



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 Jennifer Sellers

Wednesday, February 6, 2019

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2019-018](#) Consider approval of the minutes for the January 9, 2019 and January 15, 2019 Regular and Special Called Planning and Zoning Commission meetings.

E. PLATTING:

- E.1 [PZ-2019-020](#) Continue public testimony and action concerning the request filed by B-Squared Engineering, on behalf of the property owner, True Life Fellowship, to Replat The Settlement Subdivision Sec. 4-A, Lot 1, Block C, generally located at the northeast corner of Settlement Dr. and E. Old Settlers Blvd. Case No. FP1812-001
- E.2 [PZ-2019-021](#) Consider public testimony and action concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, P&J Properties, Inc., to approve the Replat of a portion of Egger's Acres Revised, generally located northwest of the intersection of E. Palm Valley Blvd. and Egger Ave. Case No. FP1804-003
- E.3 [PZ-2019-022](#) Consider approval of the Hairy Man Tract Revised Preliminary Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. PP1901-001

- E.4 [PZ-2019-030](#) Consider approval of the Hampton Lane Phase II Preliminary Plat, generally located west of Windy Park Dr. Case No. PP1812-002
- E.5 [PZ-2019-031](#) Consider approval of the Hampton Lane Phase II Final Plat, generally located west of Windy Park Dr. Case No. FP1812-003

F. ACTION ITEMS:

- F.1 [PZ-2019-023](#) Consider approval of the Revised Rules of Procedure.

G. STAFF REPORT:

- G.1 [PZ-2019-024](#) 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 31st day of January 2019 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, JANUARY 9, 2019 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on January 9, 2019, 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 6:01 p.m.

B. ROLL CALL

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

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier and Ed Polasek from the Transportation Department, Katie Baker from PARD, and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the December 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 Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. POSTPONED:

E1. Consider public testimony and action concerning the request filed by B-Squared Engineering, on behalf of the property owner, True Life Fellowship, to Replat The Settlement Subdivision Sec. 4-A, Lot 1, Block C, generally located at the northeast corner of Settlement Dr. and E. Old Settlers Blvd. Case No. FP1812-001

Mr. Enriquez informed the commission that the applicant requested that the public hearing be postponed to the February 6, 2019, Planning and Zoning meeting. He stated that a postponement letter was mailed out to abutting property owners.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. No speakers came forward. The public hearing was continued until the February 6th meeting.

Motion: Motion by Commissioner Bryan, second by Commissioner Sanchez to postpone Agenda Item E1 and to continue the public hearing until the February 6, 2019, Planning and Zoning meeting.

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

F. PLATTING AND ZONING:

F1. Consider public testimony and action concerning the request filed by Civil & Environmental Consultants, Inc., on behalf of the property owner, EDK Trust, for approval of a Concept Plan to be known as Townhomes at Gattis Concept Plan, generally located at the northeast corner of Joyce Ln. and Gattis School Rd. Case No. CP1812-002

Mr. Enriquez briefly reviewed the application noting that the purpose of the application was for the approval of a concept plan. He noted that the concept plan was required due to flood plain on the tract and explained that an approved flood study would be needed prior to the submittal of the preliminary plat.

Mr. Enriquez noted that preliminary and final plats would be required once the concept plan is approved. He also stated that the applicant intends to construct townhomes, however, the property would need to be rezoned; the rezoning application will be presented to the Commission in the near future. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Mathias Hanssen, with Civil & Environmental Consultants, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

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

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

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

F2. Consider public testimony and action concerning the request filed by David Meyer, on behalf of the property owner, QuikTrip Corporation, to approve the Replat of Camco Phase 2, generally located at the southeast corner of N. A.W. Grimes Blvd. and E. Old Settlers Blvd. Case No. FP1810-004

Mr. Enriquez reviewed the application noting that the purpose of the application was to subdivide an existing lot into two lots. He explained that the tract of land is located in the ETJ (Extraterritorial Jurisdiction) within the Meadows of Chandler Creek Utility District (MUD). He noted that the MUD's land use plan states that any commercial development within the property must comply with the C-1 (General Commercial) requirements; therefore, a site plan must be submitted to the City for review. Mr. Enriquez also stated that water and wastewater services will be provided by the MUD. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. David Meyer, with QuikTrip Corporation, was available to answer questions.

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

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

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

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

F3. Consider public testimony and a recommendation concerning the request filed by Norris Design, on behalf of the property owner Cressman Enterprises, LP, for the original zoning of 218.10 acres; 179.71 ac. to SF-3 (Single-family – Mixed lot), 30.36 ac. to MF-1 (Multifamily – Low Density), and 8.03 ac. to C-2 (Local Commercial) zoning districts to

allow for residential and commercial uses, generally located south of E. Old Settlers Blvd., and east of N. A.W. Grimes Blvd. Case No. ZON1812-001

Mr. von Rosenberg briefly reviewed the application noting that the purpose of the application was for an original zoning request. He stated that the property was not within City limits and explained that a petition for annexation had been received from the property owner. He continued to explain the proposed zoning districts and their uses, noting that two zoning districts MF-1 (Multifamily – Low Density) and C-2 (Local Commercial) were proposed for the two parcels located on the frontage of E. Old Settlers Blvd. and SF-3 (Single-family – Mixed lot) zoning district was proposed for the land to the south of the tract. He stated that the extension of Kenny Fort Blvd. will be included in the in the SF-3 zoning district.

Mr. von Rosenberg explained the required lot size percentages in the SF-3 district, however, he noted that if the roadway connectivity index measured greater or equal than 1.4 and special designed features were included, exceptions will be allowed for varying the required lot size percentages. He also stated that on-site signs were posted, a letter from the developer and a public notice to abutting property owners were mailed, and an e-mail was sent to the Legends Village HOA representatives. Staff recommended approval of the application as conditioned.

The property owner's representatives, Mr. Joe Daly, with Norris Design, and Mr. Matthew Scrivener, with Meritage Homes, were available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following citizens spoke during the public hearing. 1) Ms. Judy Anderson, 1169 Renaissance Trail; 2) Barbara Penso, 14 Brenda Lane; 3) Ms. Rachael Erfurt, 2 Kim Cove; 4) Ms. Lorena Knisley, 610 Pheasant Ridge; 5) Ms. Erin Basalay, 1319 Sheffield Way; and 6) Ryan Perk, 2 Brenda Lane. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, speakers expressed concerns about the proposed access points, traffic, safety, privacy, fencing, drainage and flooding, proposed price range and how the development will affect property values. Two speakers requested the item be postponed; this would allow additional time to meet and obtain more information from the developer.

Following a discussion regarding the concerns expressed by the spekaers, a motion was offered.

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

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

F4. Consider public testimony and action concerning the request filed by Norris Design, on behalf of the property owner Cressman Enterprises, LP, for approval of a Concept Plan to be known as Cressman Ranch Concept Plan, generally located south of E. Old Settlers Blvd., and east of N. A.W. Grimes Blvd. Case No. CP1812-001

Mr. von Rosenberg said that the concept plan was for the same tract of land as the previous agenda item, noting that the concept plan contained 212.59 acres, 5.51 acres less than the original zoning, because the City already owns right-of-way for the Kenney Fort Blvd. extension. He explained that the concept plan did not include the 5.51 acres of City ROW, and the 4.68 acres of City land that will connect Kenney Fort Blvd. on the southern edge of the property. Mr. von Rosenberg stated that the portion of the concept plan located to the south of the Kenney Fort Blvd. extension is proposed to be dedicated as parkland; he noted that a flood study will be required.

The property owner's representatives, Mr. Joe Daly, with Norris Design, and Mr. Matthew Scrivener, with Meritage Homes, were available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following citizens spoke during the public hearing. 1) Mr. Curtis Shoemaker, 1 Brenda Lane; 2) Barbara Penso, 14 Brenda Lane; 3) Ryan Perk, 2 Brenda Lane; and 4) Mr. Mike Knisley, 610 Pheasant Ridge. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, speakers expressed concerns about the proposed fencing noting that proper foundation would be necessary to make sure the wall is supported correctly, location of the proposed estate homes, drainage, and traffic.

Mr. Pohlmeier with the Transportation Department briefly discussed the Kalahari development noting that improvements will be done on HWY 79 and to the entrance to Kalahari. He noted that until SH 45 is improved, the majority of the Kalahari traffic will use HWY 79.

Following a brief discussion regarding the concerns expressed by the speakers, a motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Sellers to approve as conditioned.

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

F5. Consider approval of the Vizcaya, Phase 6E, 6F, and 7C Final Plat, generally located south of Westinghouse Rd. and north of Savio Dr. Case No. FP1812-002

Mr. Enriquez briefly explained that the proposed application included three (3) phases in the Vizcaya development. He stated that 98 development lots and 7 special purpose lots were being proposed. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Michael Fisher, with Pape-Dawson Engineers, Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

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

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

F6. Consider approval of the University Crossing Preliminary Plat, generally located southeast of University Blvd. and east of Sunrise Rd. Case No. PP1812-001

Mr. Enriquez informed the commission that the applicant had requested this item be postponed to a future P&Z meeting agenda.

Motion: Motion by Chairman Pavliska second by Commissioner Henderson to postpone to a future Planning and Zoning meeting date.

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

G. CODE AMENDMENTS:

G1. Consider public testimony and a recommendation regarding proposed amendments to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code on the following sections: Section 2-26 – Residential lot and building dimensional standards; Section 2-93 – Accessory uses and home occupations; Section 8-79 – Special purpose freestanding sign standards; Section 10-2 – Review procedures; and Section 10-26 – Concept Plan.

Mr. von Rosenberg reviewed the proposal noting that the new Zoning and Development Code was published on October 1, 2018. He explained that the purpose of the proposed code amendments was to either correct errors or to make improvements noted after the Development Code was published. He continued to explain the purpose of each proposed revision.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following citizens spoke during the public hearing. Ms. Jena Dubon, 2603 Chowan Way and Mr. David Sour, 4232 Teravista Club Dr. Seeing no additional speakers, Chairman Pavliska closed the public hearing. Ms. Dubon expressed support to continue having a public hearing for concept plans and Mr. Sour stated that it might be more beneficial if anyone interested in learning more about the proposed development met with city staff.

Following a discussion regarding accessory buildings, mobile food establishments location criteria and permits, and the public hearing requirement for concept plans, a motion was offered to consider each code amendment separately.

Motion: Motion by Commissioner Rabaey second by Commissioner Sanchez to make a motion for each code amendment separately.

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

Section 2-26 – Residential lot and building dimensional standards

Motion: Motion by Commissioner Henderson, second by Commissioner Rabaey to recommend approval of the code amendment to Section 2-26 as presented.

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

Section 2-93 – Accessory uses and home occupations

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to recommend approval of code amendment Section 2-93 provided that Section (3)(b) pertaining to separation distance from single-family units not be deleted and incorporating the updated ordinance provided by staff to include “places of worship” in part (7)(e).

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

Section 8-79 – Special purpose freestanding sign standards

Motion: Motion by Commissioner Rabaey, second by Commissioner Henderson to recommend approval of the code amendment to Section 8-79 as presented.

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

Section 10-2 – Review procedures

Motion: Motion by Commissioner Rabaey, second by Commissioner Sanchez to recommend approval of the code amendment to Section 10-2 as presented.

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

Section 10-26 – Concept plan

Motion: Motion by Commissioner Henderson, second by Commissioner Ly to recommend approval of the code amendment to Section 10-26 provided that Sections (f) and (g), regarding the public notice requirement not be deleted.

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

H. STAFF REPORT:

H1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated there were no items to report.

I. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:37 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**PLANNING AND ZONING COMMISSION WORK SESSION
WEDNESDAY, JANUARY 15, 2019 AT 12:30 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on January 15, 2019, in the Baca Center – Grand Room located at 301 W. Bagdad Ave., Bldg. 2. With a quorum present, Chairman David Pavliska called the meeting to order at 12:45 p.m.

B. ROLL CALL

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

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Diane Buck, Hunter Maples, Jeff Dunsworth, Juan Enriquez, Laton Carr, Nicole Haggerty, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier and Ed Polasek from the Transportation Department, Katie Baker from PARC, and Charlie Crossfield from the City attorney's office.

C. CONSIDER OPENING REMARKS

Mr. Wiseman thanked the Commission for attending the Planning and Zoning Work Session.

D. CONSIDER STAFF PRESENTATION REGARDING THE FOLLOWING ITEMS:

D1. Consider a presentation regarding an update on major transportation projects in the city.

Mr. Pohlmeier's presentation included recently completed projects, projects under construction, and projects under development. He also discussed Round Rock's 5-year roadway plan and the estimated total cost for roadway projects during the next five years.

D2. Consider a presentation regarding an update on the City of Round Rock Comprehensive Plan.

Ms. Jordan gave a brief overview about the Comprehensive Plan noting that the plan is updated every 10 years and its primary focus is land use and development, however, it also incorporates high level policy objectives related to transportation, utilities, parks and recreation, public facilities and services, economic development, community development, historic preservation, urban design, and implementation.

She stated that the plan will include public input gathered from residents and stakeholders. Public outreach has been extended in various forms including a video invite, social media, events-neighborhoods conference, utility bills, newspaper, community and civic groups. The targeted adoption date is scheduled for 2020.

She continued to give the dates for four (4) upcoming quadrant meetings and did a test polling exercise with the Commissioners.

D3. Consider a presentation regarding meeting procedures, decorum, ethics, Commission recommendations, and open meeting requirements.

Mr. Crossfield noted the process and preparation that each Planning and Zoning meeting requires and requested feedback from the Commissioners to improve the meeting process.

The Commissioners continued by reviewing the Rules of Procedure; it was stated that the election of an alternate vice-chair is not a requirement and should be removed from the procedures. Staff should first verify that it is not in the code before removing it from the procedures.

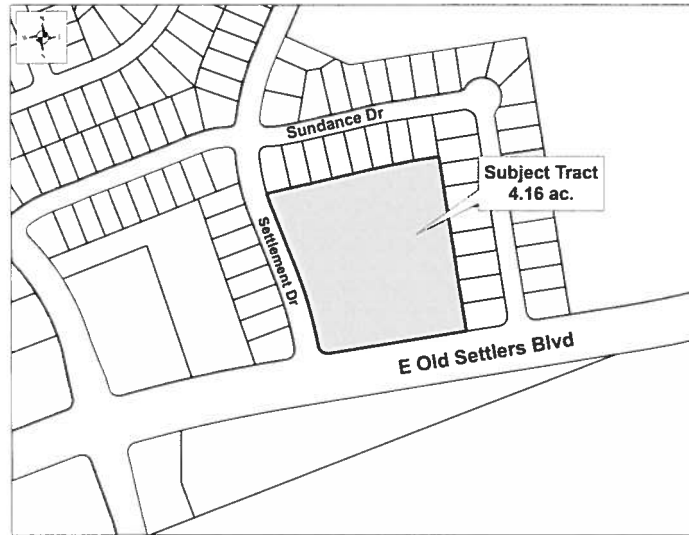
E. ADJOURNMENT

There being no further discussion, the work session adjourned at 4:30 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Replat of The Settlement Sec. 4-A, Block C, Lot 1
FINAL PLAT FP1812-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Replat request to remove a building setback line depicted on the plat

ZONING AT TIME OF APPLICATION: SF-2 (Single-Family Standard Lot)

DESCRIPTION: 4.16 acres out of the George W. Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY:Place of Worship

GENERAL PLAN LAND USE DESIGNATION:Residential

ADJACENT LAND USE:

North: Single-Family Residence - Zoned SF-2 (Single-Family Standard Lot)

South: E Old Settlers Blvd Right-of-Way/Undeveloped Commercial - Zoned C-1 (General Commercial)

East: Single-Family Residence - Zoned SF-2 (Single-Family Standard Lot)

West: Settlement Drive Right-of-Way/Single-Family Residence - Zoned SF-2 (Single-Family Standard Lot)

PROPOSED LAND USE: New administrative building addition

<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	4.16
TOTALS:	1	4.16

Owner:
True Life Fellowship
Richard Neusch
1600 E. Old Settlers Blvd.
Round Rock, TX 78665

Agent:
B-Squared Engineering
Brian Baird, PE
P.O. Box 9684
Austin, TX 78766

Replat of The Settlement Sec. 4-A, Block C, Lot 1
FINAL PLAT FP1812-001

HISTORY: The Planning and Zoning Commission (P&Z) approved the original plat on February 18, 1988 (Cabinet J, Slide 91).

Also, this item was originally scheduled to go before the Planning & Zoning Commission on January 9, 2019, at a noticed public hearing, but was postponed at the Applicant's request to the February 6, 2019, P&Z meeting. The public hearing was opened at the January 9, 2019, meeting and continued to tonight's meeting.

DATE OF REVIEW: February 6, 2019

LOCATION: Generally located near the northeast corner of Settlement Dr. and E. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right. The SF-2 exterior building materials standards prohibit metal of any type except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

Traffic, Access and Roads: The subject tract has existing access from Settlement Drive and E Old Settlers 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 review 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 are existing water and wastewater lines servicing the subject tract and they are adequate to serve the site with the addition of a new administrative building.

Drainage: Drainage is currently detained on-site with an existing pond. The existing pond is anticipated to be modified to accommodate the new volume from the additional building square footage.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update the P&Z meeting date on sheet 1 to February 6, 2019.
2. Remove the reference to FM 3406 in the vicinity map and include E Old Settlers Boulevard.
3. Add "E" to Old Settlers Boulevard to the plat and the vicinity map prior to recordation.
4. Sheet 1 of 2:
 - a. Provide state board registration firm registration numbers for Engineer and Surveyor.
 - b. Provide Patent Survey "George W. Glasscock Survey Abstract #267" and provide survey tie.
 - c. Remove street side P.U.E. dimension and recordation note. P.U.E. is covered in the subdivision Note #1, and the 5' width depicted contradicts note which states 10' width.
5. Sheet 2 of 2:
 - a. Remove Note #2 regarding drainage easements as there are no drainage easements depicted on plat, and revise note numbering sequence as necessary.



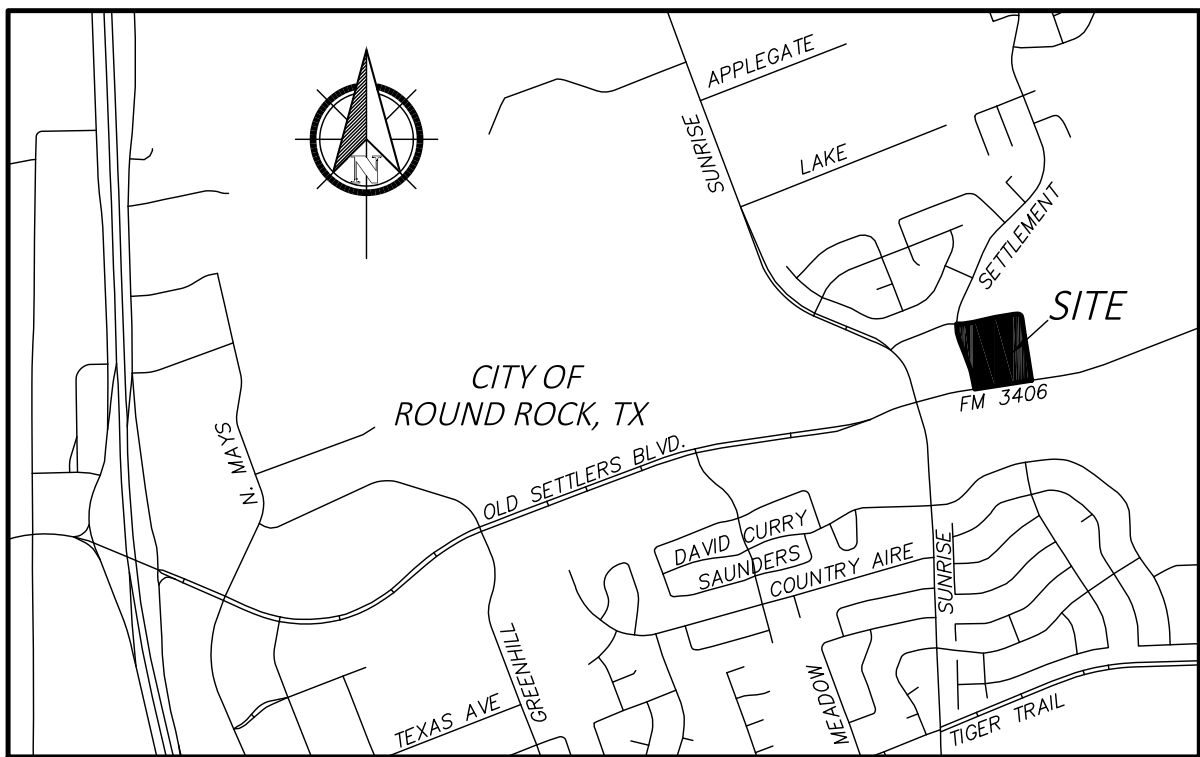
Sundance Dr

Settlement Dr

**Subject Tract
4.16 ac.**

E Old Settlers Blvd

REPLAT OF THE SETTLEMENT SECTION FOUR-A, LOT 1, BLOCK C



VICINITY MAP
NOT TO SCALE

SITE ADDRESS:

1600 OLD SETTLERS BLVD.
ROUND ROCK, TEXAS 78665

OWNER:

TRUE LIFE FELLOWSHIP CHURCH
1609 CHISOLM TRAIL ROAD, SUITE 500
ROUND ROCK, TEXAS 78681

SURVEYOR:

FRED L. DODD, JR.
FRED L. DODD JR. SURVEYOR, INC.
8019 W. GRAND PKWY. SUITE 1060 #464
RICHMOND, TX 77407
(512) 953-5705

ENGINEER:

BRIAN BAIRD, P.E.
B-SQUARED ENGINEERING
P.O. BOX 9684
AUSTIN, TX 78766-9684
(512) 569-0743 PH

MAP SYMBOLS

●	1/2" IRON ROD FOUND W/CAP (UNLESS STATED)
○	1/2" IRON ROD SET W/CAP "DODD SURVEYING"
⊙	BENCHMARK
B.L.	BUILDING SETBACK LINE
CORR	CITY OF ROUND ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTE WATER EASEMENT
P.O.B.	PLACE OF BEGINNING
()	RECORD INFORMATION
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
P.R.W.C.	PLAT RECORDS, WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS, WILLIAMSON COUNTY
---	LOT LINES
- - - -	PUBLIC UTILITY EASEMENTS
---	SUBJECT BOUNDARY

LOT 1 = 180,976 SQUARE FEET (4.155 ACRES), DEVELOPMENT
TOTAL NUMBER OF LOTS = 1, DEVELOPMENT
BLOCKS = 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: DECEMBER 11, 2018
PLANNING & ZONING COMMISSION REVIEW DATE: JANUARY 09, 2018
PATENT SURVEY: GEORGE GLASSCOCK SURVEY, ABSTRACT NO. 257

BENCHMARKS: RECTANGLE CUT ON NORTHEAST CORNER OF CURB INLET
ALONG EAST RIGHT-OF-WAY OF SETTLEMENT DRIVE NEAR THE SOUTHWEST
PROPERTY CORNER.

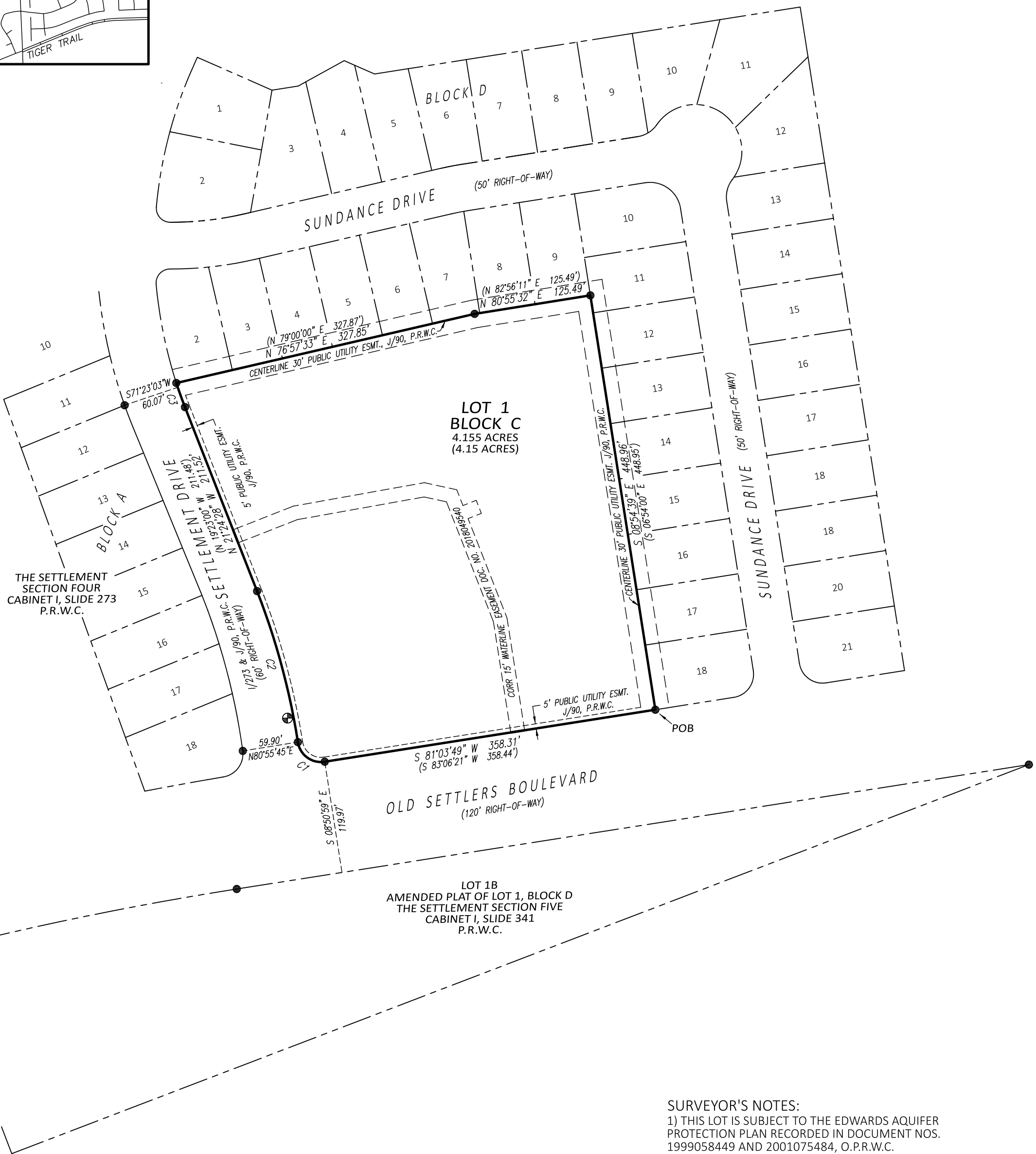
N=10170016.2' GRID COORDINATE
E=3135996.9' GRID COORDINATE
ELEVATION = 714.70' NAVD88 GEOID 12A.

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE
FACTOR OF 0.99987904 AND CONVERGENCE ANGLE OF 01°22'26".

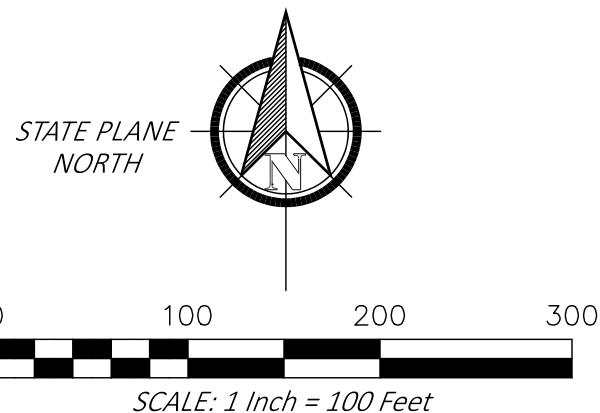


SHEET 1 OF 2

ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705



SURVEYOR'S NOTES:
1) THIS LOT IS SUBJECT TO THE EDWARDS AQUIFER
PROTECTION PLAN RECORDED IN DOCUMENT NOS.
1999058449 AND 2001075484, O.P.R.W.C.



LEGAL DESCRIPTION:

BEING A 4.155 ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 1, BLOCK C, THE SETTLEMENT SECTION FOUR-A, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET J, SLIDE 90 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.155 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 3406 (120' RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF LOT 18, BLOCK C, THE SETTLEMENT SECTION FOUR-A, AND SOUTHEAST CORNER OF SAID LOT 1;

THENCE, S81°03'49"W, WITH THE NORTH LINE OF SAID FARM-TO-MARKET ROAD NO. 3406, A DISTANCE OF 358.31 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SETTLEMENT DRIVE (60' RIGHT-OF-WAY) FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, WITH THE EAST RIGHT-OF-WAY OF SAID SETTLEMENT DRIVE AND CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET AND CHORD BEARS N53°50'59"W, 35.59 FEET FOR AN ARC DISTANCE OF 39.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE EAST RIGHT-OF-WAY OF SAID SETTLEMENT DRIVE AND CURVE TO THE RIGHT WHOSE RADIUS IS 770.86 FEET AND CHORD BEARS N15°07'42"W, 167.47 FEET FOR AN ARC DISTANCE OF 167.80 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, N21°24'28"W, WITH THE EAST RIGHT-OF-WAY OF SAID SETTLEMENT DRIVE, A DISTANCE OF 211.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE EAST RIGHT-OF-WAY OF SAID SETTLEMENT DRIVE AND CURVE TO THE RIGHT WHOSE RADIUS IS 470.00 FEET AND CHORD BEARS N19°41'37"W, 27.45 FEET FOR AN ARC DISTANCE OF 27.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK C, OF SAID THE SETTLEMENT SECTION FOUR-A, AND NORTHWEST CORNER OF SAID LOT 1;

THENCE, N76°57'33"E, WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 327.85 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, N80°55'32"E, CONTINUING WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 9, BLOCK C OF SAID THE SETTLEMENT SECTION FOUR-A, AND NORTHEAST CORNER OF SAID LOT 1;

THENCE, S08°54'39"E, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 448.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.155 ACRES OF LAND, MORE OR LESS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.61'	25.00'	90°46'32"	N 53°50'59" W	35.59'
C2	167.80'	770.86'	12°28'19"	N 15°07'42" W	167.47'
C3	27.46'	470.00'	3°20'49"	N 19°41'37" W	27.45'
(C1)	39.61'	25.00'	90°46'32"	N 53°50'59" W	35.59'
(C2)	167.80'	770.86'	12°28'19"	N 15°07'42" W	167.47'
(C3)	27.46'	470.00'	3°20'49"	N 19°41'37" W	27.45'

FP1812-001

8019 W. GRAND PKWY.
SUITE 1060 #464
RICHMOND, TX 77407

WWW.DODDSURVEYING.COM

REPLAT OF THE SETTLEMENT
SECTION FOUR-A, LOT 1, BLOCK C

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT TRUE LIFE FELLOWSHIP CHURCH, A TEXAS NONPROFIT CORPORATION, AS THE OWNER OF THAT CERTAIN 4.155 ACRE TRACT OF LAND, BEING LOT 1, BLOCK C, THE SETTLEMENT SECTION FOUR-A, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET J, SLIDE 90, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2008060709 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:
REPLAT OF THE SETTLEMENT SECTION FOUR-A, LOT 1, BLOCK C.

TRUE LIFE FELLOWSHIP CHURCH

RICHARD NESUCH
SENIOR PASTOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____, 20____, BY, RICHARD NESUCH, AS SENIOR PASTOR OF TRUE LIFE FELLOWSHIP CHURCH, A STATE OF TEXAS NONPROFIT CORPORATION, ON BEHALF OF SAID TRUE LIFE FELLOWSHIP CHURCH.

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

AND

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT BUCKHOLTS STATE BANK, THE LIEN HOLDER OF THAT CERTAIN 4.155 ACRE TRACT OF LAND, BEING LOT 1, BLOCK C, THE SETTLEMENT SECTION FOUR-A, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET J, SLIDE 90, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2008060709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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.

BUCKHOLTS STATE BANK
BY:

RICHARD C. CROWE, ITS TRUSTEE

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:

NOTES:

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

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

3) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.

4) NO PORTION OF THIS TRACT IS ENCROACHED 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, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

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

6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, FRED L. DODD, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

PRELIMINARY SURVEY
NOT FOR RECORDATION

FRED L. DODD, JR.
RPLS NO. 6392
FRED L. DODD JR. SURVEYOR, INC.
8019 W. GRAND PKWY. STE.1060 #464
RICHMOND, TEXAS 77404
(512) 953-5705

DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, BRIAN BAIRD, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

BRIAN BAIRD
REGISTERED PROFESSIONAL ENGINEER NO. 91685
B-SQUARED ENGINEERING FIRM NO. 11934
P.O. BOX 9684
AUSTIN, TEXAS 78766-9686
(512) 569-0743

DATE

APPROVED THIS _____DAY OF _____, 2019, 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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____DAY OF _____, A.D., 2019, AT _____O'CLOCK _____.M., AND

DULY RECORDED ON THE _____DAY OF _____, A.D., 2019, 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



SHEET 2 OF 2

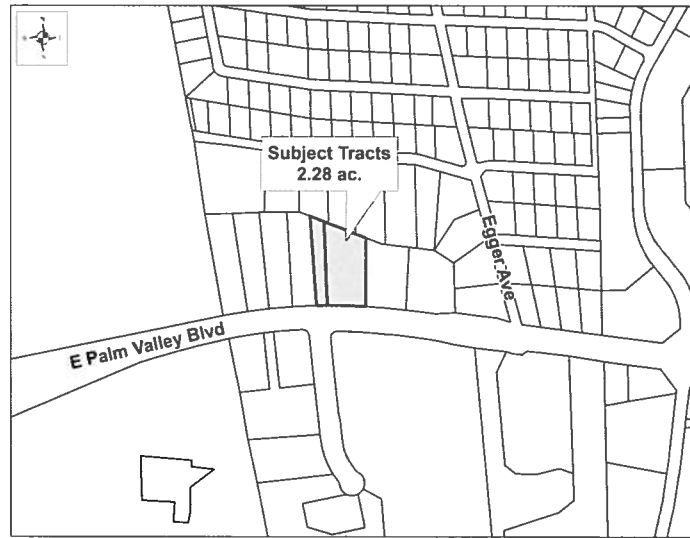
ORDER A SURVEY EMAIL US AT:
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FP1812-001

8019 W. GRAND PKWY.
SUITE 1060 #464
RICHMOND, TX 77407

**Replat of a portion of Egger's Acres Revised
FINAL PLAT FP1804-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Replat request to combine parcels into a single lot

ZONING AT TIME OF APPLICATION: PUD No. 76

DESCRIPTION: 2.28 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Single-Family Residence

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 76, which contains a mixture of commercial, retail and office type land uses.

ADJACENT LAND USE:

North: Single-Family Residence - Zoned SF-2 (Single-Family Residence - Standard Lot)
 South: E Palm Valley Blvd Right-of-Way/Apartments - Zoned PUD (Planned Unit Development) No. 10
 East: Commercial - Zoned PUD (Planned Unit Development) No. 76
 West: Single-Family Residence - Zoned PUD (Planned Unit Development) No. 76

PROPOSED LAND USE: Restaurant

<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:	1	2.11
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.17
Parkland:	0	0
Other:	0	0
TOTALS:	2	2.28

Owner:
 P&J Properties LLC
 James Ringelstetter
 P.O. Box 72
 Lockhart, TX 78644

Agent:
 Hagood Engineering Associates, Inc.
 Raquel Ramirez
 900 E. Main Street
 Round Rock, TX 78664

**Replat of a Portion of Egger's Acres Revised
FINAL PLAT FP1804-003**

HISTORY: The Eggers Acres PUD (Planned Unit Development) No. 76 was approved by the City Council on October 25, 2007. It contains 11 acres and it allows for commercial land uses with specific limitations related to size of buildings, hours of operation, and outdoor activities. The City Council approved the Egger's Acres Revised plat on April 28, 1959 (Cabinet A, Slide 295-296). This Replat request will combine lots 6 and 7 and a portion of lot 5.

DATE OF REVIEW: February 6, 2019

LOCATION: Generally located northwest of the intersection of E. Palm Valley Boulevard and Egger Avenue

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD (Planned Unit Development) No. 76, which contains commercial land uses. The property is zoned PUD No. 76 and allows specific land uses listed within the PUD. Commercial land uses within the PUD include limitations related to size of buildings, hours of operation, and outdoor activities. Development standards are included in PUD No. 76 for the subject tract. For requirements not mentioned in the PUD, the C-2 (Local Commercial) zoning district standards will apply.

Traffic, Access and Roads: The subject tract will have access from E Palm Valley Boulevard. A Traffic Impact Analysis (TIA) was completed for PUD No. 76, which includes this tract. The signal improvement pro rata share for this property, shall be paid prior to the issuance of the site development permit.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There is an existing 8-inch waterline along E Palm Valley Boulevard. An existing 4-inch wastewater line currently serves the tract and the Engineer will need to prove that the size will work for the proposal at the site development stage or the line may require upsizing.

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. Revise plat note number 5 regarding setbacks to include PUD No. 76 at the end of the note.
2. Pursuant PUD No. 76, pro rata share for signal improvements for the subject tract, shall be paid prior to the issuance of the site development permit.
3. Sheet 1 of 2:
 - a. Improve legibility for dimension for floodplain easement tie along the east and west boundaries.
 - b. Provide Minimum Finished Floor elevation on plat.
 - c. Revise Palm Valley Blvd. south right-of-way to depict the Heritage Center Circle.
4. Sheet 2 of 2:
 - a. Provide easement dedication statement which is required for the "hereby" dedicated drainage easement.
 - b. Revise Note No. 2, to include Ultimate 1% floodplain notation: "A portion of this tract is encroached by the ultimate 1% annual chance floodplain."

An aerial photograph of a residential neighborhood. A specific tract of land is highlighted with a yellow outline. The tract is located south of Egger Ave and east of E Palm Valley Blvd. A white callout box points to the tract with the text 'Subject Tracts 2.28 ac.'. A compass rose is in the top left corner, and the street names 'Egger Ave' and 'E Palm Valley Blvd' are labeled on the map.

**Subject Tracts
2.28 ac.**

Egger Ave

E Palm Valley Blvd

OWNERS: JAMES RINGELSTETTER
P & J PROPERTIES LLC
PO BOX 72
LOCKHART, TEXAS 78644-0072

ACREAGE: 2.277 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT: 2.105 ACRES
ROW: 0.172 ACRES

SURVEYOR: LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD SUITE 200
ROUND ROCK, TEXAS 78681
FIRM #10001800
TRAVIS S. TABOR, R. P. L. S.

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2
(BY TYPE) DEVELOPMENT: 1
SPECIAL PURPOSE (R.O.W.): 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: 01/23/2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 02/06/2019

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET, BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99988689.

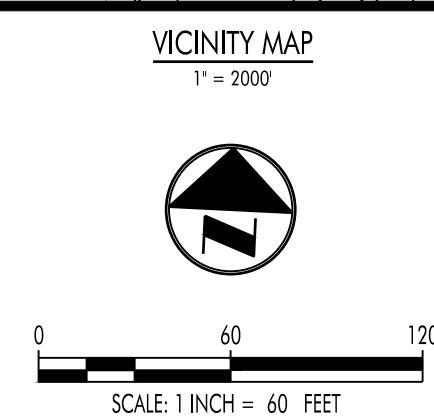
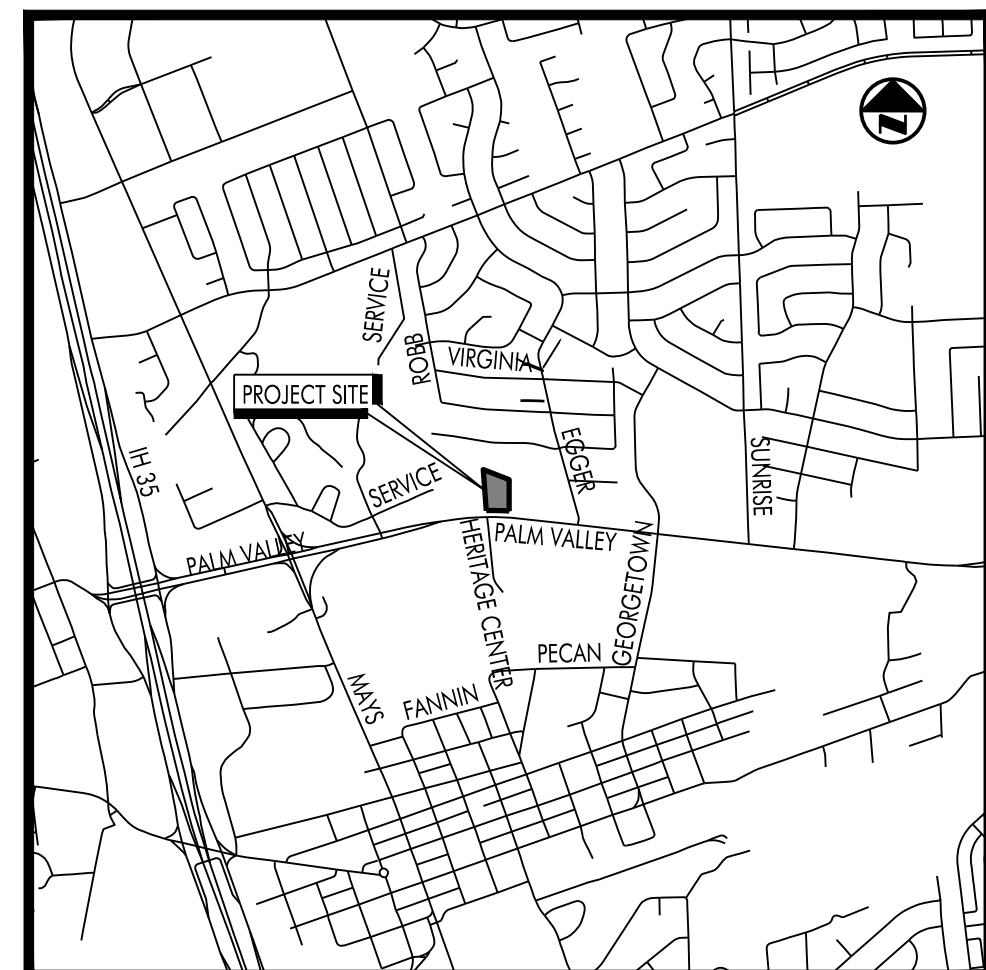
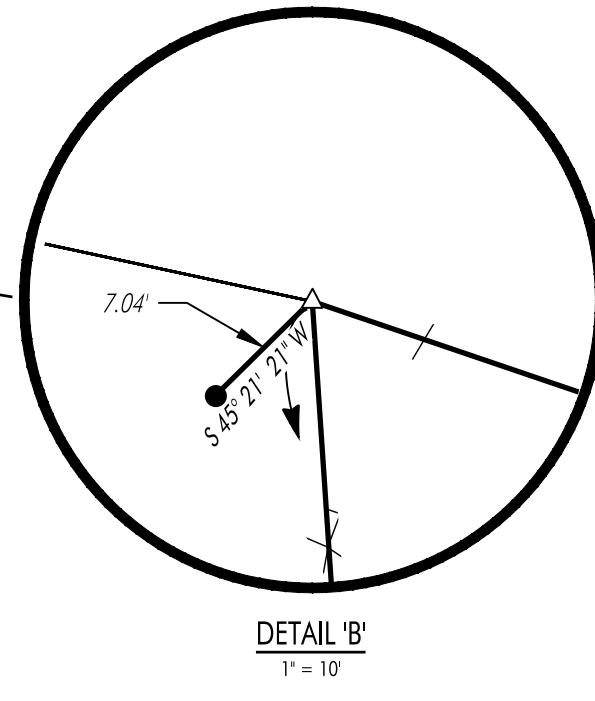
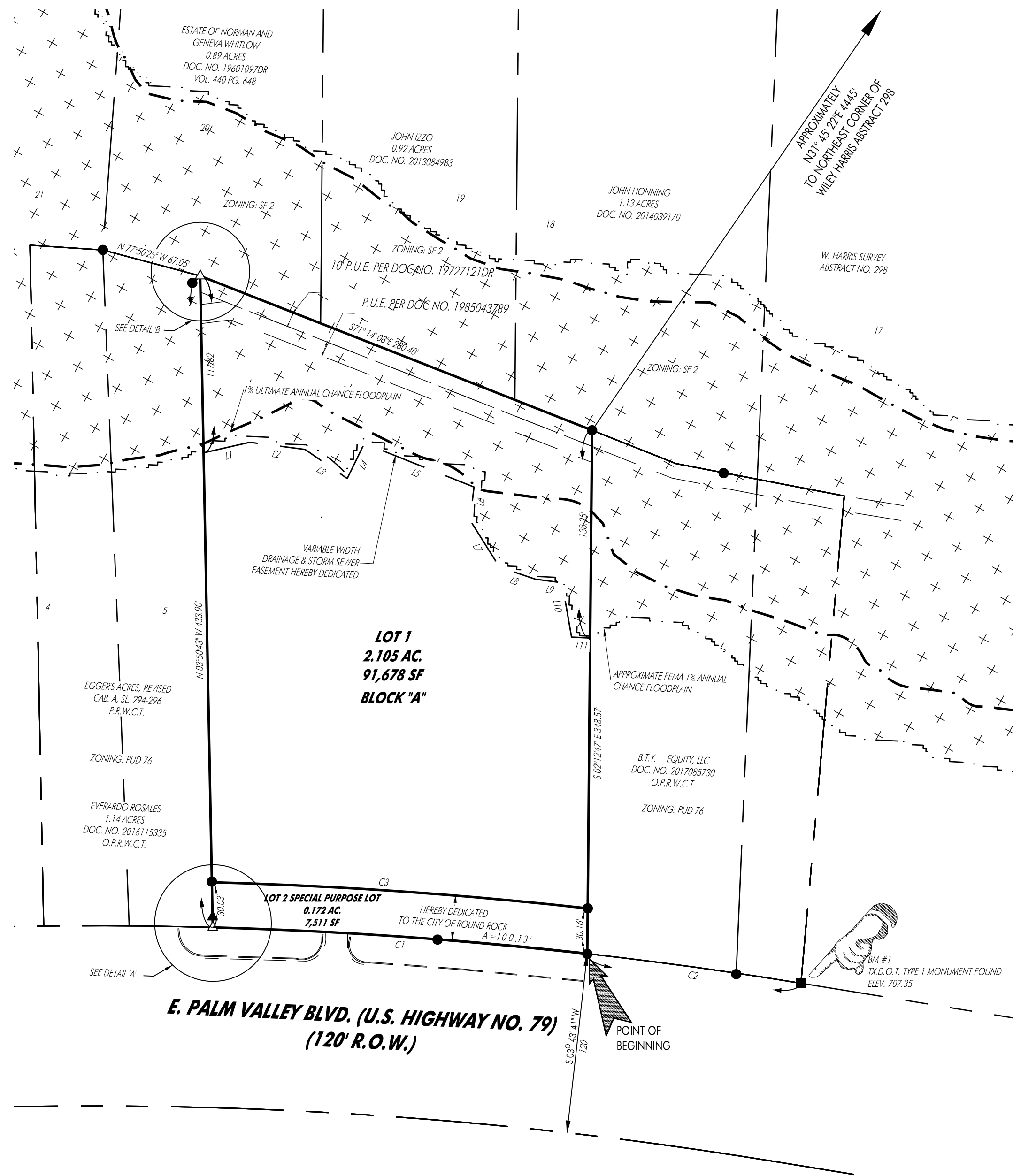
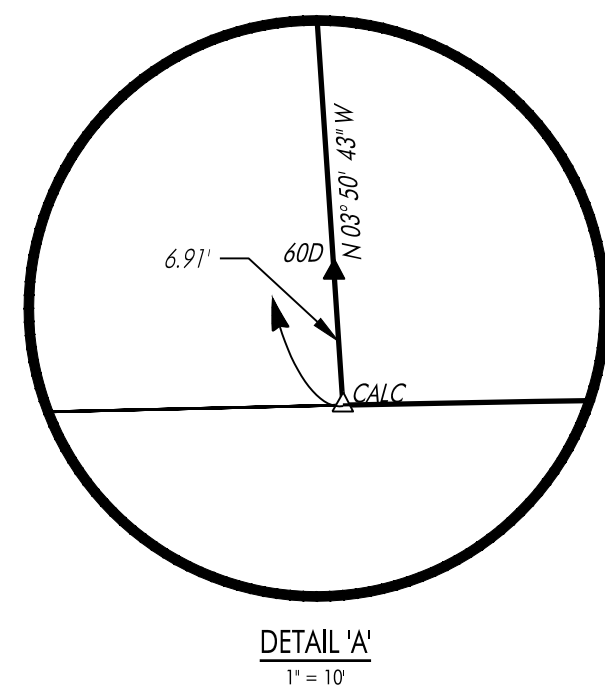
BENCHMARKS: BM #1
TX.D.O.T. TYPE I MONUMENT FOUND
ELEV. 707.35
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12A).
NORTH PALM VALLEY RIGHT-OF-WAY, 143' EAST OF SOUTHEAST PROPERTY CORNER OF LOT 2, BLOCK 'A'

PATENT SURVEY: WILEY HARRIS ABSTRACT 298

ENGINEER: HAGOOD ENGINEERING ASSOCIATES, INC.
900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
TERRY R. HAGOOD, P.E.
FIRM NO. 12709

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	250.00'	2,924.80'	N 88° 43' 14" W	249.92'
C2	143.63'	2,924.80'	S 84° 51' 54" E	143.61'
C3	250.84'	2,954.80'	S 88° 45' 52" E	250.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 74° 25' 08" E	31.53'
L2	S 85° 20' 37" E	37.20'
L3	S 58° 04' 00" E	34.02'
L4	N 23° 18' 21" E	25.98'
L5	S 71° 04' 44" E	78.54'
L6	S 3° 48' 15" W	22.38'
L7	S 34° 52' 49" E	36.65'
L8	S 73° 53' 38" E	25.13'
L9	S 85° 13' 20" E	18.05'
L10	S 12° 37' 30" E	36.76'
L11	N 89° 58' 43" E	12.40'



LEGEND

- ▲ 60D NAIL FOUND
- CALCULATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON REBAR WITH CAP
- STAMPED "LANDESIGN" SET
- TX.D.O.T. TYPE I MONUMENT FOUND
- 👉 BENCHMARK LOCATION
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- 1% ULTIMATE ANNUAL CHANCE FLOODPLAIN
- [+ + + +] FEMA 1% ANNUAL CHANCE FLOODPLAIN



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hao.eng.pro
TBPE Registration No. F-12709

JOB NO. 17-011 © 2019 HEA, Inc.

SHEET
01
OF 02
FP-1804-003

Jan 23 2019 8:34am Z:\HEA\HEA Projects\Projects 17-000\17-011 Palm Valley 510 CAD Files\Civil\RP\01 RP.dwg

STATE OF TEXAS §
COUNTY OF _____ §

THAT P & J PROPERTIES, A STATE OF TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 2.277 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015060731, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "REPLAT OF A PORTION OF EGGER'S ACRES REVISED" SUBDIVISION.

JAMES RINGELSTETTER

THE STATE OF TEXAS §
COUNTY OF _____ §

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, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

TERRY R. HAGOOD, P. E.
LICENSED PROFESSIONAL ENGINEER NO. 52960

DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, TRAVIS S. TABOR, 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 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

TRAVIS S. TABOR, R. P. L. S.
LAND SURVEYOR, NO. 6428

DATE

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

DAVID PAVLISKA, CHAIRMAN

METES AND BOUNDS DESCRIPTION

BEING A 2.277 ACRE TRACT OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE W. HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 5, AND ALL OF LOT 6 AND LOT 7, EGGER'S ACRES, REVISED, A SUBDIVISION RECORDED IN CABINET A, SLIDE 294-296 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOTS BEING DESCRIBED IN A GENERAL WARRANTY DEED TO P & J PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 2015060731 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 2.277 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 7 AND SAID P & J PROPERTIES TRACT, BEING THE SOUTHWEST CORNER OF LOT 8, OF SAID EGGER'S ACRES, REVISED AND A CALLED 1.18 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO ALAN R. WILEY, ET AL, RECORDED IN DOCUMENT NO. 1999006999 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD (U.S. HIGHWAY NO. 79 - 120' R.O.W.), FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE I CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID 1.18 ACRE TRACT AND BEING IN SAID NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD, BEARS ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2924.80 FEET, AN ARC LENGTH OF 143.63 FEET, A DELTA ANGLE OF 02°48'49", AND A CHORD WHICH BEARS SOUTH 84°51'54" EAST A DISTANCE OF 143.61 FEET;

THENCE ALONG THE SOUTH LINE OF SAID P & J PROPERTIES TRACT AND SAID NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD, NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2924.80 FEET, PASSING AT AN ARC LENGTH OF 100.13 FEET A 1/2-INCH IRON REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF SAID LOT 6, AND CONTINUE FOR A TOTAL ARC LENGTH OF 250.00 FEET, A DELTA ANGLE OF 04°53'50", AND A CHORD WHICH BEARS NORTH 88°43'14" WEST A DISTANCE OF 249.92 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID P & J PROPERTIES TRACT AND THE SOUTHEAST CORNER OF A CALLED 1.14 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO EVERARDO ROSALES, RECORDED IN DOCUMENT NO. 2016115335 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 03°50'43" WEST DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD, ALONG THE WEST LINE OF SAID P & J PROPERTIES TRACT AND THE EAST LINE OF SAID 1.14 ACRE TRACT, PASSING A 60D NAIL FOUND AT A DISTANCE OF 6.91 FEET, AND CONTINUE FOR A TOTAL DISTANCE OF 433.90 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID P & J PROPERTIES TRACT AND THE NORTHEAST CORNER OF SAID 1.14 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF LOT 20, OF SAID EGGER'S ACRES, REVISED, FROM WHICH A 1/2-INCH IRON REBAR FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 1.14 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF LOT 4, OF SAID EGGER'S ACRES, REVISED, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 20, BEARS NORTH 77°50'25" WEST A DISTANCE OF 67.05 FEET;

THENCE SOUTH 71°14'08" EAST ALONG THE NORTH LINE OF SAID P & J PROPERTIES TRACT AND THE SOUTH LINE OF LOTS 18-20, OF SAID EGGER'S ACRES, REVISED, A DISTANCE OF 280.40 FEET TO A 1/2-INCH IRON REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7 AND P & J PROPERTIES TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 8 AND SAID 1.18 ACRE TRACT;

THENCE SOUTH 02°12'47" EAST ALONG THE EAST LINE OF SAID LOT 7 AND P & J PROPERTIES TRACT, AND ALONG THE WEST LINE OF SAID LOT 8 AND 1.18 ACRE TRACT, A DISTANCE OF 348.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.277 ACRES OF LAND MORE OR LESS.

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

NOTES:

1. A PORTION OF THIS TRACT IS ENCROACHED BY THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
2. 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.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
4. A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, 2018 EDITION, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE. SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
7. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCING THE DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
9. THIS PROPERTY IS SUBJECT TO GAS PIPELINE EASEMENTS GRANTED TO LONE STAR GAS COMPANY AS RECORDED IN DOCUMENT NUMBERS 194802792DR AND 19584534DR.

REPLAT
OF A PORTION OF
EGGER'S ACRES REVISED



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hao.eng.pro
TBPE Registration No. F-12709

JOB NO. 17-011 © 2019 HEA, Inc.

SHEET

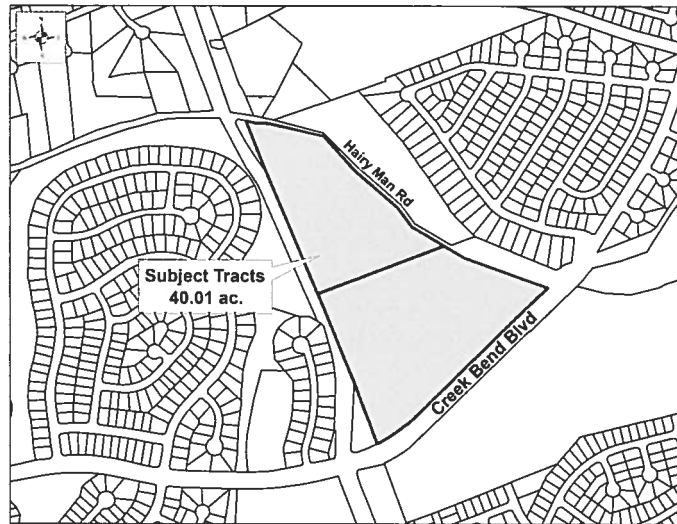
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**Hairy Man Tract Revised Preliminary Plat
PRELIM PLAT PP1901-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the revised preliminary plat

ZONING AT TIME OF APPLICATION:

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

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

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

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	104	24.34
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	9	13.76
ROW:	4	1.91
Parkland:	0	0
Other:	0	0
TOTALS:	117	40.01

Owner:
 HMNBC Development, LLC
 9111 Jollyville Road, Suite 111
 Austin, TX 78759

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

Hairy Man Tract Revised Preliminary Plat
PRELIM PLAT PP1901-001

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. A preliminary plat and final plat were approved on November 7, 2018.

DATE OF REVIEW: February 6, 2019

LOCATION: Northwest of Creek Bend Blvd. and south of Hairy Man Rd.

STAFF REVIEW AND ANALYSIS:

Update: Since the approval of the preliminary plat and final plat of the property, a determination was made by the State of Texas that the karst (cave) buffers did not need to be as large as had been indicated. Because of this decision, the revised preliminary plat contains additional development lots. With the redesigned subdivision, the percentages of the total number of lots for each lot type are to match the percentages for each lot type previously approved. While the submitted plat does not reflect this, approval has been conditioned on this change and the change is achievable.

Because the plat was redesigned, two phases have been identified to accommodate the additional time it will take to design the public improvements for the new lots. Phase 1 contains most of the subdivision and Phase 2 contains 23 lots.

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. 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

**Hairy Man Tract Revised Preliminary Plat
PRELIM PLAT PP1901-001**

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.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions – prior to the submittal of a final plat:

1. Correct the project number to: PP1901-001
2. Change the Development Lots label from 'Regular' to 'Standard'.
3. Change the Development Lots label from 'Open Space' to 'Landscape'.
4. Increase the cul-de-sac right-of-way width from a 50-ft. radius to a 60-foot radius on the northern end of Overture Place and on the northern end of Reprise Cove.
5. Change the label on the Soprano Way cul-de-sac to 'R60' ROW'.
6. Reconfigure the number of standard and small lots to ensure that the percentages of the total number of lots for each lot type match the percentages for each lot type previously approved. This can be achieved with a total of 102 lots, with 14 estate, 45 standard and 43 small lots.
7. Correct the lot number and acreage figures for the Number of Lots by Type note.



Subject Tracts
40.01 ac.

Hairy Man Rd

Creek Bend Blvd

HAIRY MAN TRACT PRELIMINARY PLAT

LEGEND

- PROPOSED SIDEWALK
- SITE BOUNDARY
- ULTIMATE 1% FLOODPLAIN
- ULTIMATE 4% FLOODPLAIN
- MINOR CONTOUR LINES
- MAJOR CONTOUR LINES
- PHASE BOUNDARY
- P.O.B. FOUND ALUMINUM MONUMENT
- FOUND 1/2" I. ROD
- FOUND ALUMINUM MON.
- SET CONCRETE NAIL
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- 1% ANNUAL CHANCE FEMA FLOODPLAIN
- 20' PEDESTRIAN EASEMENT
- CAVE BUFFER (APPROXIMATE LOCATION)
- NEIGHBORHOOD MAILBOX UNIT (NOT TO SCALE)
- ROW TO BE DEEDED TO WILLIAMSON COUNTY
- 1% ANNUAL CHANCE FLOOD EASEMENT

OWNER: CLARENCE LORENZA SAULS
PO BOX 34, ROUND ROCK, TX 78680

ACREAGE: 40.01 ACRES

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 5056

CONNECTIVITY INDEX: 1.42

SUBMITTAL DATE: 01/08/2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 02/20/2019

PATENT SURVEY: AWO130 - CURRY, D. SUR.; AWO441 - 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
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BENCHMARK DESCRIPTION AND ELEVATION: TBM 17-71-1
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD, FIRST INLET WEST OF SPRING DRIVE AT SOUTHWEST CORNER OF SUBJECT TRACT.
ELEV: 798.35 NAVD 88 (GEOID 128)

TBM 17-71-2
BOX CUT ON NORTH SIDE OF CREEK BEND BOULEVARD, FIRST INLET WEST OF SPRING DRIVE AT SOUTHWEST CORNER OF SUBJECT TRACT.
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TBM 17-71-3
COTTON SPINDLE IN POWER POLE IN UNDEVELOPED RIGHT-OF-WAY OF WYOMING SPRING DRIVE, FIRST POWER POLE SOUTH ON LINE CROSSING OVER HAIRY MAN ROAD, ~130 FEET SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT.
ELEV: 798.35 (GEOID 128)

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

DEVELOPMENT: 104 LOTS, 24.34 ACRES
-ESTATE: 14 LOTS
-SMALL: 84 LOTS

NUMBER OF LOTS BY TYPE: OPEN SPACE/DRAINAGE: 7 LOTS, 13.83 ACRES
OPEN SPACE: 2 LOTS, 0.314 ACRES
R.O.W. TO BE DEEDED: 4 LOTS, 1.905 ACRES

RECORD CURVE DATA DOC. NO. 2014092339, O.P.R.W.C.

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	247.79'	380.00'	372°14'31"	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" L	31.89'
C5	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C6	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C7	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'

RESTRICTIVE COVENANT AND EASEMENT NOTES:

10a. 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)

10b. 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)

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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') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

4. 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.

5. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON 06/06/2018.

6. 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.

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10. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

11. 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.

12. THERE SHALL BE 3' MINIMUM FROM EDGE OF TRAIL SURFACE TO LOT LINES.

LOT TABLE

BLOCK	PARCEL #	AREA
D	1	6281.27
D	2	7261.86
D	3	6376.84
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	139763.68
D	13	6271.34
D	14	6360.00
D	15	6360.00
D	16	6360.00
D	17	6360.00
D	18	6360.00
D	19	6678.31
D	20	6173.08
D	21	5980.99
D	22	7080.15
D	23	7776.22
D	24	6374.85
D	25	6374.85
D	26	7097.61
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	6261.10
D	34	7761.84
D	35	6284.83
D	36	6313.25
D	37	6579.76

DRAINAGE LOT TABLE

BLOCK	PARCEL #	AREA
B	18A	2127.86
D	3A	1317.69

LOT TABLE - WYOMING SPRING DRIVE

LOT	TYPE	SQUARE FEET
1	ROW DEDICATION	74,796

LOT TABLE - HAIRY MAN ROAD

LOT	TYPE	SQUARE FEET
1	ROW DEDICATION	1,140
2	ROW DEDICATION	193
3	ROW DEDICATION	6,843

Curve Table

[illegible][illegible]

HAIRY MAN TRACT PRELIMINARY PLAT

LEGEND

- PROPOSED SIDEWALK
- SITE BOUNDARY
- ULTIMATE 1% FLOODPLAIN
- ULTIMATE 4% FLOODPLAIN
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8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN ABOVE.

9. A PORTION OF THIS PRELIMINARY PLAT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C04090, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR WILLIAMSON COUNTY, TEXAS.

10. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

11. 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.

12. THERE SHALL BE 3' MINIMUM FROM EDGE OF TRAIL SURFACE TO LOT LINES.

LOT TABLE - WYOMING SPRINGS DRIVE

LOT	TYPE	SQUARE FEET
1	ROW DEDICATION	74,796

LOT TABLE - HAIRY MAN ROAD

LOT	TYPE	SQUARE FEET
1	ROW DEDICATION	1,140
2	ROW DEDICATION	193
3	ROW DEDICATION	6,843

LOT TABLE

BLOCK	PARCEL #	AREA
D	1	6281.27
D	2	7261.86
D	3	6376.84
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	139763.68
D	13	6271.34
D	14	6360.00
D	15	6360.00
D	16	6360.00
D	17	6360.00
D	18	6360.00
D	19	6678.31
D	20	6173.08
D	21	5980.99
D	22	7080.15
D	23	7776.22
D	24	6374.85
D	25	6374.85
D	26	7087.61
D	27	6360.00
D	28	6360.00

HAIRY MAN TRACT PRELIMINARY PLAT

FOUND 1/2" I. ROD N 70°25' E 51.78' 308.92'

N 70°25' E 51.78' 308.92'

DEED LINE VOL. 608, PRG. 936, D.R.W.C.

OPEN SPACE/DRAINAGE 4.40 ACRES

20' SANITARY SEWER EASEMENT DOC. 2003048597, O.P.R.W.C.

1-PROPOSED R.O.W. BY OTHERS WITHIN EXISTING 4.40 ACRES S.D. F. (R.O.W. TO BE CONVEYED BY DEED TO WILLIAMSON COUNTY)

1% ANNUAL CHANCE FLOODPLAIN FEMA MAP NO. 84570ABE

CITY OF ROUND ROCK 10.089 ACRES

DOC. NO. 8431873

2-PROPOSED R.O.W. BY OTHERS WITHIN EXISTING 4.40 ACRES S.D. F. (R.O.W. TO BE CONVEYED BY DEED TO WILLIAMSON COUNTY)

1% ANNUAL CHANCE FLOODPLAIN FEMA MAP NO. 84570ABE

BRUSHY CREEK

CREEK BEND SECTION II CABINET F SLIDE 144A P.F.W.C.

CREEK BEND SECTION I P.F.W.C.

HARRY CR 174 ROAD (VARIABLE WIDEN R.O.W.)

PROPOSED 20' WASTEWATER EASEMENT DOC. NO. 2016031041

DEED LINE VOL. 608, PRG. 936, D.R.W.C.

PROPOSED 20' PEDESTRIAN EASEMENT

EXISTING ROW (AS OCCUPIED) 75.00'

PROPOSED 15' WASTEWATER EASEMENT

PROPOSED 15' WASTEWATER EASEMENT

S 40°27'24" E 121.61'

S 58°54'20" E 119.43'

S 61°24'51" E 145.92'

S 68°07'20" E 347.17'

S 10°07'11" W 75.00'

S 44°08'57" E 49.74'

SEA ASH CIR

FERN BLUFF MUD 21.594 ACRES DOC. NO. 2002000474

PHASE 1

PHASE 2

WHITEWATER COVE SLIDE 179, P.F.W.C.

STONE CANYON SECTION ONE CABINET W. SLIDE 384 P.F.W.C.

WYOMING SPRINGS DRIVE

LANDSCAPE LOT 0.125 ACRES

LANDSCAPE LOT 0.189 ACRES

SAULS, MILDRED 54.35 ACRES DOC. NO. 2016031041

REPRISER BOULEVARD

OVERLOOK PLACE

VOLANTE LANE

CRICK BEND BOULEVARD

STAMPED SEE J.E.C.

CONCRETE NAIL SET

FOUND ALUMINUM MON.

"W/AUSTIN SURVEYORS" CAP

E. MC DANIEL SURVEY, A-441

J.M. HARRELL SURVEY, A-284

LEGEND

PROPOSED SIDEWALK

SITE BOUNDARY

ULTIMATE 1% FLOODPLAIN

ULTIMATE 4% FLOODPLAIN

MINOR CONTOUR LINES

MAJOR CONTOUR LINES

PHASE BOUNDARY

P.O.B. FOUND ALUMINUM MONUMENT

FOUND 1/2" I. ROD

FOUND ALUMINUM MON.

SET CONCRETE NAIL

SET 1/2" I. ROD

CALCULATED POINT

O.P.R.W.C.

O.R.W.C.

P.R.W.C.

D.R.W.C.

1% ANNUAL CHANCE FEMA FLOODPLAIN

20' PEDESTRIAN EASEMENT

CAVE BUFFER (APPROXIMATE LOCATION)

NEIGHBORHOOD MAILBOX UNIT (NOT TO SCALE)

ROW TO BE DEEDED TO WILLIAMSON COUNTY

1% ANNUAL CHANCE FLOOD EASEMENT

OWNER: CLARENCE LORENZA SAULS PO BOX 34, ROUND ROCK, TX 78680

ACREAGE: 40.01 ACRES

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 5056

CONNECTIVITY INDEX: 1.42

SUBMITTAL DATE: 01/08/2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 02/20/2019

PATENT SURVEY: AWO130 - CURRY, D. SUR.; AWO441 - MCDANIEL, E. SUR.

ENGINEER: RICHARD RYCHLIK, P.E. B.G.E. INC. 7000 NORTH MOPEC, 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 MOPEC, 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: 774.48 NAVD 88 (GEOID 128)

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 (GEOID 128)

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 (GEOID 128)

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

DEVELOPMENT: 104 LOTS, 24.34 ACRES -ESTATE: 14 LOTS -SMALL: 84 LOTS

NUMBER OF LOTS BY TYPE: OPEN SPACE/DRAINAGE: 7 LOTS, 13.83 ACRES OPEN SPACE: 2 LOTS, 0.314 ACRES R.O.W. TO BE DEEDED: 4 LOTS, 1.905 ACRES

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)

10j. 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)

10k. Public Road easement granted to County Judge Don Wilson as recorded in Volume 1960, Page 438, 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'	372°14'3"	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'	742°29"	S 65°16'05" E	161.31'
C4	34.58'	25.00'	79°14'30"	S 29°30'04" L	31.89'
C5	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C6	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C7	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'

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') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

4. 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.

5. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON 06/06/2018.

6. 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.

7. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

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

9. A PORTION OF THIS PRELIMINARY PLAT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INDICATED 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 SEP 28, 2008, FOR WILLIAMSON COUNTY, TEXAS.

10. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

11. 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.

12. THERE SHALL BE 3' MINIMUM FROM EDGE OF TRAIL SURFACE TO LOT LINES.

LOT TABLE - WYOMING SPRINGS DRIVE

LOT	TYPE	SQUARE FEET
1	ROW DEDICATION	74,796

LOT TABLE - HAIRY MAN ROAD

LOT	TYPE	SQUARE FEET
1	ROW DEDICATION	1,140
2	ROW DEDICATION	193
3	ROW DEDICATION	6,843

Lot Table

BLOCK	PARCEL #	AREA
D	1	6281.27
D	2	7261.86
D	3	6376.84
D	4	8077.53
D	5	6360.00
D	6	6360.00
D	7	6360.00

[illegible]

HAIRY MAN TRACT CONNECTIVITY INDEX



CONNECTIVITY INDEX	
LINKS	17
NODES	12

CONNECTIVITY INDEX = 1.42

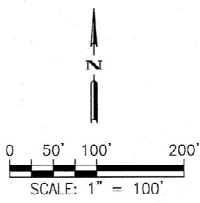
LEGEND

PROPOSED SIDEWALK

SITE BOUNDARY

NODE

LINK



Richard Rodriguez

STATE OF TEXAS

RICHARD L. RYCHLIK, JR.

123927

PROFESSIONAL ENGINEER

1/22/19

BGE

Brown & Gay Engineers, Inc.

7000 North Mopac, Suite 330

Austin, TX 78731

Tel: 512-879-0400

www.browngay.com

TBPE Registration No. F-1046

CONNECTIVITY INDEX

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

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 40.018 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE E. McANIEL SURVEY, ABSTRACT NO. 441, WILLAMSON 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 WILLAMSON 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. 2014082339 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, Slidea 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 (1/2) INCH IRON ROD BEGINNING at 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 3.100-acre tract dedicated as right-of-way by instrument recorded in Document No. 9801935 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. 2004078127 of the Official Public Records of Williamson County, Texas at a distance of 1,076.69 feet, and continuing on with the east line of said Fern Bluff 0.374-acre tract for a total distance of 2,325.84 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 275.09 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 55°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 49°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°26'25" 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 59°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°24'19" E, a distance of 145.82 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°02'20" 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 55.00 feet, a central angle of 78°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 47.38 feet, having a radius of 50.00 feet, a central angle of 54°16'08" and a chord which bears S 17°03'53" 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 west 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 42°11'03" E, a distance of 28.85 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 37.48 feet, having a radius of 140.00 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.

MFFE TABLE		
BLOCK	LOT	MINIMUM ELEVATION
A	21	744.1
C	1	759.7
C	2	759
C	3	756.7
C	4	754.9
C	6	757
C	7	758.6
C	8	758.6
C	9	758.6
C	13	747.4
C	14	748.3
C	16	747.4
C	17	747.9
C	18	747.9
C	19	747.9
D	1	744.3
D	2	744.3
D	3	744.4
D	6	744.5
D	7	744.7
D	8	743.9
D	9	745
D	10	744.8
D	11	745.3
D	13	751.2
D	14	751.2
D	33	751.1
D	34	756.5
D	35	755.4
D	36	752.5
D	37	751.2

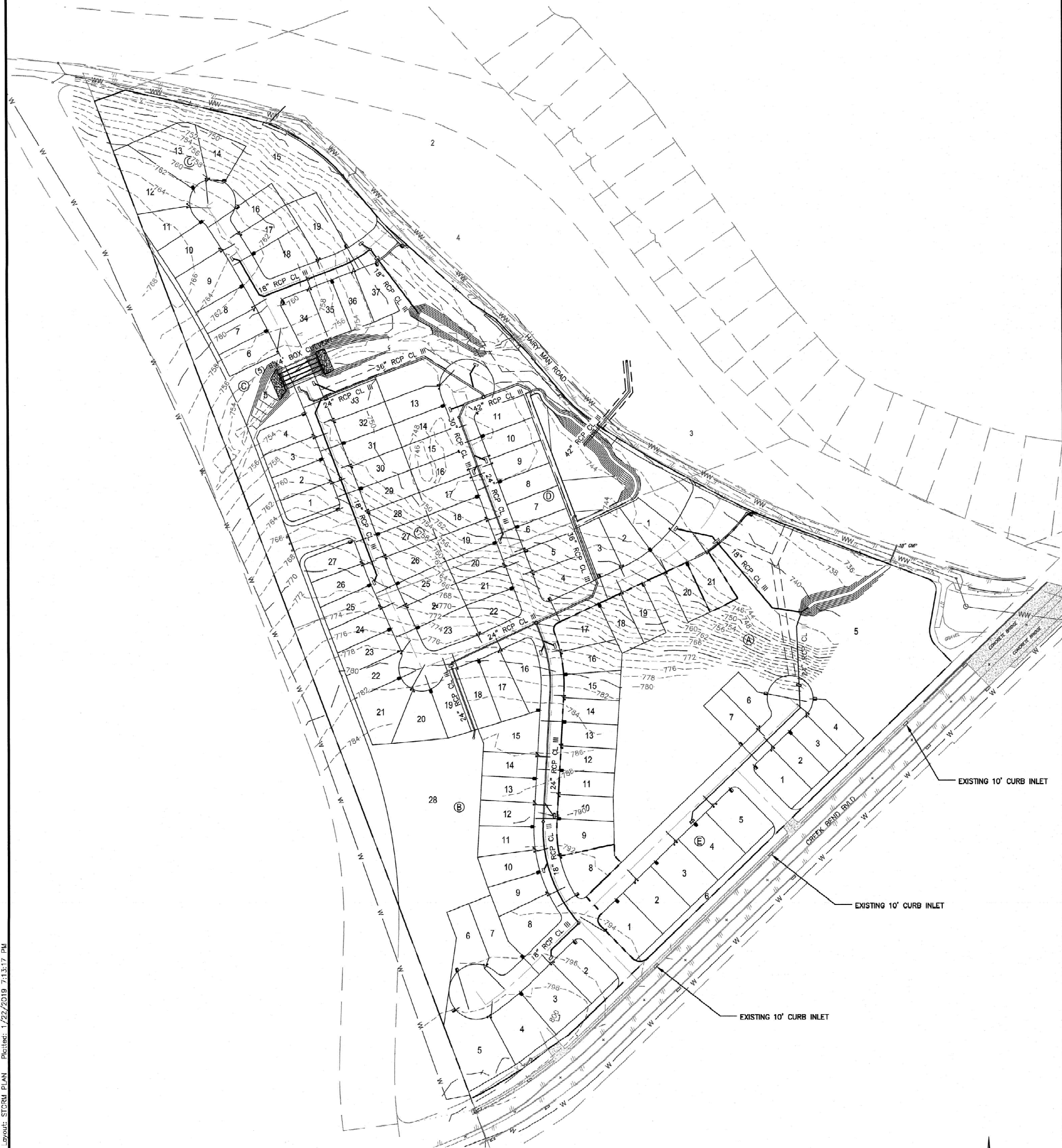


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MEETS AND BOUNDS

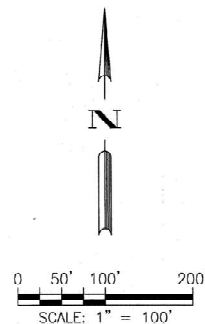
ISSUE DATE:	SCALE:	SHEET:
	1" = 100'	EXHIBIT

HAIRY MAN TRACT PRELIMINARY STORM PLAN



LEGEND

- 980 CONTOUR LINE
- CITY LIMITS
- R.O.W.
- SITE BOUNDARY
- 100 YR FLOODPLAIN
- 25 YR FLOODPLAIN
- DRAINAGE AREA BOUNDARY
- PROPOSED STORM LINE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- FEMA ULTIMATE FLOODPLAIN

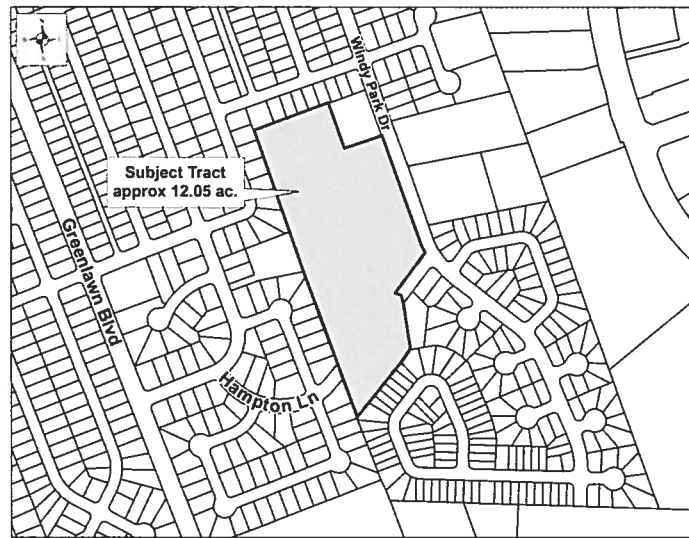


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TBPE Registration No. F-1046

STORM PLAN

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

Hampton Lane Subdivision Phase II PRELIM PLAT PP1812-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary plat approval to create three (3) development lots and one (1) right-of-way lot

ZONING AT TIME OF APPLICATION: SF-2 (Single-Family Standard Lot)

DESCRIPTION: 12.05 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Place of Worship and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Residence - Zoned SF-2 (Single Family Standard Lot)

South: Single-Family Residence - Zoned TF (Two Family)/Existing Place of Worship - Zoned SF (Single Family Standard Lot)

East: Windy Park Dr Right-of-Way/Single-Family Residences - Zoned SF-2 (Single Family Standard Lot)

West: Single-Family Residence - Zoned TF (Two Family)/Single-Family Residence - Zoned SF-2 (Single Family Standard Lot)

PROPOSED LAND USE: Place of Worship and a Parking Lot

<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:	1	0.58
Parkland:	0	0
Other:	3	11.47
TOTALS:	4	12.05

Owner:
Islamic Center of Round Rock
Syed Hailder
1951 Hampton Lane

Agent:
FNF Cadd Services
Fred Fuentes
9221 Vigen Circle
Austin, TX 78748

**Hampton Lane Subdivision Phase II
PRELIMINARY PLAT PP1812-002**

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1801-002) for this site on December 5, 2018.

DATE OF REVIEW: February 6, 2019

LOCATION: Southwest of the intersection of Gattis School Road and Windy Park Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right. The SF-2 exterior building materials standards prohibit metal of any type except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1801-002).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) is not required for this application since the future development (Parking lot and place of worship) does not meet the TIA threshold for peak hour trips. However, as part of the platting application, the Applicant will be dedicating approximately 350 linear feet of right-of-way, 60 feet in width, for the extension of Hampton Lane as a local collector roadway. Hampton Lane will be designed, constructed and extended by the Applicant between Windy Park Drive and Sedgewick Lane for better traffic circulation in the neighborhood.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. A new water line will be extended to connect to an existing water line in Hampton Lane. A new wastewater line will extend to an existing manhole at the terminus of Hampton Lane next to a culvert.

Drainage: The subject tract will drain towards the existing concrete drainage channel that bisects the property. A flood study was required for the proposed development and, therefore, staff will review a more detailed drainage plan prior to site development plan permitting. The flood study (FLOOD1808-0001) was conditionally approved on January 25, 2019, and the conditions of approval must be addressed prior to plat recordation.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 1, include the P&Z date as February 6, 2019.

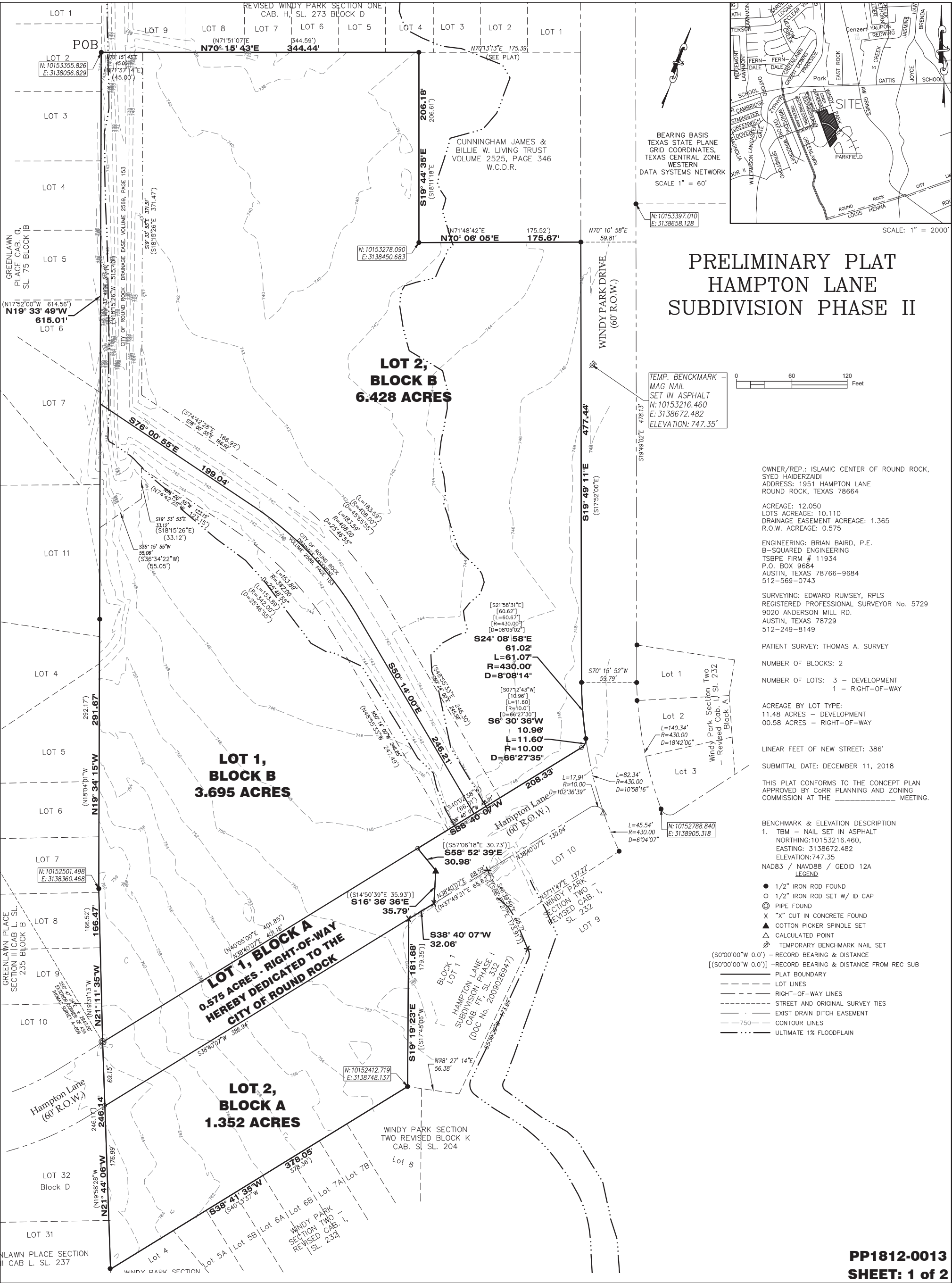


**Subject Tract
approx 12.05 ac.**

Grenlawn Blvd

Windy Park Dr

Hampton Ln



PRELIMINARY PLAT
HAMPTON LANE
SUBDIVISION PHASE II

OWNER/REP.: ISLAMIC CENTER OF ROUND ROCK,
SYED HAIDERZAIDI
ADDRESS: 1951 HAMPTON LANE
ROUND ROCK, TEXAS 78664

ACREAGE: 12.050
LOTS ACREAGE: 10.110
DRAINAGE EASEMENT ACREAGE: 1.365
R.O.W. ACREAGE: 0.575

ENGINEERING: BRIAN BAIRD, P.E.
B-SQUARED ENGINEERING
TSBPE FIRM # 11934
P.O. BOX 9684
AUSTIN, TEXAS 78766-9684
512-569-0743

SURVEYING: EDWARD RUMSEY, RPLS
REGISTERED PROFESSIONAL SURVEYOR No. 5729
9020 ANDERSON MILL RD.
AUSTIN, TEXAS 78729
512-249-8149

PATIENT SURVEY: THOMAS A. SURVEY

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 3 - DEVELOPMENT
1 - RIGHT-OF-WAY

ACREAGE BY LOT TYPE:
11.48 ACRES - DEVELOPMENT
0.58 ACRES - RIGHT-OF-WAY

LINEAR FEET OF NEW STREET: 386'

SUBMITTAL DATE: DECEMBER 11, 2018

THIS PLAT CONFORMS TO THE CONCEPT PLAN
APPROVED BY CoRR PLANNING AND ZONING
COMMISSION AT THE _____ MEETING.

BENCHMARK & ELEVATION DESCRIPTION
1. TBM - NAIL SET IN ASPHALT

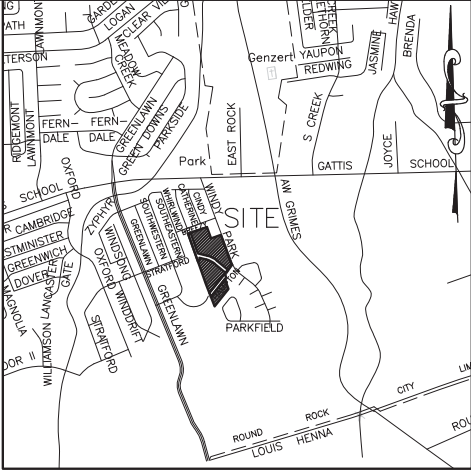
NORTHING: 10153216.460,
EASTING: 3138672.482
ELEVATION: 747.35

NAD83 / NAVD88 / GEOID 12A
LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ ID CAP
- PIPE FOUND
- x "x" CUT IN CONCRETE FOUND
- ▲ COTTON PICKER SPINDLE SET
- △ CALCULATED POINT
- ⊕ TEMPORARY BENCHMARK NAIL SET

(S0°00'00"W 0.0') - RECORD BEARING & DISTANCE
[(S0°00'00"W 0.0')] - RECORD BEARING & DISTANCE FROM REC SUB
PLAT BOUNDARY
LOT LINES
RIGHT-OF-WAY LINES
STREET AND ORIGINAL SURVEY TIES
EXIST DRAIN DITCH EASEMENT
750' CONTOUR LINES
ULTIMATE 1% FLOODPLAIN

PRELIMINARY PLAT
HAMPTON LANE
SUBDIVISION PHASE II



- NOTES:
1. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE (FUTURE) 1% ANNUAL CHANCE FLOODPLAIN.
 2. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 3. 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.
 4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6–26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
 5. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 6. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2019 CODE SECTION 3.
 7. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN (CP1801–002) APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 5, 2019.
 8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 9. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE 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.
 10. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2.0') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN SECTIONS.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT WE, ISLAMIC CENTER OF ROUND ROCK, AS THE OWNER OF THAT CERTAIN 12.050 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013060442, AND DOCUMENT NUMBER 2006026814 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS PRELIMINARY PLAT HAMPTON LANE SUBDIVISION PHASE II.

ISLAMIC CENTER OF ROUND ROCK

NAME: SYED HAIDERZAIDI
MANAGING PARTNER

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2019, BY, SYED HAIDERZAIDI, AS MANAGING PARTNER OF ISLAMIC CENTER OF ROUND ROCK.

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

CITY OF ROUND ROCK CERTIFICATION

APPROVED THIS ____ DAY OF _____, 2019, 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

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., 2019 AT _____ O'CLOCK ____M, AND

DULY RECORDED ON THE ____ DAY OF _____, A.D., 2019 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

METES AND BOUNDS

BEING 12.050 ACRE TRACT OF LAND OUT OF THE ASA THOMAS SURVEY NO. 609, WILLIAMSON COUNTY, TEXAS, SAID 12.050 TRACT OF LAND BEING OUT OF A CALLED 10.30 ACRE TRACT OF LAND, DESCRIBED BY A GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM PATRICK D. ARRON TO ISLAMIC CENTER, ROUND ROCK, DATED JUNE 25, 2013 RECORDED IN DOCUMENT NO. 2013060442, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND OUT OF A CALLED 2.08 ACRE TRACT OF LAND, DESCRIBED BY A WARRANTY DEED FROM O'BARR ROST TO ISLAMIC CENTER OF ROUND ROCK, DATED MARCH 30, 2006, RECORDED IN DOCUMENT NO. 2006026814, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 12.050 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON ROD FOUND THE SOUTHWEST CORNER OF REVISED WINDY PARK SECTION ONE, AS RECORDED IN CABINET H, SLOT 273, BLOCK D, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS AND THE EAST LINE OF GREENLAWN SUBDIVISION, AS RECORDED IN CABINET G, SLOT 75, BLOCK B, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAME BEING THE NORTHWEST CORNER OF THE SAID CALLED 10.30 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 70°15'43" E, WITH THE SOUTH LINE OF THE SAID REVISED WINDY PARK SECTION ONE SUBDIVISION, A DISTANCE OF 344.44 FEET TO AN IRON ROD FOUND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES CUNNINGHAM & BILLIE W. LIVING TRUST, AS DESCRIBED IN VOLUME 2525, PAGE 346, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHERN MOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 19°44'35" E, WITH THE WEST LINE OF SAID JAMES CUNNINGHAM, A DISTANCE OF 206.18 FEET TO AN IRON ROD FOUND THE SOUTHWEST CORNER OF THE SAID JAMES CUNNINGHAM TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 70°06'05"E, WITH THE SOUTH LINE OF SAID JAMES CUNNINGHAM TRACT, A DISTANCE OF 175.67 FEET TO A BOLT FOUND ON THE EXISTING WEST RIGHT OF WAY LINE OF WINDY PARK DRIVE (60' R.O.W.), FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 19°49'11" E, WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID WINDY PARK DRIVE, A DISTANCE OF 477.44 FEET TO AN IRON ROD FOUND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID WINDY PARK DRIVE AND ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF S 24°08'58" E, A CHORD DISTANCE OF 61.02 FEET, AN ARC LENGTH OF 61.07 FEET, A RADIUS OF 430.00 FEET, AND A DELTA OF 08°08'14" TO AN IRON ROD FOUND ON A POINT OF REVERSE CURVATURE, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID WINDY PARK DRIVE AND ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S 06°30'36" W, A CHORD DISTANCE OF 10.96 FEET, AN ARC LENGTH OF 11.60 FEET, A RADIUS OF 10.00 FEET, AND A DELTA OF 66°27'35" TO A CAPPED IRON ROD SET ON A POINT OF END CURVATURE IN THE EXISTING NORTH RIGHT OF WAY LINE OF HAMPTON LANE (60' R.O.W.), FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 38°40'07" W, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF SAID HAMPTON LANE, A DISTANCE OF 208.33 FEET TO A CAPPED IRON ROD SET, A POINT OF TERMINATION OF HAMPTON LANE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 58°52'39" E, WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID HAMPTON LANE, A DISTANCE OF 30.98 FEET TO A COTTON PICKER SPINDLE SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 16°36'36" E, CONTINUING WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID HAMPTON LANE, A DISTANCE OF 35.79 FEET TO A CAPPED IRON ROD SET ON THE SOUTHWEST CONRER OF SAID HAMPTON LANE AND THE NORTH LINE OF HAMPTON LANE SUBDIVISION PHASE 1, AS RECORDED IN CABINET FF, SLOT 332, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 38°40'07" W, WITH THE WEST LINE OF SAID HAMPTON LANE SUBDIVISION PHASE 1, A DISTANCE OF 32.06 FEET TO A CAPPED IRON ROD SET ON THE NORTHWEST CORNER OF SAID HAMPTON LANE SUBDIVISION PHASE 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 19°19'23" E, WITH THE WEST LINE OF SAID HAMPTON LANE SUBDIVISION PHASE 1, A DISTANCE OF 181.68 FEET TO AN IRON ROD FOUND THE SOUTHWEST CORNER OF SAID HAMPTON LANE SUBDIVISION PHASE 1 AND THE NORTHEAST CORNER OF WINDY PARK SUBDIVISION SECTION 2 REVISED BLOCK K, AS RECORDED IN CABINET S, SLIDE 204, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 38°41'35" W, WITH THE NORTH LINE OF SAID WINDY PARK SECTION 2 REVISED BLOCK K SUBDIVISION, A DISTANCE OF 378.05 FEET TO AN IRON ROD FOUND ON THE EAST LINE OF GREENLAWN PLACE SECTION 3, AS RECORDED IN CABINET L, SLOT 237, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

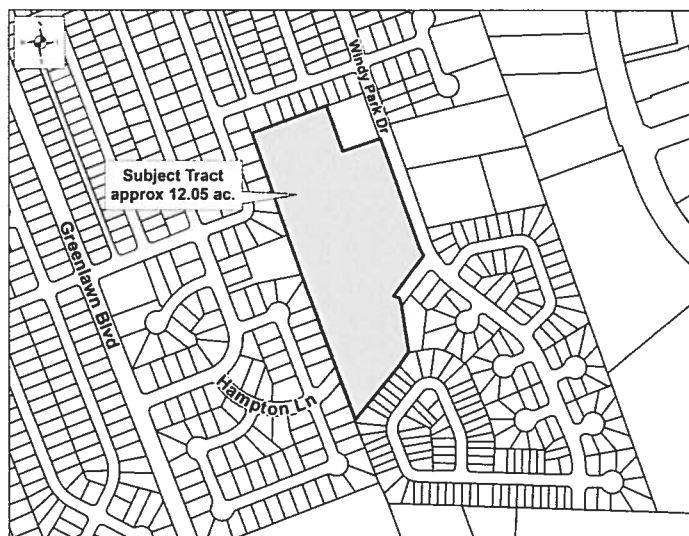
THENCE N 21°44'06" W, WITH THE EAST LINE OF SAID GREENLAWN PLACE SECTION 3, PASSING AT 176.99 FEET A CAPPED IRON ROD SET ON THE SOUTHERLY RIGHT–OF–WAY OF HAMPTON LANE CONTINUING FOR A TOTAL DISTANCE OF 246.14 FEET TO AN IRON PIPE FOUND ON THE EXISTING NORTH RIGHT OF WAY LINE OF HAMPTON LANE, AND THE SOUTHEAST CORNER OF GREENLAWN PLACE SECTION 2, AS RECORDED IN CABINET L, SLOT 235, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 21°11'35" W, CONTINUING WITH THE EAST LINE OF SAID GREENLAWN PLACE SECTION 2, A DISTANCE OF 166.47 FEET TO AN IRON ROD FOUND, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 19°34'15" W, CONTINUING WITH THE EAST LINE OF SAID GREENLAWN PLACE SECTION 2, A DISTANCE OF 291.67 FEET TO AN IRON ROD FOUND, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 19°33'49" W, CONTINUING WITH THE EAST LINE OF SAID GREENLAWN PLACE SECTION 2, A DISTANCE OF 615.01 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 12.050 ACRE OF LAND, MORE OR LESS.

Hampton Lane Subdivision Phase II FINAL PLAT FP1812-003



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat approval to create three (3) development lots and one (1) right-of-way lot

ZONING AT TIME OF APPLICATION: SF-2 (Single-Family Standard Lot)

DESCRIPTION: 12.05 acres out of the ASA Thomas, Survey No. 609

CURRENT USE OF PROPERTY: Place of Worship and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Residence - Zoned SF-2 (Single Family Standard Lot)

South: Single-Family Residence - Zoned TF (Two Family)/Existing Place of Worship - Zoned SF (Single Family Standard Lot)

East: Windy Park Dr Right-of-Way/Single-Family Residences - Zoned SF-2 (Single Family Standard Lot)

West: Single-Family Residence - Zoned TF (Two Family)/Single-Family Residence - Zoned SF-2 (Single Family Standard Lot)

PROPOSED LAND USE: Place of Worship and a Parking Lot

<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:	1	0.58
Parkland:	0	0
Other:	3	11.47
TOTALS:	4	12.05

Owner:
Islamic Center of Round Rock
Syed Haider
1951 Hampton Ln.
Round Rock, TX 78664

Agent:
FNF Cadd Services
Fred Fuentes
9221 Vigen Circle
Austin, TX 78748

**Hampton Lane Subdivision Phase II
FINAL PLAT FP1812-003**

HISTORY: The Planning and Zoning Commission approved the Concept Plan (CP1801-002) for this site on December 5, 2018.

DATE OF REVIEW: February 6, 2019

LOCATION: Southwest of the intersection of Gattis School Road and Windy Park Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right. The SF-2 exterior building materials standards prohibit metal of any type except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1812-002).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) is not required for this application since the future development (Parking lot and place of worship) does not meet the TIA threshold for peak hour trips. However, as part of the platting application, the Applicant will be dedicating approximately 350 linear feet of right-of-way, 60 feet in width, for the extension of Hampton Lane as a local collector roadway. Hampton Lane will be designed, constructed and extended by the Applicant between Windy Park Drive and Sedgewick Lane for better traffic circulation in the neighborhood.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. A new water line will be extended to connect to an existing water line in Hampton Lane. A new wastewater line will extend to an existing manhole at the terminus of Hampton Lane next to a culvert.

Drainage: The subject tract will drain towards the existing concrete drainage channel that bisects the property. A flood study was required for the proposed development and, therefore, staff will review a more detailed drainage plan prior to site development plan permitting. The flood study (FLOOD1808-0001) was conditionally approved on January 25, 2019, and the conditions of approval must be addressed prior to plat recordation.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation, the conditions in the conditionally approved flood study shall be addressed.
2. Revise plat note number 6 to include February 6, 2019 as the P&Z date.
3. On sheet 1, include the P&Z date as February 6, 2019.
4. Move the notary signature block from the bottom of the sheet under ownership signature block.
5. Remove contours from Final Plat
6. Revise easement to enclose any revisions of Ultimate 1% floodplain limits per the conditionally approved document dated January 2019.
7. Provide Ultimate 1% Flood WSE at north boundary "POB", northern limit of Lot 1, Block B, mid-point if east lot line Lot 1, Block B, and south boundary of Lot 2 Block B.
8. Revise Patent Survey to read: Thomas Survey A 609.
9. Revise General Note 9 to state: "All finished floor elevations.."

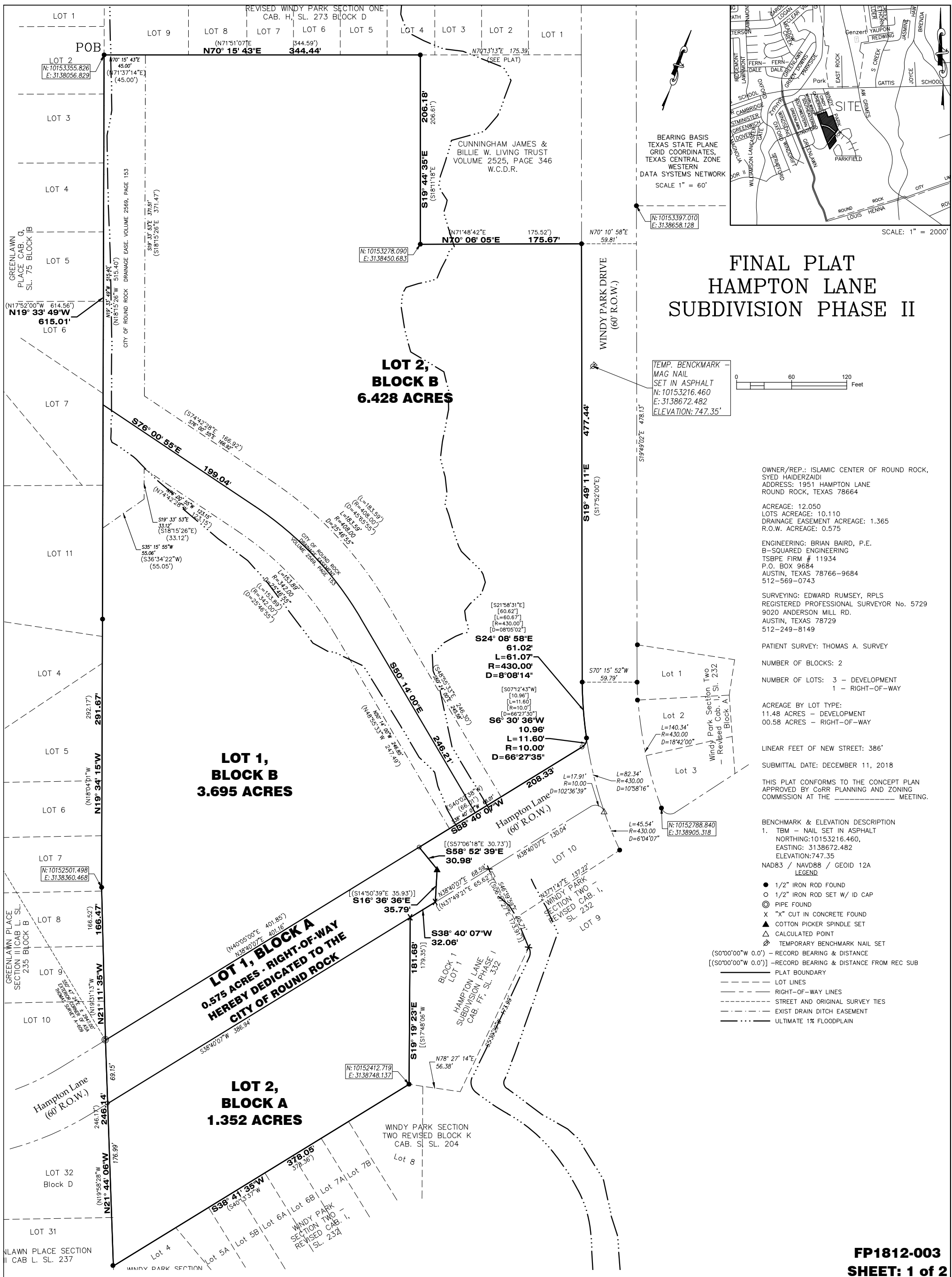


**Subject Tract
approx 12.05 ac.**

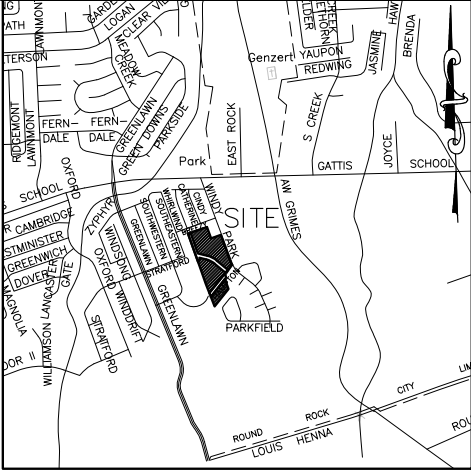
Greenlawn Blvd

Windy Park Dr

Hampton Ln



FINAL PLAT
HAMPTON LANE
SUBDIVISION PHASE II



SCALE: 1" = 2000'

NOTES:

1. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE (FUTURE) 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
3. 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.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
5. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
6. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2018 CODE SECTION 3.
7. THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1812-0013) APPROVED BY THE PLANNING AND ZONING COMMISSION ON JANUARY 9, 2019.
8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
9. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE 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.
10. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2.0') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN SECTIONS.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT WE, ISLAMIC CENTER OF ROUND ROCK, AS THE OWNER OF THAT CERTAIN 12.050 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2013060442, AND DOCUMENT NUMBER 2006026814 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS FINAL PLAT HAMPTON LANE SUBDIVISION PHASE II.

ISLAMIC CENTER OF ROUND ROCK

NAME: SYED HAIDERZAIDI
MANAGING PARTNER

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2019, BY, SYED HAIDERZAIDI, AS MANAGING PARTNER OF ISLAMIC CENTER OF ROUND ROCK.

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

DATE

CITY OF ROUND ROCK CERTIFICATION

APPROVED THIS ____ DAY OF _____, 2019, 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

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., 2019 AT ____ O'CLOCK ____ M. AND

DULY RECORDED ON THE ____ DAY OF _____, A.D., 2019 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

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, EDWARD RUMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT WAS CREATED 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 PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED.

EDWARD RUMSEY, RPLS
REGISTERED PROFESSIONAL SURVEYOR No. 5729
9020 ANDERSON MILL RD.
AUSTIN, TEXAS 78729
PHONE: 512-249-8149



THE STATE OF TEXAS
COUNTY OF WILLIAMSON
THAT I, BRIAN R. BAIRD, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 10-25, CITY OF ROUND ROCK, TEXAS, AS AMENDED.



BRIAN ROGERS BAIRD, P.E.
PROFESSIONAL ENGINEER No. 91685
B-SQUARED ENGINEERING
TSBPE FIRM # 11934
P.O. BOX 9684
AUSTIN, TEXAS 78766-9684

METES AND BOUNDS

BEING 12.050 ACRE TRACT OF LAND OUT OF THE ASA THOMAS SURVEY NO. 609, WILLIAMSON COUNTY, TEXAS, SAID 12.050 TRACT OF LAND BEING OUT OF A CALLED 10.30 ACRE TRACT OF LAND, DESCRIBED BY A GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM PATRICK D. ARRON TO ISLAMIC CENTER, ROUND ROCK, DATED JUNE 25, 2013 RECORDED IN DOCUMENT NO. 2013060442, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND OUT OF A CALLED 2.08 ACRE TRACT OF LAND, DESCRIBED BY A WARRANTY DEED FROM O'BARR ROST TO ISLAMIC CENTER OF ROUND ROCK, DATED MARCH 30, 2006, RECORDED IN DOCUMENT NO. 2006026814, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 12.050 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON ROD FOUND THE SOUTHWEST CORNER OF REVISED WINDY PARK SECTION ONE, AS RECORDED IN CABINET H, SLOT 273, BLOCK D, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS AND THE EAST LINE OF GREENLAWN SUBDIVISION, AS RECORDED IN CABINET G, SLOT 75, BLOCK B, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAME BEING THE NORTHWEST CORNER OF THE SAID CALLED 10.30 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 70°15'43" E, WITH THE SOUTH LINE OF THE SAID REVISED WINDY PARK SECTION ONE SUBDIVISION, A DISTANCE OF 344.44 FEET TO AN IRON ROD FOUND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES CUNNINGHAM & BILLIE W. LIVING TRUST, AS DESCRIBED IN VOLUME 2525, PAGE 346, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHERN MOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 19°44'35" E, WITH THE WEST LINE OF SAID JAMES CUNNINGHAM, A DISTANCE OF 206.18 FEET TO AN IRON ROD FOUND THE SOUTHWEST CORNER OF THE SAID JAMES CUNNINGHAM TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 70°06'05" E, WITH THE SOUTH LINE OF SAID JAMES CUNNINGHAM TRACT, A DISTANCE OF 175.67 FEET TO A BOLT FOUND ON THE EXISTING WEST RIGHT OF WAY LINE OF WINDY PARK DRIVE (60' R.O.W.), FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 19°49'11" E, WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID WINDY PARK DRIVE, A DISTANCE OF 477.44 FEET TO AN IRON ROD FOUND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID WINDY PARK DRIVE AND ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF S 24°08'58" E, A CHORD DISTANCE OF 61.02 FEET, AN ARC LENGTH OF 61.07 FEET, A RADIUS OF 430.00 FEET, AND A DELTA OF 08°08'14" TO AN IRON ROD FOUND ON A POINT OF REVERSE CURVATURE, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID WINDY PARK DRIVE AND ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S 06°30'36" W, A CHORD DISTANCE OF 10.96 FEET, AN ARC LENGTH OF 11.60 FEET, A RADIUS OF 10.00 FEET, AND A DELTA OF 66°27'35" TO A CAPPED IRON ROD SET ON A POINT OF END CURVATURE IN THE EXISTING NORTH RIGHT OF WAY LINE OF HAMPTON LANE (60' R.O.W.), FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 38°40'07" W, WITH THE EXISTING NORTH RIGHT OF WAY LINE OF SAID HAMPTON LANE, A DISTANCE OF 208.33 FEET TO A CAPPED IRON ROD SET, A POINT OF TERMINATION OF HAMPTON LANE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 58°52'39" E, WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID HAMPTON LANE, A DISTANCE OF 30.98 FEET TO A COTTON PICKER SPINDLE SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 16°36'36" E, CONTINUING WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID HAMPTON LANE, A DISTANCE OF 35.79 FEET TO A CAPPED IRON ROD SET ON THE SOUTHWEST CONRER OF SAID HAMPTON LANE AND THE NORTH LINE OF HAMPTON LANE SUBDIVISION PHASE 1, AS RECORDED IN CABINET FF, SLOT 332, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 38°40'07" W, WITH THE WEST LINE OF SAID HAMPTON LANE SUBDIVISION PHASE 1, A DISTANCE OF 32.06 FEET TO A CAPPED IRON ROD SET ON THE NORTHWEST CORNER OF SAID HAMPTON LANE SUBDIVISION PHASE 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 19°19'23" E, WITH THE WEST LINE OF SAID HAMPTON LANE SUBDIVISION PHASE 1, A DISTANCE OF 181.68 FEET TO AN IRON ROD FOUND THE SOUTHWEST CORNER OF SAID HAMPTON LANE SUBDIVISION PHASE 1 AND THE NORTHEAST CORNER OF WINDY PARK SUBDIVISION SECTION 2 REVISED BLOCK K, AS RECORDED IN CABINET S, SLIDE 204, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 38°41'35" W, WITH THE NORTH LINE OF SAID WINDY PARK SECTION 2 REVISED BLOCK K SUBDIVISION, A DISTANCE OF 378.05 FEET TO AN IRON ROD FOUND ON THE EAST LINE OF GREENLAWN PLACE SECTION 3, AS RECORDED IN CABINET L, SLOT 237, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 21°44'06" W, WITH THE EAST LINE OF SAID GREENLAWN PLACE SECTION 3, PASSING AT 176.99 FEET A CAPPED IRON ROD SET ON THE SOUTHERLY RIGHT-OF-WAY OF HAMPTON LANE CONTINUING FOR A TOTAL DISTANCE OF 246.14 FEET TO AN IRON PIPE FOUND ON THE EXISTING NORTH RIGHT OF WAY LINE OF HAMPTON LANE, AND THE SOUTHEAST CORNER OF GREENLAWN PLACE SECTION 2, AS RECORDED IN CABINET L, SLOT 235, OF THE MAP RECORDS, WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 21°11'35" W, CONTINUING WITH THE EAST LINE OF SAID GREENLAWN PLACE SECTION 2, A DISTANCE OF 166.47 FEET TO AN IRON ROD FOUND, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 19°34'15" W, CONTINUING WITH THE EAST LINE OF SAID GREENLAWN PLACE SECTION 2, A DISTANCE OF 291.67 FEET TO AN IRON ROD FOUND, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 19°33'49" W, CONTINUING WITH THE EAST LINE OF SAID GREENLAWN PLACE SECTION 2, A DISTANCE OF 615.01 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 12.050 ACRE OF LAND, MORE OR LESS.

FP1812-003
SHEET: 2 of 2

CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION**RULES OF PROCEDURE
(Guidelines)****Section 1: Purpose and Intent**

These rules of procedure are established pursuant to the **Code of Ordinances, Part III – Zoning and Development Code, Chapter 10-68(d)(5)**. The purpose of these rules and procedures is to assist the Planning and Zoning Commission (the “Commission”) and city staff in preparation of agendas and conduct of Commission meetings. These rules of procedure are intended to be used as guidelines.

Section 2: Staff

The Planning and Development Services Director (the “Director”) shall be the staff liaison to the Commission. The Director may designate staff member(s) to prepare agendas, produce meeting packets, take and prepare minutes, manage records and perform other duties necessary for the proper function of the Commission.

Section 3: Election of Officers

The Commission shall elect a chair, vice-chair and alternate vice-chair annually. The election shall be made at the August Commission meetings. The Commission officers shall be elected by the majority vote of Commissioners present at the meeting. If an officer position becomes vacant prior to expiration of its term, the Commission shall elect a new officer at the next regular Commission meeting.

Section 4: Agenda

- 4.1. Preparation. The Director shall prepare or cause to be prepared an agenda for each Commission meeting, work session, or retreat.
- 4.2. Order of the agenda. Agenda shall be generally organized as follows:
 - a. Call to order;
 - b. Roll call;
 - c. **Pledges of allegiance;**
 - d. Consent agenda items;
 - e. Meeting minutes;
 - f. Platting and zoning – public hearing required;
 - g. Platting – no public hearing;
 - h. Presentations and other business
 - i. Staff and Commission updates;
 - j. Adjournment.

The Director shall have the authority to reorganize the agenda prior to its publication upon consideration of volume of projects under each category or anticipated public attendance. At the beginning of a Commission meeting, the chair may take items out of sequences if there are no objections from other Commissioners.

City of Round Rock - P&Z Rules of Procedures (Guidelines)

- 4.3. Public availability of agenda. In addition to the requirements of the Texas Open Meetings Act, V.T.C.A., Government Code Ch. 551, the Commission agenda and supporting materials, excluding exempt materials, shall be made available to any member of the public who properly requests it. However, any member of the public requesting the Commission packet or staff report(s), excluding exempt materials, shall pay all costs associated with the reproduction of the same. The Commission meeting agendas shall also be made available to the public on the city's internet website.
- 4.4. Consent agenda.
 - a. Definition. Any items to be brought before the Commission that do not require a public hearing and which are considered by the Director to be routine and noncontroversial, may be placed on the consent agenda.
 - b. Placement on consent agenda.
 1. All items placed on the consent agenda shall be marked with an asterisk (*), and shall be treated as one agenda item. Each item included on the consent agenda shall be numbered separately and be reasonably explained.
 2. The consent agenda portion of the printed agenda shall be preceded by an explanatory note to the public, in substantially the same wording as follows: "All matters listed hereunder as the consent agenda are considered to be routine by the Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda upon the request of any Commission member and will be considered separately."
 - c. Consideration of items on consent agenda.
 1. Questions and explanation of consent agenda items will be permitted, but there shall be no general discussion or debate.
 2. The Commission shall vote on the consent agenda as one item, so passage of the consent agenda will be passage of each item included thereon. Failure to pass the consent agenda will not defeat each item included thereon; in such event, each item shall be considered individually.
 3. Prior to the consent agenda being voted upon, any item included thereon shall be removed upon the request of any Commission member. A request for removal from the consent agenda may be made either in writing or verbally. Any item removed from the consent agenda shall be considered as a separate action item at the meeting on which such item appears on the consent agenda.

City of Round Rock - P&Z Rules of Procedures (Guidelines)

- 4.5. Placement of agenda items by Commission members. Any Commission member may request the placement of any item on the agenda provided that at least one additional Commissioner supports the item to be placed on the agenda. A Commissioner may request the placement of any item on the agenda only during staff and Commission updates.

Section 5: Conduct of Commission meetings

- 5.1. Chair. All Commission meetings shall be presided over and conducted by the chair or, in his absence, the vice-chair. In the absence of the vice-chair, the meeting shall be presided by the alternate vice-chair.
- 5.2. Rules of Order. All meetings of the Commission shall be conducted generally in accordance with Robert's Rules of Order, in its most current revised edition. The Robert's Rules of Order shall be liberally interpreted and failure to fully comply shall not nullify any action by the Commission.
- 5.3. Parliamentarian. The city attorney, any assistant to the city attorney or in his absence the Director, shall be designated as parliamentarian and shall make rulings on parliamentary procedure when requested to do so by a Commission member or when the validity of a Commission action might be affected.
- 5.4. Call of agenda items. The chair may call each agenda item by number or short caption only. It shall not be necessary to call an agenda item by its complete caption.
- 5.5. Presentation by city staff. With the exception of the consent agenda, city staff shall make any presentation necessary for a public hearing or before any item on the agenda.
- 5.6. Presentation by applicant. Upon completion of presentation by staff, the applicant or his agent shall have the opportunity to present the item under consideration by the Commission. The presentation shall be limited to no more than 10 minutes. However, the chair may expand the time limit set forth up to 5 additional minutes if the presenter requests an extension and if no Commission member objects. If a Commission member objects to the presenter's request for an extension, then the Commission shall vote to approve or disapprove the request for extension.
- 5.7. Procedure for citizens addressing the Commission during public hearings.
 - a. Any person wishing to address the Commission concerning a public hearing may do so provided that he or she limits such presentation to three minutes, and provided that he or she has previously delivered to the Commission chair a registration card identifying the public hearing item on which the person desires to address the Commission.

City of Round Rock - P&Z Rules of Procedures (Guidelines)

- b. The registration card shall include the following information:
 - (i) Full name;
 - (ii) Business and/or residential address;
 - (iii) Business and/or residential telephone number;
 - (iv) Representation;
 - (v) The topic of the public hearing, or agenda number;
 - (vi) Brief statement of position, e.g., for or against an agenda item or summary of communication.
 - c. Persons addressing the Commission concerning a public hearing shall be limited to no more than three minutes. However, the chair may expand the time limit set forth up to one additional three-minute period if the presenter requests an extension and if no Commission member objects. If a Commission member objects to the presenter's request for an extension, then the Commission shall vote to approve or disapprove the request for extension.
 - d. If the number of persons signing up to address the Commission during a public hearing exceeds a total of ten, the chair may limit the time for each person to less than three minutes unless a Commission member objects. If a Commission member objects to the time limitation, then the Commission shall vote to approve or disapprove the time limitation.
 - e. The Director shall serve as timekeeper for any presentation made to the Commission.
 - f. The chair may deny any person the opportunity to address the Commission if the presentation made or offered is substantially repetitive of a presentation previously made or is not relevant to the matter for which the public hearing is held.
- 5.8. Discussion by Commission. Upon hearing presentations and closing the public hearing, the Commission may discuss and deliberate the item before them. The Commission may ask additional questions or seek clarifications from staff, the applicant or a member of the public.
- 5.9. Commission vote. The Commission Chairman shall state who made the motion and who provided a second. The Director shall maintain, and the minutes shall reflect, all votes made by the Commission in open meeting.