



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 20, 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-2019-032](#) Consider approval of the minutes for the February 6, 2019, Planning and Zoning Commission meeting.

E. PLATTING:

- E.1 [PZ-2019-033](#) Consider public testimony and action concerning the request filed by Binkley and Barfield, Inc., on behalf of the property owner, Limin Properties, LTD, to Replat Lot 2, Block A of the Austin Addition, generally located at the northeast corner of Louis Henna Blvd. and Double Creek Dr. Case No. FP1901-001
- E.2 [PZ-2019-034](#) Consider public testimony and action concerning the request filed by Doucet & Associates, Inc., on behalf of the property owner, Sai SRK Properties, LLC and Aquatana Austin, LP, to Replat Lot 2, Block A of the Teravista Sec. 32 Ph. 2 Subdivision, generally located at the southeast corner of Bass Pro Dr. and N. Mays St. Case No. FP1901-005

- E.3 [PZ-2019-035](#) Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owners, CSW 620 Smyers, LLC and CSW Smyers GW, LLC, to Replat Lots 5A and 5B of the Wyoming Springs at 620 Subdivision, generally located northwest of the intersection of Wyoming Springs Dr. and RM 620; south side of Smyers Ln. Case No. FP1901-006
- E.4 [PZ-2019-036](#) Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LTD, for approval of a Concept Plan to be known as Chisholm Trail Tech Center Sec. 3 Concept Plan, generally located at the southeast corner of Chisholm Trail Rd. and Chisholm Pkwy.; west side of IH-35. Case No. CP1901-001
- E.5 [PZ-2019-037](#) Consider approval of the Vizcaya Phase 5D & 7B Final Plat, generally located to the west of Pietra Ln. and Varano Bend. Case No. FP1901-007

F. STAFF REPORT:

- F.1 [PZ-2019-038](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. 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 14th day of February 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, FEBRUARY 6, 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 February 6, 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 6:00 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, and Commissioner Greg Rabaey. Commissioner Jennifer Sellers 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, 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 January 9, 2019 and the January 15, 2019 Regular and Special Called Planning and Zoning Commission meetings.**

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING:

- E1. 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**

Mr. Enriquez informed the commission that the application was postponed at the January 9, 2019, P&Z meeting at the Applicant's request. He noted that the purpose of the application was to remove a building line depicted on the Final Plat and explained that the plat shows a 25-foot setback to the right-of-way, however, the SF-2 (Single-family standard lot) zoning district requires a 20-foot setback to the right-of-way.

He also stated that abutting property owners received a notification letter and a notice of public hearing was posted on the site. Staff recommended approval of the application as conditioned.

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

The property owner's representative, Mr. Bill Erickson, was available to answer questions.

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

Motion: Motion by Vice Chair Wendt, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E2. 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

Mr. Enriquez briefly reviewed the application noting that the purpose of the application was to combine three parcels into a single lot. He noted that the zoning for the tract is PUD No. 76 and explained that the PUD includes specific limitations for commercial uses including the size of the buildings, hours of operation, and outdoor activities. He stated that the development standards were included in the PUD, however, the C-2 (Local Commercial) zoning district standards will apply for any requirements not mentioned in the PUD (Planned Unit Development). Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Thomas Asuquo, with Hagood Engineering Associates, Inc., was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing: John Izzo, 509 W. Oak Dr. and Ms. Amy Flores, 503 W. Oak Dr. expressed concerns about the proposed development and requested more information about the project. The applicant, Mr. Paul Ringelstetter, 6205 Brookside Dr., Austin, Texas, stated that he was proposing to open a restaurant on the site, however, he intended to follow the restrictions as stated in the PUD (Planned Unit Development) without disturbing the residents in the abutting properties. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a discussion regarding the platting process, PUD limitations and allowed land uses, 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 Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E3. 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

Mr. von Rosenberg reviewed the application noting that the purpose of the application was to add additional development lots to the original preliminary plat approved on November 7, 2018. He explained that since the preliminary plat was approved, a determination was made by the State of Texas to reduce the cave buffers allowing additional lots to be added to the subdivision.

He explained that since the plat was redesigned, two phases were identified to accommodate the additional time it will take to design the public improvements for the new lots. He noted that Phase 1 contains most of the subdivision and Phase 2 contains 23 lots. He explained that the percentages of the total number of lots for each lot type had to match the percentages for each lot type previously approved.

Mr. von Rosenberg explained the type of lots allowed in the SF-3 (Single family-mixed lot) zoning district, the development standards, and the accesses to the site.

Finally, Mr. von Rosenberg explained that the plat contained the dedication of the Williamson County Regional Trail segment along Hairy Man Road and that there is an agreement between Milestone and Williamson County covering the dedication and funding of the trail by the County. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. RJ Rychlik, with BGE, Inc., was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E4. Consider approval of the Hampton Lane Phase II Preliminary Plat, generally located west of Windy Park Dr. Case No. PP1812-002

Mr. Enriquez briefly reviewed the application noting that the purpose of the application was to create three (3) development lots and one (1) right-of-way lot. He noted that the proposed application was in compliance with the Concept Plan approved at the December 5, 2018, Planning and Zoning meeting.

Mr. Enriquez explained that the Applicant will dedicate right-of-way for the extension of Hampton Lane; the Applicant also plans to design and construct the said road. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Brian Baird, with B-Squared Engineering, was available to answer questions.

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 Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E5. Consider approval of the Hampton Lane Phase II Final Plat, generally located west of Windy Park Dr. Case No. FP1812-003

Mr. Enriquez continued to review the proposed Final Plat application noting that the request was to create three (3) development lots and one (1) right-of-way lot. Staff recommended approval of the application as conditioned.

The property owner's representatives, Mr. Brian Baird, with B-Squared Engineering, was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

F. ACTION ITEMS:

F1. Consider approval of the Revised Rules of Procedure.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve Agenda Item F1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

G. STAFF REPORT:

G1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated that City Council approved Amendment No. 5 to PUD 65 to remove the drive-thru restrictions. He also informed the Commission that the first quadrant meeting for the City's Comprehensive Plan was very successful and well attended. He noted that due to high demand all quadrant meetings had been moved to Baca Center.

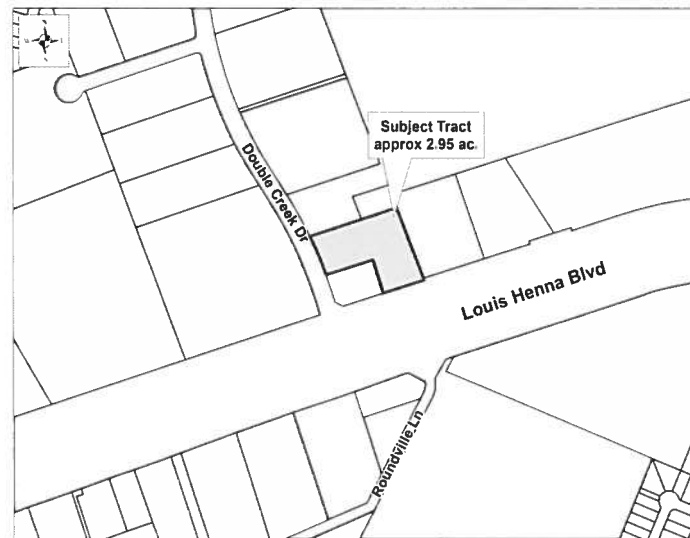
H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:41 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Austin Addition Replat of Lot 2, Block A (Metals4U)
FINAL PLAT FP1901-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to create two development lots from one existing lot

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

DESCRIPTION: 2.95 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Water Tower - Zoned C-1 (General Commercial)

South: Louis Henna Boulevard Right-of-Way - Unzoned

East: Assisted Living Facility - Zoned PUD (Planned Unit Development) No. 20

West: Double Creek Drive Right-of-Way/HVAC Contractor/Fueling Station - Zoned LI (Light Industrial)/C-1 (General Commercial)

PROPOSED LAND USE: Commercial

<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:	2	2.95
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	2.95

Owner:
Limin Properties, LTD
Terry and Vernetta Westbrook
7600 N. Capital of TX Hwy., Bldg. C, Ste. 100
Austin, TX 78731

Agent:
Binkley and Barfield, Inc.
Gary Jones
2401 Double Creek Dr.
Round Rock, TX 78664

Austin Addition Replat of Lot 2, Block A (Metals4U)
FINAL PLAT FP1901-001

HISTORY: The Planning & Zoning Commission approved the "Austin Addition – A Replat of Round Rock Village Square Plat" on January 6, 1999 (Cabinet R, Slide 39/ Doc No. 1999025336) and created one development lot. This Replat request will create two separate lots.

DATE OF REVIEW: February 20, 2019

LOCATION: Generally located at the northeast corner of Louis Henna Blvd. and Double Creek Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as office/warehouse, retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: Shared access drives currently exist along Louis Henna Boulevard and Double Creek Drive. No modifications of existing drive aprons will be permitted unless a Traffic Impact Analysis (TIA) determines a turning lane is required. Trip generation numbers will be required at the site development plan stage to determine if a TIA will be required.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There is an existing 16-inch waterline along the east property line, which will be accessed for the development. An existing 8-inch wastewater line along Double Creek Drive will be accessed for the subject tract.

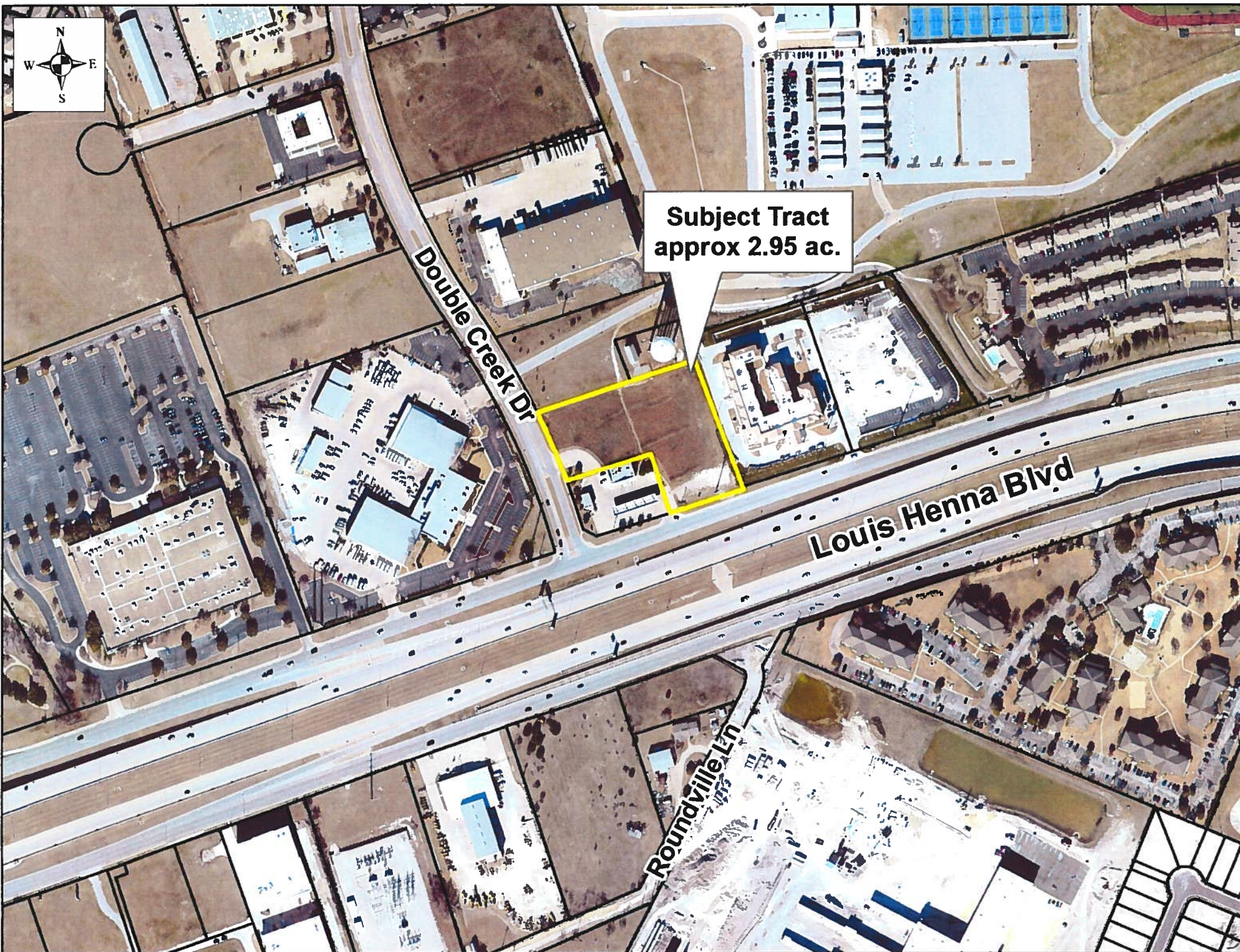
Drainage: Development on the subject tract will use the shared detention pond with the Double Creek Independent Living Facility to the east of the site. There is an existing agreement between both properties already in place. The shared detention pond is sized to accept storm runoff for off-site drainage.

Additional Consideration: Attached is a revised public hearing notice for a replat request based on Planning & Zoning Commission input that states the Commission's public hearing and deliberations are for plat applications only – and not about land use – that was previously established through zoning.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Correct the spelling of Louis Henna Boulevard in the vicinity map.
2. Revise the Engineer's signature block to remove the altered text.
3. Provide written scale 1"=50'
4. Revise Easement Table; revise outdated record tracking (cabinet, slide) to include the updated year recordation numbers per the Williamson Co. County Clerk's office.
5. Revise wastewater easement callout to depict dedication by separate instrument, remove linework bearings and distances, provide recordation space holder stating "City of Round Rock 15' Wastewater Easement Recordation_____".
6. Revise drainage easement callout to depict dedication by separate instrument, remove linework bearings and distances, provide recordation space holder stating "Private 15' Drainage & Storm Sewer Easement Recordation_____".
7. Provide benchmark elevation and update legend to include benchmark symbol.



**Subject Tract
approx 2.95 ac.**

Double Creek Dr

Louis Henna Blvd

Roundville Ln

NOTICE OF PUBLIC HEARING / NOTICIA PÚBLICA

Para información en español, por favor llame al 512-218-5428. For more information, please contact Juan Enriquez at 512-218-5429 with the Planning and Development Services Department.

TO ALL INTERESTED PARTIES:

Notice is hereby given of a public hearing to be held in City Council Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on February 20, 2019 at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

The purpose of the hearing is to consider public testimony concerning the request filed by Binkley and Barfield, Inc., on behalf of the property owner, Limin Properties, LTD, to Replat Lot 2, Block A of the Austin Addition. The Planning and Zoning Commission may approve, modify or deny this application. Case No. FP1901-001

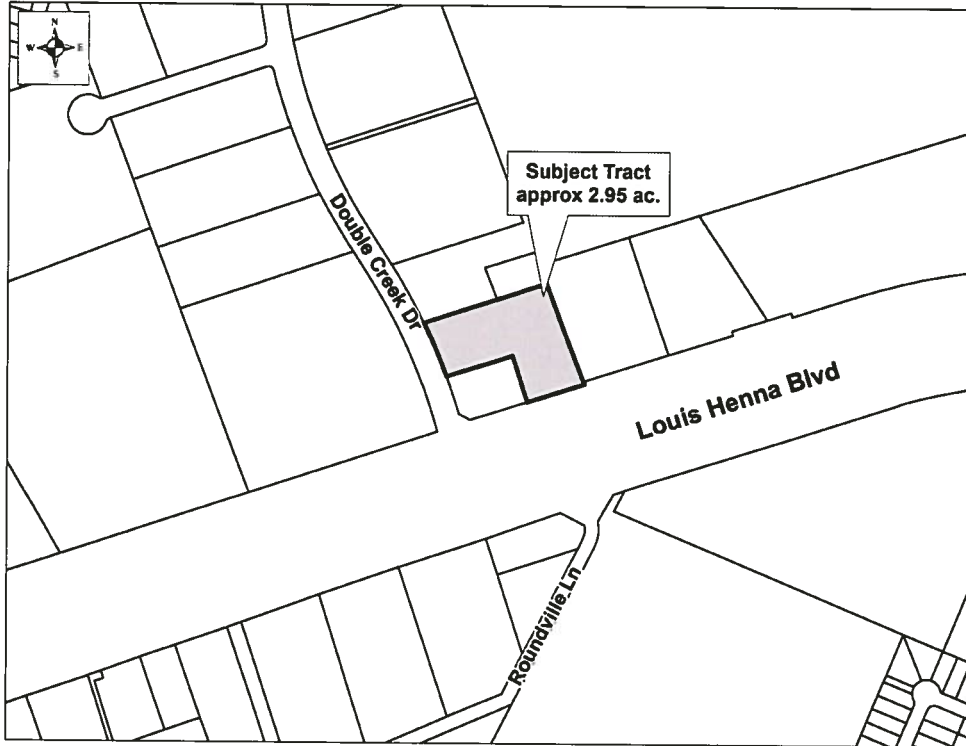
Legal Description: The subject tract consists of 2.95 acres, more or less, out of the ASA Thomas Survey, Abstract No. 509. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

Land Use Proposal: Commercial/office warehouse

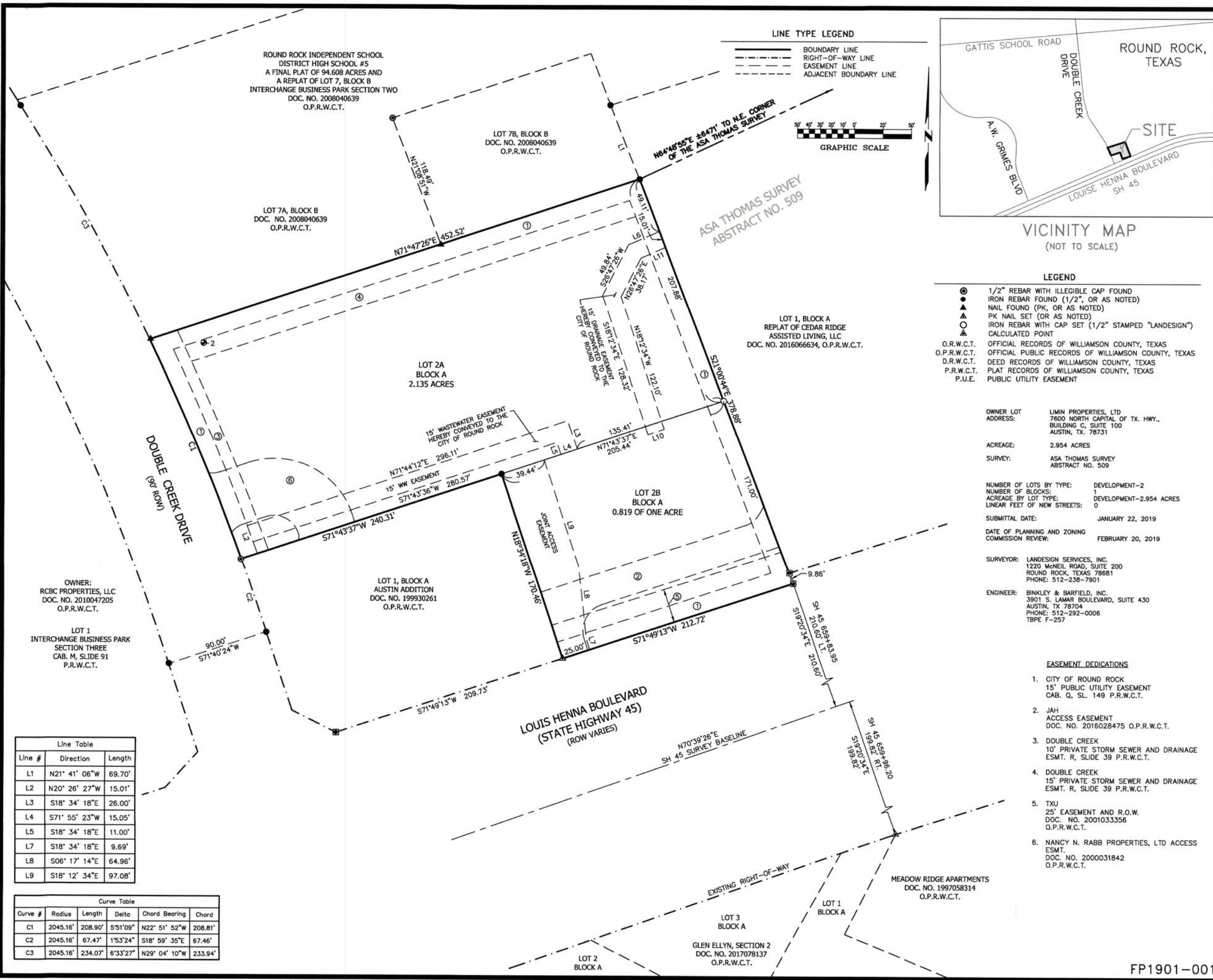
Location: Northeast corner of Louis Henna Blvd. and Double Creek Dr.

Note: The purpose of a replat is to re-subdivide all or part of a recorded plat, in accordance with the City's subdivision code and development packet. THE PLANNING AND ZONING COMMISSION CANNOT TAKE INTO CONSIDERATION THE USE OF THE PROPERTY WHEN APPROVING THE REPLAT.

<https://www.roundrocktexas.gov/departments/planning-and-development-services>



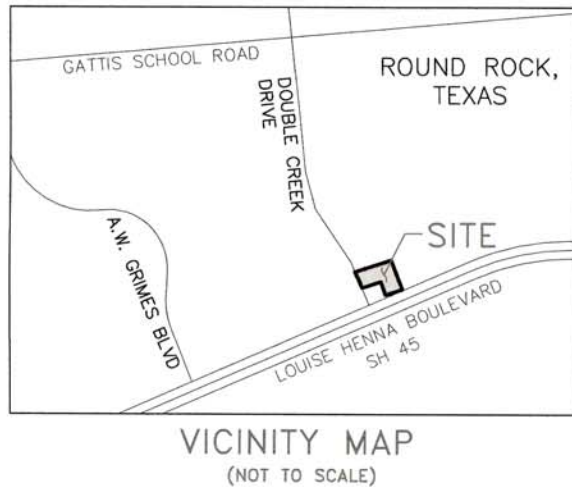
Required Notice: As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.



LINE TYPE LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE

GRAPHIC SCALE



- LEGEND
- 1/2" REBAR WITH ILLEGIBLE CAP FOUND
 - IRON REBAR FOUND (1/2", OR AS NOTED)
 - NAIL FOUND (PK, OR AS NOTED)
 - PK NAIL SET (OR AS NOTED)
 - IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
 - CALCULATED POINT
 - O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - P.U.E. PUBLIC UTILITY EASEMENT

OWNER LOT ADDRESS: LIMIN PROPERTIES, LTD
7500 NORTH CAPITAL OF TX. HWY.,
BUILDING C, SUITE 100
AUSTIN, TX. 78731

ACREAGE: 2.954 ACRES

SURVEY: ASA THOMAS SURVEY
ABSTRACT NO. 509

NUMBER OF LOTS BY TYPE: DEVELOPMENT-2
NUMBER OF BLOCKS: 1
ACREAGE BY LOT TYPE: DEVELOPMENT-2.954 ACRES
LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: JANUARY 22, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 20, 2019

SURVEYOR: LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TEXAS 78681
PHONE: 512-238-7901

ENGINEER: BINKLEY & BARFIELD, INC.
3901 S. LAMAR BOULEVARD, SUITE 430
AUSTIN, TX 78704
PHONE: 512-292-0006
TBPE F-257

- EASEMENT DEDICATIONS
- CITY OF ROUND ROCK
15' PUBLIC UTILITY EASEMENT
CAB. Q, SL. 149 P.R.W.C.T.
 - JAH
ACCESS EASEMENT
DOC. NO. 2016028475 O.P.R.W.C.T.
 - DOUBLE CREEK
10' PRIVATE STORM SEWER AND DRAINAGE
ESMT. R, SLIDE 39 P.R.W.C.T.
 - DOUBLE CREEK
15' PRIVATE STORM SEWER AND DRAINAGE
ESMT. R, SLIDE 39 P.R.W.C.T.
 - TXU
25' EASEMENT AND R.O.W.
DOC. NO. 2001033356
O.P.R.W.C.T.
 - NANCY N. RABB PROPERTIES, LTD ACCESS
ESMT.
DOC. NO. 2000031842
O.P.R.W.C.T.

Line Table		
Line #	Direction	Length
L1	N21° 41' 06"W	69.70'
L2	N20° 26' 27"W	15.01'
L3	S18° 34' 18"E	26.00'
L4	S71° 55' 23"W	15.05'
L5	S18° 34' 18"E	11.00'
L7	S18° 34' 18"E	9.69'
L8	S06° 17' 14"E	64.96'
L9	S18° 12' 34"E	97.08'

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	2045.16'	208.90'	5°51'09"	N22° 51' 52"W
C2	2045.16'	67.47'	1°53'24"	S18° 59' 35"E
C3	2045.16'	234.07'	6°33'27"	N29° 04' 10"W

LANDESIGN SERVICES, INC.

1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPLS FIRM NO. 10001800
512-238-7901

REPLAT OF AUSTIN ADDITION
LOT 2, BLOCK A, -
A REPLAT OF ROUND ROCK
VILLAGE SQUARE

REVISIONS	DESCRIPTION
DATE	REVISED PER CORR COMMENTS
01/30/19	

PROJECT NAME: AUSTIN ADDITION	DATE: 1/31/2019	SCALE: 1" = 100'
JOB NUMBER: 18-052	DRAWING FILE PATH: L118052-AUSTIN ADDITION	PLAT/CADDWG/AUSTIN ADD PLAT.DWG
	FIELDNOTE FILE PATH: N/A	
RPLS: TST	TECH: HAS	PARTYCHIEF: AG
CHECKED BY: TST	FIELDBOOK: 306/13	

DRAWING NAME: AUSTIN ADD PLAT

SHEET 01 of 02


DRAWING PATH: L118052 - AUSTIN ADDITION PLAT/CADDWG/AUSTIN ADD PLAT.DWG SHEET PLAT SIZE: ARCH FULL BLEED C (18.00" X 24.00" INCHES) LAST SAVED: 15/12/2019 5:04 PM PLOT DATE: 2/25/2019 9:31 AM

THAT LIMIN PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH VERNETTA WESTBROOK, PRESIDENT AS THE OWNER OF LOT 2, BLOCK A, AUSTIN ADDITION, RECORDED IN CABINET R, SLIDE 39 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE 2.954 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THIS SUBDIVISION IS TO BE KNOWN AS:

LIMIN PROPERTIES, LTD,
A TEXAS LIMITED PARTNERSHIP

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED VERNETTA WESTBROOK WHO IS PERSONALLY KNOWN TO ME AS THE PRESIDENT OF LIMIN PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

THAT FIRST TEXAS BANK, THE LIEN HOLDER OF LOT 2, BLOCK A, AUSTIN ADDITION OF RECORD IN CABINET R, SLIDE 39 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF LOT 2, BLOCK A, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

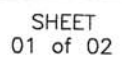
DATE: 2/5/19

GARY EL JONES, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 79198
BINKLEY & BARFIELD
2401 DOUBLE CREEK DR. #200
ROUND ROCK, TEXAS 78664
TBPE F-257

Feb 05, 2019

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, 2018, AS AMENDED.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
6. A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG DOUBLE CREEK DRIVE SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
7. A FIFTEEN-FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35 OR SH45.

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.

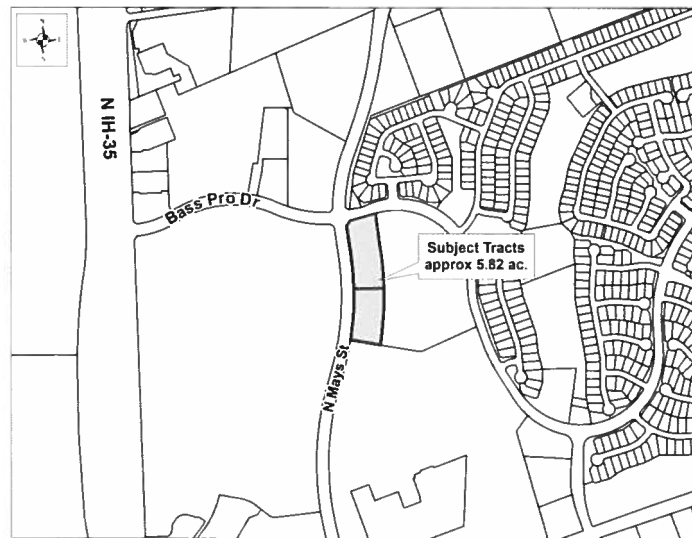
TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428
LANDESIGN SERVICES, INC.
FIRM REGISTRATION NO. 10001800



FP1901-001

DRAWING PATH: L:\18052 - AUSTIN ADDITION PLAT\CAD\DWG\AUSTIN ADD PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 1/31/2019 5:04 PM PLOT DATE: 2/5/2019 9:31 AM

**Teravista Sec. 32 Ph. 2 Replat of Lot 2, Block A
FINAL PLAT FP1901-005**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to create three development lots from one lot

ZONING AT TIME OF APPLICATION: C-1a (General Commercial – Limited)

DESCRIPTION: 5.82 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Teravista Parkway Right-of-Way/Single Family ETJ -Unzoned

South: Hospital/Medical Offices - Zoned PF-3 (Public Facility - High Intensity)

East: Teravista Apartments - Zoned MF-2 (Multifamily - Medium Density)

West: N Mays Street Right-of-Way/Round Rock Outlets - Zoned PUD (Planned Unit Development) No. 60.

PROPOSED LAND USE: Commercial

<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:	3	5.82
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	3	5.82

Owner:
Sai SRK Properties, LLC
UMA S Konda
4534 Sansone Dr.
Round Rock, TX 78665

Agent:
Doucet & Associates, Inc.
Keith Schauer
7401-B Hwy 71 West, Suite 160
Austin, TX 78735

Teravista Sec. 32 Ph. 2 Replat of Lot 2, Block A
FINAL PLAT FP1901-005

HISTORY: The Planning & Zoning Commission approved the "Final Plat of Teravista Section 32 Phase Two Subdivision" on March 14, 2007 (Doc No. 2007043654) and created one development lot. This Replat request will create three separate lots.

DATE OF REVIEW: February 20, 2019

LOCATION: Generally located at the southeast corner of Bass Pro Dr. and N. Mays St.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1a (General Commercial – Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The subject tract will have access from N Mays Street. No driveway access will be permitted on Teravista Parkway. Trip generation numbers will be required at the site development plan stage to determine if a TIA will be required.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There is an existing 10-inch wastewater line that is stubbed to the southeast corner of the subject tract. A manhole at the stub is proposed in order to extend service to all three lots. There is a 12-inch waterline along the north and south property lines that will serve the proposed three lots.

Drainage: Stormwater will be collected within a private stormsewer system and conveyed to the existing pond on the adjacent property to the east.

Additional Consideration: Attached is a revised public hearing notice for a replat request based on Planning & Zoning Commission input that states the Commission's public hearing and deliberations are for plat applications only – and not about land use – that was previously established through zoning.

RECOMMENDED MOTION:

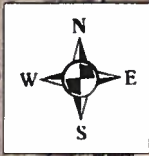
Staff recommends approval with the following conditions:

1. Prior to plat recordation, any reference to Oakmont Drive on the plat shall be removed.
2. Include the city tracking number ("FP1901-005") on all sheets.
3. SHEET 1 of 2:
 - Provide beneficiary for all easements depicted. e.g. Waterline easement Doc. #2006108400.
 - Adjust P.U.E. locations and routes to avoid waterline conflicts.
 - Provide Bearing for survey tie to Patent Survey monument.
 - Easements along east boundary, modify northern limits to 15' north of Lot 2A south boundary, revise labels to indicate wastewater and other to indicate drainage and storm sewer easements. Label both as City of Round Rock If dedicated by plat use statement "herby dedicated" and provide easement statement on Sheet 2 per easement packet.
 - Vacate existing 20' Landscape Easement and provide space for Vacated by Separate Instrument Document # _____.
 - Revise easement along west boundary to state 15' City Round Rock Waterline Easement.
 - Extend southern limits of wastewater easement along east boundary to access existing manhole at property line.
4. SHEET 2 of 2:

Teravista Sec. 32 Ph. 2 Replat of Lot 2, Block A
FINAL PLAT FP1901-005

4. SHEET 2 of 2:

- Revise plat note No. 4 to state: "A 10 foot sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon, and a 10 foot P.U.E is hereby conveyed with locations and alignments as depicted."
- Remove duplicated floodplain note.
- Supplemental Information: Update utility schematic to depict all three lots.



SC-HI-35

Bass Pro Dr

N Mays St

Subject Tracts
approx 5.82 ac.



NOTICE OF PUBLIC HEARING / NOTICIA PÚBLICA

Para información en español, por favor llame al 512-218-5428. For more information, please contact Juan Enriquez at 512-218-5429 with the Planning and Development Services Department.

TO ALL INTERESTED PARTIES:

Notice is hereby given of a public hearing to be held in City Council Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on February 20, 2019 at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

The purpose of the hearing is to consider public testimony concerning the request filed by Doucet & Associates, Inc., on behalf of the property owner, Sai SRK Properties, LLC and Aquatana Austin, LP, to Replat Lot 2, Block A of the Teravista Sec. 32 Ph. 2 Subdivision. The Planning and Zoning Commission may approve, modify or deny this application. Case No. FP1901-005

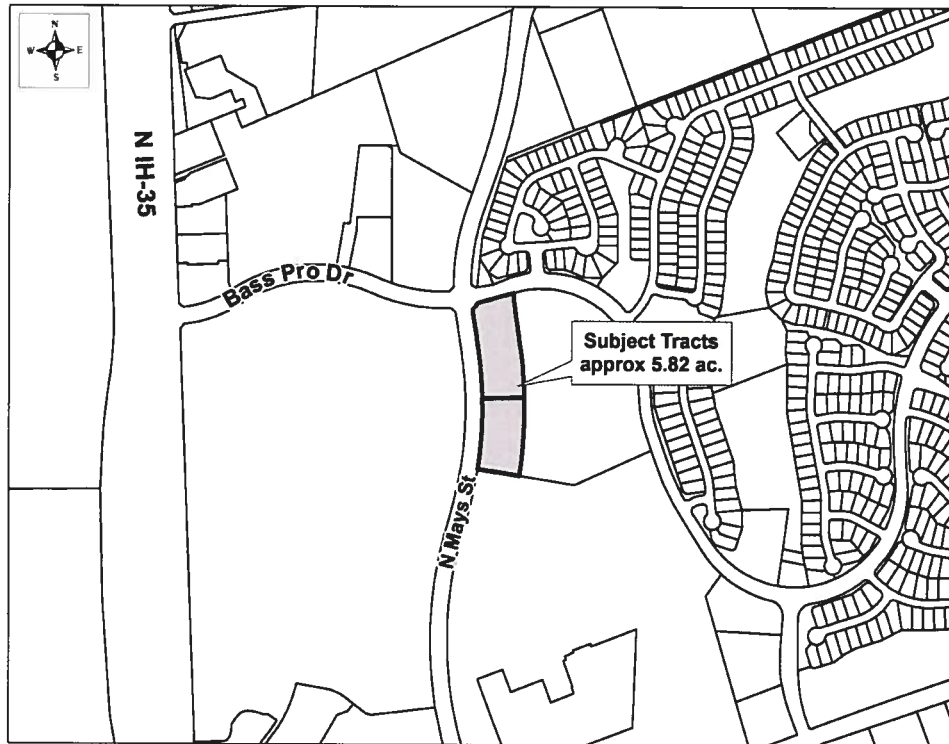
Legal Description: The subject tract consists of 5.82 acres, more or less, out of the Ephraim Evans Survey, Abstract No. 212. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

Land Use Proposal: Commercial/hotel

Location: Southeast corner of Bass Pro Dr. and N. Mays St.

Note: The purpose of a replat is to re-subdivide all or part of a recorded plat, in accordance with the City's subdivision code and development packet. THE PLANNING AND ZONING COMMISSION CANNOT TAKE INTO CONSIDERATION THE USE OF THE PROPERTY WHEN APPROVING THE REPLAT.

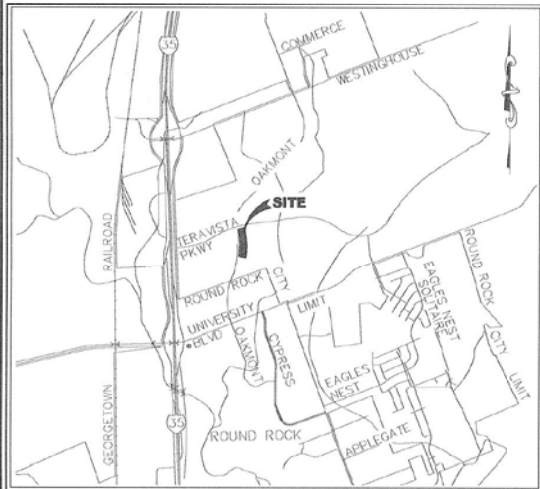
<https://www.roundrocktexas.gov/departments/planning-and-development-services>



Required Notice: As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.

VICINITY MAP

SCALE: 1" = 4000'

EPHRAIM EVANS SURVEY
ABSTRACT NUMBER 212

NOTES:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000124. UNITS: U.S. SURVEY FEET.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, USING GEOID 12B, OBSERVED USING THE LEICA SMARTNET NETWORK.

THIS SURVEY WAS PERFORMED ON THE GROUND OCTOBER 26, 2018.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, KEITH SCHAUER, P.E., 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.

KEITH SCHAUER, P.E.
REGISTERED PROFESSIONAL ENGINEER, NO. 81658
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600

2/5/19
DATE

SURVEYOR'S CERTIFICATION:

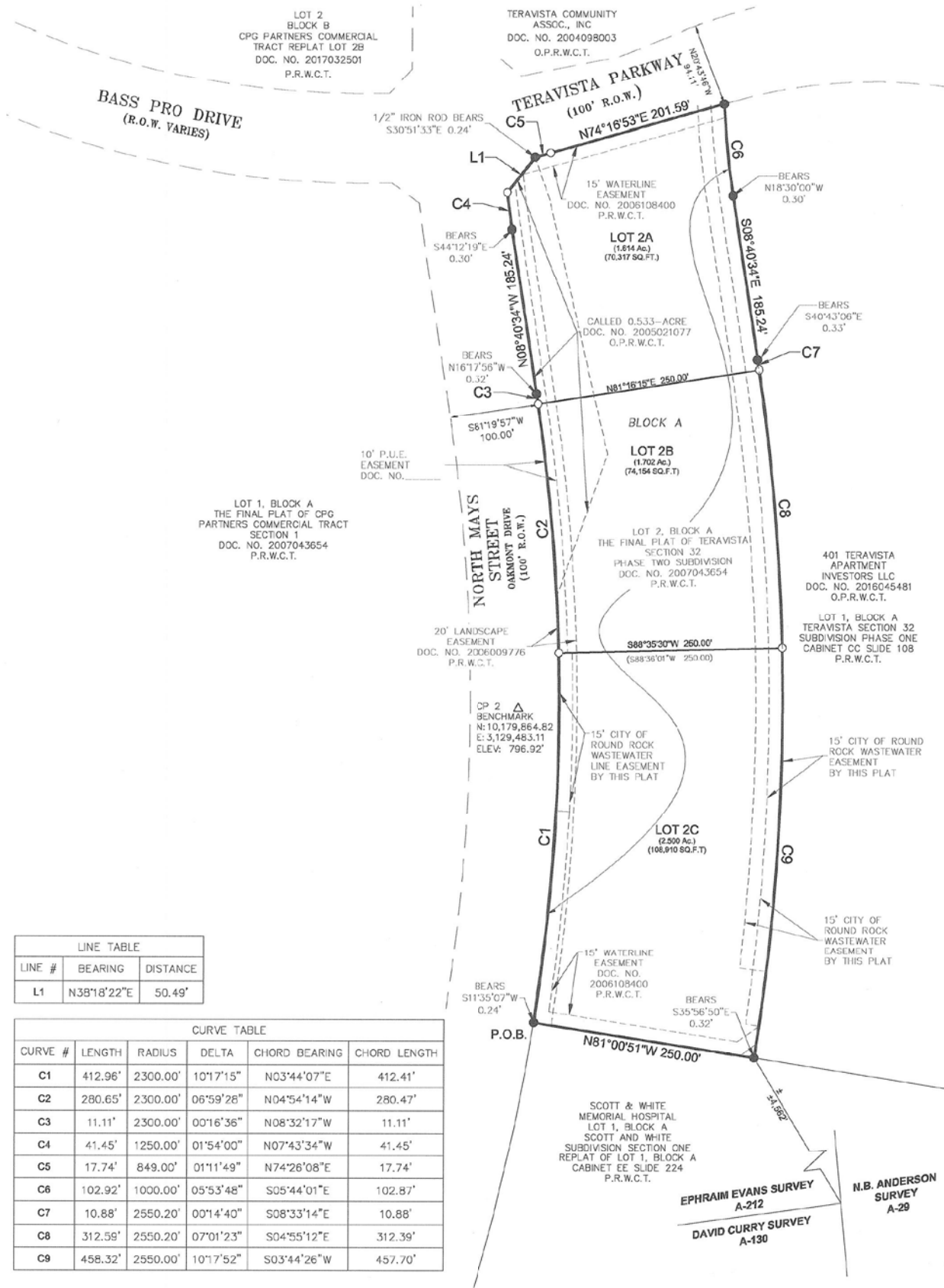
STATE OF TEXAS
COUNTY OF WILLIAMSON

I, EDWARD A. PRINCE, 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.

EDWARD A. PRINCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6465
DOUCET & ASSOCIATES, INC.
EPRINCE@DOUCETENGINEERS.COM

2/5/19
DATEREPLAT OF LOT 2, BLOCK A OF
THE FINAL PLAT OF TERAVISTA SECTION 32
PHASE TWO SUBDIVISION

A 5.816 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,
SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N38°18'22"E	50.49'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	412.96'	2300.00'	10°17'15"	N03°44'07"E	412.41'
C2	280.65'	2300.00'	06°59'28"	N04°54'14"W	280.47'
C3	11.11'	2300.00'	00°16'36"	N08°32'17"W	11.11'
C4	41.45'	1250.00'	01°54'00"	N07°43'34"W	41.45'
C5	17.74'	849.00'	01°11'49"	N74°26'08"E	17.74'
C6	102.92'	1000.00'	05°53'48"	S05°44'01"E	102.87'
C7	10.88'	2550.20'	00°14'40"	S08°33'14"E	10.88'
C8	312.59'	2550.20'	07°01'23"	S04°55'12"E	312.39'
C9	458.32'	2550.00'	10°17'52"	S03°44'26"W	457.70'

LEGEND

—	PROPERTY LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
●	1/2" IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND [UNLESS OTHERWISE NOTED]
○	1/2" IRON ROD WITH "DOUCET" CAP SET
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.T.	REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
CoRR	CITY OF ROUND ROCK

REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT OF TERAVISTA
SECTION 32, PHASE TWO SUBDIVISION

OWNER: AQUATANA AUSTIN LP AND SAI SRK PROPERTIES, LLC

ACREAGE: 5.816

PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212

NO. OF BLOCKS: 1

NO. OF LOTS: 3 - DEVELOPMENT LOTS

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: JANUARY 22, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 20, 2019

SURVEY: DOUCET & ASSOCIATES

ENGINEER: DOUCET & ASSOCIATES

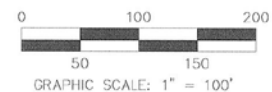
BENCHMARK: 1/2" IRON ROD WITH ALUMINUM CAP SET ON EAST SIDE OF OAKMONT DRIVE, +/- 650' SOUTH OF THE INTERSECTION OF TERAVISTA DRIVE AND NORTH MAYS STREET ELEV=796.92

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, USING GEOID 12B, OBSERVED USING THE LEICA SMARTNET NETWORK.

HORIZONTAL POSITION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000124. UNITS: U.S. SURVEY FEET.

LOT TABLE

	ACRES	SQUARE FEET
LOT 1:	1.614	70,317
LOT 2:	1.702	74,154
LOT 3:	2.500	108,910
TOTAL:	5.816	253,381



CITY OF ROUND ROCK TRACKING NUMBER FP1901-005

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TSPS Firm No.: 10105800
TSPS Firm No.: F-3937

Date: 02-05-2019
Scale: 1"=100'
Drawn by: JRT
Reviewer: CWT/GC
Project: 1873-001
Sheet: 1 of 2
Field Book: 513
Party Chief: ADM
Survey Date: 11-19-2018

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT AQUATAINA AUSTIN, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN REMAINDER OF THE 5.816 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2006113690, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, SAVE AND EXCEPT THAT CERTAIN 2.500 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2015070920 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 "THE REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT OF TERAVISTA SECTION 32 PHASE TWO SUBDIVISION."

AQUATAINA AUSTIN, LP, A TEXAS LIMITED PARTNERSHIP
BY: VERANDA GP LLC, GENERAL PARTNER
3700 KIRBY SUITE 214 HOUSTON, TEXAS 77098

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE DAY OF _____, 20_____, BY,

_____, AS _____ OF AQUATAINA AUSTIN, LP, A TEXAS

LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

AND

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN REMAINDER OF THE 5.816 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2006113690, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, SAVE AND EXCEPT THAT CERTAIN 2.500 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 2015070920 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN REMAINDER OF 5.816 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENT AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE

BY: _____ ITS _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE DAY OF _____, 20_____, BY,

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

AND

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT SAI SRK PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 2.5 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018103811, 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 LOT 2, BLOCK A OF THE FINAL PLAT OF TERAVISTA SECTION 32, PHASE TWO SUBDIVISION.

SAI SRK PROPERTIES, LLC
BY: JUMA S. KONDIA, 2018103811
4534 SANSONE DRIVE ROUND ROCK, TEXAS 78665

BY: _____

NAME: _____

TITLE: _____

AND

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE DAY OF _____, 20_____, BY,

_____, AS _____ OF SAI SRK PROPERTIES, LLC, A

TEXAS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

AND

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT EXTRACO BANKS, N.A., THE LIEN HOLDER OF THAT CERTAIN 2.5 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018103811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 2.5 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENT AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

EXTRACO BANK, N.A.

BY: _____ ITS _____

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE DAY OF _____, 20_____, BY,

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

REPLAT OF LOT 2, BLOCK A OF THE FINAL PLAT OF TERAVISTA SECTION 32 PHASE TWO SUBDIVISION

A 5.816 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,
SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION:

BEING A 5.816-ACRE [253,381 SQUARE FEET] SUBDIVISION OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID SUBDIVISION BEING ALL OF LOT 2, BLOCK A, TERAVISTA SECTION 32 PHASE TWO SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NUMBER 200704364, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS [P.R.W.C.T.], SAID SUBDIVISION BEING ALL OF THE FOLLOWING THREE TRACTS: A CALLED 1.614-ACRE TRACT (LOT1), A CALLED 1.702-ACRE TRACT (LOT 2) AND A CALLED 2.500-ACRE TRACT (LOT 3), SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLO:

BEGINNING AT A CALCULATED POINT IN THE EAST RIGHT-OF-WAY LINE OF NORTH MAYS STREET (OAKMONT DRIVE 100' WIDE R.O.W.), FOR THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER OF SAID 2.500-ACRE TRACT, FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, SCOTT AND WHITE SUBDIVISION SECTION ONE, REPLAT OF LOT 1, BLOCK A, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET EE, SLIDE 224, P.R.W.C.T., FOR THE SOUTHWEST CORNER OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND BEARS SOUTH 11°35'07" WEST, A DISTANCE OF 0.24 FEET;

THENCE WITH SAID EAST RIGHT-OF WAY LINE OF NORTH MAYS STREET AND THE WEST LINE OF SAID LOT 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1)WITH THE WEST LINE OF SAID 2.500-ACRE TRACT, ALONG A CURVE TO THE LEFT, HAVING A LENGTH OF 412.96 FEET, RADIUS OF 2,300.00 FEET, A CENTRAL ANGLE OF 10°17'15" AND A CHORD BEARING N03°44'07"E A DISTANCE OF 412.41 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, FOR THE NORTHWEST CORNER OF SAID 2.500-ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 1.702-ACRE TRACT AND FOR A POINT OF NON-TANGENCY OF THE SUBDIVISION DESCRIBED HEREIN,

2)WITH THE WEST LINE OF SAID 1.702-ACRE TRACT AND ALONG SAID CURVE TO THE LEFT, HAVING A LENGTH OF 280.65 FEET, A RADIUS OF 2,300.00 FEET, A CENTRAL ANGLE OF 06°59'28" AND A CHORD BEARING N04°54'14"E A DISTANCE OF 280.47 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, FOR THE NORTHWEST CORNER OF SAID 1.702-ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 1.614-ACRE TRACT AND FOR A POINT OF NON-TANGENCY OF THE SUBDIVISION DESCRIBED HEREIN,

3)WITH THE WEST LINE OF SAID 1.614-ACRE TRACT AND ALONG SAID CURVE TO THE LEFT, HAVING A LENGTH OF 11.11 FEET, A RADIUS OF 2,300.00 FEET, A CENTRAL ANGLE OF 00°16'36" AND A CHORD BEARING N08°32'17"W A DISTANCE OF 11.11 FEET, TO A CALCULATED POINT FOR AN ANGLE POINT OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" BEARS NORTH 16°17'56" WEST, A DISTANCE OF 0.32 FEET,

4)CONTINUING WITH THE WEST LINE OF SAID 1.614-ACRE TRACT, N08°40'34"W, A DISTANCE OF 185.24 FEET TO A CALCULATED POINT FOR THE POINT OF CURVATURE OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND BEARS SOUTH 44°12'19" EAST, A DISTANCE OF 0.30 FEET, AND

5)CONTINUING WITH THE WEST LINE OF SAID 1.614-ACRE TRACT AND ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 41.45 FEET, A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 01°54'00" AND A CHORD BEARING OF N07°43'34"W, A DISTANCE OF 41.45 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TERAVISTA PARKWAY (100' WIDE R.O.W.), FOR THE NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHWEST CORNER OF SAID 1.614-ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE SUBDIVISION DESCRIBED HEREIN;

THENCE WITH SAID SOUTH RIGHT-OF WAY LINE OF TERAVISTA DRIVE, THE NORTH LINE OF SAID LOT 2, AND THE NORTH LINE OF SAID 1.614-ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1)N38°18'22"E, A DISTANCES OF 50.49 FEET TO A CALCULATED POINT, FOR A POINT OF CURVATURE OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNER" FOUND BEARS SOUTH 30°51'33" EAST, A DISTANCE OF 0.24 FEET,

2)ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 17.74 FEET, A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 01°11'49" AND A CHORD BEARING N74°26'08"E, A DISTANCE OF 17.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR THE POINT OF TANGENCY OF THE SUBDIVISION DESCRIBED HEREIN, AND

3) N74°18'53"E, A DISTANCE OF 201.59 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND, FOR THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF SAID 1.614-ACRE TRACT, FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, TERAVISTA SECTION 32, SUBDIVISION PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET CC, SLIDE 108, P.R.W.C.T., AND FOR THE NORTHEAST CORNER OF THE SUBDIVISION DESCRIBED HEREIN;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF TERAVISTA PARKWAY, WITH THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1, BLOCK A, TERAVISTA SECTION 32, SUBDIVISION PHASE ONE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1)WITH THE EAST LINE OF SAID 1.614-ACRE TRACT AND ALONG A CURVE TO THE LEFT, HAVING A LENGTH OF 102.92 FEET, A RADIUS OF 1000.0 FEET, A CENTRAL ANGLE OF 05°53'48" AND A CHORD BEARING S05°44'01"E, A DISTANCE OF 102.87 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNER" FOUND BEARS NORTH 18°30'00" WEST, A DISTANCE OF 0.30 FEET,

2)S08°40'03"E, CONTINUING WITH THE EAST LINE OF SAID 1.614-ACRE TRACT, A DISTANCE OF 185.24 FEET TO A CALCULATED POINT FOR THE POINT OF CURVATURE OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND BEARS SOUTH 40°43'06" EAST, A DISTANCE OF 0.33 FEET,

3)CONTINUING WITH THE EAST LINE OF SAID 1.614-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 10.88 FEET, A RADIUS OF 2,550.20 FEET, A CENTRAL ANGLE OF 00°14'40" AND A CHORD BEARING S03°33'14"E A DISTANCE OF 10.88 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR THE SOUTHEAST CORNER OF SAID 1.614-ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 1.702-ACRE TRACT AND FOR AN ANGLE POINT OF THE SUBDIVISION DESCRIBED HEREIN,

4)WITH THE EAST LINE OF SAID 1.702-ACRE TRACT AND ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 312.59 FEET, A RADIUS OF 2,550.20 FEET, A CENTRAL ANGLE OF 07°01'23" AND A CHORD BEARING S04°55'12"E A DISTANCE OF 312.39 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, FOR THE SOUTHEAST CORNER OF SAID 1.702-ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 2.500-ACRE TRACT AND FOR AN ANGLE POINT OF THE SUBDIVISION DESCRIBED HEREIN, AND

5)WITH THE EAST LINE OF SAID 2.500-ACRE TRACT AND ALONG SAID CURVE TO THE RIGHT, HAVING A LENGTH OF 458.32 FEET, A RADIUS OF 2,550.20 FEET, A CENTRAL ANGLE OF 10°17'52" AND A CHORD BEARING S03°44'26"W A DISTANCE OF 457.70 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER OF SAID 2.500-ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, TERAVISTA SECTION 32 SUBDIVISION PHASE ONE, SAID POINT BEING IN THE NORTH LINE OF SAID LOT 1, BLOCK A, SCOTT AND WHITE SUBDIVISION SECTION ONE, REPLAT OF LOT 1, BLOCK A, AND FOR THE SOUTHEAST CORNER OF THE SUBDIVISION DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BURY PARTNERS" FOUND BEARS SOUTH 35°56'50" EAST, A DISTANCE OF 0.32 FEET;

THENCE, N81°00'51"W, WITH THE SOUTH LINE OF SAID LOT 2, THE SOUTH LINE OF SAID 2.500-ACRE TRACT AND THE NORTH LINE OF SAID LOT 1, BLOCK A, SCOTT AND WHITE SUBDIVISION SECTION ONE REPLAT OF LOT 1, BLOCK A, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.816 ACRES [253,381 SQUARE FEET]

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C 0455E, EFFECTIVE DATE SEPTEMBER 26, 2008, WILLIAMSON COUNTY, TEXAS.

FLOODPLAIN NOTE:

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

CITY OF ROUND ROCK CERTIFICATIONS:

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK, TEXAS

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 201____, A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS DAY OF _____, 201____, A.D. AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

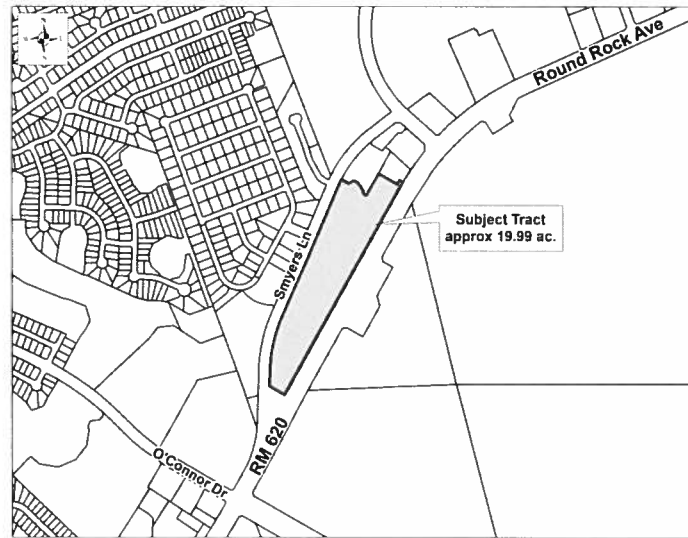
DA DOUCET
& ASSOCIATES

Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetlandassociates.com

TEPLS Firm No.: 10105800
TBPE Firm No.: 3937

Date:	02-05-2019
Scale:	1"=100'
Drawn by:	JRT
Reviewer:	CWT/GC
Project:	1873-001
Sheet:	2 of 2
Field Book:	513
Party Chief:	ADM
Survey Date:	11-19-2018

**Wyoming Springs at 620 Replat of Lots 5A & 5B
FINAL PLAT FP1901-006**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat approval to create 12 development lots from two lots

ZONING AT TIME OF APPLICATION: C-1a (General Commercial – Limited)

DESCRIPTION: 19.99 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Smyers Lane Right-of-Way/Single Family Residential - Zoned PUD (Planned Unit Development) No. 82/SF-3 (Single-Family Mixed Lot)

South: RM 620 Right-of-Way/Undeveloped - Unzoned ETJ

East: Commercial Uses - Zoned C-1a (General Commercial -Limited)

West: Commercial Uses - Unzoned ETJ

PROPOSED LAND USE: Commercial

<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:	12	19.99
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	12	19.99

Owner:
CSW 620 Smyers, LLC & CSW Smyers GW, LLC
Todd Wallace
1703 West 5th St., Ste. 850
Austin, TX 78703

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

Wyoming Springs at 620 Replat of Lots 5A & 5B
FINAL PLAT FP1901-006

HISTORY: The Planning & Zoning Commission approved the "Replat of Lot 5, Block A Wyoming Springs at 620 Subdivision" on April 13, 2011 (Doc No. 2012012718) and created two development lots. This Replat request will create 12 separate development lots.

DATE OF REVIEW: February 20, 2019

LOCATION: Generally located northwest of the intersection of Wyoming Springs Dr. and RM 620 on the south side of Smyers Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1a (General Commercial – Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The subject tract will have access from Smyers Lane and RM 620. Final driveway locations will be determined at the site development plan stage. Trip generation numbers will be required at the site development plan stage 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 that already serve the subject tract.

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

Additional Consideration: Attached is a revised public hearing notice for a replat request based on Planning & Zoning Commission input that states the Commission's public hearing and deliberations are for plat applications only – and not about land use – that was previously established through zoning.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat note No. 3 to include statement: "All minimum finished floor elevations (MFFE) shall be a minimum of 2 feet above the Ultimate 1% Annual Chance Flood for all lots adjacent to the floodplain." Depict MFFE on Plat for each lot adjacent to floodplain, Block A (Lots 14, 15 & 16).
2. Any utility lines or other improvements within the 5' PUE serving Lots 17 and 18 that encroach into the critical root zone of a monarch-designated tree shall require boring. Boring plans must be approved in advance by the City of Round Rock.



Round Rock Ave

Smyers Ln

Subject Tract
approx 19.99 ac.

O'Connor Dr

RM 620

NOTICE OF PUBLIC HEARING / NOTICIA PÚBLICA

Para información en español, por favor llame al 512-218-5428. For more information, please contact Juan Enriquez at 512-218-5429 with the Planning and Development Services Department.

TO ALL INTERESTED PARTIES:

Notice is hereby given of a public hearing to be held in City Council Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on February 20, 2019 at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

The purpose of the hearing is to consider public testimony concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owners, CSW 620 Smyers, LLC and CSW Smyers GW, LLC, to Replat Lots 5A and 5B of the Wyoming Springs at 620 Subdivision. The Planning and Zoning Commission may approve, modify or deny this application. Case No. FP1901-006

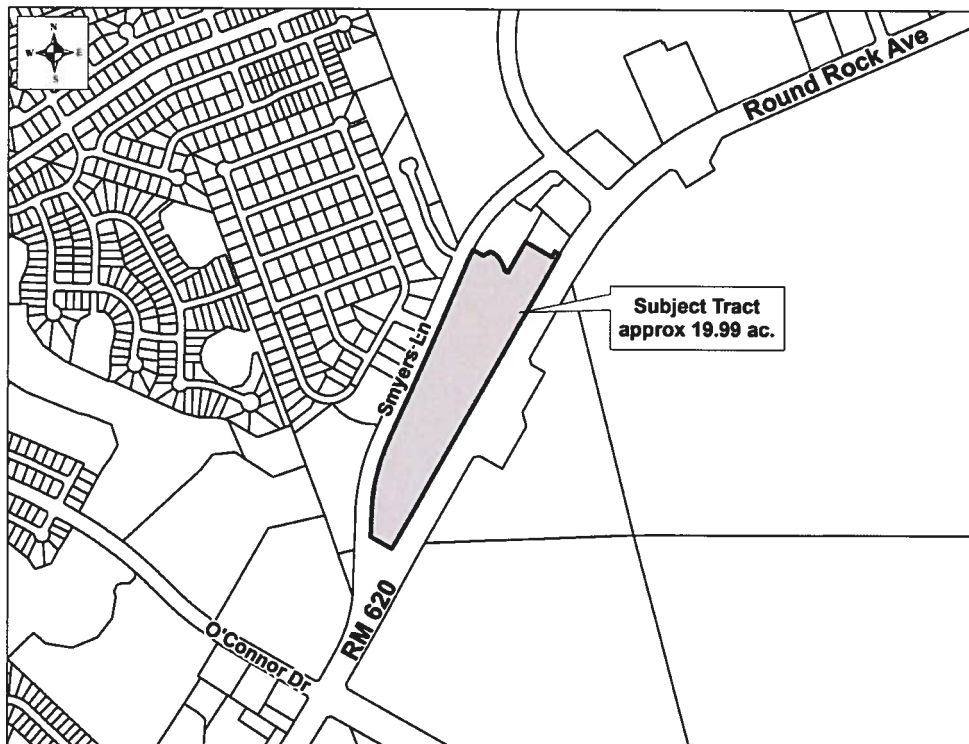
Legal Description: The subject tract consists of 19.99 acres, more or less, out of the Jacob M. Harrell Survey, Abstract No. 284. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

Land Use Proposal: Commercial

Location: Northwest of the intersection of Wyoming Springs Dr. and RM 620; south side of Smyers Ln.

Note: The purpose of a replat is to re-subdivide all or part of a recorded plat, in accordance with the City's subdivision code and development packet. THE PLANNING AND ZONING COMMISSION CANNOT TAKE INTO CONSIDERATION THE USE OF THE PROPERTY WHEN APPROVING THE REPLAT.

<https://www.roundrocktexas.gov/departments/planning-and-development-services>



Required Notice: As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.

OWNERS: CSW 620 SMYERS LLC.
1703 W. 5TH ST. #STE 850
AUSTIN, TEXAS 78703

CSW SMYERS GW LLC
1703 W. 5TH ST. #STE 850
AUSTIN, TEXAS 78703

ACREAGE: TOTAL ACREAGE = 19.985 AC

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
(512) 931-3100

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: JANUARY 22, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 20, 2019

PATENT SURVEY: JACOB M. HARRELL A-284

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665
(512) 505-8953

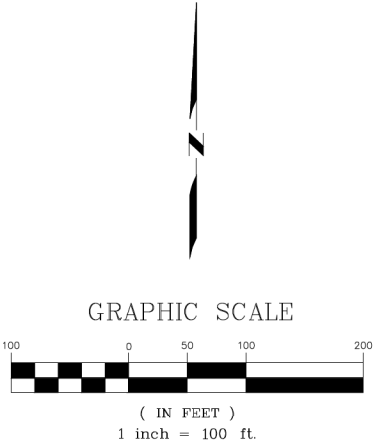
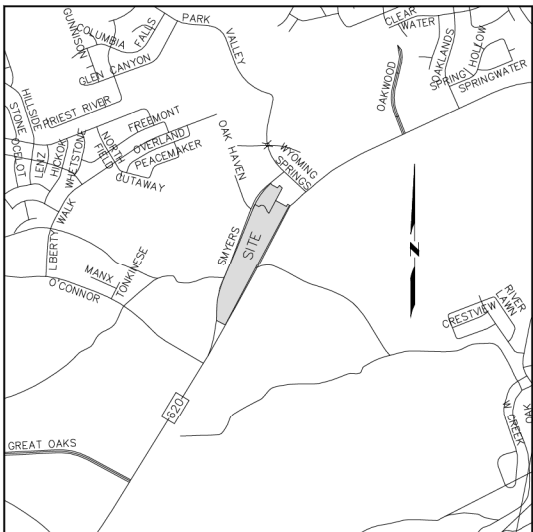
NUMBER OF LOTS BY TYPE: 12-DEVELOPMENT

LEGEND

● = IRON ROD FOUND
■ = CONCRETE HWY. MONUMENT FOUND (TYPE I)
★ = COTTON GIN SPINDLE FOUND
PK ▲ = PK NAIL FOUND
○ = 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
✱ = "X" CUT FOUND IN CONCRETE
+ BM = BENCHMARK
C.E.F. = CRITICAL ENVIRONMENTAL FEATURE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

--- = ADJOINER LINE
- - - - - = R.O.W. TIE LINE
- - - - - = PROPOSED EASEMENT LINE

100-YR = EXISTING ULTIMATE 1% ANNUAL FLOODPLAIN
25-YR = EXISTING ULTIMATE 4% ANNUAL FLOODPLAIN



BEARING BASIS: NAD-83, TEXAS CENTRAL (4203 STATE PLANE SYSTEM). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.9998846.

BENCHMARK #1 (POINT # 4205)
ELEVATION = 796.22'
VERTICAL DATUM: NAVD-88 (GEOID 2012A)
SURFACE VALUES - N: 10157006.18, E: 3119811.77
GRID COORDINATES - N: 10155834.06, E: 3119451.74

DESCRIPTION
PK NAIL SET IN CONCRETE ON THE SOUTH SIDE OF AN AREA DRAIN, ON THE WEST SIDE OF R.R. 620, APPROXIMATELY 205 FEET NORTHEAST FROM THE INTERSECTION OF SMYERS LANE AND R.R. 620, AND APPROXIMATELY 18 FEET NORTHWEST OF A CURB INLET AT WEST CURB OF R.R. 620

BENCHMARK #2 (POINT # 1011)
ELEVATION = 796.90'
VERTICAL DATUM: NAVD-88 (GEOID 2012A)
SURFACE VALUES - N: 10159193.28, E: 3120528.23
GRID COORDINATES - N: 10158020.90, E: 3120168.12

DESCRIPTION
PK NAIL SET IN SOUTH CURB OF AN ASPHALT DRIVE, NEAR THE INTERSECTION OF SAID DRIVE AND SMYERS LANE, APPROXIMATELY 380 FEET SOUTH WEST FROM THE INTERSECTION OF SMYERS LANE AND WYOMING SPRINGS DRIVE, AND APPROXIMATELY 34 FEET SOUTHEAST FROM THE EDGE OF PAVEMENT OF SMYERS LANE.

EASEMENTS

- E1 CITY OF ROUND ROCK, TEXAS WATERLINE EASEMENT CALLED 0.15 ACRE DOC. NO. 2011055935 O.P.R.W.C.T.
 - E2 CITY OF ROUND ROCK, TEXAS WATERLINE EASEMENT CALLED 0.005 ACRE DOC. NO. 2011055936 O.P.R.W.C.T.
 - E3 CITY OF ROUND ROCK, TEXAS WATERLINE EASEMENT CALLED 0.016 ACRE DOC. NO. 2011061505 O.P.R.W.C.T.
 - E4 CITY OF ROUND ROCK, TEXAS STORMWATER EASEMENT CALLED 0.017 ACRE DOC. NO. 2011060088 O.P.R.W.C.T.
 - E5 CITY OF ROUND ROCK, TEXAS STORMWATER EASEMENT CALLED 0.006 ACRE DOC. NO. 2011060088 O.P.R.W.C.T.
 - E6 ONCOR ELECTRIC DELIVERY COMPANY LLC ELECTRICAL EASEMENT CALLED 0.0985 ACRE DOC. NO. 2011046755 O.P.R.W.C.T.
 - E7 CITY OF ROUND ROCK, TEXAS WASTEWATER EASEMENT CALLED 0.36 ACRE DOC. NO. 2011009644 O.P.R.W.C.T.
 - E8 CITY OF ROUND ROCK, TEXAS WATER AND WASTEWATER LINE EASEMENT CALLED 0.28 ACRE DOC. NO. 2011009643 O.P.R.W.C.T.
 - E9 WASTEWATER EASEMENT CALLED 0.28 ACRE DOC. NO. 2016053675 O.P.R.W.C.T.
 - E10 TEXAS POWER & LIGHT COMPANY 15' ELECTRICAL EASEMENT VOL. 1474 PG. 892 O.R.W.C.T.
 - E11 CITY OF ROUND ROCK 15' WATERLINE EASEMENT DOC. NO. 2011009645 O.P.R.W.C.T.
 - E12 SPECIFIC ACCESS EASEMENT (TRACT 1) CALLED 0.82 ACRE DOC. NO. 2016053675 O.P.R.W.C.T.
 - E13 STATE OF TEXAS CHANNEL EASEMENT CALLED 0.289 ACRE VOL. 337 PG. 290 D.R.W.C.T.
- C.E.F. SET BACK
DOC. NO. 2011009748
DOC. NO. 2012012718
O.P.R.W.C.T.

- PLAT NOTES:
- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
 - 2) NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 - 3) THE MINIMUM FINISHED FLOOR ELEVATION ON LOT 5B SHALL BE 784.00 WHICH IS 2 FEET ABOVE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. PER DOCUMENT NO. 2012012718, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 - 4) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS 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, TEXAS, AS AMENDED.
 - 6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
 - 7) A FIVE (5') FOOT WIDE PUBLIC UTILITY AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE HAS BEEN DEDICATED BY DOCUMENT NO. 2012012718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR ALL STREET SIDE PROPERTY LOTS, EXCEPT ALONG R.M. 620, WHICH SHALL HAVE A FIVE (5') FOOT WIDE PUBLIC UTILITY EASEMENT AND A FIFTEEN (15') FOOT WIDE PUBLIC SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE.
 - 8) A PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - 9) NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - 10) NO DEVELOPMENT OF ANY KIND IS ALLOWED WITHIN THE CRITICAL ENVIRONMENTAL FEATURE SETBACK.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

FP1901-006
SHEET 1 OF 3

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

REPLAT OF LOTS 5A AND 5B
OF THE REPLAT OF LOT 5,
BLOCK A WYOMING SPRINGS
AT 620 SUBDIVISION

METES AND BOUNDS DESCRIPTION

FOR A 19.985 ACRE TRACT OF LAND (TRACT 1), BEING ALL OF LOTS 5A AND 5B, BLOCK A, REPLAT OF LOT 5, BLOCK A, WYOMING SPRINGS AT 620 SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 2012012718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 19.985 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING IN THE MONTH OF AUGUST 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southeast corner of Lot 5B, Block A, of said Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, same being on the westerly right-of-way line of R.M. 620 (right-of-way width varies) for the southeast corner and POINT OF BEGINNING hereof;

THENCE, N 60°31'37" W with the southerly boundary line of said Lot 5B, for a distance of 155.41 feet to a TXDOT type I concrete monument found on the southwest corner of said Lot 5B, same being the intersection of said right-of-way line of R.M. 620 and the easterly right-of-way line of Smyers Lane (100' right-of-way width), for the southwest corner hereof;

THENCE, with said easterly right-of-way line of Smyers Lane, in part with the westerly boundary line of said Lot 5B, in part with the westerly boundary line of said Lot 5A of said Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, the following five (5) courses and distances:

1) N 01°48'36" E for a distance of 146.11 feet to a leaning TXDOT type I concrete monument found on the beginning of a curve to the right, from which a TXDOT type I concrete monument found on the westerly right-of-way line of Smyers Lane, bears N 88°04'05" W for a distance of 100.37 feet;

2) With said curve to the right, said curve having an arc length of 476.06 feet, a radius of 1223.24 feet, a central angle of 22°17'53", and having a chord which bears N 12°57'33" E for a distance of 473.06 feet to a leaning TXDOT type I concrete monument found for the end of this curve hereof;

3) N 23°58'40" E for a distance of 590.15 feet to an iron rod found with cap marked "Baker-Aicklin" for an angle point hereof from which a TXDOT type I concrete monument found bears S 63°21'07" W for a distance of 0.62 feet;

4) N 23°09'19" E for a distance of 657.77 feet to a leaning TXDOT type I concrete monument found on the beginning of a curve to the right;

5) With said curve to the right, said curve having an arc length of 498.93 feet, a radius of 1095.92 feet, a central angle of 26°05'04", and having a chord which bears N 36°16'49" E for a distance of 494.63 feet to a "X" cut found in concrete on the northwest corner of said Lot 5A, same being on the most westerly corner of called Lot 2, Block A, Final Plat at Wyoming Springs at 620 Subdivision, a subdivision recorded in Document No. 2011009748, Official Public Records of Williamson County, Texas, for the northwest corner hereof;

THENCE, in part with the common boundary line of said Lot 5A, in part with the common boundary line of said Lot 5B, in part with the common boundary line of said Lot 2, and in part with the common boundary lines of Lot 1 and Lot 3, Block A, of said Final Plat Wyoming Springs at 620 Subdivision, the following eight (8) courses and distances:

1) S 39°38'21" E for a distance of 30.76 feet to a cotton gin spindle found, for an angle point hereof;

2) S 60°42'02" E for a distance of 98.86 feet to an iron rod found with cap marked "Wallace" on the southeast corner of said Lot 2, for an angle point hereof;

3) N 42°15'55" E for a distance of 48.84 feet to an iron rod found with cap marked "Jacobs" on the most westerly corner of said Lot 1 for an angle point hereof;

4) S 47°36'23" E for a distance of 60.38 feet to a "X" cut found in concrete on the northeast corner of said Lot 5A, same being on the most northerly corner of said Lot 3, for an angle point hereof;

5) S 29°21'08" W for a distance of 225.42 feet to PK nail found in asphalt on an angle point in the northerly boundary line of said Lot 5B, same being on the southwest corner of said Lot 3, for an angle point hereof, from which, a cotton gin spindle found on the southeast corner of said Lot 5A bears S 29°21'08" W for a distance of 222.05 feet;

6) S 60°39'12" E for a distance of 193.10 feet to PK nail found in asphalt, for an angle point hereof;

7) N 29°29'02" E for a distance of 38.45 feet to a "X" cut found in concrete for an angle point hereof;

8) S 60°47'01" E for a distance of 34.73 feet to a "X" cut found in concrete on the northeast corner of said Lot 5B, same being on the southeast corner of Lot 3, same being on a point in the aforementioned westerly right-of-way line of R.M. 620, for the northeast corner hereof;

THENCE, with the easterly boundary line of said Lot 5B, same being with said westerly right-of-way line of R.M. 620, the following two (2) courses and distances:

1) With a curve to the left, said curve having an arc length of 68.52 feet, a radius of 2351.83 feet, a central angle of 01°40'09", and having a chord which bears S 30°18'30" W for a distance of 68.51 feet to a PK nail found in asphalt, for the end of this curve hereof;

2) S 29°22'46" W for a distance of 2083.87 feet to the POINT OF BEGINNING hereof, and containing 19.985 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM, All distances are surface distances based on a Combined Surface Adjustment Factor of 0.9998846.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

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

FEBRUARY 04, 2019
DATE



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 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.

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

06 FEB 19
DATE



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That CSW 620 Smyers, LLC, A Texas Limited Liability Company, as the owner of that certain tract of land, being the remnant portion of land recorded in Document Number 2018097092, Official Public Records of Williamson County, Texas (being all of Lot 5A and a portion of Lot 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, recorded in Document Number 2012012718, 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 Lots 5A and 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision.

CSW 620 Smyers, LLC
Todd M. Wallace, Manager
1703 West 5th Street, Suite 850
Austin, Texas 78703

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____, as _____ of _____, a State of Texas, _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That CSW Smyers GW, LLC, A Texas Limited Liability Company, as the owner of that certain 6.149 acre tract of land recorded in Document Number 2018099050, Official Public Records of Williamson County, Texas, (being a portion of Lot 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, recorded in Document Number 2012012718, 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 Lots 5A and 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision.

CSW Smyers GW, LLC
Todd M. Wallace, Manager
1703 West 5th Street, Suite 850
Austin, Texas 78703

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____, as _____ of _____, a State of Texas, _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That American Bank of Commerce, the Lien Holder of those certain tracts of land recorded in Document Number 2018097092 and Document Number 2018099050, of the Official Public Records of Williamson County, Texas (Being all of Lots 5A and 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, recorded in Document Number 2012012718, of the Official Public Records of Williamson County, Texas), do hereby consent to the subdivision of that certain tract, being the Replat of Lots 5A and 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

American Bank of Commerce

By: _____ Date: _____, 2019
Fred H. Thomas, Senior Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____, as _____ of _____, a State of Texas, _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

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 WITH IN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING 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 LAS ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

REPLAT OF LOTS 5A AND 5B
OF THE REPLAT OF LOT 5,
BLOCK A WYOMING SPRINGS
AT 620 SUBDIVISION

FP1901-006

SHEET 3 OF 3



WALTZ & PRETE, INC.
CIVIL ENGINEERS

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



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

**Chisholm Trail Tech Center Sec.3
CONCEPT PLAN CP1901-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of a Concept Plan

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

DESCRIPTION: 26.28 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Undeveloped Commercial/Commercial Buildings - Zoned C1 (General Commercial)

South: Commercial Buildings - Zoned C-1 (General Commercial)

East: IH-35 Right-of-Way - Unzoned

West: Chisholm Trail Road Right-of-Way/Vacant and Undeveloped - Zoned LI (Light Industrial)

PROPOSED LAND USE: Commercial

<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	26.28
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	0	26.28

Owner:
Chisholm Trail Developers Venture, LTD
David Bodenman
211 E. 7th St., Ste. 709
Austin, TX 78701

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

**Chisholm Trail Tech Center Sec. 3
CONCEPT PLAN CP1901-001**

HISTORY: This property consists of a 26.28 acre tract, which is vacant and undeveloped. On July 17, 2002, a Preliminary Plat (No. 02-013-PP) was approved by the Planning & Zoning Commission to subdivide a 56.48 acre property into five commercial lots, which included the subject tract. A Final Plat was never recorded and therefore the Preliminary Plat has expired. Since that time Chisholm Parkway has been constructed, thus splitting the 54.48 acre tract into two separate development tracts. The Applicant is requesting approval of a Concept Plan application for the 26.28 acres south of Chisholm Parkway. Preliminary and Final Plat applications will follow.

DATE OF REVIEW: February 20, 2019

LOCATION: Generally located at the southeast corner of Chisholm Trail Rd. and Chisholm Parkway, west of IH-35.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as office/warehouse, retail sales, hotels and fuel stations by right. The C-1 development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: Driveway access points will be finalized during the site development plan review stage. A Traffic Impact Analysis (TIA1706-0003) has been approved for this tract. Mitigation measures such as adding lanes and restricting turns to right in and right out only in certain areas have been included as part of the TIA approval. Transportation staff will refer to the approved TIA as each commercial project is submitted for review.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property has multiple points of access for water service such as through an existing 12-inch water line along the IH-35 service road and an existing 12-inch water line to the north along Chisholm Parkway. There is an existing public wastewater interceptor that is located along Onion Branch Creek. The Applicant intends to serve the development with wastewater by connecting to the existing interceptor and extend the wastewater line into the development.

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

Additional Consideration: Attached is a revised public hearing notice for a concept plan request based on Planning & Zoning Commission input that states the Commission's public hearing and deliberations are for concept plans only – and not about land use – that was previously established through zoning.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation of the first Final Plat, a deed for Chisholm Parkway right-of-way shall be conveyed to the City of Round Rock.

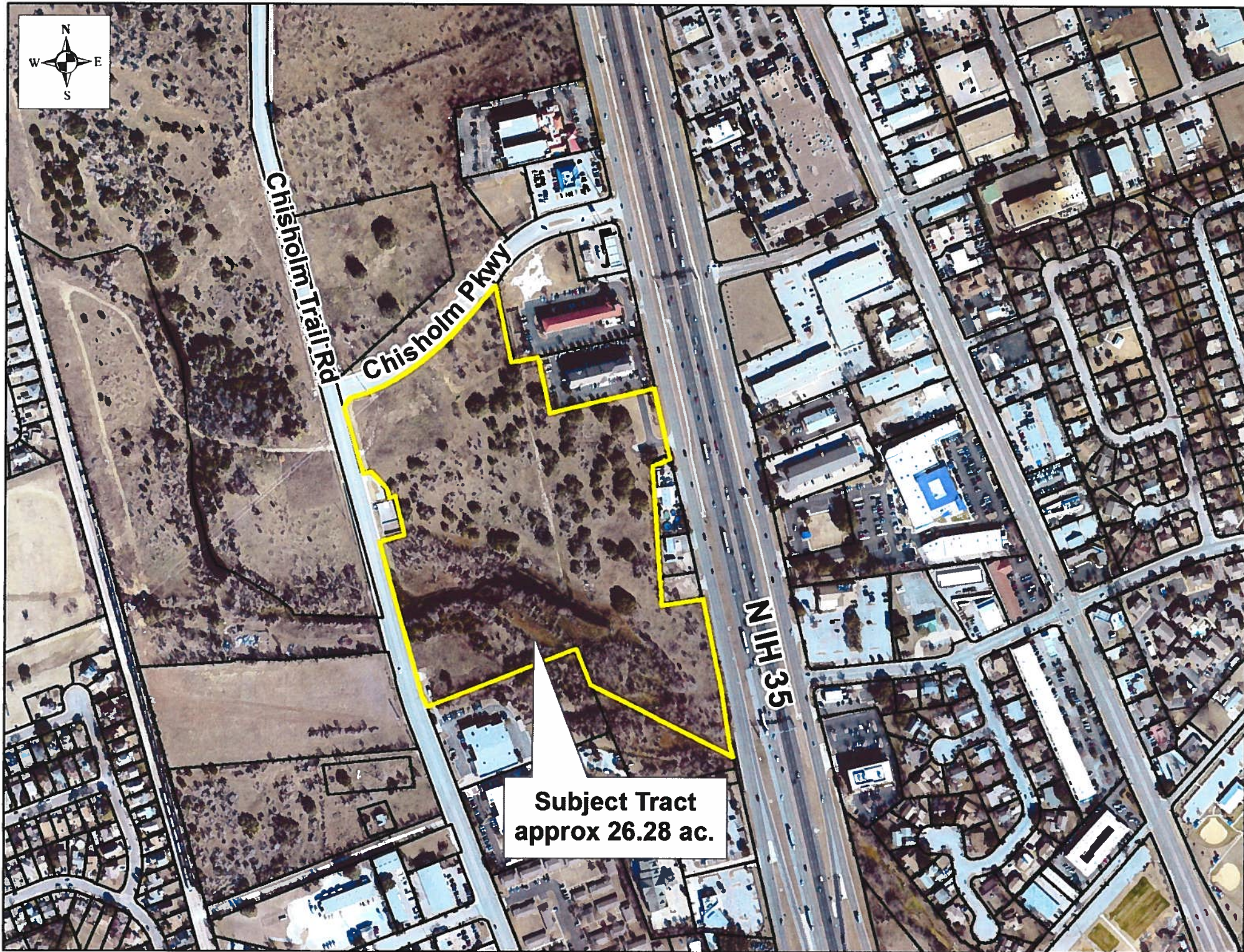


Chisholm Trail Rd

Chisholm Pkwy

NIH 35

**Subject Tract
approx 26.28 ac.**



NOTICE OF PUBLIC HEARING / NOTICIA PÚBLICA

Para información en español, por favor llame al 512-218-5428. For more information, please contact Juan Enriquez at 512-218-5429 with the Planning and Development Services Department.

TO ALL INTERESTED PARTIES:

Notice is hereby given of a public hearing to be held in City Council Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on February 20, 2019, at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

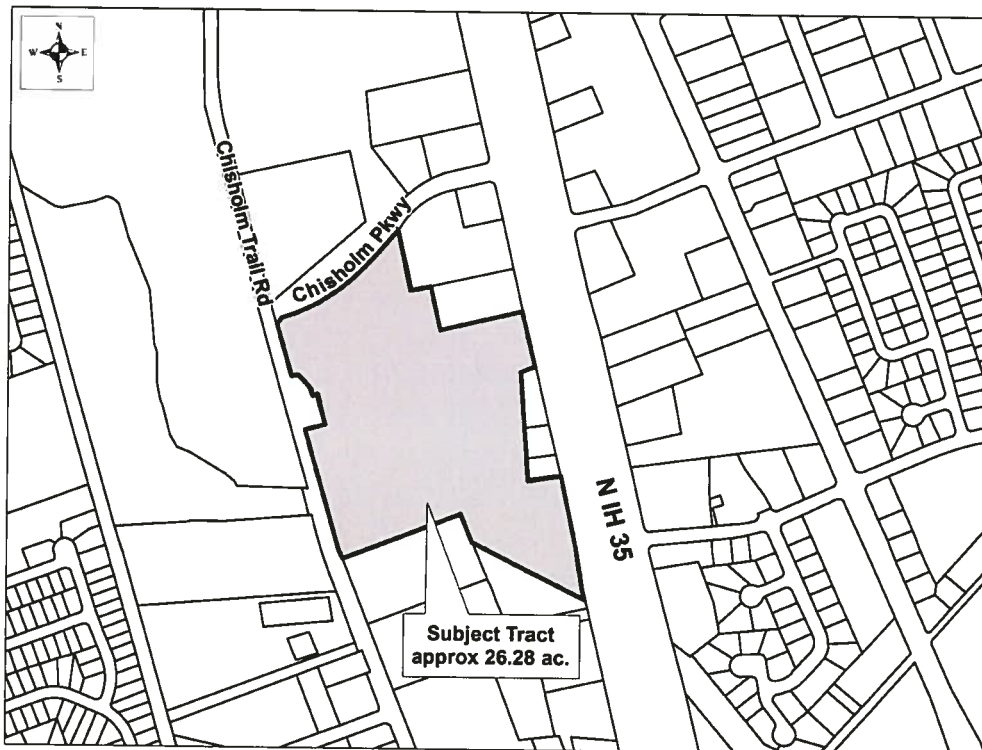
The purpose of the hearing is to consider public testimony concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LTD, for approval of a Concept Plan to be known as Chisholm Trail Tech Center Sec. 3 Concept Plan. The Planning and Zoning Commission may approve, modify or deny this application. Case No. CP1901-001

Legal Description: The subject tract consists of 26.28 acres, more or less, out of the David Curry Survey, Abstract No. 130. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

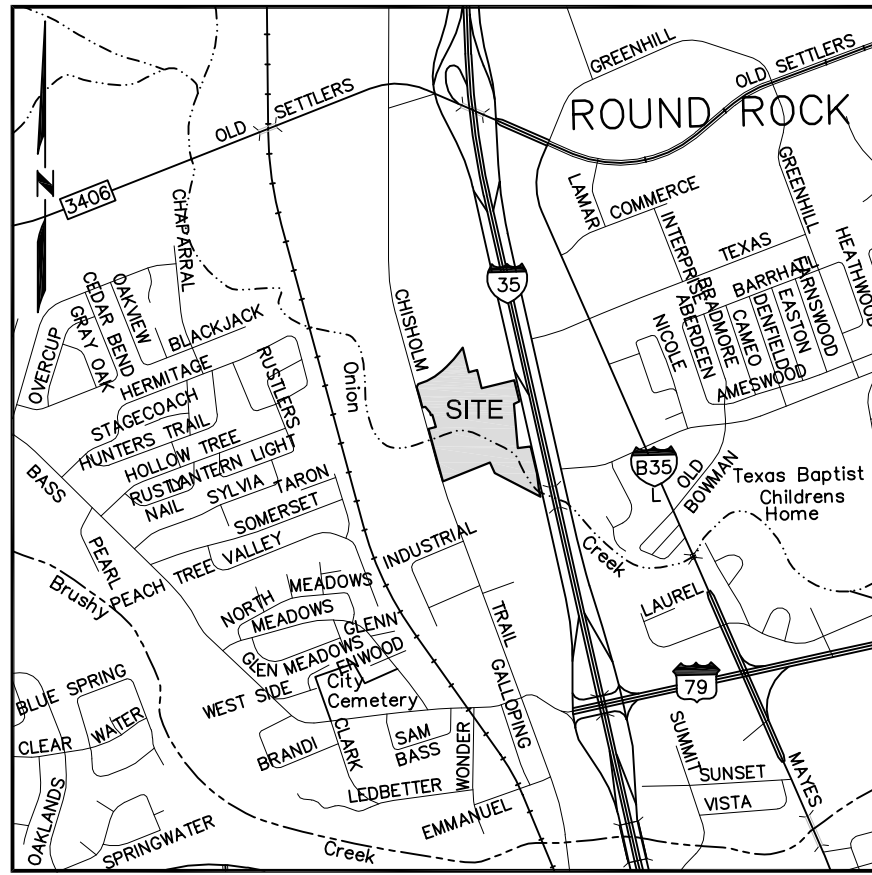
Location: Southeast corner of Chisholm Trail Rd. and Chisholm Pkwy.; west side of IH-35

Land Use Proposal: Commercial

Note: The purpose of a concept plan is to present the layout of a proposed subdivision, in accordance with the City's subdivision code and development packet. The layout must show major streets within the site and the proposed street connections to existing roadways. The concept plan is used to determine the availability of city utilities, streets and drainage. THE PLANNING AND ZONING COMMISSION CANNOT TAKE INTO CONSIDERATION THE USE OF THE PROPERTY WHEN APPROVING THE CONCEPT PLAN. <https://www.roundrocktexas.gov/departments/planning-and-development-services>



Required Notice: As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.



VICINITY MAP
(NOT TO SCALE)

OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD.
C/O HIGHLAND RESOURCES INC.
211 E. 7TH ST, STE. 709
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10006900

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

SUBMITTAL DATE: JANUARY 22, 2019

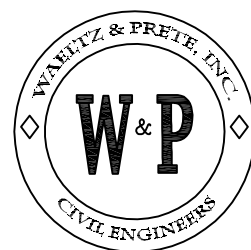
DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 20, 2019

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 739.35'
VERTICAL DATUM: NAVD 88 (GEOID 2012A)
GRID COORDINATES:
N=10165023.87
E=3127380.32

PLAT NOTES:

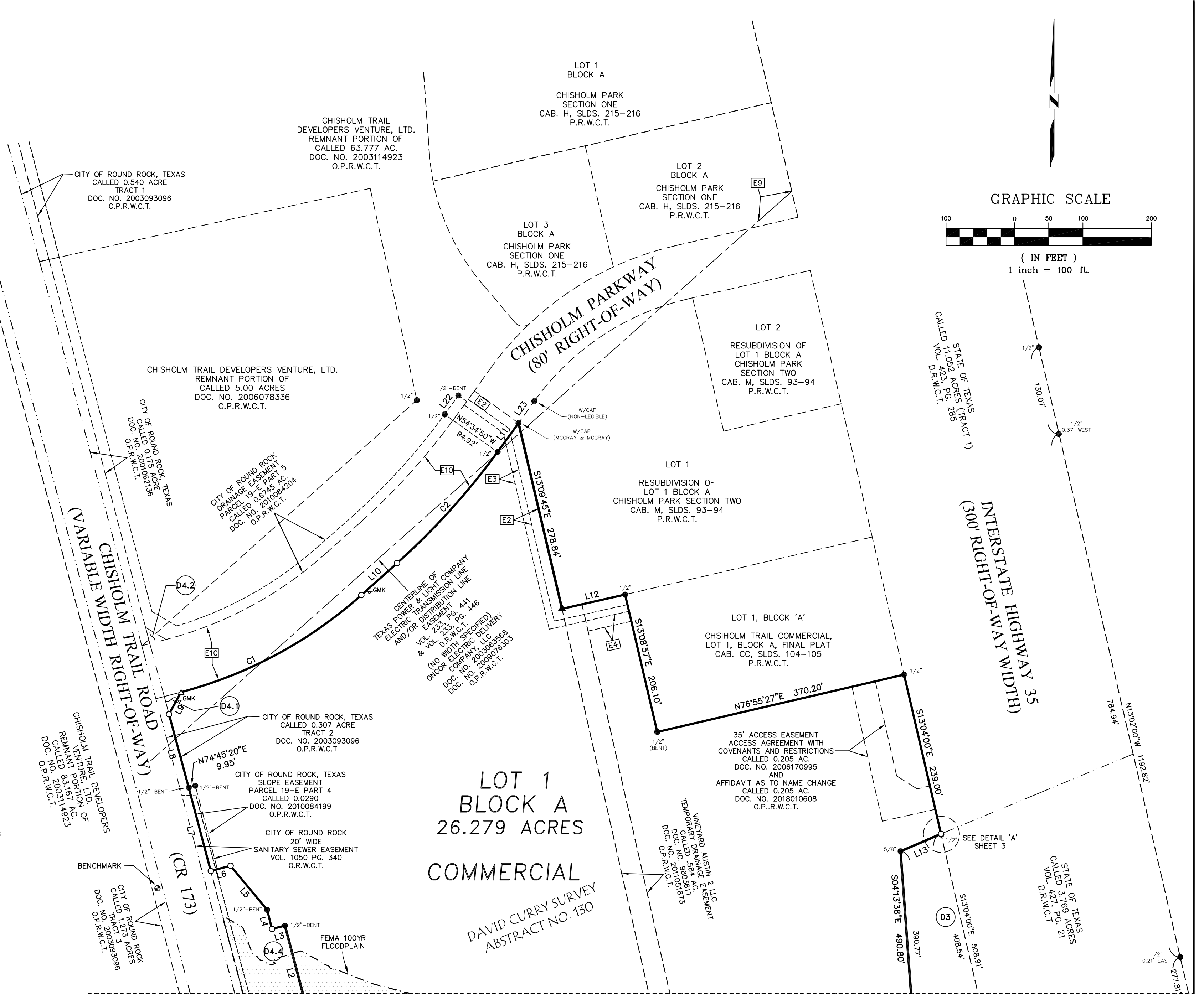
- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 2) A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 4) 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.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- 6) 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 AND A FIFTEEN (15') PUE IS HEREBY CONVEYED ALONG INTERSTATE HIGHWAY 35.
- 7) NO NEW PUBLIC STREETS ARE PROPOSED.



Waeltz & Prete, Inc.
CIVIL ENGINEERS

3000 Joe DiMaggio Blvd. #72
Round Rock, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900



MATCHLINE SHEET 2

SHEET 1 OF 3

CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3

CP1901-001

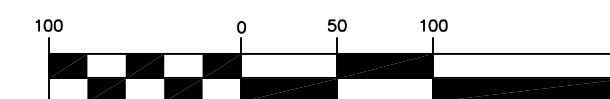
MATCHLINE SHEET 1

LOT 1
BLOCK A
26.279 ACRES

COMMERCIAL

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH RIGHT-OF-WAY)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CHISHOLM TRAIL DEVELOPERS
VENTURE, LTD.
REMNANT PORTION OF
CALLED 83.167 AC.
DOC. NO. 2003114923
O.P.R.W.C.T.

✓
CITY OF ROUND ROCK
CALLED 1.273 ACR
TRACT 3
DOC. NO. 200309
O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
CALLED 15.0790 ACRES
DOC. NO. 2010084200
O.P.R.W.C.T.

OPTIONALITY HOLDINGS, LLC
REMNANT PORTION OF
CALLED 14.1148 ACRES
DOC. NO. 2018007626
O.P.R.W.C.T.

VINEYARD AUSTIN 2 LLC
TEMPORARY DRAINAGE EASEMENT-
CALLED .584 AC.
DOC. NO. 9603617
DOC. NO. 2011051673

CITY OF ROUND ROCK, TEXAS
SUBSURFACE STORM SEWER
DRAINAGE EASEMENT
PARCEL 19-E PART 3
CALLED 0.0414
DOC. NO. 2010084198
O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
OPEN CHANNEL SURFACE
DRAINAGE EASEMENT
PARCEL 19-E PART 9
CALLED 0.1516
DOC. NO. 2010084197
O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
CALLED 0.307 ACRE
TRACT 2
NO. 2003093096
DOC. O.P.R.W.C.T.

TEXAS POWER & LIGHT COMPANY
20' WIDE ELECTRIC EASEMENT
VOL. 733, PG. 800
P.R.W.C.T.

ANCHOR ONE
CAB. P, SLDS. 120-121
P.R.W.C.T.

LOT 1
ANCHOR TWO
CAB. P, SLDS. 122-123
P.R.W.C.T.

DAVID CURRY SURVEY
ABSTRACT NO. 130

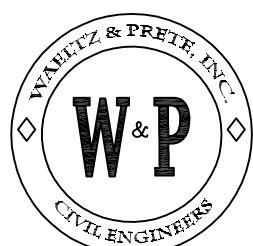
APPROXIMATE SIZE
JACOB M. HARRELL SURVEY
ABSTRACT NO. 284

LOT 4
MKR SUBDIVISION
CAB. V, SLDS. 140-141
P.R.W.C.T.

LOT 2
MKR SUBDIVISION
CAB. V, SLDS. 140-141
P.R.W.C.T.

LOT 3
MKR SUBDIVISION
CAB. V, SLDS. 140-141
P.R.W.C.T.

LOT 1
MKR SUBDIVISION
CAB. V, SLDS. 140-141
P.R.W.C.T.



Waeltz & Prete, Inc.
CIVIL ENGINEERS

3000 Joe DiMaggio Blvd. #72
Round Rock, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900

SHEET 2 OF 3

CONCEPT PLAN OF: CHISHOLM TRAIL TECH CENTER SECTION 3

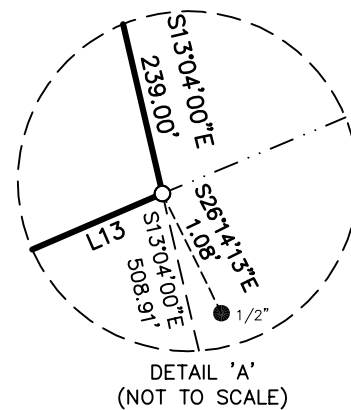
CP1901-001

PROPERTY OWNER DEED INFORMATION

- D1 DHANMATTIE SHAN BALKISSOON
CALLED 1.15 ACRES
VOL. 2037, PG. 370
O.R.W.C.T.
DESCRIBED AS 0.30 ACRE IN
VOL. 906, PG. 374
D.R.W.C.T.
- D2 JOHN FISCHER AND SHIRLEY FISCHER
CALLED 0.3564 ACRE
DOC. NO. 2014054370
O.P.R.W.C.T.
- D3 WENDELL D. BISHOP
CALLED 0.496 ACRE
VOL. 1946, PG. 899
O.R.W.C.T.
- D4.1 CITY OF ROUND ROCK, TEXAS
CALLED 0.0077 ACRE
PARCEL 19 PART 1
DOC. NO. 2010084196
O.P.R.W.C.T.
- D4.2 CITY OF ROUND ROCK, TEXAS
CALLED 0.0069 ACRE
PARCEL 19 PART 2
DOC. NO. 2010084196
O.P.R.W.C.T.
- D4.4 CITY OF ROUND ROCK, TEXAS
CALLED 0.3978 ACRE
PARCEL 19 PART 4
DOC. NO. 2010084196
O.P.R.W.C.T.

RECORD EASEMENT INFORMATION

- E1 CITY OF ROUND ROCK, TEXAS
POSSESSION AND USE AGREEMENT
PARCEL 19-E PART 1
CALLED 0.0205 AC.
DOC. NO. 2010047330
INGRESS AND EGRESS EASEMENT
DOC. NO. 2010084201
O.P.R.W.C.T.
- E2 CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS
WATER LINE EASEMENT
CALLED 0.16 AC.
DOC. NO. 2006070993
O.P.R.W.C.T.
- E3 CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS
PUBLIC UTILITIES EASEMENT
CALLED 0.11 AC.
DOC. NO. 2006070992
O.P.R.W.C.T.
- E4 DECLARATION OF DRAINAGE
EASEMENTS
CALLED 0.0224 AC.
EXHIBITS C & D
DOC. NO. 2006070991
CORRECTED IN
DOC. NO. 2011042150
O.P.R.W.C.T.
- E5 CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS
PUBLIC UTILITY EASEMENT
CALLED 0.390 AC.
DOC. NO. 9740627
O.R.W.C.T.
- E6 SOUTHWESTERN BELL
TELEPHONE COMPANY
EASEMENT FOR
EQUIPMENT STATION
CALLED 0.04 AC.
VOL. 1182, PG. 215
- E7 CITY OF ROUND ROCK, TEXAS
INGRESS & EGRESS
ACCESS EASEMENT
CALLED 0.0847 ACRE
DOC. NO. 2010045449
O.P.R.W.C.T.
- E8 PROBABLE LOCATION OF
LONE STAR GAS
BLANKET EASEMENT
VOL. 427, PG. 237
D.R.W.C.T.
MARKED ON THE GROUND WITH GAS
SIGNS AND FIELD LOCATED BY
SURVEY CREW
- E9 CENTERLINE OF
TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION LINE
AND/OR DISTRIBUTION LINE
EASEMENT
& VOL. 427, PG. 603
D.R.W.C.T.
(NO WIDTH SPECIFIED)
- E10 80' WIDE ROAD RIGHT-OF-WAY,
UTILITY AND
DRAINAGE EASEMENT
EXHIBIT 'A'
VOL. 1187, PG. 297 &
VOL. 1322, PG. 207
O.R.W.C.T.

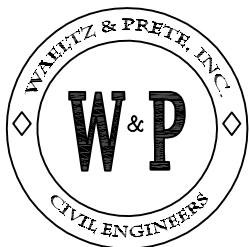


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.46'
L2	N14°48'53"W	140.03'
L3	S75°46'55"W	19.53'
L4	N14°13'05"W	28.78'
L5	N39°39'14"W	83.73'
L6	S75°15'50"W	29.93'
L7	N14°46'58"W	126.36'
L8	N15°03'07"W	111.03'
L9	N28°41'17"E	36.67'
L10	N48°10'04"E	70.12'
L11	N35°54'25"E	52.15'
L12	N77°19'22"E	94.59'
L13	S66°44'54"W	64.34'
L14	S13°07'06"E	54.69'
L15	N25°02'47"W	5.17'
L16	N20°31'22"W	14.10'
L17	N23°47'46"W	70.73'
L18	N24°16'37"W	24.90'
L19	N20°43'16"W	11.56'
L20	S21°17'01"E	82.10'
L21	S14°46'57"E	86.32'
L22	N35°59'23"E	34.22'
L23	N35°40'44"E	39.66'
L24	S25°02'47"E	12.00'
L25	N14°56'33"W	19.87'

LEGEND

- IRON ROD FOUND
⊙ 1" IRON PIPE FOUND (PINCHED)
▲ 60D NAIL FOUND IN POST
× "X" SCRIBE FOUND
⊗ COTTON GIN SPINDLE SET
△ PK NAIL SET
○ IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
⊙ BENCHMARK
⊕ GMK GAS MARKER SIGN
[E1] RECORD EASEMENT INFORMATION
[D1] PROPERTY OWNER DEED INFORMATION
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
O.R.W.C.T. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS
D.R.W.C.T. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
FEMA ZONE AE
--- ADJOINING BOUNDARY LINES
- - - - - FEMA 100YR FLOODPLAIN

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00'	301.99'	27°02'09"	N61°41'08"E	299.20'
C2	1040.00'	219.43'	12°05'19"	N42°07'25"E	219.02'



Waeltz & Prete, Inc.
CIVIL ENGINEERS
3000 Joe DiMaggio Blvd. #72
Round Rock, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

CONCEPT PLAN OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3
CP1901-001

**Vizcaya Phase 5D & 7B
FINAL PLAT FP1901-007**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval for 44 single-family standard lots, one right-of-way lot and six open space/drainage/landscape lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 33.85 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vizcaya Phase 7C
 South: Vizcaya Phases 1 & 2
 East: Vizcaya Phases 5E, 4E, and 3C
 West: Vizcaya Phases 6E, 6F, and 4B

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	44	9.08
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	6	20.44
ROW:	1	4.33
Parkland:	0	0
Other:	0	0
TOTALS:	51	33.85

Owner:
 Taylor Morrison of Texas, Inc.
 Michael Slack
 11200 Lakeline Blvd., Ste. 150A
 Austin, TX 78717

Agent:
 Pape-Dawson Engineers, Inc.
 Michael Fisher
 10801 N. MoPac Expy., Bldg. 3, Ste. 200
 Austin, TX 78759

**Vizcaya Phase 5D & 7B
FINAL PLAT FP1901-007**

HISTORY: The Planning and Zoning Commission (P&Z) first approved the Vizcaya Preliminary Plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the Commission and some that were administratively approved. The most recent Preliminary Plat revision (PP1806-001) was approved by the P&Z on August 15, 2018.

DATE OF REVIEW: February 20, 2019

LOCATION: East of A.W. Grimes Boulevard and north of University Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for these phases is Residential and zoned PUD No. 96 (Residential). The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage is further defined to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three-acre site for a fire station site that has been dedicated to the City of Round Rock.

For the purposes of these phases, 44 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Additionally, there will be 1 right-of-way lot and 6 open space/drainage/landscape lots proposed within these phases. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat (PP1806-001).

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

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

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

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat note No. 11 to state that parkland is being conveyed to the City of Round Rock.
2. Prior to plat recordation, parkland shall be conveyed by deed to the City of Round Rock.
3. Modify location of CORR Tracking number to ensure all characters are visible after reproduction.
4. Depict location of benchmark on plat with symbol and update legend. Provide descriptive information of exact benchmark location, e.g. street intersection, etc.
5. Revise Lot lines of Block O, Lot 123 to include entire length of the 15' wide storm sewer & drainage easements along Block O, Lot 50 & Lot 58, necessary to gain channel access.

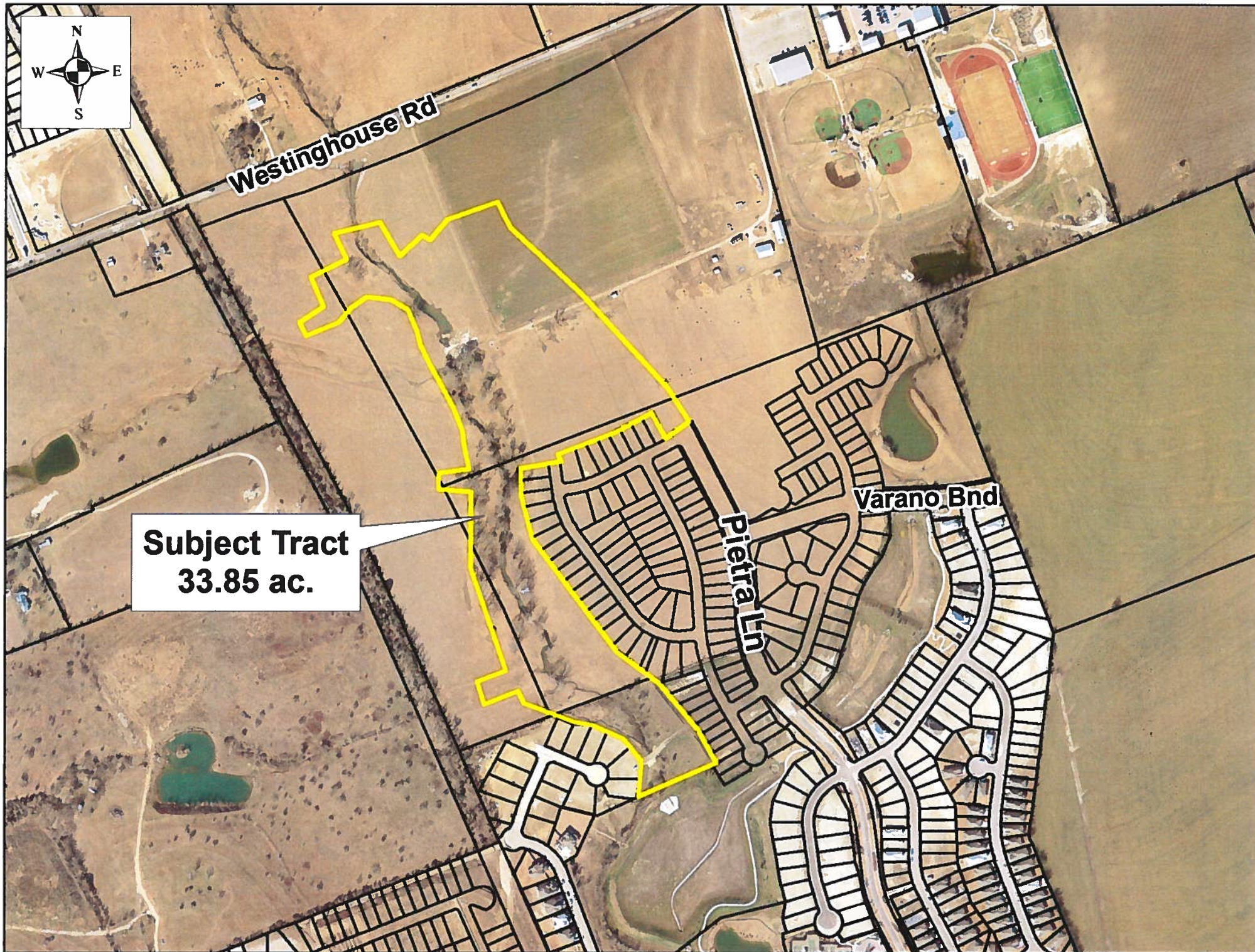


Westinghouse Rd

Subject Tract
33.85 ac.

Pietra Ln

Varano Bnd



LOCATION MAP
NOT TO SCALE

A 33852 ACRES TRACT BEING OUT OF A CALLED 70811 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEING OUT OF THE REMNANT PORTION OF A CALLED 63581 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEING OUT OF THE REMNANT PORTION OF A CALLED 61733 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC. RECORDED IN DOCUMENT NO. 2013115503 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH WOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

AC ACRES)
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
O.P.R. OFFICIAL PUBLIC RECORD OF
WILLIAMSON COUNTY, TEXAS
O.R. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
D.R. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
ESMT EASEMENT
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL. VOLUME
FG. PAGE(S)
FLE PUBLIC UTILITY EASEMENT
MTE MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR) ●
C SET 1/2" IRON ROD W/PAPE-DAWSON CAP
(UNLESS OTHERWISE NOTED)
NBU SET 1/2" IRON ROD W/PAPE-DAWSON CAP
NEIGHBORHOOD BOX UNIT
EASEMENT
EXISTING POA'S/* RACTS
PLAT NUMBER**
FLUTE PHASES
ULTIMATE 1% ANNUAL CHANCE FLOOD*PLAIN
ULTIMATE 4% ANNUAL CHANCE FLOOD*PLAIN
PHASE LINE

OWNERS: TAYLOR MORRISON OF TEXAS, INC.
1200 LAKELINE BLVD. SUITE 150A
AUSTIN, TX 78717
(512) 328-8866 P
(512) 328-7988 F

ACREAGE: 33.852 ACRES

SURVEYOR: FAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-3867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3 SUITE 200
AUSTIN, TX 78759
(512) 454-3711 F
(512) 459-3867 F

ACREAGE BY LOT TYPE:
ROW: 4.328 ACRES
DEVELOPMENT LOTS: 9.082 ACRES
PARKLAND LOT: 19.279 ACRES
LANDSCAPE LOTS: 1.163 ACRES

NUMBER OF LOTS BY TYPE:
RIGHT OF WAY: 1
DEVELOPMENT LOTS: 44
PARKLAND/DRAINAGE EASEMENT LOT: 1
LANDSCAPE LOTS: 5

SURVEY: JOSEPH MOTT SURVEY
AESTRACT No. 427
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 6

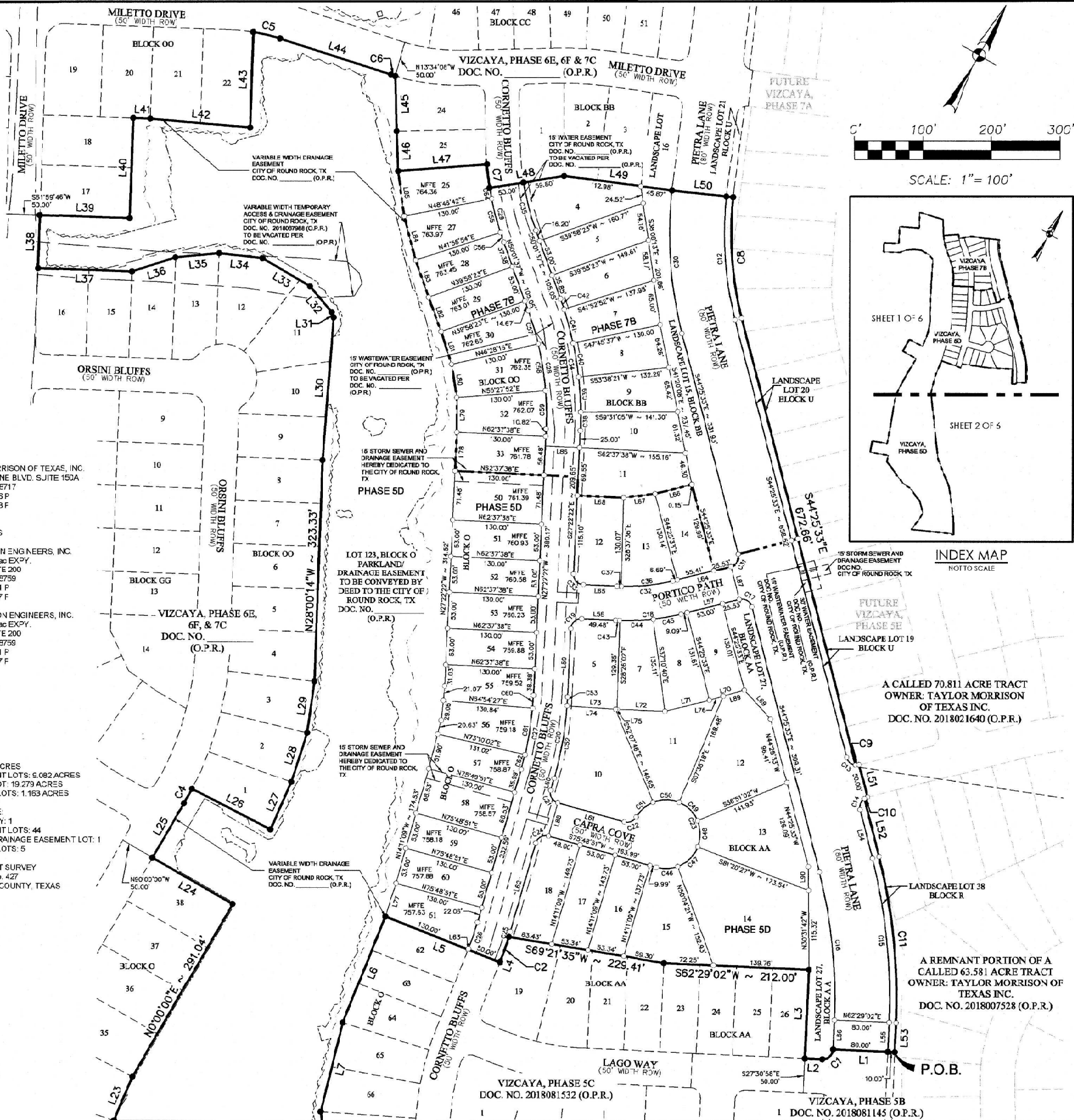
LINEAR FEET OF NEW STREETS: 2952

SUBMITTAL DATE: JANUARY 22, 2019

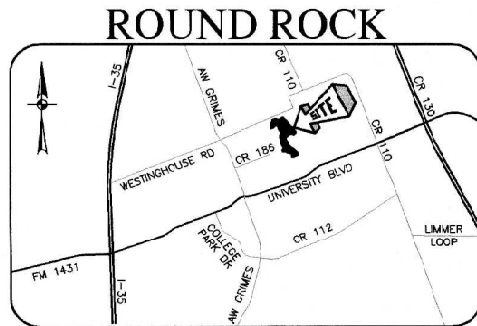
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
FEBRUARY 20, 2019



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028601



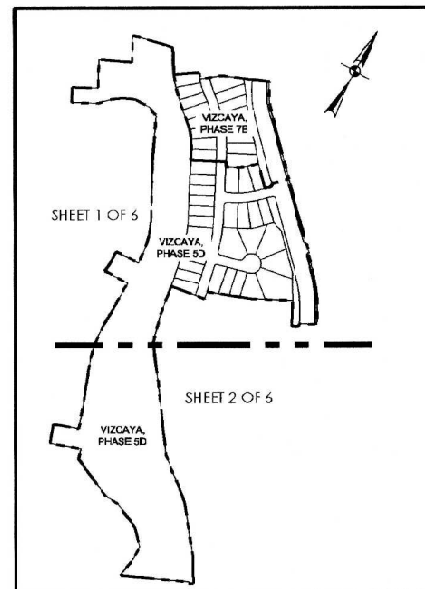
SHEET 1 OF 6



LOCATION MAP
NOT TO SCALE

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

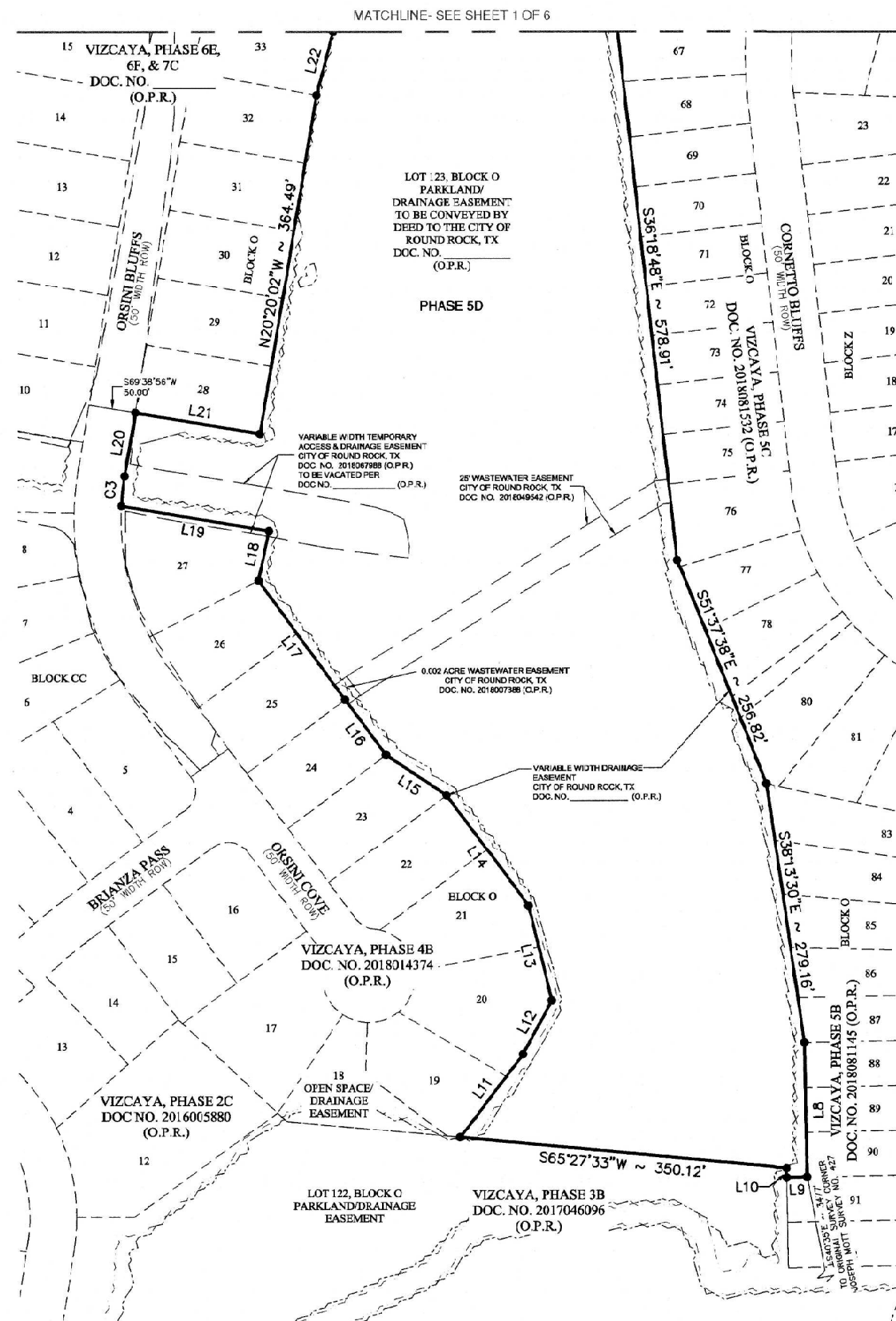
A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 33.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



INDEX MAP
NOT TO SCALE



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.6711
TSP# FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10026803



SCALE: 1" = 100'

LEGEND

AC	ACRE(S)
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. LR.	FOUND IRON ROD
ROW	RIGHT OF WAY
VCL	VOLUME
PG.	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
MFE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR)	FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
NBU	SET 1/2" IRON ROD W/PAPE-DAWSON CAP NEIGHBORHOOD BOX UNIT
---	EASEMENT
---	EXISTING PHASES/TRACTS
---	PLAT BOUNDARY
---	FUTURE PHASES
---	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
---	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
---	PHASELINE

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2016021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 53.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115653 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 5D & 7B Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																									OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (08/15/2018)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 95	% REQUIREMENTS BY CATEGORY PER PUD NO. 96		
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 6A	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7B	PHASE 7C				TOTAL	
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)	
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	30	-	-	-	-	-	14	29	-	17	135	184	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	31	-	-	-	27	-	-	254	292	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	-	37	-	-	43	31	30	-	-	-	3	40	28	-	51	-	-	16	11	401	400	368 (MIN.)	NO MIN OR MAX REQ.	
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	-	43	-	-	-	-	-	-	-	-	154	349	357 (MAX.)	30 (MAX.)	
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	30	46	40	28	31	51	14	56	16	28	954	1225			
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	3	-	3	-	-	-	-	2	3	42				
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	1	8				
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5					
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2					
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2					
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	5					
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	1	2	-	1	-	-	-	1	-	-	2	19				
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	32	51	15	56	18	34	1047				

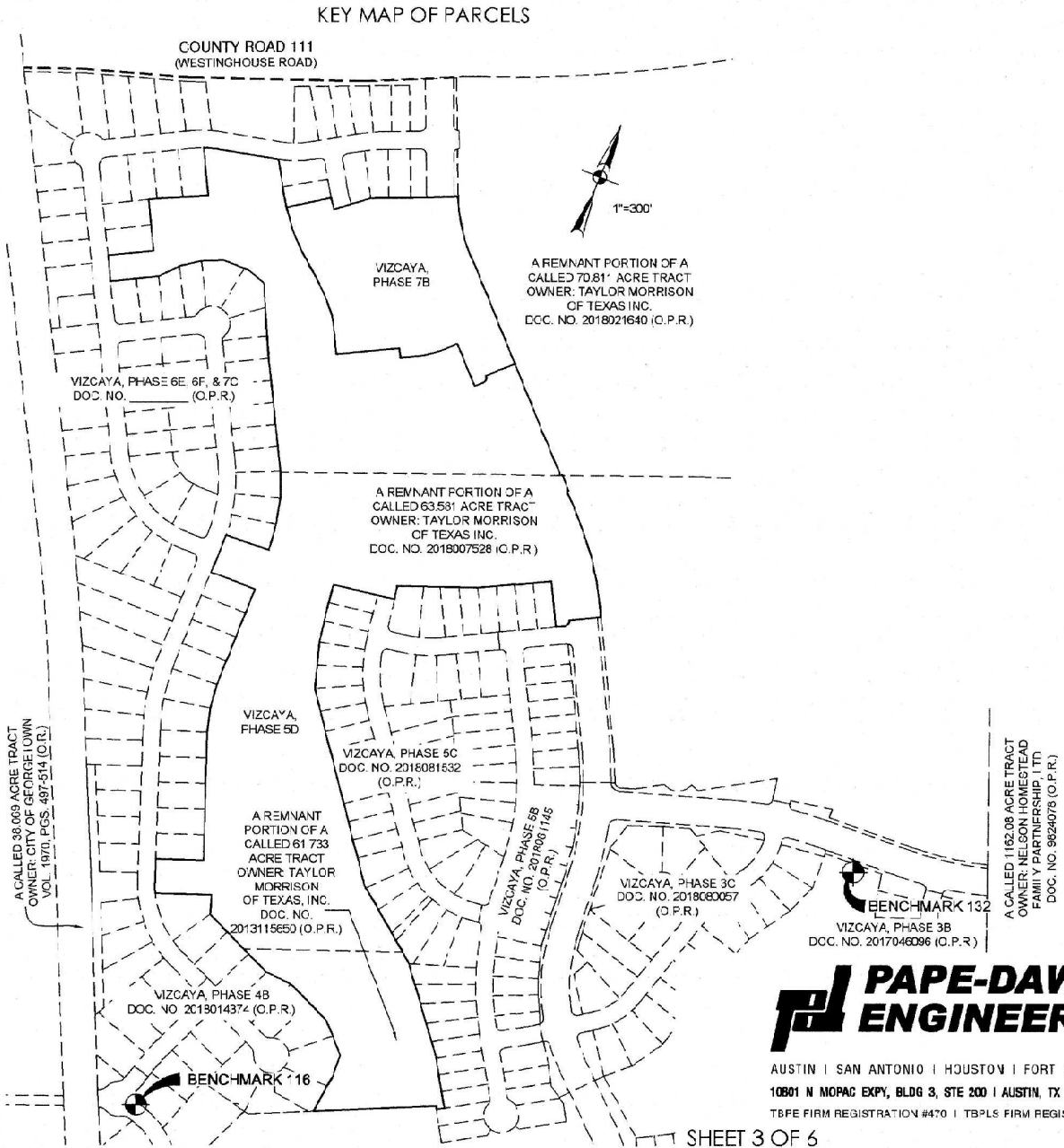
BLOCK AA		
LOT #	AREA (SQ. FT.)	USAGE TYPE
6	9,156	STANDARD LOT
7	7,830	STANDARD LOT
8	7,768	STANDARD LOT
9	6,933	STANDARD LOT
10	17,280	STANDARD LOT
11	13,147	STANDARD LOT
12	17,384	STANDARD LOT
13	14,586	STANDARD LOT
14	23,997	STANDARD LOT
15	11,335	STANDARD LOT
16	7,459	STANDARD LOT
17	7,777	STANDARD LOT
18	9,609	STANDARD LOT
27	19,102	LANDSCAPE LOT

BLOCK BB		
LOT #	AREA (SQ. FT.)	USAGE TYPE
4	10,182	STANDARD LOT
5	8,225	STANDARD LOT
6	7,861	STANDARD LOT
7	7,690	STANDARD LOT
8	7,508	STANDARD LOT
9	7,871	STANDARD LOT
10	6,285	STANDARD LOT
11	10,252	STANDARD LOT
12	6,939	STANDARD LOT
13	8,457	STANDARD LOT
14	7,211	STANDARD LOT
15	19,406	LANDSCAPE LOT

BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
38	3,692	LANDSCAPE LOT

BLOCK U		
LOT #	AREA (SQ. FT.)	USAGE TYPE
19	3,369	LANDSCAPE LOT
20	5,095	LANDSCAPE LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
50	9,233	STANDARD LOT
51	6,890	STANDARD LOT
52	6,890	STANDARD LOT
53	6,890	STANDARD LOT
54	6,890	STANDARD LOT
55	7,121	STANDARD LOT
56	7,714	STANDARD LOT
57	7,175	STANDARD LOT
58	8,939	STANDARD LOT
59	6,890	STANDARD LOT
60	6,890	STANDARD LOT
61	7,490	STANDARD LOT
123	839,788	PARKLAND/ DRAINAGE EASEMENT



FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 201802640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	090°00'00"	S17°29'02"W	21.21'
C2	425.00'	005°08'49"	S10°51'24"E	38.15'
C3	275.00'	006°32'39"	N23°37'23"W	31.39'
C4	500.00'	002°46'24"	N01°23'12"W	24.20'
C5	275.00'	008°20'34"	N73°26'41"E	40.01'
C6	325.00'	001°11'05"	N77°01'25"E	5.72'
C7	425.00'	004°40'05"	S36°45'31"E	34.63'
C8	490.00'	020°34'05"	S34°08'31"E	174.96'
C9	15.00'	C19°28'16"	N55°18'35"E	5.07'
C10	15.00'	C19°28'16"	S35°50'19"W	5.07'
C11	830.00'	C16°54'35"	S35°58'15"E	244.07'
C12	500.00'	020°34'05"	S34°08'31"E	178.53'
C13	15.00'	090°00'00"	S89°25'33"E	21.21'
C14	15.00'	090°00'00"	S90°34'27"W	21.21'
C15	820.00'	C16°54'35"	S35°58'15"E	241.13'
C16	740.00'	C16°54'35"	N35°58'13"W	217.61'
C17	15.00'	090°00'00"	N89°25'33"W	21.21'
C18	325.00'	017°02'11"	S54°06'02"W	96.37'
C19	15.00'	090°00'00"	S17°37'38"W	21.21'
C20	525.00'	013°11'13"	S20°46'45"E	120.56'
C21	15.00'	089°58'59"	S59°11'03"E	21.21'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	15.00'	076°39'30"	N37°29'09"E	19.61'
C23	50.00'	258°58'41"	S52°21'15"E	79.27'
C24	15.00'	090°00'00"	S30°48'51"W	21.21'
C25	425.00'	001°03'55"	S13°57'46"E	7.90'
C26	375.00'	006°13'56"	N11°23'58"W	40.77'
C27	475.00'	013°11'13"	N20°45'45"W	109.08'
C28	445.00'	022°39'15"	N38°41'59"W	174.80'
C29	425.00'	010°56'03"	N44°33'35"W	80.98'
C30	530.00'	020°34'05"	N34°08'31"W	207.09'
C31	15.00'	090°00'00"	N60°34'27"E	21.21'
C32	275.00'	017°03'11"	N54°08'02"E	81.55'
C33	15.00'	090°00'00"	S72°22'22"E	21.21'
C34	495.00'	022°39'15"	S38°41'59"E	194.45'
C35	375.00'	010°56'03"	S44°33'35"E	71.45'
C36	275.00'	015°47'57"	S53°28'25"W	75.59'
C37	275.00'	001°15'14"	S62°00'01"W	6.02'
C38	495.00'	002°06'33"	N28°55'38"W	28.66'
C39	495.00'	005°52'44"	N33°25'11"W	50.77'
C40	495.00'	005°52'44"	N39°19'01"W	50.77'
C41	495.00'	005°52'44"	N45°10'46"W	50.77'
C42	495.00'	001°54'29"	N49°04'22"W	15.48'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C43	325.00'	001°03'40"	N62°05'48"E	6.02'
C44	325.00'	008°44'59"	N57°11'39"E	49.55'
C45	325.00'	007°14'53"	N49°11'53"E	41.09'
C46	50.00'	036°12'57"	N58°01'52"E	31.60'
C47	50.00'	048°35'11"	N15°38'03"E	41.14'
C48	50.00'	044°29'26"	N30°54'16"W	37.86'
C49	50.00'	044°29'26"	N75°23'42"W	37.86'
C50	50.00'	044°29'24"	S60°26'51"W	37.86'
C51	50.00'	038°42'45"	S13°50'47"W	33.44'
C52	525.00'	011°46'25"	N20°34'21"W	107.85'
C53	525.00'	001°24'48"	N25°39'58"W	12.95'
C54	425.00'	S02°07'44"	S40°09'26"E	15.79'
C55	425.00'	006°47'49"	S44°37'12"E	50.39'
C56	425.00'	002°00'30"	S49°01'22"E	14.90'
C57	445.00'	006°29'53"	S46°46'40"E	50.44'
C58	445.00'	008°59'55"	S39°01'56"E	89.78'
C59	445.00'	007°09'46"	S30°57'15"E	55.63'
C60	475.00'	002°16'49"	S26°13'57"E	18.90'
C61	475.00'	008°15'35"	S20°57'45"E	88.42'
C62	475.00'	002°38'49"	S15°36'33"E	21.94'

EASEMENT DEDICATION NOTE:

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal and patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories thereto (collectively the "Facilities").

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the of the County Clerk of Williamson County, Texas or Travis County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the Facilities thereon.

Grantor further grants to Grantee

(a) the right to install additional Facilities on the Easement Tract;

(b) the right to grade the easement to the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;

(c) the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road row crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;

(d) the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;

(e) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement when now or hereafter in the opinion of Grantee may be a hazard to pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration thereon, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, logs, brush and refuse wood shall be burned or removed by the Grantee.

(f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

Grantee hereby covenants and agrees

(a) Grantee shall not fence the easement;

(b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantor's private roads or lanes on the lands;

(c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, its successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GENERAL 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 OR AS MODIFIED BY PUD NO. 96.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.

3. A TEN FOOT (10') PLE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.

4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.

5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), FP1806-001, APPROVED BY THE PLANNING AND ZONING COMMISSION, AUGUST 15, 2018.

6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.

7. A PORTION OF THIS TRACT IS ENCRoACHED BY THE ULTIMATE (FUTURE) 1% ANNUAL CHANCE FLOODPLAIN. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

8. NO PORTION OF THIS TRACT IS ENCRoACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED 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 4849100485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

9. LOT 27, BLOCK AA; LOT 15, BLOCK BB; LOT 38, BLOCK R & LOTS 19 & 20, BLOCK U SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 123, BLOCK O SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.

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

11. FARMLAND DEDICATED TO THE CITY OF ROUND ROCK PER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S62°25'02"W	90.00'
L2	S62°25'02"W	25.64'
L3	N27°30'58"W	130.00'
L4	S08°17'00"E	1.27'
L5	S81°42'00"W	190.90'
L6	S08°17'00"E	197.24'
L7	S15°15'23"E	133.39'
L8	S31°33'23"E	144.90'
L9	S58°36'37"W	22.00'
L10	N31°02'23"W	10.00'
L11	N07°11'44"E	111.47'
L12	N01°36'23"W	65.01'
L13	N43°36'36"W	133.67'
L14	N66°19'41"W	147.57'
L15	N85°09'42"W	77.46'
L16	N63°36'59"W	73.00'
L17	N63°39'25"W	136.59'
L18	N18°00'46"W	55.00'
L19	S69°38'56"W	159.82'
L20	N20°21'04"W	68.66'
L21	N69°38'56"E	135.00'
L22	N14°56'05"W	69.62'
L23	N07°03'19"W	69.64'
L24	N93°00'00"W	135.00'
L25	N00°00'00"E	91.35'
L26	N87°13'36"E	128.92'
L27	N05°27'40"W	75.81'
L28	N12°36'00"W	75.91'
L29	N21°30'21"W	75.87'
L30	N25°42'59"W	208.57'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	N48°28'58"W	7.83'
L32	N70°01'39"W	45.51'
L33	N89°47'26"W	80.18'
L34	S63°30'55"W	63.69'
L35	S54°25'23"W	63.05'
L36	S42°03'39"W	67.02'
L37	S61°59'46"W	137.00'
L38	N28°00'44"W	76.93'
L39	N61°59'46"E	131.00'
L40	N28°00'44"W	146.90'
L41	N61°59'46"E	25.00'
L42	N64°57'36"E	146.20'
L43	N28°00'44"W	136.54'
L44	N77°36'56"E	189.56'
L45	S11°19'04"E	78.47'
L46	S32°06'36"E	58.64'
L47	N25°34'31"E	130.00'
L48	N50°54'26"E	109.80'
L49	N67°22'26"E	158.85'
L50	N66°08'31"E	90.00'
L51	S44°25'32"E	50.00'
L52	S44°25'32"E	86.87'
L53	S27°30'58"E	42.69'
L54	S44°25'32"E	72.73'
L55	S27°30'58"E	42.69'
L56	N27°30'58"W	42.69'
L57	S45°34'27"W	87.63'
L58	S62°37'38"W	49.48'
L59	S27°22'22"E	99.52'
L60	S14°11'09"E	8.49'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	N75°43'52"E	101.02'
L62	S141°1'09"E	133.93'
L63	N081°17'00"W	1.27'
L64	N45°31'27"E	87.63'
L65	N62°37'38"E	45.48'
L66	S45°34'27"W	55.42'
L67	S62°15'11"W	16.46'
L68	S62°37'38"W	57.65'
L69	N72°21'03"W	57.07'
L70	S43°56'36"W	53.02'
L71	S45°43'37"W	57.14'
L72	S61°53'54"W	65.95'
L73	S64°02'36"W	73.08'
L74	N64°02'26"E	70.89'
L75	N64°02'26"E	2.19'
L76	N43°50'36"E	20.86'
L77	N12°34'36"W	50.70'
L78	N27°22'22"W	56.48'
L79	N30°10'56"W	50.16'
L80	N39°01'56"W	45.39'
L81	N47°43'26"W	50.36'
L82	N50°01'37"W	53.00'
L83	N49°40'59"W	56.83'
L84	N44°37'12"W	65.80'
L85	N37°49'23"W	85.80'
L86	S62°37'38"W	50.00'
L87	S44°25'33"E	50.00'
L88	N141°1'09"W	50.00'
L89	N43°07'36"E	32.16'
L90	N30°31'42"W	34.69'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MIDCAP EXPY, BLDG 8, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBBE FIRM REGISTRATION #470 | TBBLS FIRM REGISTRATION # 0028801

VIZAYA, PHASE 5D & 7B

Civil Job No. 50803-42; Survey Job No. 50803-00

SHEET 6 OF 6