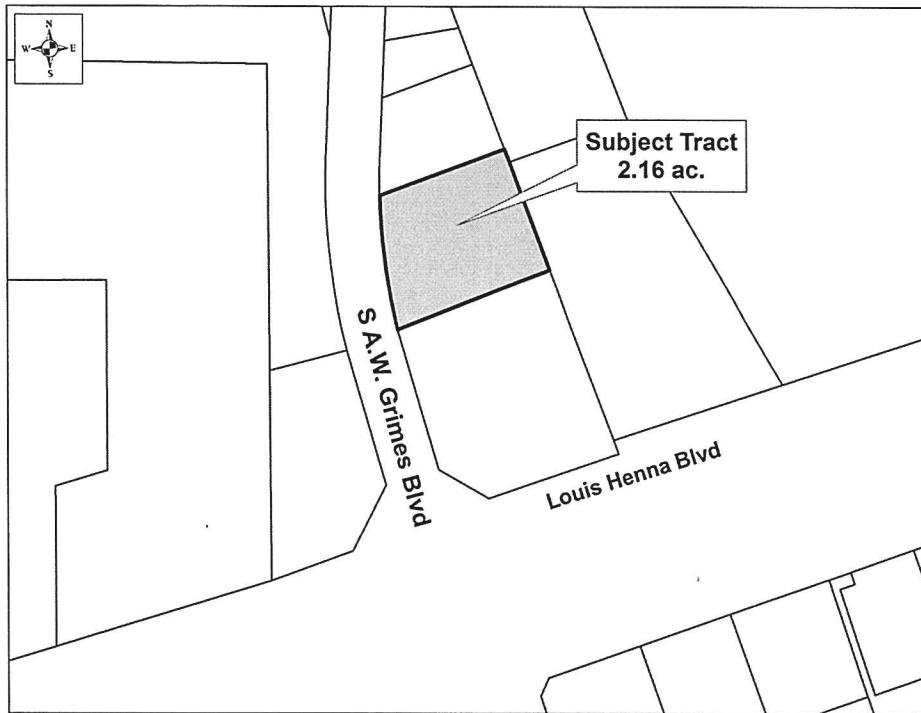


Randall's Town Centre Sec. 5, Lot 4, Block A
FINAL PLAT FP1609-001



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: PUD 56

DESCRIPTION: 2.16 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Commercial
 South: Commercial
 East: Commercial
 West: Multifamily

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:	1	2.16
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	2.16

Owner:
 MARCO & MARCOS LLC
 14908 SOLERA DR
 AUSTIN, TX 78717-

Agent
 SEC Solutions
 Marco Castaneda
 1775 CR 279, Ste. D101
 Liberty Hill, TX 78642

Randall's Town Centre Sec. 5, lot 1, Block A
FINAL PLAT FP1609-001

HISTORY: City Council approved Planned Unit Development (PUD) 56, Randall's Town Centre, on January 24, 2002. The PUD has since been amended several times, most recently on August 23, 2013. The Planning and Zoning Commission approved the Randall's Town Centre Preliminary Plat on November 13, 2001, revised most recently in 2011. The Planning and Zoning Commission has approved several final plats within Randall's Town Centre, most recently in 2013.

DATE OF REVIEW: October 5, 2016

LOCATION: East side of S. A.W. Grimes Boulevard, north of Louis Henna Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan Designation for the plat area is Commercial, and the zoning is PUD 56, Randall's Town Centre. The subject plat area is located on Parcel 5 of the PUD. This parcel, along with Parcel 2, are designated as commercial development parcels. All general commercial uses allowed in the C-1 zoning district are allowed in Tract 5, with the exception of several uses outlined in an amendment to the PUD. The PUD Amendment also contains standards for architecture, landscaping, lighting, driveway design and other standards designed to ensure high quality development.

Compliance with the Concept Plan/Preliminary Plat: The proposed plat follows the lot boundaries shown on the preliminary plat.

Traffic, Access and Roads: The plat fronts on the east side of S. A.W. Grimes Boulevard, one lot north of Louis Henna Boulevard/SH 45. A traffic impact analysis has been approved as part of the site development plan review process. The site will not have its own curb cut, instead accessing A.W. Grimes via a curb cut on the lot to the south, using a shared access easement. The plat will also connect to the lot to the north via a shared driveway.

Water and Wastewater Service: There is an existing 12" water main stub at the northwest corner of the plat area. The site plan proposes to connect to this stub, looping an 8-inch line through the site, and connecting to the parcel to the south. An existing manhole and 8-inch wastewater stub is located at the northeast corner of the site. The site plan proposes to connect to this stub with a new manhole.

Drainage: The site plan for commercial development on this plat proposes underground detention. From the underground detention, stormwater will outfall into an existing curb inlet, connecting to the city's trunk line on A.W. Grimes, which ultimately connects to Dry Branch in the Dry Creek Basin.

Additional Considerations: A three-building retail center is currently under review for the plat site.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

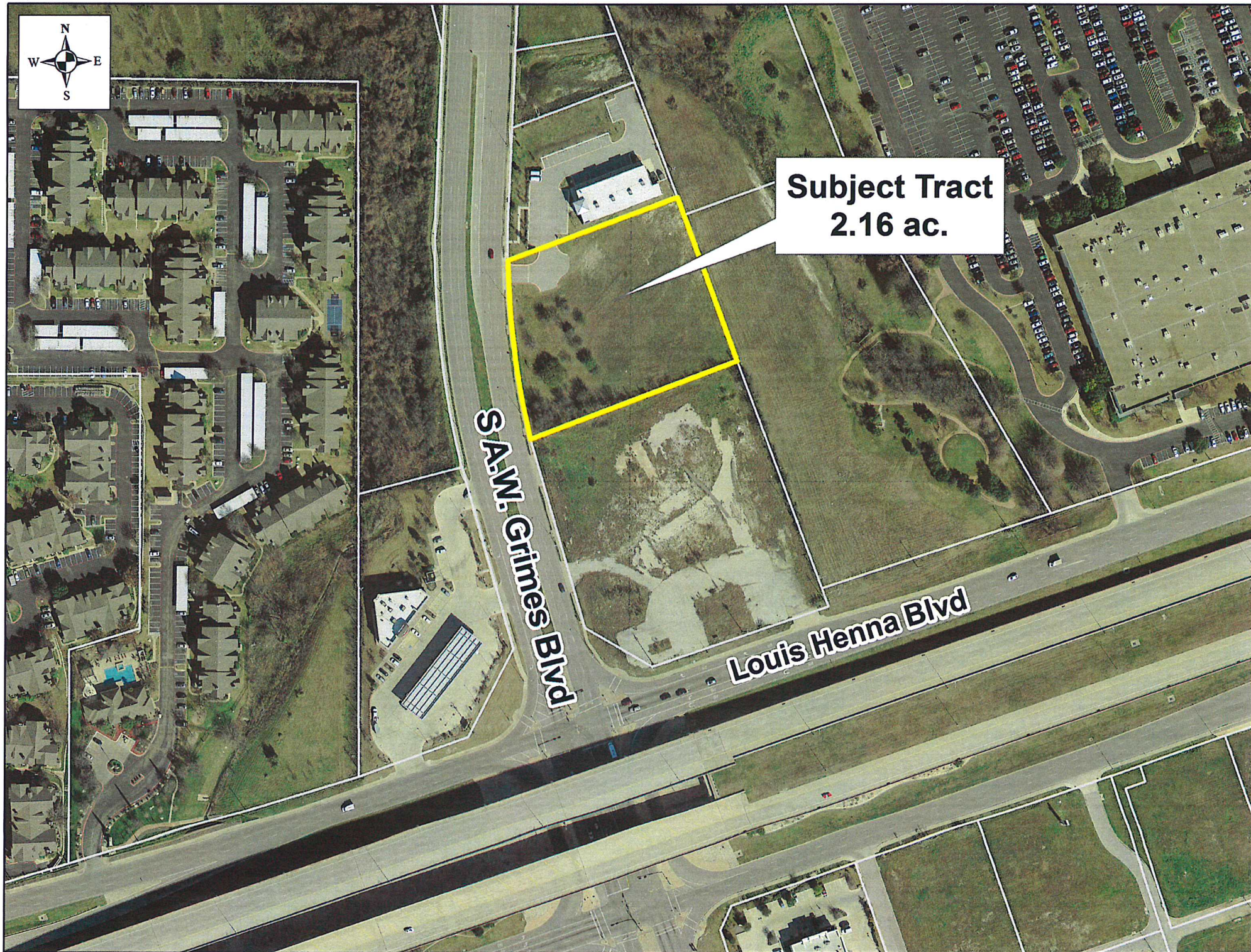
1. Remove Note 3 and renumber remaining notes.
2. Complete the Preliminary Plat conformity statement in Note 7 to reflect conformity with the Preliminary Plat as first approved November 28, 2001 and last revised on June 22, 2011.
3. Depict the 15-foot water easement serving the site from parcel to the north.
4. Remove submittal date under plat title.

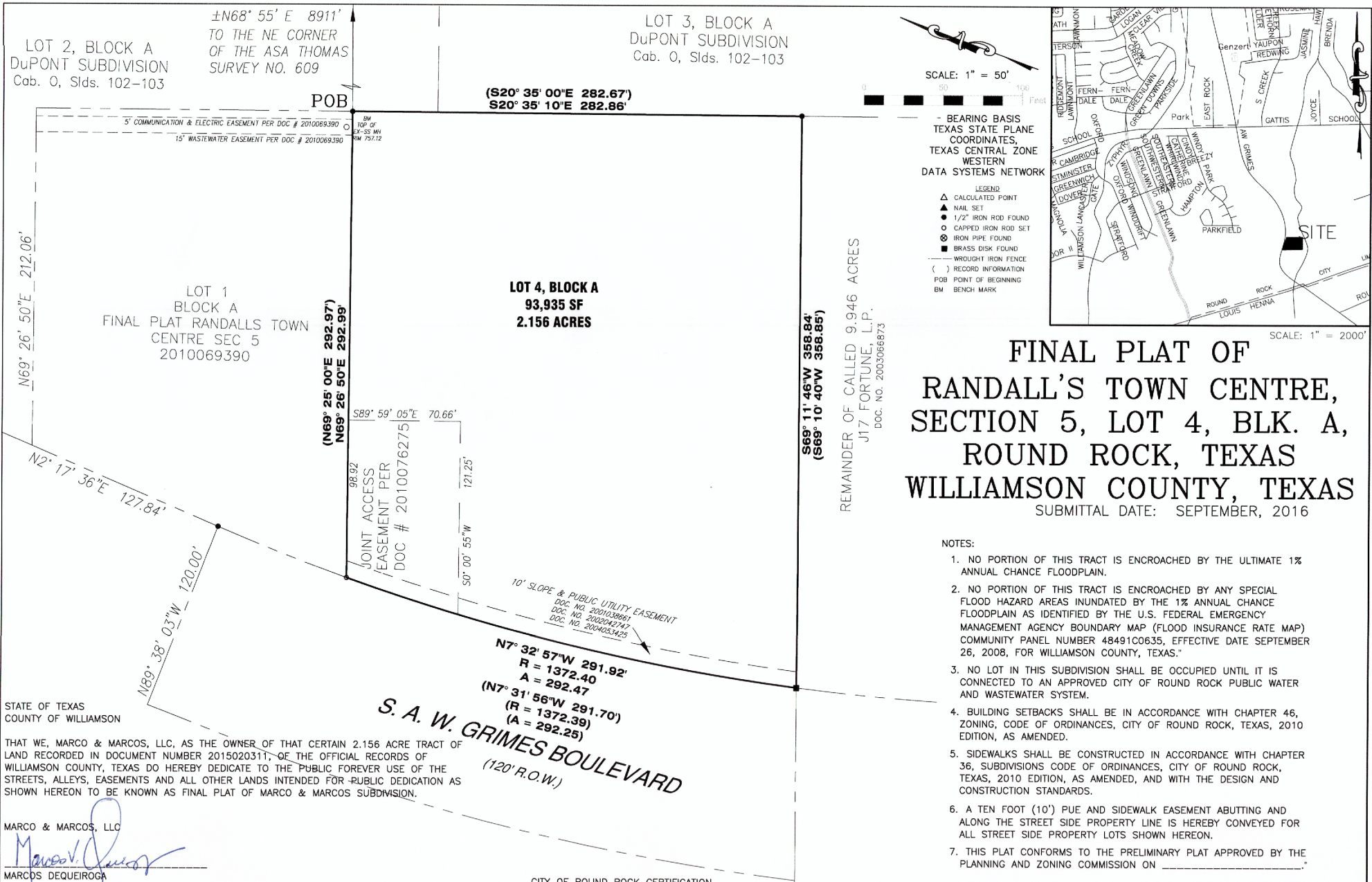


**Subject Tract
2.16 ac.**

S.A.W. Grimes Blvd

Louis Henna Blvd





FINAL PLAT OF
RANDALL'S TOWN CENTRE,
SECTION 5, LOT 4, BLK. A,
ROUND ROCK, TEXAS
WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: SEPTEMBER, 2016

- NOTES:
1. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 2. 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 48491C0635, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO AN APPROVED CITY OF ROUND ROCK PUBLIC WATER AND WASTEWATER SYSTEM.
 4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
 5. 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.
 6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT WE, MARCO & MARCOS, LLC, AS THE OWNER OF THAT CERTAIN 2.156 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015020311, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY 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 OF MARCO & MARCOS SUBDIVISION.

MARCO & MARCOS, LLC
MARCOS DEQUEIROGA
MANAGING PARTNER

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF September, 2016, BY, MARCOS DEQUEIROGA, AS MANAGING PARTNER OF MARCO & MARCOS LLC, ON BEHALF OF SAID MARCO & MARCOS LLC.

JULIA KLOTZ
9/21/16

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: JULIA KLOTZ
MY COMMISSION EXPIRES: Aug 23, 2020

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT ROUND TOP STATE BANK, THE LIEN HOLDER OF THAT CERTAIN 2.156 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2015020311, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 2.156 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

ROUND TOP STATE BANK
By: Johnnie Miheska
Regional President
(TYPED NAME)

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF Sept., 2016.

JULIA KLOTZ
Notary Public, State of Texas
Notary ID #12909957-1
My Commission Expires August 23, 2020

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JAMES W. GRIFFITH, 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.

JAMES W. GRIFFITH, RPLS 1885
9/21/16
DATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, MARCOS DEQUEIROGA, 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.

MARCOS DEQUEIROGA, PE
9/21/16
DATE

APPROVED THIS _____ DAY OF _____, 201____, 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
DATE

THE 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., 201____,
AT _____ O'CLOCK _____ M, AND

DULY RECORDED ON THE _____ DAY OF _____, A.D., 201____ 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 & BOUNDS

BEING A 2.156 ACRE TRACT OF LAND OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED BY SPECIAL WARRANTY DEED FROM HICKERSON ROUND ROCK LAND LP, TO MARCO & MARCOS LLC, DATED MARCH 09, 2015, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.156 ACRE TRACT BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A CAPPED IRON ROD FOUND, THE NORTHEAST CORNER OF LOT 1, BLOCK A, FINAL PLAT OF RANDALLS TOWN CENTRE SECTION 5, RECORDED IN DOCUMENT NO. 2010069390, WILLIAMSON COUNTY PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING A POINT ON THE WEST LINE OF LOT 2, BLOCK A, DUPONT SUBDIVISION, RECORDED IN CABINET 0, SLIDE 102, WILLIAMSON COUNTY PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT AND PLACE OF BEGINNING;

THENCE S 20°35'10"E ALONG THE WEST LINE OF THE SAID DUPONT SUBDIVISION, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 282.86 FEET TO AN IRON ROD FOUND THE NORTHWEST CORNER OF REMAINDER OF A CALLED 9.946 ACRE TRACT CONVEYED TO J17 FORTUNE, RECORDED IN DOCUMENT NO. 2003066873, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A POINT ON THE WEST LINE OF THE SAID DUPONT SUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 69°11'46"W ALONG THE WEST LINE OF THE SAID J17 FORTUNE TRACT, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 358.84 FEET TO A BRASS DISK CONCRETE MONUMENT FOUND A POINT ON THE EAST RIGHT-OF-WAY OF AW GRIMES BOULEVARD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 292.47 FEET, A RADIUS OF 1372.40 FEET AND A CHORD BEARING OF N 07°32'57"W 291.92 FEET TO A CAPPED IRON ROD SET THE SOUTHEAST CORNER OF THE SAID LOT 1, BLOCK A, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 69°26'50"E ALONG THE EAST LINE OF THE SAID LOT 1, BLOCK A, A DISTANCE OF 292.99 FEET THE POINT AND PLACE OF BEGINNING, AND CONTAINING 2.156 ACRES OF LAND MORE OR LESS;

FINAL PLAT OF
RANDALL'S TOWN CENTRE,
SECTION 5, LOT 4, BLK. A,
ROUND ROCK, TEXAS
WILLIAMSON COUNTY, TEXAS