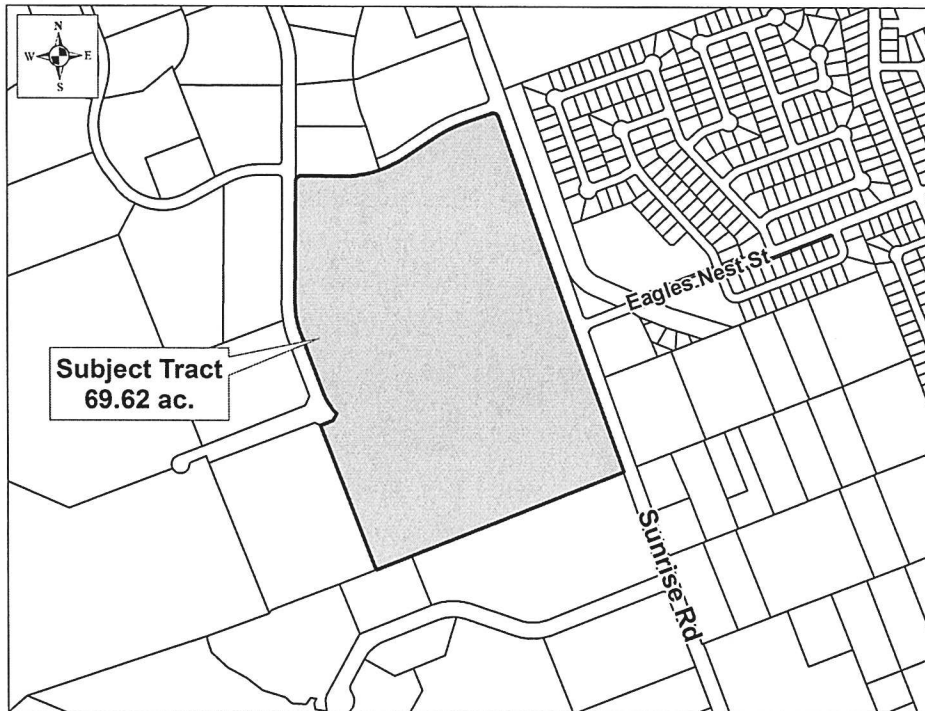


**Replat of Chandler Oaks Lot 8 and Cypress Cove Subdivision Lot 2; and a Final Plat of 2.905
acres of released ROW (Cypress Blvd.)
FINAL PLAT FP1503-007**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Replat and Final Plat.

ZONING AT TIME OF APPLICATION: Zoned PUD 86 and LI

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD and Commercial

ADJACENT LAND USE:

North: Undeveloped (Zoned PUD 86)

South: Existing Light Industrial (Zoned LI)

East: Sunrise Road ROW, ETJ (existing commercial)

West: Cypress Road ROW and existing business park/industrial uses (Zoned Light Industrial)

PROPOSED LAND USE: Business Park and Industrial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	8	66.15
Open/Common Space:	0	0.00
ROW:	1	3.47
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	9	69.62

Owner:
Chandler Creek Parcel J&K, LP
Brian Burke
260 E. Baker St., Ste. 100
Costa Mesa, CA 92626

Agent
Hagood Engineering Associates
Terry Hagood
One Chisholm Trl., Ste. 5200
Round Rock, TX 78681

**Replat of Chandler Oaks Lot 8 and Cypress Cove Subdivision Lot 2; and a
Final Plat of 2.905 acres of released ROW (Cypress Blvd.)
FINAL PLAT FP1503-007**

HISTORY: The Planning and Zoning Commission approved the Final Plat of Chandler Oaks in 2012 and the Cypress Cove Final Plat in 2014.

DATE OF REVIEW: April 15, 2015

DESCRIPTION: 69.62 acres out of the David Currey Survey, Abstract No. 130.

LOCATION: West of the Sunrise Road and Eagles Nest Street intersection

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The site is split into two zoning classifications. The lot north of the extension of Eagles Nest Street is PUD and the lots south of the right-of-way are zoned Light Industrial (LI) zoning district. The PUD amended the General Plan to allow for the overall development proposal. The purpose of this application is to plat 2.905 acres and replat an approximate 66.15 acres to create 8 development lots that bound the extension of Eagles Nest Street. In conjunction with this, the applicant is also showing the dedication of the extension of Eagles Nest Street as well as the former Cypress Blvd. right-of-way that will be released when Eagles Nest Street is fully constructed and dedicated to the City. The Cypress Blvd. right-of-way will be removed from the plat once it is released, prior to recordation.

Traffic, Access and Roads:

The developer worked extensively with the Transportation Department to negotiate the realignment and construction of Eagles Nest Street that bisects the property. A traffic impact analysis was not required for the scope of this project.

Water and Wastewater Service:

There are existing city services that will serve the proposed lots. Specifically, there is an 8-inch water line within Lot 1 and a 12-inch water line in the Cypress Blvd. right-of-way. Wastewater exists within Sunrise Road and along the western end of the development.

Drainage:

There are no drainage concerns for this site.

Additional Considerations:

None.

RECOMMENDED MOTION:

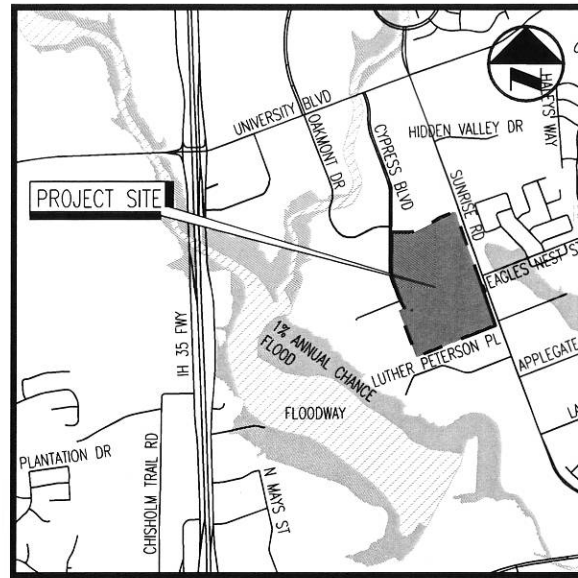
Staff recommends approval.



Subject Tract
69.62 ac.

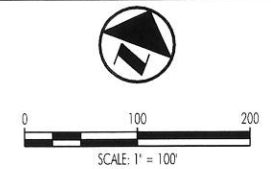
Eagles Nest St

Sunrise Rd



VICINITY MAP
1" = 2000'

CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	21° 21' 55"	208.86	560.11	S 10° 10' 32" E	207.68'
C2	89° 51' 39"	47.05	30.00	S 45° 38' 36" W	42.37'
C3	33° 52' 17"	372.44	630.00	S 73° 38' 32" W	367.04'
C4	13° 43' 33"	184.46	770.00	S 63° 34' 10" W	184.02'
C5	90° 04' 09"	47.16	30.00	N 64° 32' 00" W	42.43'
C6	4° 49' 55"	206.62	2,450.00	N 71° 02' 54" E	206.58'
C7	4° 22' 34"	195.61	2,561.00	N 71° 16' 34" E	195.56'
C8	3° 50' 53"	164.55	2,450.00	S 71° 00' 42" W	164.52'
C9	0° 31' 43"	22.60	2,450.00	S 73° 12' 00" W	22.60'
C10	4° 49' 55"	215.06	2,550.00	S 71° 02' 54" W	214.99'
C11	22° 30' 59"	141.46	356.95	S 32° 30' 32" E	140.55'



LEGEND

- ○ IRON ROD FOUND/SET
- MONUMENT FOUND
- 👉 BENCHMARK LOCATION
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
- O.P.R.W.C. OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY

OWNERS: CHANDLER CREEK PARCEL G&J, L.P.
AND
CHANDLER CREEK PARCEL J&K, L.P.
2590 OAKMONT DRIVE, SUITE 210
ROUND ROCK, TEXAS 78665

ACREAGE: 69.62 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT 66.15 ACRES
RIGHT OF WAY 3.47 ACRES

SURVEYOR: TEXAS LAND SURVEYING INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
PHONE (512) 930-1600
FAX (512) 930-9389
KENNETH LOUIS CRIDER, R.P.L.S.

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: DEVELOPMENT 8
RIGHT OF WAY 1

LINEAR FEET OF NEW
STREETS: 1,480 LF

SUBMITTAL DATE: 3/17/2015

DATE OF PLANNING AND
ZONING COMMISSION
REVIEW: 4/15/2015

BENCHMARKS:
#1 - 'X' FOUND IN CONCRETE
ELEV=779.42 (NAD83)
#2 - SQUARE CUT IN LIGHT POLE
BASE
ELEV=780.74 (NAD83)

PATENT SURVEY: DAVID CURREY SURVEY
ABSTRACT NO. 130

ENGINEER: HAGOOD ENGINEERING, INC.
ONE CHISHOLM TRAIL, SUITE 5200
ROUND ROCK, TEXAS 78661
PHONE (512) 244-1546
FAX (512) 244-1010
TERRY R. HAGOOD, P.E.

REPLAT
OF
CHANDLER OAKS LOT 8, AND A REPLAT OF
CYPRESS COVE SUBDIVISION LOT 2,
AND A FINAL PLAT OF 2905 ACRES OF
RELEASED RIGHT OF WAY (CYPRESS BLVD.)
DOC. NO. _____



One Chisholm Trail, Suite 5200
Round Rock, TX 78661
Phone (512) 244-1546
Fax (512) 244-1010
www.heas.eng.pro
TBPE Registration No. F-12709

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01

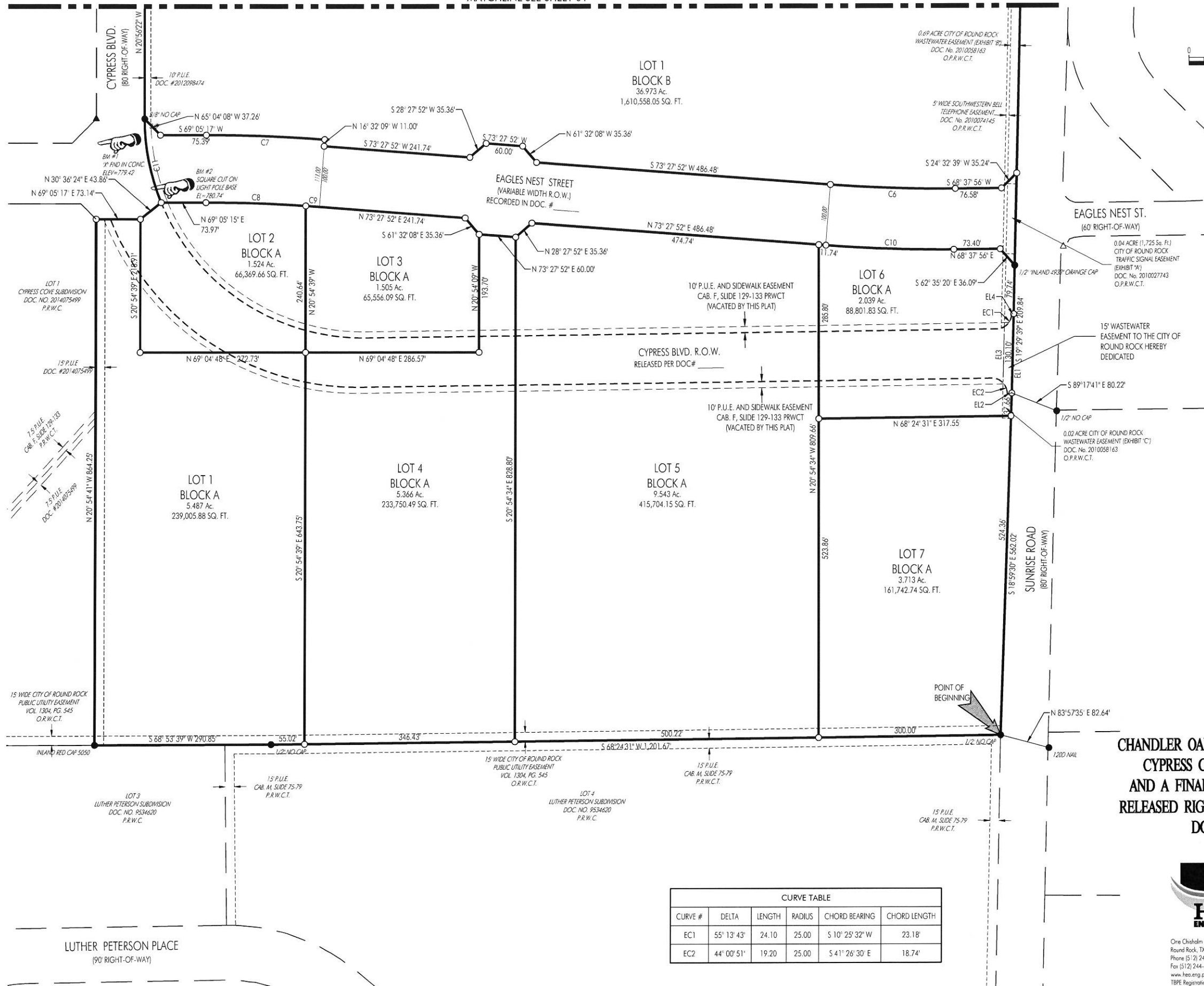
OF 03

Mar 27/2015 11:49am Z:\HEA\HEA Projects\Projects 13-000\13-018 Chandler Creek Lot 1 & K Drawings\Civil\RP2\13-018 REPLAT.dwg

MATCHLINE SEE SHEET 01



0 100 200
SCALE: 1" = 100'



Line Table		
Line #	Length	Direction
EL1	130.10	N 19° 26' 23" W
EL2	7.82	N 61° 08' 25" E
EL3	92.56	S 19° 32' 38" E
EL4	3.62	S 48° 38' 40" W

CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
EC1	55° 13' 43"	24.10	25.00	S 10° 25' 32" W	23.18'
EC2	44° 00' 51"	19.20	25.00	S 41° 26' 30" E	18.74'

REPLAT
OF
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CYPRESS COVE SUBDIVISION LOT 2,
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Fax (512) 244-1010
www.hao-eng.com
TBP Registration No. F-12709

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SHEET
02
OF 03

Mar 27 2015 11:49am Z:\HEA\Projects\Projects 13-000\13-018\CHandler Oak Lot 1 & KD Drawings\Civil\N213-018\REPLAT.dwg

FIELD NOTES DESCRIPTION

BEING 69.62 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, BEING THOSE TRACTS OF LAND DESCRIBED AS LOT 2, CYPRESS COVE SUBDIVISION, A RE-PLAT OF LOT 1, OAKMONT CENTRE SECTION 1 REVISED, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2014075499 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A RE-PLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2012098474 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD IN CONCRETE, FOUND IN THE WEST LINE OF SUNRISE ROAD, FOR THE NORTHEAST CORNER OF LOT 4, LUTHER PETERSON SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 9534620 OF SAID PLAT RECORDS, THE SOUTHEAST CORNER OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL.

THENCE: S 68°24'31" W, 1201.67 FEET ALONG THE NORTH LINE OF SAID LOT 4, LUTHER PETERSON SUBDIVISION, THE SOUTH LINE OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL, TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT.

THENCE: S 68°52'57" W, 290.85 FEET IN PART ALONG THE NORTH LINE OF SAID LOT 4, LUTHER PETERSON SUBDIVISION, AND LOT 3 OF SAID LUTHER PETERSON SUBDIVISION, THE SOUTH LINE OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL, TO A 1/2" IRON ROD W/ CAP STAMPED "INLAND 5050" FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 3, LUTHER PETERSON SUBDIVISION, THE SOUTHEAST CORNER OF LOT 1, AND THE SOUTHWEST CORNER OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL.

THENCE: N 20°54'41" W, 864.31 FEET ALONG THE EAST LINE OF SAID LOT 1, AND THE WEST LINE OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THE WEST LINE OF THIS PARCEL, TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC." SET FOR AN ANGLE POINT IN THE SOUTH LINE OF LOT 3, OF SAID CYPRESS COVE SUBDIVISION, THE NORTHWEST CORNER OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND AN ANGLE POINT IN THE WEST LINE OF THIS PARCEL.

THENCE: N 69°05'17" E, 73.14 FEET ALONG THE SOUTH LINE OF SAID LOT 3, CYPRESS COVE SUBDIVISION, INTO CYPRESS BLVD., ALONG THE NORTH LINE OF SAID LOT 2, CYPRESS COVE SUBDIVISION, AND THIS PARCEL, TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR AN ANGLE POINT IN THE WEST LINE OF THIS PARCEL.

THENCE: N 30°36'24"E, 43.86 FEET OVER AND ACROSS CYPRESS BLVD., AND ALONG THE WEST LINE OF THIS PARCEL, TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET IN THE EAST LINE OF CYPRESS BLVD., THE WEST LINE OF SAID LOT 8 CHANDLER OAKS SUBDIVISION, FOR AN ANGLE POINT IN THE WEST LINE OF THIS PARCEL, AND THE START OF A CURVE RIGHT HAVING A DELTA OF 22°29'33", A RADIUS OF 360.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 32°08'33" W, 140.42 FEET.

THENCE: ALONG THE EAST LINE OF CYPRESS BLVD., THE WEST LINE OF SAID LOT 8 CHANDLER OAKS SUBDIVISION, AND THIS PARCEL THE FOLLOWING 4 CALLS:

1) 141.32 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD, FOUND FOR THE END POINT OF SAID CURVE.

2) N 20°56'22" W, 335.31 FEET TO A 1/2" IRON ROD, FOUND FOR THE START OF A CURVE RIGHT HAVING A DELTA OF 21°22'11", A RADIUS OF 560.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 10°10'32" W, 207.66 FEET.

3) 208.86 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD, FOUND FOR THE END POINT OF SAID CURVE.

4) N 00°29'11" E, 656.06 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE SOUTHWEST CORNER OF LOT 10 OF SAID CHANDLER OAKS SUBDIVISION, THE NORTHWEST CORNER OF LOT 8, AND THIS PARCEL, AND THE START OF A CURVE RIGHT HAVING A DELTA OF 89°51'39", A RADIUS OF 30.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 45°38'36" E, 42.37 FEET.

THENCE: ALONG THE SOUTH LINE OF SAID LOT 10, CHANDLER OAKS SUBDIVISION, THE NORTH LINE OF SAID LOT 8 CHANDLER OAKS SUBDIVISION,

AND THIS PARCEL THE FOLLOWING 7 CALLS:

1) 47.05 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.," SET FOR THE END POINT OF SAID CURVE.

2) S 89°25'19" E, 226.48 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE START OF A CURVE LEFT HAVING A DELTA OF 33°52'18", A RADIUS OF 630.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 73°38'32" E, 367.04 FEET.

3) 372.44 FEET ALONG SAID CURVE LEFT TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE END POINT OF SAID CURVE.

4) N 56°42'24" E, 207.08 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE START OF A CURVE RIGHT HAVING A DELTA OF 13°43'33", A RADIUS OF 770.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 63°34'10" E, 184.02 FEET.

5) 184.46 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE END POINT OF SAID CURVE.

6) N 70°25'57" E, 158.90 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR THE START OF A CURVE RIGHT HAVING A DELTA OF 90°03'42", A RADIUS OF 30.00 FEET, AND A CHORD BEARING AND DISTANCE OF S 64°32'00" E, 42.45 FEET.

7) 47.16 FEET ALONG SAID CURVE RIGHT TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET IN THE WEST LINE OF SUNRISE ROAD FOR THE END POINT OF SAID CURVE, FROM WHICH A 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK "A", OF WESTPORT SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET "GG", SLIDE 19, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, BEARS

N 20°13'54" W, 575.40 FEET. ALSO FROM WHICH THE APPROXIMATE SOUTHEAST CORNER OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 BEARS N 11°17'48" W, 134.63 FEET.

THENCE: ALONG THE WEST LINE OF SAID SUNRISE ROAD, THE EAST LINE OF SAID LOT 8 CHANDLER OAKS SUBDIVISION, THE EAST LINE OF SAID LOT 2 CYPRESS COVE SUBDIVISION, AND THIS PARCEL THE FOLLOWING 4 CALLS:

1) S 19°35'16" E, 1325.47 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "INLAND 4933", FOUND FOR AN ANGLE POINT.

2) S 19°35'00" E, 79.74 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR AN ANGLE POINT.

3) S 19°26'23" E, 130.10 FEET TO A 1/2" IRON ROD W/ CAP STAMPED "TLS, INC.", SET FOR AN ANGLE POINT.

4) S 18°59'30" E, 562.02 FEET TO THE POINT OF BEGINNING.

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83).

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, TERRY R. HAGOOD, 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.

SIGNATURE AND SEAL OF LICENSED ENGINEER DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, KENNETH LOUIS CRIDER, 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.

SIGNATURE AND SEAL OF LICENSED SURVEYOR DATE

STATE OF TEXAS §
COUNT OF WILLIAMSON §

THAT CHANDLER CREEK PARCEL J & K, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 21.17 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2014075499, 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 CHANDLER OAKS LOT 8, A REPLAT OF CYPRESS COVE SUBDIVISION LOT 2, AND A FINAL PLAT OF 2.905 ACRES OF RELEASED RIGHT OF WAY (CYPRESS BLVD.) DOC. NO. _____

CHANDLER CREEK PARCEL J & K, LP., A TEXAS LIMITED PARTNERSHIP
BY: CHANDLER CREEK COMPANY, A DELAWARE CORPORATION, G.P.

BRIAN R. BURKE,
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY, BRIAN BURKE, AS PRESIDENT OF CHANDLER CREEK PARCEL J & K, LP., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID CHANDLER CREEK PARCEL J & K, LP.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNT OF WILLIAMSON §

THAT CHANDLER CREEK PARCEL G & I, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 45.55 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2012098474, 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 CHANDLER OAKS LOT 8, A REPLAT OF CYPRESS COVE SUBDIVISION LOT 2, AND A FINAL PLAT OF 2.905 ACRES OF RELEASED RIGHT OF WAY (CYPRESS BLVD.) DOC. NO. _____

CHANDLER CREEK PARCEL G & I, LP., A TEXAS LIMITED PARTNERSHIP
BY: CHANDLER CREEK COMPANY, A DELAWARE CORPORATION, G.P.

BRIAN R. BURKE,
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY, BRIAN BURKE, AS PRESIDENT OF CHANDLER CREEK PARCEL G & I, LP., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID CHANDLER CREEK PARCEL G & I, LP.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 201____, 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

APPROVED THIS ____ DAY OF _____, 201____, 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

NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANELS NUMBER 48491C0495 E AND 48491C0495 E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A 10' P.U.E. AND SIDEWALK EASEMENT SHALL BE DEDICATED BY SEPARATE INSTRUMENT ON LOT 1, BLOCK B ABUTTING FUTURE OAKMONT DRIVE PRIOR TO DEDICATION OF LOT 10, CHANDLER OAKS SUBDIVISION (DOC. #2012098474 PRWC).

REPLAT
OF
CHANDLER OAKS LOT 8, AND A REPLAT OF
CYPRESS COVE SUBDIVISION LOT 2,
AND A FINAL PLAT OF 2.905 ACRES OF
RELEASED RIGHT OF WAY (CYPRESS BLVD.)
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SHEET

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OF 03

Mar 27 2015 10:15am Z:\NHA\HEA Projects\Projects 13-000\13-018 Chandler Creek Lot 1 & K Drawings\Civil\RP213-018REPLAT.dwg