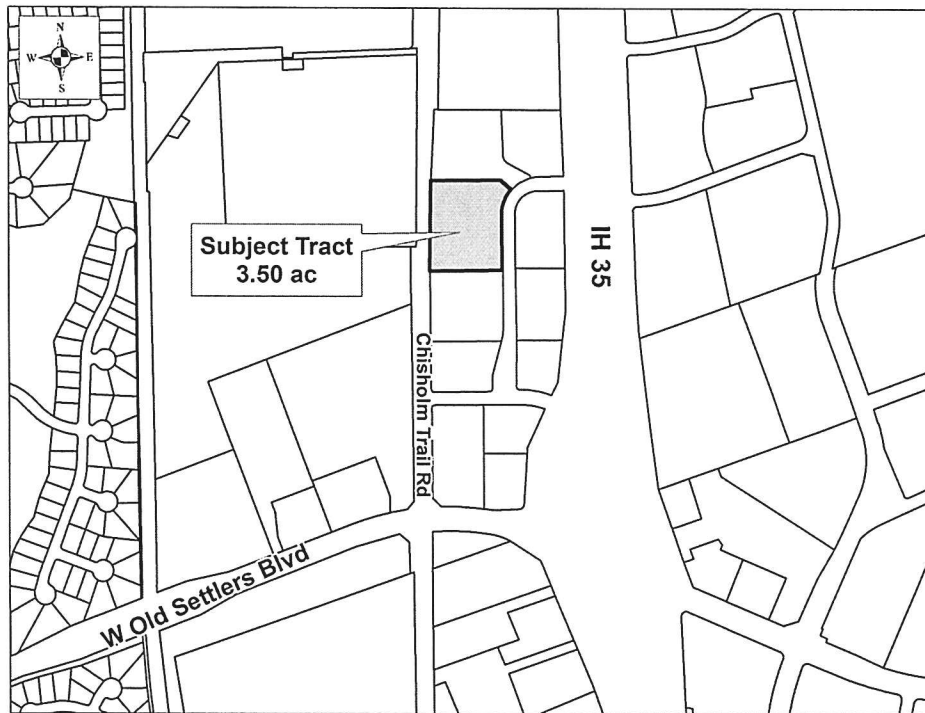


Replat of Encino Plaza (Hoppe Trail)**FINAL PLAT FP1606-006****CASE PLANNER:** David Fowler**REQUEST:** Approval of Replat**ZONING AT TIME OF APPLICATION:** C-1**DESCRIPTION:** 3.50 acres out of the David Curry Survey, Abstract No. 130**CURRENT USE OF PROPERTY:** Vacant**GENERAL PLAN LAND USE DESIGNATION:** Commercial**ADJACENT LAND USE:**

North: Hotel
 South: Hotel
 East: Restaurant
 West: Public Park

PROPOSED LAND USE: Hotel, restaurant

<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	3.50
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	3.50

Owner:
 SAR WESTERN CENTER PLAZA LP
 6467 SOUTHWEST BLVD
 FORT WORTH, TX 76132-2777

Agent
 Hagood Engineering Associates, Inc.
 Terry Hagood
 900 E. Main St.
 Round Rock, TX 78664

Replat of Encino Plaza (Hoppe Trail)
FINAL PLAT FP1606-006

HISTORY: The Planning and Zoning Commission approved the Holiday Inn Plaza Preliminary Plat on September 20, 1995, the Encino Plaza (Formerly Holiday Inn) Final Plat on March 13, 1996, and the Amended Plat of Encino Plaza, Lots 3A-1 and 3A-2 Block "B" on July 5, 2000.

DATE OF REVIEW: July 20, 2016

LOCATION: Hoppe Trail, west of the intersection with the I-35 Access Road and east of Chisolm Trail Road.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the parcel is commercial, and the zoning is C-1 (General Commercial). The C-1 district supports a variety of commercial uses including restaurant, retail, auto sales, office, overnight accommodations, and medical office. The C-1 zoning regulations include landscaping, design standards, and building material requirements to ensure quality and attractive development. In the C-1 district, the exteriors of all buildings must be masonry, except for doors, windows and trim. The zoning and proposed commercial use conform to the General Plan.

Traffic, Access and Roads: The site has frontage on both Hoppe Trail and Chisholm Trail Road. A traffic impact analysis has been deferred until the tenants have identified for both of the lots proposed to be created through this replat.

Water and Wastewater Service: 12" water mains are located in the rights-of-way of Chisholm Trail and Hoppe Trail. An 8" wastewater main is located in the property.

Drainage: The site will connect via storm sewer to an existing detention pond at the northeast corner of Encino Plaza.

Additional Considerations: The tentative use for at least one of the proposed new lots is hotel.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update note 5 to read, "Along Chisholm Trail in addition to the 10' PUE dedicated by plat note 4, the remainder of the 15' PUE dedicated by plat (Doc. No. 2013066840) exists as a variable width PUE".
2. Depict the variable width PUE with line work or provide the note stated above with the corrected language along Chisholm Trail.

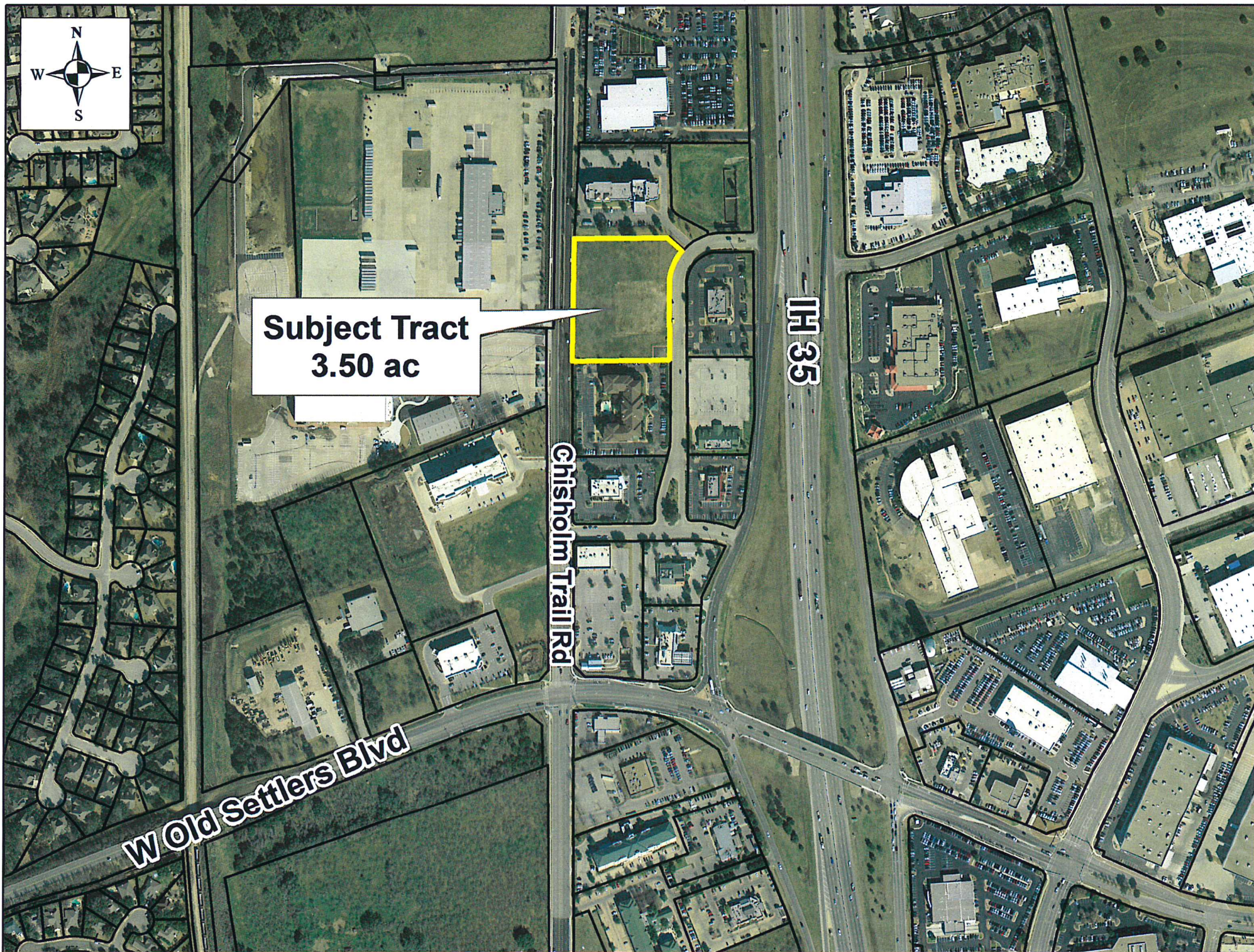


Subject Tract
3.50 ac

Chisholm Trail Rd

W Old Settlers Blvd

IH 35



3.50 ACRES, BEING LOT 3-B, BLOCK "B", OF PLAT AMENDMENT OF LOTS 3-A1 AND 3-A2 BLOCK "B" ENCINO PLAZA, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN CABINET T, SLIDES 272-273, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CALLED 0.051 OF AN ACRE PORTION OF SAID TRACT THAT WAS CONVEYED TO THE CITY OF ROUND ROCK, TEXAS IN THAT DEED RECORDED UNDER DOCUMENT NO. 2013066840, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH ORANGE CAP STAMPED "WALLACE GROUP" FOUND IN THE SOUTH LINE OF LOT 3-A3 OF THE REPLAT OF LOT 3-A BLOCK "B", ENCINO PLAZA, A SUBDIVISION RECORDED IN CABINET Q, SLIDES 184-185 OF SAID PLAT RECORDS, MARKING THE NORTHEAST CORNER OF SAID 0.051 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE SOUTH LINE OF SAID LOT 3-A3 AND THE NORTH LINE OF SAID LOT 3-B THE FOLLOWING TWO (2) COURSES, FOR THE NORTH LINE HEREOF:

1. N 89°23'14" E, 333.34 FEET TO A 1/2" IRON ROD FOUND, FOR AN EXTERNAL ANGLE POINT IN THE NORTH LINE OF SAID LOT 3-B AND THIS TRACT;
2. S 48°27'37" E, 70.35 FEET TO A 1/2" IRON ROD WITH ILLEGIBLE YELLOW CAP FOUND IN THE WEST LINE OF HOPPE TRAIL (60' RIGHT-OF-WAY), MARKING THE SOUTHEAST CORNER OF SAID LOT 3-A3, FOR THE NORTHEAST CORNER OF SAID LOT 3-B AND THIS TRACT;

THENCE WITH THE WEST LINE OF SAID HOPPE TRAIL AND THE EAST LINE OF SAID LOT 3-B THE FOLLOWING TWO (2) COURSES, FOR THE EAST LINE HEREOF:

1. 132.84 FEET ALONG A CURVE TO THE LEFT (DELTA=42°17'04", R=180.00', LC=S 20°29'49" W, 129.85 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "HAYNE CONSULTANTS" FOUND, FOR AN ANGLE POINT IN THE EAST LINE OF SAID LOT 3-B AND THIS TRACT;
2. S 00°34'09" E, 266.84 FEET TO A 1/2" IRON ROD FOUND, MARKING THE NORTHEAST CORNER OF LOT 2-A OF THE REPLAT OF LOTS 1, 2, & 3 BLOCK "B", ENCINO PLAZA, A SUBDIVISION RECORDED IN CABINET Q, SLIDES 336-337 OF SAID PLAT RECORDS, FOR THE SOUTHEAST CORNER OF SAID LOT 3-B AND THIS TRACT;

THENCE S 89°23'10" W, 349.26 FEET WITH THE NORTH LINE OF SAID LOT 2-A AND THE SOUTH LINE OF SAID LOT 3-B TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TUS INC." SET, MARKING THE SOUTHEAST CORNER OF SAID 0.051 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE EAST LINE OF CHISHOLM TRAIL BEARS S 89°23'10" W, 0.82 FEET, MARKING THE SOUTHWEST CORNER OF SAID 0.051 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 3-B;

THENCE N 00°47'48" E, 435.36 FEET WITH THE EAST LINE OF SAID 0.051 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 3.50 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83(93).

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT SAR WESTERN CENTER PLAZA, LP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 3.50 ACRE TRACT OF LAND RECORDED IN CABINET T, SLIDE 272-273, OF THE PUBLIC 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 LOT 3-B, BLOCK "B", PLAT AMENDMENT OF LOTS 3-A1 AND 3-A2 BLOCK "B" SUBDIVISION.

SAR WESTERN CENTER PLAZA, LP.

[NAME OF AUTHORIZED OFFICER]
[TITLE OF OFFICER]

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF, 20____, BY, [NAME OF AUTHORIZED OFFICER], AS [TITLE OF OFFICER] OF [NAME OF CORPORATE ENTITY], A [STATE OF FORMATION] [TYPE OF CORPORATE ENTITY], ON BEHALF OF SAID [NAME OF CORPORATE ENTITY].

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

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.

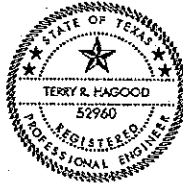
SIGNATURE AND SEAL OF LICENSED SURVEYOR

7-6-16
DATE

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.

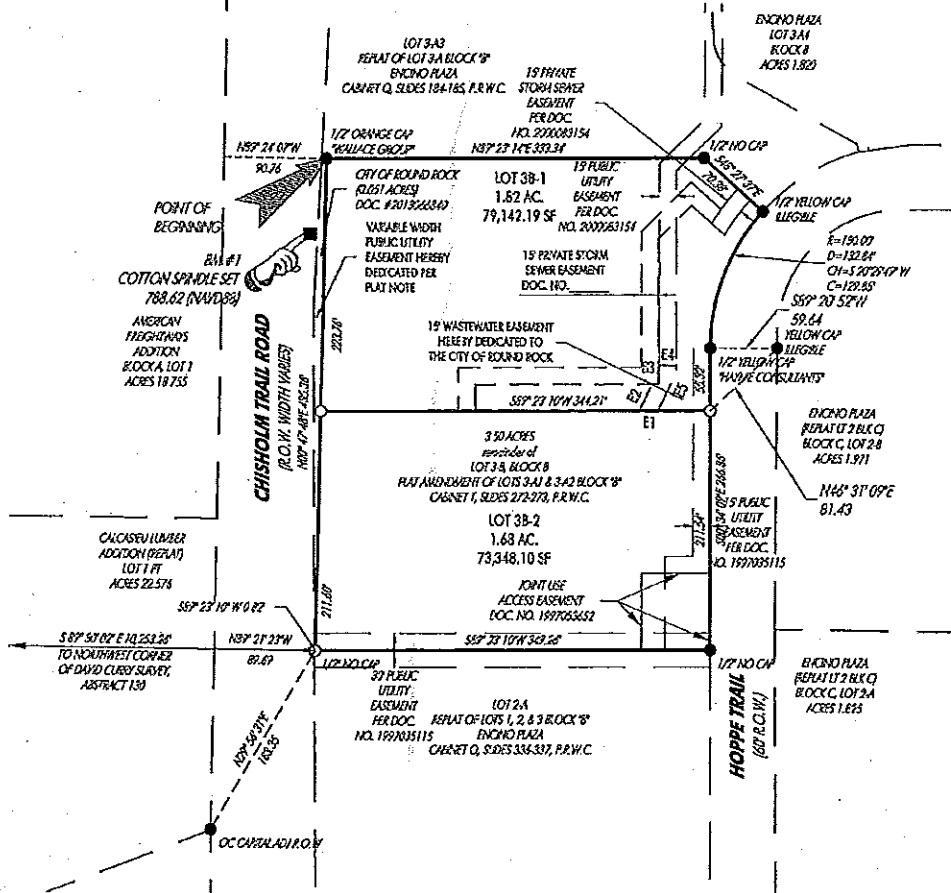
SIGNATURE AND SEAL OF LICENSED ENGINEER

7/6/2016
DATE

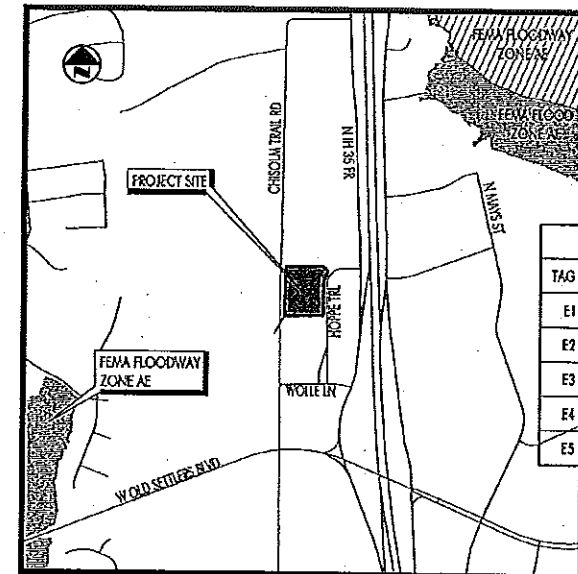


LEGEND

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



EASEMENT LINE TABLE		
TAG #	BEARING	DISTANCE
E1	N89°23'10"E	16.68'
E2	S25°09'55"W	41.38'
E3	S00°34'09"E	2.90'
E4	S69°25'51"W	15.00'
E5	N25°07'55"E	37.56'



VICINITY MAP
1" = 100'

OWNERS: SAR WESTERN CENTER PLAZA, LP
2625 8TH AVENUE
FORT WORTH, TEXAS 76110

ACREAGE: 3.50 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT 3.50 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: 1

NUMBER OF LOTS: DEVELOPMENT 2

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: 6/21/2016

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 7/20/2016

BENCHMARKS: COTTON SPINDLE SET
ELEV=768.62 @ VVD389

PATENT SURVEY: DAVID CURRY SURVEY
ABSTRACT NO. 130

ENGINEER: HAGOOD ENGINEERING, INC.
900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
FAX (512) 244-1010
TERRY R. HAGOOD, P.E.

REPLAT OF

LOT 3-B, BLOCK B, PLAT AMENDMENT
OF LOTS 3-A1 & 3-A2 BLOCK "B",
ENCINO PLAZA



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hagoodeng.com
TDE Registration No. F-122709

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SHEET

01

01 OF 02

GRANTEE HEREBY COVENANTS AND AGREES:

- (c) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LAKES ON THE LANDS;
- (c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.
- UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY WILL REMAIN THE PROPERTY OF GRANTEE.
- GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.
- HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND TOWNARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND EGRESS AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND WHOLLY, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAID OR ANY PART THEREOF.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

THE HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

(d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;

(v) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TRESS AND BRUSH NOW OR HEREFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TRESS ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREFTER IN THE OPINION OF GRANTEE MAY BE HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TRESS WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;

(f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

REPLAT
OF
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ENCINO PLAZA



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TEPE Registration No. F-12709

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02 OF 02