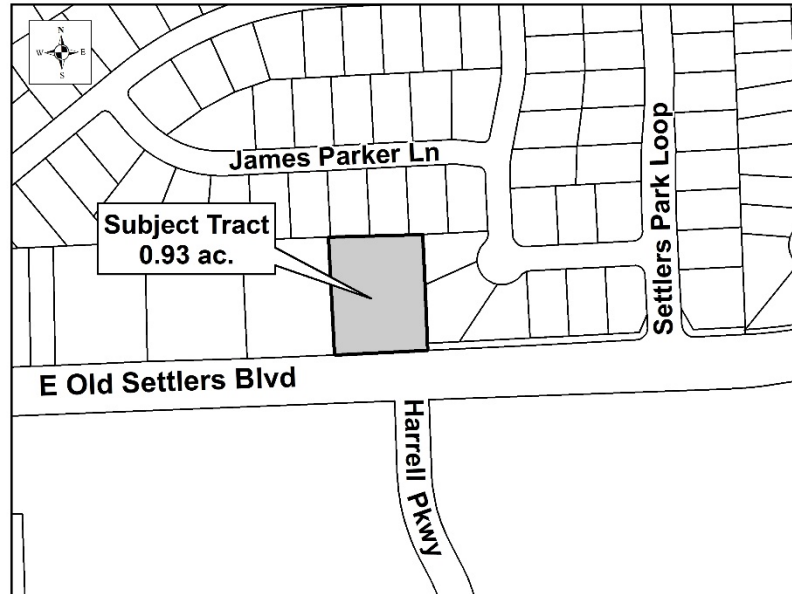


**4108 E Old Settlers (Crosswind Golf)
ZONING ZON2112-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of original zoning to OF-1 (General Office)

ZONING AT TIME OF APPLICATION: un-zoned

DESCRIPTION: 0.93 acres out of the Willis Donahoe, Jr., Abstract No. 173

CURRENT USE OF PROPERTY: single family home most recently used as a place of worship

COMPREHENSIVE PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: SF-2 (Single Family - Standard Lot) - Estates at Settlers Park subdivision

South: Old Settlers Park

East: SF-2 (Single Family - standard lot) - Estates at Settlers Park subdivision

West: un-zoned - most recently a single-family home

PROPOSED LAND USE: office

TOTAL ACREAGE: 0.93

Owner:
ROCA DE FE
Uvaldo Gonzalez
310 Danish Dr
Hutto, TX 78634

Applicant:
Corbin King
1021 Long Cove
Round Rock, TX 78664

Developer:
Corbin King
1021 Long Cove
Round Rock, TX 78664

**4108 E Old Settlers (Crosswind Golf)
ZONING ZON2112-002**

HISTORY: The 0.93-acre property was annexed into the city in 2009 as part of a 5.50-acre area on the north side of Old Settlers Blvd. There are five one-acre lots within this area, each of which contains a single-family dwelling. No zoning was applied to this area upon annexation. The zoning code therefore treats these properties as if they were in the SF-R (Single Family – Rural) zoning district.

DATE OF REVIEW: January 12, 2022

LOCATION: North of the intersection of E Old Settlers and Harrell Pkwy

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The property is designated for residential use on the FLUM (Future Land Use Map) of Round Rock 2030. The residential land use category includes general office and local commercial uses.

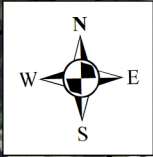
Proposed Use: The proposed use of the property is for the headquarters of a custom golf glove business. The business activities proposed will include graphics design work, logo image digitizing, embroidering golf gloves, and clerical and administrative activities.

Traffic, Access and Roads: Access to the site is from Old Settlers Blvd.

Additional Considerations: The existing structure was constructed as a single-family dwelling but has most recently been used as a place of worship. The property has been reviewed by the applicant and city staff regarding compliance with the city's site development regulations and no significant constraints have been identified which would hinder the use and development of the property as an office.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to OF-1 (General Office).



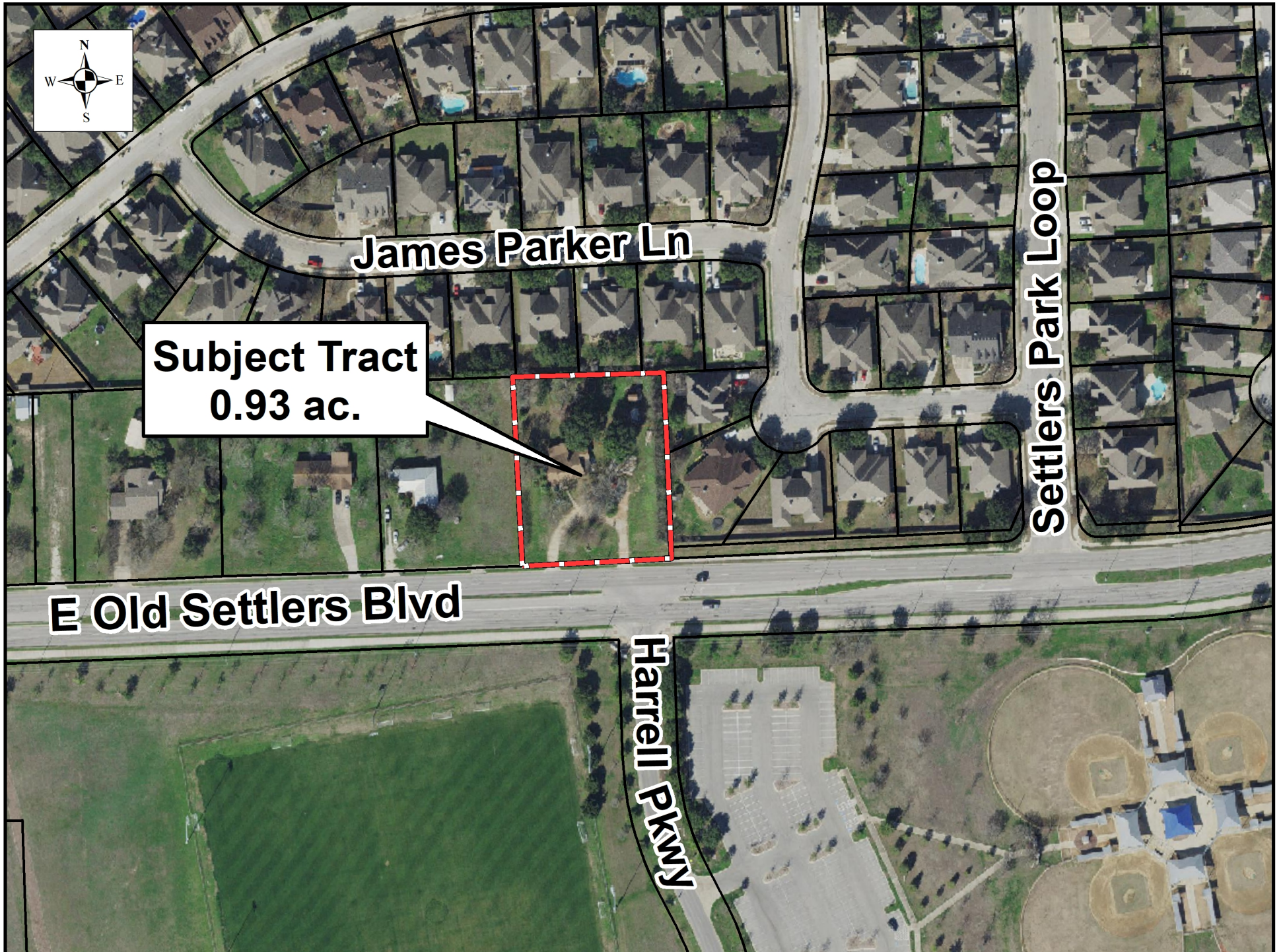
James Parker Ln

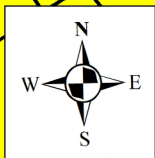
**Subject Tract
0.93 ac.**

Settlers Park Loop

E Old Settlers Blvd

Harrell Pkwy





SF2

James Parker Ln

**Subject Tract
0.93 ac.**

UNZ

Settlers Park Loop

E Old Settlers Blvd

OS

Harrell Pkwy

OS

PROPERTY DESCRIPTION:

BEING A 0.934 ACRE TRACT OF LAND SITUATED IN THE WILLIS DONAHOE, JR. SURVEY, ABSTRACT NO. 173, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JEROME GREENOUGH AND WIFE, MARY JO GREENOUGH, AS RECORDED IN VOLUME 889, PAGE 639, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JEROME GREENOUGH AND WIFE, MARY JO GREENOUGH, AS RECORDED IN VOLUME 905, PAGE 529, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID GREENOUGH TRACT (905/529) AND THE AMENDING PLAT OF ESTATES AT SETTLERS PARK, SECTION 1, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, SLIDE 26, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTH LINE OF ESTATES AT SETTLERS PARK SECTION 2, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, SLIDE 43, SAID PLAT RECORDS;

THENCE SOUTH 00° 03' 00" WEST, A DISTANCE OF 222.30 FEET ALONG THE COMMON LINE OF SAID GREENOUGH TRACT (905/529) AND SAID AMENDING PLAT TO THE NORTH LINE OF E. OLD SETTLERS BOULEVARD;

THENCE NORTH 89° 26' 00" WEST, PASSING THE COMMON LINE OF SAID GREENOUGH TRACT (905/529) AND AFORESAID GREENOUGH TRACT (889/639) AT A DISTANCE OF 91.62 FEET AND CONTINUING A TOTAL DISTANCE OF 182.37 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RODERICK GENE JOHNSON AND JOYCE D. JOHNSON, AS RECORDED IN VOLUME 905, PAGE 551, AFORESAID DEED RECORDS;

THENCE NORTH 00° 03' 30" EAST, A DISTANCE OF 224.10 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID JOHNSON TRACT, SAID IRON ROD BEING ON THE COMMON LINE OF SAID GREENOUGH TRACT (889/639) AND AFORESAID ESTATES AT SETTLERS PARK SECTION 2;

THENCE SOUTH 88° 52' 00" EAST ALONG SAID COMMON LINE, PASSING THE COMMON NORTH CORNER OF SAID GREENOUGH TRACT (889/639) AND AFORESAID GREENOUGH TRACT (905/529) AT A DISTANCE OF 90.75 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GREENOUGH TRACT (905/529) AND SAID ESTATES AT SETTLERS PARK SECTION 2 A TOTAL DISTANCE OF 182.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,700 SQUARE FEET OR 0.934 OF ONE ACRE OF LAND.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10e)-EASEMENT, VOL. 308, PG. 26, D.R.W.C.T.
(10f)-EASEMENT, VOL. 801, PG. 255, D.R.W.C.T.
(10g)-EASEMENT, VOL. 925, PG. 833, D.R.W.C.T.

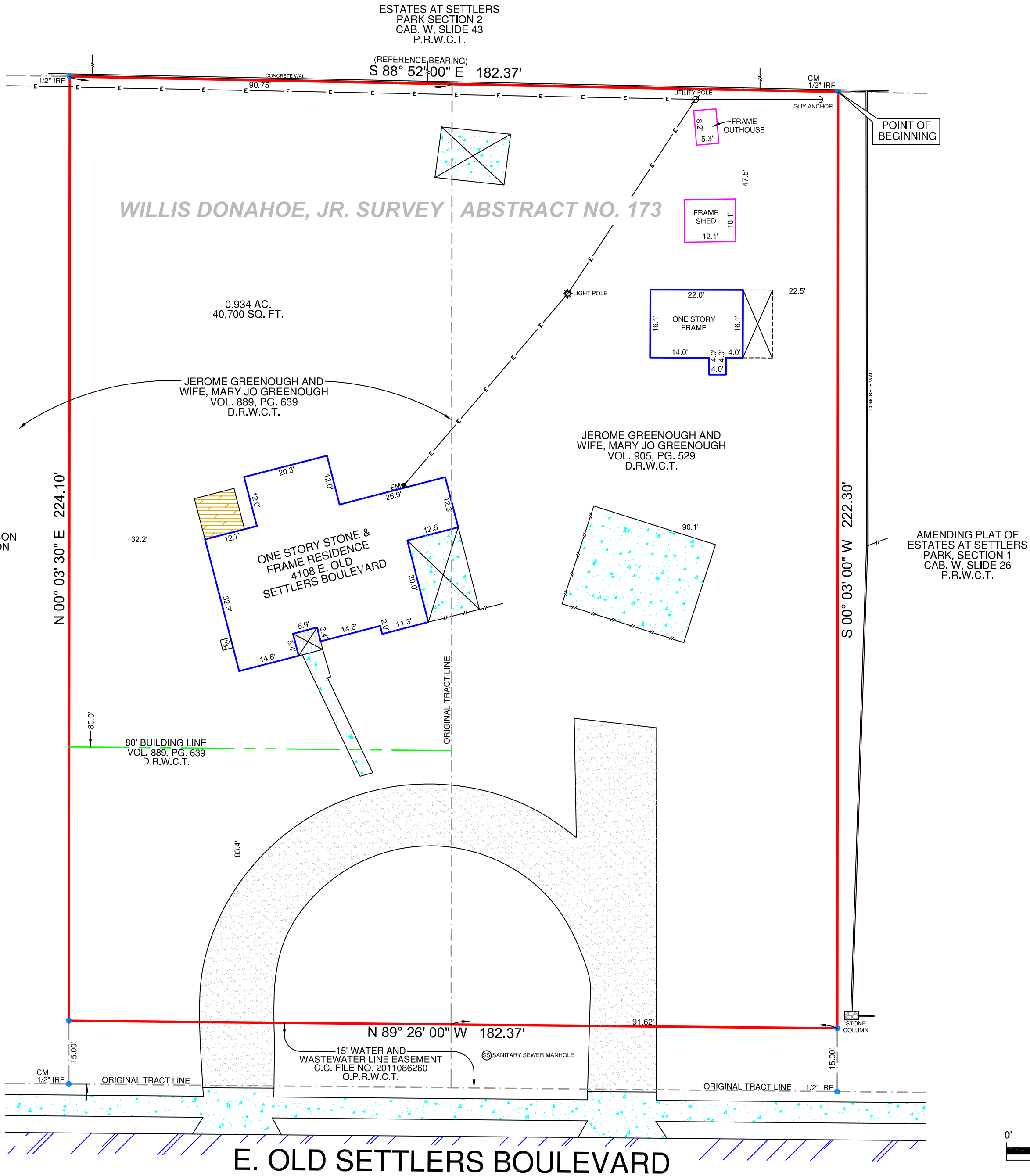
FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48491C0515 E, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 889, PG. 639, D.R.W.C.T.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



TITLE SURVEY

4108 E. OLD SETTLERS BOULEVARD
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

GF#: 2267549-AU20

BORROWER: ROCA DE FE CHURCH

TITLE CO.: FIRST AMERICAN TITLE

PREMIER JOB #: 18-01534

TECH: MSP DATE: 03/20/18

FIELD: JC FIELD DATE: 03/15/18



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	STONE WALL
COVERED AREA	OVERHEAD TELEPHONE LINE
CM = CONTROLLING MONUMENT	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

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Surveying LLC

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Plano, Texas 75093
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