



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, August 7, 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-2019-112](#) Consider approval of the minutes for the July 17, 2019, Planning and Zoning Commission meeting.

E. ZONING AND PLATting:

- E.1 [PZ-2019-111](#) Consider public testimony regarding, and a recommendation concerning the request filed by Masterplan, on behalf of the property owner, The Church in Round Rock, for approval of PUD (Planned Unit Development) No. 83 - Amendment No. 8 adding a place of worship as a permitted use, generally located south of University Blvd. and east of Sandy Brook Dr. Case No. ZON1907-006
- E.2 [PZ-2019-113](#) Consider public testimony regarding, and approval concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LLC, for approval of a Concept Plan to be known as Chisholm Trail Tech Center Sec. 2, generally located between N. IH-35 and Chisholm Trail Rd.; north of Chisholm Pkwy. Case No. CP1907-001

- E.3 [PZ-2019-114](#) Consider public testimony regarding, and approval concerning the request filed by C3 Development, LLC, on behalf of the property owner, Palmer Investments, LP, to Replat Lot 1 of the Gardens at Mayfield Subdivision, located on the northeast corner of CR 175 and E. New Hope Dr. Case No. FP1907-001
- E.4 [PZ-2019-115](#) Consider approval of the Homestead at Old Settlers Park Preliminary Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. PP1907-001
- F. **STAFF REPORT:**
- F.1 [PZ-2019-116](#) 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 2nd day of August, 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, Deputy City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 17, 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 July 17, 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 Jennifer Sellers. Commissioners Paul Emerson and Greg Rabaey were absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Hunter Maples, Jeff Dunsworth, Joelle Jordan, Juan Enriquez, Laton Carr, Nicole Haggerty, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department, Katie Baker from the PARD 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 June 19, 2019, Planning and Zoning Commission meeting.

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

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

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

E. PLATTING AND ZONING:

E1. Consider public testimony regarding, and approval concerning the request filed by J33S Consulting Engineering, LLC, on behalf of the property owner, HighTower Foundation Real Estate Investment, LLC, to Replat Lot 1 of the Amended Sam Bass 7 Subdivision and a 1.25 acre previously unplatted parcel, generally located northeast of the intersection of Ledbetter St. and Clark St. Case No. FP1903-009

Mr. Enriquez reviewed the replat application stating that the purpose of the application was to create 18 development lots and 5 non-residential lots in two parcels. He briefly reviewed the annexation and zoning history of the tracts noting that the property was annexed in 1978 and zoned R-1 (Single Family Residential); in 1984 a new zoning ordinance reclassified the district from R-1 to R-6 (Single Family Residential); and in 1986 another new zoning ordinance reclassified the district to the current SF-2 (Single Family Standard Lot) with a minimum lot size of 6500 sq. ft.

He continued to explain that a TIA (Traffic Impact Analysis) would not be required because the proposed development did not meet the threshold for peak hour trips; access to the proposed subdivision will be via Ledbetter Street by means of a single new public roadway.

Mr. Enriquez noted that on May 20, 2019, City staff met with the Ledbetter Street residents and their attorney. He also stated that public notices were mailed out to abutting property owners and an on-site sign was posted on the property. Staff recommended approval of the proposed application as conditioned.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing. 1) Lisa Corona, 1112 Ledbetter St.; 2) Willie Hendrix, 1315 Ledbetter St.; 3) Israel Avila, 1301 Ledbetter St.; 4) Patrick Haugen, 1309 Ledbetter St.; 5) Nathan Forystek, 1113 Ledbetter St.; and 6) Jane McAdams, 1111 Ledbetter St. Seeing no additional speakers Chairman Pavliska closed the public hearing.

In summary, speakers expressed concerns about the increase in traffic the proposed development would create on Ledbetter Street and the challenge the width of the Street will cause for two cars to drive by or large trucks such as fire engines to access. Also, concerns about the removal of monarch trees and the proposed development's compatibility with the surrounding neighborhood were stated.

Mr. Dunsworth noted that the site did not have an ultimate flood plain nor FEMA, therefore, a drainage study had not been required. He explained that drainage will be treated by on-site detention ponds.

Mr. Polasek explained that fire trucks will have access from Clark St. and noted that fire trucks will be able to make the necessary turns. He also noted that at this time, no road maintenance is scheduled for Ledbetter.

During the discussion, it was established that the purpose of the application was to create legal lot lines to be able to build single family homes (fee simple) and that the zoning and land use had been in place for several years. Furthermore, it was noted that state law states that if a submitted plat meets the minimum subdivision requirements, the City is obligated to approve the plat. It was also stated that, at this time, there was no proposal to remove any of the monarch trees nor a compatibility buffer would be required for parcels abutting commercial tracts. A motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve with conditions.

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

E2. Consider public testimony regarding, and a recommendation concerning the request filed by 2P Consultants, on behalf of the property owner Rocking J Partners, LLC, for approval of Amendment No. 1 to PUD (Planned Unit Development) No. 87 to allow for BP (Business Park) uses, generally located at the north end of Rockin' J Rd. Case No. ZON1906-002

Mr. von Rosenberg gave a brief overview of the application noting that the purpose of the application was to amend 4.32 acres in PUD 87. He briefly explained the existing PUD, its uses, and the proposed changes noting that the amendment would divide Parcel 'B' into two parcels. Parcel 'B-1' will consist of 1.06 acres for a special events venue and Parcel 'B-2' will consist of 3.26 acres for BP (Business Park) uses.

He stated that the BP (Business Park) district will be allowed and its development standards will apply to any new development; however, the maximum building height will be limited to two stories and signs will be regulated according to the code.

Lastly, Mr. von Rosenberg noted that public notices were mailed out to abutting property owners including a letter from the owner, an on-site sign was posted on the property, and a courtesy e-mail was sent to the neighborhood contact person. Staff recommended approval of the proposed Amendment No. 1 to PUD 87.

The property owner, Mr. Michael Sanchez, was available to answer questions.

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

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

Motion: Motion by Commissioner Clawson, second by Vice Chair Wendt to approve Amendment No. 1 to PUD No. 87 and recommend for City Council approval.

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

E3. Consider public testimony regarding, and approval concerning the request filed by Freeland & Kauffman, Inc., on behalf of the property owner, West 45, LLC, to Replat a portion of Lot 1, Block A of the Parker Subdivision, generally located southwest of the intersection of W. Louis Henna Blvd. and Parker Dr. Case No. FP1906-005

Ms. Reeves gave a brief review of the application noting that the purpose of the application was to combine a previously unplatted parcel with a portion of a platted lot to create one development lot.

Ms. Reeves noted that public notices were mailed out to abutting property owners and an on-site sign was posted on the property. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Tooney Thepsoumane, Real Estate Consultant, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no additional speakers Chairman Pavliska closed the public hearing. Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve with conditions.

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

E4. Consider approval of the University Village North, Sec. 4, Lot 5, Block C Final Plat, generally located south of University Blvd. and Sandy Brook Dr. Case No. FP1906-004

Mr. Enriquez reviewed the application noting that the purpose of the application was to create one development lot. He noted that access is permitted to or from Campus Village Drive and Zodiac Lane. He also noted that access is prohibited along Sandy Brook Dr. per the PUD (Planned Unit Development) No. 83. Staff recommended approval of the application as conditioned.

The property owner's representative Ms. Terry Reynolds, with Pape-Dawson 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 Clawson to approve with conditions.

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

F. PRESENTATION:

F1. Consider a presentation concerning online public engagement results and policy development associated with the Round Rock 2030 Comprehensive Plan.

Ms. Jordan gave an update regarding the City's Comprehensive Plan noting that the plan will serve the City for the next 10 years, from 2020 to 2030. She noted that a series of quadrant public meetings were held earlier in the year and, based on the information collected during the quadrant meetings, a list of questions and surveys were put together and posted utilizing Polco, an on-line engagement tool.

She noted that the first survey was a series of 21 stand-alone questions; the questions were developed based on public input received at the quadrant meetings. Separate from the stand-alone questions, staff also posted 2 additional surveys on Polco, a historic preservation survey and a policy survey.

She explained that a significant amount of outreach and advertising was done and continued to discuss the results in Polco. She briefly summarized the questions by topic area including housing,

transportation, entertainment, safety, growth, environment, historic preservation and policy development.

She also discussed the timeline in the process and the next steps in the comprehensive plan noting that Staff will be conducting a Future Land Use Map exercise and will be meet with landowners of large parcels on July 22nd. Also, an update will be given to City Council during the August 8th meeting.

G. STAFF REPORT:

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

Mr. Wiseman noted that City Council approved several Planning and Zoning items including the Sauls East and Caffey Tract zoning and annexation and the Townhomes at Gattis and 25 Dawson rezonings.

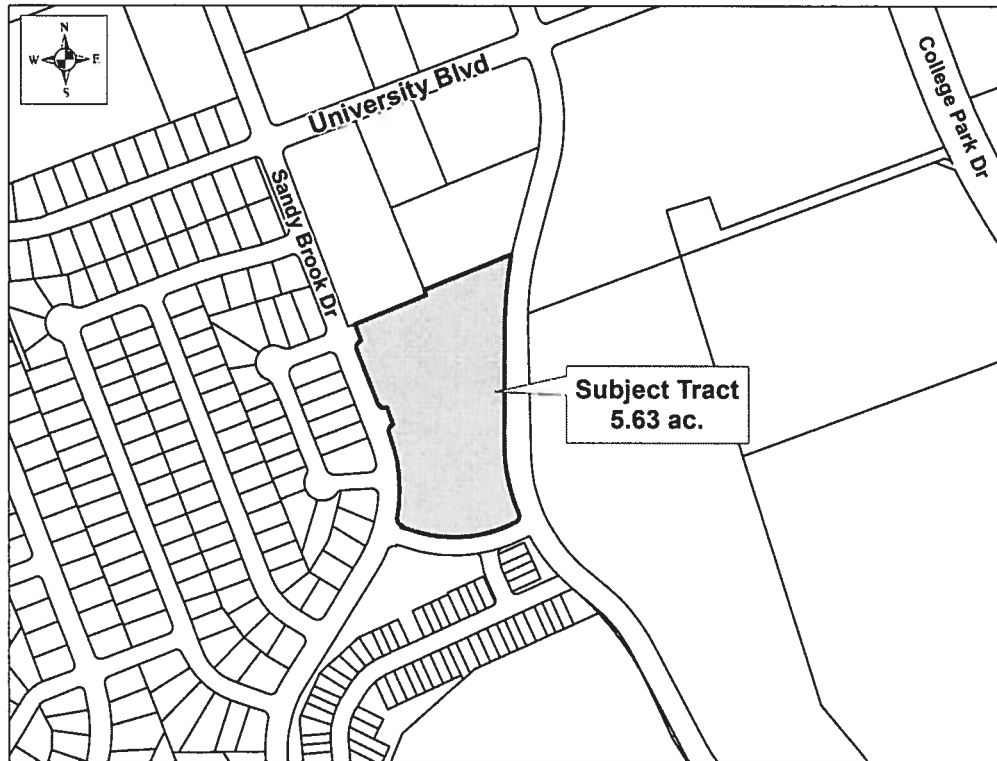
H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:25 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**University Village PUD 83 - Amendment No. 8
ZONING ZON1907-006**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of an amendment to allow place of worship as a permitted use.

ZONING AT TIME OF APPLICATION: PUD 83

DESCRIPTION: 5.63 acres out of the Abel. L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: PUD 83

ADJACENT LAND USE:

North: office and commercial - PUD 83
South: (across Zodiac Lane) townhouse - PUD 83
East: (across Campus Village Drive) - college campus
West: single family - SF-2 (Single Family - Standard Lot)

PROPOSED LAND USE: place of worship

TOTAL ACREAGE: 5.63

Owner:
The Church in Round Rock
Joe Jenkinson
4205 Pebblestone Trail
Round Rock, TX 78665

Agent:
Masterplan
Karen Wunsch
6500 River Place Blvd., Bldg. 7, Ste. 250
Austin, TX 78730

University Village PUD 83 – Amendment No. 8
ZONING ZON1907-006

HISTORY: PUD (Planned Unit Development) No. 83 was approved in August of 2010, for 73.52 acres of land located southeast of the intersection of University Blvd. and Sandy Brook Drive. Land uses include commercial, office, multi-family, townhouse and open space. The PUD has since been amended seven times, four of which were minor amendments approved administratively, and three of which were major amendments approved by the City Council. Most of the property has been developed.

DATE OF REVIEW: August 7, 2019

LOCATION: South of University Blvd. and Sandy Brook Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The uses in PUD No. 83 establish the General Plan designation for the property.

Parcel 3 of PUD No. 83: This amendment is for the 8.83 acre Parcel 3, as identified on Exhibit 'B' of the PUD. Permitted uses on Parcel 3 include: office, medical office and day care. The owner of a 5.63 acre portion of Parcel 3 is requesting the amendment to add a place of worship as a permitted use.

A place of worship can also include accessory uses, including: principal or secondary educational facilities, offices, community recreational facilities, and day care facilities. Size limits for these accessory uses are determined by the type of roadway the place of worship is located on. The 5.63 acre subject tract borders Sandy Brook Drive on the west and Campus Village Drive on the east, both of which are collector roadways. Any accessory uses therefore must total less than 20,000 square feet.

PUD 83 establishes a maximum height of two stories on Parcel 3, with a one story limit for buildings within 150 feet of Sandy Brook Drive. Buildings within 150 feet of Sandy Brook Drive must also meet the following standards:

- Masonry exterior finish
- 5,000 square feet is the maximum building size

Additional standards that apply to any Parcel 3 development are:

- Minimum building setback along Sandy Brook Drive of 30 feet
- Roofs shall have a minimum pitch of 4:12
- An eighteen foot (18') landscape and sidewalk easement along Sandy Brook Drive
 - ✓ 4'-wide meandering sidewalk
 - ✓ Street trees
 - ✓ Berm and landscaping.

Traffic, Access and Roads: The 5.63 acre tract has frontage on Sandy Brook Drive, Campus Village Drive and Zodiac Lane.

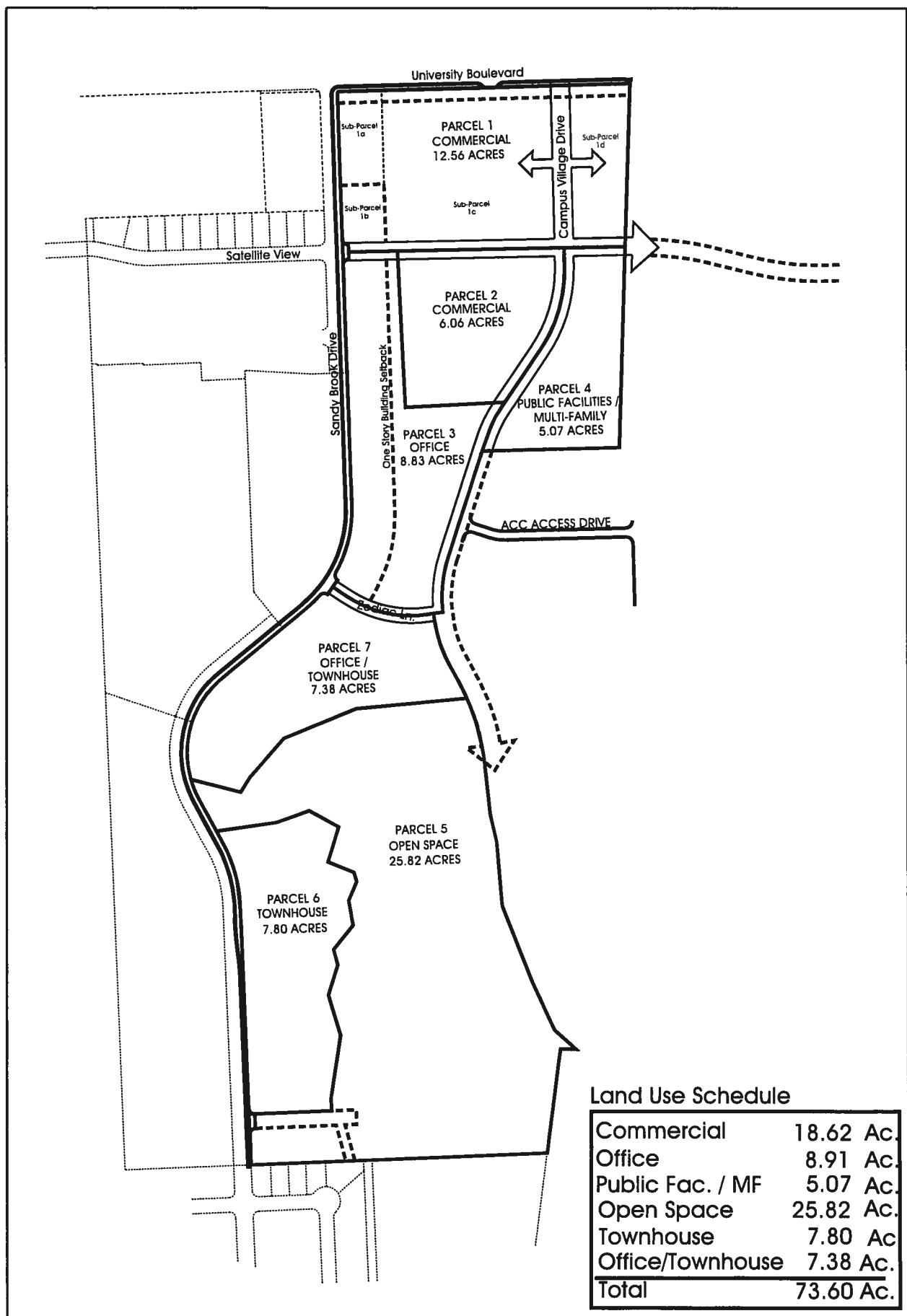
RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD (Planned Unit Development) No. 83 to allow a place of worship as a permitted use on Parcel 3.

5.3 Parcel 3 (±8.83 acres) - Office

(1) Permitted Uses:

- (a) Day Care
- (b) Office
- (c) Place of Worship, with accessory uses limited to less than 20,000 square feet
- (d) Office, Medical
 - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
 - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (e) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (f) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (g) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (h) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.



UNIVERSITY VILLAGE
ROUND ROCK, TX

PUD EXHIBIT - B



Revised
November 17, 2009

300 150 0 300
SCALE 1" = 300'

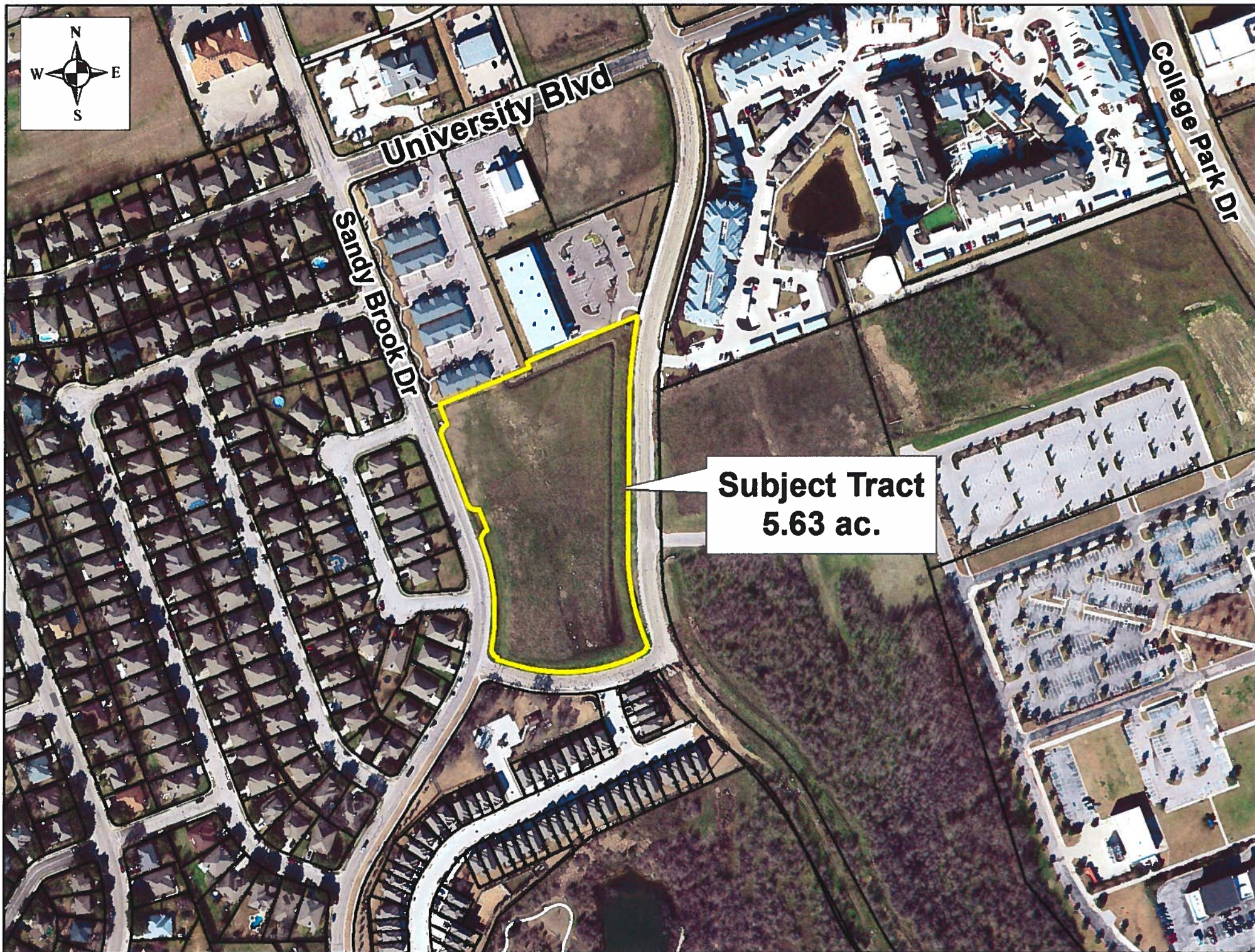


University Blvd

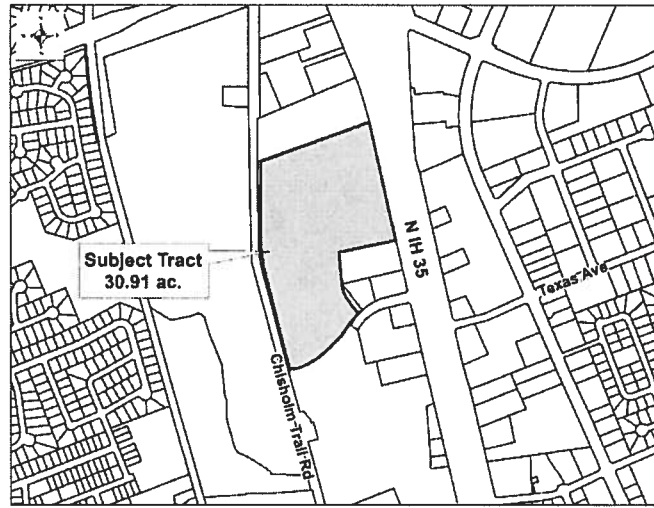
Sandy Brook Dr

College Park Dr

Subject Tract
5.63 ac.



**Chisholm Trail Tech Center Sec. 2
CONCEPT PLAN CP1907-001**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a concept plan.

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

DESCRIPTION: 30.91 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: Vacant and undeveloped zoned C-1 (General Commercial).

South: Right-of-way for Chisholm Parkway unzoned.

East: Right-of-way for N. IH-35 Frontage Road unzoned, a hotel zoned C-1 (General Commercial), a restaurant zoned C-1 (General Commercial).

West: Right-of-way for Chisholm Trail Road unzoned.

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	30.91
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	30.91

Owner:
Chisholm Trail Developers Venture Ltd
211 E. 7th St., Ste. #709
Austin, TX 78701-3218

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete, P.E.
211 N. A.w. Grimes Blvd.
Round Rock, TX 78665

Chisholm Trail Tech Center Sec. 2
CONCEPT PLAN CP1907-001

HISTORY: The property consists of a 30.91 acre tract, which is vacant and undeveloped. On July 17, 2002, a Preliminary Plat (No. 02-0133-PP) was approved by the Planning & Zoning Commission to subdivide a 56.48 acre property into five commercial lots, which included the subject tract. The Final Plat was never recorded and therefore the Preliminary Plat expired. Chisholm Parkway has since been constructed, splitting the 56.48 acre tract into two separate development tracts. The applicant is requesting approval of a Concept Plan application for the 30.91 acre tract north of Chisholm Parkway. Preliminary and Final Plat applications will follow.

DATE OF REVIEW: August 7, 2019

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract as commercial. The tract is zoned C-1 (General Commercial) and allows for commercial land use such as offices, retail sales, hotels and fuel stations. 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: A Traffic Impact Analysis (TIA1706-003) has been approved for this tract. Driveway access points for future development will be finalized during the site development plan review stage and no new public street connections are proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has multiple points of access for water service to a 12-inch public water line along N. IH-35 Frontage Road on the eastern boundary line of the property. Along with, an existing 12-inch water line stub located on the western boundary of the property along Chisholm Trail Road. Wastewater is intended to be served by an existing 8-inch wastewater line along Chisholm Trail Road along the western boundary of the property.

Drainage: The subject property is proposing to route stormwater to a detention and water quality facility at the corner of Chisholm Parkway and Chisholm Trail Road.

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.



Subject Tract
30.91 ac.

Chisholm Trail Rd

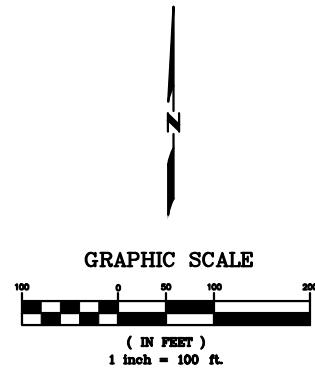
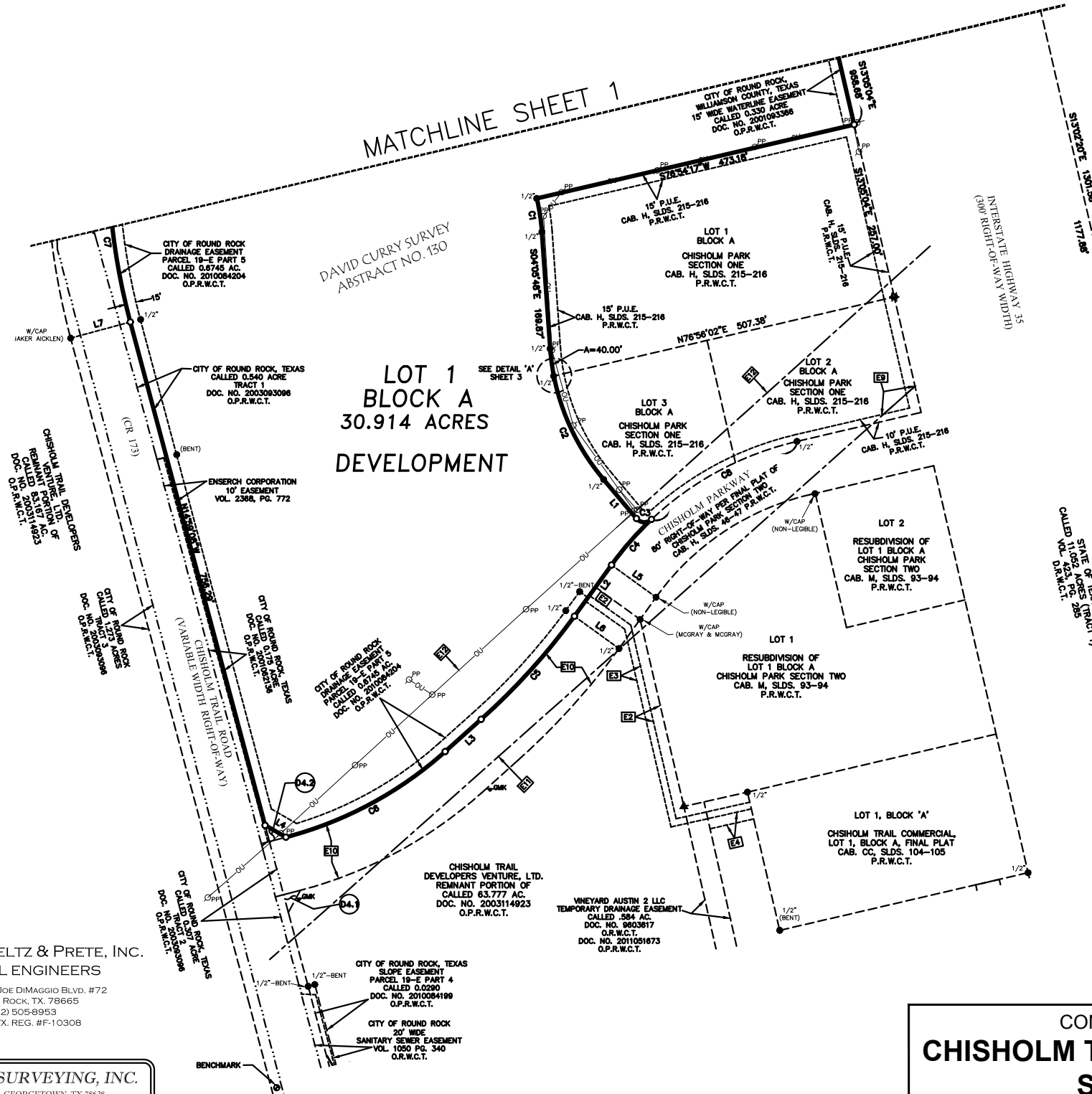
NIH 35

Texas Ave

MATCHLINE SHEET 1

DAVID CURRY SURVEY
ABSTRACT NO. 130

LOT 1
BLOCK A
30.914 ACRES
DEVELOPMENT



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 2**
CP1907-001

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°04'08"E	74.07'
L2	S35°54'25"W	91.61'
L3	S48°10'04"W	70.12'
L4	N59°55'48"W	34.95'
L5	S54°05'35"E	79.84'
L6	S54°05'35"E	60.00'
L7	S74°52'40"W	89.80'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.04'	49.38'	9°25'49"	S08°38'12"E	49.33'
C2	330.00'	208.57'	36°12'47"	S22°13'06"E	205.12'
C3	15.00'	24.43'	93°18'15"	S86°34'56"E	21.62'
C4	460.00'	88.13'	10°58'37"	S41°12'48"W	87.99'
C5	960.00'	202.51'	12°04'27"	S42°07'51"W	201.93'
C6	860.00'	265.03'	27°06'58"	S61°43'33"W	262.56'
C7	955.00'	238.63'	14°19'01"	N07°49'37"W	238.01'
C8	460.00'	242.55'	30°12'40"	N61°48'27"E	239.75'

PLAT NOTES:

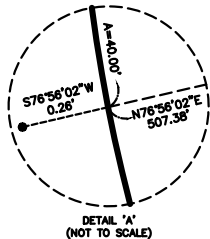
1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

PROPERTY OWNER DEED INFORMATION

- 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.



RECORD EASEMENT INFORMATION

- E2

CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS
WATER LINE EASEMENT
CALLED 0.18 AC.
DOC. NO. 2008070993
O.P.R.W.C.T.

E3

CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS
PUBLIC UTILITIES EASEMENT
CALLED 0.11 AC.
DOC. NO. 2008070992
O.P.R.W.C.T.

E4

DECLARATION OF DRAINAGE
EASEMENTS
CALLED 0.0224 AC.
EXHIBITS C & D
DOC. NO. 2008070991
CORRECTED IN
DOC. NO. 2011042150
O.P.R.W.C.T.

E9

CENTERLINE OF
TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION LINE
AND/OR DISTRIBUTION LINE
EASEMENT
& VOL. 427, PG. 803
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.

E10

PART OF AGREEMENT REGARDING
STORMWATER SYSTEM AND
DEDICATION OF RIGHT-OF-WAY
FOR PUBLIC IMPROVEMENTS
DOC. NO. 2003083097
O.P.R.W.C.T.

E11

CENTERLINE OF
TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION LINE
AND/OR DISTRIBUTION LINE
EASEMENT
VOL. 233, PG. 441
& VOL. 233, PG. 446
D.R.W.C.T.
(NO WIDTH SPECIFIED)
ONCOR ELECTRIC DELIVERY
COMPANY, LLC
DOC. NO. 2003063568
DOC. NO. 2009076303
O.P.R.W.C.T.

E12

CENTERLINE OF
TEXAS POWER & LIGHT COMPANY
ELECTRIC TRANSMISSION
DISTRIBUTION LINE AND
TELEPHONE LINE
VOL. 236, PG. 66
D.R.W.C.T.
VOL. 364, PG. 483
D.R.W.C.T.
(NO WIDTH SPECIFIED)

LEGEND

- IRON ROD FOUND
- ▲ 60D NAIL FOUND IN POST
- ✱ COTTON GIN SPINDLE FOUND
- TYPE I CONCRETE MONUMENT FOUND
- IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- ⊙ BENCHMARK
- ⊙^{PP} EXISTING POWER POLE
- ⚡^{GAS} GAS MARKER SIGN
- E1 RECORD EASEMENT INFORMATION
- D1 PROPERTY OWNER DEED INFORMATION
- ADJOINING BOUNDARY LINES
- DEED LINES
- OU----- EXISTING OVERHEAD UTILITIES
- 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



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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

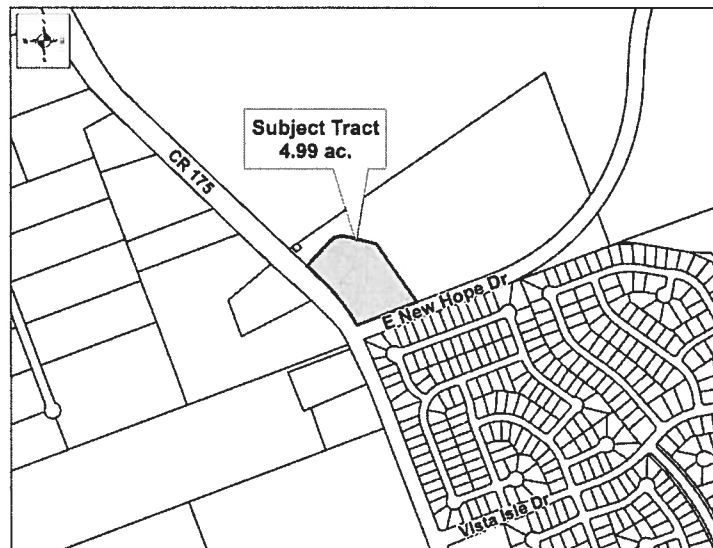


DIAMOND SURVEYING, INC.

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 2
CP1907-001

Gardens at Mayfield Replat of Lot 1 FINAL PLAT FP1907-001



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval to subdivide the subject lot into two (2) development lots.

ZONING AT TIME OF APPLICATION: PUD #101

DESCRIPTION: 4.99 acres out of the John D. Anderson Survey, Abstract No. 16

CURRENT USE OF PROPERTY: One single family residence and two accessory structures zoned via PUD #101.

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Access for detached single family condominiums of Gardens at Mayfield zoned via PUD #101.

South: Right-of-way for East New Hope Drive unzoned.

East: Detached single family condominiums of Gardens at Mayfield zoned via PUD #101.

West: Right-of-way of County Road 175 unzoned.

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	4.99
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	2	4.99

Owner:
Palmer Investments, LP
Michael Palmer
110 E. Main St.
Round Rock, TX 78664

Agent:
C3 Development, LLC
Nathan Neese
5309 Marsh Creek Dr.
Austin, TX 78759

**Gardens at Mayfield Replat of Lot 1
FINAL PLAT FP1907-001**

HISTORY: On November 4, 2015 the Planning and Zoning Commission approved the Final Plat of Gardens at Mayfield for two (2) development lots. With the proposed replat, the applicant is requesting to subdivide Lot 1 into two (2) development lots.

DATE OF REVIEW: August 7, 2019

LOCATION: The subject tract is located at the northeast corner of the intersection of CR175 and E. New Hope Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The PUD No. 101 zoning district conforms to the Future land Use Map residential designation. The PUD outlines the subject tract for commercial development while Lot 2 to the east on the original plat is reserved for single family common lot development. PUD No. 101 allows for neighborhood retail sales, services, and office uses with restrictions on the subject tract. All commercial development will be subject to site and building design requirements in the PUD. The PUD requires that building height be restricted to two (2) stories and the exterior finish of all buildings shall be masonry, except for doors, windows, trim and accent features. No more than 30% of the building façade may be stucco and the use of materials such as wood shingles, horizontal base siding or wood siding shall be limited to accent features.

Traffic, Access and Roads:

The subject tract will take access from both County Road 175 and East New Hope Drive. Trip generation numbers will be required at the site development permit stage to determine the need for a traffic impact analysis for any development to occur.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an 8-in water line stub and an existing 16-inch water line along the north side of E. New Hope Drive. Wastewater will be connected to an existing 8-inch wastewater line along the eastern property line.

Drainage:

Drainage will be provided to the proposed development lots via a fifteen (15) foot private stormwater easement located at the south east corner of the subject tract. The easement leads to an offsite detention pond.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove all lot references to 2A and replace with 1B.
2. Type the designee for Palmer Investments, L.P. in the owner signature block.
3. Prior to recordation of final plat, wastewater improvements to serve Lot 1B must be constructed and accepted or SIP permit issued with acceptable fiscal posted.

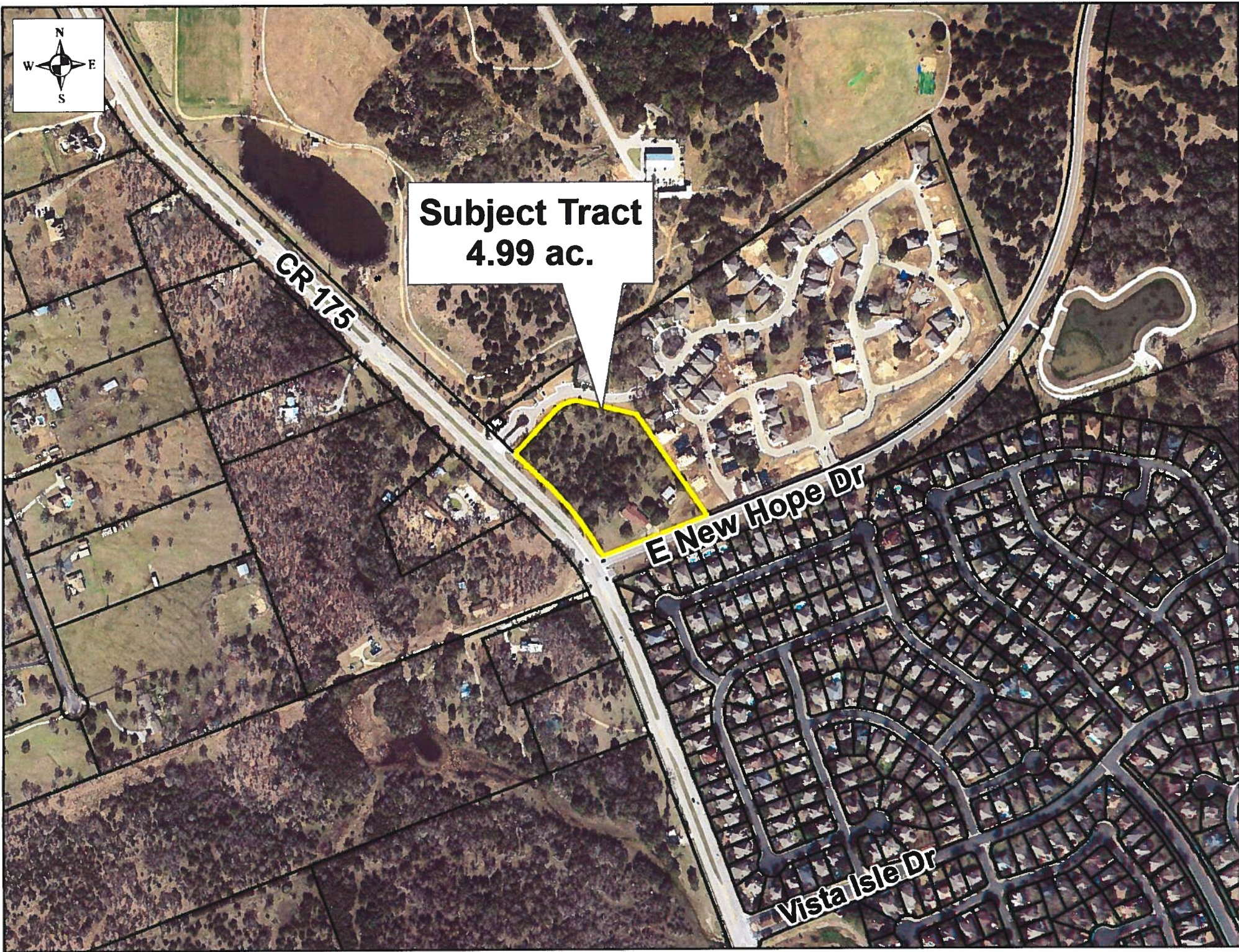


**Subject Tract
4.99 ac.**

CR 175

E New Hope Dr

Vista Isle Dr



WILLIAMSON COUNTY PARK
FOUNDATION, INC.
237.026 ACRES
DOCUMENT NO. 2001040254
O.P.R.W.C.T.

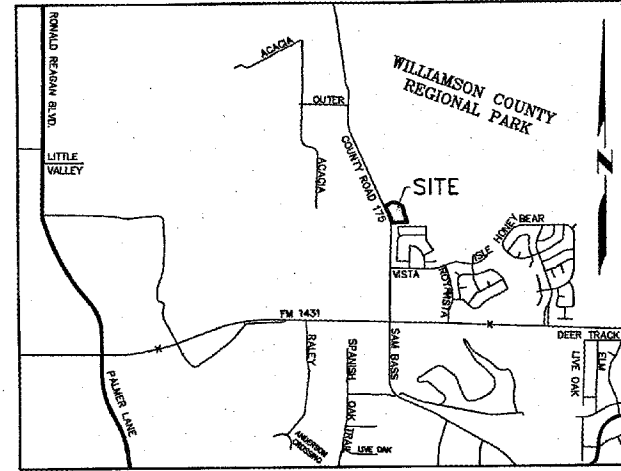
JOHN D. ANDERSON SURVEY ABSTRACT NO. 16

LINE TYPE LEGEND

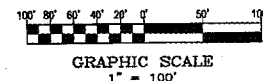
BOUNDARY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
ADJACENT BOUNDARY LINE
PATENT SURVEY LINE

LEGEND

1/2" REBAR WITH CAP STAMPED "LANDESIGN" FOUND (OR AS NOTED)
1/2" REBAR FOUND (OR AS NOTED)
CALCULATED POINT NOT SET
1/2" REBAR WITH CAP STAMPED "LANDESIGN" SET
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
PUBLIC UTILITY EASEMENT
BENCHMARK



VICINITY MAP
(NOT TO SCALE)



OWNER:
LOT 1A & 2A: PALMER INVESTMENTS, L.P.
ADDRESS: 110 EAST MAIN STREET
ROUND ROCK, TX. 78664
PHONE: 512-244-9511
ACREAGE: 4.99 ACRES
PATENT SURVEY: JOHN D. ANDERSON SURVEY
ABSTRACT NO. 16

NUMBER OF LOTS BY TYPE: 2 - DEVELOPMENT
NUMBER OF BLOCKS: 1
ACREAGE BY LOT TYPE: 4.99 - DEVELOPMENT
LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: JULY 9, 2019
DATE OF PLANNING AND ZONING
COMMISSION REVIEW: AUGUST 7, 2019

SURVEYOR: LANDESIGN SERVICES, INC.
1220 McNEIL ROAD, SUITE 200
ROUND ROCK, TEXAS 78681
PHONE: 512-238-7901
TBPLS FRIM NO. 10001800

ENGINEER: JAMISON CIVIL ENGINEERING LLC
13812 RESEARCH BLVD. #B-2
AUSTIN, TX 78750
737-484-0880
TBPE FRIM NO. F-17756

JUDITH L. DAVIS
DOC. NO. 2008059288
O.P.R.W.C.T.

SUE McCANN WISEMAN
VOL. 836, PG. 853
D.R.W.C.T.

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	1107.91'	320.40'	16°34'10"	N38° 04' 53"W 319.28'
C2	1107.91'	228.55'	11°49'11"	N35° 42' 23"W 228.15'
C3	1107.91'	91.84'	4°44'59"	N43° 59' 28"W 91.82'
C4	108.00'	114.91'	60°57'41"	N70° 18' 49"E 109.57'

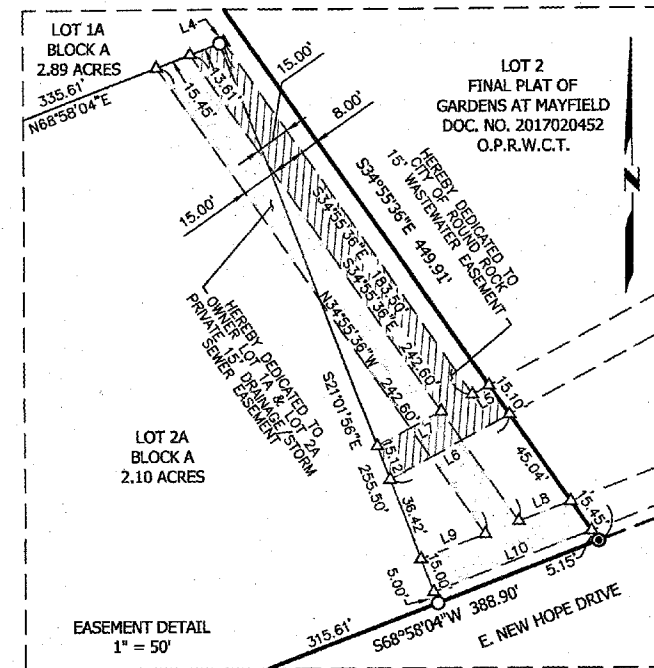
Line Table		
Line #	Direction	Length
L1	N70° 09' 22"W	30.24'
L2	S45° 50' 26"E	4.29'
L3	N68° 58' 04"E	1.84'
L4	N61° 43' 49"E	8.05'
L5	S61° 43' 49"E	57.99'
L6	N61° 43' 49"E	31.18'
L7	N68° 58' 04"E	23.69'
L8	N68° 58' 04"E	29.19'
L9	N68° 58' 04"E	72.05'
L10	N68° 58' 04"E	60.68'
L11	N68° 58' 04"E	15.00'
L12	N21° 01' 56"W	15.00'

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GROUND COMBINED ADJUSTMENT FACTOR OF 1.0001247 AND SCALED FROM AN ORIGIN POINT OF GRID COORDINATES: N=10173807.25, E=3105700.48.

VERTICAL DATUM IS BASED ON A BRASS DISK STAMPED "CITY OF ROUND ROCK REF POINT" LOCATED IN THE EAST RIGHT-OF-WAY OF SAM BASS ROAD, APPROXIMATELY 21' WEST OF THE SOUTHWEST CORNER OF AN EXISTING CELL TOWER FENCE AT THE NORTH ENTRANCE OF GARDENS AT MAYFIELD CONDOMINIUMS, APPROXIMATELY 0.38 OF ONE MILE NORTH OF THE INTERSECTION OF SAM BASS ROAD AND VISTA ISLE DRIVE. ELEVATION 879.47, NAVD 88, GEOID 12A.

BM Point No.	103	199
Northing	10174043.21	10174112.86
Easting	3104980.71	3105008.83
Elevation	880.33	879.47
Description	CP IRS	CP IRS



FP1907-001

LANDESIGN
SERVICES, INC.
1220 McNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPLS FRIM NO. 10001800
512-238-7901



REPLAT LOT 1, FINAL PLAT OF GARDENS AT MAYFIELD

PROJECT NAME: 3901 CR 175		DATE	REVISIONS
JOB NUMBER: 19-022			
DATE: 06/12/2019		06/28/19	DESCRIPTION
SCALE: 1" = 100'			
DRAWING FILE PATH: L:\19022-3901 CR		07/02/19	ADDED MW/DRNG ESMTS
175CADWDWGSM\LOT 1 REPLAT.DWG		07/22/19	REVISED LOT LINE
FIELDNOTE FILE PATH:			REV. PER CORR COMMENTS NO 1
N/A			
RPLS: TST	TECH: HAS		N/A
CHECKED BY: TST	LEVEL: 2004.123		

DRAWING NAME:
GOM LOT 1 REPLAT

SHEET
01 of 02

DRAWING PATH: L19022-3801 CR 175CADWGS@GOM LOT 1 REPLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVE: 7/22/2019 2:19 PM PLOT DATE: 7/22/2019 4:51 PM

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

THAT, PALMER INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 4.99 ACRE TRACT OF LAND KNOWN AS LOT 1, FINAL PLAT OF GARDENS AT MAYFIELD, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017020452, 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:

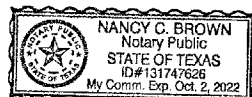
REPLAT OF LOT 1, FINAL PLAT OF GARDENS AT MAYFIELD

By PALMER INVESTMENTS, L.P.

Palmer Group, LLC General Partner
Michael Palmer
Manager

STATE OF TEXAS }
COUNTY OF WILLIAMSON } SS:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23rd DAY OF July 20 19
By Michael Palmer

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:
Nancy C. Brown
NOTARY PUBLIC

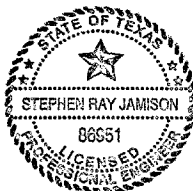


STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

THAT I, STEPHEN R. JAMISON, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART II - 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.

DATE: 7/23/2019

STEPHEN R. JAMISON, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 86951
JAMISON CIVIL ENGINEERING LLC
13812 RESEARCH BLVD. #B-2
AUSTIN, TX 78750
TPE FIRM REG. F-17756



STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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



EASEMENT DEDICATION NOTES:

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 HEREIN ABOVE 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 OFFICE 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 GRANTEE:

- THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- THE RIGHT TO GRADE THE EASEMENT FOR 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;
- 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 NOW 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;
- 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;
- 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 WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, 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, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- 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 LOCATION WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT.

GRANTEE HEREBY COVENANTS AND AGREES:

- GRANTEE SHALL NOT FENCE THE EASEMENT;
- 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;
- 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 TO 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 ANYMISE 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.

METES AND BOUNDS

BEING 4.99 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 1, FINAL PLAT OF GARDENS AT MAYFIELD, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017020452 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, THE SOUTHERN SOUTHWEST CORNER OF LOT 2, SAID FINAL PLAT OF GARDENS AT MAYFIELD AND ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF ARTERIAL - H (100' R.O.W.), DESCRIBED IN A DEED TO WILLIAMSON COUNTY RECORDED IN DOCUMENT NO. 2006013003 OF THE O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR FOUND IN THE COMMON LINE OF SAID LOT 2 AND IN SAID NORTH RIGHT-OF-WAY LINE OF ARTERIAL - H, BEARS NORTH 69°58'04" EAST A DISTANCE OF 497.44 FEET;

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND SAID NORTH RIGHT-OF-WAY LINE OF ARTERIAL - H, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- SOUTH 88°58'04" WEST, A DISTANCE OF 388.90 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET; AND
- NORTH 70°09'22" WEST A DISTANCE OF 30.24 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 175 (R.O.W. VARIES);

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 175, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1107.91 FEET, AN ARC LENGTH OF 320.40 FEET, A DELTA ANGLE OF 16°34'10", AND A CHORD WHICH BEARS NORTH 38°04'53" WEST A DISTANCE OF 319.28 FEET TO A 1/2-INCH REBAR FOUND; AND
- NORTH 46°18'04" WEST A DISTANCE OF 152.85 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 AND AN EXTERIOR CORNER OF SAID LOT 2, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 2 AND AN EXTERIOR CORNER OF A CALLED 237.028 ACRE TRACT OF LAND DESCRIBED IN DEED TO WILLIAMSON COUNTY PARK FOUNDATION, INC. IN DOCUMENT NO. 2001040254 OF THE O.P.R.W.C.T., BEARS NORTH 46°18'04" WEST A DISTANCE OF 155.46 FEET; THENCE WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
 - NORTH 43°10'03" EAST A DISTANCE OF 206.58 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND;
 - ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 108.00 FEET, AN ARC LENGTH OF 114.91 FEET, A DELTA ANGLE OF 60°57'41", AND A CHORD WHICH BEARS NORTH 70°18'49" EAST A DISTANCE OF 109.57 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND;
 - SOUTH 76°45'23" EAST A DISTANCE OF 202.17 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND; AND
 - SOUTH 34°55'36" EAST A DISTANCE OF 449.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.99 ACRES OF LAND, MORE OR LESS.

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 ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN

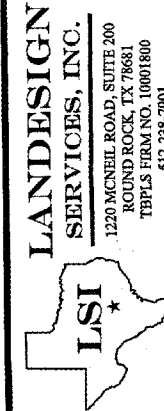
STATE OF TEXAS
COUNTY OF WILLIAMSON

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., 20____, AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____ A.D., 20____ 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

FP1907-001

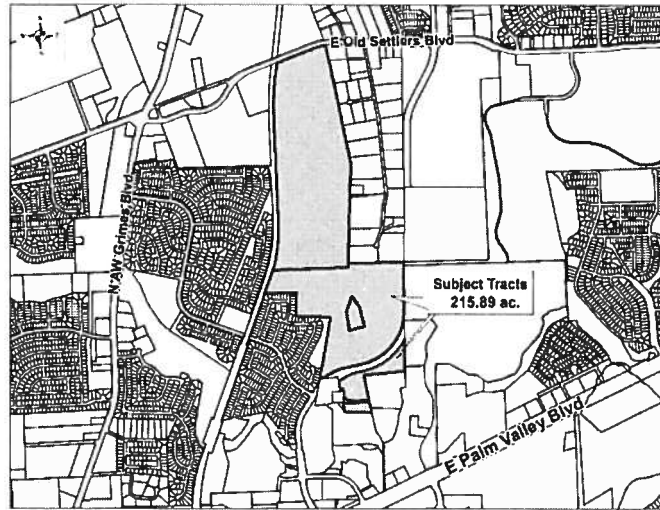


REPLAT LOT 1, FINAL PLAT
OF GARDENS AT MAYFIELD

REVISIONS	DATE	DESCRIPTION
	06/28/19	ADDED WW/DRWG ESMIS
	07/02/19	REVISED LOT LINE
	07/22/19	REV. PER CORR COMMENTS NO. 1
PROJECT NAME: 3901 CR 175		
JOB NUMBER: 19-022		
DATE: 06/12/2019	SCALE: 1" = 100'	
DRAWING FILE PATH: L:\19022-3901 CR		
175CRADDWGSGM LOT 1 REPLAT.DWG		
FIELDNOTE FILE PATH:		
N/A		
RPLS: TST	TECH: HAS	PARTY/CHIEF: MD
CHECKED BY: TST	FIELDBOOK: 304/43	
DRAWING NAME: GOM LOT 1 REPLAT		
SHEET 02 of 02		

DRAWING PATH: L:\19022-3901 CR 175CRADDWGSGM\LOT 1 REPLAT.DWG SHEET PLAT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 7/22/2019 2:19 PM PLAT DATE: 7/22/2019 4:51 PM

Homestead at Old Settlers Park PRELIM PLAT PP1907-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 490 development lots and 17 non-residential lots

ZONING AT TIME OF APPLICATION: MF-1 (Multifamily Low Density), C-2 (Local Commercial) and SF-3 (Single Family Mixed Lot)

DESCRIPTION: 215.89 acres out of the Willis Donaho Survey, Abstract No. 173 and P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Rural Residential

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: E. Old Settlers Blvd. Right-of-Way - Unzoned

South: Single Family (Legends Village) - Zoned SF-2 (Single Family - Standard lot) & Rural Residential, ETJ

East: Large lot Residential - Unzoned ETJ & Old Settlers Park, OS (Open Space)

West: Former MOKAN Railroad Right-of-Way, ETJ

PROPOSED LAND USE: Single Family Residential, Local Commercial and Low Density Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	486	80.77
Residential - Multi Unit:	1	26.51
Office:	0	0
Commercial:	2	11.75
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	33.36
Parkland:	0	0
Other:	17	63.5
TOTALS:	507	215.89

Owner:
Brian Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Norris Design
Joe Daly
2201 E. Sixth St.
Austin, TX 78702

Homestead at Old Settlers Park
PRELIMINARY PLAT PP1907-001

HISTORY: On January 9, 2019, the Planning and Zoning Commission approved the Concept Plan (CP1812-001) on this 215.89-acre tract. The tract was annexed into the City on February 14, 2019 and zoned MF-1 (Multifamily – Low Density), C-2 (Local Commercial) and SF-3 (Single Family – Mixed Lot). On July 27, 2019, the City Council approved a rezoning application to rearrange the MF-1 and C-2 boundaries so the entire frontage along Old Settlers Boulevard is zoned C-2.

DATE OF REVIEW: August 7, 2019

LOCATION: South of E. Old Settlers Blvd., east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the tract as residential. There are three zoning districts within this subdivision. There are two commercial lots totaling 11.75 acres fronting E Old Settlers Boulevard and zoned C-2 (Local Commercial). The C-2 district provides for local commercial uses, with a maximum height of 2 stories. There are 26.51 acres of MF-1 (Multifamily Low Density) along the northern portion of the subdivision behind the commercial lots. The MF-1 district provides for multifamily housing at a maximum density of 12 units per acre and a maximum height of 2.5 stories. Apartments and townhouses are permitted.

The southern portion of the subdivision is zoned SF-3 (Single Family Mixed Lot). The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The district is designed to provide a minimum of the three lot size compositions, with at least 40% of the total number consisting of estate lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes certain design features. This preliminary plat has 486 single family lots, with 47 estate lots (9.67%), 254 standard lots (52.26%) and 185 small lots (38.07%) with a connectivity index of 1.41. This subdivision will also include arterial and collector road landscaping, enhanced detention facilities and bridge/culvert design, usable open spaces which exceed the parkland requirement and natural stone subdivision walls for the design features.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1812-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) will not be required for this project. In lieu of a TIA, the owner has agreed to roadway improvements or fees as specified in a Council-approved Development Agreement. The applicant will construct a north-south roadway through the property as part of the subdivision development. The tract has frontage along E. Old Settlers Boulevard on the north and future Kenney Fort Boulevard extension on the south. The applicant will convey parkland to the City and extend Old Settlers Park along the Kenney Fort Boulevard extension as part of the parkland dedication of this subdivision. The City will then vacate approximately 3.28 acres of City-owned right-of-way along the Kenney Fort Boulevard extension to allow for a realignment of the roadway.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water will be provided via an existing 24-inch water line on the north side of Old Settlers Boulevard, which will be extended south into the tract. Water distribution lines internal to the property will come from a connection between the extended line and a proposed 12-inch waterline that will be constructed by the City as part of the extension of Kenney Fort Boulevard across the southern portion of the property. Wastewater will be provided via an existing 18-inch gravity wastewater line that transects the property

**Homestead at Old Settlers Park
PRELIMINARY PLAT PP1907-001**

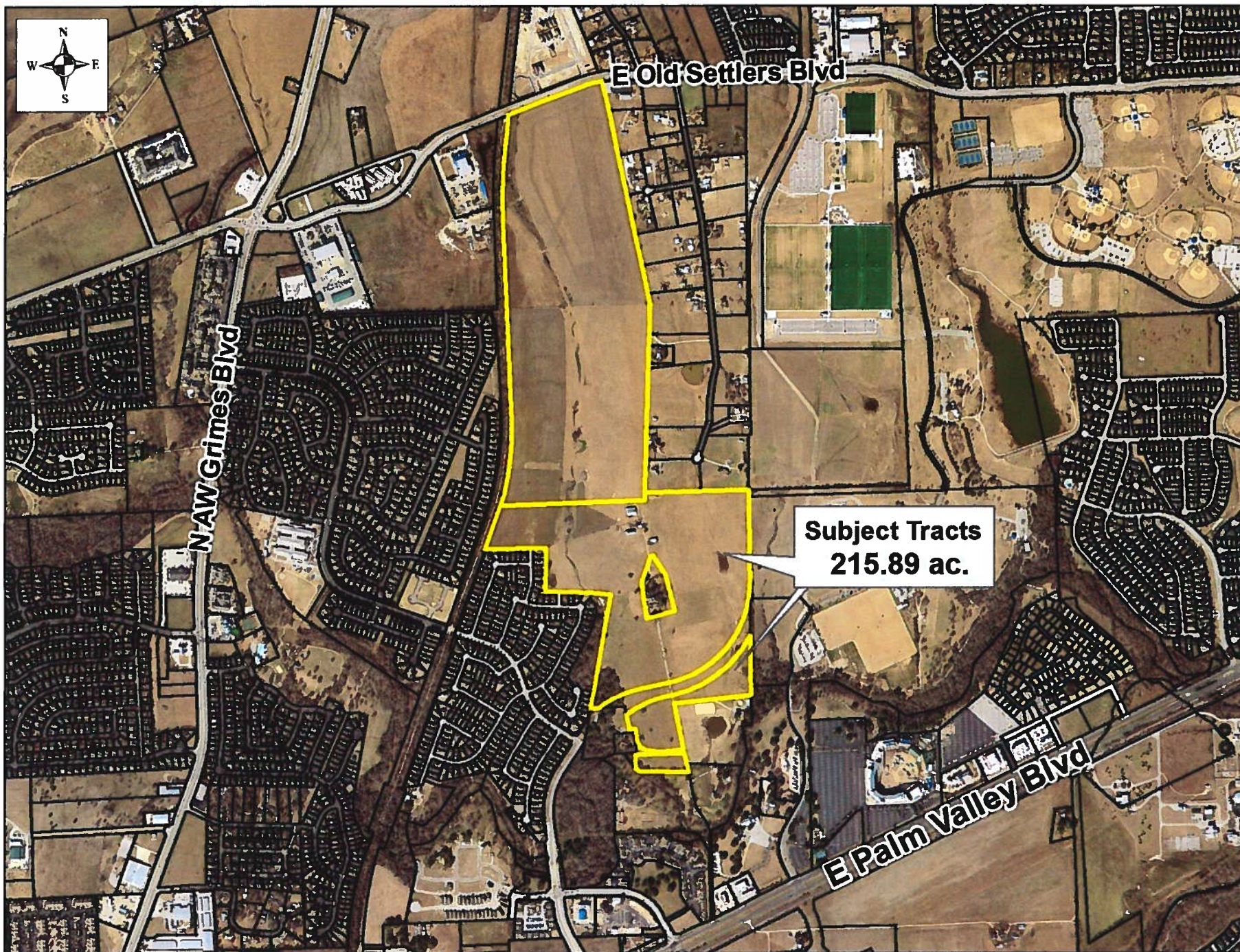
between Old Settlers Boulevard and Stone Manor Trail in the Legends Village Subdivision.

Drainage: A flood study (FLOOD1903-0004) was required for the proposed development. Staff will review a more detailed drainage plan prior to site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 1, include the minimum lot width for each type of lot.
2. Remove the word "drainage" from Oncor's easement area and include Oncor's 1st review comments dated July 12, 2019 as plat notes under general notes.
3. Change the suffix of Mill Run from Loop to Bend.
4. Update the single family lot count percentages to show the following (Estate: 9.67%, Standard: 52.26%, Small: 38.07%).
5. Forage Oaks Trail, Homestead Farms Drive and Settlers Glen Drive are all depicted as local streets with 50' ROW that exceed 2,000 feet in length. Table 1.7 of the DACS recommends local streets to be < 1,500 feet. Therefore, traffic calming measures for these streets will be required in the Subdivision Improvement Permit.
6. K Friese (City's consultant on Kenny Fort Boulevard design) will continue coordination on Kenny Fort improvements with the applicant.
7. The Flood study shall be updated to remove all floodplain from offsite Legends Village residential lots prior to recordation of final plat and prior to issuance of any subdivision improvement permits associated with this development. All depicted minimum finished floor elevations "MFFE" and Ultimate 1% WSE will be revised per the updated study.
8. Provide plat note stating: "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."



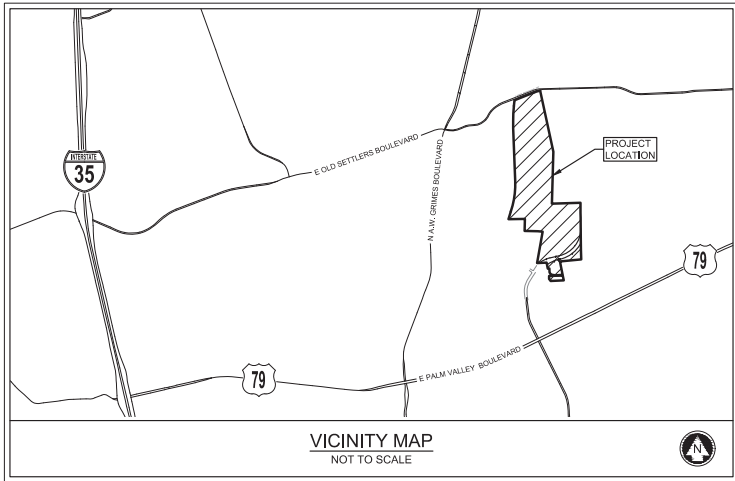
E Old Settlers Blvd

NAW Grimes Blvd

Subject Tracts
215.89 ac.

E Palm Valley Blvd

HOMESTEAD AT OLD SETTLERS PARK PRELIMINARY PLAT



OWNER: CRESSMAN ENTERPRISES, L.P.
ACREAGE: 212.59 AC
SURVEYOR: BASELINE LAND SURVEYORS, INC.
NUMBER OF BLOCKS: 18
LINEAR FEET OF NEW STREETS: 23,537 LF
CONNECTIVITY INDEX: 1.41
SUBMITTAL DATE: JULY 9, 2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW: AUGUST 7, 2019
BENCHMARK: X CUT IN TOP OF CONCRETE CURB, +/- 43.0 FEET NORTH OF THE NORTHEAST CORNER OF A CATTLE GUARD IN THE DRIVEWAY TO THE HOUSE, BEING IN THE SOUTH LINE OF THE THREE ACRE HOMESTEAD TRACT.
NORTHING: 10167594.126
EASTING: 3145104.518
ELEVATION: 693.17
VERTICAL DATUM: VERTICAL DATUM IS BASED ON NAVD 88, BASED ON AN OPUS SOLUTION DATED 29, 2018.
GEOID128

ACREAGE BY LOT TYPE*: DEVELOPMENT (490 LOTS) - 121.79 AC
OPEN SPACE, DRAINAGE, LANDSCAPE, PARKLAND (17 LOTS) - 60.73 AC
R.O.W - 33.36 AC

*INCLUDES APPROXIMATELY 3.28 AC OF EXISTING KENNEY FORT BLVD. R.O.W THAT IS ASSUMED TO BE VACATED DUE TO THE REALIGNMENT OF THE ROADWAY.

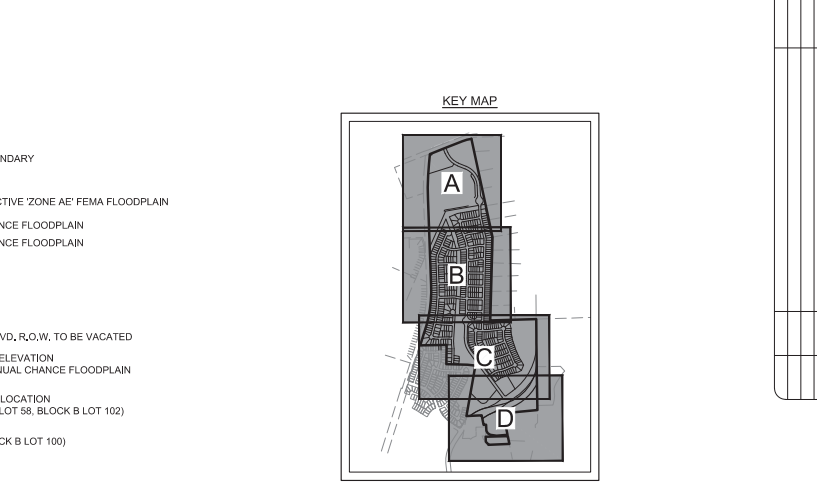
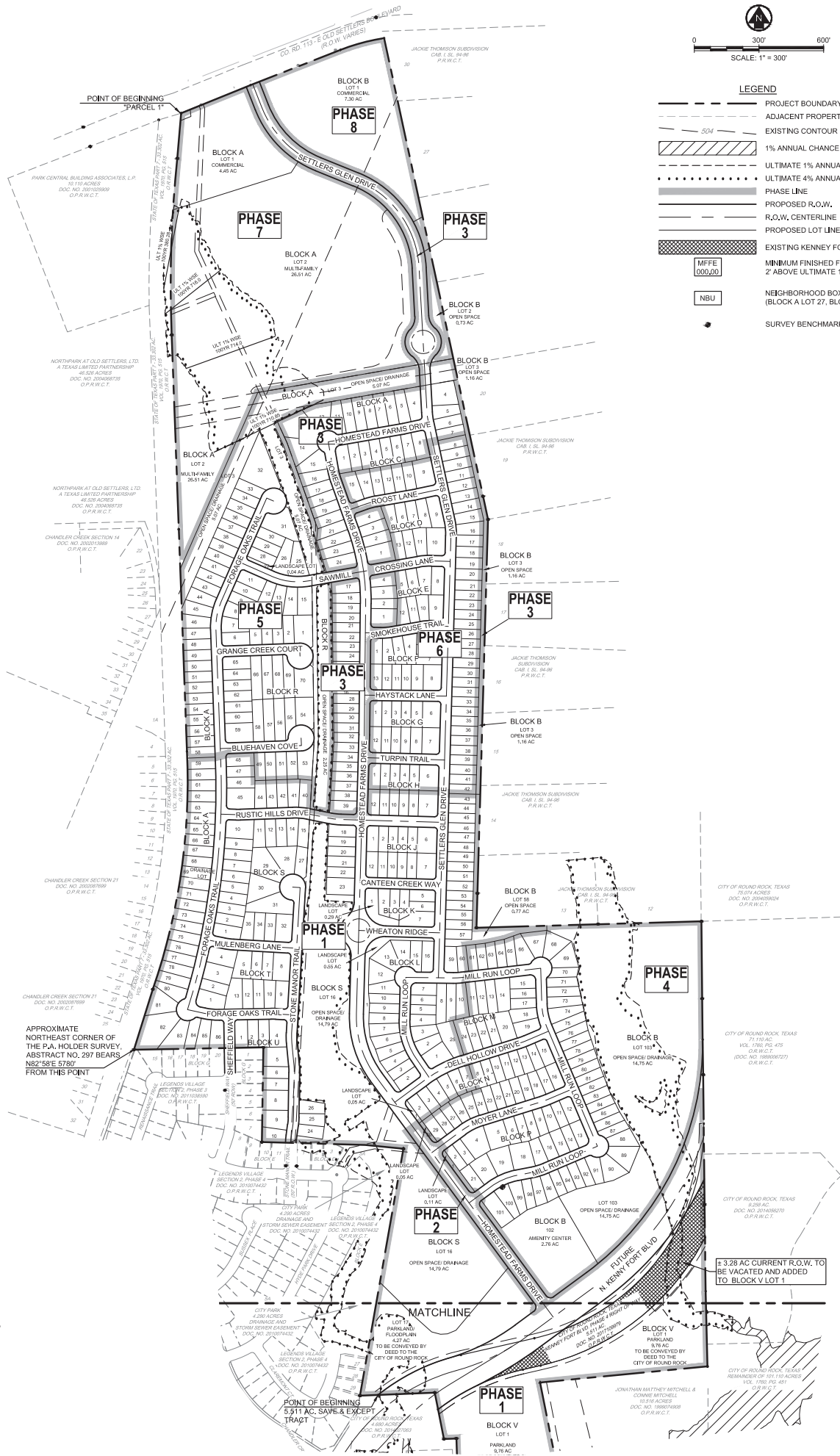
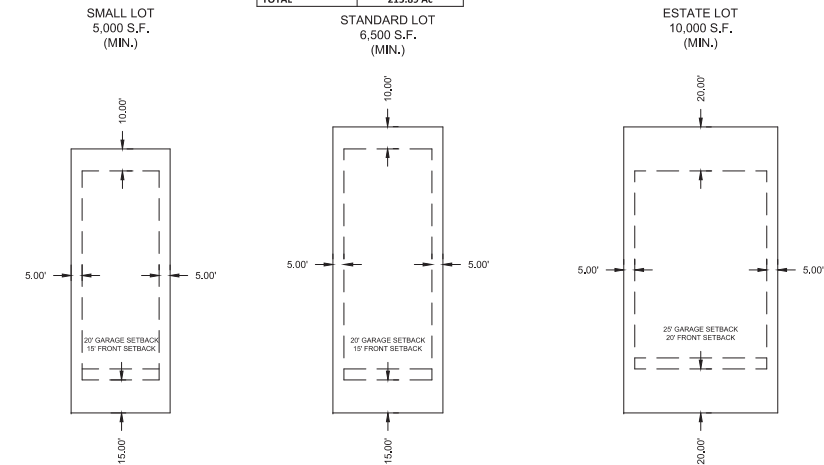
PATENT SURVEY: WILLIS DONAHUE SURVEY, ABSTRACT NO. 173 AND THE P.A. HOLDER SURVEY, ABSTRACT NO. 297
ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS

NUMBER OF LOTS: 490 DEVELOPMENT
17 OPEN SPACE, DRAINAGE, LANDSCAPE, PARKLAND

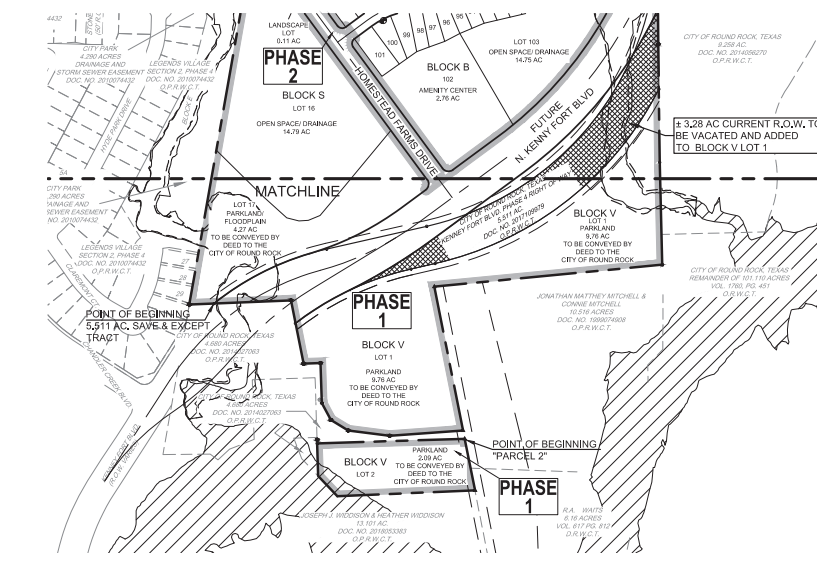
LOT SUMMARY		
LOT TYPE	LOT COUNT	%
NON - SF RESIDENTIAL		
AMENITY CENTER	1	
COMMERCIAL	2	
LANDSCAPE	5	
MULTI FAMILY	1	
OPEN SPACE	9	
PARKLAND	3	
SUBTOTAL	21	
SF RESIDENTIAL		
ESTATE	47	9.27%
STANDARD	254	50.10%
SMALL	185	36.49%
SUBTOTAL	486	100.00%
TOTAL	507	100.00%

*ACREAGE SUMMARY	
LOT TYPE	LOT AREA (AC)
NON - SF RESIDENTIAL	
AMENITY CENTER	2.76 AC
COMMERCIAL	11.75 AC
LANDSCAPE	1.03 AC
MULTI FAMILY	26.51 AC
OPEN SPACE	39.83 AC
PARKLAND	19.87 AC
R.O.W.	33.36 AC
SUBTOTAL	135.12 AC
SF RESIDENTIAL	
ESTATE	12.21 AC
STANDARD	43.09 AC
SMALL	25.47 AC
SUBTOTAL	80.77 AC
TOTAL	215.89 AC

RESIDENTIAL LOT SUMMARY - PHASING							
LOT SIZE	PH 1	PH 3	PH 4	PH 5	PH 6		TOTALS
ESTATE	20	3	8	9	7		47
STANDARD	92	38	21	61	42		254
SMALL	53	23	68	41	185		185
TOTALS	165	64	97	70	90		486



- GENERAL NOTES
1. A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCING THE DOCUMENT NO. OF THIS PLAT, SHALL BE RECORDED.
 2. PARKLAND SHALL BE CONVEYED TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT UPON RECORDATION OF THE FINAL PLAT.
 3. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 4. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 5. 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.
 6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 7. 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.
 8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 9. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 10. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 11. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPLICATION NUMBER CP1812-001, WHICH WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JANUARY 9, 2019.
 12. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN.
 13. OPEN SPACE, LANDSCAPE, AND OTHER COMMON AREA LOTS THAT ARE NOT DEDICATED CITY PARKLAND ARE TO BE OWNED AND MAINTAINED BY THE HOA. THESE LOTS ARE: LOTS 3, 27, 69 BLOCK A, LOTS 2, 3, 58 BLOCK B, LOT 16 BLOCK R, LOT 16 BLOCK S.
 14. MINIMUM SPEED FOR ROAD DESIGN SHALL BE 30 MPH.
 15. NO MOTORIZED VEHICULAR ACCESS SHALL BE PROVIDED FROM THIS DEVELOPMENT TO THE MOKAN (STATE OF TEXAS) RIGHT OF WAY, VOL. 1970 PG. 515.



KITCHEN TABLE
CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL: (512) 758-7474
TEPE FIRM NO. F-18129

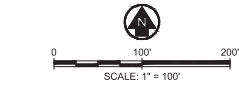
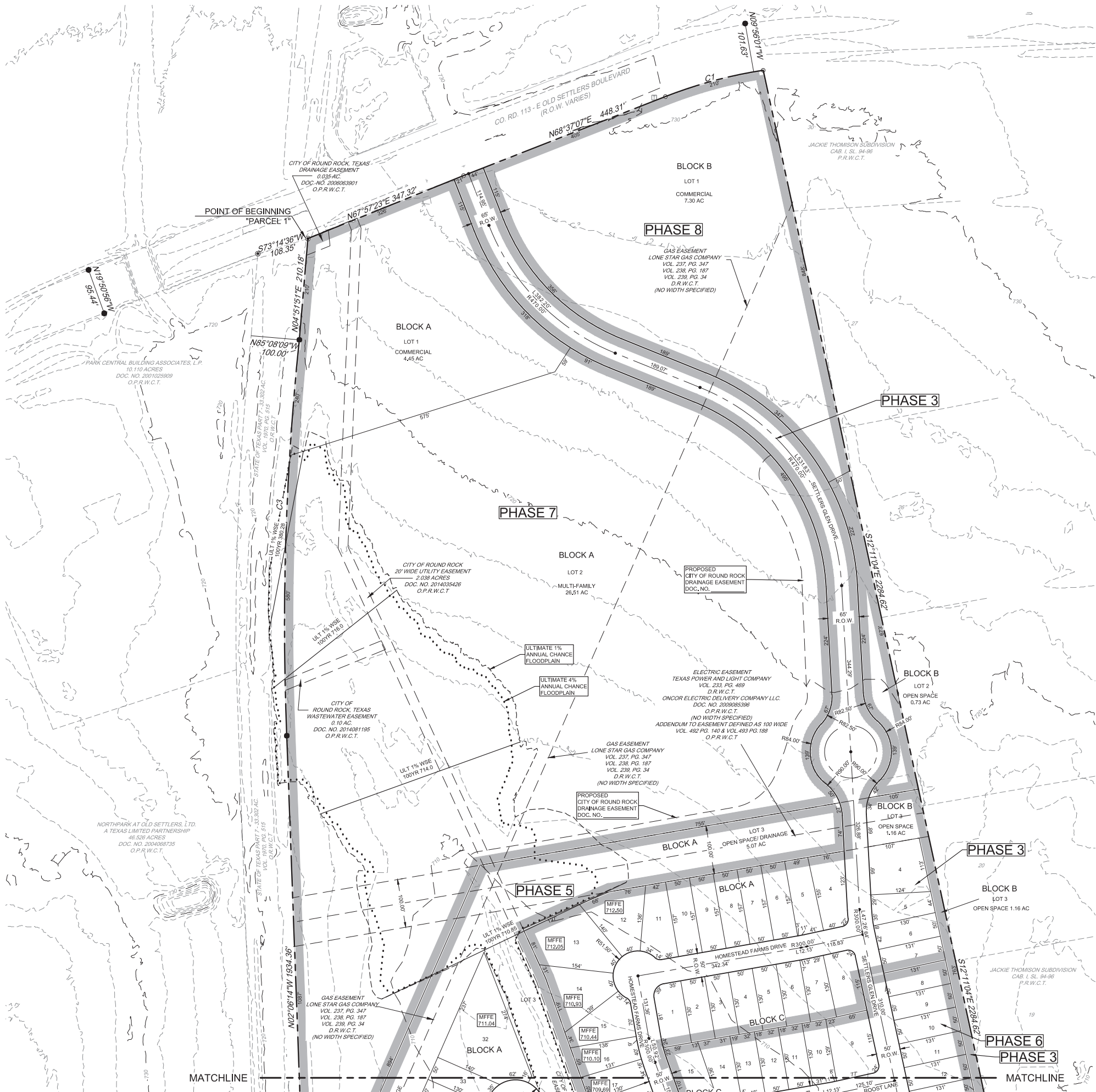
Meritage
Homes

Professional Engineer
PEGGY M. CARRASQUILLO
65211
NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY AGENCIES

HOMESTEAD
AT OLD SETTLERS PARK
ROUND ROCK,
WILLIAMSON COUNTY, TEXAS

OVERALL
PRELIMINARY PLAT

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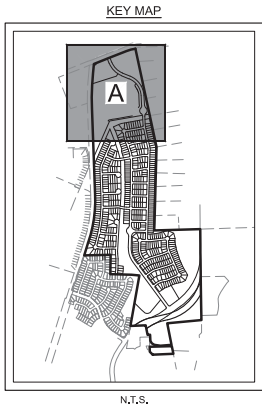


- LEGEND**
- PROJECT BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - 1% ANNUAL CHANCE EFFECTIVE "ZONE AE" FEMA FLOODPLAIN
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - PHASE LINE
 - PROPOSED R.O.W.
 - R.O.W. CENTERLINE
 - PROPOSED LOT LINE
 - EXISTING KENNEY FORT BLVD. R.O.W. TO BE VACATED
 - MINIMUM FINISHED FLOOR ELEVATION
2' ABOVE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - NEIGHBORHOOD BOX UNIT LOCATION
(BLOCK A LOT 27, BLOCK B LOT 58, BLOCK B LOT 102)
 - SURVEY BENCHMARK (BLOCK B LOT 100)

BOUNDARY CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	949.89'	209.83'	12°38'18"	N74°56'46"E	209.40'
C2	2,854.43'	1,122.13'	21°45'42"	N08°10'07"E	1,115.40'
C3	5,670.65'	820.14'	08°16'25"	N01°48'58"E	819.43'
C4	1,140.00'	998.28'	50°10'23"	S52°04'11"W	966.69'
C5	1,020.00'	436.38'	24°37'29"	S84°50'38"W	435.01'
C6	955.00'	430.67'	25°50'18"	N64°14'09"E	427.03'
C7	1,010.00'	1371.49'	77°48'39"	N08°15'19"E	1,268.52'

BENCHMARK: X CUT IN TOP OF CONCRETE CURB, +/- 43.0 FEET NORTH OF THE
NORTHEAST CORNER OF A CATTLE GUARD IN THE DRIVEWAY TO THE
HOUSE, BEING IN THE SOUTH LINE OF THE THREE ACRE HOMESTEAD
TRACT.

NORTHING: 10167594.126
EASTING: 3145164.518
ELEVATION: 693.17
VERTICAL DATUM: VERTICAL DATUM IS BASED ON NAVD 88, BASED ON
AN GNSS SOLUTION DATED AUGUST 29, 2018,
GEOID12B



HOMESTEAD
AT OLD SETTLERS PARK
ROUND ROCK,
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT
SHEET A

SHEET
2
OF 6

PP1907-001

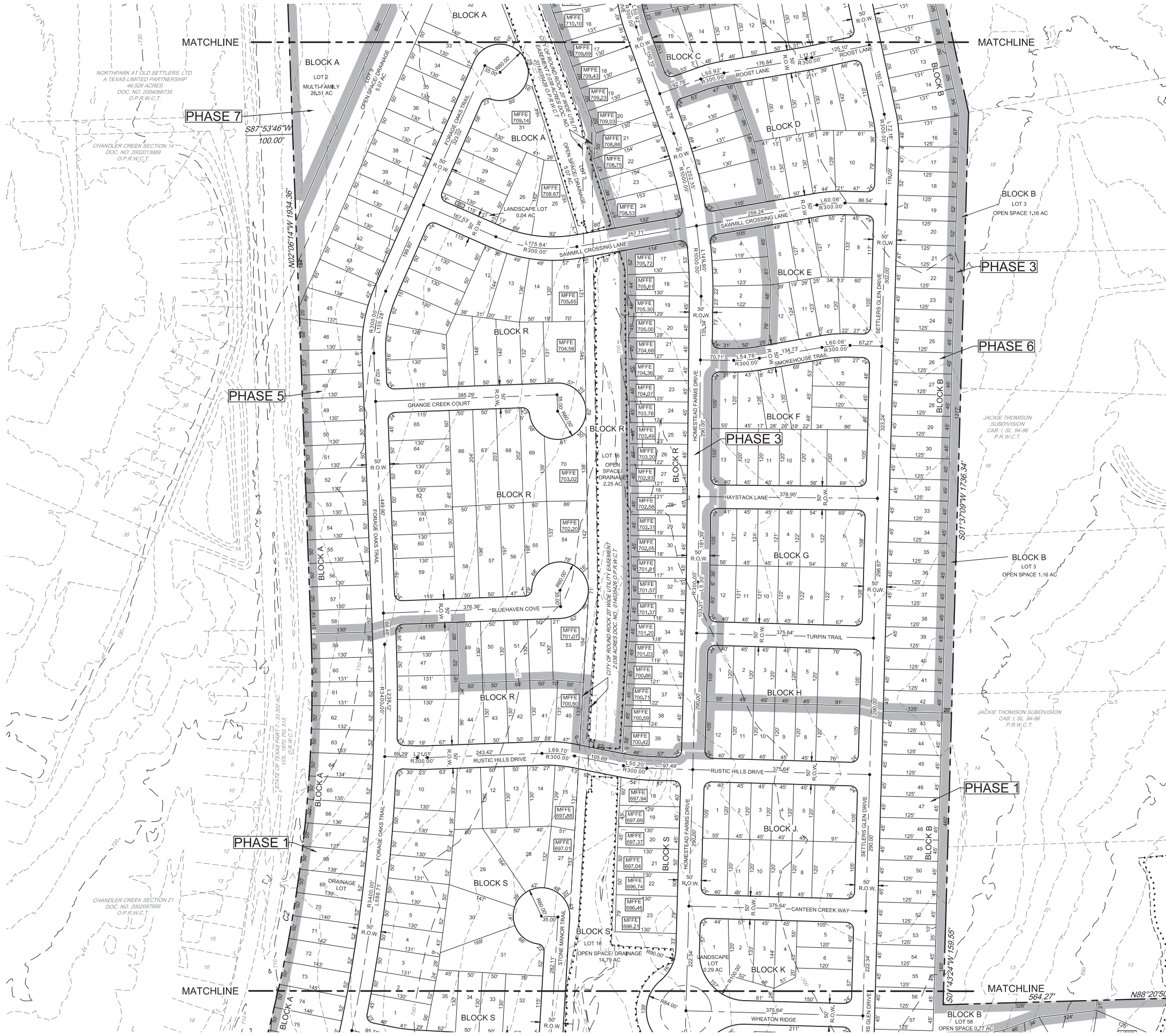
KITCHEN TABLE
CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL: (512) 756-7474
TEPE FIRM NO. F-18129

Meritage
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PEGGY M. CARRASQUILLO
65211
LICENSED PROFESSIONAL ENGINEER
7-23-19
NOT FOR CONSTRUCTION
UNTIL APPROVED BY
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HOMESTEAD AT OLD SETTLERS PARK

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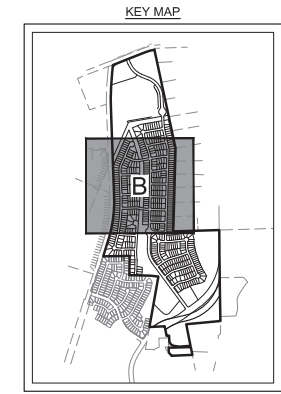


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CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	949.89'	208.83'	12°30'18"	N74°56'48"E
C2	2,854.43'	1,122.13'	21°45'42"	N08°10'07"E
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C4	1,140.00'	998.28'	50°10'23"	S52°04'11"W
C5	1,020.00'	438.38'	24°37'29"	S84°50'38"W
C6	855.00'	430.67'	25°50'18"	N84°14'09"E
C7	1,010.00'	137.45'	77°48'39"	N08°15'19"E

BENCHMARK: X CUT IN TOP OF CONCRETE CURB, +1-43.0 FEET NORTH OF THE NORTHEAST CORNER OF A CATTLE GUARD IN THE DRIVEWAY TO THE HOUSE, BEING IN THE SOUTH LINE OF THE THREE ACRE HOMESTEAD TRACT.

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GEOD128



- LEGEND
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 - ADJACENT PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - 1% ANNUAL CHANCE EFFECTIVE "ZONE AE" FEMA FLOODPLAIN
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 - EXISTING KENNEY FORT BLVD. R.O.W. TO BE VACATED
 - MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - NEIGHBORHOOD BOX UNIT LOCATION (BLOCK A LOT 27, BLOCK B LOT 102)
 - SURVEY BENCHMARK (BLOCK B LOT 100)



HOMESTEAD
AT OLD SETTLERS PARK
ROUND ROCK,
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT
SHEET B

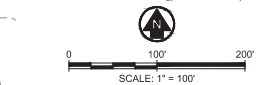
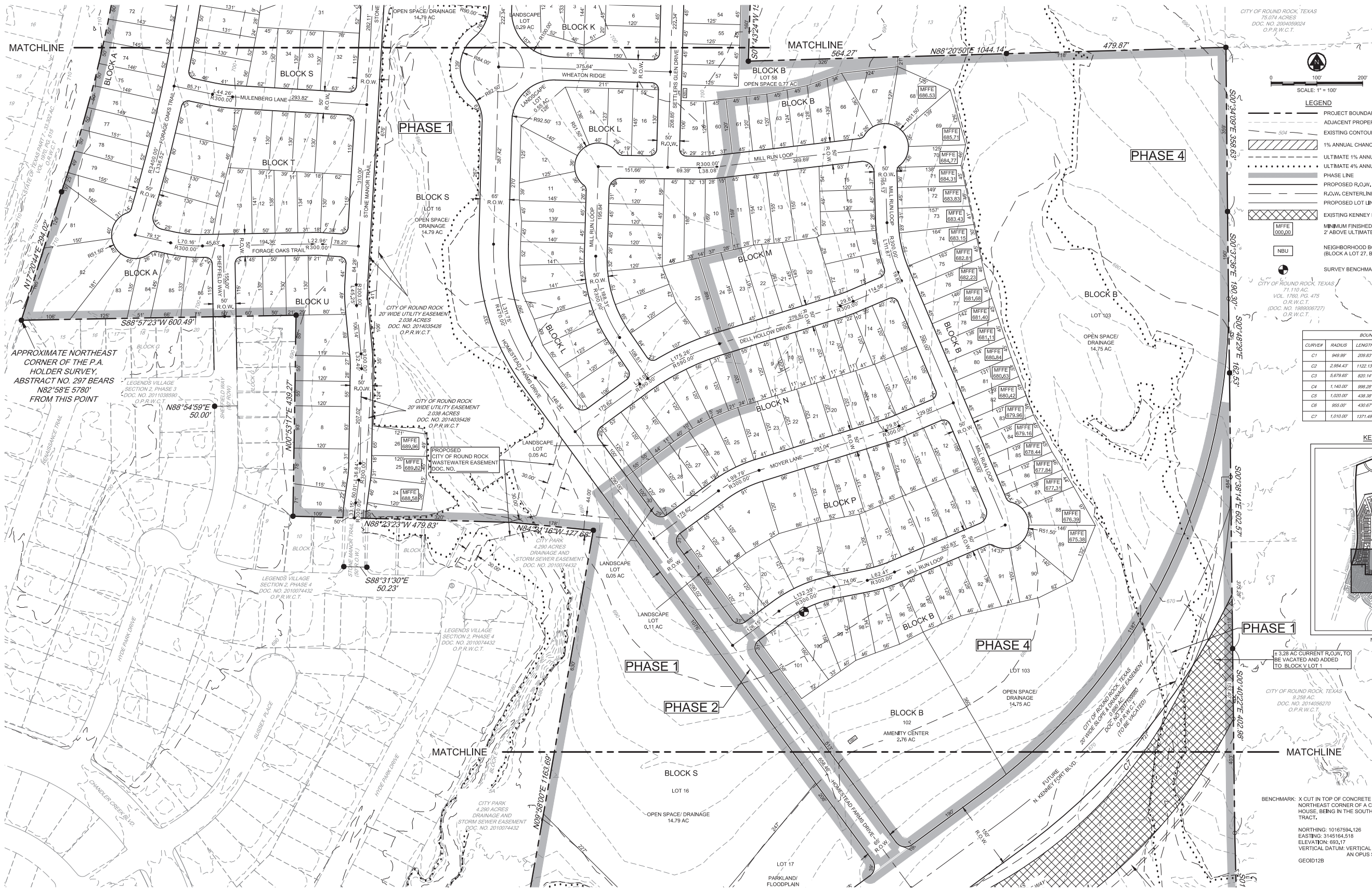
SHEET
3
OF 6

PP1907-001

KITCHEN TABLE
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6905 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL: (512) 758-7474
TEPE FIRM NO. F-18129

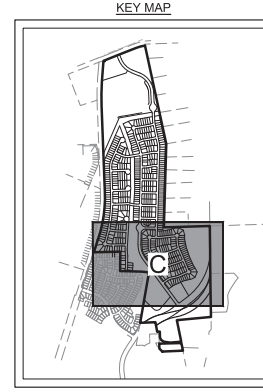
HOMESTEAD AT OLD SETTLERS PARK

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- LEGEND**
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BOUNDARY CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
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C3	5,676.65'	620.14'	08°16'25"	N01°48'58"E	618.43'
C4	1,140.00'	898.28'	50°10'23"	S52°04'11"W	966.69'
C5	1,020.00'	438.38'	24°37'29"	S84°50'38"W	435.01'
C6	955.00'	430.67'	25°50'18"	N64°14'09"E	427.03'
C7	1,010.00'	1,371.49'	17°49'09"	N38°15'16"E	1,268.52'



1.328 AC CURRENT R.O.W. TO BE VACATED AND ADDED TO BLOCK V LOT 1

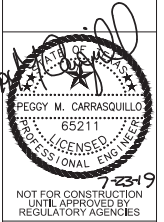
CITY OF ROUND ROCK, TEXAS
9.258 AC
DOC. NO. 2014055270
O.P.R.W.C.T.

BENCHMARK: X CUT IN TOP OF CONCRETE CURB, +/- 43.0 FEET NORTH OF THE NORTHEAST CORNER OF A CATTLE GUARD IN THE DRIVEWAY TO THE HOUSE, BEING IN THE SOUTH LINE OF THE THREE ACRE HOMESTEAD TRACT.

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EASTING: 3145194.518
ELEVATION: 695.17
VERTICAL DATUM: VERTICAL DATUM IS BASED ON NAVD 88, BASED ON AN OPUS SOLUTION DATED AUGUST 29, 2018.
GEOID128

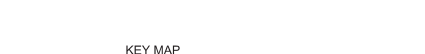
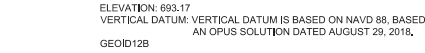
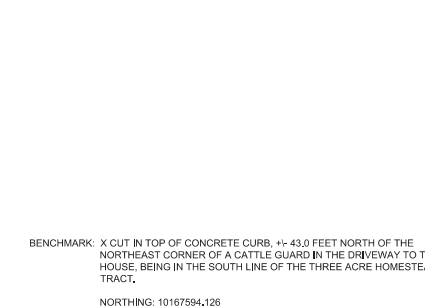
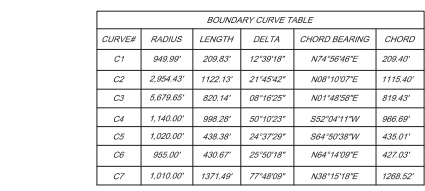
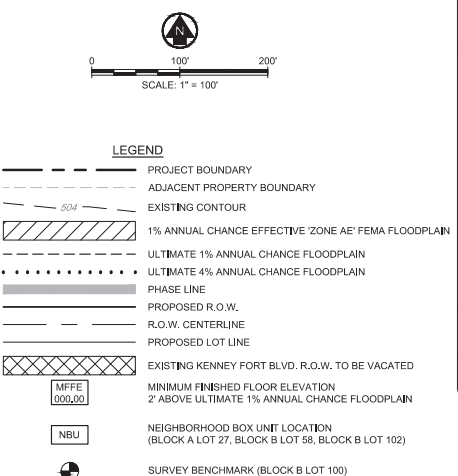
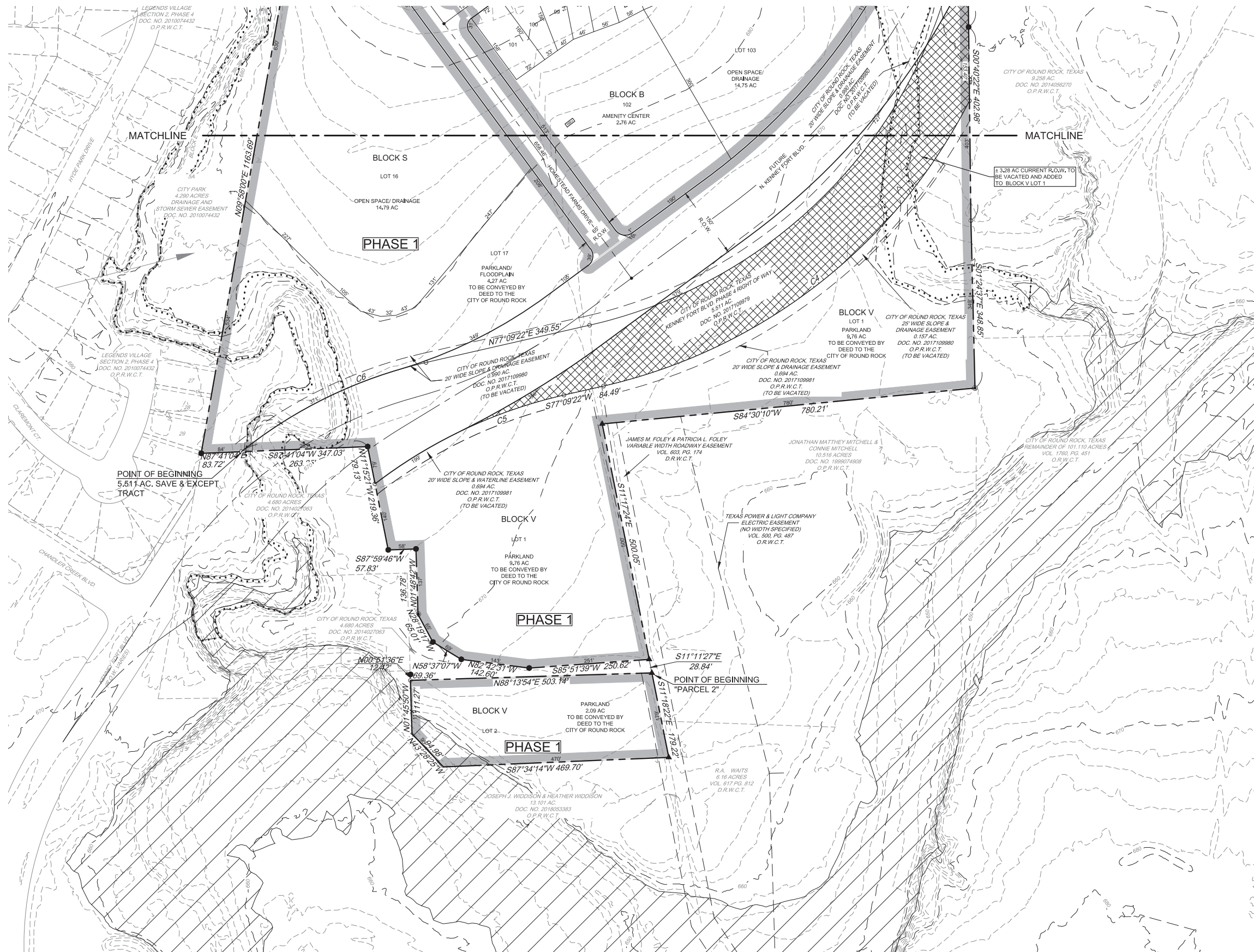
KITCHEN TABLE
CIVIL SOLUTIONS

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TEPE FIRM NO. F-18129



HOMESTEAD AT OLD SETTLERS PARK
AT OLD SETTLERS PARK
ROUND ROCK,
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT
SHEET C



METES AND BOUNDS DESCRIPTION

BEING 218.10 ACRES OF LAND, SAVE AND EXCEPT 5.51 ACRES FOR A NET ACREAGE OF 212.59 ACRES OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF TWO PARCELS OUT OF A CADD 234.11 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, LP, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE HEREIN DESCRIBED "PARCEL 1" BEING COMPRISED OF THREE TRACTS: AN 81.41 ACRE TRACT OF LAND, KNOWN AS "TRACT 1" THEREIN, A 3.00 ACRE TRACT OF LAND, SAVED AND EXCEPTED FROM SAID 81.41 ACRE TRACT, AND THE NORTHWEST CORNER OF THE 134.62 ACRE TRACT, BEING THE NORTHEAST CORNER OF A 10.516 ACRE TRACT OF LAND, KNOWN AS "TRACT 2" THEREIN, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"PARCEL 1" DESCRIPTION

BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 134.62 ACRE TRACT, BEING IN THE EAST LINE OF A 33.302 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT OF RECORD IN VOLUME 1970, PAGE 515 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN THEREIN AS "PART 7", AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 113 (KIPHEN ROAD); FROM WHICH A 1" IRON PIPE FOUND IN THE WEST LINE OF SAID 33.302 ACRE TRACT AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 113 BEARS SOUTH 73°14'36" WEST A DISTANCE OF 100.35 FEET;

THENCE ALONG THE NORTH LINE OF THE 134.62 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 113 THE FOLLOWING THREE (3) COURSES:

- NORTH 67°57'23" EAST A DISTANCE OF 347.32 FEET (RECORD: NORTH 70°35' EAST A DISTANCE OF 347.32 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.,"
- NORTH 68°37'07" EAST A DISTANCE OF 448.31 FEET (RECORD: NORTH 71°14'44" EAST A DISTANCE OF 448.31 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," FOR A POINT OF CURVATURE;
- ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 949.99 FEET (RECORD: 949.99 FEET), A LENGTH OF 208.83 FEET (RECORD: 208.85 FEET), A DELTA ANGLE OF 12°39'18" AND A CHORD WHICH BEARS NORTH 74°56'46" EAST A DISTANCE OF 208.40 FEET (RECORD: NORTH 77°32'08" EAST A DISTANCE OF 208.16 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," BEING THE NORTHWEST CORNER OF THE 134.62 ACRE TRACT, BEING IN THE WEST LINE OF LOT 30, JACKIE THOMSON SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET I, SLIDES 94-96 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF THE 134.62 ACRE TRACT AND THE WEST LINE OF SAID JACKIE THOMSON SUBDIVISION THE FOLLOWING THREE (3) COURSES:

- SOUTH 12°11'04" EAST A DISTANCE OF 228.62 FEET (RECORD: SOUTH 09°35' EAST A DISTANCE OF 228.66 FEET) TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 19, JACKIE THOMSON SUBDIVISION, BEING THE NORTHWEST CORNER OF LOT 18, JACKIE THOMSON SUBDIVISION;
- SOUTH 01°37'09" WEST A DISTANCE OF 1736.34 FEET (RECORD: SOUTH 04°13'13" WEST A DISTANCE OF 1736.30 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.,"
- SOUTH 01°43'24" WEST A DISTANCE OF 159.55 FEET (RECORD: SOUTH 04°20'29" WEST A DISTANCE OF 159.57 FEET) TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 13, JACKIE THOMSON SUBDIVISION, BEING IN THE NORTH LINE OF SAID 81.41 ACRE TRACT;

THENCE NORTH 88°20'50" EAST (RECORD: SOUTH 89°05'30" EAST), ALONG THE NORTH LINE OF THE 81.41 ACRE TRACT AND THE SOUTH LINE OF THE JACKIE THOMSON SUBDIVISION, PASSING AT A DISTANCE OF 564.27 FEET (RECORD: 564.83 FEET) A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 13, JACKIE THOMSON SUBDIVISION, AND THE SOUTHWEST CORNER OF LOT 12, JACKIE THOMSON SUBDIVISION, AND CONTINUING ALONG THE NORTH LINE OF THE 81.41 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 12, JACKIE THOMSON SUBDIVISION, FOR A TOTAL DISTANCE OF 1044.14 FEET (RECORD: 1043.76 FEET) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF THE 81.41 ACRE TRACT, BEING THE SOUTHEAST CORNER OF LOT 12, JACKIE THOMSON SUBDIVISION AND BEING THE SOUTHWEST CORNER OF A 75.074 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2004089024 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING THE NORTHWEST CORNER OF A 7.1110 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN VOLUME 1760, PAGE 475 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NUMBER 1999006727 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF THE 81.41 ACRE TRACT AND THE WEST LINE OF SAID 7.1110 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

- SOUTH 00°34'09" EAST A DISTANCE OF 358.63 FEET (RECORD: SOUTH 01°59'20" WEST A DISTANCE OF 359.79 FEET) TO A 1/2" REBAR FOUND;
- SOUTH 00°37'36" EAST A DISTANCE OF 190.30 FEET (RECORD: SOUTH 01°58'49" WEST A DISTANCE OF 190.30 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.,"
- SOUTH 00°48'29" EAST A DISTANCE OF 162.53 FEET (RECORD: SOUTH 01°47'57" WEST A DISTANCE OF 162.84 FEET) TO A 1/2" REBAR FOUND;

THENCE SOUTH 00°38'14" EAST (RECORD: SOUTH 01°57'52" WEST), CONTINUING ALONG THE EAST LINE OF THE 81.41 ACRE TRACT, THE WEST LINE OF THE 7.1110 ACRE TRACT AND THE WEST LINE OF A 9.258 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014056270 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS A DISTANCE OF 602.57 FEET (RECORD: 602.22 FEET) TO A 1/2" REBAR FOUND;

THENCE SOUTH 00°40'22" EAST (RECORD: SOUTH 01°55'02" WEST), ALONG THE WEST LINE OF THE 81.41 ACRE TRACT AND THE EAST LINE OF SAID 9.258 ACRE TRACT A DISTANCE OF 402.28 FEET (RECORD: 402.98 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.,"

THENCE SOUTH 01°24'37" EAST (RECORD: SOUTH 01°10'47" WEST), CONTINUING ALONG THE EAST LINE OF THE 81.41 ACRE TRACT, THE WEST LINE OF THE 9.258 ACRE TRACT AND THE WEST LINE OF THE REMAINDER OF A 101.110 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN VOLUME 1760, PAGE 451 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS A DISTANCE OF 348.78 FEET (RECORD: 348.79 FEET) TO A 1" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE 81.41 ACRE TRACT, BEING THE NORTHEAST CORNER OF A 10.516 ACRE TRACT OF LAND CONVEYED TO JONATHAN MATTHEY MITCHELL AND CONNIE MITCHELL BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1999074908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF THE 81.41 ACRE TRACT AND THE NORTH AND WEST LINE OF SAID 10.516 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- SOUTH 84°30'10" WEST A DISTANCE OF 780.21 FEET (RECORD: SOUTH 87°06'37" WEST A DISTANCE OF 780.37 FEET) TO A 600 NAIL FOUND IN THE APPROXIMATE CENTERLINE OF AN ASPHALT DRIVE;
- SOUTH 11°17'24" EAST A DISTANCE OF 500.05 FEET (RECORD: SOUTH 08°40' EAST A DISTANCE OF 500.08 FEET) TO A 600 NAIL FOUND IN THE APPROXIMATE CENTERLINE OF SAID ASPHALT DRIVE, BEING THE SOUTHERNMOST SOUTHEAST CORNER OF THE 81.41 ACRE TRACT, BEING THE NORTHEAST CORNER OF A 4.680 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014027063 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND HEREIN KNOWN A REFERENCE POINT "A";

THENCE CONTINUE ALONG THE SOUTH LINE OF THE 81.41 ACRE TRACT AND THE NORTH LINE OF SAID 4.680 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:

- SOUTH 85°51'39" WEST A DISTANCE OF 250.62 FEET (RECORD: SOUTH 88°25'43" WEST A DISTANCE OF 250.41 FEET) TO A 3/8 REBAR FOUND;
- NORTH 82°42'31" WEST A DISTANCE OF 142.60 FEET (RECORD: NORTH 80°03' WEST A DISTANCE OF 142.70 FEET) TO A 3/8 REBAR FOUND;
- NORTH 58°37'07" WEST A DISTANCE OF 69.36 FEET (RECORD: NORTH 56°46" WEST A DISTANCE OF 69.40 FEET) TO A 3/8 REBAR FOUND;
- NORTH 28°19'17" WEST A DISTANCE OF 65.01 FEET (RECORD: NORTH 25°48" WEST A DISTANCE OF 65.00 FEET) TO A COTTON SPINDLE WITH WASHER FOUND;
- NORTH 01°48'42" WEST A DISTANCE OF 136.78 FEET (RECORD: NORTH 00°48'30" EAST A DISTANCE OF 137.00 FEET) TO A 3/8 REBAR FOUND;
- SOUTH 87°59'46" WEST A DISTANCE OF 57.83 FEET (RECORD: NORTH 89°11'30" WEST A DISTANCE OF 58.00 FEET) TO A 3/8 REBAR FOUND;
- NORTH 11°15'21" WEST A DISTANCE OF 219.36 FEET (RECORD: NORTH 08°35' 32" WEST A DISTANCE OF 219.19 FEET) TO A 3/8 REBAR FOUND;
- NORTH 87°41'04" WEST A DISTANCE OF 347.03 FEET (RECORD: NORTH 89°42'01" WEST A DISTANCE OF 347.11 FEET) TO A 1/2 REBAR FOUND FOR THE SOUTHWEST CORNER OF THE 81.41 ACRE TRACT, BEING IN THE EAST LINE OF LOT 29, BLOCK E, LEGENDS VILLAGE SECTION 2, PHASE 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2010074432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 09°58'00" EAST (RECORD: NORTH 12°34'57" EAST), ALONG THE WEST LINE OF THE 81.41 ACRE TRACT AND THE EAST LINE OF SAID BLOCK E, LEGENDS VILLAGE SECTION 2, PHASE 4 A DISTANCE OF 1163.69 FEET (RECORD: 1163.76 FEET) TO A 1/2 REBAR FOUND FOR THE NORTHEAST CORNER OF LOT 5A, BLOCK E, LEGENDS VILLAGE SECTION 2, PHASE 4;

THENCE CONTINUE ALONG THE SOUTH LINE OF THE 81.41 ACRE TRACT AND THE NORTH LINE OF BLOCK E, LEGENDS VILLAGE SECTION 2, PHASE 4 THE FOLLOWING TWO (2) COURSES:

- NORTH 84°21'16" WEST A DISTANCE OF 177.68 FEET (RECORD: NORTH 81°44'19" WEST A DISTANCE OF 177.68 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.,"
- NORTH 88°23'23" WEST A DISTANCE OF 479.83 FEET (RECORD: NORTH 85°47'31" WEST A DISTANCE OF 480.92 FEET) TO A 1/2" REBAR FOUND IN THE NORTH LINE OF LOT 0, BLOCK F, LEGENDS VILLAGE SECTION 2, PHASE 4, BEING THE SOUTHEAST CORNER OF LOT 7, BLOCK F, LEGENDS VILLAGE SECTION 2, PHASE 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2011038959 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 00°53'17" EAST (RECORD: NORTH 03°30'41" EAST), CONTINUING ALONG THE WEST LINE OF THE 81.41 ACRE TRACT AND THE EAST LINE OF SAID BLOCK F, LEGENDS VILLAGE SECTION 2, PHASE 3, A DISTANCE OF 439.27 FEET (RECORD: 439.65 FEET) TO A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF THE 81.41 ACRE TRACT, BEING IN THE SOUTH LINE OF THE 134.62 ACRE TRACT AND ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK F, LEGENDS VILLAGE SECTION 2, PHASE 3;

THENCE SOUTH 88°57'23" WEST (RECORD: NORTH 88°26'57" WEST), ALONG THE SOUTH LINE OF THE 134.62 ACRE TRACT AND THE NORTH LINE OF BLOCK G, LEGENDS VILLAGE SECTION 2, PHASE 3, A DISTANCE OF 600.49 FEET (RECORD: 599.50 FEET) TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF THE 134.62 ACRE TRACT, BEING THE NORTHWEST CORNER OF LOT 14, BLOCK G, LEGENDS VILLAGE SECTION 2, PHASE 3 AND BEING IN THE EAST LINE OF THE 33.302 ACRE TRACT;

THENCE ALONG THE WEST LINE OF THE 134.62 ACRE TRACT AND THE EAST LINE OF THE 33.302 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

- NORTH 17°20'44" EAST A DISTANCE OF 294.02 FEET (RECORD: NORTH 19°55'18" EAST A DISTANCE OF 293.75 FEET) TO A 1/2" REBAR FOUND FOR A POINT OF CURVATURE;
- ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 2954.43 FEET (RECORD: 2954.43 FEET), A LENGTH OF 1122.13 FEET (RECORD: 1124.02 FEET), A DELTA ANGLE OF 21°45'42" AND A CHORD WHICH BEARS NORTH 08°10'07" EAST A DISTANCE OF 1115.40 FEET (RECORD: NORTH 08°33'52" EAST A DISTANCE OF 1117.25 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," FOR A POINT OF TANGENCY;

THENCE SOUTH 02°06'14" WEST, PASSING AT A DISTANCE OF 103.02 FEET A 1/2" IRON PIPE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 1394.36 FEET (RECORD: NORTH 02°20'05" WEST A DISTANCE OF 1394.36") TO A 1/2" REBAR FOUND FOR A POINT OF CURVATURE;

CONTINUED IN NEXT COLUMN

METES AND BOUNDS DESCRIPTION (CONTINUED)

4. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 5679.65 FEET (RECORD: 5679.65 FEET), A LENGTH OF 820.14 FEET (RECORD: 820.29 FEET), A DELTA ANGLE OF 08°16'25" AND A CHORD WHICH BEARS NORTH 01°48'58" EAST A DISTANCE OF 819.43 FEET (RECORD: NORTH 01°48'10" EAST A DISTANCE OF 819.57 FEET) TO A 1/2" REBAR FOUND FOR A POINT OF TANGENCY;

5. NORTH 04°51'51" EAST A DISTANCE OF 210.18 FEET (RECORD: NORTH 07°29'20" EAST A DISTANCE OF 212.35 FEET) TO THE POINT OF BEGINNING OF "PARCEL 1".

THIS TRACT, HEREIN KNOWN AS "PARCEL 1", CONTAINS 216.02 GROSS ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS, BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83/96CORS.

SAVE AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 5.51 ACRE TRACT

BEGINNING AT A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE INC" IN THE SOUTHERLY LINE OF SAID 81.41 ACRE TRACT AND THE NORTH LINE OF A 4.680 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014027063 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE CROSSING THROUGH THE 81.41 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

- ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 955.00 FEET (RECORD: 955.00 FEET), A LENGTH OF 430.67 FEET (RECORD: 430.67 FEET), A DELTA ANGLE OF 25°50'18" (RECORD: 26°50'19") AND A CHORD WHICH BEARS NORTH 64°14'10" EAST A DISTANCE OF 427.03 FEET (RECORD: NORTH 64°13'10" EAST A DISTANCE OF 427.03 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," FOR A POINT OF TANGENCY;
- NORTH 77°09'22" EAST A DISTANCE OF 348.55 FEET (RECORD: NORTH 77°08'19" EAST A DISTANCE OF 348.55 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," FOR A POINT OF CURVATURE;
- ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1010.00 FEET (RECORD: 1010.00 FEET), A LENGTH OF 1371.49 FEET (RECORD: 1371.49 FEET), A DELTA ANGLE OF 77°48'09" (RECORD: 77°48'09") AND A CHORD WHICH BEARS NORTH 38°15'18" EAST A DISTANCE OF 1288.52 FEET (RECORD: NORTH 38°14'15" EAST A DISTANCE OF 1288.52 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," IN THE EAST LINE OF THE 81.41 ACRE TRACT AND THE WEST LINE OF A 7.1110 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK BY INSTRUMENT OF RECORD IN VOLUME 1760, PAGE 475 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NUMBER 1999006727 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 00°38'14" EAST (RECORD: SOUTH 01°57'52" WEST), ALONG THE EAST LINE OF THE 81.41 ACRE TRACT AND THE WEST LINE OF SAID 7.1110 ACRE TRACT AND THE WEST LINE OF A 9.258 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2014056270 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS A DISTANCE OF 375.28 FEET TO A 1/2" REBAR FOUND;

THENCE SOUTH 00°40'22" EAST (RECORD: SOUTH 01°55'02" WEST), CONTINUING ALONG THE EAST LINE OF THE 81.41 ACRE TRACT AND THE WEST LINE OF SAID 9.258 ACRE TRACT A DISTANCE OF 153.40 FEET TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.,"

THENCE CROSSING THROUGH THE 81.41 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

- ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1140.00 FEET (RECORD: 1140.00 FEET), A LENGTH OF 988.28 FEET (RECORD: 988.28 FEET), A DELTA ANGLE OF 50°10'23" (RECORD: 50°10'22") AND A CHORD WHICH BEARS SOUTH 62°04'11" WEST A DISTANCE OF 986.69 FEET (RECORD: SOUTH 62°03'08" WEST A DISTANCE OF 986.69 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," FOR A POINT OF TANGENCY;
- SOUTH 77°09'22" WEST A DISTANCE OF 84.49 FEET (RECORD: SOUTH 77°08'19" WEST A DISTANCE OF 84.49 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," FOR A POINT OF CURVATURE;
- ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1020.00 FEET (RECORD: 1020.00 FEET), A LENGTH OF 438.38 FEET (RECORD: 438.38 FEET), A DELTA ANGLE OF 24°31'29" (RECORD: 24°37'29") AND A CHORD WHICH BEARS SOUTH 64°50'38" WEST A DISTANCE OF 435.01 FEET (RECORD: SOUTH 64°49'35" WEST A DISTANCE OF 435.01 FEET) TO A 1/2" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC.," IN THE SOUTHERLY LINE OF THE 81.41 ACRE TRACT AND THE EAST LINE OF SAID 4.680 ACRE TRACT;

THENCE ALONG THE SOUTHERLY LINE OF THE 81.41 ACRE TRACT AND THE EAST AND NORTH LINES OF THE 4.680 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- NORTH 11°15'21" EAST A DISTANCE OF 781.3 FEET (RECORD: NORTH 08°35'32" WEST A DISTANCE OF 782.0 FEET) TO A 3/8" REBAR FOUND FOR THE NORTHEAST CORNER OF THE 4.680 ACRE TRACT;
- SOUTH 87°04'10" WEST A DISTANCE OF 263.25 FEET (RECORD: NORTH 89°42'01" WEST A DISTANCE OF 262.96 FEET) TO THE POINT OF BEGINNING OF THE SAVE AND EXCEPT TRACT;

THIS SAVE AND EXCEPT TRACT CONTAINS 5.51 ACRES OF LAND, MORE OR LESS, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297 IN WILLIAMSON COUNTY, TEXAS.

BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83/96CORS.

THIS SAVE AND EXCEPT TRACT CONTAINS 5.51 ACRES OF LAND, MORE OR LESS, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297 IN WILLIAMSON COUNTY, TEXAS, BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83/96CORS, THE NET ACREAGE FOR "PARCEL 1" IS DERIVED BY SUBTRACTING THE 5.51 SAVE AND EXCEPT TRACT ACREAGE FROM THE 216.02 GROSS ACREAGE, WHICH YIELDS 210.51 NET ACRES.

"PARCEL 2" DESCRIPTION

COMMENCING AT THE AFORESAID REFERENCE POINT "A";

THENCE SOUTH 11°11'27" EAST (RECORD: SOUTH 08°40' EAST), ALONG THE EAST LINE OF SAID 4.680 ACRE TRACT AND THE WEST LINE OF THE 10.516 ACRE TRACT A DISTANCE OF 28.84 FEET TO A 600 NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 2.09 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THE 4.680 ACRE TRACT FOR THE POINT OF BEGINNING OF "PARCEL 2";

THENCE SOUTH 11°18'22" EAST (RECORD: SOUTH 08°40' EAST), ALONG THE EAST LINE OF THE 2.09 ACRE TRACT AND THE WEST LINE OF THE 10.516 ACRE TRACT AND THE WEST LINE OF A 6.16 ACRE TRACT OF LAND CONVEYED TO R.A. WATTS BY INSTRUMENT OF RECORD IN VOLUME 617, PAGE 812 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS A DISTANCE OF 178.22 FEET (RECORD: 179.27 FEET) TO A 600 NAIL FOUND FOR THE SOUTHEAST CORNER OF THE 2.09 ACRE TRACT AND BEING IN THE NORTH LINE OF A 13.101 ACRE TRACT OF LAND CONVEYED TO JOSEPH J. WIDOBSON AND HEATHER WIDOBSON BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2018053383 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF THE 2.09 ACRE TRACT AND THE NORTH LINE OF SAID 13.101 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- SOUTH 87°34'22" WEST A DISTANCE OF 469.69 FEET (RECORD: NORTH 89°47" WEST A DISTANCE OF 469.70 FEET) TO A CALCULATED POINT;
- NORTH 43°28'09" WEST A DISTANCE OF 94.98 FEET (RECORD: NORTH 40°49'37" WEST A DISTANCE OF 94.98 FEET) TO A CALCULATED POINT FOR AN ANGLE POINT IN THE SOUTH LINE OF THE 4.680 ACRE TRACT;

THENCE NORTH 01°45'50" WEST (RECORD: NORTH 00°52'28" EAST), ALONG THE WEST LINE OF THE 2.09 ACRE TRACT AND THE SOUTH LINE OF THE 4.680 ACRE TRACT A DISTANCE OF 111.27 FEET (RECORD: 111.27 FEET) TO A CALCULATED POINT; FROM WHICH A 1/2" REBAR FOUND BEARS NORTH 00°51'36" EAST A DISTANCE OF 12.42 FEET;

THENCE NORTH 88°14'03" EAST (RECORD: SOUTH 89°07'32" EAST), ALONG THE NORTH LINE OF THE 2.09 ACRE TRACT AND THE SOUTH LINE OF THE 4.680 ACRE TRACT A DISTANCE OF 503.14 FEET (RECORD: 503.14 FEET) TO THE POINT OF BEGINNING OF "PARCEL 2".

THIS TRACT, HEREIN KNOWN AS "PARCEL 2", CONTAINS 2.08 ACRES OF LAND, MORE OR LESS, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297 IN WILLIAMSON COUNTY, TEXAS, THE COMBINED NET ACREAGE

FOR "PARCEL 1" (210.51 ACRES) AND "PARCEL 2" (2.08 ACRES) IS 212.59 ACRES OF LAND MORE OR LESS, BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83/96CORS.

BENCHMARK: X CUT IN TOP OF CONCRETE CURB, +/- 43.0 FEET NORTH OF THE NORTHEAST CORNER OF A CATTLE GUARD IN THE DRIVEWAY TO THE HOUSE, BEING IN THE SOUTH LINE OF THE THREE ACRE HOMESTEAD TRACT,

NORTHING: 10167594.126
EASTING: 3145764.518
ELEVATION: 695.17
VERTICAL DATUM: VERTICAL DATUM IS BASED ON NAVD 88, BASED ON AN OPUS SOLUTION DATED AUGUST 29, 2018,
GEOID12B

LOT AREA TABLE			
BLK	LOT	LAND USE	AREA (SF)
NON RESIDENTIAL			
-	*	R.O.W.	1,257,395.35 SF
-	*	R.O.W. NON RESIDENTIAL	292,808.26 SF
A	1	COMMERCIAL	193,726.87 SF
A	2	MULTI FAMILY	1,154,903.33 SF
A	3	OPEN SPACE	223,963.48 SF
A	27	OPEN SPACE	1,937.15 SF
A	69	OPEN SPACE	7,026.25 SF
B	1	COMMERCIAL	318,061.23 SF
B	2	OPEN SPACE	31,684.73 SF
B	3	OPEN SPACE	50,600.26 SF
B	58	OPEN SPACE	33,394.84 SF
B	102	AMENITY CENTER	120,156.69 SF
B	103	OPEN SPACE	642,378.10 SF
K	1	LANDSCAPE	12,529.61 SF
L	1	LANDSCAPE	23,741.68 SF
N	1	LANDSCAPE	1,999.01 SF
N	30	LANDSCAPE	1,999.01 SF
P	1	LANDSCAPE	4,628.75 SF
R	16	OPEN SPACE	99,402.86 SF
S	16	OPEN SPACE	545,089.76 SF
S	17	PARKLAND	186,135.49 SF
V	1	PARKLAND	588,608.57 SF
V	2	PARKLAND	90,926.85 SF
ESTATE			
A	25	RESIDENTIAL LOT	10,130.89 SF
A	26	RESIDENTIAL LOT	10,001.83 SF
A	31	RESIDENTIAL LOT	15,474.70 SF
A	32	RESIDENTIAL LOT	26,057.54 SF
B	4	RESIDENTIAL LOT	12,221.77 SF
B	101	RESIDENTIAL LOT	11,478.70 SF
C	9	RESIDENTIAL LOT	11,539.19 SF
C	15	RESIDENTIAL LOT	10,106.52 SF
D	1	RESIDENTIAL LOT	11,296.80 SF
D	10	RESIDENTIAL LOT	11,099.22 SF
E	1	RESIDENTIAL LOT	10,263.65 SF
F	8	RESIDENTIAL LOT	10,109.02 SF
G	6	RESIDENTIAL LOT	10,148.90 SF
G	7	RESIDENTIAL LOT	10,021.20 SF
H	6	RESIDENTIAL LOT	10,828.74 SF
H	7	RESIDENTIAL LOT	10,828.74 SF
J	6	RESIDENTIAL LOT	10,828.74 SF
J	7	RESIDENTIAL LOT	10,828.74 SF
K	7	RESIDENTIAL LOT	10,440.75 SF
M	1	RESIDENTIAL LOT	10,101.76 SF
M	14	RESIDENTIAL LOT	10,006.70 SF
M	20	RESIDENTIAL LOT	10,457.84 SF
P	4	RESIDENTIAL LOT	12,703.49 SF
P	5	RESIDENTIAL LOT	11,599.83 SF
P	18	RESIDENTIAL LOT	11,907.56 SF
P	19	RESIDENTIAL LOT	11,401.00 SF
P	20	RESIDENTIAL LOT	10,198.03 SF
R	1	RESIDENTIAL LOT	11,886.94 SF
R	45	RESIDENTIAL LOT	12,640.21 SF
R	53	RESIDENTIAL LOT	10,042.72 SF
R	54	RESIDENTIAL LOT	11,464.06 SF
R	59	RESIDENTIAL LOT	11,648.94 SF
R	70	RESIDENTIAL LOT	11,999.81 SF
S	10	RESIDENTIAL LOT	11,229.25 SF
S	23	RESIDENTIAL LOT	10,270.00 SF
S	31	RESIDENTIAL LOT	15,767.03 SF
S	32	RESIDENTIAL LOT	10,110.76 SF
T	1	RESIDENTIAL LOT	10,101.76 SF
T	3	RESIDENTIAL LOT	10,548.93 SF
T	4	RESIDENTIAL LOT	10,093.52 SF
T	5	RESIDENTIAL LOT	10,107.41 SF
T	8	RESIDENTIAL LOT	10,351.71 SF
T	13	RESIDENTIAL LOT	10,014.68 SF
U	4	RESIDENTIAL LOT	10,203.84 SF
U	5	RESIDENTIAL LOT	10,229.07 SF
U	8	RESIDENTIAL LOT	11,113.84 SF
U	9	RESIDENTIAL LOT	10,095.08 SF
SMALL			
B	21	RESIDENTIAL LOT	5,932.88 SF
B	22	RESIDENTIAL LOT	5,625.00 SF
B	23	RESIDENTIAL LOT	5,625.00 SF
B	24	RESIDENTIAL LOT	5,625.00 SF
B	25	RESIDENTIAL LOT	5,625.00 SF
B	26	RESIDENTIAL LOT	5,625.00 SF
B	27	RESIDENTIAL LOT	5,625.00 SF
B	28	RESIDENTIAL LOT	5,625.00 SF
B	29	RESIDENTIAL LOT	5,625.00 SF
B	30	RESIDENTIAL LOT	5,625.00 SF
B	31	RESIDENTIAL LOT	5,625.00 SF
B	32	RESIDENTIAL LOT	5,625.00 SF
B	33	RESIDENTIAL LOT	5,625.00 SF
B	34	RESIDENTIAL LOT	5,625.00 SF
B	35	RESIDENTIAL LOT	5,625.00 SF
B	36	RESIDENTIAL LOT	5,625.00 SF
B	37	RESIDENTIAL LOT	5,625.00 SF
B	38	RESIDENTIAL LOT	5,625.00 SF
B	39	RESIDENTIAL LOT	5,625.00 SF
B	40	RESIDENTIAL LOT	5,625.00 SF
B	41	RESIDENTIAL LOT	5,625.00 SF
B	42	RESIDENTIAL LOT	5,625.00 SF
B	43	RESIDENTIAL LOT	5,625.00 SF
B	44	RESIDENTIAL LOT	5,625.00 SF
B	45	RESIDENTIAL LOT	5,625.00 SF
B	46	RESIDENTIAL LOT	5,625.00 SF
B	47	RESIDENTIAL LOT	5,625.00 SF
B	48	RESIDENTIAL LOT	5,625.00 SF
B	49	RESIDENTIAL LOT	5,625.00 SF
B	50	RESIDENTIAL LOT	5,625.00 SF
B	51	RESIDENTIAL LOT	5,625.00 SF
B	52	RESIDENTIAL LOT	5,625.00 SF
B	53	RESIDENTIAL LOT	5,623.87 SF
B	54	RESIDENTIAL LOT	5,620.28 SF
B	55	RESIDENTIAL LOT	5,623.87 SF
B	56	RESIDENTIAL LOT	5,612.92 SF
B	57	RESIDENTIAL LOT	5,609.24 SF
B	60	RESIDENTIAL LOT	5,706.68 SF
B	61	RESIDENTIAL LOT	5,404.36 SF
B	62	RESIDENTIAL LOT	5,401.45 SF
B	63	RESIDENTIAL LOT	5,439.16 SF
B	64	RESIDENTIAL LOT	5,679.49 SF
B	65	RESIDENTIAL LOT	6,000.94 SF
B	67	RESIDENTIAL LOT	5,623.87 SF
B	68	RESIDENTIAL LOT	9,875.08 SF
B	69	RESIDENTIAL LOT	9,781.41 SF
B	70	RESIDENTIAL LOT	5,725.09 SF
B	71	RESIDENTIAL LOT	6,369.50 SF
B	72	RESIDENTIAL LOT	6,878.44 SF
B	75	RESIDENTIAL LOT	7,214.97 SF
B	76	RESIDENTIAL LOT	6,758.85 SF
B	77	RESIDENTIAL LOT	6,748.61 SF
B	78	RESIDENTIAL LOT	6,748.61 SF
B	79	RESIDENTIAL LOT	6,134.84 SF
B	80	RESIDENTIAL LOT	5,962.95 SF
B	81	RESIDENTIAL LOT	5,841.91 SF
B	82	RESIDENTIAL LOT	5,771.72 SF