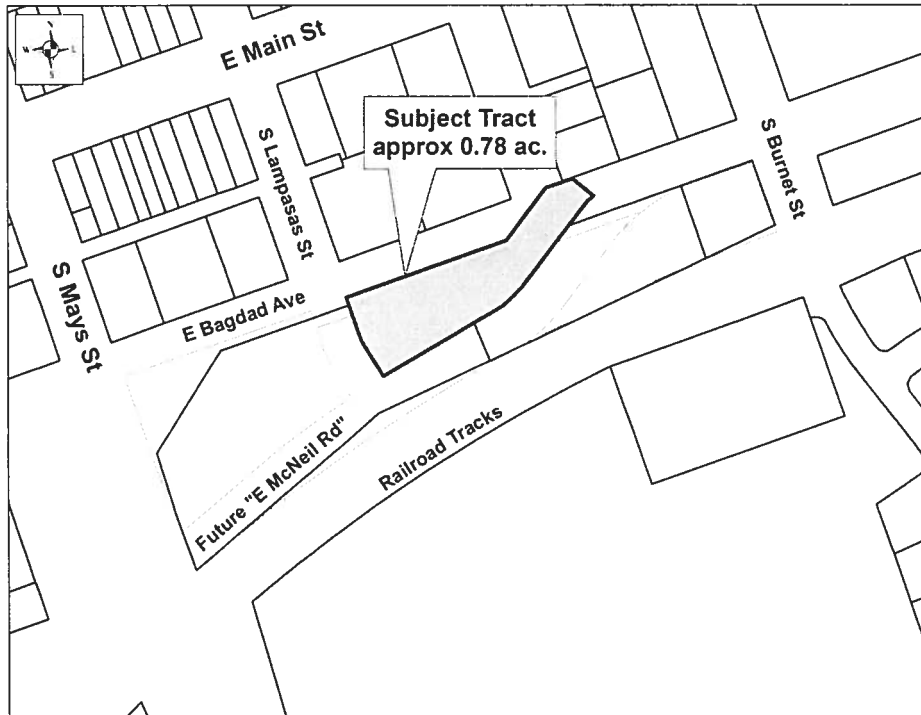


**The Depot Townhomes Phase 2 Final Plat
FINAL PLAT FP1704-002**



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: MU-1

DESCRIPTION: 0.78 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: Public Facilities

South: Railroad

East: Industrial

West: Industrial

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	22	0.78
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:	0	0.00
TOTALS:	22	0.78

Owner:
ROUND ROCK CITY OF
221 E MAIN ST
ROUND ROCK, TX 78664-

Agent
Waeltz & Prete Inc.
Antonio A. Prete
3000 Joe DiMaggio Blvd. #72
Round Rock, TX 78665

**The Depot Townhomes Phase 2
FINAL PLAT FP1704-002**

HISTORY: The Planning and Zoning Commission recommended approval for the Depot Townhomes rezoning on April 5, 2017. The Preliminary Plat precedes the final plat items on the April 19, 2017 agenda.

DATE OF REVIEW: April 19, 2017

LOCATION: South of E. Bagdad Avenue between S. Mays Street and S. Burnet St.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The general plan designation for the plat area is Downtown Mixed Use. The current zoning is MU-1, but a pending zoning change creating Planned Unit Development 110 is scheduled to be heard at City Council on April 27, 2017. The Planned Unit Development specifies that an area, coterminous with the preliminary plat area, will be rezoned to allow for the development of approximately 82 townhomes. The PUD specifies that residential units must be at least 16 feet wide and contain at least two garage parking spaces per unit. The PUD allows for optional ground floor retail in units which front on public streets. Units fronting on internal courtyards are allowed to have live-work configurations in which the resident of a townhouse may also operate a business within their unit.

Compliance with the Concept Plan/Preliminary Plat: This phase is consistent with the Preliminary Plat as submitted for the April 19, 2017 Planning and Zoning Commission meeting.

Traffic, Access and Roads: This phase does not include any streets to be platted, but does include two common area alleys through which residents will access their garages. With the possible exception of two lots, the units will all have rear garages, fronting on common area alleys. For some units, the front doors will be on public streets, whereas for others the front doors will open onto common area courtyards. The alleys and the private courtyards will be governed by a common area agreement detailing the maintenance and access structure for these areas, as governed by the homeowners' association.

Water and Wastewater Service: Existing city water and wastewater lines are adjacent to all three blocks of the subdivision. The developer proposes to provide private water and wastewater lines internally to the three blocks to serve the residences.

Drainage: The development will participate in the City of Round Rock's Regional Storm Water Management Program. While there will not be on-site detention provided, water quality treatment will be provided in the design of the McNeil Road extension.

Additional Considerations: The residential lots are configured so that each residential lot accessing a private alley extends to the midpoint of the adjacent alley. To avoid any maintenance or access conflicts possible with this configuration, a common area agreement covering maintenance of and access to the alleys will be in place before residents move into the townhouses.

RECOMMENDED MOTION:

**The Depot Townhomes Phase 2
FINAL PLAT FP1704-002**

Staff recommends approval with the following conditions:

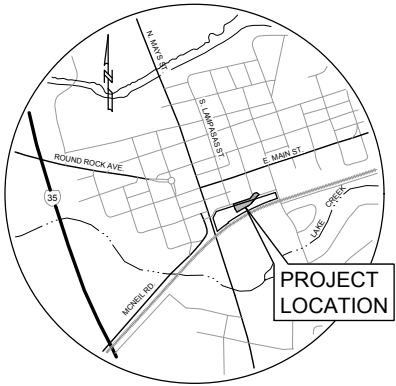
1. Please re-center plat to make all of phase 2 fit on a single sheet.
2. Fill in all PUD and document numbers left blank in current submittal.
3. Approval contingent upon City Council approval of PUD 110.
4. Change Note #3 to the following: This final plat conforms to the preliminary plat as approved by the Planning and Zoning Commission on April 19, 2017.
5. Change Note # 4 to the following: Except for Lots 21 and 22, Block B, no unit shall take direct driveway access to any public right-of-way.
6. Prior to or in tandem with final plat recordation, an Ingress and Egress Easement to the City to traverse alley areas shall be recorded.
7. Please change alley labeling to make clear the "alley" is not part of each alley's name.



K:\CAD\088-001 Downtown Round Rock Townhomes\PLANS\PLAT FROM DIAMOND\2017-04-03 DEPOT TOWNHOMES PH 2 FINAL PLAT .dwg, 4/4/2017 4:35:49 PM, 1:1.77338, W-P Inc., CN

FINAL PLAT FOR:

THE DEPOT
TOWNHOMES SUBDIVISION
PHASE 2



LOCATION MAP
NTS

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCROACHED 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 48453C0495E COMMUNITY PANEL NUMBER 495, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT IN PUD # _____ AS APPROVED BY THE CITY COUNCIL ON APRIL 27, 2017.
4. NO SINGLE FAMILY DRIVEWAYS ARE ALLOWED ON E. McNEIL ROAD.
5. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
6. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD _____ ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
7. SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH PUD _____.
8. BLOCK A, B & C ARE SUBJECT TO THE:
"COMMON AREA UTILITY AND DRAINAGE, AND MAINTENANCE
ACCEPT EASEMENTS AND RESTRICTIONS." DOC# _____

OWNER: CITY OF ROUND ROCK
221 E. MAIN ST
ROUND ROCK, TX 78664

ACREAGE: 0.781 ACRE

PATENT SURVEY: W. HARRIS SURVEY
SURVEY AW0298

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: MARCH 21, 2017

DATE OF PLANNING AND ZONING
COMMISSION REVIEW: APRIL 19, 2017

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION
AND ELEVATION: BENCHMARK:
BM #2 BM-CORR 01-016-A
BRASS DISC SET AT EDGE OF
CURB AND GUTTER.
ELEVATION = 712.08' (NAVD-88)

ACREAGE BY LOT TYPE: 0.781 - DEVELOPMENT

NUMBER OF LOTS BY TYPE: DEVELOPMENT - 22

AREA TABLE

BLOCK 'B'

Area Table	
Lot #	Sq. Ft.
1	1155
2	1155
3	1103
4	1406
5	2033
6	942
7	1604
8	2044
9	880
10	1573
11	1198
12	1198
13	1573
14	1926
15	1933
16	2941
17	1423
18	1398
19	1122
20	1619
21	1468
22	2345

AREA WITHIN SUBDIVISION : 0.781 ACRES (34,039 SF)

AREA OF LOTS BY BLOCK:

BLOCK B: 0.781 AC (34,039 SF)

AREA OF R.O.W.: 0.0 AC (0 SF)

LEGEND

----- RIGHT-OF-WAY TIE LINE
- - - - - EASEMENT AND BUILDING
 SETBACK LINE
○ CORR 1/2" IRON ROD SET
● CORR IRON ROD FOUND WITH
 ALUMINUM CAP STAMPED "C.O.R.R."
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
BM BENCHMARK
MBU MAILBOX UNIT

* THIS LEGEND APPLIES TO ALL SHEETS

----- R.O.W. LINE
----- PROPERTY BOUNDARY
O.R.W.C.T. OFFICIAL RECORDS
O.P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS
P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
P.O.C. PLAT RECORDS
POINT OF COMMENCEMENT

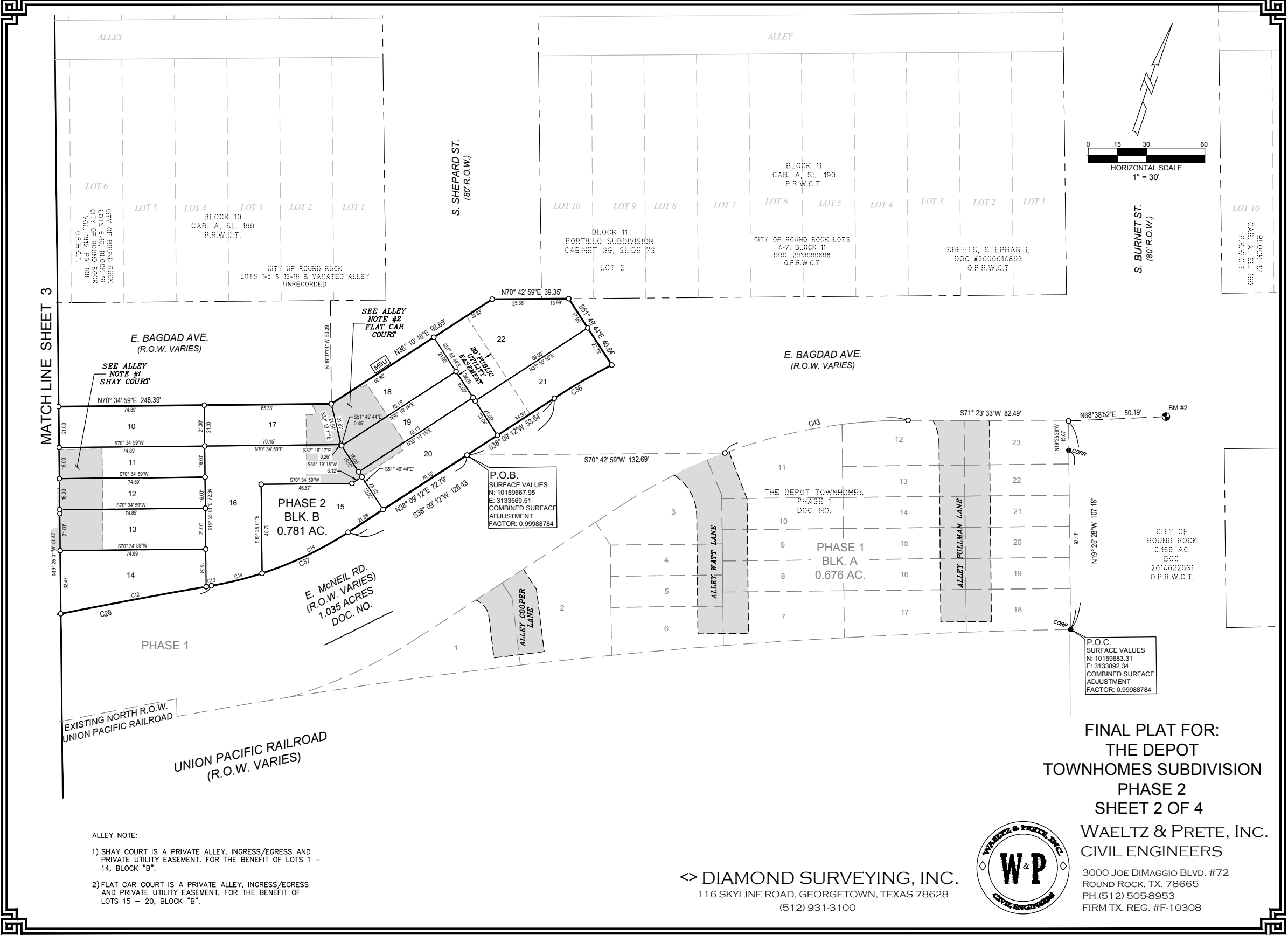
SHEET 1 OF 4

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100



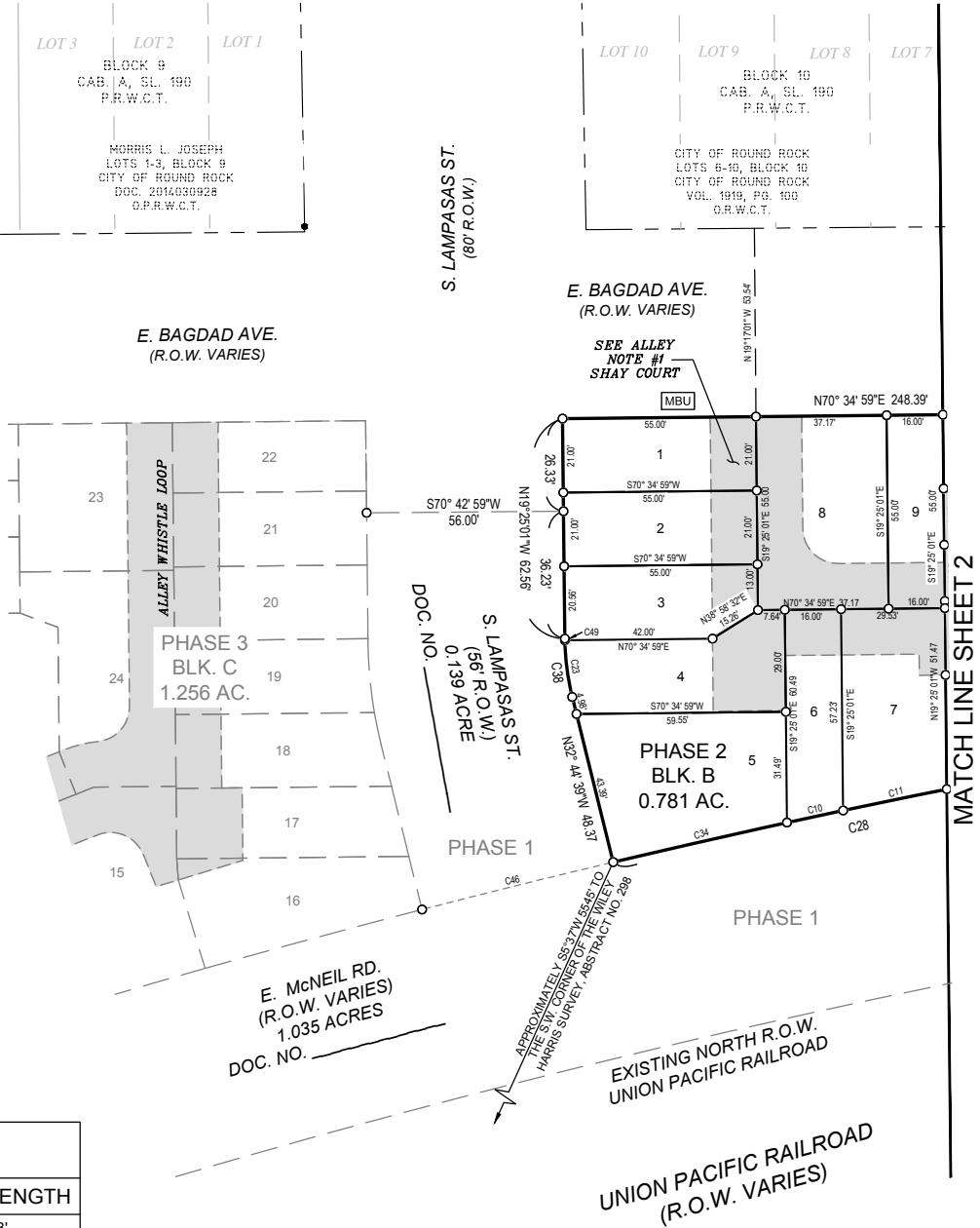
WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	16.33'	2,762.50'	0°20'19"	S59°03'27"W	16.33'
C11	30.09'	2,762.50'	0°37'27"	S59°32'20"W	30.09'
C12	76.03'	2,762.50'	1°34'37"	S60°38'21"W	76.03'
C13	2.68'	2,762.50'	0°03'20"	S61°27'20"W	2.68'
C14	26.91'	187.00'	8°14'45"	S57°21'38"W	26.89'
C15	49.23'	187.00'	15°05'03"	S45°41'44"W	49.09'
C23	16.31'	72.00'	12°58'34"	N26°15'22"W	16.27'
C28	175.83'	2,762.50'	3°38'48"	S59°39'36"W	175.80'
C34	50.70'	2,762.50'	1°03'05"	S58°21'45"W	50.70'
C36	34.16'	332.00'	5°53'43"	S41°06'04"W	34.14'
C37	76.14'	187.00'	23°19'48"	S49°49'06"W	75.62'
C38	16.75'	72.00'	13°19'34"	N26°04'52"W	16.71'
C43	96.23'	267.00'	20°38'57"	S61°04'04"W	95.71'
C46	56.00'	2762.50'	1°09'41"	S57°15'21"W	56.00'
C49	0.44'	72.00'	0°20'59"	N19°35'35"W	0.44'

- ALLEY NOTE:
- 1) SHAY COURT IS A PRIVATE ALLEY, INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT. FOR THE BENEFIT OF LOTS 1 – 14, BLOCK "B".
- 2) FLAT CAR COURT IS A PRIVATE ALLEY, INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT. FOR THE BENEFIT OF LOTS 15 – 20, BLOCK "B".



FINAL PLAT FOR:
THE DEPOT
TOWNHOMES SUBDIVISION
PHASE 2
SHEET 3 OF 4

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100



WAELTZ & PRETE, INC.
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K:\CAD\088-001 Downtown Round Rock Townhomes\PLANS\PLAT FROM DIAMOND\2017-04-03 DEPOT TOWNHOMES PH 2 FINAL PLAT.dwg, 4/4/2017 4:35:58 PM, 1:1.77338, W-P Inc., CN

METES AND BOUNDS DESCRIPTION

FOR A 0.781 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMNANT PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), THE REMNANT PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.) AND ALL OF THAT CERTAIN 0.317 ACRE TRACT OF LAND DESCRIBED AS RIGHT-OF-WAY VACATION, RECORDED IN DOCUMENT NO. _____, (O.P.R.W.C.T.). SAID 0.781 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with aluminum cap stamped "CORR" on the southeast of BLOCK A, of FINAL PLAT FOR THE DEPOT TOWNHOMES SUBDIVISION, PHASE 1, recorded in Document No. _____ (O.P.R.W.C.T.) same being on the southwest corner of a called 0.169 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2014022531, (O.P.R.W.C.T.), same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD;

THENCE N 19°25'28" W with the west boundary line of said THE DEPOT TOWNHOMES SUBDIVISION, PHASE 1, and said westerly boundary line of said 0.169-acre CITY OF ROUND ROCK tract, passing at a distance of 92.11 feet an iron rod found with aluminum cap stamped "CORR" on the northwest corner of said 0.169-acre CITY OF ROUND ROCK tract, continuing for a total distance of 107.18 feet to an iron rod set with cap marked "Diamond Surveying" on the northeast corner of said BLOCK A, of said THE DEPOT TOWNHOMES SUBDIVISION, PHASE 1, same being on an angle point in the southerly right-of-way line of E. BAGDAD AVENUE (R.O.W. varies);

THENCE with said southerly right-of-way line of E. BAGDAD AVENUE, same being with the northerly boundary line of said THE DEPOT TOWNHOMES SUBDIVISION, PHASE 1, the following two (2) courses and distances:

1. S 71°23'33" W for a distance of 82.49 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the left;
2. With said arc of a curve to the left an arc distance of 96.23 feet, said curve having a radius of 267.00 feet, a central angle of 20°38'57" and having a chord which bears S 61°04'04" W for a distance of 95.71 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for the end of this curve on the northeast corner of a 1.035 acre tract of land (E. McNEIL ROAD a variable width right-of-way) as recorded in said Document No. _____;

THENCE S 70°42'59" W with said southerly right-of-way line of E. BAGDAD AVENUE, said north boundary line of THE DEPOT TOWNHOMES SUBDIVISION, PHASE 1 for a distance of 132.69 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southeast corner of said 0.317-acre right-of-way vacation tract, same being on the northwest corner of said 1.035-acre tract (E. McNEIL ROAD), same being on the northeast corner of said remnant portion of the call 0.8791-acre CITY OF ROUND ROCK tract, for a point in the southerly boundary line and **POINT OF BEGINNING** hereof;

THENCE departing said southerly right-of-way line of E. BAGDAD AVENUE, in part through the interior of said 0.8791 acre CITY OF ROUND ROCK tract and said 2.1355 acre CITY OF ROUND ROCK tract, with the northerly boundary line of said THE DEPOT TOWNHOMES SUBDIVISION, PHASE 1 and the northerly right-of-way line of said E. McNEIL Road, the following three (3) courses and distances:

1. **S 38°09'12" W** for a distance of **72.79 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the right;
2. With said curve to the **right** an arc distance of **76.14 feet**, said curve having a radius of **187.00 feet**, a central angle of **23°19'48"** and having a chord which bears **S 49°49'06" W** for a distance of **75.62 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the point of reverse curvature of a curve to the left;
3. With said curve to the **left** an arc distance of **175.83 feet**, said curve having a radius of **2762.50 feet**, a central angle of **03°38'48"** and having a chord which bears **S 69°39'36" W** for a distance of **176.80 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southeast corner of a 0.139 acre tract of land (S. LAMPASAS STREET 56' right-of-way width) as recorded in said Document No. _____ for the southwest corner hereof;

THENCE, through the interior of said 2.1355 acre CITY OF ROUND ROCK tract, with the boundary line of said THE DEPOT TOWNHOMES SUBDIVISION, PHASE 1, with the east right-of-way line of S. LAMPASAS STREET, the following three (3) courses and distances:

1. **N 32°44'39" W** for a distance of **48.37 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the right;
2. With said curve to the **right** an arc distance of **16.75 feet**, said curve having a radius of **72.00 feet**, a central angle of **13°19'34"** and having a chord which bears **N 26°04'52" W** for a distance of **16.71 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the end of this curve;
3. **N 19°25'01" W** for a distance of **36.23 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an exterior ell corner of said THE TOWNHOMES SUBDIVISION, PHASE 1 and the northeast corner of said 0.139-acre tract (S. LAMPASAS STREET), same being on said southerly right-of-way line of E. BAGDAD AVENUE, same being on the southwest corner of said 0.317-acre right-of-way vacation tract, from which a 1/2" iron rod set with cap marked "Diamond Surveying", on the northwest corner of said 0.139-acre tract (S. LAMPASAS STREET), same being on an exterior ell corner of said THE DEPOT TOWNHOMES, PHASE 1, bears S 70°42'59" W for a distance of 56.00 feet;

THENCE with the common boundary line of said 0.317-acre right-of-way vacation tract and right-of-way line of said E. BAGDAD AVENUE, the following three (3) courses and distances:

1. **N 19°25'01" W** for a distance of **26.33 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northwest corner hereof;
2. **N 70°34'59" E** for a distance of **248.39 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;
3. **N 38°10'16" E** for a distance of **98.69 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the northwest corner of said 0.317-acre right-of-way vacation tract, same being on a point in the southerly terminus line of S. SHEPPARD STREET, for an angle point hereof;

THENCE **N 70°42'59" E** with said north boundary line of said 0.317-acre right-of-way vacation tract, said southerly terminus line of S. SHEPPARD STREET and in part with the south boundary line of Lot 10, Block 11, CITY OF ROUND ROCK SUBDIVISION, a subdivision recorded in Cabinet A, Slide 190 Plat Records of Williamson County, Texas, for a distance of **39.35 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northeast corner hereof;

THENCE with the easterly boundary line of said 0.317-acre right-of-way vacation tract the following three (3) courses and distances:

1. **S 51°49'44" E** for a distance of **40.64 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the left;
2. With said curve to the **left** an arc distance of **34.16 feet**, said curve having a radius of **332.00 feet**, a central angle of **05°53'43"** and having a chord which bears **S 41°06'04" W** for a distance of **34.14 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the end of this curve;
3. **S 38°09'12" W** for a distance of **53.64 feet** to the **POINT OF BEGINNING** hereof and containing 0.781 acre of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That The City of Round Rock, as the owner of that certain 0.781 acre tract of land being a part of the remnant portion of the called 2.1355 acre tract of land (Tract I), being the remnant portion of the called the 0.8791 acre tract of land (Tract II) recorded in document #2013081105 and being all of that certain 0.371 acre tract of land described as right-of-way vacation recorded in Document No. _____ of the Official Public 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 For: The Depot Townhomes, Subdivision Phase 2.

City of Round Rock
Alan M McGraw, Mayor
221 E. Main Street
Round Rock, Texas 78664

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, as _____ of _____, a state of Texas _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My commission expires: _____

CITY OF ROUND ROCK CERTIFICATION AND SIGNATURE BLOCK:

Approved this _____ day of _____, 20____, 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

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Shane Shafer, 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 found or placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

SHANE SHAFER, RPLS
REGISTRATION #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS
APRIL 4, 2017
DATE



ENGINEER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Antonio A. Prete, P.E., 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.

ANTONIO A. PRETE, P.E.
LICENSE #93759
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665
04 Apr 2017
DATE



COUNTY CLERK:

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., 20____, at _____ o'clock, ____m. and duly recorded on the _____ day of _____, a.d., 20____, at _____ o'clock ____m., in the plat records of said county, in document # _____.

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

Deputy

FINAL PLAT FOR:
THE DEPOT
TOWNHOMES SUBDIVISION
PHASE 2
SHEET 4 OF 4



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100