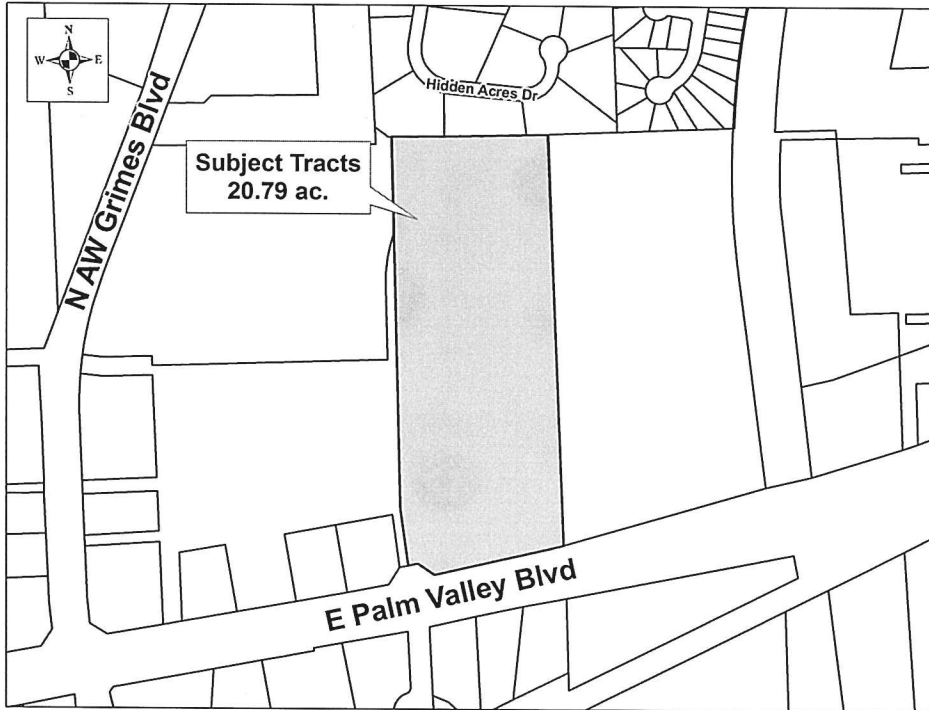


**HR 79 Investment
PRELIM PLAT PP1509-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a preliminary plat for 20.79 acres

ZONING AT TIME OF APPLICATION: SF-2 (Single Family - standard lot) and C-1 (General Commercial)

DESCRIPTION: 20.79 acres out of the A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: ETJ - large lot single family

South: US 79 (Palm Valley Boulevard)

East: SF-2 (Single Family - standard lot) - undeveloped

West: PUD No. 74 and C-1 (General Commercial) - retail on the C-1 portion

PROPOSED LAND USE: commercial on the SH 79 frontage and single family to the rear

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	65	10.85
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	4	5.63
Industrial:	0	0.00
Open/Common Space:	2	0.71
ROW:	0	3.60
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	71	20.79

Owner:
HR 79 INVESTMENT LTD
1000 FANNIN
STE 4700
HOUSTON, TX 77002-

Agent
HD Engineering
Henry Royce
6306 Hall Street
Austin, TX 78757

HR 79 Investment
PRELIM PLAT PP1509-001

HISTORY: The Planning and Zoning Commission recommended a rezoning for this property to Planned Unit Development (PUD) No. 103 on November 4, 2015. The PUD included a concept plan for development of the site. The City Council was scheduled to consider the rezoning at their meeting on November 12, 2015.

DATE OF REVIEW: November 18, 2015

LOCATION: Northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

A single family subdivision is planned for the 14.86 acres northern two-thirds of the property and commercial lots are planned for the 5.93 acres adjacent to SH 79.

General Plan and Zoning: The property is designated as commercial in the General Plan. PUD No. 103 allows for both residential and limited commercial uses. The single family development will have 75% masonry on the entire exterior finish, with 100% masonry on the front and street-facing sides, with stucco limited to 75% of the front and street-facing side elevations. The commercial tracts along SH 79 will prohibit auto service facilities, auto repair and body shops and carwashes. The commercial tract adjacent to the residential section will prohibit those uses as well as drive through lanes. This preliminary plat conforms to the concept plan contained in the PUD.

Traffic, Access and Roads: A traffic impact analysis was prepared for this project and recommended improvements will be further evaluated and required as development occurs.

Water and Wastewater Service: There are existing city services that will serve the proposed lots. Specifically, there is a 15-inch wastewater line and a 12-inch water line located in Palm Valley Blvd.

Drainage: There are no drainage concerns for the site.

Additional Considerations: Access will be provided to the residential lots from a 65-foot wide public access easement located perpendicular to the western boundary of the property. Emergency access to these lots will be provided from a 50-foot wide access easement from US 79 along the eastern boundary of the property.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Complete Notes #7 and #8 with the PUD number and date of City Council approval.
2. Remove depictions of existing trees from the plat and legend.

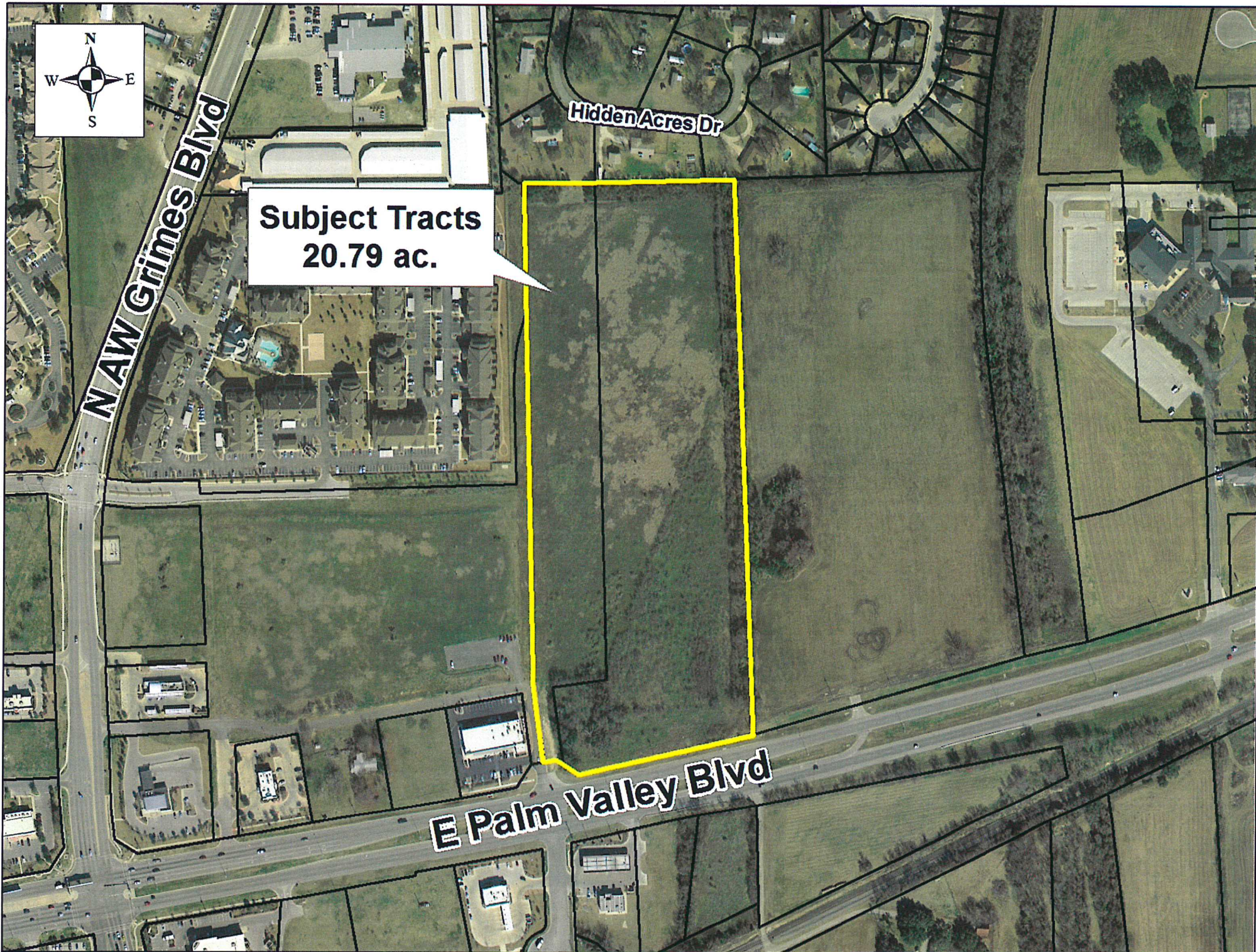


N AW Grimes Blvd

Hidden Acres Dr

**Subject Tracts
20.79 ac.**

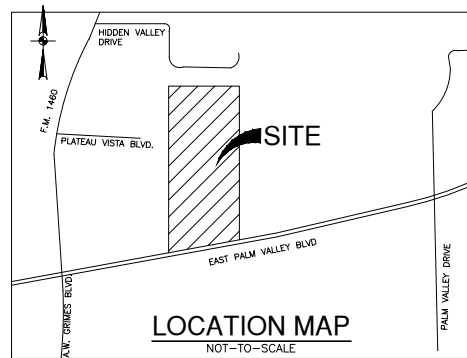
E Palm Valley Blvd



HR 79 INVESTMENT
PRELIMINARY PLAT


Point Table	
Point #	Tree Description
525	21' PECAN
526	34' MPL
527	22' PECAN
528	19' MESQUITE
529	12' AELM
530	21' AELM
531	23' AELM
532	14' AELM
533	23' AELM
534	21' AELM
535	13' AELM
536	34' AELM
537	26' AELM
538	14' AELM
539	8' AELM
540	16.5' AELM
541	24' AELM
542	24.5' AELM
543	9' AELM
544	14' PECAN
545	N/A
546	10' CELM

SF Lot Square Footage					
Block A	Sq. ft.	Block B	Sq. ft.	Block C	Sq. ft.
1	8769	1	7217	1	7117
2	7324	2	6574	2	6651
3	7214	3	6677	3	6570
4	7104	4	6666	4	6545
5	6995	5	7331	5	6577
6	6885	6	7918	6	6550
7	6776	7	9675	7	6522
8	6667	9	10196	8	6553
9	6677	10	7750	9	6584
10	6909	11	7500	10	6614
11	7624	12	7744	11	6525
12	8682	13	10541	12	6555
14	8009	14	11047	13	8206
15	6710	15	8759	14	7745
16	6717	16	7578	15	6533
17	7770			16	6504
18	10258			17	6592
19	9453			18	6562
20	6537			19	6532
21	6598			20	6502
22	6522			21	6529
23	6512			22	6556
24	6502			23	6525
25	7240			24	6549
				25	6631
				26	7086



GENERAL NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PLAN NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
4. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
6. 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.
7. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND PUD # _____.
8. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD# _____ AS APPROVED BY THE CITY COUNCIL ON _____.
- LEGEND
- PROJECT BOUNDARY _____

<u>LEGEND</u>	
PROJECT BOUNDARY	_____
RIGHT-OF-WAY	-----
PHASE LINE	=====
BUILDING SETBACK LINE	- - - - -
EXISTING RIGHT-OF-WAY	-----
EXISTING LOTLINE	-----
EXISTING EASEMENT	- - - - -
EXISTING TREE	
POINT OF BEGINNING	P.O.B.

OWNER: HR 79 INVESTMENT, LTD.
211 EAST 7TH STREET, STE. 709
AUSTIN, TX. 78701
(512) 474-6491 FAX: (512) 477-2472
CONTACT: MR. DAVID BODENMAN
EMAIL: davidcb@highlandresources.net

ACREAGE: 20.79 AC

SURVEYOR: PARKER J. GRAHAM, R.P.L.S. #5556
PAPE-DAWSON ENGINEERS, INC.
TBPLS, FIRM REGISTRATION #100288-01
7800 SHOAL CREEK BOULEVARD, SUITE 220 W
AUSTIN, TEXAS, 78757

NUMBER OF BLOCKS: 4 BLOCKS (A, B, C & D)

TOTAL LINEAR FEE

OF STREETS: 2502 E

SUBMITTAL DATE: SEPTEMBER 22, 2015

DATE OF PLANNING AND ZONING REVIEW: NOVEMBER 18, 2015

BENCHMARKS: BENCHMARK #1:
CHISELED SQUARE ON NORTHEAST
CORNER OF CONCRETE VAULT
ELEV. 713.38', NAVD 88 GEOID03

BENCHMARK #2:
CHISELED SQUARE ON BASE OF
LIGHT POST. ELEV. 703.73'
NAVD 88 GEOID03

ACREAGE BY LOT TYPE: GREENSPACE/DRAINAGE/ACCESS (2 LOTS) - 0.71 AC
DEVELOPMENT (69 LOTS) - 16.48 AC
ROW - 3.60 AC

PATENT SURVEY: A. HOLDER SURVEY ABSTRACT 297.

ENGINEER: H.D. ROYE, P.E., TBPE #10593
HD ENGINEERING
6306 HALL STREET
AUSTIN, TEXAS 78757
PHONE: (512) 524-5424
EMAIL: broye.hdeng@grandecom.net

NUMBER OF LOT TYPES: 2 OPEN SPACE
69 DEVELOPMENT

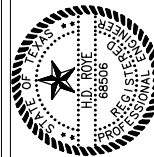
STREET SUMMARY				
STREET NAME	R.O.W. WIDTH	LENGTH	PAVEMENT WIDTH	SIDEWALK LOCATION
CENTERRA HILLS CIRCLE	50'	2170'	30'	BOTH SIDES
LOW COUNTRY DRIVE	50'	139'	30'	BOTH SIDES
CLARETTA ENGLAND DRIVE	65'	533'	25' PROP., 40' FUTURE	ONE SIDE
PLATEAU VISTA	50'	120'	30'	BOTH SIDES
TOTAL		2962'	ALL WIDTHS	---

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	196.87	N89°33'52"E
L2	371.24	N89°07'31"E
L3	1511.57	S02°33'42"E
L4	407.92	S77°16'57"W
L5	73.60	S77°27'54"E
L6	54.92	N56°26'39"W
L7	20.09	S55°23'26"W
L8	35.14	N78°05'26"W
L9	211.15	N08°04'41"W
L10	1365.67	N01°39'28"W

HID Engineering

TBPE #10593
6306 Hall Street
Austin, Texas 78757 (512) 525-5424

DESIGNED:	HDR	SCALE:
DRAWN:	JTC	DATE:
REVIEWED:	HDR	XREF FILE(S):



HR 79 INVESTMENT, LTD.

HR79 INVESTMENT
PRELIMINARY PLAT

CLIENT

PROJECT

PRELIMINARY PLAT

SHEET TITLE

PROJECT NO.

SHEET NO.

C:\Users\pawson\Documents\Projects\HR79\HR79_Prelim\HR79_Prelim.dwg, 11/11/2015 11:11:20 AM

FIELD NOTES
FOR

A 20.791 ACRE TRACT OF LAND BEING A PORTION THE REMNANT PORTIONS OF: A CALLED 14.206 ACRE TRACT (TRACT 3-C1), OF A CALLED 6.55 ACRE TRACT (TRACT 2-B1) OF A CALLED 1.096 ACRE TRACT (TRACT 3-C2), DEED TO HR 79 INVESTMENTS, LTD. RECORDED IN DOCUMENT NO. 2007061514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE PRIOR A. HOLDER SURVEY, ABSTRACT NO. 297 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 20.791 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING at a ½" iron rod found on a point being the northeast corner of said 14.206 acre tract, same being the northwest corner of a remnant portion of a called 24.0110 acre tract of land in deed to Church of Christ of Round Rock, recorded in Document no. 2000022099 of said Official Public Records, also being a point in the south boundary line of Lot 7 of Hidden Acre Subdivision, a subdivision according to the plat recorded in Cabinet C, Slide 226 recorded in the Plat Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE departing the south boundary line of said Lot 7 with the west boundary line of said 24.0110, same being the east boundary line of said 14.206 acre tract, **S 02°33'42" E** for a distance of **1511.57 feet** to a ½" iron rod found on a point in the north right-of-way line of Palm Valley Boulevard (SH 79), said point being the northeast corner of a called 0.9264 acre tract in Cause No. 07-2003-CC2 recorded in Document No. 2009014784 of said Official Public Records, said point being the southwest corner of the remnant portion of said 24.0110 acre tract, same being the southeast corner of the remnant portion of said 14.206 acre tract, for the southeast corner hereof;

THENCE departing the west boundary line of said 24.0110 acre tract, through, in part, the interior of said 14.206 acre tract and in part, the interior of said 1.096 acre tract, with the north boundary line of said East Palm Valley Blvd., same being the north boundary line of said 0.9264 acre tract the following three (3) courses and distances:

- S 77°16'57" W** for a distance of **407.92 feet** for a point of curvature hereof,
- With the arc of a curve to the right having a radius of **11,415.16 feet**, an arc length of **73.60 feet**, a delta of **00°22'10"** and a chord which bears **S 77°27'54" W** for a distance of **73.60 feet** to a ½" iron rod for a point of non-tangency hereof, and
- N 56°26'39" W** for a distance of **54.92 feet** to a ½" iron rod found on a point in the west boundary line of said 1.096 acre tract, same the easterly boundary line of said 6.55 acre tract, said point being the northwest corner of said 0.9264 acre, same being the northeast corner of a called 0.15 acre tract in Cause No. 07-2003-CC2 recorded in Document No. 2007098403 of said Official Public Records, for a point of non-tangency hereof;

THENCE departing the west boundary line of said 1.096 acre tract, through the interior of said 6.55 acre tract, with the north boundary line of said 0.15 acre tract, the following two (2) courses and distances:

- N 55°23'16" W** for a distance of **20.09 feet** to a TXDOT Type II monument found, for an angle point hereof, and
- S 78°05'26" W** for a distance of **35.14 feet** to a ½" iron rod found on a point in the west boundary line of said 6.55 acre tract, said point being the northwest corner of said 0.15 acre tract, same being the southeast corner of a called 0.18 acre tract of land in deed to the City of Round Rock recorded in Document No. 2007062299 of said Official Public Records, for the southwest corner hereof;

THENCE departing the north right-of-way line of said Palm Valley Boulevard, with the west boundary line of said 6.55 acre tract, same being the east boundary line of said 0.18 acre tract, **N 08°04'29" W** for a distance of **211.12 feet** to a "Mag" nail found for an angle point hereof;

THENCE continuing with the west boundary line of said 6.55 acre tract, same being, in part, the east boundary lines: of said 0.18 acre tract, of a called 37.975 acre tract in deed to NEC 1460/79, Ltd, recorded in Document No. 2006040139 of said Official Public Records, a called 0.32 acre tract in deed to the City of Round Rock recorded in Document No. 2007072062 of said Official Public Records and Lot 1, Block A of Palm Valley Market Center, Section 4, Phase 1, a subdivision according to the plat recorded in Cabinet DD, Slides 302-303 of said Plat Records, **N 01°39'40" W** for a distance of **1365.79 feet** to a ½" iron rod found on a point in the south boundary line of Lot 9 of said Hidden Acres, said Point being the northeast corner of said Lot 1, same being the northwest corner of said 6.55 acre tract for the northwest corner hereof;

THENCE with the south boundary line of said Hidden Acres, same being the north boundary line of said 6.55 acre tract, **N 89°35'36" E** for a distance of **196.94 feet** for the northeast corner hereof;

THENCE with the south boundary line of said Hidden Acres, same being the north boundary line of said 14.206 acre tract, **N 89°07'31" E** for a distance of **371.24 feet** for the **POINT OF BEGINNING** and containing 20.791 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with an exhibit by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.
DATE: August 3, 2015
JOB No.: 59004-15
DOC ID.: H:\survey\SURVEY15\15-59004\Exhibits\Word\20.791Ac_Overall.docx
TBPLS Firm Registration #470
TBPLS Firm Registration #100288-01



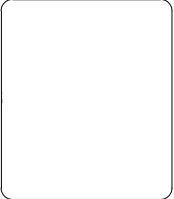
- NOTES:
- THE SURFACE TO GRID SCALE FACTOR FOR THIS DRAWING IS 0.99989.

HD Engineering

Tyler H. Heston
Civil Engineer
Austin, Texas 78757 (512) 524-5424

DESIGNED: _____
DRAWN: _____
REVIEWED: _____
VIEW: _____

SCALE: _____
DATE: _____
XREF FILE(S): _____



REVISIONS	DATE

CLIENT

HR 79 INVESTMENT, LTD.

PROJECT

HR79 INVESTMENT
PRELIMINARY PLAT

SHEET TITLE

PRELIMINARY PLAT FIELD NOTES

PROJECT NO.

SHEET NO.

2 OF 2