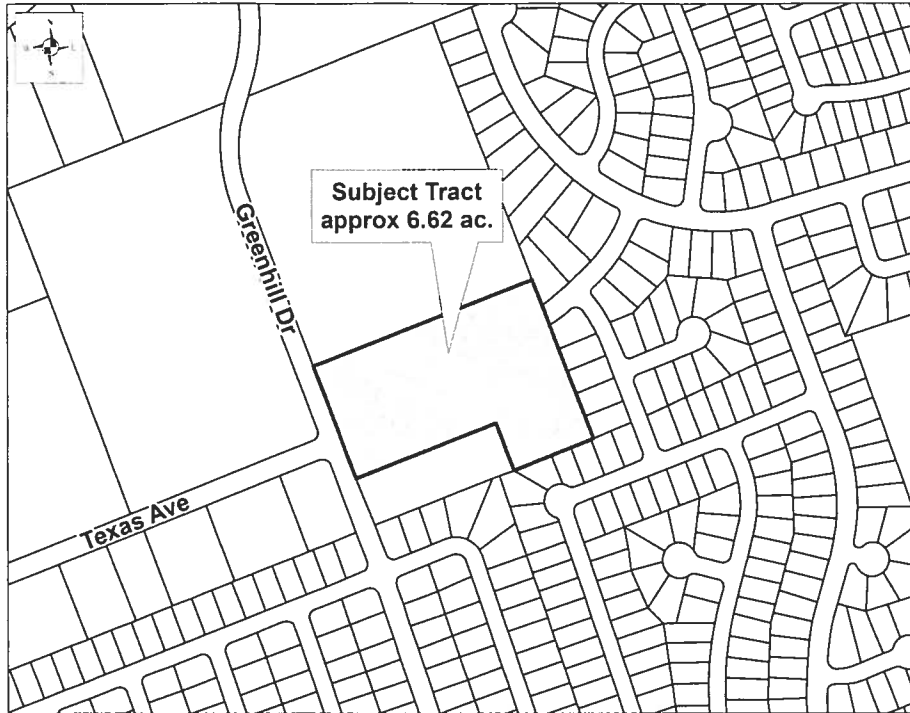


**United Auto Parts Subdivison, Replat of Lot 1, Block A  
FINAL PLAT    FP1705-002**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Replat

**ZONING AT TIME OF APPLICATION:** LI

**DESCRIPTION:** 6.62 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Industrial

**ADJACENT LAND USE:**

North: Vacant

South: Residential

East: Residential

West: Industrial

**PROPOSED LAND USE:** Industrial

<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:	2	5.63
Open/Common Space:	0	0.00
ROW:	1	0.99
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>3</b>	<b>6.62</b>

**Owner:**  
YEN CHUAN KUO  
14 SHERBORNE WOOD  
SAN ANTONIO, TX 78218-

**Agent**  
CP&Y  
Dan Flaherty  
1 Chisholm Trl., Ste. 130  
Round Rock, TX 78681

**United Auto Parts Subdivison, Replat of Lot 1, Block A**  
**FINAL PLAT      FP1705-002**

**HISTORY:** The Planning and Zoning Commission approved the United Auto Parts Subdivision Concept Plan on November 11, 2007. The Planning and Zoning Commission approved the United Auto Parts Subdivision Preliminary Plat and Final Plat on January 30, 2008.

**DATE OF REVIEW:** June 21, 2017

**LOCATION:** West of intersection of Texas Avenue and Greenhill Drive.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation for the plat site is Industrial and the zoning is LI, Light Industrial. The LI district allows office, manufacturing and assembly, warehouses, wholesale trade and several other similar uses by right, while also allowing several other uses with conditions. The LI district is subject to landscaping requirements and building exterior material standards.

Traffic, Access and Roads: The plat site falls between two disconnected segments of Texas Avenue at the intersection with Greenhill Drive. The proposed plat would dedicate Texas Avenue right-of-way to connect the two segments. The City of Round Rock Transportation Department has waived a traffic impact analysis for this project.

Water and Wastewater Service: Water to the proposed subdivision will be provided via a 12" water line that is currently under construction and will be located under the north side of Texas Avenue. Six-inch waterlines are available at the east and west ends of the plat site.

Drainage: The plat site will utilize both underground storage in the Texas Avenue right-of-way and detention ponds located on the northern lot to be created through the replat. The southern lot's drainage will be determined with the development of that lot.

Additional Considerations: The City of Round Rock owns the northern lot to be created through the plat as well as the Texas Avenue extension right-of-way. The purpose of the plat is to connect the two disconnected segments of Texas Avenue. The plat will also create two developable lots fronting on either Greenhill Drive or the Texas Avenue extension. Construction is currently underway on Texas Avenue.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Prior to recordation, replace Note #1 with the city's standard FEMA flood plain and ultimate floodplain notes. The two notes must be separate entries.

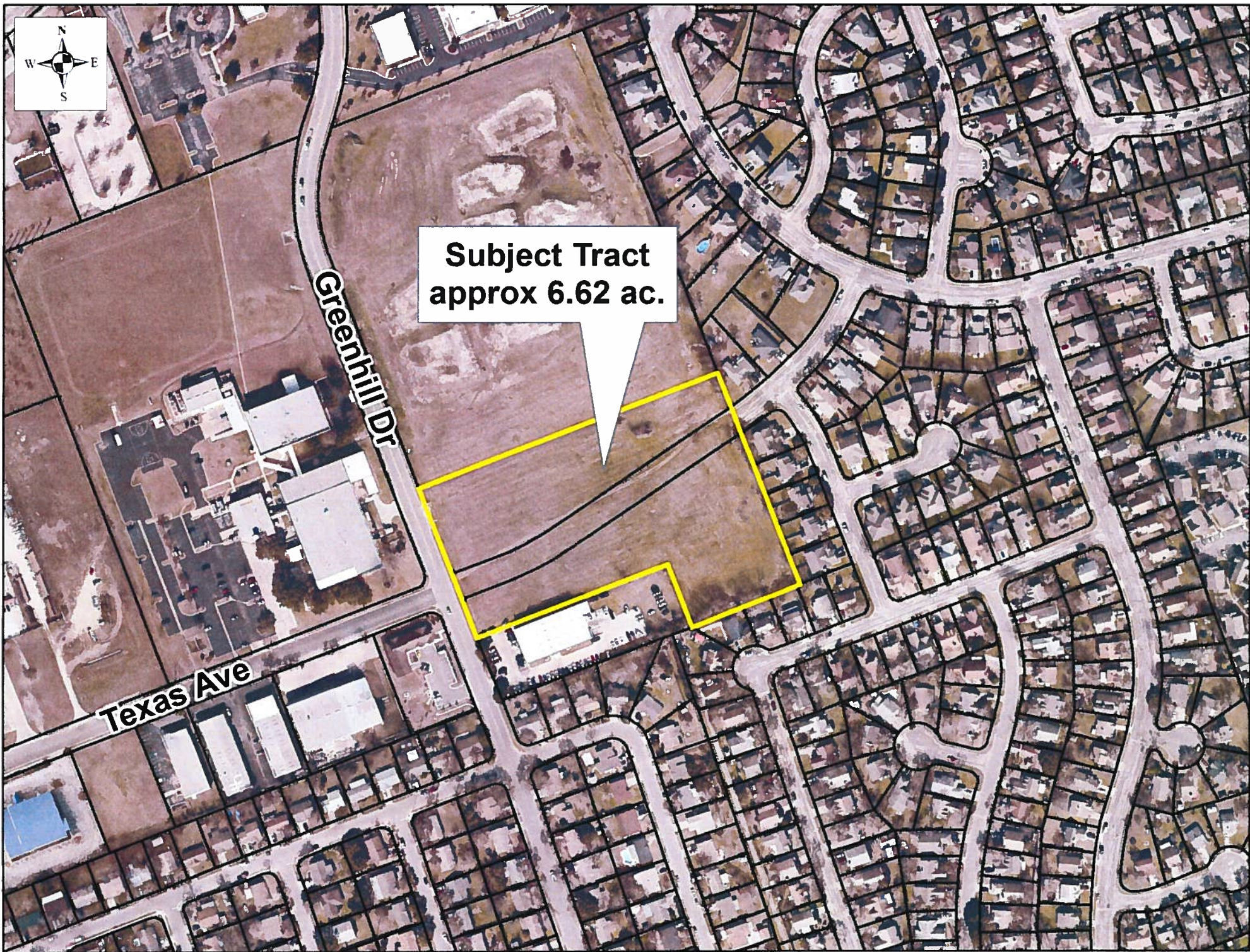




**Subject Tract  
approx 6.62 ac.**

**Greenhill Dr**

**Texas Ave**





REPLAT OF LOT 1, BLOCK A  
UNITED AUTO PARTS SUBDIVISION  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

OWNER: CITY OF ROUND ROCK  
221 MAIN STREET  
ROUND ROCK, TEXAS 78664

YEN CHUAN KUO  
14 SHERBORNE WOOD  
SAN ANTONIO, TEXAS 78218

SITE: 2150 GREENHILL DRIVE,  
ROUND ROCK, TEXAS 78664

ACREAGE: 6.616 ACRES

NUMBER OF BLOCKS: ONE

LINEAR FEET OF NEW STREETS: 718 FEET

SUBMITTAL DATE: MAY 23, 2017

DATE OF PLANNING & ZONING COMMISSION REVIEW: JUNE 21, 2017

BENCHMARK: CUT "X" SET ON THE NORTH FLANGE BOLT OF A  
FIRE HYDRANT AT THE NORTHWEST CORNER OF  
TEXAS AVENUE AND GREENHILL DRIVE INTERSECTION  
ELEVATION: 760.47' (NAVD '88)

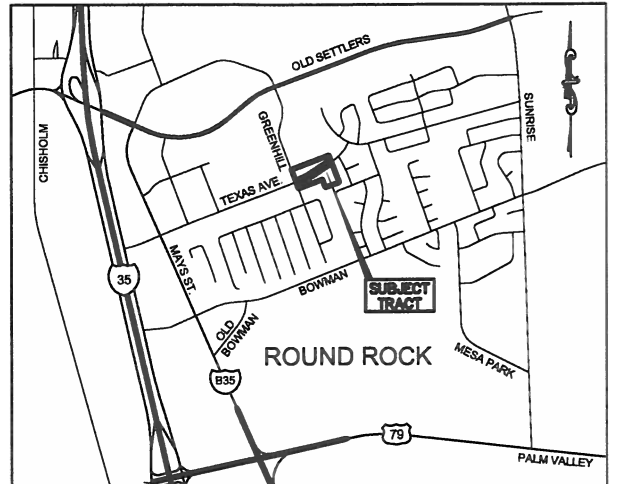
ACREAGE BY LOT TYPE: 5.624 ACRES DEVELOPMENT  
0.9913 ACRE RIGHT-OF-WAY

NUMBER OF LOTS BY TYPE: 2 DEVELOPMENT  
1 RIGHT-OF-WAY

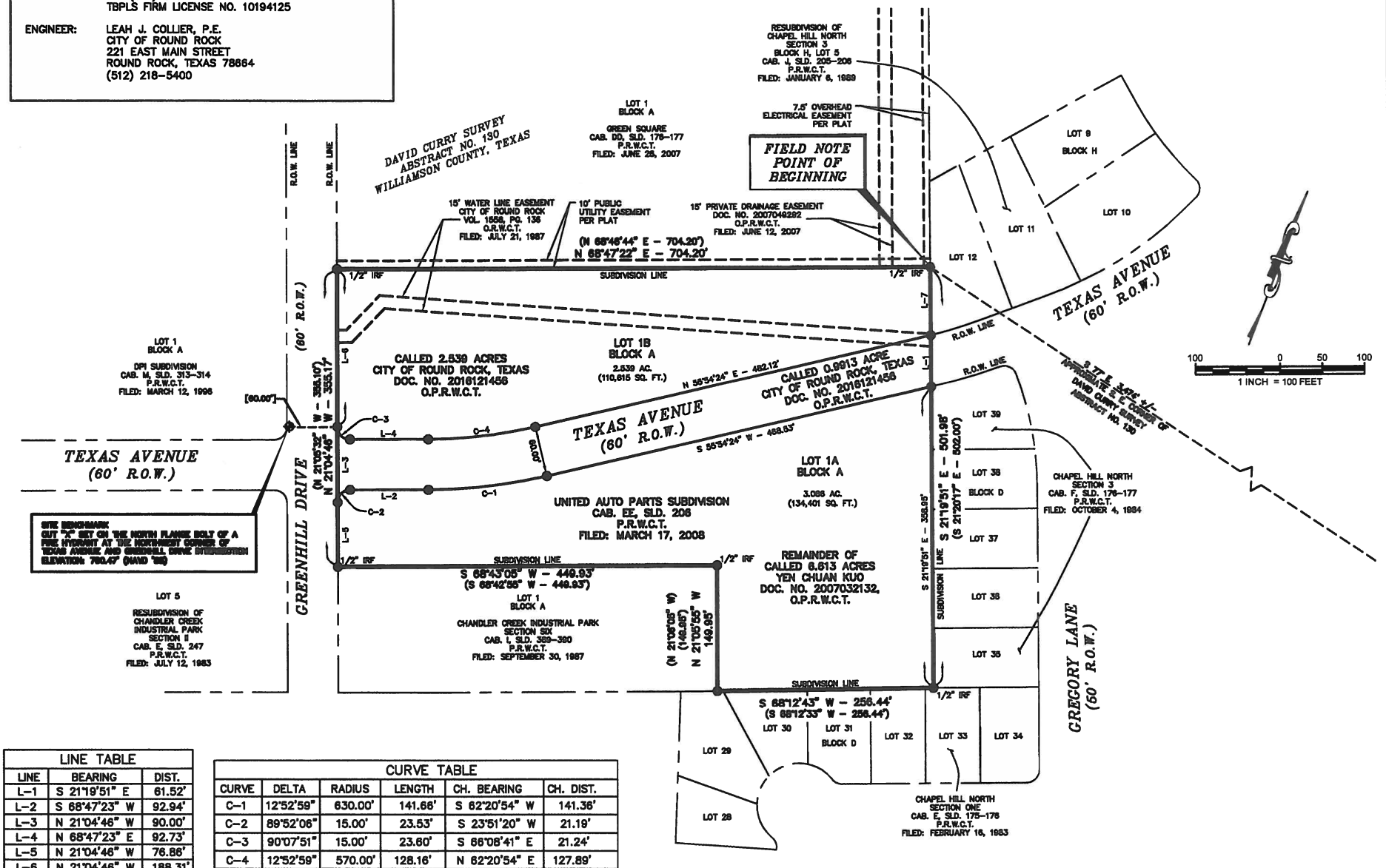
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130

SURVEYOR: DANIEL M. FLAHERTY, R.P.L.S.  
CP&Y, INC.  
ONE CHISHOLM TRAIL, SUITE NO. 130  
ROUND ROCK, TEXAS 78661  
PH. (512) 248-0065  
TBPLS FIRM LICENSE NO. 10194125

ENGINEER: LEAH J. COLLIER, P.E.  
CITY OF ROUND ROCK  
221 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664  
(512) 218-5400



LOCATOR MAP  
1 INCH = 2,000 FEET



LINE TABLE		
LINE	BEARING	DIST.
L-1	S 21°19'51" E	61.52'
L-2	S 68°47'23" W	92.94'
L-3	N 21°04'46" W	90.00'
L-4	N 68°47'23" E	92.73'
L-5	N 21°04'46" W	76.88'
L-6	N 21°04'46" W	188.31'
L-7	S 21°19'51" E	81.51'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C-1	12°52'59"	630.00'	141.66'	S 62°20'54" W	141.36'
C-2	89°52'06"	15.00'	23.53'	S 23°51'20" W	21.19'
C-3	90°07'51"	15.00'	23.80'	S 66°08'41" E	21.24'
C-4	12°52'59"	570.00'	128.16'	N 62°20'54" E	127.89'

PLAT NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, DATED: SEPTEMBER 26, 2008.
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED.
- 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.
- A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LINES SHOWN HEREON.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
- COVENANTS AND RESTRICTIONS PER VOLUME 816, PAGE 846 OF D.R.W.C.T. AND CABINET EE, SLIDE 206 OF THE P.R.W.C.T.
- ALL EXISTING AND PROPOSED EASEMENTS DESCRIBED HEREIN ARE TO THE BENEFIT OF THE CITY OF ROUND ROCK UNLESS OTHERWISE NOTED.

LEGEND

- = 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "CORR ROW" FOUND UNLESS OTHERWISE NOTED
- = COTTON GIN SPINDLE SET
- ( ) = RECORD BEARING AND DISTANCE PER PLAT CABINET EE, SLIDE 206 P.R.W.C.T.
- [ ] = RECORD DISTANCE PER PLAT CABINET D, SLIDE 84 P.R.W.C.T.
- ⊕ = BENCHMARK
- R.O.W. = RIGHT-OF-WAY
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.R.W.C.T. = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- = EASEMENT LINE



1 Chisholm Trail, Suite 130, Round Rock, Texas 78661 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125

REPLAT OF LOT 1, BLOCK A  
UNITED AUTO PARTS SUBDIVISION

Proj. No. 24012	Sheet 1	C-1693
Date: 05-10-2017	1	
Drawing: 24012R-REPLAT	of 2	
Scale: 1" = 100'		

REPLAT OF LOT 1, BLOCK A  
UNITED AUTO PARTS SUBDIVISION  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT, THE CITY OF ROUND ROCK, TEXAS, AS THE OWNER OF THAT CERTAIN 0.9913 ACRE TRACT OF LAND AND THAT CERTAIN 2.539 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016121456 OF THE OFFICIAL 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 REPLAT OF LOT 1, BLOCK A, UNITED AUTO PARTS SUBDIVISION.

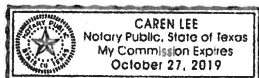
CITY OF ROUND ROCK

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5<sup>th</sup> DAY OF June  
2017, BY, NAME/TITLE.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Caren Lee  
MY COMMISSION EXPIRES:



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

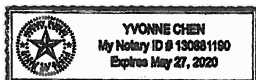
THAT, YEN CHUAN KUO, AS THE OWNER OF THAT CERTAIN 3.086 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2007032132 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS REPLAT OF LOT 1, BLOCK A, UNITED AUTO PARTS SUBDIVISION.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1<sup>st</sup> DAY OF June  
2017, BY, YEN CHUAN KUO.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Yvonne Chen  
MY COMMISSION EXPIRES:



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, DANIEL M. FLAHERTY, R.P.L.S. 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.

DANIEL M. FLAHERTY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5004

05/31/17  
DATE

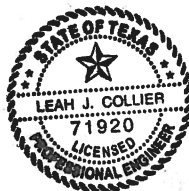


THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, LEAH J. COLLIER, 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.

LEAH J. COLLIER  
LICENSED PROFESSIONAL ENGINEER NO. 71920

6/5/2017  
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

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

DESCRIPTION

BEING A 6.616 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS; SAID 6.616 ACRE TRACT BEING ALL OF LOT 1, BLOCK A, UNITED AUTO PARTS SUBDIVISION, FILED ON MARCH 17, 2008 AND RECORDED IN CABINET EE, SLIDE 206 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 6.616 ACRE TRACT ALSO BEING ALL OF A CALLED 0.9913 ACRE TRACT AND A CALLED 2.539 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO THE CITY OF ROUND ROCK, TEXAS, FILED ON DECEMBER 27, 2016 AND RECORDED IN DOCUMENT NO. 2016121456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) SAID 6.616 ACRE TRACT ALSO BEING ALL OF THE REMAINDER OF A CALLED 6.613 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO YEN CHUAN KUO, FILED ON APRIL 19, 2007 AND RECORDED IN DOCUMENT NO. 2007032132 OF THE O.P.R.W.C.T. SAID 6.616 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found marking the common northeast corner of said Lot 1, United Auto Parks Subdivision and the northeast corner of said 2.539 acre tract, same marking the southeast corner of Lot 1, Block A, Green Square Subdivision, filed on June 26, 2007, and recorded in Cabinet DD, Slides 176 - 177, P.R.W.C.T., lying on the west line of Lot 12, Block H, Resubdivision of Chapel Hill North, Section 3, Block H, Lot 5, filed on January 6, 1989 and recorded in Cabinet J, Slides 205 - 206, P.R.W.C.T., for the northeast corner of the herein described tract;

THENCE South 21° 19' 51" East, with the common east line of said Lot 1, United Auto Parts Subdivision, the east line of said 2.539 acre tract, the east line of said 0.9913 acre tract, the east line of said remainder tract, in part with the west line of said Lot 12 and in part with the west line of Lots 35 through 39, Block D of Chapel Hill North, Section 3, filed on October 4, 1984 and recorded in Cabinet F, Slides 176 - 177, P.R.W.C.T., a distance of 501.98 feet to a 1/2" iron rod found for the southwest corner of said Lot 35, same marking the common southeast corner of said Lot 1, United Auto Parts Subdivision, the southeast corner of said remainder tract and of the herein described tract;

THENCE with the common south line of said Lot 1, United Auto Parts Subdivision, the south line of said remainder tract and in part with the north line of Lots 29 through 33 of Chapel Hill North, Section One, filed on February 16, 1983 and recorded in Cabinet E, Slides 175 - 176, P.R.W.C.T. and with the east and north line of Lot 1, Block A, Chandler Creek Industrial Park, Section Six, filed on September 30, 1987 and recorded in Cabinet I, Slides 389 - 390, P.R.W.C.T., the following three (3) courses:

- 1) South 68° 12' 43" West, a distance of 256.44 feet to a cotton gin spindle set;
- 2) North 21° 05' 55" West, a distance of 149.95 feet to a 1/2" iron rod found;
- 3) South 68° 43' 05" West, a distance of 449.93 feet to a 1/2" iron rod found for the common southwest corner of said Lot 1, United Auto Parts Subdivision, the southwest corner of said remainder tract and the northwest corner of said Lot 1, Chandler Creek Industrial Park, lying on the east right-of-way line of Greenhill Drive (60 foot right-of-way width) and being the southwest corner of the herein described tract;

THENCE North 21° 04' 46" West, with the common west line of said Lot 1, United Auto Parts Subdivision, the west line of said remainder tract, the west line of said 0.9913 acre tract, the west line of said 2.539 acre tract and the east right-of-way line of said Greenhill Drive, a distance of 355.17 feet to a 1/2" iron rod found for the southwest corner of said Lot 1, Green Square Subdivision, same marking the common northwest corner of said Lot 1, United Auto Parts Subdivision, the northwest corner of said 2.539 acre tract and the northwest corner of the herein described tract;

THENCE North 68° 47' 22" East, with the common north line of said Lot 1, United Auto Parts Subdivision and the south line of said Lot 1, Green Square Subdivision, a distance of 704.20 feet to the POINT OF BEGINNING of the herein described tract, delineating and encompassing within the metes recited 6.616 acres of land, more or less.



1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125

REPLAT OF LOT 1, BLOCK A  
UNITED AUTO PARTS SUBDIVISION

Proj. No. <u>24012</u>	Sheet <u>2</u>
Date: <u>05-10-2017</u>	<u>2</u>
Drawing: <u>24012R-REPLAT</u>	<u>of</u>
Scale: <u>1" = 100'</u>	<u>2</u>