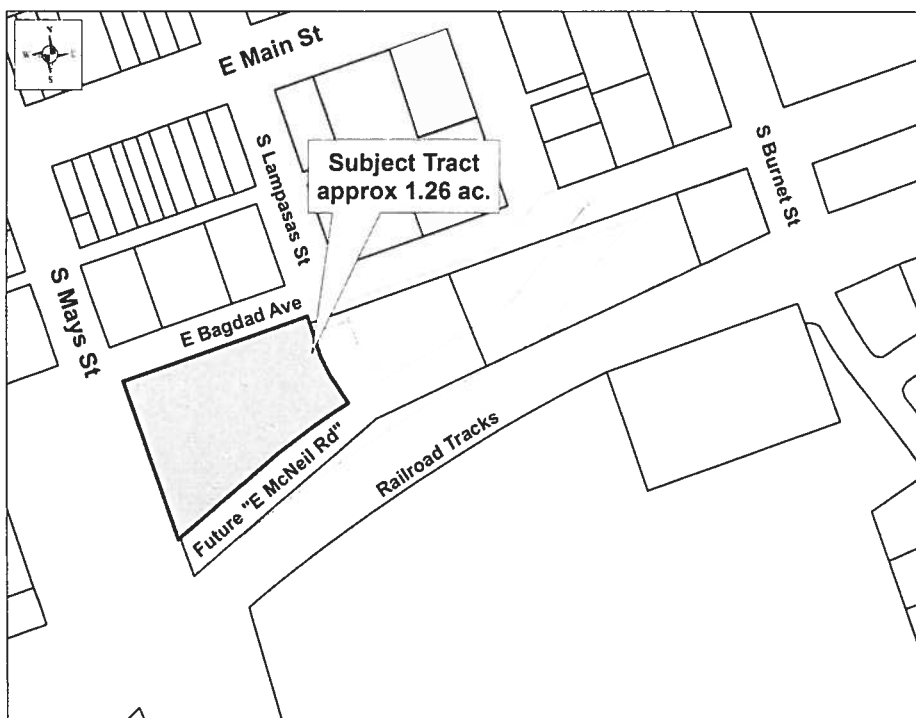


The Depot Townhomes Phase 3 Final Plat
FINAL PLAT FP1704-003



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: MU-1

DESCRIPTION: 1.26 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Industrial

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: Commercial

South: Railroad

East: Industrial

West: Downtown Mixed Use

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	37	1.26
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:	37	1.26

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 3
FINAL PLAT FP1704-003**

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. Lampasas 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 15 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 have any platted public streets, but does include two common area alleys through which residents can access their garages. 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 be part of 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.

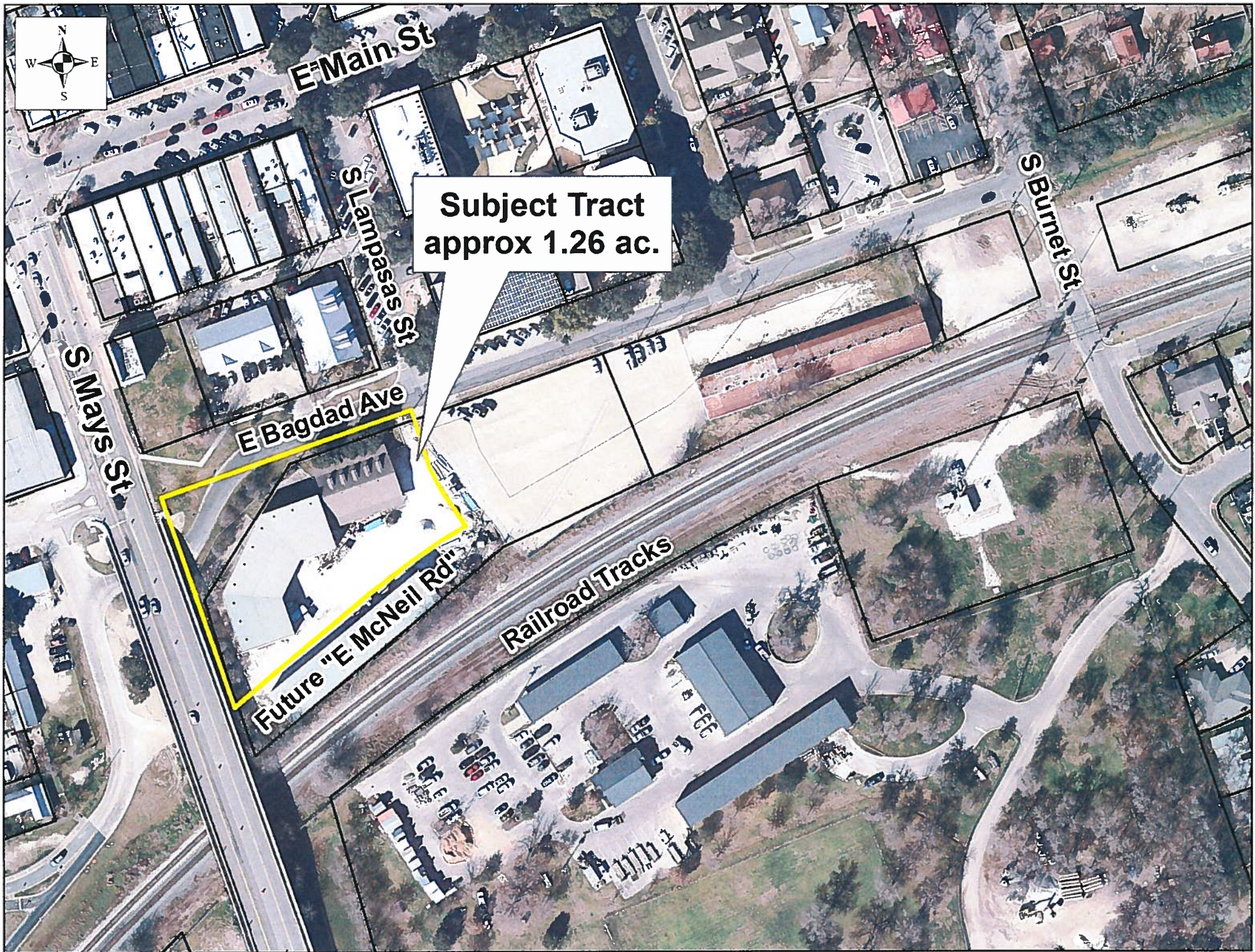
**The Depot Townhomes Phase 3
FINAL PLAT FP1704-003**

The Union Pacific Railroad currently owns a small triangular piece of the block that is proposed for phase 3. The developer is currently in negotiations to acquire this area, which is the only part of the assemblage not under City of Round Rock ownership. The plat currently contains a signature block for the railroad. The railroad's signature would not be needed at recordation if the land has been transferred to the developer by that time. If the negotiations fail and the land is not transferred, the plat would be revised prior to recordation to omit the railroad's property.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1) Approval contingent upon City Council approval of PUD 110.
- 2) Fill in all PUD and document numbers left blank in current submittal.
- 3) 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.
- 4) Change Note # 4 to the following: No unit shall take direct driveway access to any public right of-way.
- 5) Prior to or in tandem with final plat recordation, an Ingress and Egress Easement to the City to traverse alley areas shall be recorded.
- 6) Remove "alley" prefix from Shay court depicted in section 2.



**Subject Tract
approx 1.26 ac.**

E Main St

S Lampasas St

S Burnett St

S Mays St

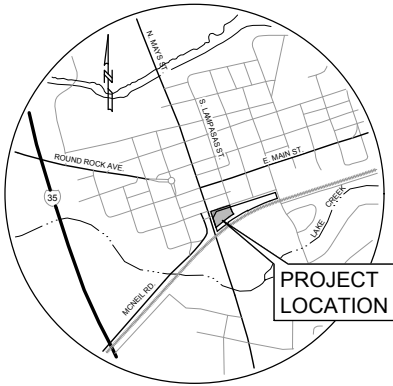
E Bagdad Ave

Future "E McNeil Rd"

Railroad Tracks

FINAL PLAT FOR:

THE DEPOT
TOWNHOMES SUBDIVISION
PHASE 3



LOCATION MAP
NTS

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.37'	167.00'	2°52'16"	S50°38'08"W	8.37'
C2	16.00'	549.00'	1°40'12"	S50°26'31"W	16.00'
C3	16.02'	549.00'	1°40'18"	S52°06'46"W	16.02'
C4	53.15'	549.00'	5°32'48"	S51°58'24"W	53.13'
C7	63.93'	2762.50'	1°19'33"	S56°00'44"W	63.93'
C8	9.24'	128.00'	4°08'17"	S30°40'31"E	9.24'
C9	20.53'	128.00'	9°11'22"	S24°00'32"E	20.51'
C16	3.90'	549.00'	0°24'25"	S49°24'12"W	3.90'
C25	1.18'	549.00'	0°07'25"	S54°41'05"W	1.18'
C26	29.06'	2,762.50'	0°36'09"	N55°02'52"E	29.06'
C29	29.77'	128.00'	13°19'38"	S26°04'43"E	29.71'
C32	16.05'	549.00'	1°40'28"	S53°47'09"W	16.05'
C45	92.99'	2762.50'	1°55'43"	S55°42'39"W	92.98'
C46	56.00'	2762.50'	1°09'41"	S57°15'21"W	56.00'

PLAT NOTES:

- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 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.
- THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT IN PUD #_____ AS APPROVED BY THE CITY COUNCIL ON APRIL 27, 2017.
- NO SINGLE FAMILY DRIVEWAYS ARE ALLOWED ON E. McNEIL ROAD.
- 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.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD _____ ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
- SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH PUD _____.
- BLOCK A, B & C ARE SUBJECT TO THE:
"COMMON AREA UTILITY AND DRAINAGE, AND MAINTENANCE
ACCEPT EASEMENTS AND RESTRICTIONS." DOC#_____

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- CORR IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- BM BENCHMARK
- MBU MAILBOX UNIT

* THIS LEGEND APPLIES TO ALL SHEETS

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

OWNER: UNION PACIFIC
RAILROAD COMPANY
1400 DOUGLAS ST,
MAIL STOP 1690
OMAHA, NEBRASKA 68179

ACREAGE: 1.256 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 #1 BM-CORR 01-016
BRASS DISC SET IN
CONCRETE. 42' SOUTH OF
MEMORIAL SIGN.
ELEVATION = 727.56' (NAVD-88)

ACREAGE BY LOT TYPE: 1.256 - DEVELOPMENT

NUMBER OF LOTS BY TYPE: DEVELOPMENT - 37

LEGEND

- R.O.W. LINE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY TIE LINE
- - - - EASEMENT AND BUILDING
SETBACK LINE
- O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- D.R.W.C.T. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS

AREA TABLE			
BLOCK 'C'			
Area Table		Area Table	
Lot #	Sq. Ft.	Lot #	Sq. Ft.
1	2960	21	1155
2	3010	22	1100
3	3875	23	1841
4	2702	24	2166
5	884	25	1173
6	880	26	1029
7	878	27	2549
8	877	28	2418
9	1149	29	984
10	1146	30	1291
11	872	31	1936
12	873	32	1028
13	881	33	1028
14	896	34	1349
15	1947	35	1037
16	1537	36	1037
17	1273	37	1407
18	1236		
19	1166		
20	1155		

AREA WITHIN SUBDIVISION : 1.256 ACRES (54,725 SF)

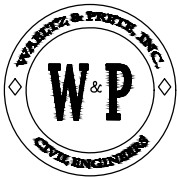
AREA OF LOTS BY BLOCK:

BLOCK C: 1.256 AC (54,725 SF)

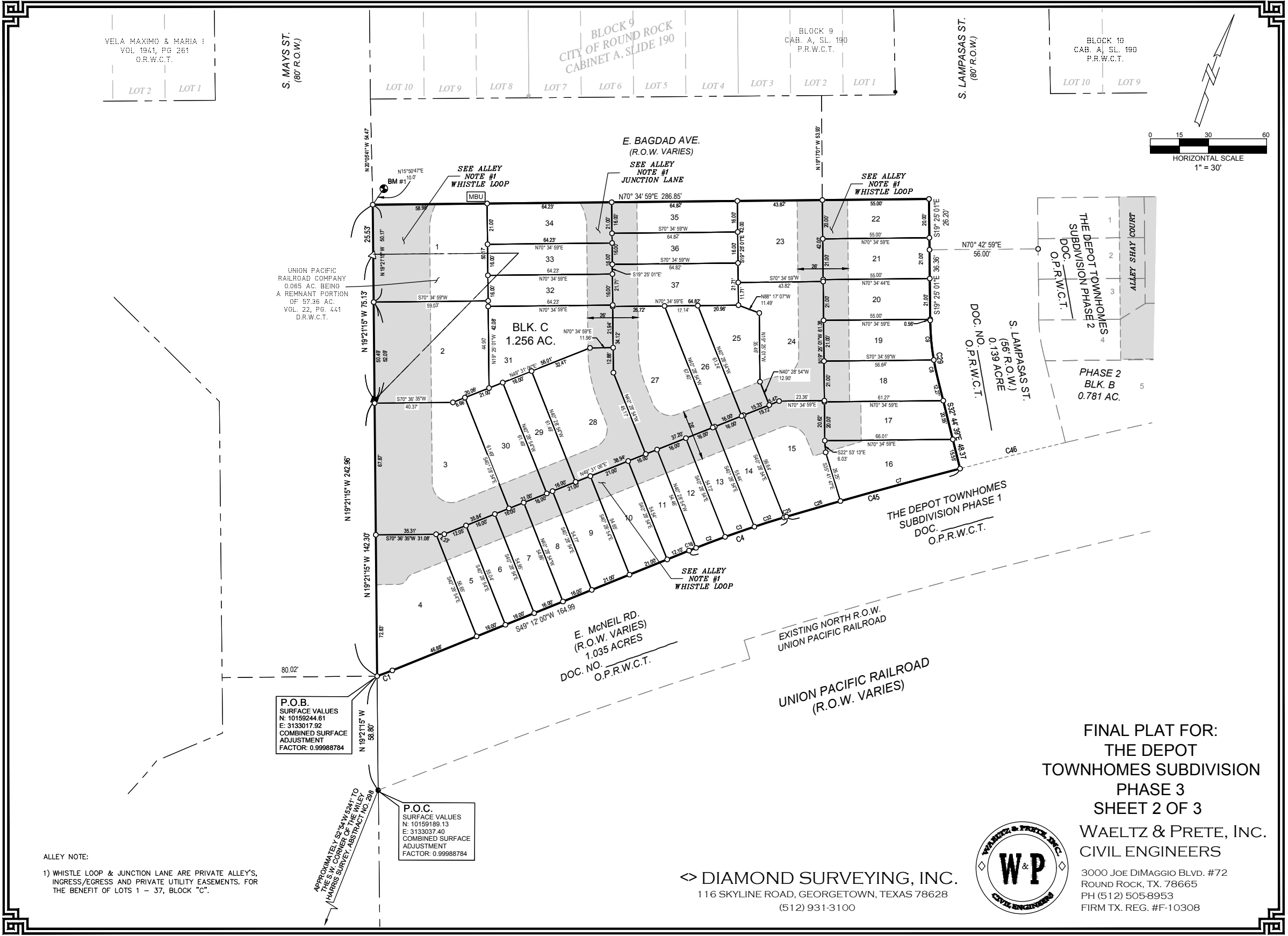
AREA OF R.O.W.: 0.0 AC (0 SF)

SHEET 1 OF 3

<> 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



METES AND BOUNDS DESCRIPTION

FOR A 1.256 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A 0.065 ACRE TRACT OF LAND BEING A REMNANT PORTION OF THE CALLED 57.36 ACRE TRACT OF LAND CONVEYED TO UNION PACIFIC RAILROAD COMPANY RECORDED IN VOLUME 22, PAGE 441, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 0.170 ACRE TRACT OF LAND (RIGHT-OF-WAY VACATION), RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.256 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the original southwest corner of said 2.1355 acre CITY OF ROUND ROCK tract, same being on a point in the easterly right-of-way line of S. MAYS STREET (80' right-of-way width), same being on a point in the northerly right-of-way of the UNION PACIFIC RAILROAD, same being on the southwest corner of FINAL PLAT FOR: THE DEPOT TOWNHOMES, PHASE 1, recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, same being on the southwest corner of a 1.035 acre tract of land (E. McNEIL ROAD) as recorded in said Document No. _____;

THENCE N 19°21'15" W with said easterly right-of-way line of S. MAYS STREET, the west boundary line of said 2.1355 acre CITY OF ROUND ROCK tract, the west boundary line of said THE DEPOT TOWNHOMES, PHASE 1, the west boundary line of said 1.035-acre tract (E. McNEIL ROAD) for a distance of 58.80 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the northwest corner of said 1.035-acre tract (E. McNEIL ROAD), monumenting the southwest corner and **POINT OF BEGINNING** hereof;

THENCE **N 19°21'15" W** continuing with said easterly right-of-way line of S. MAYS STREET, in part with said west boundary line of the 2.1355 acre CITY OF ROUND ROCK tract, passing at a distance of 142.30 feet a concrete monument found monumenting the southerly corner of said 0.065 acre UNION PACIFIC RAILROAD tract, same being on the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, passing at a distance of 217.43 feet a calculated point on the northwest corner of said 0.065-acre UNION PACIFIC tract, same being on the southwest corner of said 0.170-acre right-of-way vacation tract, in all a total distance of **242.96 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the northwest corner of said 0.170-acre right-of-way vacation tract, same being on a point in the southerly right-of-way line of E. BAGDAD AVENUE (right-of-way width varies), monumenting the northwest corner hereof;

THENCE with the common boundary line of 0.170-acre right-of-way vacation tract and the right-of-way line of said E. BAGDAD AVENUE the following two (2) courses and distances:

- 1. N 70°34'59" E** for a distance of **286.85 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
- 2. S 19°25'01" E** for a distance of **26.20 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northwest corner of a 0.139 acre tract of land (S. LAMPASAS STREET 56' right-of-way width) as recorded in said Document No. _____, same being on an angle point in the northerly boundary line of said THE DEPOT TOWNHOMES, PHASE 1, same being on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract;

THENCE with the west right-of-way line of said S. LAMPASAS STREET common with said THE DEPOT TOWNHOMES, PHASE 1, the following three (3) courses and distances:

- 1. S 19°25'01" E** for a distance of **36.36 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the left;
- With said **curve to the left** an **arc distance of 29.77 feet**, said curve having a **radius of 128.00 feet**, a **central angle of 13°19'38"** and having a chord which bears **S 26°04'43" E** for a distance of **29.71 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
- 3. S 32°44'39" E** for a distance of **48.37 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southwest corner of said 0.139-acre tract (S. LAMPASAS STREET) same being on a point in the northerly right-of-way line of E. McNEIL ROAD, same being an interior ell corner of said THE DEPOT TOWNHOMES, PHASE 1, for the southeast corner hereof;

THENCE with said northerly right-of-way line of E. McNEIL ROAD common with said THE DEPOT TOWNHOMES, PHASE 1, the following four (4) courses and distances:

- With a **curve to the left** an **arc distance of 92.99 feet**, said curve having a **radius of 2762.50 feet**, a **central angle of 01°55'43"** and having a chord which bears **S 55°42'39" W** for a distance of **92.98 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the point of compound curvature of a curve to the left;
- With said **curve to the left** an **arc distance of 53.15 feet**, said curve having a **radius of 549.00 feet**, a **central angle of 05°32'48"** and having a chord which bears **S 51°58'24" W** for a distance of **53.13 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
- 3. S 49°12'00" W** for a distance of **164.99 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the right;
- With said **curve to the right** an **arc distance of 8.37 feet**, said curve having a **radius of 167.00 feet**, a **central angle of 02°52'16"** and having a chord which bears **S 50°38'08" W** for a distance of **8.37 feet** to the **POINT OF BEGINNING** hereof and containing 1.256 acres 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 1.256 acre tract of land being a part of the remnant portion the called 2.1355 acre tract of land (Tract I), recorded in document #2013081105 and being all of that certain 0.170 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 The Depot Townhomes, Phase 3, Subdivision.

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: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Union Pacific Railroad Company as the owner of that certain 0.065 acre tract of land being a remnant portion of the called 57.36 acre tract of land recorded in Volume 22, Page 441. Deed 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 The Depot Townhomes, Phase 3, Subdivision.

Union Pacific Railroad Company

1400 Douglas Street, Mail Stop 1690
Omaha, Nebraska 68179

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



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



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

ENTITY:

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

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