the west and Meister Lane on the south. The former MOKAN railroad right-of-way, now owned by the State of Texas, borders the site on the east. Access to the site will be provided from Schultz Lane and Meister Lane. No traffic impact study was required for this platting application because it does not meet the threshold requirement.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The development will connect to an existing 8-inch water line located along the west side of Schultz Lane. This development will also connect to an existing wastewater network that is located approximately 450 feet to the north of the subject tract adjacent to the north side of SH-45.

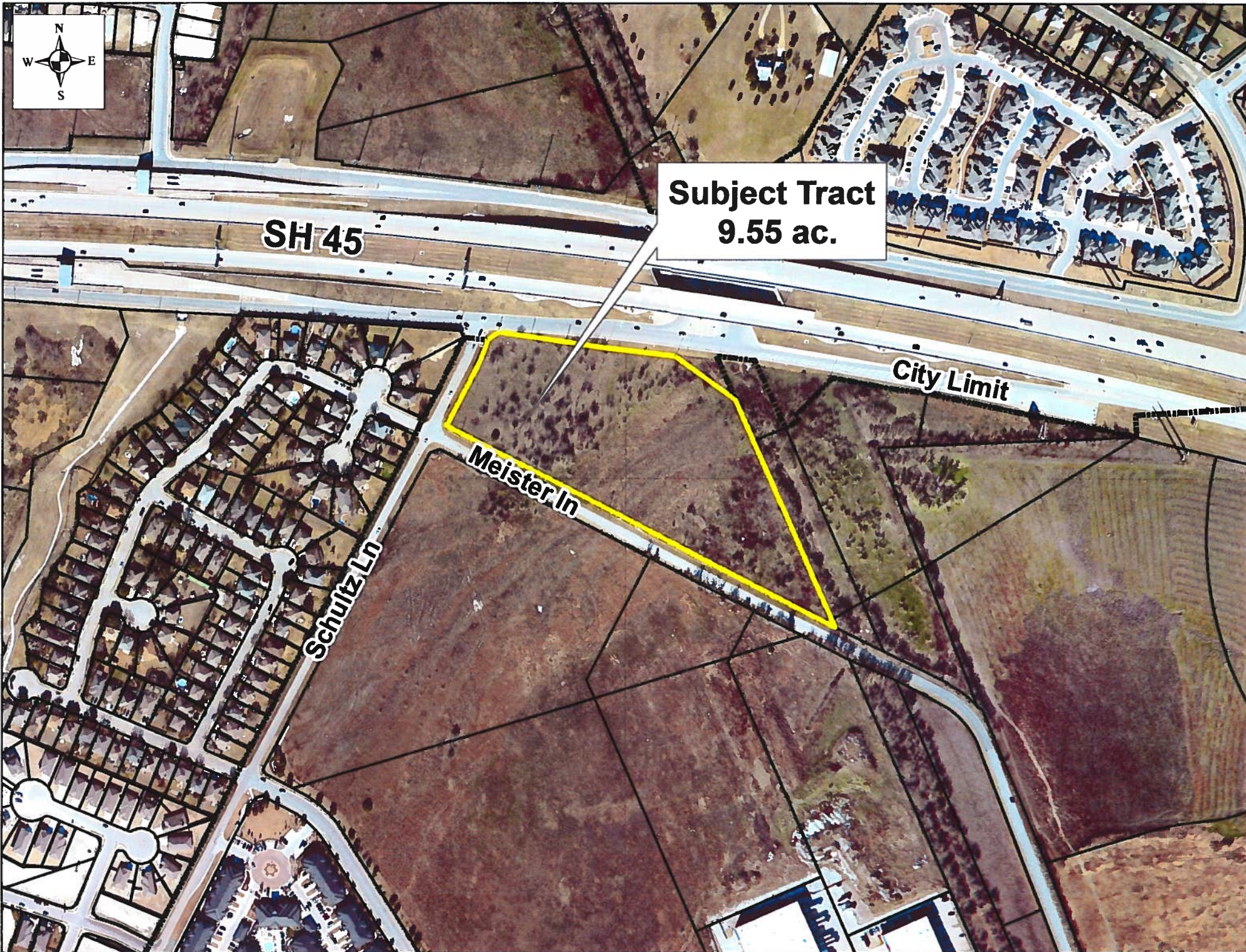
Drainage: A flood study is not required for this development and there are no drainage concerns for this site. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to site plan permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise plat note # 3 to state "Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, as amended."
2. Revise plat note # 5 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."
3. Revise plat note # 6 to state "Subdivision walls shall be located and constructed in accordance with Part III, Zoning and Development Code, Section 4-30, City of Round Rock, Texas, as amended."
4. Prior to recordation of final plat, subdivision improvements for wastewater conveyance must be constructed and accepted, and wastewater capacity study approved. Note coordination & TxDOT approval will be required for the proposed wastewater utility bore.
5. Prior to plat recordation, watermain extension on the west side of Schultz Lane must be extended.





**Subject Tract  
9.55 ac.**

**SH 45**

**City Limit**

**Meister Ln**

**Schultz Ln**



BM A BENCHMARK A: BOX CUT NEAR SOUTHEAST CORNER OF  
A CONCRETE STORM DRAIN INLET (ELEVATION - 768.30')

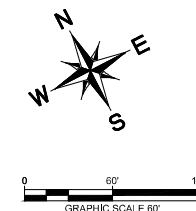
BM B BENCHMARK B: BOX CUT NEAR THE SOUTHERLY EDGE OF  
A CONCRETE HEADWALL (ELEVATION - 782.76')

SURVEYOR'S NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE  
(FIPS CODE 4203), NAD 83, GRID COORDINATES &  
GRID NORTH.

LEGAL DESCRIPTION:  
THAT 9.553 ACRES OF LAND, MORE OR LESS, OUT OF THE WM. BARKER SURVEY, ABSTRACT NO. 107,  
WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN (12.07 ACRE) TRACT OF LAND CONVEYED TO JACK  
WHEELER, BY GENERAL WARRANTY DEED AS RECORDED IN DOC. NO. 9711610, OFFICIAL RECORDS,  
WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (2.523 ACRES) AWARDED TO THE STATE  
OF TEXAS BY AGREED JUDGMENT IN CONDEMNATION PROCEEDINGS UNDER CAUSE NO. 03-0411-CC3, AS  
RECORDED IN DOC. NO. 2007026550, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

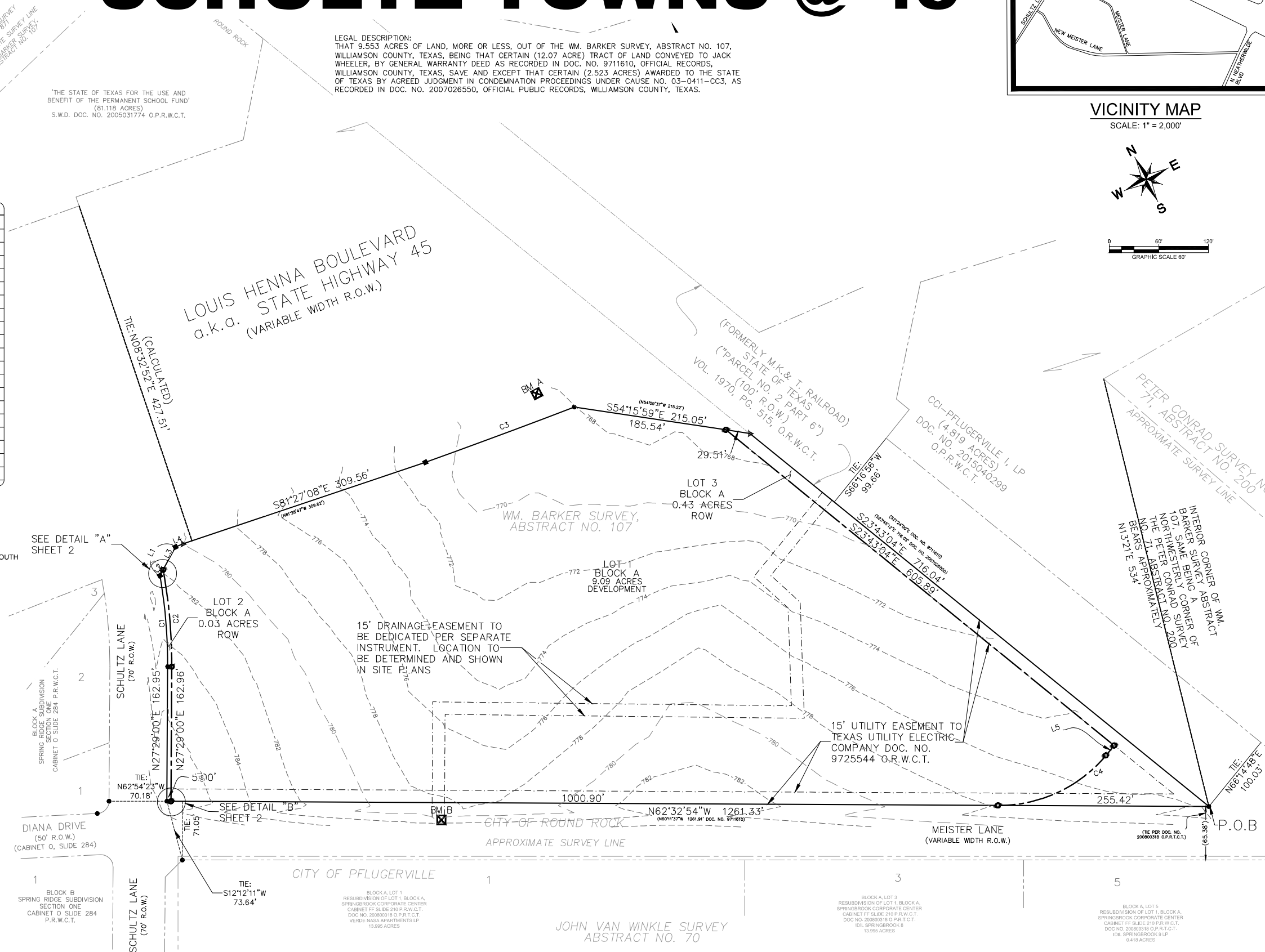
THE STATE OF TEXAS FOR THE USE AND  
BENEFIT OF THE PERMANENT SCHOOL FUND  
(81.118 ACRES)  
S.W.D. DOC. NO. 2005031774 O.P.R.W.C.T.

SCALE: 1" = 2,000'



LEGEND	
●	½" (IRF) IRON ROD FOUND
▲	ALUMINUM CAP (TXDOT) IN CONCRETE MONUMENT
■	CALCULATED POINT
⦿	½" (IRS) IRON ROD SET "ATS ENGINEERS"
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
BM	BENCHMARK—SEE DESCRIPTIONS ON PLAT
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
↖	"FEE HOOK" (CONNECTS OWNERSHIP)
---	EASEMENT LINE AS NOTED
---	PROPOSED PROPERTY BOUNDARY LINE
---	EXISTING PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
--- 775 ---	2.0' CONTOUR INTERVALS
FL	FLOWLINE
NG	NATURAL GROUND

OWNER:	JACK WHEELER 623 W 38TH STREET, SUITE 310 AUSTIN, TX 78705
DEVELOPER:	PROMINENCE HOMES, LLC BRYAN ROME 1120 CAPITAL OF TEXAS HWY. SOUTH STE II-105 AUSTIN, TX 78746
ACREAGE:	9.553
PATENT SURVEY:	WM BAKER SURVEY, ABSTRACT NO. 107
NUMBER OF BLOCKS:	1
NUMBER OF LOTS BY TYPE:	1 - DEVELOPMENT 2 - ROW
ACREAGE BY LOT TYPE:	DEVELOPMENT - 9.126 RIGHT-OF-WAY - 0.427
LINEAR FEET OF NEW STREETS:	0
SUBMITTAL DATE:	SEPTEMBER 18, 2018
PLANNING AND ZONING COMMISSION REVIEW:	NOVEMBER 7, 2018
ENGINEER:	KIMLEY+HORN 10814 JOLLYVILLE ROAD CAMPUS IV, SUITE 300 AUSTIN, TX 78759
SURVEYOR:	ATS ENGINEERS, INSPECTORS AND SURVEYORS 4910 WEST HWY 290 AUSTIN, TX 78735



**Kimley»Horn**  
10814 JOLLYVILLE ROAD, AVALLON IV SUITE 300 AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)  
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.



KHA PROJECT 069264200
DATE OCTOBER 2018
SCALE: AS SHOWN
DESIGNED BY: JR
DRAWN BY: KW, JC

PRELIMINARY PLAT  
1 OF 2

**SCHULTZ TOWNS @ 45**  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
1 OF 2



Plotted By: Reece, Jason Date: October 22, 2018 02:59:28pm File Path: K:\JUS\_Civil\069264200 Schultz Towns @ 45\Coa\ Preliminary Plat\PlanSheets\PRELIMINARY PLAT.dwg

PP-1809-003

**Warner Ranch Commercial Revised Preliminary Plat  
PRELIM PLAT PP1809-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary plat approval to create five (5) development lots

**ZONING AT TIME OF APPLICATION:** PUD # 42

**DESCRIPTION:** 19 acres out of the Memucan Hunt Survey, Abstract No. 314

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

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: SH-45/Louis Henna Boulevard Right-of-Way (Unzoned)  
 South: Multifamily - Zoned PUD #42  
 East: S AW Grimes Boulevard Right-of-Way (Unzoned)  
 West: Warner Ranch Drive Right-of-Way (Unzoned)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	5	19
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>5</b>	<b>19</b>

**Owner:**  
 BCCA Grimes, LLC  
 Greg Gilcho  
 3800 N. Lamar Blvd., Ste. 350  
 Austin, TX 78756

**Agent:**  
 Kimley-Horn  
 Jason Reece  
 10814 Jollyville Rd., Campus IV, Ste. 300  
 Austin, TX 78759

**Warner Ranch Commercial Revised Preliminary Plat**  
**PRELIMINARY PLAT      PP1809-001**

**HISTORY:** The Warner Ranch PUD (Planned Unit Development # 42) was approved by the City in 1999. It contained 139.83 acres and allowed for single family, multi-family, commercial and business park uses. On June 2006, the Planning and Zoning Commission approved Preliminary Plat "2006-002-PP" to create a total of three lots on the subject tract. Lot 1B ("Autozone") was recorded on September 22, 2006 and no other lot has been recorded since then and consequently the approved Preliminary Plat has expired. Therefore, a new Preliminary Plat application is required in order to create the proposed five development lots.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Near the southwest corner of S AW Grimes Boulevard and Louis Henna Boulevard

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned PUD #42 and allows all C-1 (General Commercial) land uses such as offices, hotels, indoor entertainment activities, call centers, and fuel sales by right. PUD #42 and the C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan in PUD #42.

Traffic, Access and Roads: The subject tract will have access from Warner Ranch Drive, Louis Henna Boulevard, and S AW Grimes Boulevard. A Traffic Impact Analysis (TIA) will be required for Lot 5 at the site development plan stage since it is the largest of the lots and it will have access to the future traffic signal light location on Roundville Lane that is currently under construction. The applicant will construct the signal improvements at Roundville Lane caused by the fourth approach that will support the subject tract. The applicant is in agreement with a TIA requirement for Lot 5 and building the signal improvements at Roundville Lane. Trip generation numbers will be required at the site development plan stage for each of the other lots to determine if a TIA will be required for specific land uses.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line along Louis Henna Boulevard. Lot 1 will have a single line tying into the 12-inch main since the lot is already served. The remaining lots will have a looped system with a connection to the 12-inch main along the north side and one 8-inch connection to the water main along S AW Grimes Boulevard.

Wastewater will be connected to an existing main that crosses into Lot 1 from Warner Ranch Boulevard then parallels Louis Henna Boulevard. Lot 1 and Lot 2 will have separate connections to the wastewater main and the remaining lots will share a separate line and connection to the main that runs along Louis Henna Boulevard.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

**Warner Ranch Commercial Revised Preliminary Plat  
PRELIMINARY PLAT PP1809-001**

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. On sheet 1 of 2, at the bottom left hand corner, update the P&Z Commission date to November 7, 2018.
2. Revise plat note number 19 by removing any reference to "2006-002-PP." Only reference the previously approved PUD#42 with the new preliminary plat.
3. Include a reference to "2006-002-PP" as a separate plat note indicating that this was the previously approved preliminary plat and it will be superseded with the approval of PP1809-001.
4. Revise Plat note #13 to state "Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, as amended and pursuant to PUD #42."
5. Revise plat note # 14 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."



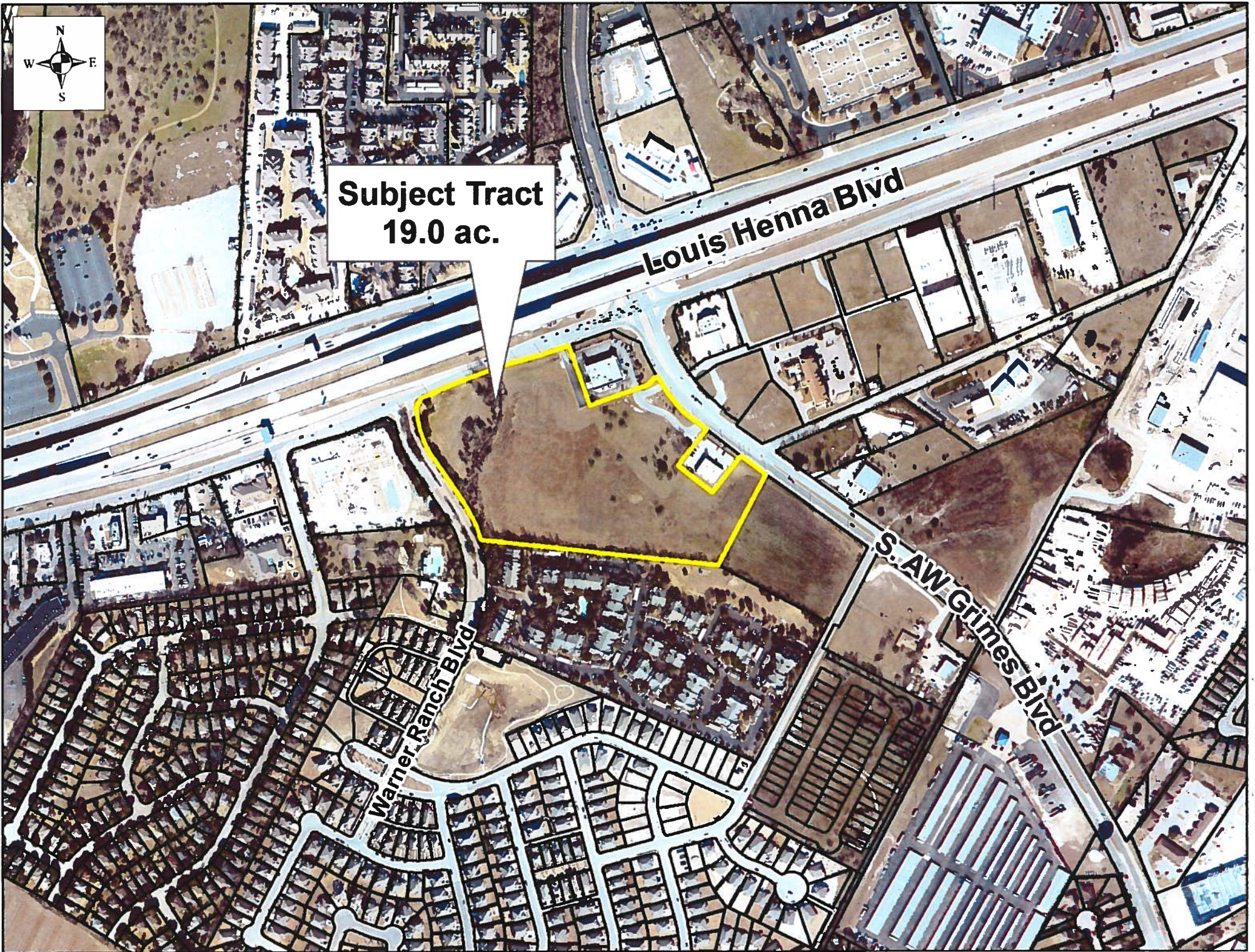


**Subject Tract  
19.0 ac.**

**Louis Henna Blvd**

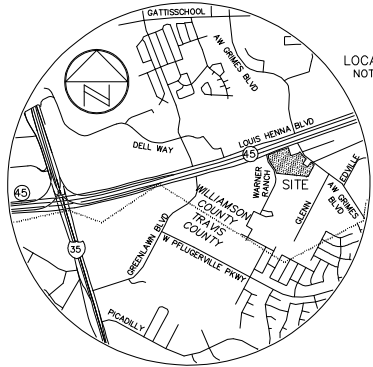
**S. AW Grimes Blvd**

**Warner Ranch Blvd**





REVISED PRELIMINARY PLAT  
WARNER RANCH SUBDIVISION, PHASE 1, BLOCK D, LOT 1A



**OWNER:**  
BOCA GRIMES, LLC  
C/O ARCHER CREEK  
3800 N. LAMAR, SUITE 350  
AUSTIN, TEXAS 78756  
CONTACT: GREG W. GITCHO  
(512) 698-6019

**SURVEYOR:**  
CHAPARRAL PROFESSIONAL LAND SURVEYING INC.  
3500 McCALL LANE  
AUSTIN, TEXAS 78744  
CONTACT: BRYAN NEWSOME, RPLS  
(512) 443-1724

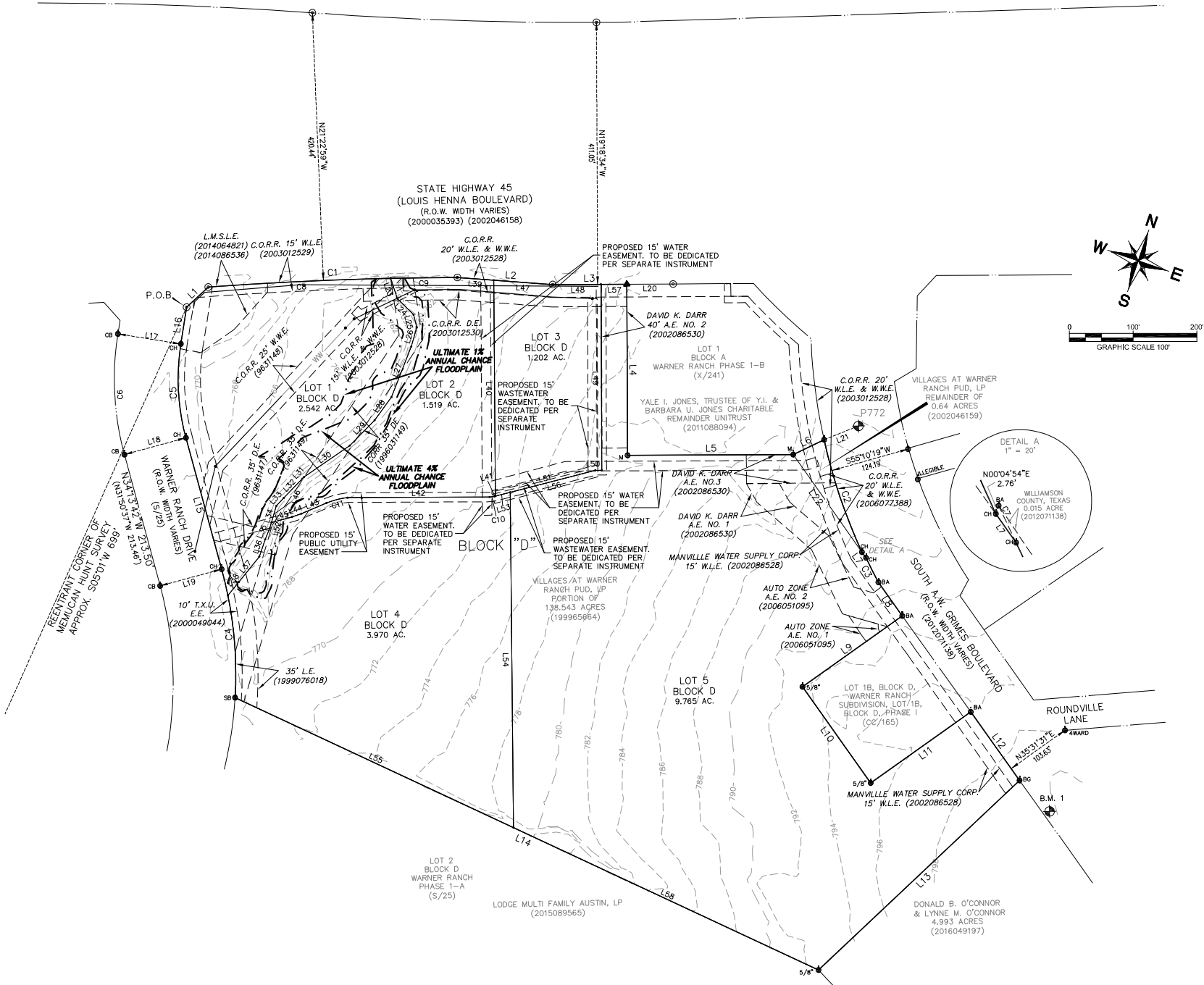
**ENGINEER:**  
**Kimley»Horn**  
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300  
AUSTIN, TEXAS 78759  
CERTIFICATE OF REGISTRATION #928  
CONTACT: JASON REECE, P.E.

ACREAGE: 18.998  
PATENT SURVEY: MEMUCAN HUNT SURVEY, ABSTRACT NO. 314  
NUMBER OF BLOCKS: 1  
NUMBER OF LOTS BY TYPE: 5 - DEVELOPMENT  
ACREAGE BY LOT TYPE: 18.998 - DEVELOPMENT  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: SEPTEMBER 4, 2018  
PLANNING AND ZONING COMMISSION REVIEW: OCTOBER 3, 2018

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°03'02"E	46.37'
L2	N75°14'01"E	149.96'
L3	N70°41'26"E	116.28'
L4	S19°17'06"E	268.51'
L5	N70°41'52"E	259.85'
L6	N45°17'38"E	53.64'
L7	S54°11'05"E	11.05'
L8	S54°27'23"E	64.60'
L9	S35°34'20"W	192.10'
L10	S54°20'58"E	185.06'
L11	N35°34'20"E	192.61'
L12	S54°28'29"E	131.98'
L13	S27°39'21"W	433.63'
L14	N83°59'35"W	1009.97'
L15	N34°13'42"W	213.55'
L16	N10°04'40"W	58.43'
L17	S80°01'52"W	100.00'
L18	S55°44'19"W	100.00'
L19	S55°46'18"W	100.00'
L20	N70°41'26"E	72.57'
L21	N49°13'05"E	58.13'
L22	S54°11'05"E	187.17'

L23	S37°33'39"E	33.56'
L24	S64°11'13"E	35.79'
L25	S33°28'43"E	20.67'
L26	S02°26'19"E	31.25'
L27	S02°20'07"W	85.07'
L28	S16°57'36"W	45.01'
L29	S25°26'59"W	55.54'
L30	S36°24'59"W	87.25'
L31	S24°59'08"W	3.67'
L32	S24°59'08"W	41.86'
L33	S23°54'35"W	17.02'
L34	S02°27'35"E	37.15'
L35	S03°05'09"W	18.34'
L36	S00°04'11"W	28.58'
L37	S19°38'51"W	50.77'
L38	S20°06'31"W	27.70'
L39	N75°14'14"E	67.50'
L40	S19°28'55"E	338.82'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	5710.00'	3°55'27"	391.07'	N68°45'52"E	390.99'
C2	874.00'	12°13'05"	186.38'	S37°39'40"E	186.02'
C3	874.00'	2°49'34"	43.11'	S45°59'04"E	43.11'
C4	623.35'	18°42'33"	203.55'	N25°01'11"W	202.64'
C5	350.00'	24°19'46"	148.82'	N22°09'04"W	147.51'
C6	450.00'	24°19'16"	191.02'	S22°07'49"E	189.59'
C7	874.00'	0°50'35"	12.86'	N44°08'59"W	12.86'
C8	5710.00'	2°52'25"	286.37'	S68°14'21"W	286.34'
C9	5710.00'	1°03'02"	104.70'	S70°12'04"W	104.70'
C10	30.01'	14°14'28"	7.46'	N63°35'40"E	7.44'
C11	113.50'	17°28'48"	34.56'	N56°36'42"E	34.43'



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P772".

MAG NAIL WITH WASHER SET

SURFACE COORDINATES:  
N 10151308.37  
E 3142209.33

TEXAS STATE PLANE COORDINATES:  
N 10150090.36  
E 3141832.31

ELEVATION = 784.90'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999880014  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 1°22'56"

LEGEND	
● BA	REBAR WITH "BAKER AICKLEN" CAP FOUND
● BG	REBAR WITH "B & G" CAP FOUND
● CB	REBAR WITH "CARTER BURGESS" CAP FOUND
● CH	1/2" REBAR WITH "CHAPARRAL" FOUND
● N	REBAR WITH "MEENACH" CAP FOUND
● SB	REBAR WITH "SUNBELT" CAP FOUND
●	1/2" REBAR FOUND (OR AS NOTED)
⊙	TADOT TYPE II DISK FOUND
▲	MAG NAIL FOUND WITH WASHER
⬢	CONTROL POINT/BENCHMARK LOCATION
⬢	1/2" REBAR WITH "CHAPARRAL" CAP SET
○	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
○	CITY OF ROUND ROCK
○	O.P.R.W.C.T.
— CORR	CORR
— PG.	PAGE
— INST.	INSTRUMENT
— NO.	NUMBER
— B.L.	BUILDING SETBACK LINE
— E.E.	ELECTRIC EASEMENT
— A.E.	ACCESS EASEMENT
— W.W.E.	WASTEWATER EASEMENT
— L.E.	LANDSCAPE EASEMENT
— L.S.M.L.	LANDSCAPE EASEMENT
— ( )	RECORD INFORMATION
—	EASEMENT LINE
—	BOUNDARY LOT LINE

**Kimley»Horn**  
10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
© 2018 KIMLEY-HORN ASSOCIATES, INC. TYPE Firm No. 928



KHA PROJECT 069267300  
DATE OCTOBER 2018  
SCALE: AS SHOWN  
DESIGNED BY: JBR  
DRAWN BY: KW, JC  
CHECKED BY: RJS

WARNER RANCH  
SUBDIVISION, PHASE  
1, BLOCK D, LOT 1A  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

REVISIONS  
No. DATE BY

SHEET NUMBER  
1 OF 2

PP1809-001



# Warner Ranch Commercial FINAL PLAT FP1809-001



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final plat approval to create five (5) development lots

**ZONING AT TIME OF APPLICATION:** PUD # 42

**DESCRIPTION:** 19 acres out of the Memucan Hunt Survey, Abstract No. 314

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

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: SH-45/Louis Henna Boulevard Right-of-Way (Unzoned)

South: Multifamily - Zoned PUD #42

East: S AW Grimes Boulevard Right-of-Way (Unzoned)

West: Warner Ranch Drive Right-of-Way (Unzoned)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	5	19
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>5</b>	<b>19</b>

**Owner:**  
BCCA Grimes, LLC  
Greg Gitcho  
3800 N. Lamar Blvd., Ste. 350  
Austin, TX 78756

**Agent:**  
Kimley-Horn & Associates, Inc.  
Jason Reece  
10814 Jollyville Rd., Bldg. 4, Ste. 300  
Austin, TX 78759



**Warner Ranch Commercial  
FINAL PLAT      FP1809-001**

**HISTORY:** The Warner Ranch PUD (Planned Unit Development # 42) was approved by the City in 1999. It contained 139.83 acres and allowed for single family, multi-family, commercial and business park uses. On June 2006, the Planning and Zoning Commission approved Preliminary Plat "2006-002-PP" to create a total of three lots on the subject tract. Lot 1B ("Autozone") was recorded on September 22, 2006 and no other lot has been recorded since then and consequently the approved Preliminary Plat has expired. This Final Plat is being processed simultaneously with new Preliminary Plat 1809-001 application that proposes to create five development lots.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Near the southwest corner of S AW Grimes Boulevard and Louis Henna Boulevard

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned PUD #42 and allows all C-1 (General Commercial) land uses such as offices, hotels, indoor entertainment activities, call centers, and fuel sales by right. PUD #42 and the C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with Preliminary Plat 1809-001.

Traffic, Access and Roads: The subject tract will have access from Warner Ranch Drive, Louis Henna Boulevard, and S AW Grimes Boulevard. A Traffic Impact Analysis (TIA) will be required for Lot 5 at the site development plan stage since it is the largest of the lots and it will have access to the future traffic signal light location on Roundville Lane that is currently under construction. The applicant will construct the signal improvements at Roundville Lane caused by the fourth approach that will support the subject tract. The applicant is in agreement with a TIA requirement for Lot 5 and building the signal improvements at Roundville Lane. Trip generation numbers will be required at the site development plan stage for each of the other lots to determine if a TIA will be required for specific land uses.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line along Louis Henna Boulevard. Lot 1 will have a single line tying into the 12-inch main since the lot is already served. The remaining lots will have a looped system with a connection to the 12-inch main along the north side and one 8-inch connection to the water main along S AW Grimes Boulevard.

Wastewater will be connected to an existing main that crosses into Lot 1 from Warner Ranch Boulevard then parallels Louis Henna Boulevard. Lot 1 and Lot 2 will have separate connections to the wastewater main and the remaining lots will share a separate line and connection to the main that runs along Louis Henna Boulevard.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

**Warner Ranch Commercial  
FINAL PLAT      FP1809-001**

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise the plat name under the owner's signature block to match the official plat name "Final Plat for Warner Ranch Subdivision Phase 1, Block D."
2. The final plat requires both the Engineer's and Surveyor's original signature and original seal.
3. Revise the title of the person signing in the owner's signature block to "Manager"
4. Revise plat note #8 to show the P&Z Commission date as November 7, 2018."
5. On sheet 1 of 2, at the bottom left hand corner, update the P&Z Commission date to November 7, 2018.
6. On sheet 1 of 2, at the bottom left hand corner, either remove the name of the plat or correct the spelling for "Subdivision."
7. Remove the duplicate P&Z chairman signature block and remove the Extraterritorial Jurisdiction text from the same signature block. The Williamson County Clerk's signature block should be last with enough room for a seal.
8. Write the name of the person that will be signing for the Line Holder under the Lien Holder signature block.
9. Revise plat note # 4 to state" Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, as amended and pursuant to PUD#42."
10. Revise plat note # 5 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."



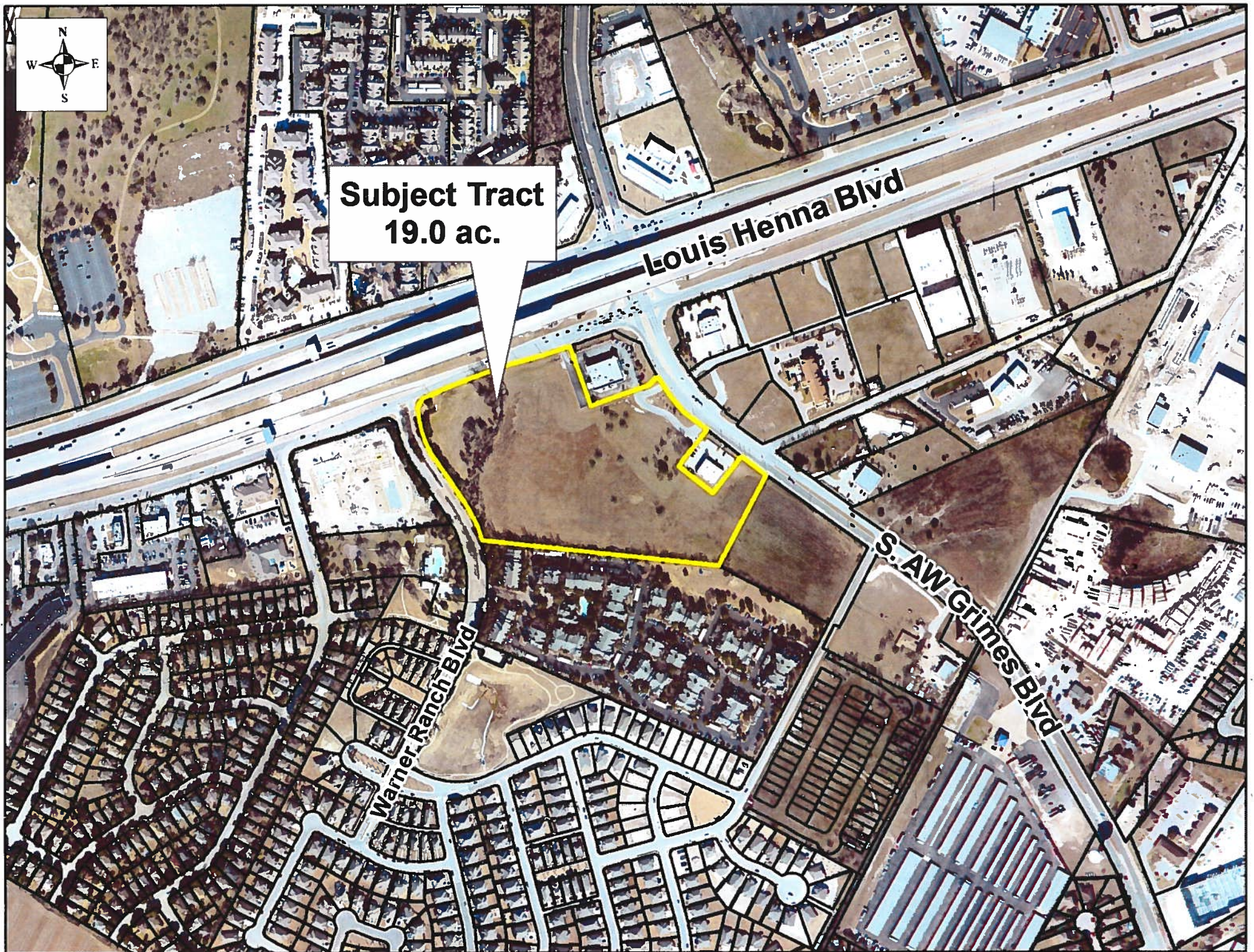


**Subject Tract  
19.0 ac.**

**Louis Henna Blvd**

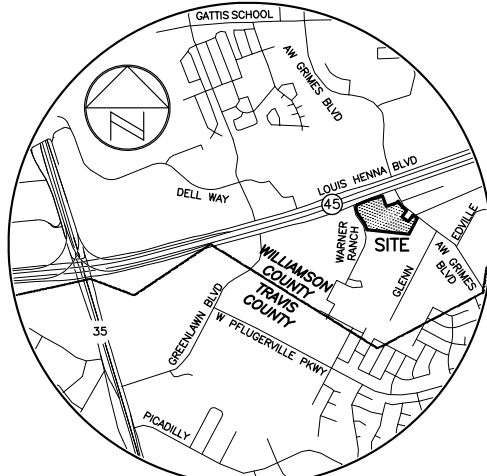
**S. AW Grimes Blvd**

**Warner Ranch Blvd**





FINAL PLAT FOR  
RANCH SUBDIVISION  
PHASE 1, BLOCK D



LOCATION MAP  
NOT TO SCALE

TOTAL ACREAGE BY LOT TYPE:  
18.998 ACRES - DEVELOPMENT

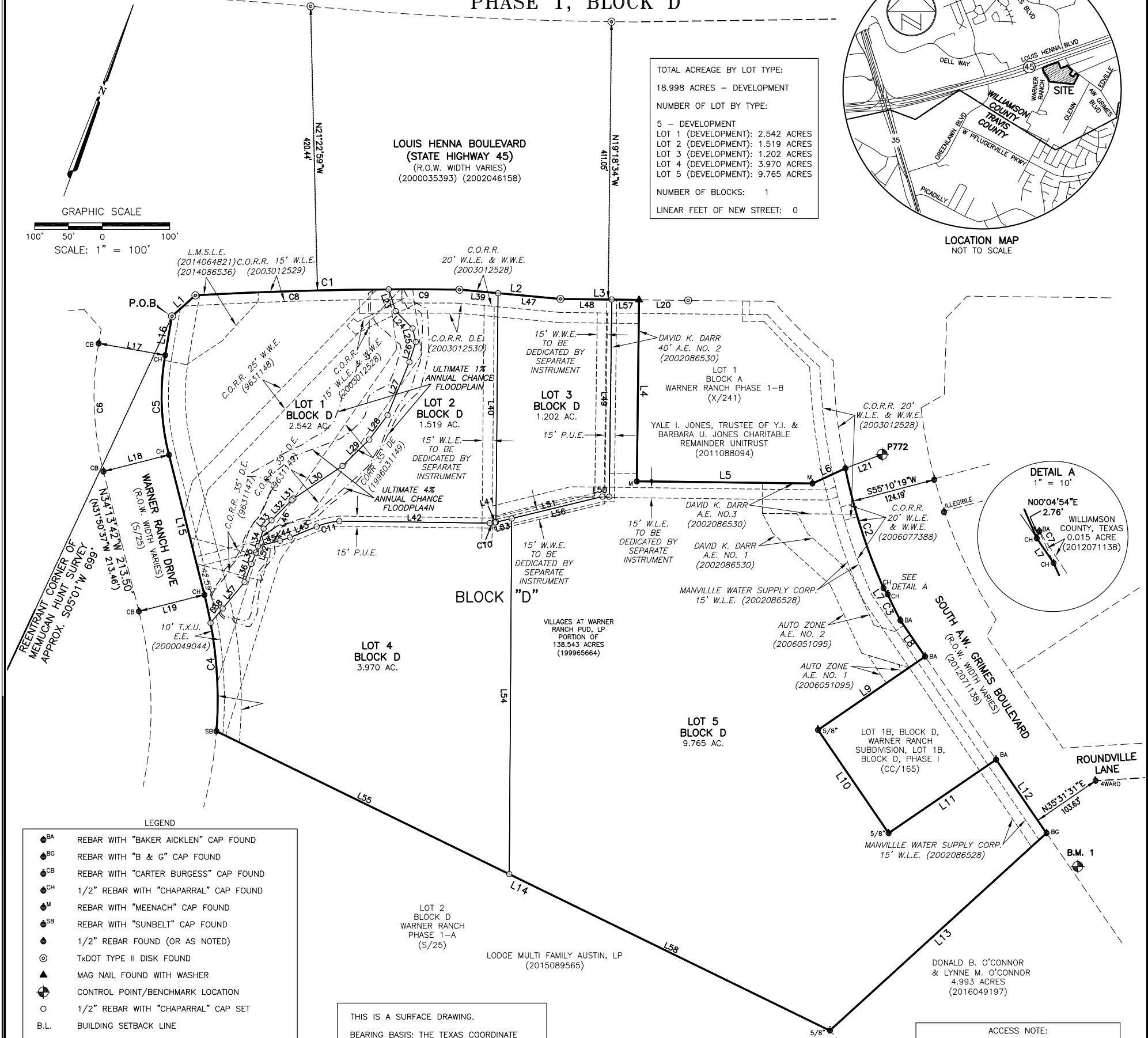
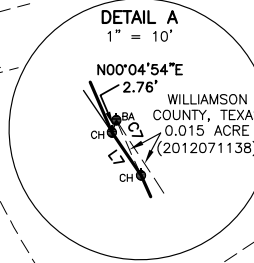
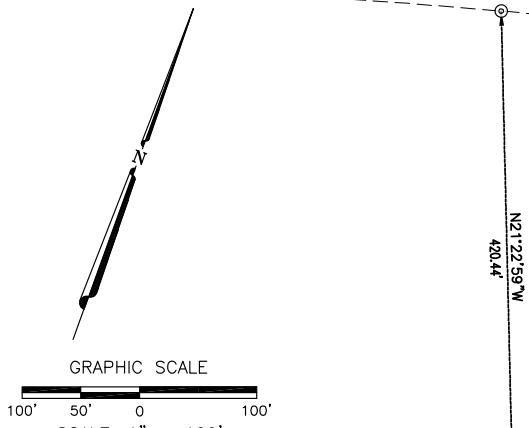
NUMBER OF LOT BY TYPE:

5 - DEVELOPMENT

LOT 1 (DEVELOPMENT):	2.542 ACRES
LOT 2 (DEVELOPMENT):	1.519 ACRES
LOT 3 (DEVELOPMENT):	1.202 ACRES
LOT 4 (DEVELOPMENT):	3.970 ACRES
LOT 5 (DEVELOPMENT):	9.765 ACRES

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREET: 0



●BA	REBAR WITH "BAKER AICKLEN" CAP FOUND
●BG	REBAR WITH "B & G" CAP FOUND
●CB	REBAR WITH "CARTER BURGESS" CAP FOUND
●CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
●M	REBAR WITH "MEENACH" CAP FOUND
●SB	REBAR WITH "SUNBELT" CAP FOUND
●	1/2" REBAR FOUND (OR AS NOTED)
◎	TxDOT TYPE II DISK FOUND
▲	MAG NAIL FOUND WITH WASHER
⊕	CONTROL POINT/BENCHMARK LOCATION
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
B.L.	BUILDING SETBACK LINE
E.E.	ELECTRIC EASEMENT
A.E.	ACCESS EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.L.E.	WATERLINE EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
C.O.R.R.	CITY OF ROUND ROCK
L.M.S.L.E.	LICENSE FOR MAINTENANCE OF SIGNAGE AND LANDSCAPE EASEMENT
( )	RECORD INFORMATION

PATENT SURVEY: MEMUCAN HUNT SURVEY, A-314

ENGINEER: KIMLEY-HORN  
10814 Jollyville Road Building 4 Suite 300  
Austin, TX 78759  
Certificate of Registration No. 928

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3505 McCALL LANE  
AUSTIN, TX 78744  
TBPLS Firm No. 10124500

FINAL PLAT FOR WARNER RANCH SUBDIVISION, PHASE 1, BLOCK D

OWNER: BCCA GRIMES LLC

SUBMITTAL DATE: SEPTEMBER 18, 2018

PLANNING &amp; ZONING REVIEW: OCTOBER 16, 2018

BENCHMARK: VERTICAL DATUM: NAVD 88 (GEOID 09)  
BM #1: SQUARE CUT ON NW CORNER OF A CURB INLET ON THE WEST SIDE  
OF A.W. GRIMES BLVD., +- 65' SE OF A SE CORNER OF SUBJECT TRACT.  
ELEVATION = 800.65'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P772" (MAG NAIL WITH WASHER SET).

SURFACE COORDINATES:  
N 10151308.37  
E 3142209.33

TEXAS STATE PLANE COORDINATES:  
N 10150090.36  
E 3141832.31

ELEVATION = 784.90'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999880014  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
THETA ANGLE: 1°22'56"

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
L1	N28°03'02"E	46.37'	(N28°22'08"E 46.30')
L2	N75°14'01"E	149.96'	(N75°16'28"E 149.76')
L3	N70°41'26"E	116.28'	(N70°40'42"E 116.37')
L4	S19°17'06"E	268.51'	(S19°19'18"E 268.53')
L5	N70°41'52"E	259.85'	(N70°40'42"E 259.80')
L6	N45°17'38"E	53.64'	(N45°30'53"E 53.55')
L7	S54°11'05"E	11.05'	
L8	S54°27'23"E	64.60'	(S54°29'01"E 64.61')
L9	S35°34'20"W	192.10'	(S35°34'27"W 192.16')
L10	S50°20'58"E	185.06'	(S51°51'35"E 185.00')
L11	N35°34'20"E	192.61'	(N35°34'27"E 192.52')
L12	S54°28'29"E	131.98'	(S54°29'01"E 131.91')
L13	S27°39'21"W	433.63'	(S30°02'19"W 433.85')
L14	N85°39'35"W	1009.97'	(N81°32'18"W 1010.24')
L15	N34°13'42"W	213.55'	(N31°50'57"W 213.46')
L16	N10°04'40"W	58.43'	(N09°57'47"W 58.27')
L17	S80°01'52"W	100.00'	
L18	S55°44'19"W	100.00'	
L19	S55°46'18"W	100.00'	
L20	N70°41'26"E	72.57'	(N70°40'42"E 72.78')
L21	N49°13'05"E	58.13'	

L23	S37°33'39"E	33.56'	L41	S56°28'26"W	1.88'
L24	S64°11'13"E	35.79'	L42	S70°42'54"W	222.76'
L25	S33°28'43"E	20.67'	L43	S47°53'18"W	42.64'
L26	S02°26'19"E	31.25'	L44	S51°49'58"W	15.48'
L27	S02°20'07"W	85.07'	L45	S55°46'38"W	33.49'
L28	S16°57'36"W	45.01'	L46	N02°27'35"W	27.34'
L29	S25°26'59"W	55.54'	L47	N75°13'53"E	92.66'
L30	S36°24'59"W	87.25'	L48	N70°41'26"E	75.78'
L31	S24°59'08"W	3.67'	L49	S19°17'06"E	291.77'
L32	S24°59'08"W	41.86'	L50	S70°42'54"W	10.22'
L33	S23°54'35"W	17.02'	L51	S56°28'26"W	161.74'
L34	S02°27'35"E	37.15'	L52	N02°27'35"W	9.82'
L35	S03°05'09"W	18.34'	L53	N56°28'26"E	25.62'
L36	S00°04'11"W	28.58'	L54	S19°36'36"E	526.17'
L37	S19°38'51"W	50.77'	L55	N83°59'35"W	482.07'
L38	S20°06'31"W	27.70'	L56	N56°28'26"E	137.99'
L39	N75°14'14"E	57.30'	L57	N70°41'26"W	40.50'
L40	S19°28'55"E	338.82'	L58	N83°59'35"W	527.91'

ACCESS NOTE:

THE SUBJECT PROPERTY ABUTS/ADJOINS AND IS CONTIGUOUS WITH STATE HIGHWAY 45 (LOUIS HENNA BOULEVARD), A.W. GRIMES BOULEVARD AND WARNER RANCH DRIVE, ALL PUBLICLY DEDICATED RIGHT-OF-WAYS.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	5710.00'	3°55'27"	391.07'	N68°45'52"E	390.99'	(N68°42'58"E 391.06')
C2	874.00'	12°13'05"	186.38'	S37°39'40"E	186.02'	(S37°45'39"E 187.15')
C3	874.00'	2°49'34"	43.11'	S45°59'04"E	43.11'	
C4	623.35'	18°42'33"	203.55'	N25°01'11"W	202.64'	(N22°28'52"W 202.81')
C5	350.00'	24°19'46"	148.62'	N22°08'04"W	147.51'	(N19°40'44"W 147.50')
C6	450.00'	24°19'16"	191.02'	S22°07'49"E	189.59'	(S19°40'44"E 189.65')
C7	874.00'	0°50'35"	12.86'	N44°08'59"W	12.86'	
C8	5710.00'	2°52'25"	286.37'	S68°14'21"W	286.34'	
C9	5710.00'	1°03'02"	104.70'	S70°12'04"W	104.70'	
C10	30.01'	14°14'28"	7.46'	N63°35'40"E	7.44'	
C11	113.50'	17°26'48"	34.56'	N56°36'42"E	34.43'	

FP1809-00

FP1809-001

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
877-016

DRAWING NO.:  
877-016-PL

PLOT DATE:  
10/2018

PLOT SCALE:  
1" = 100'

DRAWN BY:  
BDN/STS

SHEET  
01 OF 02

FINAL PLAT FOR  
WARNER RANCH SUBDIVISION  
PHASE 1, BLOCK D

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
That I, BCCA GRIMES, LLC, A Texas limited liability company, as the owner of that certain 18.998 acre tract of land recorded in Document Number 2017043574 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 be known as WARNER RANCH SUBDIVISION PHASE 1, BLOCK D subdivision.

BCCA GRIMES, LLC, Owner

By Greg Gitcho, its Manager

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_\_, 20 \_\_\_\_\_.

By \_\_\_\_\_  
Notary Public, State of Texas  
Printed Name:  
My Commission Expires:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
That VILLAGES AT WARNER RANCH PUD, LP, a Delaware limited partnership, the Lien Holder of that certain 18.998 acre tract of land recorded in Document Number 2017043574, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain 18.998 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.

VILLAGES AT WARNER RANCH PUD, LP

By: \_\_\_\_\_, its \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_\_.

by \_\_\_\_\_  
Notary Public, State of Texas  
Printed Name:  
My Commission Expires:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Bryan D. Newsome, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

BRYAN D. NEWSOME, R.P.L.S. \_\_\_\_\_ DATE  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
TBPLS' FIRM NO. 10124500

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
That I, Jason Reece, 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.



KIMLEY-HORN ENGINEERING, INC.  
10814 JOLLYVILLE ROAD, BUILDING 4, SUITE 300  
AUSTIN, TX. 78759  
CERTIFICATE OF REGISTRATION NO. 928

Approved this \_\_\_\_day of \_\_\_\_\_, 201\_\_\_\_, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas. The property covered by this Plat is within the [EXTRATERRITORIAL JURISDICTION or CITY 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, 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

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 Travis County, Texas. The property covered by this Plat is within the [EXTRATERRITORIAL JURISDICTION or CITY of the City of Round Rock.

David Pavliska, Chairman  
City of Round Rock Planning & Zoning Commission

METES AND BOUNDS DESCRIPTION

A DESCRIPTION OF 18.998 ACRES (APPROXIMATELY 827,552 SQ. FT.) IN THE MEMUCAN HUNT SURVEY, ABSTRACT 314 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 138.543 ACRE TRACT CONVEYED TO VILLAGES AT WARNER RANCH PUD, LP IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 21, 1999 AND RECORDED IN DOCUMENT NO. 199965664 AND BEING A PORTION OF A 0.64 ACRE TRACT CONVEYED TO VILLAGES AT WARNER RANCH PUD, LP IN A SPECIAL WARRANTY DEED EXECUTED JUNE 13, 2002 AND RECORDED IN DOCUMENT NO. 2002046159, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 18.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TXDOT type II disk found at the intersection of the south right-of-way line of State Highway 45 (Louis Henna Boulevard) (right-of-way width varies) as described in Document Nos. 2000035393 and 2002046158 of the Official Public Records of Williamson County, Texas and the east right-of-way line of Warner Ranch Drive (right-of-way width varies) as shown on Warner Ranch Phase 1-A, a subdivision of record in Cabinet S, Slide 25 of the Plat Records of Williamson County, Texas;

**THENCE** with the south right-of-way line of State Highway 45 (Louis Henna Boulevard) and crossing the said 138.543 acre tract, the following four (4) courses and distances:

- North 28°03'02" East, a distance of 46.37 feet to a TXDOT type II disk found;
- With a curve to the right, having a radius of 5710.00 feet, a delta angle of 03°55'27", an arc length of 391.07 feet, and a chord which bears North 68°45'52" East, a distance of 390.99 feet to a TXDOT type II disk found;
- North 75°14'01" East, a distance of 149.96 feet to a TXDOT type II disk found;
- North 70°41'26" East, a distance of 116.28 feet to a mag nail with washer found for the northwest corner of Lot 1, Block A, Warner Ranch Phase IB Subdivision, a subdivision of record in Cabinet X, Slide 241 of the Plat Records of Williamson County, Texas, from which a TXDOT type II disk found in the south right-of-way line of State Highway 45 (Louis Henna Boulevard) and the north line of said Lot 1, bears North 70°41'26" East, a distance of 72.57 feet;

**THENCE** crossing the said 138.543 acre tract and with the perimeter of said Lot 1, the following two (2) courses and distances:

- South 19°17'06" East, a distance of 268.51 feet to a rebar with "Meenach 4335" cap found for the southwest corner of said Lot 1;
- North 70°41'52" East, a distance of 259.85 feet to a rebar with "Meenach 4335" cap found in the northeast line of the said 138.543 acre tract and the southwest line of the said 0.64 acre tract;

**THENCE** North 45°17'38" East crossing the said 0.64 acre tract and with the southeast line of said Lot 1, a distance of 53.64 feet to a 1/2" rebar found in the southwest right-of-way line of A.W.Grimes Boulevard (right-of-way width varies) as described in Document No. 2012071138 of the Official Public Records of Williamson County, Texas, being in the northeast line of the said 0.64 acre tract, being also the easternmost corner of said Lot 1;

**THENCE** with the southwest right-of-way line of A.W.Grimes Boulevard and the northeast line of the said 0.64 acre tract, with a curve to the left, having a radius of 874.00 feet, a delta angle of 12°13'05", an arc length of 186.38 feet, and a chord which bears South 37°39'40" East, a distance of 186.02 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of the said 0.64 acre tract, being in the northeast line of the said 138.543 acre tract, from which a rebar with "Baker Aicklen" cap found, bears North 00°04'54" East, a distance of 2.76 feet;

**THENCE** South 54°11'05" East with the southwest right-of-way line of A.W.Grimes Boulevard and the northeast line of the said 138.543 acre tract, a distance of 11.05 feet to a 1/2" rebar with "Chaparral" cap found, from which aforementioned rebar with "Baker Aicklen" cap found, bears with a curve to the right, having a radius of 874.00 feet, a delta angle of 0°50'35", an arc length of 12.86 feet, and a chord which bears North 44°08'59" West, a distance of 12.86 feet;

**THENCE** with the southwest right-of-way line of A.W.Grimes Boulevard and crossing the said 138.543 acre tract, the following two (2) courses and distances:

- With a curve to the left, having a radius of 874.00 feet, a delta angle of 02°49'34", an arc length of 43.11 feet, and a chord which bears South 45°59'04" East, a distance of 43.11 feet to a rebar with "Baker Aicklen" cap found;
- South 54°27'23" East, a distance of 64.60 feet to a rebar with "Baker Aicklen" cap found in the northwest line of Lot 1B, Block D, Warner Ranch Subdivision, Lot 1B, Block D, Phase I, a subdivision of record in Cabinet CC, Slide 165 of the Plat Records of Williamson County, Texas;

**THENCE** crossing the said 138.543 acre tract and with the perimeter of said Lot 1B, the following three (3) courses and distances:

- South 35°34'20" West, a distance of 192.10 feet to a 5/8" rebar found for the westernmost corner of said Lot 1B;
- South 54°20'58" East, a distance of 185.06 feet to a 5/8" rebar found for the southernmost corner of said Lot 1B;
- North 35°34'20" East, a distance of 192.61 feet to a rebar with "Baker Aicklen" cap found in the southwest right-of-way line of A.W.Grimes Boulevard;

**THENCE** South 54°28'29" East with the southwest right-of-way line of A.W.Grimes Boulevard and crossing the said 138.543 acre tract, a distance of 131.98 feet to a rebar with "B&G" cap found in the southeast line of the said 138.543 acre tract, being the northernmost corner of a 4.993 acre tract described in Document No. 2016049197 of the Official Public Records of Williamson County, Texas;

**THENCE** South 27°39'21" West with the southeast line of the said 138.543 acre tract and the northwest line of the said 4.993 acre tract, a distance of 433.63 feet to a 5/8" rebar found for the westernmost corner of the said 4.993 acre tract, being an angle point in the north line of Lot 2, Block D, of said Warner Ranch Phase 1-A;

**THENCE** North 83°59'35" West with the north line of said Lot 2 and crossing the said 138.543 acre tract, a distance of 1009.97 feet to a rebar with "Sunbel" cap found in the east right-of-way line of Warner Ranch Drive, being the northwest corner of said Lot 2;

**THENCE** with the east right-of-way line of Warner Ranch Drive and crossing the said 138.543 acre tract, the following four (4) courses and distances:

- With a curve to the left, having a radius of 623.35 feet, a delta angle of 18°42'33", an arc length of 203.55 feet, and a chord which bears North 25°01'11" West, a distance of 202.64 feet to a 1/2" rebar with "Chaparral" cap found, from which a rebar with "Carter Burgess" cap found in the west right-of-way line of Warner Ranch Drive, bears South 55°46'18" West, a distance of 100.00 feet;
- North 34°13'42" West, a distance of 213.55 feet to a 1/2" rebar with "Chaparral" cap found, from which a rebar with "Carter Burgess" cap found in the west right-of-way line of Warner Ranch Drive, bears South 55°44'19" West, a distance of 100.00 feet;
- With a curve to the right, having a radius of 350.00 feet, a delta angle of 24°19'46", an arc length of 148.62 feet, and a chord which bears North 22°08'04" West, a distance of 147.51 feet to a 1/2" rebar with "Chaparral" cap found, from which a rebar with "Carter Burgess" cap found in the west right-of-way line of Warner Ranch Drive, bears South 80°01'52" West, a distance of 100.00 feet;
- North 10°04'40" West, a distance of 58.43 feet to the **POINT OF BEGINNING**, containing 18.998 acres of land, more or less.

The field work was completed on March 20, 2017.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, US Survey feet, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

GENERAL NOTES:

- A PORTION OF THIS TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCREACHED 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 PANEL NO. 48491C0635E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT (P.U.D.) NO. 42 AS WELL AS CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
- 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.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ALONG WARNER RANCH DRIVE ADJACENT AND EAST OF EXISTING 35' L.I.E. AND ALONG SOUTH A.W. GRIMES BOULEVARD IS HEREBY CONVEYED FOR ALL LOTS ABUTTING SAID RIGHT OF WAY.
- A TEN FOOT (10') SIDEWALK EASEMENT ALONG STATE LOUIS HENNA BOULEVARD (HIGHWAY 45) IS HEREBY CONVEYED FOR ALL LOTS ABUTTING SAID RIGHT OF WAY.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1809-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2018.
- ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD. (\_\_\_\_')
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE 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.
- CROSS ACCESS AND CROSS LOT DRAINAGE IS ALLOWED ACROSS ALL LOTS WITHIN THE PROPERTY BOUNDARY.
- MINIMUM FLOOR ELEVATION = 770'

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

FP1809-001

PROJECT NO.:  
877-016  
DRAWING NO.:  
877-016-PL  
PLOT DATE:  
10/18/2018  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
BDN/STS  
SHEET  
02 OF 02

**Hairy Man Tract  
PRELIM PLAT PP1809-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the preliminary plat

**ZONING AT TIME OF APPLICATION:** SF-3 (Single Family - Mixed Lot)

**DESCRIPTION:** 40.01 acres out of the Curry D. Survey and McDaniel E. Survey

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: Hairy Man Road and SF-2 (Single family - standard lot) - Creekbend subdivision  
 South: Creekbend Blvd. and ET J (extraterritorial jurisdiction)  
 East: Creekbend Blvd. and ET J (extraterritorial jurisdiction)  
 West: ET J and Fern Bluff MUD (Municipal Utility District)

**PROPOSED LAND USE:** single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	81	19.6
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	6	18.51
ROW:	4	1.9
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>91</b>	<b>40.01</b>

**Owner:**  
 Clarence Lorenza Sauls  
 P.O. Box 34  
 ROUND ROCK, TX 78680

**Agent:**  
 BGE, Inc.  
 RJ Rychlik  
 7000 North Mopac, Suite 330  
 Austin, TX 78731

**Hairy Man Tract  
PRELIMINARY PLAT      PP1809-002**

**HISTORY:** The Planning and Zoning Commission recommended approval of the zoning of this property and it was annexed into the City and zoned as SF-3 (Single Family – Mixed Lot) on April 12, 2018.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Northeast of the intersection of Creek Bend Blvd. and Wyoming Springs Dr.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property as residential. It is zoned as SF-3 (Single Family – Mixed Lot), a district which provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes: (1) estate lots, which are to be at least 40% of the total number of lots; (2) standard lots, which are to be at least 30% of the total number of lots; and (3) small lots, which are not to exceed 20% of the total number of lots. An exception to the specified A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Due to karst features and creeks which constrain the use of the site, this subdivision does not provide the mixture of the three lot sizes prescribed by the SF-3 district. Instead, it contains less than 40% estate lots and more than 20% small lots. In instances such as this, the SF-3 district provides an alternative standard - the subdivision must provide a connectivity index of 1.4 or greater and the following design features must be constructed:

1. A segment of the Brushy Creek Regional Trail;
2. A brick or natural stone subdivision wall, where required by the subdivision code;
3. Landscaping along arterial and collector roads;
4. Enhanced detention facilities and bridges/culverts.

With the inclusion of the Brushy Creek Regional Trails segment, the connectivity index reaches 1.4. The trail will be designed and constructed in accordance with an agreement between Milestone and Williamson County.

Traffic, Access and Roads: The property has access from Creek Bend Blvd. and from Hairy Man Road. The plat dedicates additional right-of-way for Wyoming Springs Drive, a planned roadway that is on the City's Transportation Master Plan. No TIA (Traffic Impact Assessment) was required.

Water and Wastewater Service: The subdivision will receive water service from an existing 30" waterline that runs along the Wyoming Springs Drive right-of-way and from an existing 12" waterline that runs along Creek Bend Blvd. There are two existing manholes on Hairy Man Road which will provide access to the wastewater system.

Drainage: A flood study was prepared for the site and it was reviewed and approved by the City.

**Hairy Man Tract**  
**PRELIMINARY PLAT      PP1809-002**

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Label Block 'C'.
2. Change label 'PP 1809-001' to 'PP 1809-002'.
3. Development Lot acreage note – 21.28 acres needs to be consistent with the same note on the final plat – 14.427 acres.
4. Open Space acreage note – 18.38 acres needs to be consistent with the same note on the final plat – 18.171 acres.
5. Label floodplain as 'Ultimate 100% Flood Plain easement'.
6. Depict offsite Whitewater Cove right of way as a dashed line.
7. Change 'Number of Blocks' note to state '6'.
8. Provide/depict survey tie (bearing & Distance) to monument of patent surveys.





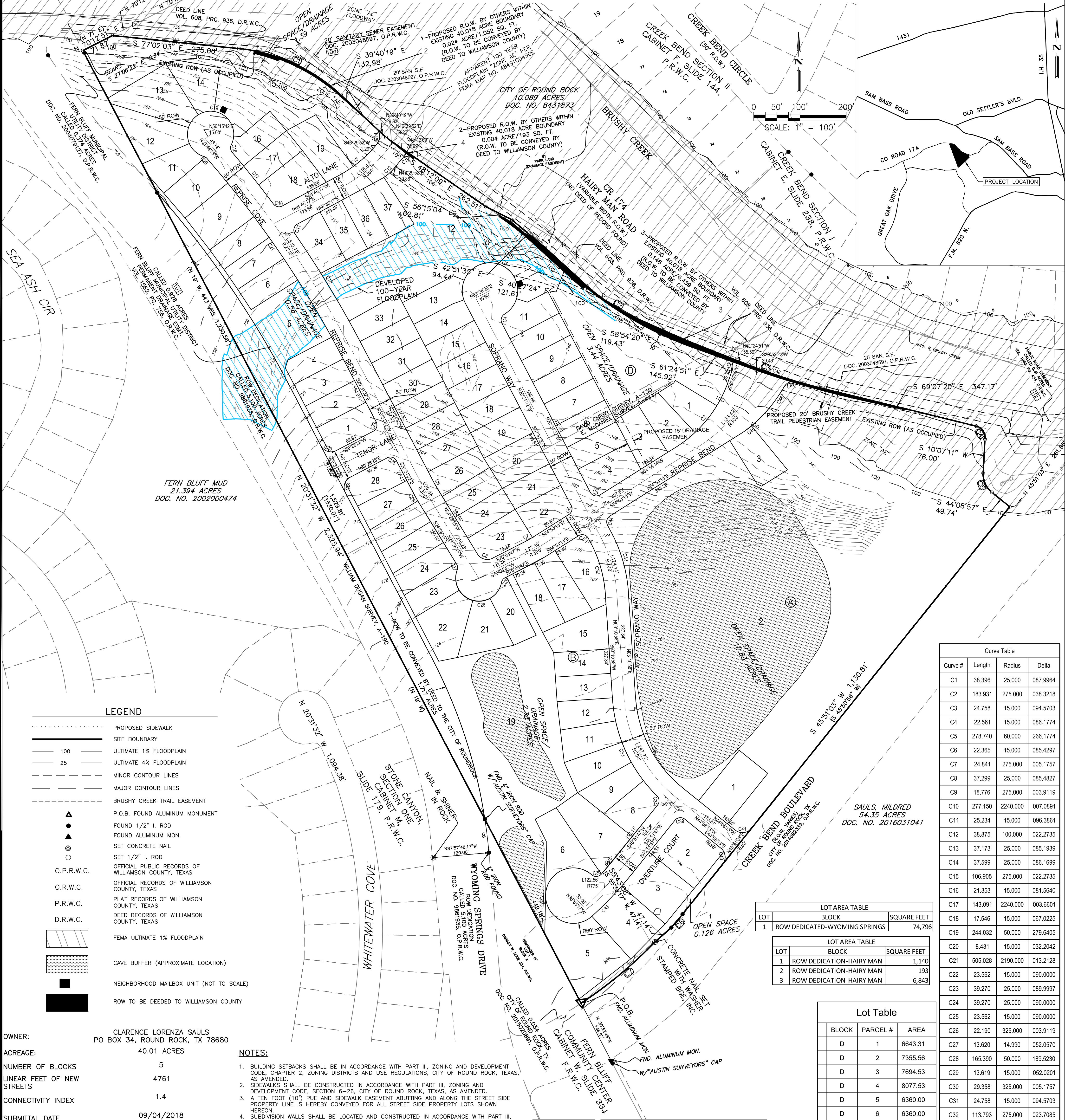
**Subject Tracts  
40.01 ac.**

**Hairy Man Rd**

**Creek Bend Blvd**



# HAIRY MAN TRACT PRELIMINARY PLAT



## LEGEND

- PROPOSED SIDEWALK
- SITE BOUNDARY
- 100' ULTIMATE 1% FLOODPLAIN
- 25' ULTIMATE 4% FLOODPLAIN
- MINOR CONTOUR LINES
- MAJOR CONTOUR LINES
- BRUSHY CREEK TRAIL EASEMENT
- P.O.B. FOUND ALUMINUM MONUMENT
- FOUND 1/2" I. ROD
- FOUND ALUMINUM MON.
- SET CONCRETE NAIL
- SET 1/2" I. ROD
- O.P.R.W.C.
- O.R.W.C.
- P.R.W.C.
- D.R.W.C.
- FEMA ULTIMATE 1% FLOODPLAIN
- CAVE BUFFER (APPROXIMATE LOCATION)
- NEIGHBORHOOD MAILBOX UNIT (NOT TO SCALE)
- ROW TO BE DEEDED TO WILLIAMSON COUNTY

OWNER: CLARENCE LORENZA SAULS  
PO BOX 34, ROUND ROCK, TX 78660

ACREAGE: 40.01 ACRES

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 4761

CONNECTIVITY INDEX: 1.4

SUBMITTAL DATE: 09/04/2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 11/07/2018

PATENT SURVEY: AW0130 - CURRY, D. SUR.;  
AW0441 - MCDANIEL, E. SUR.

ENGINEER: RICHARD RYCHLIK, P.E.  
B.G.E. INC.  
7000 NORTH MOPAC, SUITE 330  
AUSTIN, TEXAS 78731  
PHONE: (512)879-0400  
FAX: (512)402-1790

SURVEYOR: JONATHAN NOBLES, R.P.L.S.  
B.G.E. INC.  
7000 NORTH MOPAC, SUITE 330  
AUSTIN, TEXAS 78731  
PHONE: (512)879-0400  
FAX: (512)402-1790

BENCHMARK DESCRIPTION AND ELEVATION: TBM 17-71-1  
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET WEST OF BRIDGE OVER HAIRY MAN ROAD. ~170 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT TRACT.  
ELEV: 798.35 NAVD 88

TBM 17-71-2  
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST INLET WEST OF BRIDGE OVER HAIRY MAN ROAD. ~170 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT TRACT.  
ELEV: 774.48 NAVD 88

TBM 17-71-3  
COTTON SPINDLE IN POWER POLE IN UNDEVELOPED RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE, FIRST POWER POLE SOUTH ON LINE CROSSING OVER HAIRY MAN ROAD. ~130 FEET SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT.  
ELEV: 798.35

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

DEVELOPMENT: 81 LOTS, 21.28 ACRES  
-ESTATE: 11 LOTS  
-REGULAR: 36 LOTS  
-SMALL: 34 LOTS  
OPEN SPACE/DRAINAGE: 5 LOTS, 18.38 ACRES  
OPEN SPACE: 1 LOT, .13 ACRES  
R.O.W. TO BE DEDICATED: 4 LOTS, 1.9 ACRES

## NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- 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.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON 06/06/2018.
- 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 AGENCY.
- ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN ABOVE.
- A PORTION OF THIS PRELIMINARY PLAT IS ENCRUMBERED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SET 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- WILLIAMSON COUNTY REGIONAL TRAIL EASEMENT HEREBY DEDICATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON COUNTY AND MILESTONE COMMUNITY BUILDERS, APPROVED ON MARCH 22, 2018.

RECORD CURVE DATA DOC. NO. 2014092339, O.P.R.W.C.					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
[C6]	[37.50']	[940.00']	[217°10']	[S 46°59'31" W]	[37.50']
[C7]	[207.96']	[935.00']	[124°43']	[S 57°22'18" W]	[207.53']

## RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10g. Easement granted to Lower Colorado River Authority, Recorded on May 27, 2003, under Document No. 2003048597, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10h. Easement granted to Lower Colorado River Authority, Recorded on May 27, 2003, under Document No. 2003048598, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10i. Easement granted to Fern Bluff Municipal Utility District, Recorded on August 4, 1987, Volume 1562, Page 756, Deed Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- 10l. Public Road easement granted to County Judge Don Wilson as recorded in Volume 1960, Page 435, Official Public Records of Williamson County, Texas. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	247.79'	380.00'	37°21'43"	S 58°21'11" E	243.43'
C2	128.80'	400.00'	18°26'55"	S 49°40'52" E	128.24'
C3	161.44'	1,200.00'	7°42'29"	S 65°16'05" E	161.31'
C4	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.89'
C5	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C6	37.49'	940.00'	217°06"	S 47°03'22" W	37.49'
C7	208.08'	935.00'	124°53'	S 57°23'50" W	207.65'

Lot Table		
BLOCK	PARCEL #	AREA
A	1	11173.43
A	2	474809.29
A	3	7729.41

Lot Table		
BLOCK	PARCEL #	AREA
C	1	7484.08
C	2	6357.21
C	3	6357.53
C	4	6271.10
C	5	23664.89
C	6	6475.91
C	7	6476.02
C	8	6474.73
C	9	10737.55
C	10	8660.82
C	11	6971.47
C	12	10987.58
C	13	13381.56
C	14	8237.15
C	15	63899.18
C	16	6536.16
C	17	6455.39
C	18	9027.31
C	19	9662.47

Lot Table		
BLOCK	PARCEL #	AREA
B	1	5930.98
B	2	12927.48
B	3	12036.03
B	4	12295.62
B	5	18785.46
B	6	10341.85
B	7	12964.32
B	8	7120.03
B	9	7120.42
B	10	7845.65
B	11	7429.90
B	12	6730.39
B	13	6360.00
B	14	6360.00
B	15	9542.77
B	16	9576.15
B	17	8561.59
B	18	7641.56
B	19	100911.47
B	20	6686.43
B	21	8972.01
B	22	10978.83
B	23	6304.48
B	24	6886.01
B	25	6693.92
B	26	6510.24
B	27	6479.83
B	28	7483.97

Lot Table		
BLOCK	PARCEL #	AREA
D	1	6643.31
D	2	7355.56
D	3	7694.53
D	4	8077.53
D	5	6360.00
D	6	6360.00
D	7	6360.00
D	8	6360.00
D	9	6360.00
D	10	6360.00
D	11	6697.93
D	12	136091.49
D	13	6937.24
D	14	8321.15
D	15	6360.00
D	16	6360.00
D	17	6360.00
D	18	6360.00
D	19	7439.56
D	20	8950.96
D	21	5973.89
D	22	7277.08
D	23	8011.07
D	24	6360.00
D	25	6360.00
D	26	6892.46
D	27	6360.00
D	28	6360.00
D	29	6360.00
D	30	6360.00
D	31	6360.00
D	32	6360.01
D	33	6323.25
D	34	7761.84
D	35	6284.83
D	36	6313.25
D	37	6682.91

Curve Table			
Curve #	Length	Radius	Delta
C1	38.396	25,000	087.9964
C2	183.931	275,000	038.3218
C3	24.758	15,000	094.5703
C4	22.561	15,000	086.1774
C5	278.740	60,000	266.1774
C6	22.365	15,000	085.4297
C7	24.841	275,000	005.1757
C8	37.299	25,000	085.4827
C9	18.776	275,000	003.9119
C10	277.150	2240,000	007.0891
C11	25.234	15,000	096.3861
C12	38.875	100,000	022.2735
C13	37.173	25,000	085.1939
C14	37.599	25,000	086.1699
C15	106.905	275,000	022.2735
C16	21.353	15,000	081.5640
C17	143.091	2240,000	003.6601
C18	17.546	15,000	067.0225
C19	244.032	50,000	279.6405
C20	8.431	15,000	032.2042
C21	505.028	2190,000	013.2128
C22	23.562	15,000	090.0000
C23	39.270	25,000	089.9997
C24	39.270	25,000	090.0000
C25	23.562	15,000	090.0000
C26	22.190	325,000	003.9119
C27	13.620	14,990	052.0570
C28	165.390	50,000	189.5230
C29	13.619	15,000	052.0201
C30	29.358	325,000	005.1757
C31	24.758	15,000	094.5703
C32	113.793	275,000	023.7085
C33	235.588	325,000	041.5329
C34	22.047	15,000	084.2131
C35	42.484	750,000	003.2455
C36	23.323	15,000	089.0887
C37	275.716	59,998	263.2980
C38	128.497	800,000	009.0597
C39	23.562	15,000	090.0000
C40	39.265	25,000	089.9678
C41	39.275	25,000	090.0122
C42	227.119	275,000	047.3198
C43	134.482	325,000	023.7085
C44	22.365	15,000	085.4297
C45	37.666	200,000	010.7905
C46	97.460	327,250	017.0636
C47	33.297	25,000	076.3111
C48	109.429	1200,000	005.2249



**Brown & Gay Engineers, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400  
www.browngay.com  
TBPE Registration No. F-1046

## PRELIMINARY PLAT

ISSUE DATE: SCALE: SHEET:  
1" = 100' EXHIBIT



**Hairy Man Tract  
FINAL PLAT FP1810-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the final plat

**ZONING AT TIME OF APPLICATION:** SF-3 (Single Family - Mixed Lot)

**DESCRIPTION:** 40.01 acres out of the David Curry Survey, Abstract No. 130 and E. McDaniel Survey, Abstract No. 441

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: Hairy Man Road and SF-2 (Single family - standard lot) - Creekbend subdivision

South: Creekbend Blvd. and ET J (extraterritorial jurisdiction)

East: Creekbend Blvd. and ET J (extraterritorial jurisdiction)

West: ET J and Fern Bluff MUD (Municipal Utility District)

**PROPOSED LAND USE:** single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	81	19.6
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	6	18.51
ROW:	4	1.9
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>91</b>	<b>40.01</b>

**Owner:**  
Mildred Sauls  
P.O. Box 34  
Round Rock, TX 78681

**Agent:**  
BGE, Inc.  
RJ Rychlik  
7000 North Mopac, Suite 330  
Austin, TX 78731



**Hairy Man Tract  
FINAL PLAT      FP1810-001**

**HISTORY:** The Planning and Zoning Commission recommended approval of the zoning of this property and it was annexed into the City and zoned as SF-3 (Single Family – Mixed Lot) on April 12, 2018.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Northeast of the intersection of Creek Bend Blvd. and Wyoming Springs Dr.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property as residential. It is zoned as SF-3 (Single Family – Mixed Lot), a district which provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes: (1) estate lots, which are to be at least 40% of the total number of lots; (2) standard lots, which are to be at least 30% of the total number of lots; and (3) small lots, which are not to exceed 20% of the total number of lots. An exception to the specified A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Due to karst features and creeks which constrain the use of the site, this subdivision does not provide the mixture of the three lot sizes prescribed by the SF-3 district. Instead, it contains less than 40% estate lots and more than 20% small lots. In instances such as this, the SF-3 district provides an alternative standard - the subdivision must provide a connectivity index of 1.4 or greater and the following design features must be constructed:

1. A segment of the Brushy Creek Regional Trail;
2. A brick or natural stone subdivision wall, where required by the subdivision code;
3. Landscaping along arterial and collector roads;
4. Enhanced detention facilities and bridges/culverts.

With the inclusion of the Brushy Creek Regional Trails segment, the connectivity index reaches 1.4. The trail will be designed and constructed in accordance with an agreement between Milestone and Williamson County.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the approved preliminary plat.

Traffic, Access and Roads: The property has access from Creek Bend Blvd. and from Hairy Man Road. The plat dedicates additional right-of-way for Wyoming Springs Drive, a planned roadway that is on the City's Transportation Master Plan. No TIA (Traffic Impact Assessment) was required.

Water and Wastewater Service: The subdivision will receive water service from an existing 30" waterline that runs along the Wyoming Springs Drive right-of-way and from an existing 12" waterline that runs along Creek Bend Blvd. There are two existing manholes on Hairy Man Road which will provide access to the wastewater system.

Drainage: A flood study was prepared for the site and it was reviewed and approved by the City.

**Hairy Man Tract  
FINAL PLAT      FP1810-001**

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Change 'Number of Blocks' note to state '6'.
2. Revise note stating 'W.C.R.T. ESMT. HEREBY DEDICATED' to add 'TO WILLIAMSON COUNTY'
3. Receive approval from Williamson County regarding the precise alignment of the trail easement, specifically the areas within Block C and within Block D, with regard to Soprano Way, prior to recordation.
4. Development Lot acreage note – 14.427 acres needs to be consistent with the same note on the preliminary plat – 21.28 acres.
5. Open Space acreage note – 18.171 acres needs to be consistent with the same note on the preliminary plat – 18.38 acres.
6. Include the note from the preliminary plat, indicating the number of Estate, Regular and Small Lots.
7. Include NBU in legend and depict locations.
8. Identify prism symbol at C126 segment or remove it.
9. Identify "double pennant" symbol at C104 segment or remove it.
10. Depict MFFE on plat sheets 1 & 2 for lots as follows: Block C, Lots (1-4,6-9,13,14,16-19); Block D, Lots (33,13 1-3,5-11); and Block A, Lot 3.
11. Regarding 15' wastewater easement with statement "Hereby dedicated" – either add the required easement dedication block/statement or provide a place holder for recordation by separate instrument. If by separate instrument, easement must be recorded prior to recordation.
12. Depict drainage easement with bearings and distance to include limits of the Ultimate 1% Floodplain, and revise recordation callout to state "Ultimate 1% Annual Chance Floodplain".
13. Depict survey tie to monument of patent survey.
14. Subdivision improvement plan must be approved prior to recordation.
15. The terms of the development agreement between Williamson County and Milestone Community Builders, approved on March 22, 2018, including the deposit of \$100,000 into a Reserve Account with Williamson County, shall be met prior to recordation.





**Subject Tracts  
40.01 ac.**

**Hairy Man Rd**

**Creek Bend Blvd**







FP1810-001      **SHEET**   2   **OF**   6



c:\TxC\Projects\Survey Projects\5846-00 Hairy Man Platting\04\_Finals\Drawings\HairyManTract.dwg, 10/31/2018 2:16 PM, rhopper, 1:1

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 70°12'51" E	71.82'
L2	S 56°15'04" E	62.81'
L3	S 10°07'11" W	76.00'
L4	S 44°08'57" E	49.74'
L5	S 55°43'08" W	47.14'
L6	N 70°12'51" E	51.79'
L7	S 27°39'33" W	4.00'
L8	N 20°06'54" E	5.84'
L9	S 44°02'51" W	4.86'
L10	S 19°39'51" W	2.72'
L11	N 70°20'09" W	101.63'
L12	N 63°05'32" W	126.21'
L13	S 46°36'46" W	6.00'
L14	N 40°45'09" E	6.99'
L15	N 88°16'59" W	28.03'
L16	S 46°29'52" W	20.86'
L17	N 65°30'07" E	60.49'
L18	N 70°04'47" E	75.27'
L19	N 64°54'14" E	89.89'
L20	S 77°19'51" W	25.00'
L21	N 61°02'30" W	25.00'
L22	N 65°45'06" W	25.00'
L23	S 69°28'28" W	49.66'
L24	N 38°25'10" E	6.63'
L25	N 26°34'56" E	19.13'
L26	N 64°54'14" E	66.04'
L27	S 58°43'01" E	10.84'
L28	S 20°31'32" E	19.38'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L29	N 19°26'35" W	56.35'
L30	N 68°42'25" E	51.76'
L31	N 61°47'25" E	56.71'
L32	N 16°51'00" W	71.20'
L33	N 21°46'00" W	49.98'
L34	N 20°31'32" W	12.98'
L35	S 64°54'14" W	83.49'
L36	S 70°04'47" W	70.24'
L37	N 73°09'30" E	53.08'
L38	N 85°42'14" E	41.34'
L39	N 20°31'32" W	77.41'
L40	S 69°28'28" W	89.94'
L41	S 33°44'18" E	23.91'
L42	N 69°28'28" E	89.94'
L43	N 24°28'04" E	17.98'
L44	N 26°07'03" W	52.50'
L45	N 27°34'13" W	52.50'
L46	S 28°57'54" E	52.50'
L47	S 30°35'06" E	87.15'
L48	N 33°44'18" W	70.69'
L49	N 33°44'18" W	52.79'
L50	N 33°51'29" W	9.19'
L51	N 88°21'26" E	21.56'
L52	S 78°41'13" E	14.66'
L53	N 33°04'25" W	55.22'
L54	N 31°41'19" W	55.22'
L55	N 46°29'52" E	1.02'

LINEAR FEET OF NEW STREETS		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ALTO LANE	50 FT.	315 FT.
REPRISE BEND	50 FT.	1,653 FT.
REPRISE COVE	50 FT.	251 FT.
SOPRANO WAY	50 FT.	1,392 FT.
OVERTURE COURT	50 FT.	346 FT.
TENOR LANE	65 FT.	155 FT.
TOTAL LINEAR FEET		4,112 FT.

FINAL PLAT

# HAIRY MAN SUBDIVISION

A SUBDIVISION OF 40.018 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	247.79'	380.00'	37°21'43"	S 58°21'11" E	243.43'
C2	33.59'	380.00'	5°03'51"	N 74°30'07" W	33.58'
C3	214.21'	380.00'	32°17'52"	N 55°49'15" W	211.38'
C4	128.80'	400.00'	18°26'55"	S 49°40'52" E	128.24'
C5	161.44'	1,200.00'	7°42'29"	S 65°16'05" E	161.31'
C6	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.89'
C7	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C8	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C9	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'
C10	156.78'	424.00'	21°11'10"	N 51°44'52" W	155.89'
C11	55.30'	419.99'	7°32'38"	N 66°06'27" W	55.26'
C12	69.40'	1,126.00'	3°31'54"	S 44°11'11" E	69.39'
C13	255.76'	2,023.00'	7°14'37"	N 66°42'51" W	255.59'
C14	141.22'	2,023.00'	3°59'59"	N 68°20'10" W	141.19'
C15	114.54'	2,023.00'	3°14'38"	S 64°42'52" E	114.52'
C16	265.85'	773.00'	19°42'18"	S 53°14'23" E	264.54'
C17	40.27'	779.00'	2°57'44"	S 41°54'23" E	40.27'
C18	95.62'	621.00'	8°49'20"	N 44°50'24" W	95.53'
C19	38.87'	100.00'	22°16'24"	N 57°38'05" E	38.63'
C20	30.84'	100.00'	17°40'18"	N 55°20'01" E	30.72'
C21	8.03'	100.00'	4°36'07"	N 66°28'13" E	8.03'
C22	25.23'	15.00'	96°22'49"	S 20°34'31" W	22.36'
C23	277.15'	2,240.00'	7°05'21"	S 24°04'13" E	276.97'
C24	101.52'	2,240.00'	2°35'49"	S 26°18'59" E	101.52'
C25	119.99'	2,240.00'	3°04'09"	S 23°29'00" E	119.97'
C26	50.33'	2,240.00'	1°17'14"	S 21°18'18" E	50.32'
C27	5.31'	2,240.00'	0°08'09"	S 20°35'37" E	5.31'
C28	18.78'	275.00'	3°54'43"	S 22°28'54" E	18.77'
C29	37.30'	25.00'	85°28'58"	S 67°10'44" E	33.93'
C30	24.84'	275.00'	5°10'32"	N 67°29'31" E	24.83'
C31	21.96'	275.00'	4°34'28"	N 67°47'33" E	21.95'
C32	2.89'	275.00'	0°36'04"	N 65°12'17" E	2.89'
C33	22.37'	15.00'	85°25'47"	N 22°11'21" E	20.35'
C34	278.74'	60.00'	266°10'39"	N 67°26'13" W	87.64'
C35	8.23'	60.00'	7°51'24"	S 16°35'51" E	8.22'
C36	43.59'	60.00'	41°37'38"	S 08°08'40" W	42.64'
C37	183.56'	60.00'	175°17'24"	N 63°23'48" W	119.90'
C38	43.36'	60.00'	41°24'12"	N 44°57'00" E	42.42'
C39	22.56'	15.00'	86°10'39"	S 22°33'47" W	20.49'
C40	24.76'	15.00'	94°34'13"	S 67°48'39" E	22.04'
C41	183.93'	275.00'	38°19'18"	N 45°44'35" E	180.52'
C42	52.11'	275.00'	10°51'23"	N 59°28'33" E	52.03'
C43	75.01'	275.00'	15°37'41"	N 46°14'01" E	74.78'
C44	56.82'	275.00'	11°50'14"	N 32°30'03" E	56.71'
C45	39.13'	25.00'	89°40'27"	N 18°15'17" W	35.25'
C46	33.12'	25.00'	75°54'22"	S 75°41'29" W	30.75'
C47	93.53'	327.25'	16°22'31"	S 45°55'33" W	93.21'
C48	37.67'	200.00'	10°47'26"	N 59°30'32" E	37.61'
C49	12.75'	200.00'	3°39'06"	S 55°56'22" W	12.74'
C50	24.92'	200.00'	7°08'20"	S 61°20'05" W	24.90'
C51	22.37'	15.00'	85°25'47"	S 22°11'21" W	20.35'
C52	134.48'	325.00'	23°42'31"	N 08°40'17" W	133.53'
C53	227.12'	275.00'	47°19'11"	S 20°28'37" E	220.72'
C54	39.28'	25.00'	90°00'44"	S 89°08'35" E	35.36'
C55	39.26'	25.00'	89°59'16"	N 00°51'25" E	35.35'
C56	29.03'	25.00'	66°31'51"	N 12°35'08" E	27.43'
C57	10.24'	25.00'	23°27'25"	N 32°24'30" W	10.16'
C58	23.56'	15.00'	90°00'00"	N 89°08'13" W	21.21'
C59	126.50'	800.00'	9°03'35"	S 50°23'34" W	126.37'
C60	34.48'	800.00'	2°28'11"	S 47°05'53" W	34.48'
C61	92.01'	800.00'	6°35'24"	S 51°37'40" W	91.96'
C62	139.75'	60.00'	133°27'16"	N 58°22'24" W	110.23'
C63	139.75'	60.00'	133°27'16"	N 58°22'24" W	110.23'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C64	135.97'	60.00'	129°50'34"	N 73°16'34" E	108.68'
C65	23.32'	15.00'	89°05'19"	S 86°20'49" E	21.04'
C66	42.48'	750.00'	3°14'44"	N 47°29'09" E	42.48'
C67	23.58'	15.00'	90°04'42"	N 06°24'55" E	21.23'
C68	235.59'	325.00'	41°31'58"	S 17°35'01" E	230.46'
C69	44.05'	325.00'	7°45'59"	N 34°28'01" W	44.02'
C70	47.86'	325.00'	8°26'12"	N 26°21'55" W	47.81'
C71	47.80'	325.00'	8°25'36"	N 17°56'01" W	47.76'
C72	48.03'	325.00'	8°28'04"	N 09°29'11" W	47.99'
C73	47.85'	325.00'	8°26'08"	N 01°02'05" W	47.81'
C74	113.79'	275.00'	23°42'31"	N 08°40'17" W	112.98'
C75	24.76'	15.00'	94°34'13"	N 67°48'39" W	22.04'
C76	29.36'	325.00'	5°10'32"	N 67°29'31" E	29.35'
C77	28.24'	325.00'	4°58'43"	S 67°23'36" W	28.23'
C78	1.12'	325.00'	0°11'49"	S 69°58'52" W	1.12'
C79	13.62'	15.00'	52°01'12"	S 44°04'11" W	13.16'
C80	165.39'	50.00'	189°31'23"	S 67°10'44" E	99.65'
C81	43.73'	50.00'	50°06'59"	S 43°07'04" W	42.35'
C82	38.33'	50.00'	43°55'31"	N 89°51'41" W	37.40'
C83	37.86'	50.00'	43°22'52"	N 46°12'29" W	36.96'
C84	45.47'	50.00'	52°06'01"	N 01°31'57" E	43.92'
C85	13.62'	15.00'	52°01'12"	N 01°34'21" E	13.16'
C86	22.19'	325.00'	3°54'43"	S 22°28'54" E	22.19'
C87	1.47'	325.00'	0°15'30"	N 24°18'30" W	1.47'
C88	20.72'	325.00'	3°39'13"	N 22°21'09" W	20.72'
C89	23.56'	15.00'	90°00'00"	N 65°31'32" W	21.21'
C90	39.27'	25.00'	90°00'00"	S 24°28'28" W	35.36'
C91	16.09'	25.00'	36°52'12"	S 51°02'22" W	15.81'
C92	23.18'	25.00'	53°07'48"	S 06°02'22" W	22.36'
C93	368.25'	1,120.00'	18°50'20"	S 11°06'23" E	366.60'
C94	475.05'	2,060.00'	13°12'46"	S 27°07'55" E	474.00'
C95	39.27'	25.00'	90°00'00"	S 65°31'32" E	35.36'
C96	23.18'	25.00'	53°07'48"	S 47°05'27" E	22.36'
C97	16.09'	25.00'	36°52'12"	N 87°54'33" E	15.81'
C98	23.56'	15.00'	90°00'00"	N 24°28'28" E	21.21'
C99	505.03'	2,190.00'	13°12'46"	N 27°07'55" W	503.91'
C100	42.09'	2,190.00'	1°06'04"	N 21°04'35" W	42.09'
C101	143.79'	2,190.00'	3°45'43"	N 23°30'28" W	143.76'
C102	55.54'	2,190.00'	1°27'11"	N 26°06'55" W	55.53'
C103	55.54'	2,190.00'	1°27'11"	N 27°34'05" W	55.53'
C104	55.54'	2,190.00'	1°27'11"	N 29°01'16" W	55.53'
C105	92.18'	2,190.00'	2°24'42"	N 30°57'12" W	92.18'
C106	60.36'	2,190.00'	1°34'45"	N 32°56'56" W	60.36'
C107	8.36'	15.00'	31°55'59"	N 49°56'41" W	8.25'
C108	4.51'	15.00'	17°12'44"	N 42°35'04" W	4.49'
C109	3.85'	15.00'	14°43'14"	N 58°33'03" W	3.84'
C110	244.00'	50.00'	279°36'32"	N 73°53'36" E	64.54'
C111	43.33'	50.00'	49°39'28"	N 41°04'56" W	41.99'
C112	35.33'	50.00'	40°29'20"	N 03°59'28" E	34.60'
C113	35.33'	50.00'	40°29'20"	N 44°28'48" E	34.60'
C114	35.33'	50.00'	40°29'20"	N 84°58'09" E	34.60'
C115	75.14'	50.00'	86°05'58"	S 31°44'12" E	68.26'
C116	19.53'	50.00'	22°23'05"	S 22°30'20" W	19.41'
C117	17.55'	15.00'	67°01'21"	S 00°11'12" W	16.56'
C118	143.09'	2,240.00'	3°39'36"	S 31°29'41" E	143.07'
C119	38.23'	2,240.00'	0°58'40"	S 32°50'09" E	38.23'
C120	52.42'	2,240.00'	1°20'27"	S 31°40'36" E	52.41'
C121	52.45'	2,240.00'	1°20'30"	S 30°20'08" E	52.45'
C122	21.35'	15.00'	81°33'32"	S 70°26'39" E	19.59'
C123	106.90'	275.00'	22°16'24"	N 57°38'05" E	106.23'
C124	37.15'	275.00'	7°44'22"	N 64°54'06" E	37.12'
C125	69.76'	275.00'	14°32'02"	N 53°45'53" E	69.57'
C126	38.25'	25.00'	87°39'10"	N 02°40'17" E	34.62'

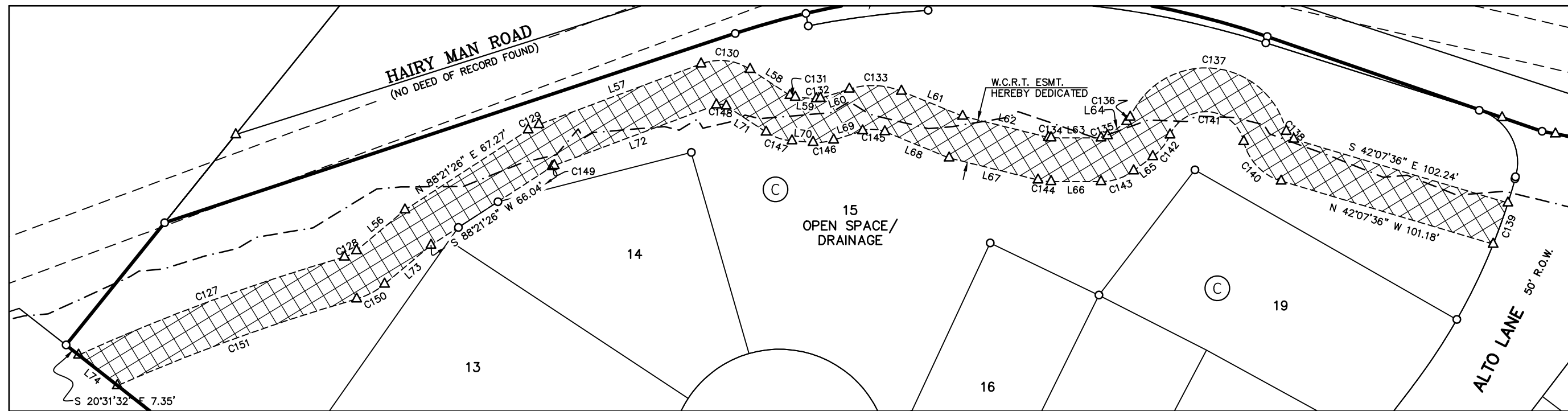


**BGE, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

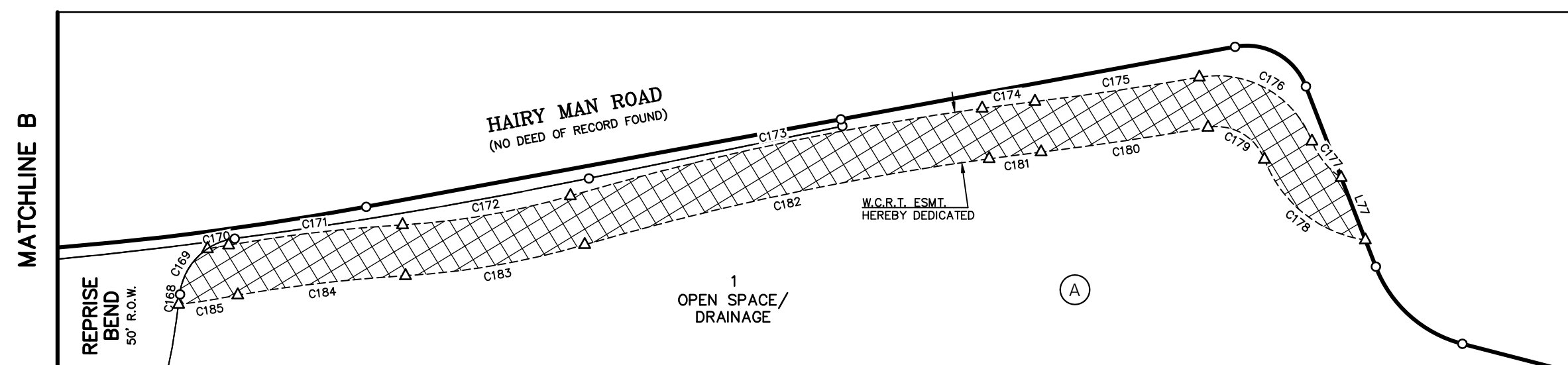
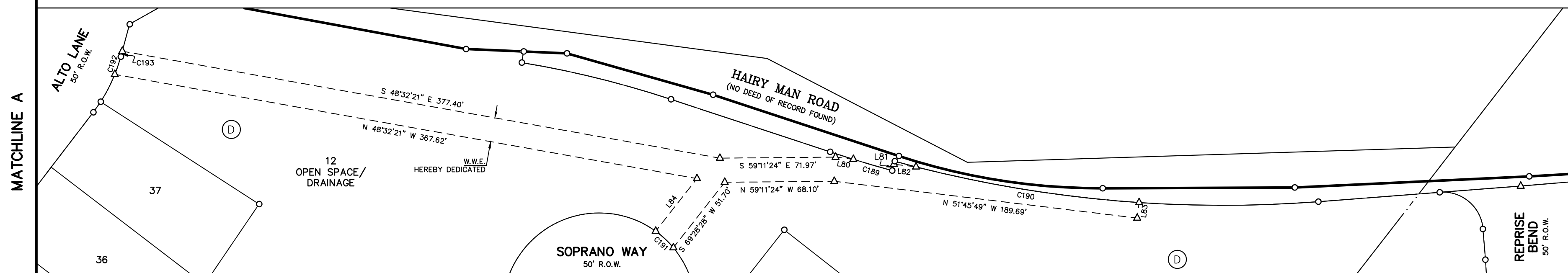
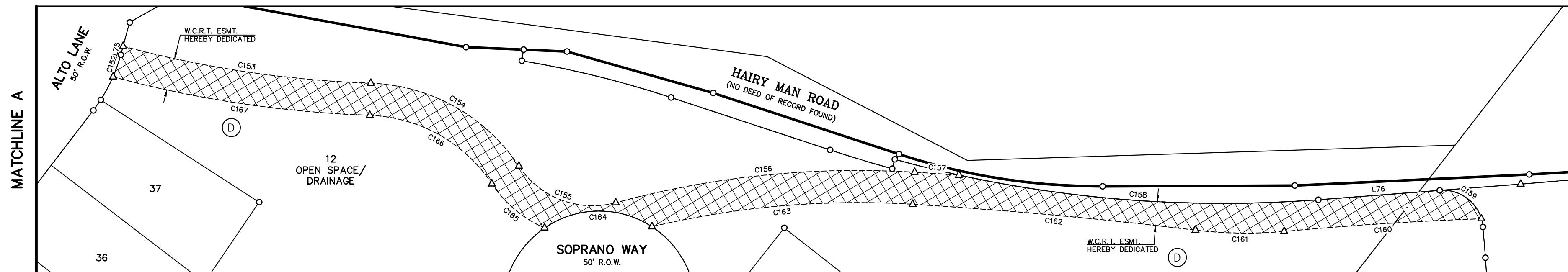


C:\TDC\Projects\Survey Projects\5846-00 Hairy Man Platting\04-Finals\Drawings\HairyManTract.dwg, 10/31/2018 2:16 PM, rhopper, 1:1

## TRAIL & EASEMENT DETAILS



0 50 100  
SCALE: 1"=50'



FINAL PLAT

## HAIRY MAN SUBDIVISION

A SUBDIVISION OF 40.018 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. McDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

### BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM  
CENTRAL ZONE 4203, NAD83. COORDINATES HEREON ARE IN  
SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A  
COMBINED SCALE FACTOR OF 0.9998827235

### BENCHMARK NOTE:

TBM 17-71-1  
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD. FIRST  
INLET EAST OF WYOMING SPRINGS DRIVE AT SOUTHWEST CORNER  
OF SUBJECT TRACT.

ELEV: 798.35

NAVD 88 (GEOID 12B)

### LEGEND

D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
DOC.	DOCUMENT
ESMT.	EASEMENT
FND.	FOUND
I.	IRON
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
PG.	PAGE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
S.E.	SEWER EASEMENT
STM.	STORM
VOL.	VOLUME
W.W.E.	WASTEWATER EASEMENT
△	CALCULATED POINT
●	FOUND 1/2" I. ROD UNLESS OTHERWISE NOTED
○	1/2" I. ROD SET WITH CAP "BGE INC."
⊗	CONCRETE NAIL SET WITH WASHER STAMPED "BGE INC."
{ }	RECORD INFORMATION, VOL. 608, PG. 936, O.P.R.W.C.
[ ]	RECORD INFORMATION, DOC. NO. 9861935
[ ]	RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.
[ ]	100' FLOODPLAIN PER
[ ]	FEMA MAP NO. 4849160490E
[ ]	ZONE "AE"
[ ]	DEVELOPED 100-YEAR FLOOD PLAIN
[ ]	PER BGE STUDY
[ ]	BRUSHY CREEK ULTIMATE
[ ]	100-YEAR FLOOD PLAIN PER URS STUDY
[ ]	WILLIAMSON COUNTY REGIONAL TRAIL
[ ]	(W.C.R.T.) EASEMENT



**BGE, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

FP1810-001 SHEET 4 OF 6

TRAIL & EASEMENT LINE & CURVE TABLES

LOT AREA TABLES

LINE TABLE		
NUMBER	BEARING	DISTANCE
L56	N 81°20'27" E	28.91'
L57	S 79°10'32" E	79.19'
L58	S 25°32'38" E	21.84'
L59	S 54°27'08" E	9.70'
L60	S 76°18'24" E	13.88'
L61	S 36°28'55" E	30.29'
L62	S 44°46'44" E	40.43'
L63	S 58°38'01" E	22.85'
L64	N 84°40'55" E	10.90'
L65	S 84°40'55" W	10.90'
L66	N 58°38'01" W	22.85'
L67	N 44°46'44" W	41.88'
L68	N 36°28'55" W	31.74'
L69	N 76°18'24" W	13.88'
L70	N 54°27'08" W	9.70'
L71	N 25°32'38" W	21.84'
L72	N 79°10'32" W	79.19'
L73	S 81°20'27" W	27.69'
L74	N 20°31'32" W	22.61'
L75	N 46°29'52" E	5.48'
L76	S 63°05'32" E	75.70'
L77	S 10°07'11" W	26.24'
L78	N 23°41'48" E	68.09'
L79	S 23°41'48" W	83.65'
L80	S 51°45'49" E	11.09'
L81	N 46°36'46" E	4.10'
L82	S 51°45'49" E	13.89'
L83	S 38°14'11" W	9.74'
L84	N 69°28'28" E	41.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C127	129.81'	900.07'	8°15'49"	S 78°54'54" E	129.70'
C128	6.25'	15.00'	23°52'34"	S 86°43'17" E	6.21'
C129	5.44'	25.00'	12°28'02"	S 85°24'33" E	5.43'
C130	23.40'	25.00'	53°37'54"	S 52°21'35" E	22.56'
C131	2.52'	5.00'	28°54'30"	S 39°59'53" E	2.50'
C132	1.91'	5.00'	21°51'16"	S 65°22'46" E	1.90'
C133	24.33'	35.00'	39°49'29"	S 56°23'39" E	23.84'
C134	1.21'	5.00'	13°51'16"	S 51°42'22" E	1.21'
C135	3.20'	5.00'	36°41'04"	S 76°58'33" E	3.15'
C136	2.57'	5.00'	29°25'56"	N 69°57'57" E	2.54'
C137	94.15'	37.86'	142°27'42"	S 53°31'10" E	71.70'
C138	5.20'	5.00'	59°37'29"	S 12°06'04" E	4.97'
C139	20.03'	275.00'	4°10'26"	S 50°57'37" W	20.03'
C140	26.07'	25.00'	59°44'33"	N 12°09'36" W	24.90'
C141	44.42'	17.86'	142°27'42"	N 53°31'10" W	33.83'
C142	12.84'	25.00'	29°25'56"	S 69°57'57" W	12.70'
C143	16.01'	25.00'	36°41'04"	N 76°58'33" W	15.73'
C144	6.05'	25.00'	13°51'16"	N 51°42'22" W	6.03'
C145	10.43'	15.00'	39°49'29"	N 56°23'39" W	10.22'
C146	9.54'	25.00'	21°51'16"	N 65°22'46" W	9.48'
C147	12.61'	25.00'	28°54'30"	N 39°59'53" W	12.48'
C148	4.68'	5.00'	53°37'54"	N 52°21'35" W	4.51'
C149	1.09'	5.00'	12°28'02"	N 85°24'33" W	1.09'
C150	14.59'	35.00'	23°52'34"	N 86°43'17" W	14.48'
C151	116.49'	880.07'	7°35'03"	N 78°34'31" W	116.41'
C152	14.57'	100.00'	8°21'03"	N 50°40'25" E	14.56'
C153	156.08'	689.92'	12°57'45"	S 50°12'22" E	155.75'
C154	109.48'	114.99'	54°33'04"	S 29°24'42" E	105.39'
C155	68.85'	54.99'	71°43'48"	S 38°00'04" E	64.44'
C156	187.63'	574.78'	18°42'13"	S 64°30'52" E	186.80'
C157	27.55'	2,993.08'	0°31'38"	S 54°53'57" E	27.55'
C158	224.73'	773.00'	16°39'25"	S 54°45'49" E	223.94'
C159	33.77'	25.00'	77°23'31"	S 24°23'47" E	31.26'
C160	122.78'	2,165.98'	3°14'52"	N 62°22'51" W	122.76'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C161	55.24'	259.97'	12°10'29"	N 57°50'52" W	55.14'
C162	176.55'	2,973.08'	3°24'09"	N 53°27'42" W	176.53'
C163	163.30'	554.78'	16°51'53"	N 63°35'42" W	162.71'
C164	70.78'	60.00'	67°35'19"	N 59°22'44" W	66.75'
C165	43.32'	74.99'	33°05'47"	N 18°41'04" W	42.72'
C166	90.44'	94.99'	54°33'04"	N 29°24'42" W	87.06'
C167	161.75'	709.92'	13°03'15"	N 50°09'36" W	161.40'
C168	3.94'	327.25'	0°41'22"	N 38°04'59" E	3.94'
C169	21.69'	25.00'	49°42'52"	N 62°35'41" E	21.02'
C170	8.42'	321.61'	1°30'03"	S 69°00'22" E	8.42'
C171	68.80'	615.59'	6°24'12"	S 65°17'13" E	68.76'
C172	67.11'	299.96'	12°49'04"	S 68°29'39" E	66.97'
C173	165.55'	1,124.87'	8°25'57"	S 70°41'12" E	165.40'
C174	20.87'	1,427.33'	0°50'16"	S 66°03'06" E	20.87'
C175	65.34'	1,274.85'	2°56'12"	S 67°06'04" E	65.34'
C176	55.15'	40.00'	79°00'05"	S 29°04'08" E	50.88'
C177	18.69'	30.00'	35°41'39"	S 07°24'55" E	18.39'
C178	53.25'	50.00'	61°01'36"	N 20°04'54" W	50.77'
C179	27.57'	20.00'	79°00'05"	N 29°04'08" W	25.44'
C180	66.37'	1,294.85'	2°56'12"	N 67°06'04" W	66.36'
C181	20.58'	1,407.33'	0°50'16"	N 66°03'06" W	20.58'
C182	162.61'	1,104.87'	8°25'57"	N 70°41'12" W	162.46'
C183	71.58'	319.96'	12°49'04"	N 68°29'39" W	71.43'
C184	66.35'	595.59'	6°22'58"	N 65°16'36" W	66.31'
C185	23.58'	341.61'	3°57'19"	N 67°44'28" W	23.58'
C186	26.40'	327.25'	4°37'21"	N 51°48'08" E	26.39'
C187	16.47'	327.25'	2°52'59"	N 48°02'58" E	16.47'
C188	15.01'	2,022.79'	0°25'31"	S 68°27'05" E	15.01'
C189	25.10'	779.00'	1°50'45"	S 42°27'52" E	25.10'
C190	140.62'	773.00'	10°25'22"	S 49°37'01" E	140.42'
C191	15.09'	60.00'	14°24'46"	N 15°42'26" W	15.05'
C192	11.64'	100.00'	6°40'12"	N 49°49'58" E	11.63'
C193	3.50'	51.28'	3°54'53"	N 46°32'23" E	3.50'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	B	5,928
2	B	12,927
3	B	12,037
4	B	12,282
5	B	18,801
6	B	10,342
7	B	12,964
8	B	7,120
9	B	7,120
10	B	7,846
11	B	7,430
12	B	6,730
13	B	6,360
14	B	6,360
15	B	9,543
16	B	9,576
17	B	8,562
18	B	7,642
19	B	100,912
20	B	6,686
21	B	8,972
22	B	10,979
23	B	6,304
24	B	6,886
25	B	6,694
26	B	6,510
27	B	6,480
28	B	7,484

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	A	11,173
2	A	473,657
3	A	7,729

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	D	6,643
2	D	7,356
3	D	7,695
4	D	8,078
5	D	6,360
6	D	6,360
7	D	6,360
8	D	6,360
9	D	6,360
10	D	6,360
11	D	6,698
12	D	130,807
13	D	6,937
14	D	6,321
15	D	6,360
16	D	6,360
17	D	6,360
18	D	6,360
19	D	7,440
20	D	8,951
21	D	5,974
22	D	7,277
23	D	8,011
24	D	6,360
25	D	6,360
26	D	6,892
27	D	6,360
28	D	6,360
29	D	6,360
30	D	6,360
31	D	6,360
32	D	6,360
33	D	6,232
34	D	7,782
35	D	6,326
36	D	6,356
37	D	6,597

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	C	7,484
2	C	6,357
3	C	6,357
4	C	6,270
5	C	23,667
6	C	6,476
7	C	6,476
8	C	6,475
9	C	10,738
10	C	8,661
11	C	6,971
12	C	10,988
13	C	13,382
14	C	8,237
15	C	62,754
16	C	6,536
17	C	6,456
18	C	9,027
19	C	9,662

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	ROW DEDICATION—HAIRY MAN	1,140
2	ROW DEDICATION—HAIRY MAN	193
3	ROW DEDICATION—HAIRY MAN	6,843

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	ROW DEDICATION—WYOMING SPRINGS	74,796

FINAL PLAT  
HAIRY MAN SUBDIVISION

A SUBDIVISION OF 40.018 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A—130  
E. McDANIEL SURVEY, A—441  
WILLIAMSON COUNTY, TEXAS



BGE, Inc.  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\Survey Projects\5846-00 Hairy Man Platting\04\_Finals\Drawings\HairyManTract.dwg, 10/31/2018 2:16 PM, rhopper, 1:1



C:\TXC\Projects\Survey Projects\5846-00 Hairy Man Platting\04-Final Drawings\HairyManTract.dwg, 10/31/2018 2:18 PM, rharp, 1:1

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

THAT HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GARRETT S. MARTIN, MANAGER, OWNER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 40.018 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS HAIRY MAN SUBDIVISION AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND 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.

HMNBC DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
9111 JOLLYVILLE ROAD, SUITE 111  
AUSTIN, TEXAS 78759

BY: MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY

\_\_\_\_\_  
GARRETT S. MARTIN, MANAGER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARRETT S. MARTIN, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

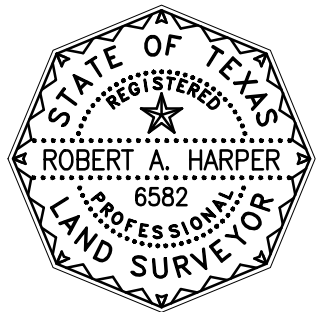
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

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

THAT I, ROBERT A. HARPER, 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.

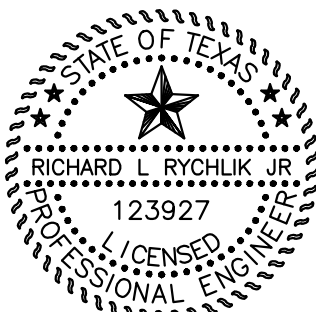
\_\_\_\_\_  
ROBERT A. HARPER, R.P.L.S. DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6582  
BGE, INC.  
7000 N. MOPAC EXPRESSWAY, SUITE 330  
AUSTIN, TEXAS 78731



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

THAT I, RICHARD L. RYCHLIK, JR, 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.

\_\_\_\_\_  
RICHARD L. RYCHLIK, JR. P.E. DATE  
LICENSED PROFESSIONAL ENGINEER NO. 123927  
BGE, INC.  
7000 N. MOPAC EXPRESSWAY, SUITE 330  
AUSTIN, TEXAS 78731



APPROVED THIS THE \_\_\_\_ 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.

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

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

## FINAL PLAT HAIRY MAN SUBDIVISION

A SUBDIVISION OF 40.018 ACRES OF LAND  
LOCATED IN THE  
DAVID CURRY SURVEY, A-130  
E. MCDANIEL SURVEY, A-441  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
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., 2018 , AT \_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_, A.D., 2018 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

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

THAT PIONEER BANK, SSB, A TEXAS SAVING BANK, ACTING HEREIN BY AND THROUGH DONNA DAY, SENIOR VICE PRESIDENT, LIEN HOLDER OF THAT CERTAIN 40.018 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY ABSTRACT NO. 441 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018082056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NUMBER 2018082057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION OF THIS SUBDIVISION AS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: PIONEER BANK, SSB, A TEXAS SAVING BANK

\_\_\_\_\_  
DONNA DAY, SENIOR VICE PRESIDENT  
P.O. BOX 300279  
AUSTIN, TEXAS 78703

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DONNA DAY, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

### METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 40.018 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE E. MCDANIEL SURVEY, ABSTRACT NO. 441, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 16.5 ACRE TRACT OF LAND AND A CALLED 197 ACRE TRACT OF LAND AS CONVEYED TO CLARENCE LORENZA SAULS BY INSTRUMENT RECORDED IN VOLUME 608, PAGE 936 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 40.018 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAPPED MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CREEK BEND BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED UNDER DOCUMENT NO. 2014092339 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE MOST NORTHERLY CORNER OF A CALLED 0.034 ACRE TRACT OF LAND CONVEYED AS RIGHT-OF-WAY BY INSTRUMENT RECORDED IN DOCUMENT NO. 2015020981 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHEAST CORNER OF THE REMAINING PORTION OF LOT 1, BLOCK A, FERN BLUFF COMMUNITY CENTER, A SUBDIVISION AS RECORDED IN CABINET W, SLIDES 334 & 335 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT A SOUTHERLY CORNER OF SAID SAULS REMAINDER TRACT, FOR THE MOST SOUTHERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY LINE OF SAID SAULS REMAINDER TRACT, N 20°31'32" W, PASS A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED AUSTIN SURVEYORS AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK A, FERN BLUFF COMMUNITY CENTER AT A DISTANCE OF 449.18 FEET, CONTINUING ON WITH AN EAST LINE OF A CALLED 5.100-ACRE TRACT DEDICATED AS RIGHT-OF-WAY BY INSTRUMENT RECORDED IN DOCUMENT NO. 9861935 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, PASS A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF A CALLED 0.374-ACRE TRACT OF LAND DESCRIBED AS TRACT 1, AS CONVEYED TO FERN BLUFF MUNICIPAL UTILITY DISTRICT BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004079127 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT A DISTANCE OF 1,978.99 FEET, AND CONTINUING ON WITH THE EAST LINE OF SAID FERN BLUFF 0.374-ACRE TRACT FOR A TOTAL DISTANCE OF 2,325.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR THE NORTHWEST CORNER OF SAID SAULS 16.5-ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S 27°06'22 E, A DISTANCE OF 5.34 FEET;

THENCE, WITH THE NORTHERLY LINE OF SAID SAULS 16.5-ACRE TRACT, N 70°12'51" E A DISTANCE OF 71.82 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET ON THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 174 (HAIRY MAN ROAD)(NO RECORD RIGHT-OF-WAY INFORMATION FOUND), FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 174 (HAIRY MAN ROAD), GENERALLY AS FENCED, THE FOLLOWING TWELVE (12) COURSES:

- 1)S 77°02'03" E A DISTANCE OF 275.06 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 247.79 FEET, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 37°21'43" AND A CHORD WHICH BEARS S 58°21'11" E, A DISTANCE OF 243.43 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR CORNER;
- 3) S 39°40'19" E, A DISTANCE OF 132.98 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT AN ANGLE POINT FOR CORNER;
- 4) S 48°12'09" E, A DISTANCE OF 262.51 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT AN ANGLE POINT FOR CORNER;
- 5) S 56°15'04" E, A DISTANCE OF 62.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT AN ANGLE POINT FOR CORNER;

- 6) S 42°51'35" E, A DISTANCE OF 94.44 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT AN ANGLE POINT FOR CORNER;
- 7) S 40°27'24" E, A DISTANCE OF 121.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 8) ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 128.80 FEET, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 18°26'55" AND A CHORD WHICH BEARS S 49°40'52" E A DISTANCE OF 128.24 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR CORNER;
- 9) S 58°54'20" E, A DISTANCE OF 119.43 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT AN ANGLE POINT FOR CORNER;
- 10) S 61°24'51" E, A DISTANCE OF 145.92 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 11) ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 161.44 FEET, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 07°42'29" AND A CHORD WHICH BEARS S 65°16'05" E A DISTANCE OF 161.31 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR CORNER; AND
- 12) S 69°07'20" E, A DISTANCE OF 347.17 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, LEAVING THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 174 (HAIRY MAN ROAD), OVER AND ACROSS SAID SAULS REMAINDER TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 34.58 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79°14'30" AND A CHORD WHICH BEARS S 29°30'04" E A DISTANCE OF 31.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR CORNER;

THENCE, TEN (10) FEET WEST OF AND PARALLEL WITH AN EXISTING DRIVEWAY, S 10°07'11" W A DISTANCE OF 76.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 47.36 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 54°16'08" AND A CHORD WHICH BEARS S 17°00'53" E A DISTANCE OF 45.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET FOR CORNER;

THENCE S 44°08'57" E A DISTANCE OF 49.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED BGE INC SET ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CREEK BEND BOULEVARD, FOR THE MOST SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CREEK BEND BOULEVARD BEARS N 45°51'03" E, A DISTANCE OF 281.85 FEET;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CREEK BEND BOULEVARD AND THE SOUTHEAST LINE OF SAID SAULS REMAINDER TRACT, THE FOLLOWING FOUR (4) COURSES:

- 1)S 45°51'03" W A DISTANCE OF 1,130.81 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 37.49 FEET, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 02°17'06" AND A CHORD WHICH BEARS S 47°03'22" W A DISTANCE OF 37.49 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
- 3) S 55°43'08" W, A DISTANCE OF 47.14 FEET TO A CONCRETE NAIL WITH WASHER STAMPED BGE INC SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT; AND
- 4) ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 208.08 FEET, HAVING A RADIUS OF 935.00 FEET, A CENTRAL ANGLE OF 12°45'03" AND A CHORD WHICH BEARS S 57°23'50" W A DISTANCE OF 207.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.018 ACRES OF LAND, MORE OR LESS.

### NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
3. A TEN FOOT (10') 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 OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
5. A PORTION OF THIS TRACT IS ENCLOSED BY 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 48491C0490E, REVISED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
6. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% FLOODPLAIN. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS (MFFE): BLOCK A, LOT 3=743.5'; BLOCK C, LOT 4=759', LOT 6=757', LOT 13=748', LOT 14=748', LOT 16=748', LOT 19=747.5'; BLOCK D, LOT 1=744.25', LOT 11=747', LOT 13=750', LOT 33=752', LOT 34=756', LOT 35=755', LOT 36=754, LOT 37=752.25'.
7. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 7, 2018.
9. 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 PROPERTY ANALYSIS.
10. WILLIAMSON COUNTY REGIONAL TRAIL EASEMENT IS HEREBY DEDICATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON COUNTY AND MILESTONE COMMUNITY BUILDERS, APPROVED ON MARCH 22, 2018.



**BGE, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

City of Round Rock, Texas  
**2019 - Planning and Zoning Commission Schedule**

(Gray = 2018 and 2020 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 9	Oct 22	Nov 7 ~	Dec 6
Nov 6	Nov 19	Dec 5 ~	Jan 10
Nov 20	Dec 3	Dec 19 ~	Jan 24
Dec 11	Dec 21 (Fri)	Jan 9 ~	Feb 14
Only 1 meeting in January			
Tuesday, January 15th - Planning and Zoning Commission 1/2 Day Retreat (12:30 to 5:00 pm)			
Jan 8	Jan 18 (Fri)	Feb 6	Mar 14
Jan 22	Feb 4	Feb 20	Mar 28
Feb 5	Feb 15 (Fri)	Mar 6	Apr 11
Only 1 meeting in March due to Spring Break			
Mar 5	Mar 18	Apr 3	May 9
Mar 19	Apr 1	Apr 17	May 23
Apr 2	Apr 15	May 1	Jun 13
Apr 16	Apr 29	May 15	Jun 27
May 7	May 20	Jun 5	Jul 11
May 21	Jun 3	Jun 19	Jul 25
Only 1 meeting in July due to the Independence Day Holiday			
Jun 18	Jul 1	Jul 17	Aug 22
Jul 9	Jul 22	Aug 7 ~	Sep 12
Jul 23	Aug 5	Aug 21 ~	Sep 26
Aug 6	Aug 19	Sep 4	Oct 10
Aug 20	Aug 30 (Fri)	Sep 18	Oct 24
Sep 3	Sep 16	Oct 2	Nov 14
Sep 17	Sep 30	Oct 15 (Tues)	Nov 26
Oct 8	Oct 21	Nov 6	Dec 5
Oct 22	Nov 4	Nov 20	Dec 19
Nov 5	Nov 18	Dec 4 ~	Jan 9
Nov 19	Dec 2	Dec 18 ~	Jan 23
Dec 10	Dec 23	Jan 8 ~	Feb 13

All information for platting and zoning submittals must be delivered to the Planning & Development Services 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.

~ Planning and Zoning Commission and City Council meetings scheduled in the same week.