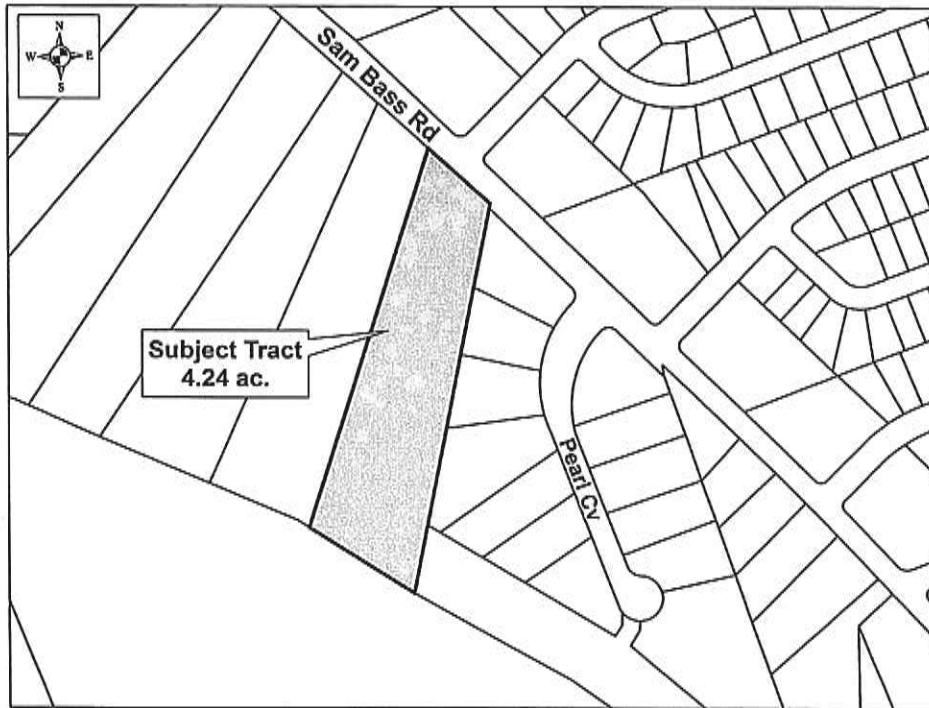


**Koshy Subdivision  
FINAL PLAT    FP1503-002**



**CASE PLANNER:** Ashley Lumpkin

**REQUEST:** Request approval of the Final Plat

**ZONING AT TIME OF APPLICATION:** SF-1

**CURRENT USE OF PROPERTY:** Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Sam Bass ROW

South: Brushy Creek

East: Existing single-family (Zoned SF-2 - Single-family - Standard Lot)

West: Existing office (Unzoned, ETJ)

**PROPOSED LAND USE:** Single-family residence

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1	4.24
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>1</b>	<b>4.24</b>

**Owner:**  
Koshy Samuel & Saramma George  
14001 Avery Ranch Blvd. Unit 104  
Austin, TX 78717

**Agent**  
Jones & Carter, Inc.  
Shawn Graham, P.E.  
1701 Directors Blvd. Suite 400  
Austin, TX 78744

**Koshy Subdivision  
FINAL PLAT      FP1503-002**

**HISTORY:** The Planning and Zoning Commission approved the single-family zoning in December 2014. There is no platting history for the site.

**DATE OF REVIEW:** April 1, 2015

**DESCRIPTION:** 4.24 acres out of the David Curry 3/4 League, Abstract No. 130.

**LOCATION:** West of Sam Bass Rd. at Hermitage Dr.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The site was recently rezoned to SF-1 (Single Family – large lot) in conformance with the General Plan's residential designation. The SF-1 (Single Family – large lot) zoning district provides a minimum lot size of 10,000 square feet, with a minimum lot width of 70 feet. This plat will create a single, legal lot for a single residence on the 4.24 acre property.

Traffic, Access and Roads: The site is accessed off Sam Bass Road. The scope of the project did not necessitate a traffic impact analysis.

Water and Wastewater Service: Water service is available through existing waterlines in Sam Bass Road. There are two options for providing wastewater service: connecting to a City wastewater line or the use of a septic system. The applicant is currently determining the feasibility of a city connection, but the septic system is appropriate because the proposed use is one single-family home.

Drainage: There are no drainage concerns for the site. A plat note provided indicates the proposed finished floor elevations will be a minimum of two feet above the ultimate 1% annual chance floodplain (Note 7).

Additional Considerations: None.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

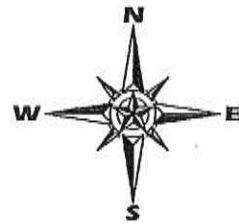
1. Update the schematic to encompass the limits of the ultimate 1% floodplain within the proposed drainage and stormsewer easement.
2. Update the minimum finished floor elevation to the tenth on the lot.
3. Remove the building line from the legend.
4. Update 'single family' to 'development'.



Sam Bass Rd

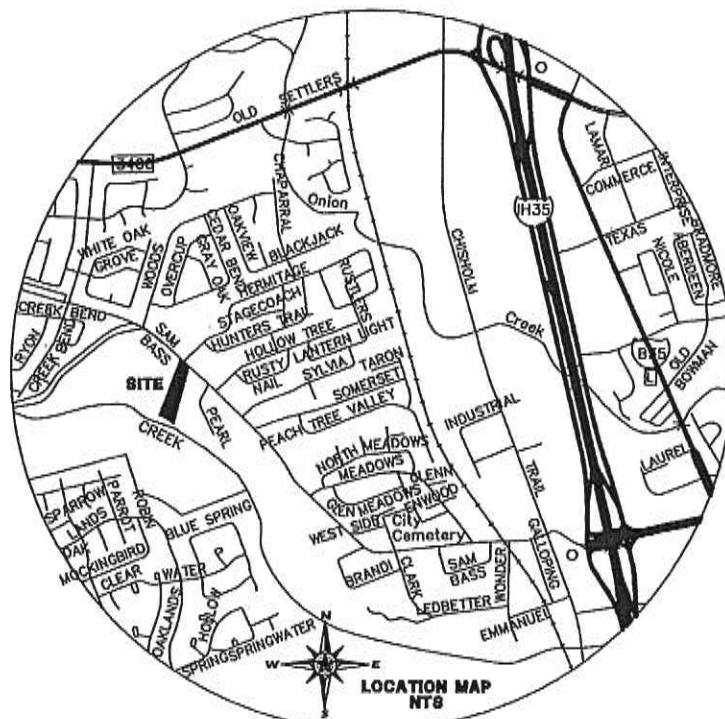
Subject Tract  
4.24 ac.

Pearl Cv



SCALE: 1" = 100'  
100 0 100 200 300 Feet

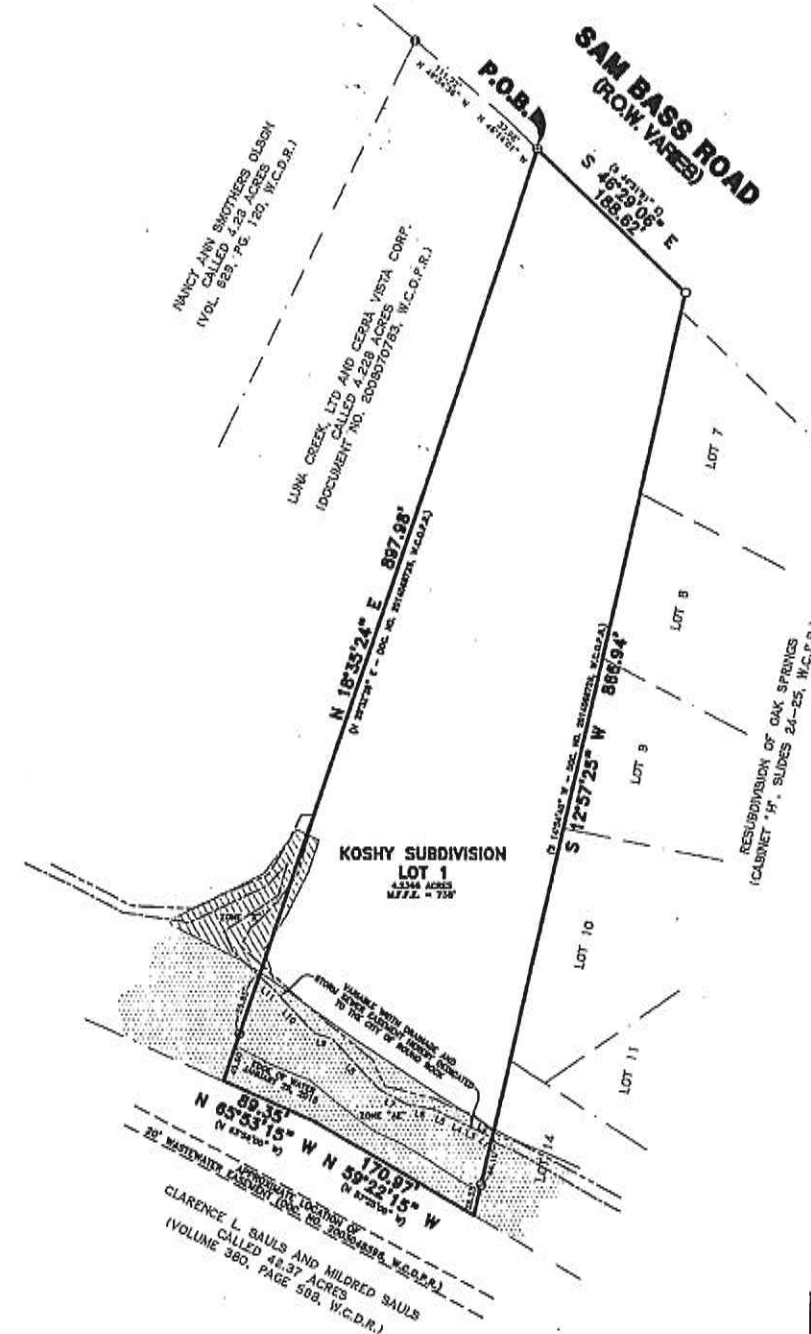
OWNERS: KOSHY SAMUEL AND SARAHMA GEORGE  
ACREAGE: 4.2366 ACRES  
SURVEYOR: MICHAEL TURNER, R.P.L.S. NO. 6441  
NUMBER OF BLOCKS: ONE  
LINEAR FEET OF NEW STREETS: ZERO  
SUBMITTAL DATE: MARCH 03, 2015  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 01, 2015  
BENCHMARK DESCRIPTION AND ELEVATION: RTMC REFERENCE STATION  
2314, ELEVATION: 796.37' NAVD83 VERTICAL DATUM  
ACREAGE BY LOT TYPE: DEVELOPMENT - 4.2366 ACRES  
PATENT SURVEY: DAVID CURRY 3/4 LEAGUE, ABSTRACT NO. 130  
ENGINEER: SHAWN C. GRAHAM, P.E. NO. 111432  
NUMBER OF LOTS BY TYPE: SINGLE FAMILY - ONE LOT



JOB NO: 30287

## FINAL PLAT KOSHY SUBDIVISION

BEING 4.2366 ACRES OUT OF THE DAVID CURRY 3/4 LEAGUE, ABSTRACT NO. 130  
WILLIAMSON COUNTY, TEXAS



### DRAINAGE AND STORM SEWER EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L1	2.03'	N 42°48'19" W
L2	11.27'	N 64°44'43" W
L3	11.08'	N 62°06'12" W
L4	15.60'	N 64°44'17" W
L5	15.65'	N 62°06'42" W
L6	28.53'	N 79°11'36" W
L7	27.96'	N 62°06'53" W
L8	63.56'	N 42°49'03" W
L9	17.57'	N 72°25'55" W
L10	52.59'	N 42°49'03" W
L11	20.24'	N 47°10'46" W

### LEGEND

- B.L. - BUILDING LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
- M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
- MAF - MAG. NAIL FOUND
- 1/2" - 1/2" IRON ROD FOUND CAPPED
- 5/8" - 5/8" IRON ROD FOUND
- 1/2" - 1/2" IRON PIPE FOUND
- ( ) - RECORD
- ZONE "AE" OF FEMA FLOODPLAIN MAP
- ZONE "X" OF FEMA FLOODPLAIN MAP
- ULTIMATE 1% FLOODPLAIN
- ULTIMATE 4% FLOODPLAIN, DRAINAGE AND STORM SEWER EASEMENT

**Windrose Services** **Land Austin**

4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744  
FIRM REGISTRATION NO. 10110400

Telephone: (512) 326-2100  
Fax: (512) 326-2770  
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CASE NO: SHEET 1 OF 2

FINAL PLAT  
KOSHY SUBDIVISION

BEING 4.2366 ACRES OUT OF THE DAVID CURRY 3/4 LEAGUE, ABSTRACT NO. 130  
WILLIAMSON COUNTY, TEXAS

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

We, Koshy Samuel and wife, Saranna George, sole owners of that certain 4.2366 acre tract of land, being that same 4.2366 acre tract of land out of the David Curry 3/4 League, Abstract No. 130 as shown hereon and being described in a deed recorded in Document No. 2014068726 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plot note requirements shown hereon, and do hereby dedicate to the City of Round Rock the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Round Rock may deem appropriate. This subdivision is to be known as "KOSHY SUBDIVISION".

TO CERTIFY WHICH, WITNESS by my hand this 16 day of March, 2015

KOSHY SAMUEL  
14001 AVERY RANCH BOULEVARD, UNIT 1104  
AUSTIN, TEXAS 78717

SARANNA GEORGE  
14001 AVERY RANCH BOULEVARD, UNIT 1104  
AUSTIN, TEXAS 78717

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

Before me, the undersigned authority, on this day personally appeared Koshy Samuel and wife, Saranna George, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 16 day of March, 2015

Maria Burnham  
Notary Public in and for the State of Texas  
My Commission expires on: 07/18/2018



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

That Randolph Brooks Federal Credit Union, the Lien Holder of that certain 4.2366 acre tract of land out of the David Curry 3/4 League, Abstract No. 130 as shown hereon and being described in a deed recorded in Document No. 2014068726 of the Official Public Records of Williamson County, Texas, and do hereby consent to the subdivision of that certain 4.2366 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

RANDOLPH BROOKS FEDERAL CREDIT UNION  
BY:

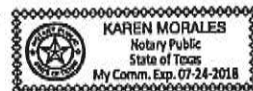
*Michael Turner*

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

Before me, the undersigned authority, on this day personally appeared Michael Turner, known to me to be the individual whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 16 day of March, 2015

Karen Morales  
Notary Public in and for the State of Texas  
My Commission expires on: 7-24-18



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

That I, Michael Turner, 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 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

*Michael Turner* 3/13/15  
MICHAEL TURNER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6441  
WINDROSE LAND SERVICES AUSTIN LTD.  
4120 COMMERCIAL CENTER DRIVE, SUITE 300  
AUSTIN, TEXAS 78744  
PHONE: 512-326-2100  
FAX: 512-326-2770



LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 4.2366 ACRES (184,544 SQ. FT.) OUT OF THE DAVID CURRY 3/4 LEAGUE, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO KOSHY SAMUEL AND SARANNA GEORGE BY DEED RECORDED IN DOCUMENT NO. 2014068726, W.C.O.P.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES CENTRAL ZONE 4203:

BEGINNING AT A FOUND 5/8" IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAM BASS ROAD (R.O.W. VARIES) FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUNA CREEK, LTD AND CERRA VISTA CORP. BEING CALLED 4.228 ACRES BY DEED RECORDED IN DOCUMENT NO. 2008070783, W.C.O.P.R., AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 48°29'06" EAST WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SAM BASS ROAD AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 188.62' TO A FOUND CAPPED 1/2" IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SAM BASS ROAD, BEING THE NORTHWEST CORNER OF AN AREA DEDICATED FOR ADDITIONAL RIGHT-OF-WAY BY THE RECORDED PLAT OF RESUBDIVISION OF OAK SPRINGS, RECORDED IN CABINET H, SLIDES 24 AND 25, W.C.P.R., SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 12°57'25" WEST WITH THE WEST LINE OF SAID RESUBDIVISION OF OAK SPRINGS AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, AT A DISTANCE OF 838.41' PASSING A FOUND 1/2" IRON PIPE FOR REFERENCE ON THE BANK OF BRUSHY CREEK, AND CONTINUING A TOTAL DISTANCE OF 866.94' TO A POINT IN THE CENTERLINE OF BRUSHY CREEK, FOR THE SOUTHWEST CORNER OF LOT 14 OF SAID RESUBDIVISION OF OAK SPRINGS, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CENTERLINE OF SAID BRUSHY CREEK THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 59°22'15" WEST, A DISTANCE OF 170.97' TO A POINT;
2. NORTH 55°53'15" WEST, A DISTANCE OF 89.35' TO A POINT FOR THE SOUTHWEST CORNER OF SAID CALLED 4.228 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18°35'24" EAST WITH THE COMMON LINE OF SAID CALLED 4.228 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AT A DISTANCE OF 45.80' PASSING A FOUND 1/2" IRON PIPE FOUND FOR REFERENCE IN THE NORTH BANK OF BRUSHY CREEK, AND CONTINUING A TOTAL DISTANCE OF 897.98' TO THE PLACE OF BEGINNING AND CONTAINING 4.2366 ACRES (184,544 SQ. FT.) OF LAND AS SURVEYED ON THE GROUND ON JANUARY 29, 2015.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

Approved this the 16 day of March, 2015, 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.

David Pavliska, Chairman  
PLANNING AND ZONING COMMISSION  
CITY OF ROUND ROCK, TEXAS

DATE

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

A portion of this tract is encroached by a special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 481048 0490 E, effective date September 26, 2008, for Williamson County, Texas

That I, Shawn C. Graham, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

*Shawn C. Graham*  
Shawn C. Graham  
Registered Professional Engineer No. 111432  
DATE 3/13/2015

JONES & CARTER, INC.  
1701 Directors Boulevard, Suite 400  
Austin, Texas 78744



GENERAL NOTES:

- 1) ON-SITE SEPTIC SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND IS ONLY ALLOWED FOR ONE SINGLE-FAMILY HOUSE.
- 2) NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- 3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN AN DRAINAGE EASEMENTS SHOWN HEREON.
- 4) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 6) A TEN FOOT (10') PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LINES SHOWN HEREON.
- 7) THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDING PADS ADJACENT TO THE FLOODPLAIN SHALL BE TWO FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 8) A PORTION OF THIS TRACT IS ENCRONCHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481048 0490 E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS

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

That I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate was filed for record in my office on the 16 day of March, 2015, A.D., at 10 o'clock, a.m. and duly recorded on the 16 day of March, 2015, A.D., at 10 o'clock, a.m. and

Duly recorded on the 16 day of March, A.D., 2015 at 10 o'clock a.m. in the plat records of said county, in Document No. 2015-0000000000

WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas the date last shown above written.

Nancy E. Rister, Clerk County Court  
Williamson County, Texas

By: Deputy

Date: 3/13/2015

