



# 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 Paul Emerson  
Commissioner Michelle Ly  
Commissioner Greg Rabaey  
Commissioner Jennifer Sellers

---

Wednesday, May 15, 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-2019-084](#) Consider approval of the minutes for the May 1, 2019, Planning and Zoning Commission meeting.

**E. PLATTING AND ZONING:**

- E.1 [PZ-2019-085](#) Consider public testimony regarding, and approval concerning the request filed by Pape-Dawson Engineers, on behalf of the property owner, RM Development Group, LLC, to Replat Lot 4 & 5, Block A of the Round Rock Retail Subdivision Phase 2., generally located southeast of the intersection of S. AW. Grimes Blvd. and Louis Henna Blvd. Case No. FP1904-003

- E.2 [PZ-2019-086](#) Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of a portion of the subject tract from residential to commercial, generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. GP1903-001

- E.3     [PZ-2019-087](#)     Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. for the original zoning of the subject tract to the following zoning districts SF-3 (Single-Family - Mixed Lot) and C-1a (General Commercial - Limited), generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. ZON1903-003
- E.4     [PZ-2019-088](#)     Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. for approval of the Concept Plan to be known as Caffey Tract Concept Plan, generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. CP1902-001
- E.5     [PZ-2019-089](#)     Consider approval of the QuikTrip #4163 Preliminary Plat, generally located at the northeast corner of Round Rock Ave. and Deep Wood Dr. Case No. PP1904-004
- E.6     [PZ-2019-090](#)     Consider approval of the QuikTrip #4163 Final Plat, generally located at the northeast corner of Round Rock Ave. and Deep Wood Dr. Case No. FP1904-005

**F.     STAFF REPORT:**

- F.1     [PZ-2019-091](#)     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 9th day of May 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, MAY 1, 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 May 1, 2019, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Vice Chair Rob Wendt called the meeting to order at 6:00 p.m.

**B. ROLL CALL**

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

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Juan Enriquez, Laton Carr, Lee Heckman, and Veronica Chandler. Also present were Ed Polasek and Gerald Pohlmeier 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 April 17, 2019, Planning and Zoning Commission meeting.**

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

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

**Vote: AYES:** Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**E. POSTPONED WITH PUBLIC HEARING:**

**E1. Consider public testimony regarding, and approval concerning the request filed by Pape-Dawson Engineers, on behalf of the property owner, RM Development Group, LLC, to Replat Lot 4 & 5, Block A of the Round Rock Retail Subdivision Phase 2., generally located southeast of the intersection of S. AW. Grimes Blvd. and Louis Henna Blvd. Case No. FP1904-003**

Mr. Enriquez informed the Commission that the Applicant requested postponement of the application to the May 15, 2019, Planning and Zoning meeting.

Vice Chair Wendt opened the public hearing and asked anyone wishing to speak for or against this item to come forward; no speakers came forward. The public hearing was continued until the May 15, 2019, P&Z meeting.

**Motion:** Motion by Commissioner Henderson, second by Commissioner Clawson to postpone Agenda Item E1 and continue the public hearing until the May 15, 2019, P&Z meeting.

**Vote: AYES:** Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.



**F. PLATTING AND ZONING:**

- F1. Consider public testimony regarding, and a recommendation for the request filed by L and D Dawson, LLC, on behalf of the property owners Leland and Dana Dawson, to rezone 4.62 acres of land from OF-1 (General Office) zoning district to the LI (Light Industrial) zoning district, generally located southeast of the intersection of E. Old Settlers Blvd. and N. Red Bud Ln. Case No. ZON1904-001**

Mr. Heckman briefly reviewed the zoning application noting that the purpose of the application was to rezone the property from OF-1 (General Office) to LI (Light Industrial) zoning district. He continued to give background information about the subject tract explaining that the property was annexed in 2006; at that time, the default SF-R (Single-family – rural) zoning district was applied to it. In 2007, the tract was zoned OF-1 (General Office) district.

He explained the property contains three primary structures, two residential and one non-residential and noted the Applicant's desired use of the non-residential structure is internet auto sales, with no outdoor display; the OF-1 zoning district does not allow the desired use.

Mr. Heckman explained that prior to annexation, the property owners had an automotive-related business use in the building facing Red Bud Lane. Following annexation, the property owners requested a zoning designation which would allow for the automotive-related business use to continue; instead, the City decided to support zoning of the property to OF-1 zoning district, allowing the business and residences to continue as non-conforming uses.

It was stated that the automotive-related business was discontinued for more than 90 days, requiring the use to come into conformance. Mr. Heckman explained that after discussions with the owners and re-evaluating the existing building and surrounding land uses, it was determined that a rezoning to LI zoning district could be supported. He briefly listed the allowed uses in the LI zoning district noting that no outdoor display of cars would be permitted. He also noted that the two residences on the site would remain as non-conforming use.

Mr. Heckman explained that the Applicant met with the City regarding required upgrades to the site and the building so that health and safety code requirements are met. The upgrades will include the extension of a water main for a fire hydrant, paved parking for fire access, and handicapped parking spaces.

Finally, he noted an on-site notice of public hearing was posted on the site, a legal notice was posted in the newspaper, a notification letter was sent to abutting property owners, and staff received no calls or correspondence in response. Staff recommended approval of the original zoning to OF-1 (General Office).

The property owner Mr. Leland Dawson and his representative Mr. Steward Welch were available to answer questions.

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

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Commissioner Ly to recommend for City Council approval.

**Vote: AYES:** Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

- F2. Consider approval of the Vizcaya Revised Preliminary Plat, generally located northeast of the intersection of University Blvd. and N. A.W. Grimes Blvd. Case No. PP1904-003**

Chairman Pavliska arrived during this item.

Mr. Enriquez reviewed the proposed application noting that the applicant proposed an increase to the single-family development lots from 1225 to 1228. He noted that all changes were still

within the allowed ranges pursuant to PUD No. 96. Staff recommended approval of the application as conditioned.

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

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

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

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

**F3. Consider approval of the Vizcaya Phase 5D & 7B Final Plat, generally located west of Pietra Ln. and Varano Bend. Case No. FP1903-006**

Mr. Enriquez reviewed the proposed application noting that the application was presented to the Planning and Zoning Commission (P&Z) for approval on April 17, 2019, and tabled to the May 1, 2019, meeting so that it could be processed simultaneously with the revised preliminary plat on Agenda Item F2. He noted that the Commission approved Phases 5D & 7B on the February 20, 2019, P&Z meeting, however, the plat was not recorded. The Applicant added a new development lot for a total of 45 development lots instead of 44 development lots; consequently, P&Z approval is required for an increase in the number of lots. Staff recommended approval of the application as conditioned.

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

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

**Motion:** Motion by Chairman Pavliska, second by Commissioner Henderson to approve as conditioned.

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

**F4. Consider approval of the Sonoma Northwest Preliminary Plat, generally located at the northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. PP1904-001**

Mr. Enriquez briefly reviewed the application noting that the purpose of the application was to create one development lot. He noted that the tract is zoned PUD No. 93, which allows for multifamily low-density land use with a maximum of 120 units. Staff recommended approval of the application as conditioned.

The property owner's representative Ms. Kerri Pena, Green Civil Design, LLC, was available to answer questions.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Chairman Pavliska, second by Commissioner Clawson to approve as conditioned.

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

**F5. Consider approval of the Sonoma Northwest Final Plat, generally located at the northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. FP1904-001**

Mr. Enriquez reviewed the final plat application noting that the purpose of the application was to create one development lot. He noted that the tract is zoned PUD No. 93, which allows for

multifamily low-density land use with a maximum of 120 units. Staff recommended approval of the application as conditioned.

The property owner's representative Ms. Kerri Pena, Green Civil Design, LLC, was available to answer questions.

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

**Motion:** Motion by Chairman Pavliska, second by Commissioner Sellers to approve as conditioned.

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

## **G. PRESENTATION:**

### **G1. Consider a presentation regarding the Comprehensive Plan 2030 quadrant meeting results.**

Mr. Dushkin gave a brief overview of the City's Comprehensive Plan Round Rock 2030 process, stating that during February and March 2019 the City hosted a series of public meetings to gather public input. He noted that approximately 300 people attended the meetings known as "the quadrant meetings".

He continued to explain that, at each meeting, attendees were shown an introductory presentation and video before participating in a series of three input exercises. He noted that some of the questions in the exercises were specific to the quadrant of the City where they live. Mr. Dushkin shared with the Commission the exercise results, responses, and input provided by the participants.

He also discussed the Comprehensive Plan schedule noting that the next step in the process is to gather more input from the public using "Polco", an online polling engagement tool where follow-up questions based on input at the quadrant meetings will be gathered. After answering yes/no or multiple-choice questions, participants will have the opportunity to leave comments.

Lastly, Mr. Dushkin concluded his presentation stating that Planning and Development Services (PDS) staff revised planning policies based on public comments from quadrant meeting exercises. The revised policies will be released on Polco for further public review and comment.

## **H. STAFF REPORT:**

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

Mr. Wiseman informed the Commission that City Council approved PUD 22 Amendment No. 2 to change the zoning designation from BP (Business Park) to LI (Light Industrial).

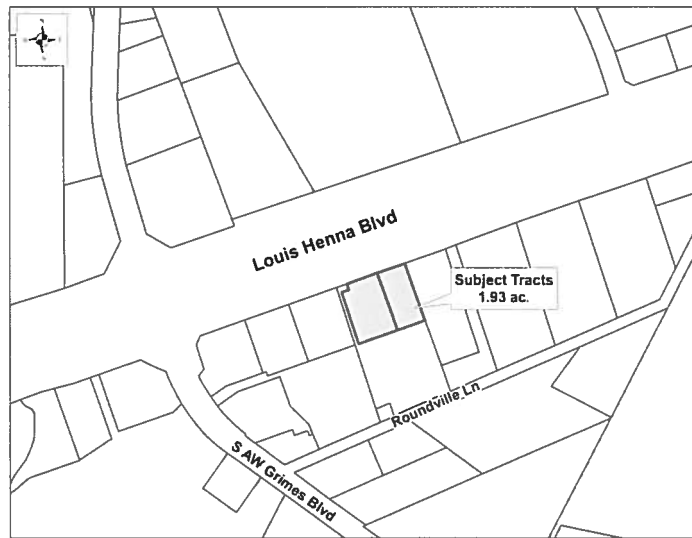
## **I. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:59 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Replat of the Round Rock Retail Ph 2 Replat Lot 4, Block A  
FINAL PLAT FP1904-003**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to combine two lots and reduce an existing 30-foot cross-access easement across the lots.

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

**DESCRIPTION:** 1.93 acres out of the Memucan Hunt Survey, Abstract No. 314

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

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use 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.

**ADJACENT LAND USE:**

North: Louis Henna Boulevard Right-of-Way - Unzoned  
 South: Vacant and Undeveloped - Zoned C-1 (General Commercial)  
 East: Storage Facility - Zoned C-1 (General Commercial)  
 West: Vacant and Undeveloped - Zoned 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:	1	1.93
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>1.93</b>

**Owner:**  
 RM Development Group, LLC  
 Bradley McCoy  
 1101 Poydras St., Ste. 2900  
 New Orleans, LA 70163

**Agent:**  
 Pape-Dawson Engineers  
 Terry Reynolds  
 10801 N. Mopac Blvd., Bldg. 3, Ste. 200  
 Austin, TX 78759

**Round Rock Retail Subdivision Replat of Lot 4 & 5, Block A  
FINAL PLAT FP1904-003**

**HISTORY:** On August 16, 2006, the Planning & Zoning Commission (P&Z) approved a replat known as the Round Rock Retail Subdivision (Doc No. 2008066031), which consisted of nine development lots and two special purpose lots on a 16.18-acre site. The Applicant is proposing to merge lots 4 and 5 of the existing plat, which typically is reviewed and approved administratively. However, the Applicant is also requesting to modify an existing cross-access easement within these lots and therefore it requires P&Z approval.

Additionally, this item was originally scheduled to go before the P&Z on May 1, 2019. However, the item was postponed and the public hearing was continued to the May 15, 2019, P&Z agenda at the Applicant's request.

**DATE OF REVIEW:** May 15, 2019

**LOCATION:** Southeast of the intersection of S. AW. Grimes Blvd. and Louis Henna Blvd.

**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 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:

The subject tract will have access from Louis Henna Boulevard by means of a shared access driveway; direct access to Louis Henna Boulevard is prohibited. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads and drives.

Water and Wastewater Service:

Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line to the south of the tract. Wastewater will be connected via an existing 8-inch wastewater line along to the south of the tract.

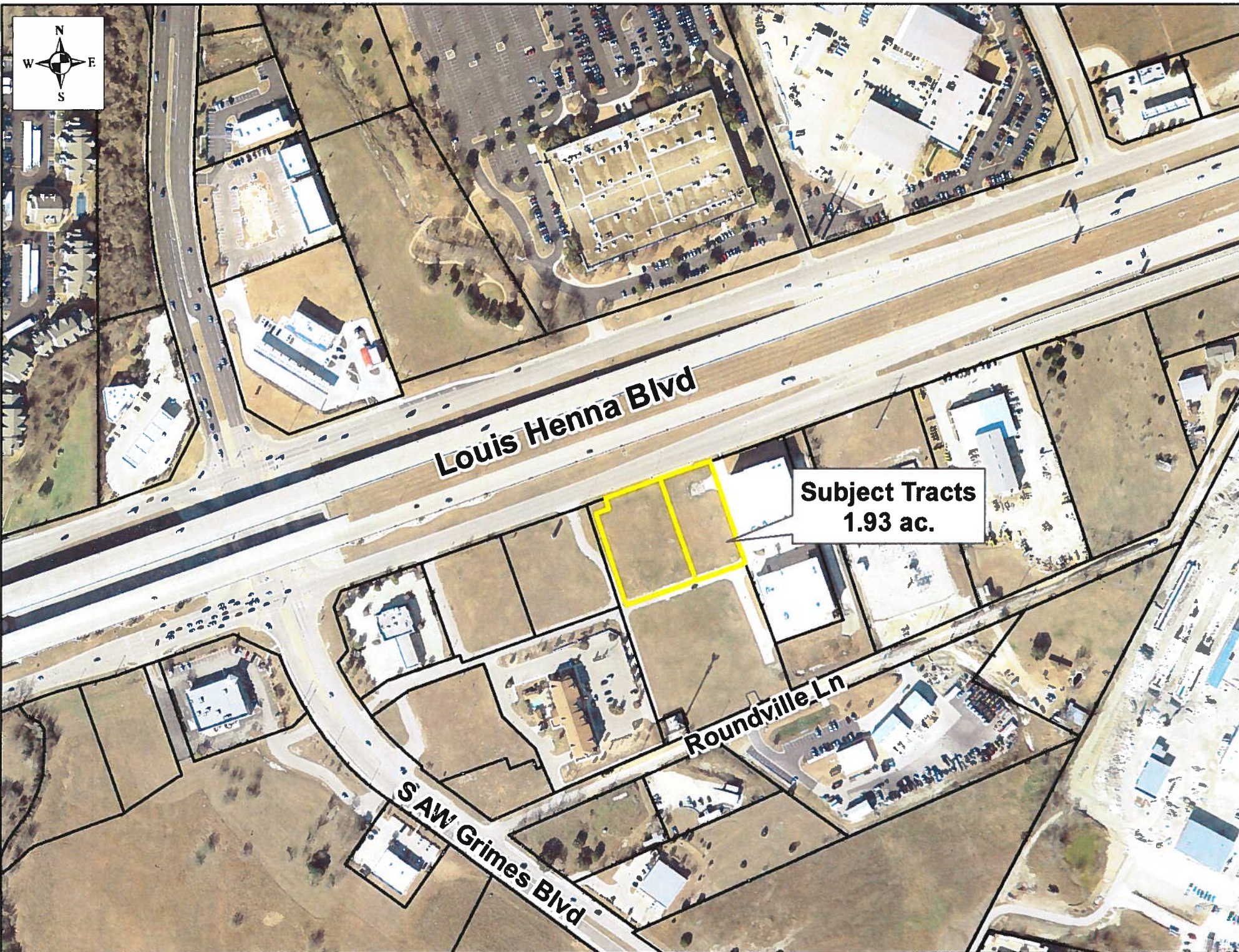
Drainage:

Drainage for the tract will be provided by an existing off-site detention pond that serves all the lots within the subdivision.

**RECOMMENDED MOTION:**

Staff recommends approval of the replat request





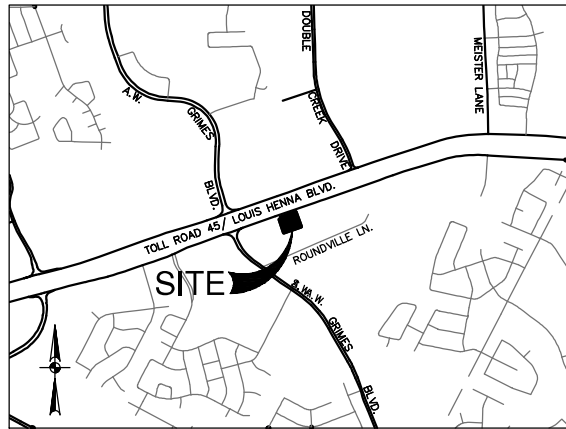
Louis Henna Blvd

Subject Tracts  
1.93 ac.

Roundville Ln

SAW Grimes Blvd





LOCATION MAP  
1" = 2000'

### LEGEND

- DOC DOCUMENT NUMBER  
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
(BP) BURY & PARTNERS  
FD. I.R. FOUND IRON ROD  
ROW RIGHT OF WAY  
VOL VOLUME  
PG PAGE (S)  
(SURVEYOR) ● FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°40'58"E	34.03'
L2	N18°14'48"W	27.52'

OWNER: RM DEVELOPMENT GROUP LLC  
1100 POYDRAS ST., SUITE 2900  
NEW ORLEANS, LA 70163  
(504) 324-0802 P  
(504) 605-0882 F

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

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

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOT: 1.927 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 1

PATENT SURVEY:  
MEMUCAN HUNT SURVEY  
ABSTRACT No. 314  
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: APRIL 2, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
MAY 15, 2019.

COMBINED SCALE FACTOR: 0.99988

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 1983 (HARN '93) RELATIVE TO CORR GPS MONUMENTS 01-011 AND 01-040.

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE ON BASE OF SIGN  
NAD 83 GRID COORDINATES  
N: 10150488.65  
E: 3142410.15  
ELEVATION 780.76' (NAVD 1988)  
GEOID 03

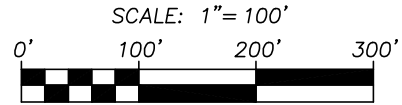
**PAPE-DAWSON ENGINEERS**

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 #10028801

## ROUND ROCK RETAIL SUBDIVISION - LOT 4A, BLOCK A

### A REPLAT OF ROUND ROCK RETAIL SUBDIVISION PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE HENDERSON TRACT SUBDIVISION

A 1.927 ACRE TRACT OF LAND, BEING ALL OF LOTS 4 & 5, BLOCK A, OF ROUND ROCK RETAIL SUBDIVISION PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE HENDERSON TRACT SUBDIVISION, RECORDED IN CABINET FF, SLIDE 34, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2008066031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



FIELD NOTES  
FOR

A 1.927 ACRE, OR 83,950 SQUARE FOOT, TRACT OF LAND SAID 1.937 ACRE TRACT BEING ALL OF LOTS 4 & 5, PHASE 2, BLOCK A, OF ROUND ROCK RETAIL SUBDIVISION PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE HENDERSON TRACT SUBDIVISION, CABINET FF, SLIDE 34, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2008066031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a mag nail with washer marked "Chaparral" found for the southwest corner of a called Lot 6 of said Round Rock Retail Subdivision Phase 2 Replat, same being a southeast corner of said Lot 5, and being a point in the north line of a called Lot 7, of said Round Rock Retail Subdivision Phase 2 Replat, for the POINT OF BEGINNING hereof;

THENCE S 70°38'51" W, with the north line of said Lot 7, same being the south line of said Lots 4 & 5, a distance of 317.40 feet to a mag nail with washer marked "Chaparral" found for the southwest corner of said Lot 4, same being a northwest corner of said Lot 7 hereof,

THENCE with an east line of said Lot 7, same being the west line of said Lot 4, the following three (3) courses and distances:

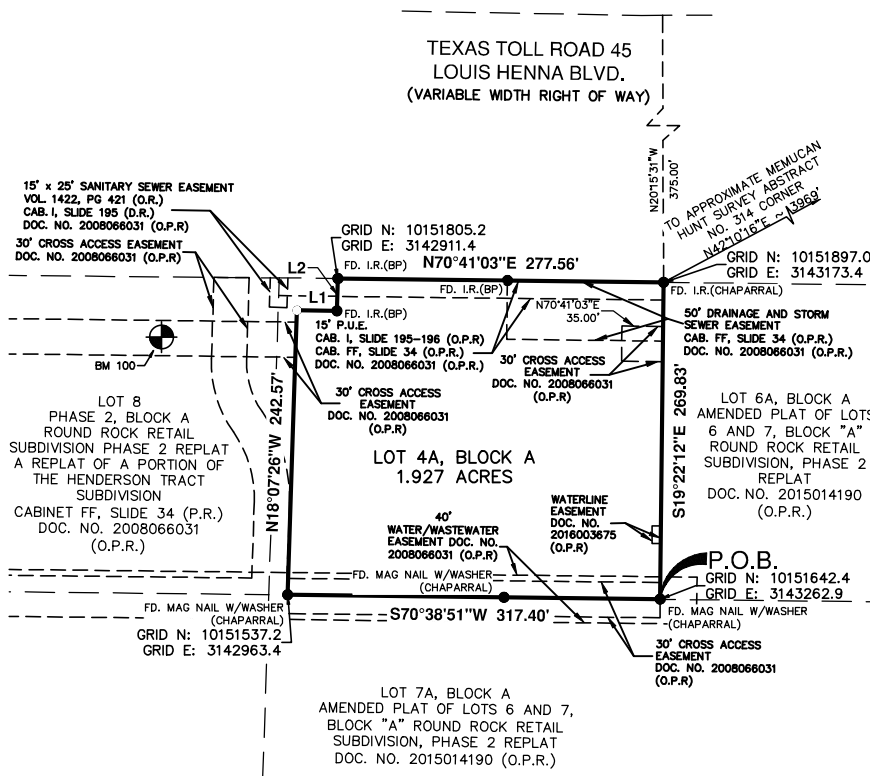
- 1.N 18°07'26" W, a distance of 242.57 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set hereof,
- 2.N 89°53'07" W, a distance of 465.36 feet to a ½" iron rod with cap marked "Bury & Partners" found hereof, and
- 3.N 04°38'28" E, a distance of 590.68 feet to a ½" iron rod with cap marked "Bury & Partners" found on the south right-of-way line of Texas Toll Road 45/Louis Henna Blvd., same being the northeast corner of said Lot 7, also being the northwest corner of said Lot 4 hereof,

THENCE N 70°41'03" E, with the south right-of-way line of Texas Toll Road 45/Louis Henna Blvd., same being the north line of said Lots 4 & 5, a distance of 277.56 feet to a ½" iron rod with cap marked "Chaparral" found for the northeast corner of said Lot 5, same being the northwest corner of said Lot 6 hereof,

THENCE S 19°22'12" E, with the west line of said Lot 6, same being the east line of said Lot 5, a distance of 269.83 feet to the POINT OF BEGINNING, and containing 1.927 acres in Williamson County, Texas Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc. under Job No. 51024-00.

#### 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, 2018, AS AMENDED. WHEN ADJACENT TO AN EXISTING WATER MAIN, ALL STRUCTURES SHALL MAINTAIN A 15' OFFSET DIMENSION FROM PUBLIC WATER PIPELINE INFRASTRUCTURE.
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. A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING IH35 OR SH45.
4. VEHICULAR INGRESS AND EGRESS FROM STATE HIGHWAY 45 (LOUIS HENNA BOULEVARD) SHALL BE PROHIBITED EXCEPT AS PROVIDED BY THE VARIABLE WIDTH ACCESS EASEMENT AS SHOWN HEREON AND RECORDED IN DOCUMENT NO. 2008066031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
5. RECORDATION OF ALL SEPARATE INSTRUMENTS SHALL OCCUR BEFORE OR IN TANDEM WITH THE RECORDATION OF THE FINAL PLAT.
6. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOODPLAIN INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4891C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
9. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (2006-004-PP) APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 7, 2006.



ROUND ROCK RETAIL - LOT 4A, BLOCK A

Civil Job No. 51024-00; Survey Job No. 51024-00

Date: Apr 17, 2019, 11:24am User: D. Dawson  
File: H:\Survey\00451024-00\Plot\PP51024-00.dwg

ROUND ROCK RETAIL SUBDIVISION - LOT 4A, BLOCK A

A REPLAT OF ROUND ROCK RETAIL SUBDIVISION  
PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE  
HENDERSON TRACT SUBDIVISION

A 1.927 ACRE TRACT OF LAND, BEING ALL OF LOTS 4 & 5, BLOCK A, OF ROUND ROCK RETAIL SUBDIVISION PHASE 2 REPLAT, A REPLAT OF A PORTION OF THE HENDERSON TRACT SUBDIVISION, RECORDED IN CABINET FF, SLIDE 34, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2008066031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That RM Development Group LLC, a Texas Limited Liability Corporation, as the owner of that certain 1.927 acre tract of land being all of Lots 4 & 5, Round Rock Retail Subdivision Phase 2 Replat, as conveyed by a Special Warranty Deed with Vendor's Lien, said Subdivision recorded in Cabinet FF, Slide 34, of the Plat Records of Williamson County, Texas, and Document No. 2008066031 of the Official Public Records of Williamson County, Texas, situated in the Memucan Hunt Survey, Abstract No. 314 in the City of Round Rock, Williamson County, Texas, does 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 ROUND ROCK RETAIL SUBDIVISION - LOT 4A, BLOCK A.

RM Development Group LLC

Michael C. Rozier, Member of RM Development Group LLC  
1100 Poydras St., Suite 2900  
New Orleans, LA 70163

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by, Michael C. Rozier, as Member of RM Development Group LLC.

Notary Public, State of \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

That Natalie Wynne, the Lien Holder of that certain 1.927 acre tract, being all of Lots 4 & 5, Round Rock Retail Subdivision Phase 2 Replat, recorded in Document No. 2018105493 of the Official Public Records of Williamson County, Texas, and does 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.

The Citizen's Bank of Philadelphia  
Natalie Wynne,  
6222 Hwy 98  
Hattiesburg, MS 39402

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by, Natalie Wynne, as \_\_\_\_\_ of The Citizen's Bank of Philadelphia.

Notary Public, State of \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TRPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

That I, Michael S. Fisher, 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.

Michael S. Fisher  
Registered Professional Engineer No. 87704  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
10801 N MoPac Expy., BLDG. 3, Suite 200  
Austin, Texas, 78759

Date

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPLS, Firm Registration No. 10028801  
10801 N MoPac Expy., BLDG. 3, Suite 200  
Austin, Texas, 78759

Date



Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

The property covered by this plat is within the city limits of the City of Round Rock.

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

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in the plat records of said county, in document no. 2019\_\_\_\_\_. Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, Clerk, County Court  
Williamson County, Texas

By: \_\_\_\_\_  
Deputy



**Caffey Tract General Plan Amendment  
GEN PLAN AMEND GP1903-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:**

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 11.31 acres out of the

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: proposed residential (across University Blvd.)

South: undeveloped – ETJ

East: undeveloped – ETJ

West: undeveloped – 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:	0	11.31
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>0</b>	<b>11.31</b>

**Owner:**  
Creek Bend Land Holdings, LLC  
Stuart Caffey  
6201 CR 110  
Hutto, TX 78634

**Agent:**  
Carlson, Brigrance & Doering, Inc.  
Geoff Guerrero  
5501 W. William Cannon Drive  
Austin, TX 78749

**Caffey Tract**  
**GEN PLAN AMEND      GP1903-001**

**HISTORY:** The property was included on the Future Land Use Map, approved in 2010.

**DATE OF REVIEW:** May 15, 2019

**LOCATION:** East of CR 110 and west of SH 130; south of University Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan: The subject property is designated for residential use. As this is the far northern edge of the City's planning area, nearby to SH130, the residential designation was selected in 2010, with commercial applied only at existing street intersections. This commercial proposal will serve the proposed single family development to the south that it abuts where a collector road is proposed. With this residential development and the proposed residential development to the north of University Blvd., the commercial land use designation is justified.

**RECOMMENDED MOTION:**

Staff recommends approval of the amendment to the Future Land Use Map to change the land use designation from residential to commercial.



CR 110

11.31 ac.

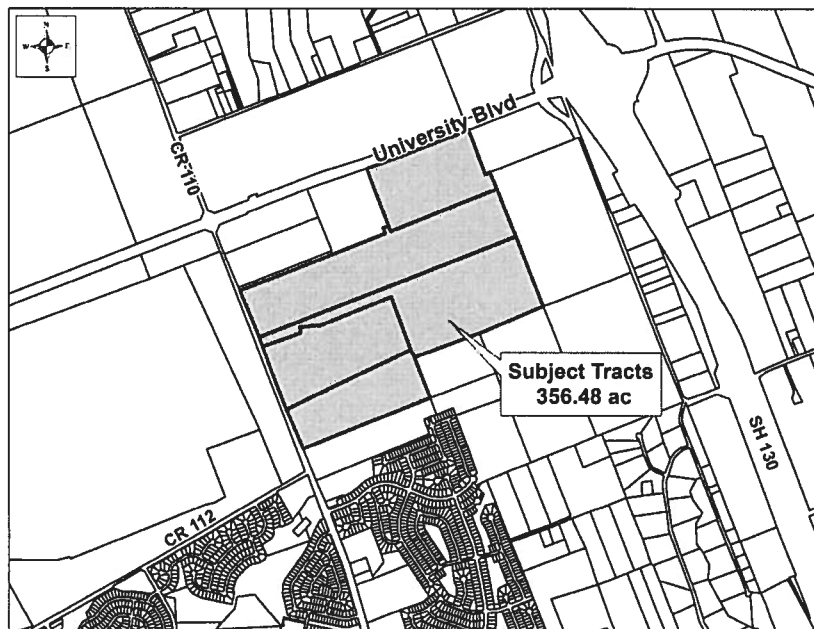
University Blvd

CR 112

SH 130



**Caffey Tract**  
**ZONING ZON1903-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of original zoning to SF-3 and C-1a

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 356.48 acres out of the H. Millard Survey, Abstract No. 452

**CURRENT USE OF PROPERTY:** several residences and barns

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: light industrial - ETJ and proposed residential (across University Blvd.)

South: undeveloped – ETJ

East: undeveloped – ETJ

West: undeveloped – ETJ

**PROPOSED LAND USE:** single family and commercial

**TOTAL ACREAGE:** 356.48

---

**Owner:**  
Creek Bend Land Holdings, LLC  
6201 CR 110  
Hutto, TX 78634

---

**Agent:**  
Carlson, Brigrance & Doering, Inc.  
Geoff Guerrero  
5501 W. Williams Cannon Drive  
Austin, TX 78749

---

**Caffey Tract**  
**ZONING        ZON1903-003**

**HISTORY:** This property is in the ETJ (extraterritorial jurisdiction) of the City and is eligible for annexation. The City limits extend via the right-of-way of University Blvd. to the western boundary of CR 110. In addition, the City adopted annexation development agreements with the owners of the properties between these tracts and the existing City boundary. These agreements provide the City the ability to annex adjacent areas.

**DATE OF REVIEW:** May 15, 2019

**LOCATION:** East of CR 110 and west of SH 130; south of University Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The property is designated as residential in the General Plan. A General Plan amendment to change a portion of the area to commercial use is a separate agenda item.

Traffic, Access and Roads: The property has frontage along University Blvd. and CR 110. Upon annexation of the property, the adjacent portions of these roadways will be annexed into the City. A TIA (Traffic Impact Analysis) is being prepared and all relevant issues have been identified. An approved TIA will be required prior to submittal of a preliminary plat.

Water and Wastewater Service: The property is within the water service area of the Jonah Water SUD (Special Utility District) and it is within the wastewater service area of the City of Round Rock.

Zoning Districts: The property contains approximately 356.48 acres of land, with 345.17 acres to be designated for the SF-3 (Single Family – Mixed Lot) district and approximately 11.31 acres to be designated for the C-1a (General Commercial – limited) zoning district.

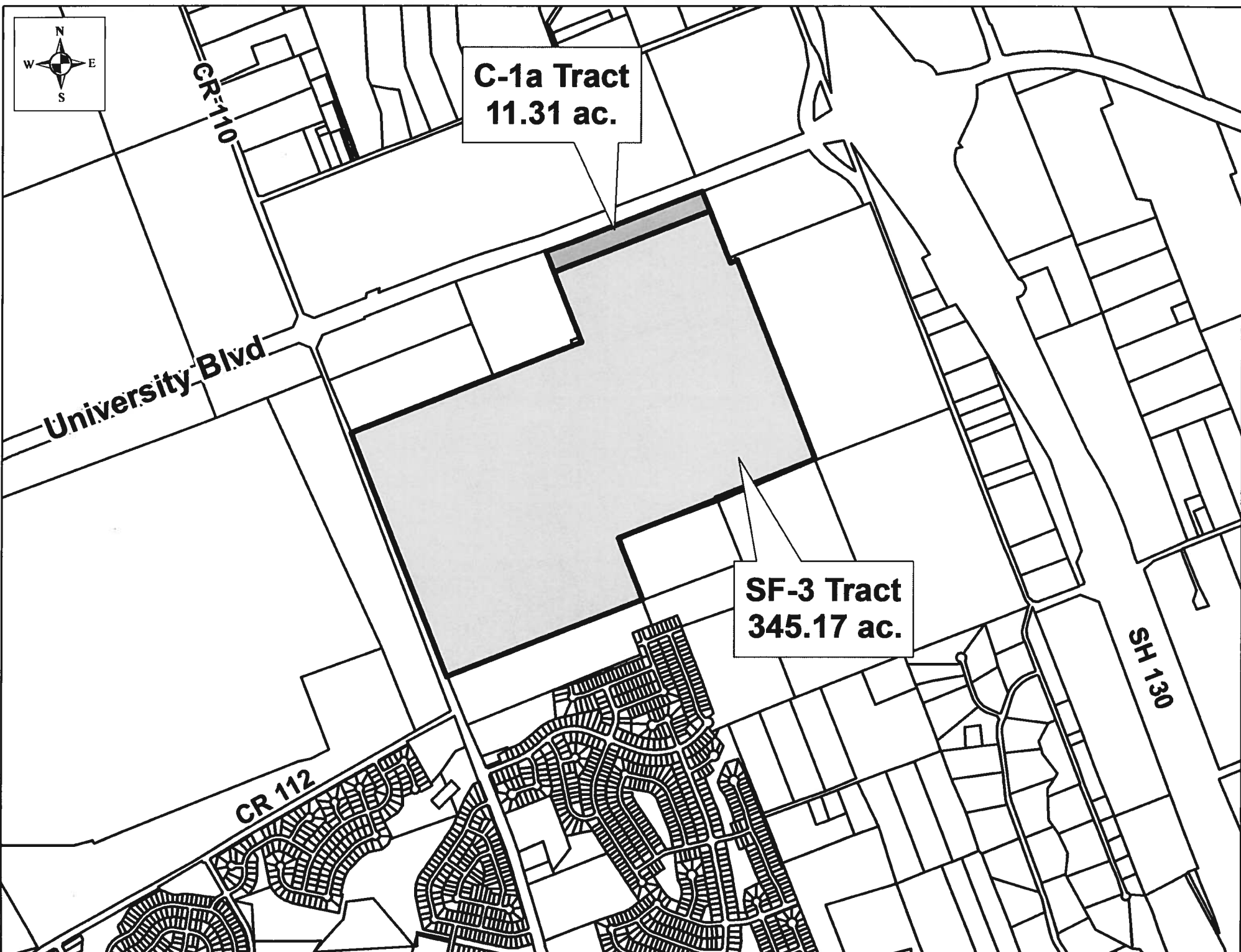
- The SF-3 district allows for a variety of lot sizes: estate lots with a minimum of 10,000 square feet, standard lots with a minimum of 6,500 square feet and small lots with a minimum of 5,000 square feet. With specific exceptions provided, the district requires that at least 40% of the lots are estate lots, 30% of the lots must be standard lots and no more than 30% of the lots can be small lots. To vary from this prescribed lot mix, the roadway connectivity index must be measured as 1.4 or greater and special design features must be included in the development.

The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels). In addition, garage door treatment is required.

- The C-1a (General Commercial – Limited) zoning district allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities 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.

**RECOMMENDED MOTION:**

Staff recommends approval of the original zoning to SF-3 (Single-Family – Mixed Lot) for 345.17 acres and to C-1a (General Commercial – Limited) for 11.31 acres.



**C-1a Tract  
11.31 ac.**

**SF-3 Tract  
345.17 ac.**

**University Blvd**

**CR 110**

**CR 112**

**SH 130**





CR 110

University Blvd

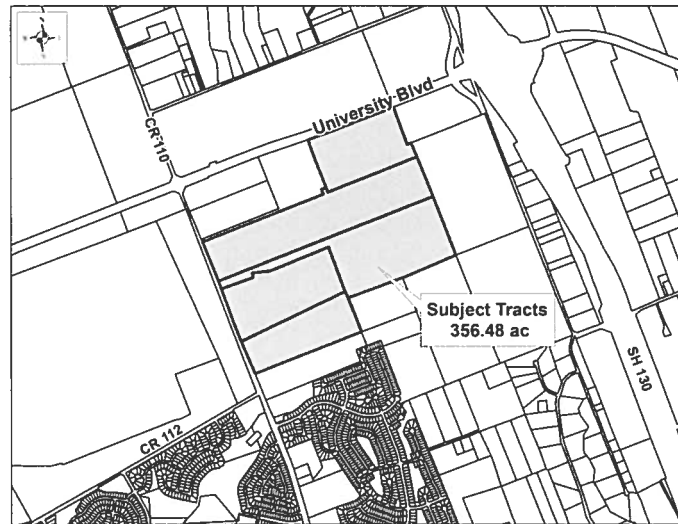
**Subject Tracts  
356.48 ac**

CR 112

SH 130



**Caffey Tract  
CONCEPT PLAN CP1902-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a concept plan

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 356.48 acres out of the H. Millard Survey, Abstract No. 452

**CURRENT USE OF PROPERTY:** several residences and barns

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: light industrial - ETJ and proposed residential (across University Blvd.)  
 South: undeveloped - ETJ  
 East: undeveloped - ETJ  
 West: undeveloped - ETJ

**PROPOSED LAND USE:** single family and commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	345.17
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	11.31
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>0</b>	<b>356.48</b>

**Owner:**  
 Creek Bend Land Holdings, LLC  
 Stuart Caffey  
 6201 CR 110  
 Hutto, TX 78634

**Agent:**  
 Carlson, Brigrance & Doering, Inc.  
 Geoff Guerrero  
 5501 W. William Cannon Drive  
 Austin, TX 78749



**Caffey Tract**  
**CONCEPT PLAN      CP1902-001**

**HISTORY:** The tract is in northeastern quadrant of the ETJ.

**DATE OF REVIEW:** May 15, 2019

**LOCATION:** East of CR 110 and west of SH 130; north and south of University Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The entire property is currently designated for residential use. A General Plan amendment is being considered to change an approximately 11-acre portion along University Blvd. to commercial.

Traffic, Access and Roads: The property has frontage along University Blvd. and CR 110. A TIA (Traffic Impact Analysis) is being prepared and all relevant issues have been identified. An approved TIA will be required prior to submittal of a preliminary plat. Williamson County has prepared road widening plans for University Blvd. and CR 110. The amount of right-of-way needed for these projects has not been finalized but will be determined with the preliminary plat.

The Concept Plan contains an extension of CR 112, from CR 110 on the west side of the site, to the eastern boundary. CR 112 is identified as an arterial roadway in Williamson County's roadway plan. A collector roadway, identified as 'Collector B' on the plan, will connect the CR 112 extension to University Blvd. to the north. A second collector, 'Collector C', will also connect to CR 110, north of the proposed intersection with the CR 112 extension.

Water and Wastewater Service: The property is within the water service area of the Jonah Water SUD (Special Utility District) and it is within the wastewater service area of the City of Round Rock.

Drainage: A flood study will be required for the preliminary plat.

**RECOMMENDED MOTION:**

Staff recommends approval of the concept plan.





CR 110

University Blvd

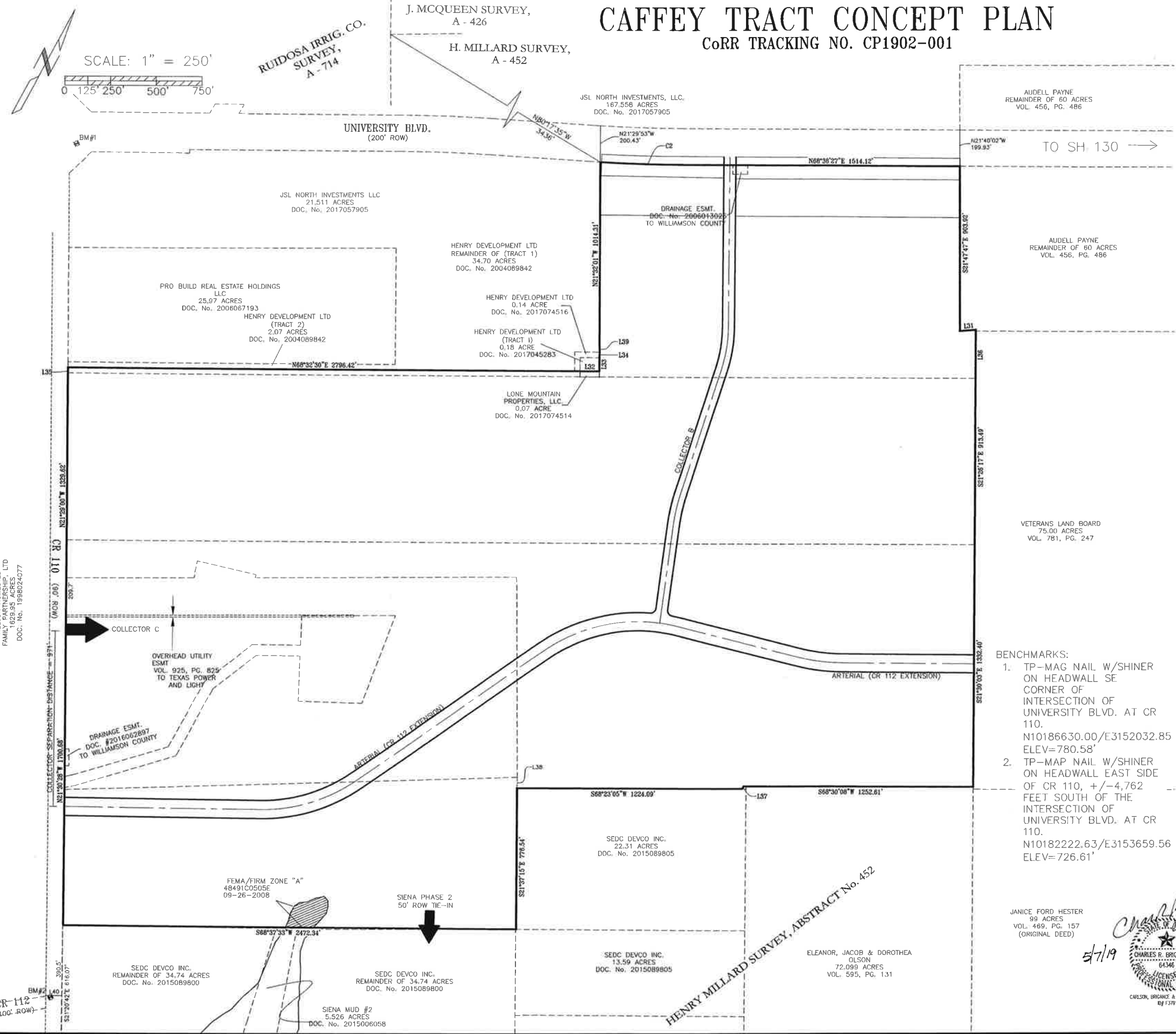
**Subject Tracts  
356.48 ac**

CR 112

SH 130



CAFFEY TRACT CONCEPT PLAN  
CoRR TRACKING NO. CP1902-001



PROJECT INFORMATION:  
PROJECT ACREAGE: 345.5 AC  
PATENT SURVEY: HENRY MILLARD SURVEY, ABS 452  
VERTICAL DATUM: NAVD 83  
GEIOD: G12AUS  
TEXAS STATE PLANE COORDINATE SYSTEM  
CENTRAL ZONE (4203)  
  
OWNERS:  
1. OHLENDORF-PRITCHARD V. 1980; P 972.  
2. CREEK BEND DOC: 200904398  
3. OHLENDORF DOC: 2011085212  
4. LONE MOUNTAIN DOC: 2009005145  
  
DEVELOPER:  
KB HOME  
10800 PECAN PARK BLVD, STE 200  
AUSTIN, TEXAS 78750  
  
ENGINEER/SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC  
5501 W. WILLIAM CANNON BLVD  
AUSTIN, TEXAS 78749  
  
SUBMITTAL DATE: FEBRUARY 5, 2019  
  
CITY OF ROUND ROCK  
PLANNING & ZONING COMMISSION  
REVIEW DATE: MAY 15, 2019

BENCHMARKS:  
1. TP-MAG NAIL W/SHINER ON HEADWALL SE CORNER OF INTERSECTION OF UNIVERSITY BLVD. AT CR 110. N10186630.00/E3152032.85 ELEV=780.58'  
2. TP-MAG NAIL W/SHINER ON HEADWALL EAST SIDE OF CR 110, +/-4,762 FEET SOUTH OF THE INTERSECTION OF UNIVERSITY BLVD. AT CR 110. N10182222.63/E3153659.56 ELEV=726.61'

- NOTES
1. PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.
  2. 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.
  3. A PORTION OF THIS TRACT WITHIN THIS CONCEPT PLAN IS ENCROACHED BY FEMA ZONE "A" 1% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP #48491C-0505E DATED 09-26-2008.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C2	450.41	8563.00	N70°08'56"E	450.36	225.26	3°00'50"

Line Table		
Line #	Length	Direction
L31	87.08	N63°45'30"E
L32	104.82	N66°34'30"E
L33	74.05	N21°27'22"W
L34	30.33	N19°57'22"W
L35	39.02	N21°16'34"W
L36	268.79	S21°35'40"E
L37	17.02	S12°52'51"W
L38	59.77	N20°22'51"W
L39	29.77	N22°42'01"W
L40	87.80	S68°28'03"W

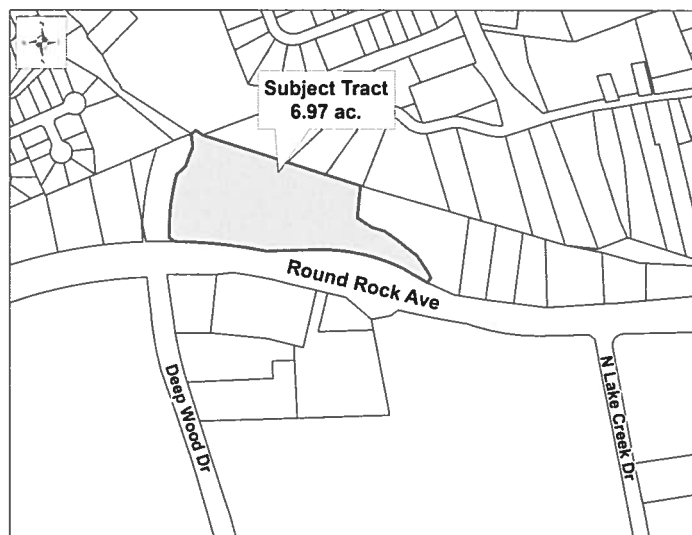
JANICE FORD HESTER  
99 ACRES  
VOL. 469, PG. 157  
(ORIGINAL DEED)  
  
5/7/19  
CHARLES R. BRIGANCE, JR.  
64346  
LICENSED PROFESSIONAL ENGINEER  
CARLSON, BRIGANCE & DOERING, INC.  
BY: F3781

Carlson, Brigance & Doering, Inc.  
P.E. ID #83791  
Surveying  
5501 W. William Cannon Blvd.  
Austin, TX 78749  
Phone No. (512) 286-5100  
Fax No. (512) 286-5105

CONCEPT PLAN  
DATE: 02-20-19  
DESIGNED BY: CRB  
DRAFTED BY: CRB

CFFEY TRACT  
STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS  
JOB NAME  
PROJECT  
JOB NUMBER: 6033  
SHEET  
OF 1

**QuikTrip #4163**  
**PRELIM PLAT PP1904-004**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat to create two (2) development lots

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

**DESCRIPTION:** 6.97 acres out of the Jacob M. Harrell Survey, Abstract No. 284

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

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use Map designates the tract for commercial purposes.

**ADJACENT LAND USE:**

North: Brushy Creek - Zoned C-1 (General Commercial)

South: Round Rock Avenue Right-of-Way/Medical Office Building & Storage Facility - Unzoned and Zoned C-1 (General Commercial)

East: Restaurant - Zoned C-1 (General Commercial)

West: Deep Wood Drive Right-of-Way/Fueling Station - Unzoned and Zoned C-1 (General Commercial)

**PROPOSED LAND USE:** Fueling Station with a Convenience Store

<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	6.97
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>6.97</b>

**Owner:**  
 QuikTrip Corporation  
 Matthew D. Miller  
 4705 S. 129th E. Ave.  
 Tulsa, OK 74134

**Agent:**  
 QuikTrip Corporation  
 Jonathan Naut  
 1116 E. Broadway Rd.  
 Tempe, AZ 85282

**QuikTrip #4163**  
**PRELIMINARY PLAT      PP1904-004**

**DATE OF REVIEW:** May 15, 2019

**LOCATION:** Northeast corner of Round Rock Avenue and Deep Wood Drive

**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 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: This tract is impacted by a major TxDOT roadway improvement and expansion project along Round Rock Avenue. Direct access to Round Rock Avenue from this tract will be restricted to right in/right out movements only upon completion of this TxDOT project. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line to the south of the tract. Wastewater will be connected via a 6-inch wastewater service line extension east to an existing manhole along the northeast of the tract.

Drainage: A flood study (FLOOD1901-0003) was required for the proposed development and it was approved by City staff on May 1, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

Additional Considerations:

Please note that the Applicant will be revising the preliminary plat depicting the entire parent tract to include two-foot contour lines, acreage, lot number, etc. The preliminary plat is required to depict the entire parent tract even if the lot is not being final platted at this time.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Include the city tracking number ("PP1904-004") at the bottom, right hand side.
2. Include the submittal date as April 16, 2019.
3. Include the correct name of the future Deep Wood Drive on the west side of subject tract.
4. Include the text "Phase 1" within lot 1; "Phase 2" within Lot 2.
5. Update the total acreage, lots by type, acreage by type by including the parent tract.
6. Update the total acreage of the survey at the top of the sheet to include the parent tract.
7. Show the two-foot contour lines on lot 2.
8. Depict a 10-foot PUE along the Deep Wood Drive right-of-way north of the Electric and Communications line easement to Brushy Creek.
9. Resolve discrepancy between preliminary and final plat depiction of segment L11-L12.
10. Remove duplicate plat note number 6.
11. Depict perpendicular survey tie across Round Rock Avenue from property pin of subject tract.





**Subject Tract  
6.97 ac.**

**Round Rock Ave**

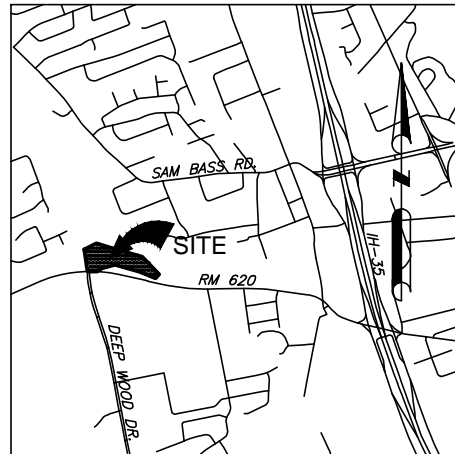
**Deep Wood Dr**

**N Lake Creek Dr**



PRELIMINARY PLAT  
QUIKTRIP 4163

3.752 ACRES OUT OF THE JACOB M. HARRELL SURVEY ABSTRACT NO. 284,  
WILLIAMSON COUNTY, TEXAS.



VICINITY MAP

METES AND BOUNDS:  
NOT TO SCALE

3.752 ACRES OUT OF THE JACOB M. HARRELL, ABSTRACT NO. 284, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 18.904 ACRE TRACT (CALLED "TRACT 5") CONVEYED TO CHARLOTTE ROBINSON 1986 FAMILY TRUST, BY DEED OF RECORD IN DOCUMENT NO. 2002071335, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.752 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEFORE**, AT A 1/2-INCH IRON ROD FOUND WITH TXDOT ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN 0.158 ACRE TRACT CONVEYED FOR RIGHT-OF-WAY PURPOSES BY DOCUMENT NO. 2018082927, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SHOWN ON A TXDOT RIGHT-OF-WAY MAP (CSJ 0683-01-092) FOR R.M. 620/ROUND ROCK AVENUE (R.O.W. VARIES), CALLED BEING 79.00 FEET LEFT OF BASELINE STATION 460+12.76, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID R.M. 620/ROUND ROCK AVENUE AND THE EAST LINE OF THAT CERTAIN 1.363 ACRE TRACT CONVEYED TO CITY OF ROUND ROCK, TEXAS, BY DEED OF RECORD IN DOCUMENT NO. 2010030110, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWESTERLY CORNER HEREOF;

**THENCE**, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF R.M. 620/ROUND ROCK AVENUE, OVER AND ACROSS SAID 18.904 ACRE TRACT, ALONG THE EAST LINE OF SAID 1.363 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- N54°44'30"W, A DISTANCE OF 9.93 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET, FOR THE MOST WESTERLY CORNER HEREOF;
- N02°14'19"E, A DISTANCE OF 65.83 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 12°30'41", AN ARC LENGTH OF 219.45 FEET, AND A CHORD WHICH BEARS N08°30'35"E, A DISTANCE OF 219.02 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AIKLEN" CAP FOUND AT THE END OF SAID CURVE;
- N48°45'47"E, A DISTANCE OF 55.65 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AIKLEN" CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID CURVE, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 05°26'09", AN ARC LENGTH OF 92.50 FEET, AND A CHORD WHICH BEARS N20°07'06"E, A DISTANCE OF 92.47 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AIKLEN" CAP FOUND AT THE END OF SAID CURVE, BEING THE TOP OF A STEEP BLUFF OVER BRUSHY CREEK, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 1.567 ACRE TRACT SHOWN ON AN EXHIBIT PREPARED BY PAPE DAWSON ENGINEERS DATED MAY 26, 2017 AND REFERENCING JOB. NO. 50867-00, BEING ON OR NEAR THE PRESUMED "STEEP BLUFF" REFERENCED IN THE DESCRIPTION OF THAT CERTAIN 47.83 ACRE TRACT CONVEYED TO AUSTIN WHITE LIME COMPANY BY DEED OF RECORD IN VOLUME 717, PAGE 403, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER HEREOF;

**THENCE**, ALONG THE SOUTH LINE OF SAID 1.567 ACRE TRACT, BEING THE APPROXIMATE LOCATION OF SAID "STEEP BLUFF", THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

- S72°40'17"E, A DISTANCE OF 72.47 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S68°26'50"E, A DISTANCE OF 42.62 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S66°09'43"E, A DISTANCE OF 53.88 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S66°08'57"E, A DISTANCE OF 90.10 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S66°09'14"E, A DISTANCE OF 16.40 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S68°01'21"E, A DISTANCE OF 1.81 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S68°32'25"E, A DISTANCE OF 124.84 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S66°26'32"E, A DISTANCE OF 5.86 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S71°32'14"E, A DISTANCE OF 8.94 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERLY CORNER HEREOF;

**THENCE**, S08°11'45"W, OVER AND ACROSS SAID 18.904 ACRE TRACT, A DISTANCE OF 301.22 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET IN THE NORTH LINE OF SAID 0.158 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF RM 620/ROUND ROCK AVENUE, FOR THE SOUTHEASTERLY CORNER HEREOF;

**THENCE**, CONTINUING OVER AND ACROSS SAID 18.904 ACRE TRACT ALONG THE NORTH LINE OF SAID 0.158 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF RM 620/ROUND ROCK AVENUE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2285.00 FEET, A CENTRAL ANGLE OF 02°27'00", AN ARC LENGTH OF 97.71 FEET, AND A CHORD WHICH BEARS N79°37'41"W, A DISTANCE OF 97.70 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE END OF SAID CURVE;
- S85°37'56"W, A DISTANCE OF 26.59 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- ALONG SAID CURVE, HAVING A RADIUS OF 2279.00 FEET, A CENTRAL ANGLE OF 08°07'50", AN ARC LENGTH OF 323.40 FEET, AND A CHORD WHICH BEARS N85°38'33"W, A DISTANCE OF 323.13 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 3.752 ACRES (163,428 SQUARE FEET) OF LAND, MORE OR LESS.

OWNERS: CHARLOTTE ROBINSON 1986 FAMILY TRUST

ACREAGE: 3.752

SURVEYOR: ABRAM DASHNER, RPLS

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: 04/16/2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 05/15/2019

BENCHMARK DESCRIPTION & ELEVATION: CUT SQUARE SET IN TOP OF END OF CURB ON EAST SIDE OF DRIVEWAY, NE CORNER OF INTERSECTION OF RM 620

AND DEEP WOOD DR. NAVD 88(2012B) ELEV. = 768.84'

ACREAGE BY LOT TYPE: DEVELOPMENT: 3.752

PATENT SURVEY: JACOB M. HARRELL, ABS. 284

ENGINEER: FREELAND AND KAUFMANN

NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1

CHECKED BY:

AD

JOB NUMBER:

014-02

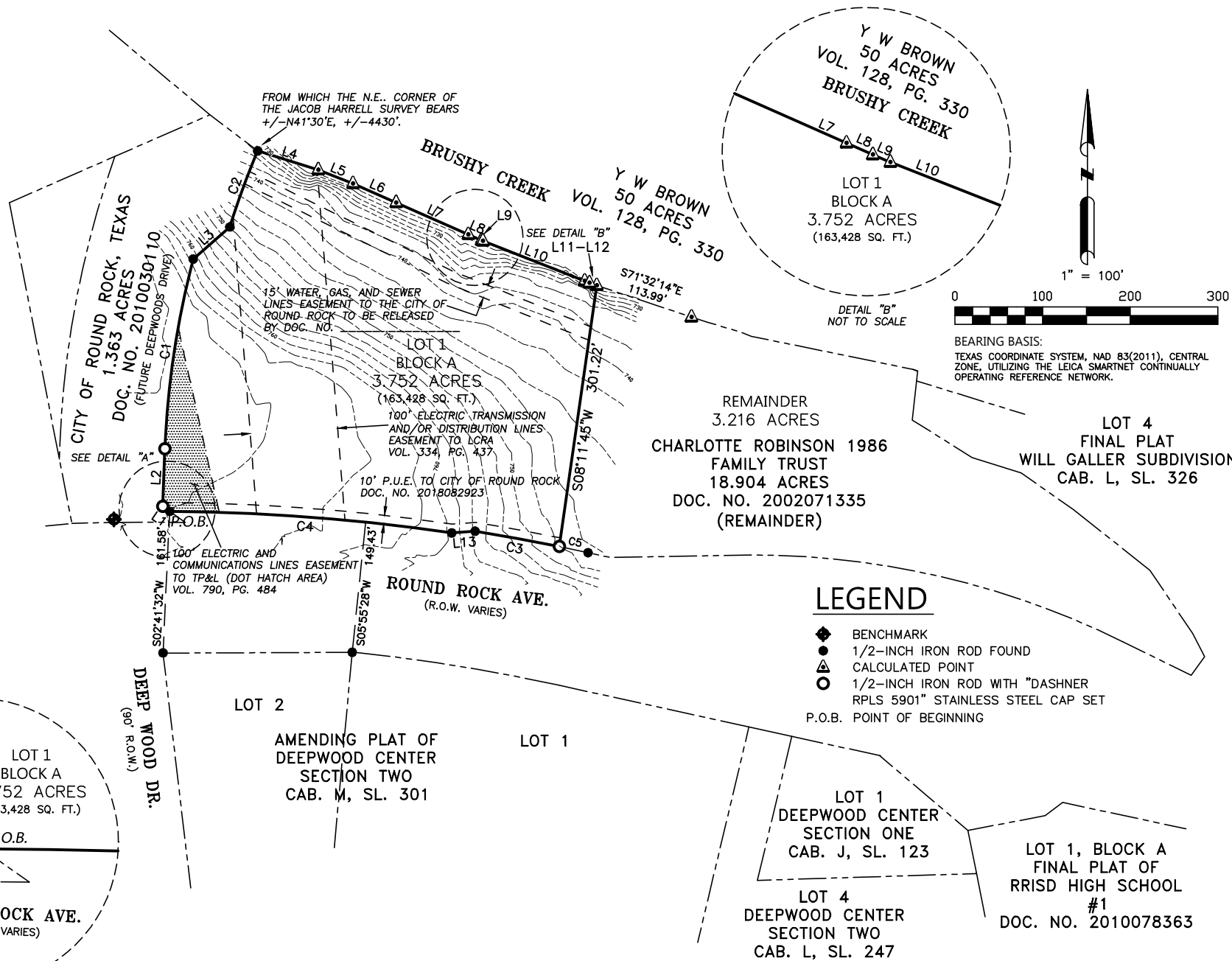
ISSUE DATE:

01/21/19

SHEET:

1 of 1

FP1904-004



LEGEND

- ◆ BENCHMARK
- 1/2-INCH IRON ROD FOUND
- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N54°44'30"W	9.93'
L2	N02°14'19"E	65.83'
L3	N48°45'47"E	55.65'
L4	S72°40'17"E	72.47'
L5	S68°26'50"E	42.62'
L6	S66°09'43"E	53.88'
L7	S66°08'57"E	90.10'
L8	S66°09'14"E	16.40'
L9	S68°01'21"E	1.81'
L10	S68°32'25"E	124.84'
L11	S66°26'32"E	5.86'
L12	S71°32'14"E	8.94'
L13	S85°37'56"W	26.59'

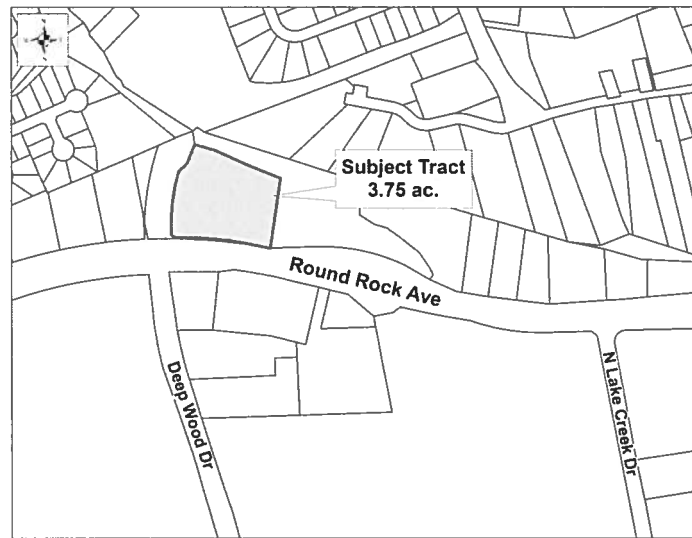
CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1005.00'	12°30'41"	219.45'	N08°30'35"E	219.02'
C2	975.00'	05°26'09"	92.50'	N20°07'06"E	92.47'
C3	2285.00'	02°27'00"	97.71'	N79°37'41"W	97.70'
C4	2279.00'	08°07'50"	323.40'	N85°38'33"W	323.13'
C5	2285.00'	0°50'46"	33.74'	S77°58'48"E	33.74'

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.
- A TEN FOOT (10') 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 ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE FLOODPLAIN.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

**QuikTrip #4163  
FINAL PLAT FP1904-005**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final Plat to create one (1) development lot

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

**DESCRIPTION:** 3.75 acres out of the Jacob M. Harrell Survey, Abstract No. 284

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

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use Map designates the tract for commercial purposes.

**ADJACENT LAND USE:**

North: Brushy Creek - Zoned C-1 (General Commercial)

South: Round Rock Avenue Right-of-Way/Medical Office Building & Storage Facility - Unzoned and Zoned C-1 (General Commercial)

East: Vacant and Undeveloped - Zoned C-1 (General Commercial)

West: Deep Wood Drive Right-of-Way/Fueling Station - Unzoned and Zoned C-1 (General Commercial)

**PROPOSED LAND USE:** Fueling Station with a Convenience Store

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	1	3.75
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>3.75</b>

**Owner:**  
QuikTrip Corporation  
Matthew D. Miller  
4705 S. 129th E. Ave.  
Tulsa, OK 74134

**Agent:**  
QuikTrip Corporation  
Jonathan Naut  
1116 E. Broadway Rd.  
Tempe, AZ 85282



**QuikTrip #4163**  
**FINAL PLAT      FP1904-005**

**DATE OF REVIEW:** May 15, 2019

**LOCATION:** Northeast corner of Round Rock Avenue and Deep Wood Drive

**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 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.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat (PP1904-004) being processed concurrently with this application.

Traffic, Access and Roads: This tract is impacted by a major TxDOT roadway improvement and expansion project along Round Rock Avenue. Direct access to Round Rock Avenue from this tract will be restricted to right in/right out movements only upon completion of this TxDOT project. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line to the south of the tract. Wastewater will be connected via a 6-inch wastewater service line extension east to an existing manhole along the northeast of the tract.

Drainage: A flood study (FLOOD1901-0003) was required for the proposed development and it was approved by City staff on May 1, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Include the text "Phase 1" within lot 1, in plat title, and in dedication statement.
2. Label future lot as "Phase 2, Lot 2, Block A."
3. Depict a 10-foot PUE along the Deep Wood Drive right-of-way north of the Electric and Communications line easement to Brushy Creek.
4. Remove duplicate plat note number 6.
5. The name of the subdivision ("Final Plat QuikTrip 4163") shall match the name under the ownership signature block.
6. Include the written name of the person signing the plat in the ownership signature block.
7. Revise plat note number 7 to reference the correct preliminary plat ("PP1904-004") tracking number.
8. Revise the submittal date to state April 16, 2019.
9. Remove "To Be" from easement release
10. Revise all notes to avoid overlapping text and ensure all is clear and legible.
11. Depict perpendicular survey tie across Round Rock Avenue from property pin of subject tract.





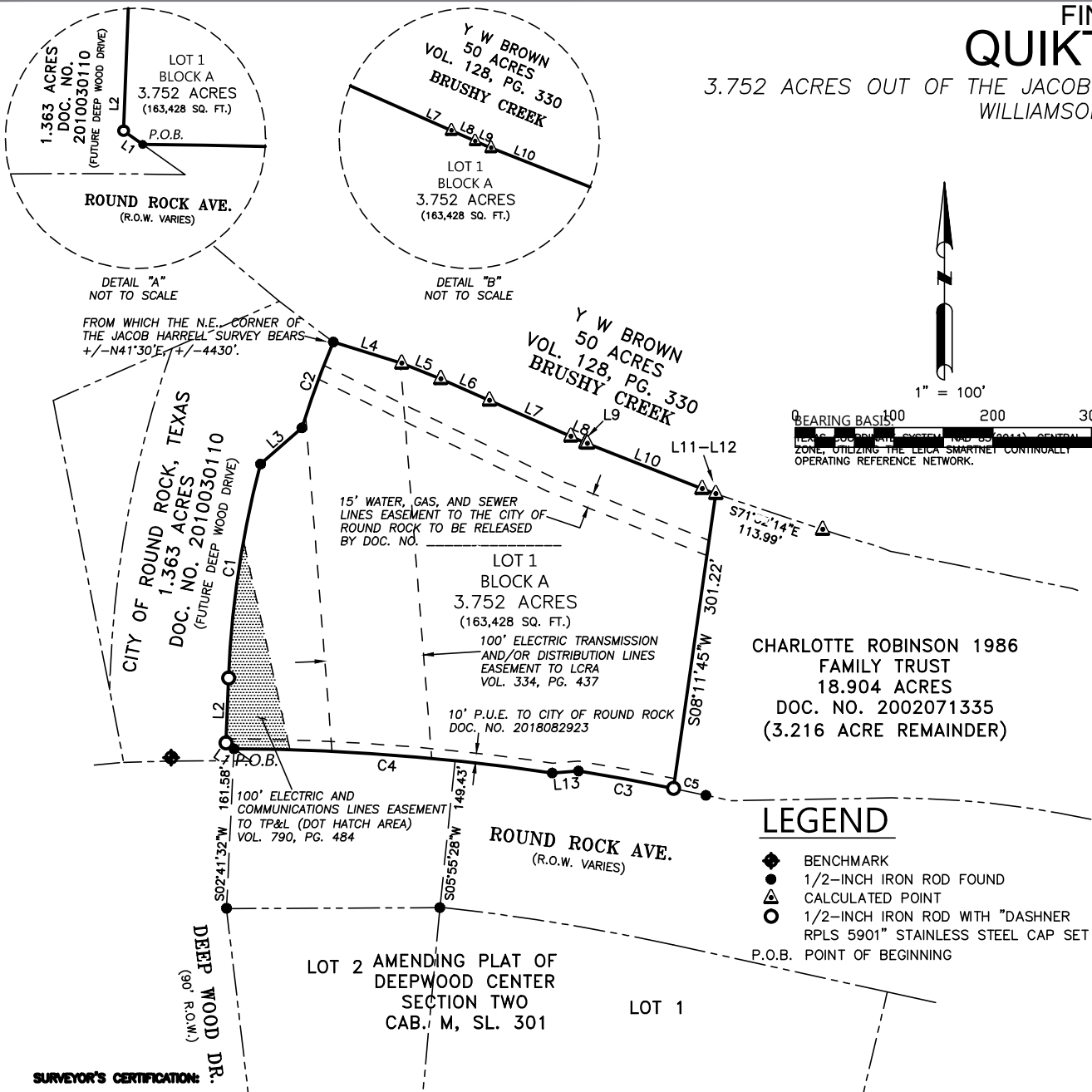
**Subject Tract**  
**3.75 ac.**

**Round Rock Ave**

**Deep Wood Dr**

**N Lake Creek Dr**





**SURVEYOR'S CERTIFICATION:**

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, ABRAM C. DASHNER, 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.

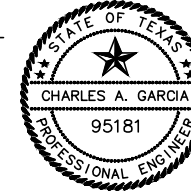
ABRAM C. DASHNER  
RPLS NO. 5901  
3701 VINELAND DRIVE  
AUSTIN, TX 78722

**ENGINEER'S CERTIFICATION:**

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, CHARLES A. GARCIA, 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.

CHARLES A. GARCIA  
P.E. NO. 95181  
FREELAND AND KAUFFMAN, INC.  
400 W. MAIN ST. SUITE 211  
ROUND ROCK, TX 78664  
TBPE FIRM NO. F-8891



# FINAL PLAT QUIKTRIP 4163

3.752 ACRES OUT OF THE JACOB M. HARRELL SURVEY ABSTRACT NO. 284,  
WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS:

3.752 ACRES OUT OF THE JACOB M. HARRELL, ABSTRACT NO. 284, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 18.904 ACRE TRACT (CALLED 'TRACT 5') CONVEYED TO CHARLOTTE ROBINSON 1986 FAMILY TRUST, BY DEED OF RECORD IN DOCUMENT NO. 2002071335, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.752 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEARING:** AT A 1/2-INCH IRON ROD FOUND WITH TXDOT ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN 0.158 ACRE TRACT CONVEYED FOR RIGHT-OF-WAY PURPOSES BY DOCUMENT NO. 2018082927, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SHOWN ON A TXDOT RIGHT-OF-WAY MAP (CSJ 0683-01-092) FOR R.M. 620/ROUND ROCK AVENUE (R.O.W. VARIES), CALLED BEING 79.00 FEET LEFT OF BASELINE STATION 460+12.76, BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID R.M. 620/ROUND ROCK AVENUE AND THE EAST LINE OF THAT CERTAIN 1.363 ACRE TRACT CONVEYED TO CITY OF ROUND ROCK, TEXAS, BY DEED OF RECORD IN DOCUMENT NO. 2010030110, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWESTERLY CORNER HEREOF;

**THENCE:** LEAVING SAID NORTH RIGHT-OF-WAY LINE OF R.M. 620/ROUND ROCK AVENUE, OVER AND ACROSS SAID 18.904 ACRE TRACT, ALONG THE EAST LINE OF SAID 1.363 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- N54°44'30"W, A DISTANCE OF 9.93 FEET TO A 1/2-INCH IRON ROD WITH 'DASHNER RPLS 5901' STAINLESS STEEL CAP SET, FOR THE MOST WESTERLY CORNER HEREOF;
- N02°14'19"E, A DISTANCE OF 65.83 FEET TO A 1/2-INCH IRON ROD WITH 'DASHNER RPLS 5901' STAINLESS STEEL CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 12°30'41", AN ARC LENGTH OF 219.45 FEET, AND A CHORD WHICH BEARS N08°30'35"E, A DISTANCE OF 219.02 FEET TO A 1/2-INCH IRON ROD WITH 'BAKER-AIKLEN' CAP FOUND AT THE END OF SAID CURVE;
- N48°45'47"E, A DISTANCE OF 55.65 FEET TO A 1/2-INCH IRON ROD WITH 'BAKER-AIKLEN' CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID CURVE, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 05°26'09", AN ARC LENGTH OF 92.50 FEET, AND A CHORD WHICH BEARS N20°07'06"E, A DISTANCE OF 92.47 FEET TO A 1/2-INCH IRON ROD WITH 'BAKER-AIKLEN' CAP FOUND AT THE END OF SAID CURVE, BEING NEAR THE TOP OF A STEEP BLUFF OVER BRUSHY CREEK, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 1.567 ACRE TRACT SHOWN ON AN EXHIBIT PREPARED BY PAPE DAWSON ENGINEERS DATED MAY 26, 2017 AND REFERENCE JOB NO. 50867-00, BEING ON OR NEAR THE PRESUMED 'STEEP BLUFF' REFERENCED IN THE DESCRIPTION OF THAT CERTAIN 47.83 ACRE TRACT CONVEYED TO AUSTIN WHITE LIME COMPANY BY DEED OF RECORD IN VOLUME 717, PAGE 403, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER HEREOF;

**THENCE:** ALONG THE SOUTH LINE OF SAID 1.567 ACRE TRACT, BEING THE APPROXIMATE LOCATION OF SAID 'STEEP BLUFF', THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

- S72°40'17"E, A DISTANCE OF 72.47 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S68°26'50"E, A DISTANCE OF 42.62 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S66°09'43"E, A DISTANCE OF 53.88 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S66°08'57"E, A DISTANCE OF 90.10 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S66°09'14"E, A DISTANCE OF 16.40 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S68°01'21"E, A DISTANCE OF 1.81 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S68°32'25"E, A DISTANCE OF 124.84 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S66°26'32"E, A DISTANCE OF 5.86 FEET TO A CALCULATED POINT, FOR AN ANGLE POINT;
- S71°32'14"E, A DISTANCE OF 8.94 FEET TO A CALCULATED POINT, FOR THE NORTHEASTERLY CORNER HEREOF;

**THENCE:** S08°11'45"W, OVER AND ACROSS SAID 18.904 ACRE TRACT, A DISTANCE OF 301.22 FEET TO A 1/2-INCH IRON ROD WITH 'DASHNER RPLS 5901' STAINLESS STEEL CAP SET IN THE NORTH LINE OF SAID 0.158 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF RM 620/ROUND ROCK AVENUE, FOR THE SOUTHEASTERLY CORNER HEREOF;

**THENCE:** CONTINUING OVER AND ACROSS SAID 18.904 ACRE TRACT ALONG THE NORTH LINE OF SAID 0.158 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF RM 620/ROUND ROCK AVENUE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2285.00 FEET, A CENTRAL ANGLE OF 02°27'00", AN ARC LENGTH OF 97.71 FEET, AND A CHORD WHICH BEARS N79°37'41"W, A DISTANCE OF 97.70 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE END OF SAID CURVE;
- S85°37'56"W, A DISTANCE OF 26.59 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- ALONG SAID CURVE, HAVING A RADIUS OF 2279.00 FEET, A CENTRAL ANGLE OF 08°07'50", AN ARC LENGTH OF 323.40 FEET, AND A CHORD WHICH BEARS N85°38'33"W, A DISTANCE OF 323.13 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 3.752 ACRES (163,428 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT CHARLOTTE ROBINSON 1986 FAMILY TRUST, AS THE OWNER OF THAT CERTAIN 3.752 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2002071335, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS QUIKTRIP 4163 SUBDIVISION.

CHARLOTTE ROBINSON 1986 FAMILY TRUST

BY: \_\_\_\_\_  
GENERAL MANAGER

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_DAY OF \_\_\_\_, 20\_\_\_\_, BY, \_\_\_\_\_, AS GENERAL MANAGER OF CHARLOTTE ROBINSON 1986 FAMILY TRUST, ON BEHALF OF SAID CHARLOTTE ROBINSON 1986 FAMILY TRUST.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 05/15/2019  
BENCHMARK DESCRIPTION & ELEVATION: CUT SQUARE SET IN TOP OF END OF CURB ON EAST SIDE OF DRIVEWAY, NE CORNER OF INTERSECTION OF RM 620 AND DEEP WOOD DR. NAVD 88(2012B) ELEV. = 768.84'  
ACREAGE BY LOT TYPE: DEVELOPMENT: 3.752  
PATENT SURVEY: JACOB M. HARRELL, ABS. 284  
ENGINEER: FREELAND AND KAUFFMAN, INC.  
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1



VICINITY MAP  
NOT TO SCALE

**CITY CERTIFICATION**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 2019, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

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

**WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:**

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON

THE \_\_\_\_DAY OF \_\_\_\_\_ A.D., 2019, AT \_\_\_\_ O'CLOCK \_\_\_\_M.

AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_, A.D., 2019 AT

\_\_\_\_O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT

NO. \_\_\_\_\_, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

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

OWNERS: CHARLOTTE ROBINSON 1986 FAMILY TRUST  
ACREAGE: 3.752  
SURVEYOR: ABRAM DASHNER, RPLS  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: 04/16/2018  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 05/15/2019  
BENCHMARK DESCRIPTION & ELEVATION: CUT SQUARE SET IN TOP OF END OF CURB ON EAST SIDE OF DRIVEWAY, NE CORNER OF INTERSECTION OF RM 620 AND DEEP WOOD DR. NAVD 88(2012B) ELEV. = 768.84'  
ACREAGE BY LOT TYPE: DEVELOPMENT: 3.752  
PATENT SURVEY: JACOB M. HARRELL, ABS. 284  
ENGINEER: FREELAND AND KAUFFMAN, INC.  
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1

CHECKED BY:	
AD	
JOB NUMBER:	ISSUE DATE:
014-02	01/21/19
SHEET:	
1 of 1	

FP1904-005