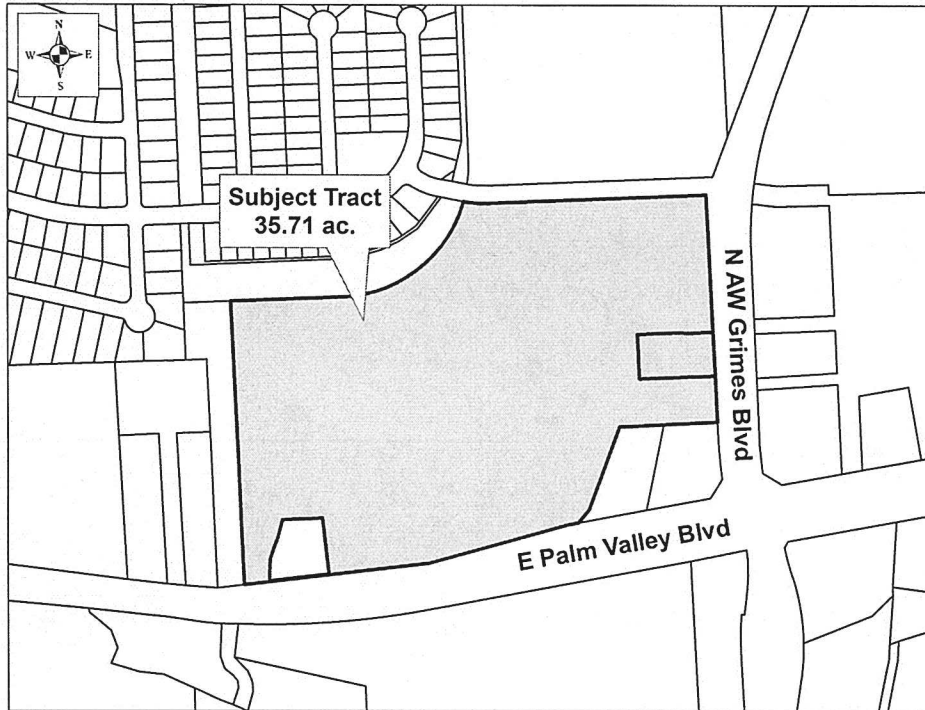


**Replat of Lot 1A, Block 1 HEB #4 Subdivision
FINAL PLAT FP1506-001**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Replat

ZONING AT TIME OF APPLICATION: PUD 53 and C-1 (General Commercial)

DESCRIPTION: 35.71 acres out of the P.A. Holder Survey No. 9

CURRENT USE OF PROPERTY: Undeveloped and a small parking lot

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Plateau Vista Blvd. ROW
 South: East Palm Valley Blvd. ROW
 East: North A.W. Grimes Blvd. ROW
 West: Existing Commercial (zoned PUD 53)

PROPOSED LAND USE: Commercial

<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:	2	35.71
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:		
Other:	0	0.00
TOTALS:	2	35.71

Owner:
 HEB Grocery Company LP
 Property Tax Department PO Box 839999
 San Antonio, TX 78283

Agent
 KFW Engineers & Surveying
 Benjamin Bunker, P.E.
 14603 Huebner Rd., Bldg. 40
 San Antonio, TX 78230

**Replat of Lot 1A, Block 1 HEB #4 Subdivision
FINAL PLAT FP1506-001**

HISTORY: The Planning and Zoning Commission approved the existing plat in October 2006.

DATE OF REVIEW: August 5, 2015

LOCATION: Southwest corner of North A.W. Grimes Blvd. and Plateau Vista Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The approved PUD allows for commercial uses on this tract. The proposed Replat will create two, legal lots that will have shared access and parking across the site. The largest lot will contain the existing HEB center on approximately 31.14 acres, and the approximate 4.57 acre lot will be developed as a commercial lot.

The existing PUD zoning allows for commercial uses conforming to the C-1, General Commercial zoning district such as medical office, banks, and retail. Building facades are required to be masonry which includes stone, simulated stone, brick, and decorative concrete masonry. The PUD limits stucco to less than 50 percent of the exterior finish and no building may exceed two stories in height.

Traffic, Access and Roads: A Traffic Impact Analysis is currently being reviewed to ensure the existing improvements are adequate for the proposed commercial use. The site will take access from the existing driveways.

Water and Wastewater Service: The site is currently served by an existing waterline along the eastern portion of the site and a wastewater line along the southern boundary.

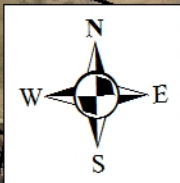
Drainage: The developer will need to secure the right to convey stormwater through the existing HEB lot with the recordation of this plat. There are no other drainage concerns.

Additional Considerations: The mylar has been updated to remove note #7 concerning the shared parking agreement since additional parking will be constructed per condition #5 below.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The proposed lots and blocks shall be updated to be alphanumeric and contain the lot acreage.
2. The plat synopsis area shall be updated to include the submittal date, Commission review date, and the Patent Survey as well as updated to reflect the total acreage and total lots contained in the schematic.
3. Lot 2, Block 1 that is adjacent to this schematic will be updated to show City of Round Rock as the owner, as declared on the existing plat of record.
4. Provide documentation for the right to convey stormwater for Lot 3 through Lot 1A prior to recordation and update the schematic accordingly.
5. Prior to recordation, the applicant must demonstrate that the number of required parking spaces lost by HEB due to this replat has been provided for (and built) to ensure parking requirements are met for both HEB and the lots contained in the replat.

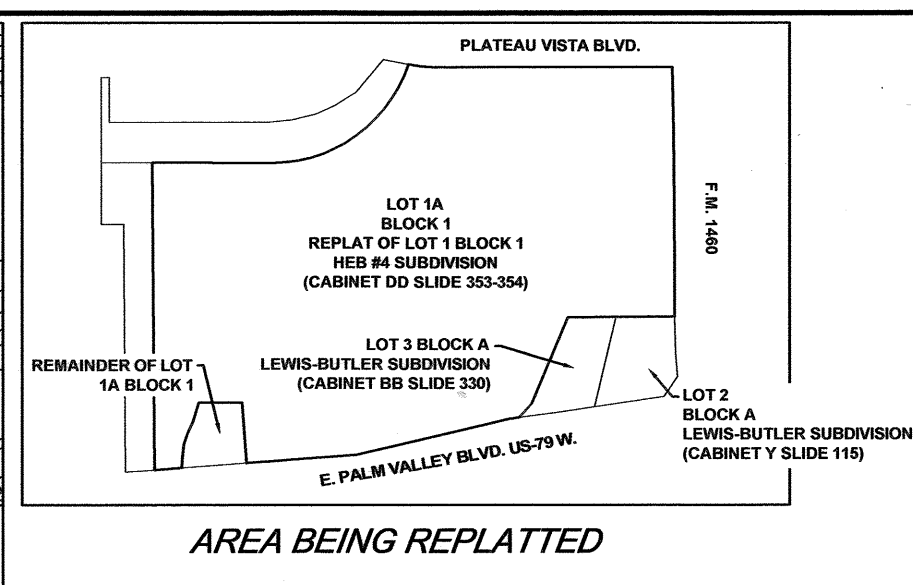


**Subject Tract
35.71 ac.**

N W Grimes Blvd

E Palm Valley Blvd





SITE DATA:

OWNERS: H.E.B. GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
ACREAGE: 39.709 ACRES
SURVEYOR: HENRY SURVING, L.L.C.
NUMBER OF BLOCKS: 1
LINE FEET OF NEW STREETS: 0
SUBMITTAL DATE: JUNE 15, 2015
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 15, 2015
BENCHMARK DESCRIPTION AND ELEVATIONS:

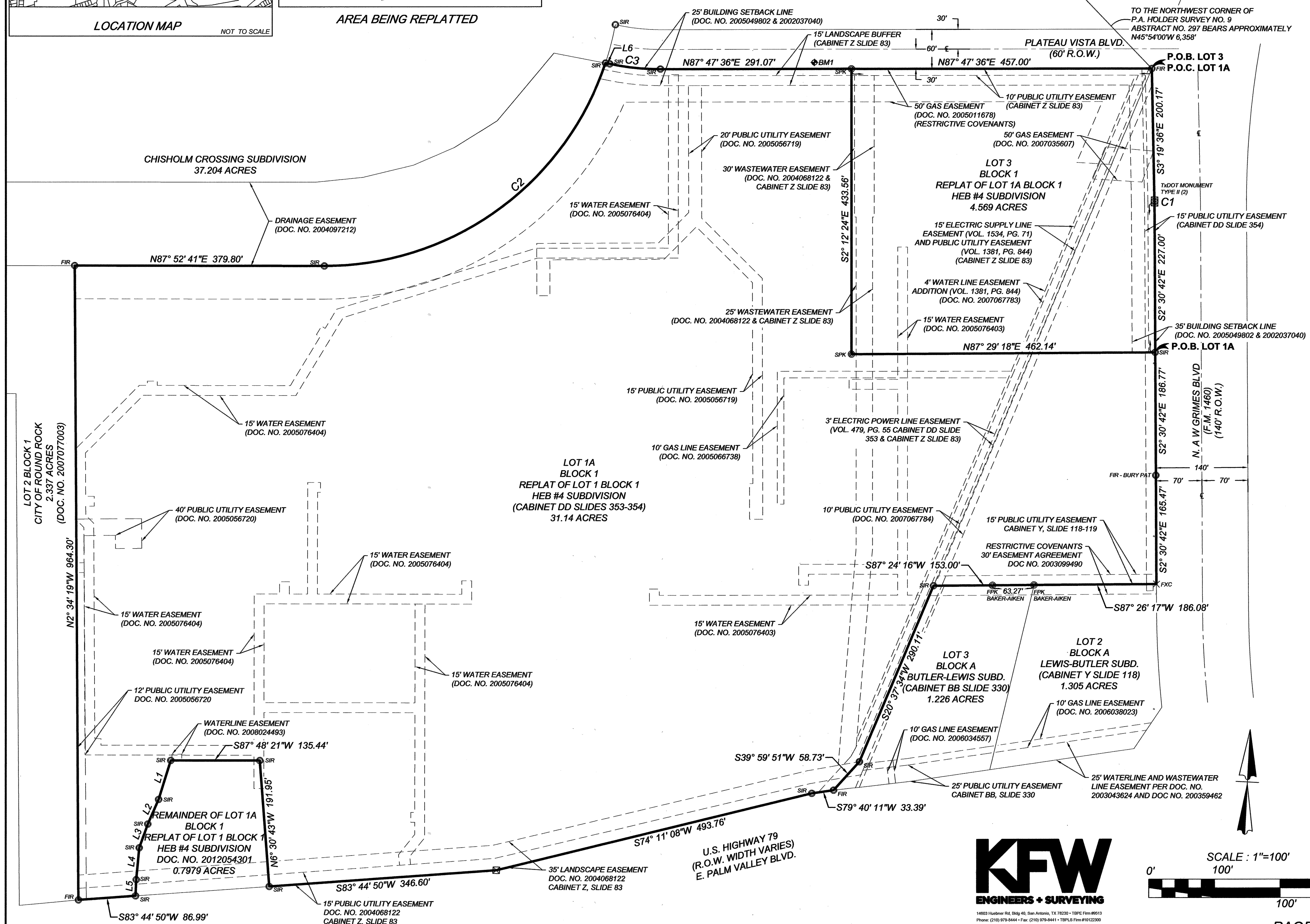
BM-1: SET "X" IN CONCRETE CURB 547 FEET EAST OF THE NORTH WEST CORNER OF TRACT 1 AT ELEVATION = 713.22"

BEARINGS: BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983
ACREAGE BY LOT TYPE: DEVELOPMENT: 39.709 ACRES
PATIENT SURVEY: P/A HOLDER SURVEY NO. 9
ENGINEER: BENJAMIN BUNGER, P.E.
NUMBER OF LOTS BY TYPE: DEVELOPMENT: 2 LOTS

- ## LEGEND
- | | | | |
|-----------|--|---|--|
| SPK ○ | | = | SET PK NAIL WITH WASHER
STAMPED "KFW SURVEYING" |
| FXC ✕ | | = | FOUND X IN CONCRETE |
| FPK ○ | | = | FOUND PK NAIL |
| FIR ○ | | = | FOUND 1/2" IRON ROD |
| SIR ○ | | = | SET 1/4" IRON ROD WITH BLUE CAP
STAMPED "KFW SURVEYING" |
| R.O.W. | | = | RIGHT-OF-WAY |
| DOC. NO. | | = | DOCUMENT NUMBER |
| ☒ | | = | TEXAS DEPARTMENT OF
TRANSPORTATION MONUMENT |
| ◆ | | = | BENCHMARKS |
| ————— | | = | PROPERTY LINE |
| ————— | | = | ADJACENT PROPERTY |
| - - - - - | | = | EASEMENTS |

REPLAT OF LOT 1A, BLOCK 1,
H.E.B. #4 SUBDIVISION

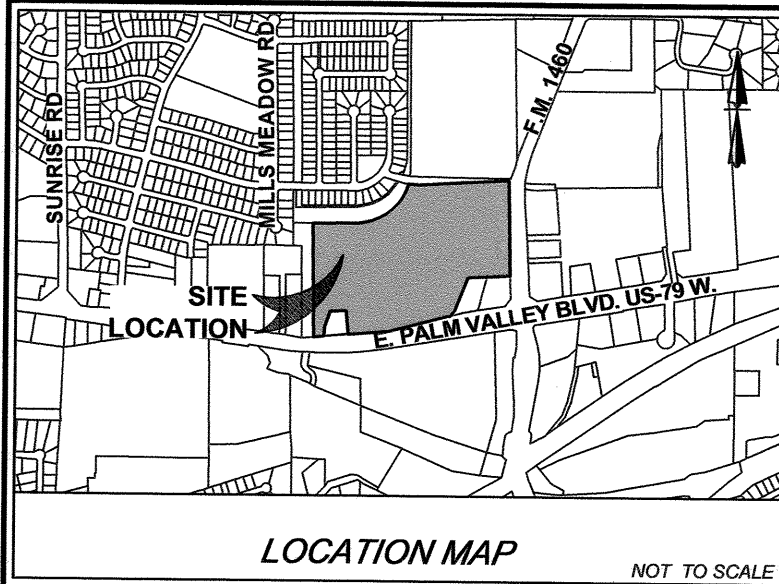
**A 35.709 ACRE TRACT OF LAND BEING LOT 1A, BLOCK 1 OF
RECORD IN THE REPLAT OF LOT 1 BLOCK 1, H.E.B. #4
SUBDIVISION PLAT OF RECORD IN CABINET DD SLIDE 353-354 OF
THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.**



KFW
ENGINEERS + SURVEYING
14603 Huebner Rd. Bldg 40, San Antonio, TX 78230 • TBE Firm #9913
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TBE Firms #1022300

SCALE : 1"=100'

A horizontal graphic scale bar. Above the bar, the text "SCALE : 1"=100'" is centered. The bar has three main segments: a black segment from 0 to 100 feet, a white segment from 100 to 150 feet, and a black segment from 150 to 200 feet. The labels "0'", "100'", and "150'" are placed at the top of the bar. Below the bar, a "100'" label is centered under the first black segment.



Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	3.97'	1512.39'	0° 09' 01"	S2° 26' 11"E	3.97'
C2	563.40'	450.00'	71° 44' 05"	N52° 02' 40"E	527.32'
C3	77.25'	360.00'	12° 17' 40"	S86° 03' 39"E	77.10'

Line Table		
LINE #	LENGTH	DIRECTION
L1	62.06	S15° 01' 02"W
L2	40.97	S21° 29' 34"W
L3	38.37	S17° 34' 08"W
L4	48.50	S3° 08' 02"W
L5	24.65	S0° 20' 05"W
L6	6.62	S81° 08' 39"E

STATE OF TEXAS
COUNTY OF BEXAR

THAT I, Teresa A Seidel, 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.

LICENSED PROFESSIONAL ENGINEER

DATE

STATE OF TEXAS
COUNTY OF BEXAR

THAT I, Teresa A Seidel, 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.

TERESA A. SEIDEL
LICENSED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
14603 HUEBNER ROAD, BUILDING 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

DATE

7/9/15

BOUNDARY SURVEY:

A 31.14 ACRE TRACT OF LAND OUT OF LOT 1A, BLOCK 1 OF RECORD IN THE REPLAT OF LOT 1 BLOCK 1, H.E.B. #4 SUBDIVISION PLAT OF RECORD IN CABINET DD SLIDE 353-354 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT FOUND 1/2" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU VISTA BLVD, A 60 FOOT RIGHT-OF-WAY, AT ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF F.M. 1460, A 140 FOOT RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF LOT 1A, BLOCK 1 AND PROPOSED LOT 2, BLOCK 1A REPLAT OF LOT 1A, BLOCK 1, HEB #4 SUBDIVISION THIS DAY CALLED:

THENCE: ALONG AND WITH THE COMMON LINE OF F.M. 1460 AND LOT 1A, BLOCK 1 THE FOLLOWING THREE (3) COURSES:

1. S 03°19'38" E, A DISTANCE OF 200.17 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT FOR A POINT OF CURVATURE TO THE RIGHT,
2. WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 3.97 FEET, A RADIUS OF 1512.39 FEET, A DELTA ANGLE OF 00°09'01" AND A CHORD WHICH BEARS S02°20'10"E A DISTANCE OF 3.97 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT FOR A POINT OF TANGENCY, AND
3. S02°30'42" E, A DISTANCE OF 227.00 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHEAST CORNER OF THE PROPOSED LOT 2 AND THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN.

THENCE: S02°30'42" E CONTINUING ALONG AND WITH THE COMMON LINE OF F.M. 1460 AND LOT 1A, BLOCK 1, AT DISTANCE OF 186.77 FEET PASSING A FOUND 1/2" IRON ROD WITH CAP STAMPED "BURY PARTNERS", AND CONTINUING FOR A TOTAL DISTANCE OF 352.24 FEET TO A FOUND "X" ON CONCRETE, FOR THE NORTHEAST CORNER OF LOT 2, BLOCK A OF THE LEWIS-BUTLER SUBDIVISION, A PLAT OF RECORD IN CABINET Y SLIDE 118 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE EASTERLY SOUTHEAST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN;

THENCE: S87°26'17" W ALONG AND WITH THE COMMON LINE OF LOT 2 BLOCK A AND LOT 1A, BLOCK 1, A DISTANCE OF 186.08 FEET TO A FOUND PK NAIL WITH A WASHER STAMPED "BAKER-AIKEN", FOR THE NORTHWEST CORNER OF LOT 2, BLOCK A AND THE NORTHEAST CORNER OF LOT 3, BLOCK A OF THE BUTLER-LEWIS SUBDIVISION, A PLAT OF RECORD IN CABINET BB SLIDE 330 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND AN ANGLE POINT OF LOT 1A AND THE TRACT DESCRIBED HEREIN.

THENCE: ALONG AND WITH THE COMMON LINE OF LOT 3 BLOCK A AND LOT 1A, BLOCK 1 THE FOLLOWING THREE (3) COURSES:

1. S87°24'16" W, AT DISTANCE OF 63.27 FEET PASSING A FOUND PK NAIL WITH A WASHER STAMPED "BURY PARTNERS", AND CONTINUING FOR A TOTAL DISTANCE OF 153.00 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BAKER-BRICKLEN", FOR THE NORTHWEST CORNER OF LOT 3, BLOCK A AND AN INTERIOR CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN,
2. S20°37'34" W, A DISTANCE OF 230.11 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING", FOR AN ANGLE POINT OF LOT 3, BLOCK A AND LOT 1A AND THE TRACT DESCRIBED HEREIN, AND
3. S39°59'51" W, A DISTANCE OF 58.73 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, ALSO KNOWN AS E. PALM VALLEY ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHERLY SOUTHWEST CORNER OF LOT 3, BLOCK A, THE SOUTHEAST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE COMMON LINE OF LOT 1A, BLOCK 1 AND THE NORTH RIGHT-OF-WAY LINE U.S. HIGHWAY 79 THE FOLLOWING THREE (3) COURSES:

1. S79°40'11" W, A DISTANCE OF 33.39 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING", FOR AN ANGLE POINT OF LOT 1A AND THE TRACT DESCRIBED HEREIN, AND
2. S74°11'08" W, A DISTANCE OF 493.76 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT, FOR AN ANGLE POINT OF LOT 1A AND THE TRACT DESCRIBED HEREIN, AND
3. S83°44'50" W, A DISTANCE OF 346.60 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN.

THENCE: INTO AND ACROSS LOT 1A, BLOCK 1 AND ALONG AND WITH THE EAST, WEST AND NORTH LINES OF AN 0.800 ACRE TRACT OF LAND CONVEYED TO PARLIAMENT SQUARE PROPERTIES OF RECORD IN DOCUMENT 2012054301 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING SEVEN (7) COURSES:

1. N06°30'43" W, A DISTANCE OF 191.95 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
2. S87°46'21" W, A DISTANCE OF 135.44 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
3. S15°01'02" W, A DISTANCE OF 62.06 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
4. S21°29'34" W, A DISTANCE OF 40.97 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
5. S17°34'08" W, A DISTANCE OF 38.37 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN,
6. S03°08'02" W, A DISTANCE OF 48.50 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI", FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN, AND
7. S00°20'05" W, A DISTANCE OF 24.65 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BPI" IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, FOR AN EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN.

THENCE: S83°44'50" W ALONG AND WITH THE COMMON LINE OF LOT 1A, BLOCK 1 AND THE NORTH RIGHT-OF-WAY LINE U.S. HIGHWAY 79, A DISTANCE OF 86.99 FEET TO A FOUND 1/2" IRON ROD, FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE FINAL PLAT OF H.E.B. #4 SUBDIVISION, A PLAT OF RECORD IN CABINET Z SLIDE 83-84 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHWEST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN;

THENCE: N02°34'19" W ALONG AND WITH THE COMMON LINE OF LOT 2, BLOCK 1 OF THE FINAL PLAT OF H.E.B. #4 SUBDIVISION AND LOT 1A, BLOCK 1, A DISTANCE OF 964.30 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF LOT 1A OF THE CHISOLM CROSSING SUBDIVISION, A PLAT OF RECORD IN CABINET Z SLIDE 193 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 1, THE WESTERLY NORTHWEST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE COMMON LINE OF CHISOLM CROSSING SUBDIVISION AND LOT 1A, BLOCK 1 THE FOLLOWING TWO (2) COURSES:

1. N87°52'41" E, A DISTANCE OF 379.80 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING", FOR A POINT OF CURVATURE TO THE LEFT OF THE TRACT DESCRIBED HEREIN, AND
2. WITH THE CURVE TO THE LEFT HAVING AN ARC OF 563.40 FEET, A RADIUS OF 450.00 FEET, A DELTA OF 71°44'05" AND A CHORD BEARS N 82°02'40"E, A DISTANCE OF 527.32 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BURY PARTNERS", FOR THE SOUTHEAST CORNER OF THE CHISOLM CROSSING SUBDIVISION, THE SOUTHWEST CORNER OF THE TERMINATION RIGHT-OF-WAY LINE OF PLATEAU VISTA BOULEVARD, A 60 FOOT RIGHT-OF-WAY, AND THE NORTHERLY NORTHWEST CORNER OF LOT 1A AND THE TRACT DESCRIBED HEREIN,

THENCE: ALONG AND WITH THE COMMON LINE OF LOT 1A, BLOCK 1 AND THE SOUTH RIGHT-OF-WAY LINE PLATEAU VISTA BOULEVARD THE FOLLOWING THREE (3) COURSES:

1. S81°08'39" E, A DISTANCE OF 6.62 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING", FOR A POINT OF CURVATURE TO THE LEFT OF THE TRACT DESCRIBED HEREIN,
2. WITH THE CURVE TO THE LEFT HAVING AN ARC OF 77.25 FEET, A RADIUS OF 360.00 FEET, A DELTA OF 12°17'40" AND A CHORD BEARS S 86°03'39"E, A DISTANCE OF 77.10 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "BURY PARTNERS", FOR A POINT OF TANGENCY, AND
3. N87°47'36" E, A DISTANCE OF 291.07 FEET TO A SET PK NAIL IN CONCRETE WITH A WASHER STAMPED "KFW SURVEYING", FOR A NORTHWEST CORNER OF THE PROPOSED LOT 2, BLOCK 1 THIS DAY CALLED AND A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: INTO AND ACROSS LOT 1A, BLOCK 1 AND ALONG AND WITH WEST AND SOUTH LINE OF THE PROPOSED LOT 2, BLOCK1 THE FOLLOWING TWO (2) COURSES:

1. S02°12'24" E, A DISTANCE OF 433.56 FEET TO A SET PK NAIL IN CONCRETE WITH A WASHER STAMPED "KFW SURVEYING", FOR THE SOUTHWEST CORNER OF THE PROPOSED LOT 2, BLOCK 1 THIS DAY CALLED AND AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. N87°29'18" E, A DISTANCE OF 462.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.14 ACRES, OR 1,358,458 SQUARE FEET MORE OR LESS SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING.

BOUNDARY SURVEY:

A 4.569 ACRE TRACT OF LAND OUT OF LOT 1A, BLOCK 1 OF RECORD IN THE REPLAT OF LOT 1 BLOCK 1, H.E.B. #4 SUBDIVISION PLAT OF RECORD IN CABINET DD SLIDE 353-354 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 1/2" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU VISTA BLVD, A 60 FOOT RIGHT-OF-WAY, AT ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF F.M. 1460, A 140 FOOT RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF LOT 1A, BLOCK 1 AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE COMMON LINE OF F.M. 1460 AND LOT 1A, BLOCK 1 THE FOLLOWING CALLS AND DISTANCES:

1. S 03°19'38" E, A DISTANCE OF 200.17 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT FOR A POINT OF CURVATURE TO THE RIGHT,
2. WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 3.97 FEET, A RADIUS OF 1512.39 FEET, A DELTA ANGLE OF 00°09'01" AND A CHORD WHICH BEARS S02°20'10"E A DISTANCE OF 3.97 FEET TO A FOUND TXDOT TYPE II BRASS DISC MONUMENT FOR A POINT OF TANGENCY, AND
3. S02°30'42" E, A DISTANCE OF 227.00 FEET TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN,

THENCE: DEPARTING THE WEST RIGHT-OF-WAY LINE OF F.M. 1460, INTO AND ACROSS LOT 1A, BLOCK 1 THE FOLLOWING CALLS AND DISTANCES:

1. S 87°29'18" W, A DISTANCE OF 462.14 FEET TO A SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. N 02°12'24" W, A DISTANCE OF 433.56 FEET TO A SET PK NAIL WITH WASHER STAMPED KFW SURVEYING IN THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU VISTA BLVD, AND THE NORTH LINE OF LOT 1A, BLOCK 1, FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: N 87°47'36" E, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU VISTA BLVD, AND THE NORTH LINE OF LOT 1A, BLOCK 1, A DISTANCE OF 457.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.569 ACRES, OR 199,016 SQUARE FEET MORE OR LESS SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING.

NOTES:

1. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 495 OF 750, COMMUNITY PANEL NO. 48029C0495E, DATED SEPTEMBER 26, 2008.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
3. 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.
4. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C0495E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. SHARED PARKING AGREEMENT IN PLACE. DOCUMENT NUMBER: _____
8. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE CREATED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT.

REPLAT OF LOT 1A, BLOCK 1, H.E.B. #4 SUBDIVISION

A 35.709 ACRE TRACT OF LAND BEING LOT 1A, BLOCK 1 OF
RECORD IN THE REPLAT OF LOT 1 BLOCK 1, H.E.B. #4
SUBDIVISION PLAT OF RECORD IN CABINET DD SLIDE 353-354 OF
THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

14603 Huebner Rd, Bldg 40, San Antonio, TX 78230 • TBP#E Firm #0513
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TBP#LS Firm #1022300

STATE OF TEXAS
COUNTY OF BEXAR

THAT I, H.E.B. GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 35.709 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 2002037394, DOCUMENT # 2003099491, DOCUMENT # 2003099492 AND DOCUMENT # 2006010504 OF THE OFFICIAL PLAT 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, EXCEPT THOSE CREATED PURSUANT TO A SEPARATE RECORDED INSTRUMENT, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS L.A. FITNESS PALM VALLEY - ROUND ROCK.

TODD A. FILAND
EXECUTIVE VICE PRESIDENT
HEB GROCERY COMPANY, LP, A TEXAS LIMITED PARTNERSHIP
646 SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2015,
BY _____

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

APPROVED THIS _____ DAY OF _____, 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

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. 2015 AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D. 2015, 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