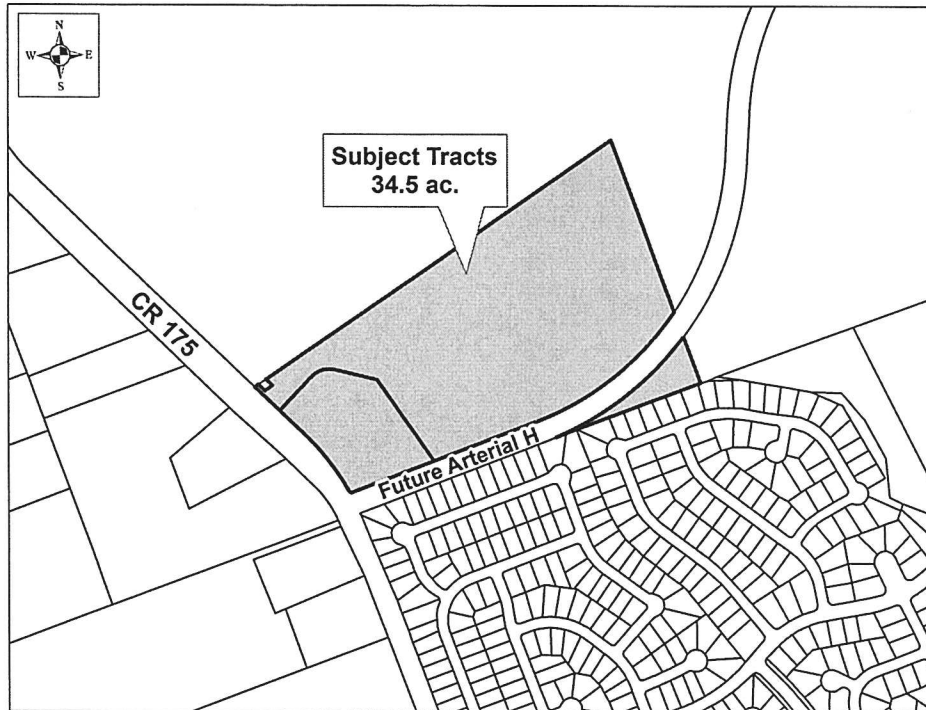


**Gardens at Mayfield Ranch
FINAL PLAT FP1509-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Final Plat for The Gardens at Mayfield Ranch

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 101

DESCRIPTION: 33.30 acres out of the John D. Anderson Survey, Abstract No. 16

CURRENT USE OF PROPERTY: single family residence

GENERAL PLAN LAND USE DESIGNATION: residential & PUD No. 101

ADJACENT LAND USE:

North: Williamson County regional park - ETJ

South: single family subdivision - Williamson County MUD No. 8 - ETJ

East: Williamson County regional park - ETJ; Arterial H ROW - City

West: single family residence - ETJ

PROPOSED LAND USE: single family common lot and limited commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1	28.30
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	5.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	33.30

Owner:
PALMER INVESTMENTS LP
110 E MAIN ST
ROUND ROCK, TX 78664-

Agent
Gray Engineering, Inc.
Jesus A. Garcia
8834 N. Capital of Texas Hwy., Ste. 140
Austin, TX 78759

**Gardens at Mayfield Ranch
FINAL PLAT FP1509-002**

HISTORY: The Preliminary Plat for this property was considered as a previous agenda item.

DATE OF REVIEW: November 4, 2015

LOCATION: Northeast of the intersection of CR 175 and RM 1431.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The PUD No. 101 zoning district is in conformance with the General Plan residential designation. The proposed Final Plat consists of two development lots located on the north side of the right-of-way for Arterial H, which was dedicated to Williamson County for construction of the roadway.

Lots 1 is proposed for commercial development and Lot 2 is proposed for single family common lot development. The housing units will be served by private drive aisles, with a sidewalk on one side. The 5 acre commercial parcel, located at the corner of the proposed Arterial H and CR 175, will allow neighborhood retail sales and services and office uses, with restrictions. All commercial development will be subject to site and building design requirements.

Traffic, Access and Roads:

The City received and approved a report on the traffic impact the project is anticipated to have on the adjacent roadways. Additional analysis may be required when the specific commercial development projects are proposed.

Water and Wastewater Service:

Water service will be provided by a 16-inch line to be constructed within the Arterial H right-of-way. Wastewater service will be provided by a connection to the City's system via a pass-through agreement with the Vista Oaks MUD (Municipal Utility District).

Drainage:

There are no drainage concerns for this site.

Additional Considerations:

None.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

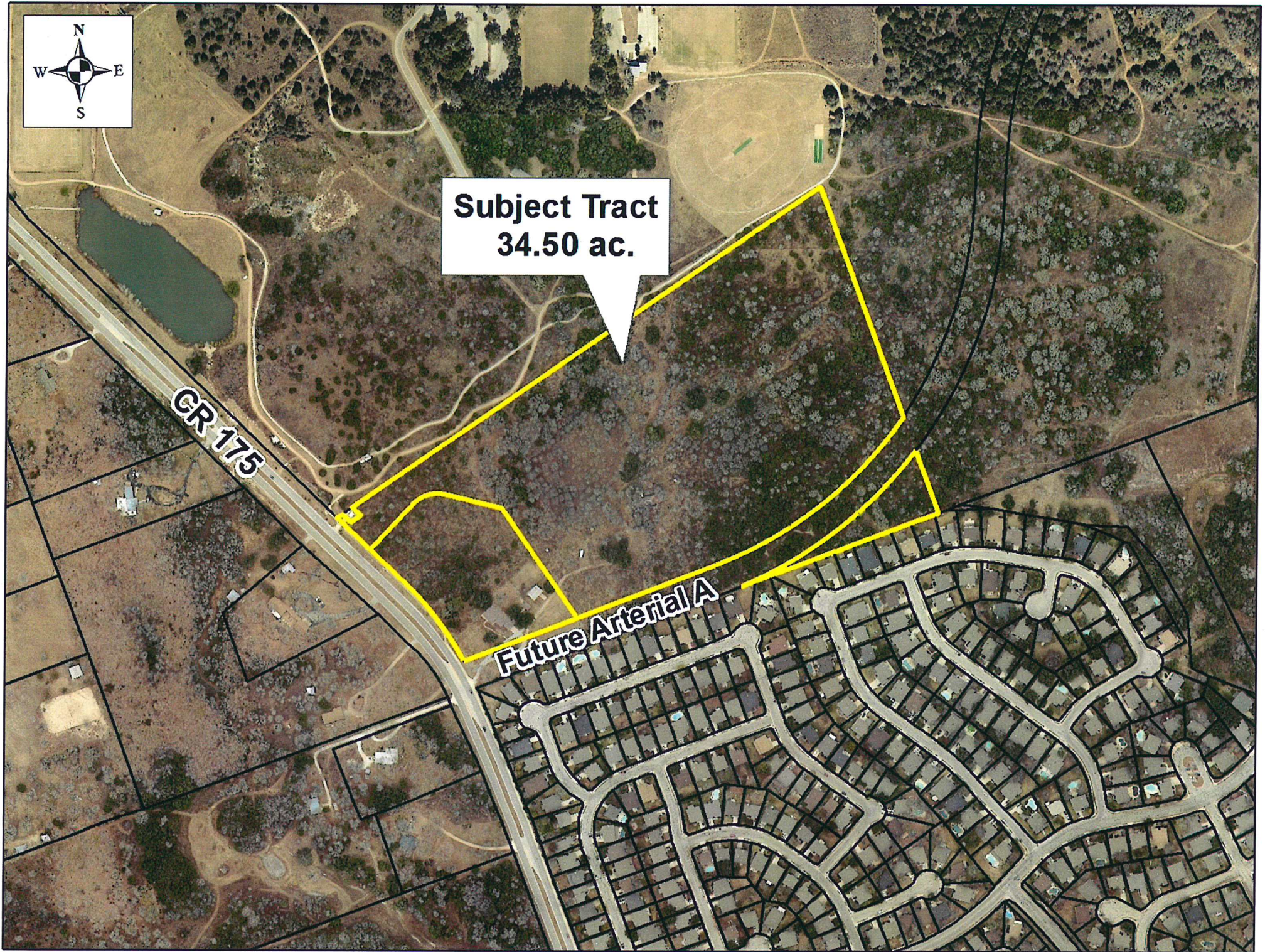
1. Revise Note 7 to read: "Building setbacks shall be in accordance with PUD No. 101 and Chapter 46, Zoning, City of Round Rock Code of Ordinances, 2010 Edition, as amended."
2. Add name of P&Z Chair below signature line
3. Provide private drainage and storm sewer easement from Lot 1 across Lot 2.
4. Revise Note 2 to add: "Subdivision wall adjacent to Arterial H shall be located according to City Utilities Design and Construction Standards, Section 1.7.2 (B) (4) and (16)"



**Subject Tract
34.50 ac.**

CR 175

Future Arterial A



THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THE PRESENTS:

THAT PALMER INVESTMENTS, L.P. A TEXAS LIMITED PARTNERSHIP, BEING OWNERS OF 38.51 ACRES BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16 IN WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE 33.260 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF
GARDENS AT MAYFIELD

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISIONS FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

PALMER INVESTMENTS, L.P.
2207 FALKIRK DRIVE
ROUND ROCK, TX 78681

THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

BY SIGNING THIS PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THE PLAT.

BRANDI HERMIS, SR. VICE PRESIDENT
U.S. BANCORP
HOUSING CAPITAL COMPANY, A DIVISION OF US BANK
5555 SAN FELIPE STREET, SUITE 1150
HOUSTON, TEXAS 77056

ENGINEER'S CERTIFICATION:

I, STEVEN J. BERTKE, P.E. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES OF THE CITY OF ROUND ROCK, TEXAS.

THIS PROPERTY IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP NO. 48491C0470E, EFFECTIVE SEPTEMBER 26, 2008, ISSUED BY FEMA FOR WILLIAMSON COUNTY, TEXAS.

STEVEN J. BERTKE, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 103421

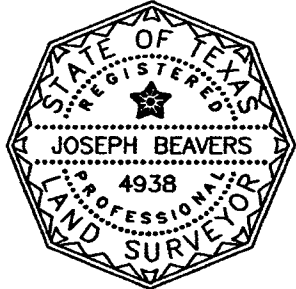
ENGINEERING BY:
GRAY ENGINEERING, INC.
8834 CAPITAL OF TEXAS HIGHWAY SUITE 140
AUSTIN, TEXAS 78759
TBP REG. NO. F-2946
512-452-0371 (TEL)
512-454-9953 (FAX)

LAND SURVEYOR'S STATEMENT

I, JOSEPH BEAVERS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JOSEPH BEAVERS, R.P.L.S. NO. 4938
DATE 29 OCT 15

LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800
(512) 238-7901



GENERAL NOTES:

1. NO OBSTRUCTIONS, INCLUDING TO BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, OR AS MODIFIED AS PER THE APPROVED PUD #101.
3. 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 BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
4. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #101 AS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 25, 2015.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUD #101, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
6. 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 MAP) COMMUNITY PANEL NUMBER 48491C0470E, EFFECTIVE DATE SEPT. 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD #101 AND WITH THE DESIGN AND CONSTRUCTION STANDARDS IN ACCORDANCE WITH CHAPTER 46.
8. A FIVE FOOT (5') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL ARTERIAL H SIDE PROPERTY ON LOT 2 SHOWN HEREON.
9. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL CR 175 SIDE PROPERTY ON LOT 1 AND LOT 2 SHOWN HEREON AND FOR ALL ARTERIAL H SIDE PROPERTY ON LOT 1 AND LOT 3 SHOWN HEREON.

APPROVED THIS THE ____ DAY OF _____, 20__ A.D. AT A PUBLIC MEETING OF THE 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.

_____, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF ROUND ROCK, TEXAS

THE STATE OF TEXAS {}
THE COUNTY OF WILLIAMSON {}

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

BY: _____

NANCY E. RISTER
CLERK, COUNTY COURT OF
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 33.260 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 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:

POINT OF BEGINNING AT A 1/2" REBAR FOUND WITH CAP MARKED "RJ SURVEYING" IN THE EAST LINE OF SAID 38.51 ACRE TRACT, IN THE WEST LINE OF A CALLED 237.026 ACRE TRACT RECORDED IN DOCUMENT NO. 2001040254 OF THE O.P.R.W.C.T. FOR THE NORTHEAST CORNER OF A CALLED 3.936 ACRE TRACT DESCRIBED AS ARTERIAL H IN DOCUMENT NO. 2006013003 OF THE O.P.R.T.C.T.

THENCE CROSSING THROUGH SAID 38.51 ACRE TRACT AND THE NORTH LINE OF SAID ARTERIAL H THE FOLLOWING TWO (2) COURSES:

1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1350.00 FEET, A DELTA ANGLE OF 34°43'05", A LENGTH OF 818.02 FEET AND A CHORD WHICH BEARS SOUTH 51°36'32" WEST A DISTANCE OF 805.57 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING";

2. SOUTH 68°58'04" WEST A DISTANCE OF 906.34 FEET TO A CALCULATED POINT IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAM BASS ROAD (COUNTY ROAD 175) (R.O.W. VARIES), THE WEST LINE OF SAID 38.51 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.936 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING" BEARS NORTH 75°30'17" WEST A DISTANCE OF 0.54 FEET;

THENCE ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SAM BASS ROAD AND WEST LINE OF SAID 38.51 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1107.91 FEET, A DELTA ANGLE OF 17°36'13", A LENGTH OF 340.40 FEET AND A CHORD WHICH BEARS NORTH 37°33'51" WEST A DISTANCE OF 339.06 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "CCC 4835";

2. NORTH 48°18'04" WEST A DISTANCE OF 308.31 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 38.51 ACRE TRACT AND IN THE WEST LINE OF SAID 237.026 ACRE TRACT;

THENCE NORTH 55°25'47" EAST WITH THE NORTH LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT A DISTANCE OF 20.30 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "SOLIS KANAK" FOR THE NORTHWEST CORNER OF A 0.037 ACRE TRACT RECORDED IN DOCUMENT NO. 2003052999 OF THE O.P.R.W.C.T.;

THENCE SOUTH 46°21'24" EAST CROSSING THROUGH SAID 38.51 ACRE TRACT AND WITH THE WEST LINE OF SAID 0.037 ACRE TRACT A DISTANCE OF 40.86 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "SOLIS KANAK" FOR THE SOUTHWEST CORNER OF SAID 0.037 ACRE TRACT;

THENCE NORTH 55°24'56" EAST CROSSING THROUGH SAID 38.51 ACRE TRACT AND THE SOUTH LINE OF SAID 0.037 ACRE TRACT A DISTANCE OF 40.85 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "SOLIS KANAK" FOR THE SOUTHEAST CORNER OF SAID 0.037 ACRE TRACT;

THENCE NORTH 46°16'56" WEST CROSSING THROUGH SAID 38.51 ACRE TRACT AND THE EAST LINE OF SAID 0.037 ACRE TRACT A DISTANCE OF 40.83 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "SOLIS KANAK" FOR THE NORTHEAST CORNER OF SAID 0.037 ACRE TRACT, IN THE NORTH LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT;

THENCE NORTH 55°25'47" EAST WITH THE NORTH LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT A DISTANCE OF 1906.45 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 38.51 ACRE TRACT;

THENCE SOUTH 20°21'33" EAST WITH THE EAST LINE OF SAID 38.51 ACRE TRACT AND THE WEST LINE OF SAID 237.026 ACRE TRACT A DISTANCE OF 824.17 FEET TO THE POINT OF BEGINNING.

LANDESIGN
SERVICES, INC.

512-288-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681

FIRM REGISTRATION NO. 10001800



FINAL PLAT OF
GARDENS AT MAYFIELD

PROJECT NAME: 38 AC SAM BASS

JOB NUMBER: 375-15-1

DATE: 10/13/2015

SCALE: 1" = 100'

DRAWING FILE PATH: L:\38 ac Sam Bass\DWG

FIELDNOTE FILE PATH:

RPLS: JB TECH: HAS PARTTCHIEF:

CHECKED BY: JB FIELDBOOKS:

DRAWING NAME
3550102.DWG

SHEET

2 of 2