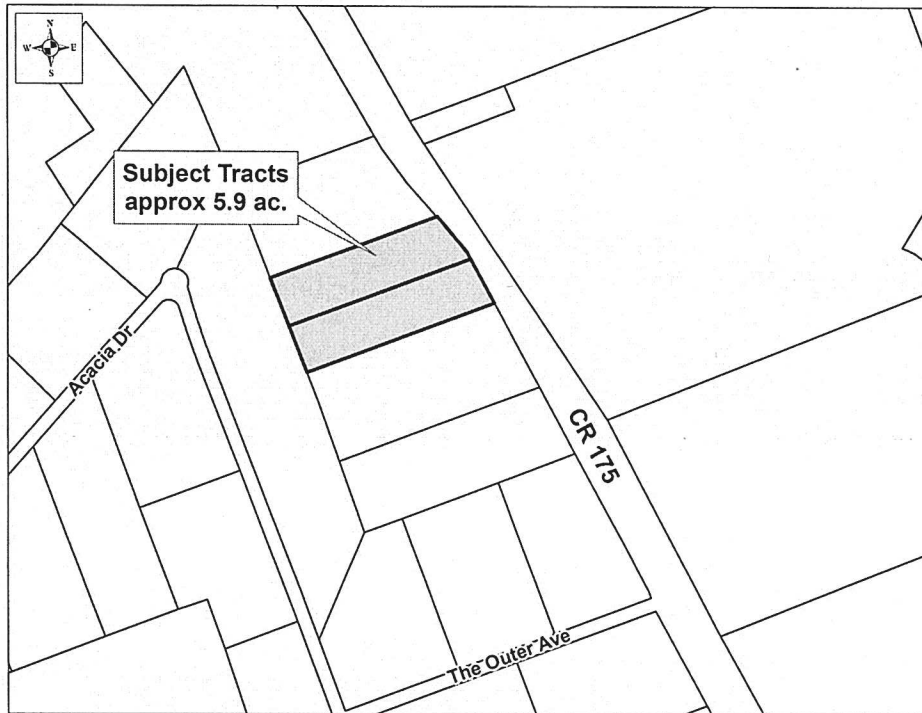


**Hope Lutheran Church  
FINAL PLAT    FP1701-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of minor plat

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 5.90 acres out of the Anastasha Carr 1/2 League, Abstract No. 122

**CURRENT USE OF PROPERTY:** Residential

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Vacant  
South: Commerical  
East: Vacant  
West: Residential

**PROPOSED LAND USE:** Institutional (Church)

<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:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	1	5.90
<b>TOTALS:</b>	<b>1</b>	<b>5.90</b>

**Owner:**  
EVANGELICAL LUTHERAN SYNOD  
6 BROWNS CT  
MANKATO, MN 56001-

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

**Hope Lutheran Church**  
**FINAL PLAT      FP1701-001**

**HISTORY:** There is no legislative history on this parcel.

**DATE OF REVIEW:** February 1, 2017

**LOCATION:** West side of County Road 175, north of Perry Mayfield

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The plat site's general plan designation is residential. This plat is located in the city's Extraterritorial Jurisdiction and is not subject to the city's zoning ordinance.

Traffic, Access and Roads: The plat site fronts directly on County Road 175. The city's Transportation Department will not require a traffic impact analysis for this plat due to the proposed use not meeting the trip threshold to require such a study.

Water and Wastewater Service: The property will be served by on-site well and septic systems.

Drainage: A detention pond is proposed for the southeast corner of the plat. The pond will feed into a nearby ditch. TCEQ will permit the water pollution abatement plan for the site.

Additional Considerations: The plat is required due to the need for an on-site sewage facilities permit for the proposed church building addition. The applicant will need to obtain signatures of the Williamson County Health District and County Engineer prior to the Planning and Zoning Commission Chairman signing the plat and recordation. This application qualifies as a minor plat due to having two or fewer lots, not needing a Traffic Impact Analysis and not requiring any offsite public improvements.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Correct ownership in data table and in owner's preamble and signature.
2. Obtain signatures of Williamson County Engineer and Williamson County Health District prior to Planning and Zoning Commission Chairman signing the plat.





**Subject Tracts  
approx 5.9 ac.**

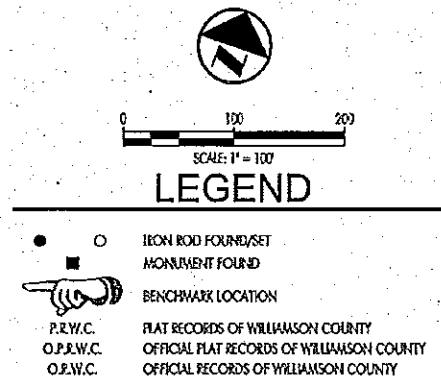


**Acacia Dr**

**CR-175**

**The Outer Ave**





#### NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANELS NUMBER 43491C0470E, EFFECTIVE DATE SEPTEMBER 26, 2003, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 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.
- THE TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SEWER SERVICE TO BE PROVIDED BY ON-SITE SEWAGE FACILITIES DESIGNED BY A REGISTERED SANITARIAN.
- WATER SERVICE PROVIDED BY WELL.

#### FIELD NOTES:

BEING 5.90 ACRES OF LAND, OUT OF THE ANASTASHA CARR 1/2 LEAGUE SURVEY, ABSTRACT NUMBER 122, WILLAMSON COUNTY, TEXAS, SAME BEING ALL OF THOSE CERTAIN EVANGELICAL LUTHERAN CHURCH 3.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2012051272, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, AND ALL OF THAT CERTAIN 2.90 ACRES TRACT, RECORDED IN DOCUMENT NUMBER 2012061273, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, SAID 5.90 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE EASTERLY LINE OF LOT 31, STONEHURST, A SUBDIVISION RECORDED IN CABINET C, SLIDES 251-253, FLAT RECORDS, SAID COUNTY, AT THE SOUTHWEST CORNER OF SAID 2.892 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 3.00 ACRE TRACT, FOR A POINT IN THE WESTERLY LINE HEREOF;

THENCE NORTH 18 DEGREES 57 MINUTES 28 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 31 AND SAID 2.892 ACRE TRACT, 183.75 FEET TO AN IRON ROD FOUND IN SAID LINE, AT THE SOUTHWEST CORNER OF THAT CERTAIN TODD WOJTOWECZ 4.67 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2006061583, OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAME BEING THE NORTHWEST CORNER OF SAID 2.892 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 71 DEGREES 01 MINUTES 19 SECONDS EAST, ALONG THE COMMON LINE OF SAID 4.67 ACRE TRACT AND SAID 2.892 ACRE TRACT, 434.62 FEET TO AN IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 175, AT THE SOUTHEAST CORNER OF SAID 4.67 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 2.892 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 39 DEGREES 15 MINUTES 58 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID 2.892 ACRE TRACT, 140.04 FEET TO AN IRON ROD FOUND IN SAID LINE, AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 655.00 FEET;

THENCE CONTINUING ALONG SAID LINE, ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS, SOUTH 33 DEGREES 05 MINUTES 24 SECONDS EAST, 141.11 FEET TO AN IRON ROD FOUND IN SAID LINE, BEING IN THE NORTHERLY LINE OF SAID 3.00 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 2.892 ACRE TRACT, FOR A POINT IN THE EASTERLY LINE HEREOF;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THE WESTERLY LINE OF SAID 4.977 SQUARE FOOT TRACT, THROUGH SAID 3.00 ACRE TRACT, CONTINUING ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS, SOUTH 30 DEGREES 28 MINUTES 49 SECONDS EAST, 81.33 FEET TO AN IRON ROD FOUND IN SAID LINE, AT THE END OF SAID CURVE TO THE RIGHT;

THENCE SOUTH 26 DEGREES 14 MINUTES 52 SECONDS EAST, CONTINUING ALONG SAID LINE AND THROUGH SAID 3.00 ACRE TRACT, 102.87 FEET TO AN IRON ROD FOUND IN SAID LINE, AT THE NORTHEAST CORNER OF THAT CERTAIN LUCKSINGER 5.997 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2000050716, OFFICIAL PUBLIC RECORDS, SAID COUNTY, IN THE SOUTHERLY LINE OF SAID 3.00 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

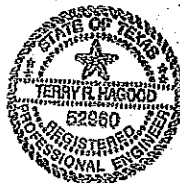
THENCE SOUTH 70 DEGREES 59 MINUTES 53 SECONDS WEST, ALONG THE COMMON LINE OF SAID 5.997 ACRE TRACT AND SAID 3.00 ACRE TRACT, 730.78 FEET TO AN IRON ROD FOUND IN THE EASTERLY LINE OF SAID LOT 31, AT THE NORTHWEST CORNER OF SAID 5.997 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 18 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 31 AND SAID 3.00 ACRE TRACT, 181.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.90 ACRES OF LAND.

THE STATE OF TEXAS §  
COUNTY OF WILLAMSON §  
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.

*Terry R. Hagood*  
SIGNATURE AND SEAL OF LICENSED ENGINEER  
TERRY R. HAGOOD, P.E.

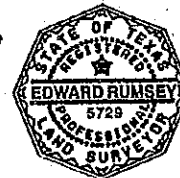
1-17-2017  
DATE



THE STATE OF TEXAS §  
COUNTY OF WILLAMSON §  
THAT I, EDWARD RUMSEY, 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.

*Edward Rumsey*  
SIGNATURE AND SEAL OF LICENSED SURVEYOR  
EDWARD RUMSEY, R.P.L.S.

1-17-17  
DATE



STATE OF TEXAS §  
COUNTY OF WILLAMSON §

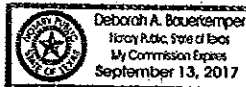
THAT EVANGELICAL LUTHER SYNOD, A NON-PROFIT ORGANIZATION, AS THE OWNER OF THAT CERTAIN 5.9 ACRE TRACT OF LAND RECORDED IN 2012051272 AND 2012061273, OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS HOPE LUTHERAN SUBDIVISION.

EVANGELICAL LUTHER SYNOD

*Stephen E. Berg*  
STEPHEN BERG  
PRESIDENT - Hope Lutheran Church

THE STATE OF TEXAS §  
COUNTY OF WILLAMSON §  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17 DAY OF January, 2017, BY, STEPHEN BERG, AS PRESIDENT OF EVANGELICAL LUTHER SYNOD, A NON-PROFIT ORGANIZATION, ON BEHALF OF SAID EVANGELICAL LUTHER SYNOD.

*Deborah A. Bauer-Kemper*  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Deborah A. Bauer-Kemper  
MY COMMISSION EXPIRES: September 13, 2017



#### FLOODPLAIN ADMINISTRATOR APPROVAL

BASED UPON THE REPRESENTATION OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OR THE FACTS ALLEGED. WILLAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EYERSON, P.E., C.F.M.  
WILLAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE

#### HEALTH DISTRICT APPROVAL

BASED UPON THE ABOVE REPRESENTATION OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATION IS FOR WILLAMSON COUNTY AND WILLAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATION AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DEBORAH MARLOW, R.S., 050029596  
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

DATE

APPROVED THIS DAY OF 2017, 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 WILLAMSON COUNTY, TEXAS.

DAVID PAULSKA, CHAIRMAN

THE STATE OF TEXAS §  
COUNTY OF WILLAMSON §

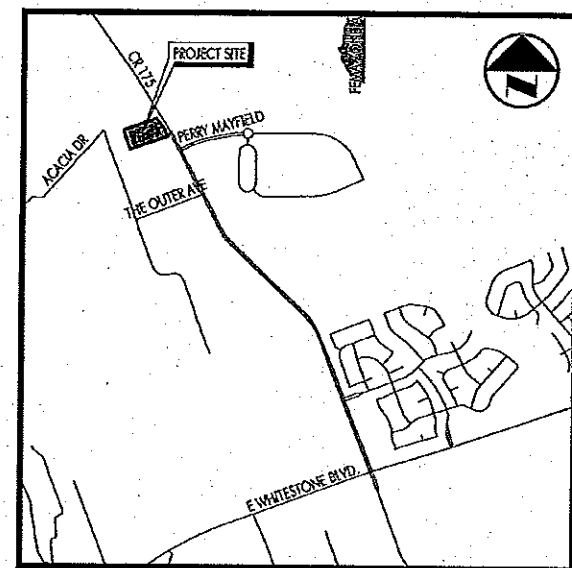
THAT I, NANCY KISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D., 2017, AT O'CLOCK A.M. AND

DULY RECORDED ON THE DAY OF A.D., 2017, AT O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO.

WITH MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY KISTER, CLERK, COUNTY COURT  
WILLAMSON COUNTY, TEXAS

BY: DEPUTY



#### VICINITY MAP

1" = 200'

OWNERS: EVANGELICAL LUTHER SYNOD  
6 BROWNS CT.  
MANKATO, MN 56001

ACREAGE: 5.9 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT 5.90 ACRES

SURVEYOR: ALL STAR LAND SURVEYING  
9020 ANDERSON AVE. ROAD  
AUSTIN, TX 78729  
PHONE: (512) 249-8149  
FAX: (512) 249-5217  
EDWARD RUMSEY, R.P.L.S.

NUMBER OF BLOCKS: 1

NUMBER OF LOTS (BY TYPE): DEVELOPMENT 1

SUBMITTAL DATE: 1/3/2017

LINEAR FEET OF NEW STREETS: 0

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 2/1/2017

BENCHMARKS: BENCHMARK #1  
TOP OF IRON ROD FOUND  
ELEV=910.85 (MAYD 88)

PATENT SURVEY: ANASTASHA CARR  
ABSTRACT 122

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

#### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	141.38'	655.07'	127°22'03"	N 33° 05' 24" W 141.11'

#### MINOR PLAT OF HOPE LUTHERAN



900 E. Main Street  
Round Rock, TX 78664  
Phone (512) 244-1546  
Fax (512) 244-1010  
www.hagood-eng.com  
TREC Registration No. F-13709

JOB NO. 14-034 © 2017 H.E.A., Inc.

SHEET

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01 OF 01

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