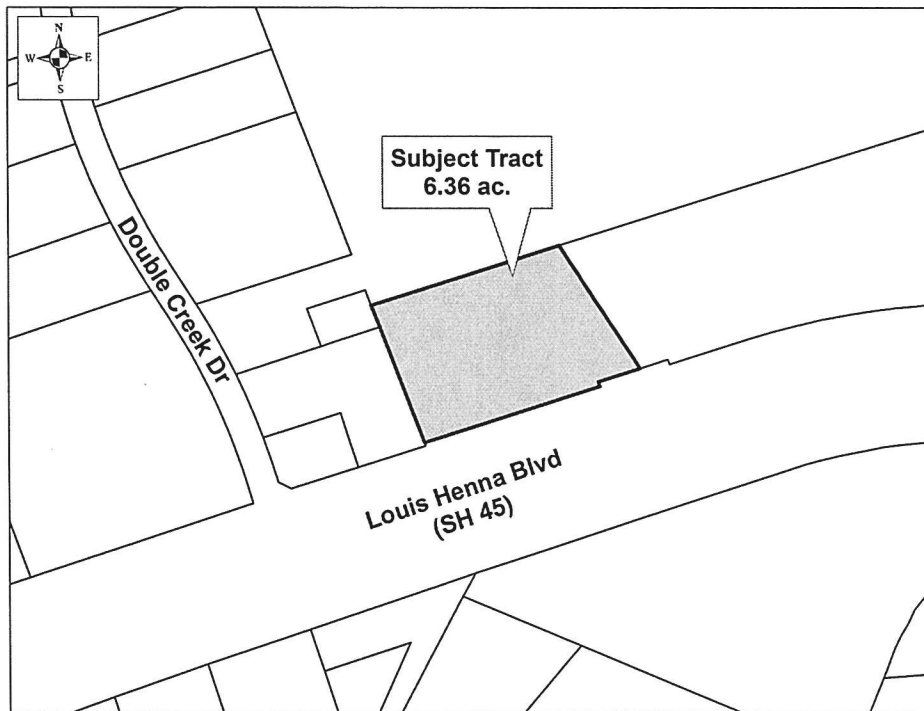


**Cedar Ridge Assisted Living  
FINAL PLAT    FP1510-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the final plat of Cedar Ridge Assisted Living, LLC

**ZONING AT TIME OF APPLICATION:** PUD 20 (provides for senior housing)

**DESCRIPTION:** 6.36 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** residential & PUD 20

**ADJACENT LAND USE:**

North: PUD No. 21 - high school campus

South: State Highway 45

East: PUD No. 20 - multi-family

West: C-1 (General Commercial) - undeveloped

**PROPOSED LAND USE:** senior housing

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	6.36
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>6.36</b>

**Owner:**  
BCWB - 1998 Joint Venture  
Dana Rock  
P.O. Box 1114  
Fairfax, VA 22038

**Agent**  
Longaro & Clarke, LP  
Alex G. Clarke, P.E.  
3839 Bee Cave Rd. #150  
Austin, TX 78746

**Cedar Ridge Assisted Living  
FINAL PLAT (Minor)      FP1510-002**

**HISTORY:** An amendment to PUD (Planned Unit Development) No. 20 to allow senior housing was recommended for approval by the Planning and Zoning Commission on October 6, 2015 and will be considered by the City Council on November 12, 2015.

**DATE OF REVIEW:** November 4, 2015

**LOCATION:** Northeast of the intersection of Double Creek Dr. and Louis Henna Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The PUD No. 20 zoning district is in conformance with the General Plan residential designation. This property is the only remaining undeveloped portion of PUD No. 20. The proposed use is for senior residential, including independent living, assisted living and memory care. All senior living development will be subject to the SR (Senior) zoning district standards, except that the building height limit will be four (4) stories and the exterior design must meet the standards required for a multi-family structure in the MF-2 zoning district. The purpose of this application is to plat a single 6.359 acre lot.

Traffic, Access and Roads:

A traffic impact analysis was not required for the scope of this project. The lot has frontage on Louis Henna Boulevard (SH 45).

Water and Wastewater Service:

There are existing city services that will serve the proposed lot. Specifically, there is a 16-inch water line located on Louis Henna Blvd and wastewater exists on the northern edge of the lot.

Drainage:

There are no drainage concerns for this site.

Additional Considerations:

This subdivision qualifies as a minor final plat according to Section 36-42 of the Code because: (1) the number of proposed lots does not exceed two; (2) there are no requirements for additional off-site or on-site public improvements; and (3) there is no requirement for a TIA (Traffic Impact Assessment).

**RECOMMENDED MOTION:**

Staff recommends approval of the Final (Minor) Plat for Cedar Ridge Assisted Living LLC.





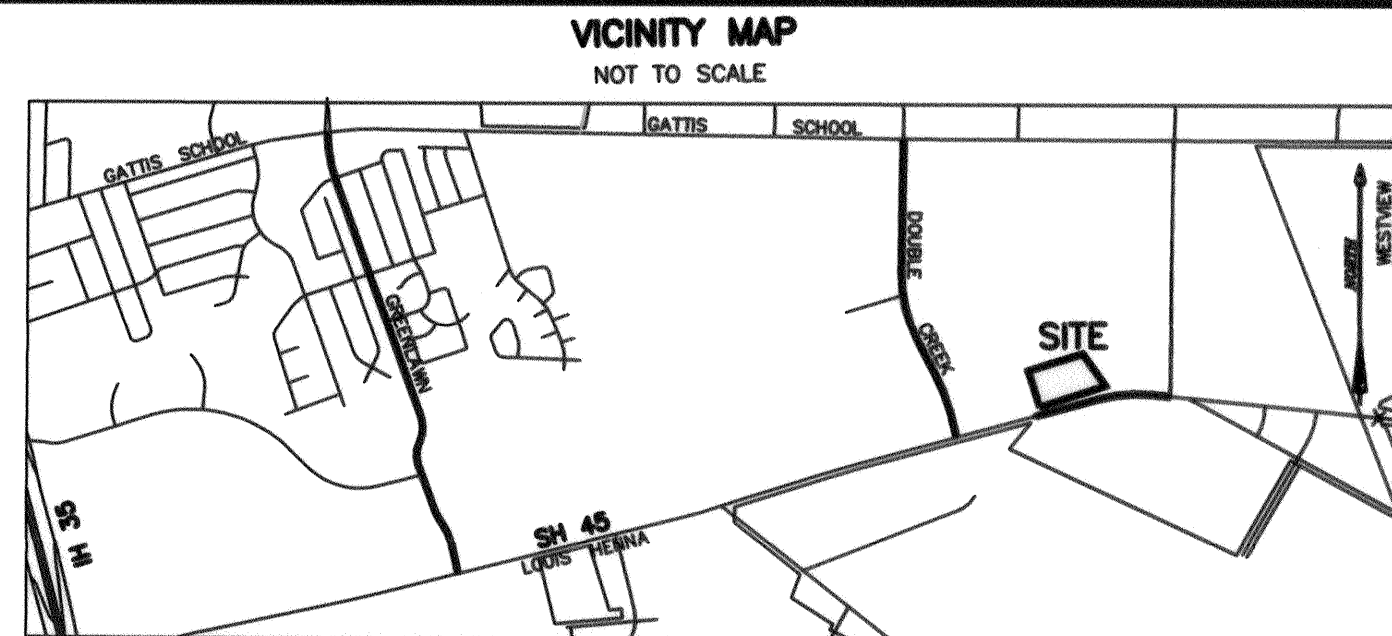
**Subject Tract  
6.36 ac.**

**Double Creek Dr**

**Louis Henna Blvd  
(SH 45)**







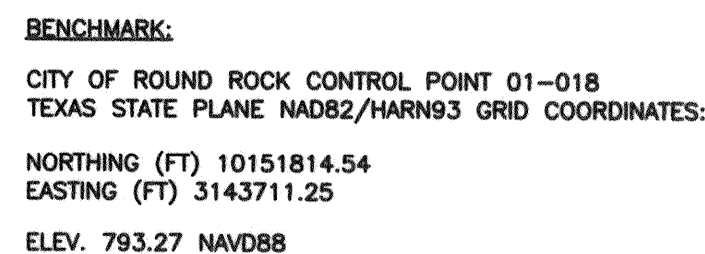
**LANDESIGN SERVICES, INC.**  
512-258-7901  
1220 MCKEIL ROAD  
SUITE 200  
ROCKFORD, IL 61101  
FIRM REGISTRATION NO. 10001800

**FINAL PLAT CEDAR RIDGE ASSISTED  
LIVING, LLC**

PROJECT NAME:	LOUIS HENNA
JOB NUMBER:	1941509
DATE:	10/28/2015
DRAWING FILE PATH:	L:\L&c\Louis Henna\DWGS
FIELDNOTE FILE PATH:	
RPLS:	JB
TECH:	JUA
CHECKED BY:	DJL FIELDBOOKS

DRAWING NAME  
19409003.DWG

SHEET  
1 of 2



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S21°41'08"E	69.70'
L2	S20°55'56"E	48.30'
L3	N72°20'39"E	106.09'
L4	N72°20'39"E	25.84'
L5	N17°40'36"W	14.96'
L6	S21°00'44"E	9.86'

RECORD LINE TABLE		
LINE NO.	BEARING	DISTANCE
(L1)	N20°41'18"W	69.76'
(L3)	S72°24'12"W	106.09'
(L4)	N72°24'12"E	25.84'
(L5)	S17°35'38"E	15.00'
(L6)	S21°00'12"E	9.86'

**LEGEND**

● CONTROL POINT

● 1/2" IRON REBAR FOUND (unless noted otherwise)

▲ NAIL FOUND

■ TxDOT TYPE II MONUMENT FOUND

▲ CALCULATED POINT

○ 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET

D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

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

( ) RECORD INFORMATION

———— SUBDIVISION BOUNDARY

— . — . — ADJACENT PROPERTY

———— RIGHT-OF-WAY LINE

— — — — EASEMENT LINE

— — — — RIGHT-OF-WAY BASELINE

FINAL PLAT CEDAR RIDGE ASSISTED LIVING, LLC

AREA: 6.359 ACRES

SURVEY: ASA THOMAS SURVEY  
ABSTRACT NO. 609

LINEAR FEET OF NEW STREETS: 0

LOTS: 1 (6.359 ACRES) (DEVELOPMENT)

ACREAGE BY LOT TYPE: 6.359 DEVELOPMENT

BLOCKS: 1

DATE SUBMITTED: OCTOBER 6, 2015

DATE OF PLANNING AND ZONING COMMISSION  
NOVEMBER 4, 2015

OWNER: BCWB-1998 JOINT VENTURE  
P.O. BOX 1114  
FAIRFAX, VIRGINIA 22038

SURVEYOR: LANDSON SERVICES, INC.  
1220 McNEIL ROAD, SUITE 200  
ROUND ROCK, TEXAS 76681  
FIRM REGISTRATION NO. 10001800

ENGINEER: LONGARO & CLARKE  
3839 BEE CAVE RD  
SUITE 150  
AUSTIN, TEXAS 78746  
FIRM REGISTRATION NO. 544

STATE OF VIRGINIA §  
COUNTY OF FAIRFAX §

THAT BCWB-1998 JOINT VENTURE, AS THE OWNER OF THAT CERTAIN 6.359 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015089002, 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

FINAL PLAT CEDAR RIDGE ASSISTED LIVING, LLC SUBDIVISION.

BCWB-1998 JOINT VENTURE  
BY: E.W. WHATLEY ENTERPRISES, LTD, MANAGING VENTURER  
BY: E.W. WHATLEY MANAGEMENT, LLC, GENERAL PARTNER

BY: Dana Rock  
DANA ROCK, MANAGING DIRECTOR  
BCWB-1998 JOINT VENTURE,  
A TEXAS JOINT VENTURE PARTNERSHIP  
C/O DANA ROCK  
P.O. BOX 1114  
FAIRFAX, VIRGINIA 22038

STATE OF VIRGINIA §  
COUNTY OF FAIRFAX §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24<sup>th</sup> DAY OF October 2015, BY, DANA ROCK, AS MANAGING DIRECTOR OF E.W. WHATLEY ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF E.W. WHATLEY ENTERPRISES, A TEXAS LIMITED PARTNERSHIP, MANAGING VENTURER OF BCWB-1998 JOINT VENTURE, A TEXAS JOINT VENTURE PARTNERSHIP, ON BEHALF OF SAID BCWB-1998 JOINT VENTURE.

David Seong Jin  
NOTARY PUBLIC, STATE OF VIRGINIA  
PRINTED NAME

08/31/2019  
MY COMMISSION EXPIRES



GENERAL NOTES:

- 1) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 2) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
- 3) NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 4) NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 6) A FIFTEEN FOOT (15') P.U.E. AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING SH 45.

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, DAVID R. HARTMAN, 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.

David R. Hartman 10/23/15  
DAVID R. HARTMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5264  
LANDESIGN SERVICES, INC.  
1220 McNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800  
(512) 238-7901



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, ALEX G. CLARKE, P.E., 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.

Alex G. Clarke 10/23/2015  
ALEX G. CLARKE, P.E.  
LICENSED PROFESSIONAL ENGINEER NO.

ENGINEERING BY:  
LONGARO AND CLARKE  
3839 BEE CAVE ROAD, #150  
AUSTIN, TEXAS 78746  
TBPE REG. NO. F-544  
512-748-8719 (TEL)  
512-306-0338 (FAX)



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

METES AND BOUNDS DESCRIPTION

BEING 6.359 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF ASA THOMAS SURVEY, ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE REMAINDER OF A CALLED 6.406 ACRE TRACT DESCRIBED IN DEED TO E.W. WHATLEY ENTERPRISES, LTD RECORDED IN DOCUMENT NO. 2013049473 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 TXDOT TYPE II MONUMENT FOUND IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 45, THE SOUTHWEST CORNER OF SAID 6.406 ACRE TRACT, IN THE EAST LINE OF LOT 2, BLOCK A, AUSTIN ADDITION A SUBDIVISION OF RECORD IN DOCUMENT NO. 199925336 OF THE O.P.R.W.C.T., AND THE NORTHWEST CORNER OF A CALLED 9.741 ACRE TRACT IN JUDGMENT TO THE STATE OF TEXAS IN WILLIAMSON COUNTY CIVIL CASE NO. 03-0412-CC1 RECORDED IN DOCUMENT NO. 2005036967 OF THE O.P.R.W.C.T., FROM WHICH A TXDOT TYPE II MONUMENT FOUND IN THE WEST LINE OF SAID 9.741 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 2 BEARS SOUTH 21°00'44" EAST (RECORD: SOUTH 21°00'12" EAST, 9.86') A DISTANCE OF 9.86 FEET;

THENCE NORTH 21°00'44" WEST (RECORD: NORTH 21°05'37" WEST, 368.68') WITH THE WEST LINE OF SAID 6.406 ACRE TRACT AND THE EAST LINE OF SAID LOT 2 A DISTANCE OF 368.99 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF LOT 7B, ROUND ROCK INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL #5 A SUBDIVISION OF RECORD IN DOCUMENT NO. 2008040639 OF THE O.P.R.W.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNERS OF SAID LOT 7B BEARS SOUTH 71°47'26" WEST (RECORD: SOUTH 74°48'09" WEST, 183.72') A DISTANCE OF 183.65 FEET;

THENCE NORTH 21°41'06" WEST (RECORD: NORTH 20°41'18" WEST, 69.76') CONTINUING WITH THE WEST LINE OF SAID 6.406 ACRE TRACT AND THE EAST LINE OF SAID LOT 7B A DISTANCE OF 69.70 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 6.406 ACRE TRACT AND IN THE SOUTH LINE OF LOT 7A, ROUND ROCK INDEPENDENT SCHOOL DISTRICT HIGH SCHOOL #5, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7B BEARS NORTH 20°55'56" WEST A DISTANCE OF 48.30 FEET;

THENCE NORTH 72°32'38" EAST (RECORD: NORTH 74°13'44" EAST, 589.90') WITH THE NORTH LINE OF SAID 6.406 ACRE TRACT AND THE SOUTH LINE OF LOT 7A A DISTANCE OF 590.04 FEET TO A CHISELED "X" FOUND FOR THE NORTHEAST CORNER OF SAID 6.406 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK A, HENNA ADDITION A SUBDIVISION OF RECORD IN CABINET 0, SLIDE 53-55 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.);

THENCE SOUTH 33°28'58" EAST WITH THE EAST LINE OF SAID 6.406 ACRE TRACT AND THE WEST LINE OF SAID LOT 1 A DISTANCE OF 438.10 FEET TO A CALCULATED POINT IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF SH 45 AT THE NORTHWEST CORNER OF A CALLED 1275 SQUARE FOOT TRACT CONVEYED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NO. 20031206361 OF THE O.P.R.W.C.T. AND IN THE NORTH LINE OF SAID 9.741 ACRE TRACT;

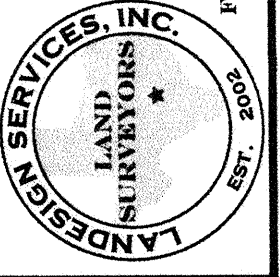
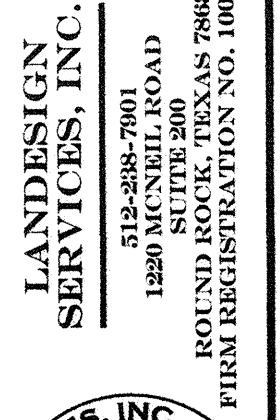
THENCE CROSSING THROUGH SAID 6.406 ACRE TRACT AND WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SH 45 TRACT THREE (3) COURSES:

1. SOUTH 72°20'39" WEST (RECORD: SOUTH 72°24'12" WEST, 106.09') A DISTANCE OF 106.09 FEET TO A TXDOT TYPE II MONUMENT FOUND;

2. SOUTH 72°20'39" WEST (RECORD: SOUTH 72°24'12" WEST, 25.84') A DISTANCE OF 25.84 FEET TO A TXDOT TYPE II MONUMENT FOUND;

3. SOUTH 17°40'36" EAST (RECORD: SOUTH 17°35'38" EAST, 15.00') A DISTANCE OF 14.96 FEET TO A TXDOT TYPE II MONUMENT FOUND IN THE SOUTH LINE OF THE 6.406 ACRES;

THENCE SOUTH 72°24'34" WEST (RECORD: SOUTH 72°24'12" WEST, 551.17') WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 45, THE SOUTH LINE OF SAID 6.406 ACRE TRACT AND THE NORTH LINE OF SAID 9.741 ACRE TRACT A DISTANCE OF 551.09 FEET TO THE POINT OF BEGINNING.



FINAL PLAT CEDAR RIDGE ASSISTED  
LIVING, LLC

PROJECT NAME: LOUIS HENNA  
JOB NUMBER: 1941509  
DATE: 10/23/2015  
SCALE: 1"=100'  
DRAWING FILE PATH: L:\&C\Louis Henna DWGS  
FIELDNOTE FILE PATH:  
RPLS: JB  
TECH: JJA  
PARTYCHIEF: AG  
CHECKED BY: DH FIELDBOOKS:

DRAWING NAME  
19409003.DWG

SHEET  
2 of 2