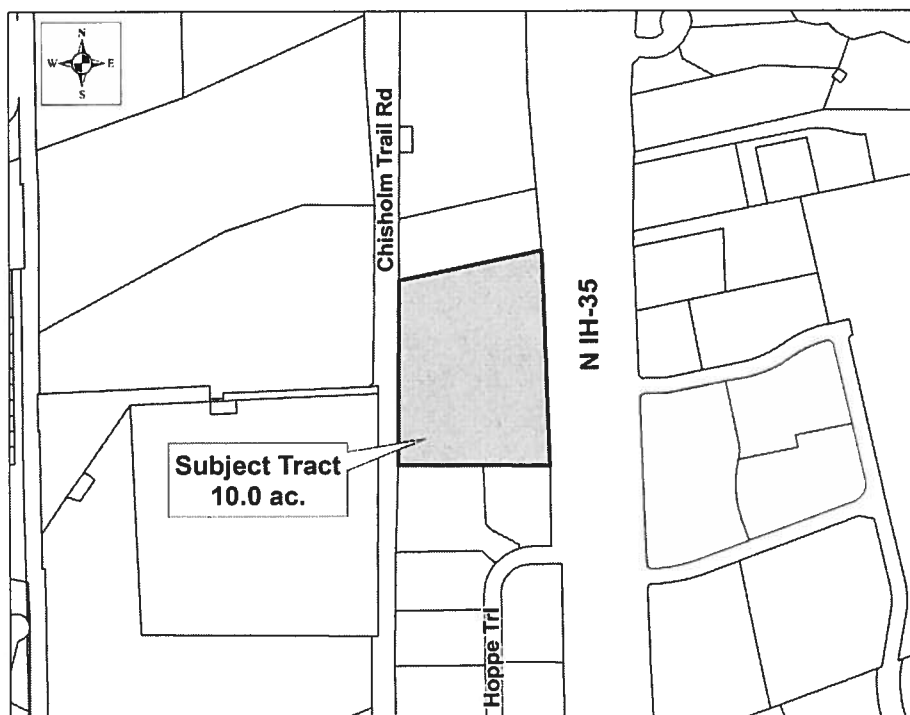


**Replat of the Amended Plat of the Final Plat of Round Rock Nissan  
FINAL PLAT FP1707-002**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Replat

**ZONING AT TIME OF APPLICATION:** C-1

**DESCRIPTION:** 10.00 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Commercial

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Commercial  
South: Commercial  
East: Commercial  
West: Light Industrial

**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:	2	10.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>2</b>	<b>10.00</b>

**Owner:**  
Round Rock Nissan  
CARS-DB4 LP  
8270 Greensboro Dr., Ste. 950  
McLean, VA 22102-4909

**Agent**  
Haynie Consulting, Inc.  
Timothy Haynie  
1010 Provident Ln.  
Round Rock, TX 78664

**Replat of the Amended Plat of the Final Plat of Round Rock Nissan  
FINAL PLAT FP1707-002**

**HISTORY:** The Planning and Zoning Commission approved the Round Rock Nissan Final Plat on January, 3 1996 and the Amended Plat of the Final Plat of Round Rock Nissan on July 2, 2003.

**DATE OF REVIEW:** August 16, 2017

**LOCATION:** Between the Interstate 35 frontage road and Chisholm Trail Road, north of Hoppe Trail.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The plat site is designated commercial in the General Plan and is zoned C-1, General Commercial. The C-1 zoning district allows for the existing auto sales use, which is planned to continue on both lots created through the proposed replat. Should any renovation or replacement of buildings occur in the future, the C-1 zoning district has standards for building materials, landscaping and lighting that would apply.

Traffic, Access and Roads: The site is accessed by both the Interstate 35 frontage road and North Chisholm Trail Road. No traffic Impact Analysis is required for the proposed action.

Water and Wastewater Service: The plat site is currently served by 12-inch water lines along Chisholm Trail Road and Interstate 35. Wastewater is available through a 12-inch gravity main in the easement along Interstate 35.

Drainage: The site as currently set up for one lot has drainage set up to convey drainage to an outlet in the I-35 right-of-way. In order to continue to utilize the existing arrangement, a 15-foot easement will be necessary across the proposed lot 1.

Additional Considerations: The proposed action will separate into two lots the current single lot plat, which was an amending plat of the original final plat containing two lots. The purpose of the replat is to separate the two auto dealership lots into separately-owned entities at the owner's request.

**RECOMMENDED MOTION:**

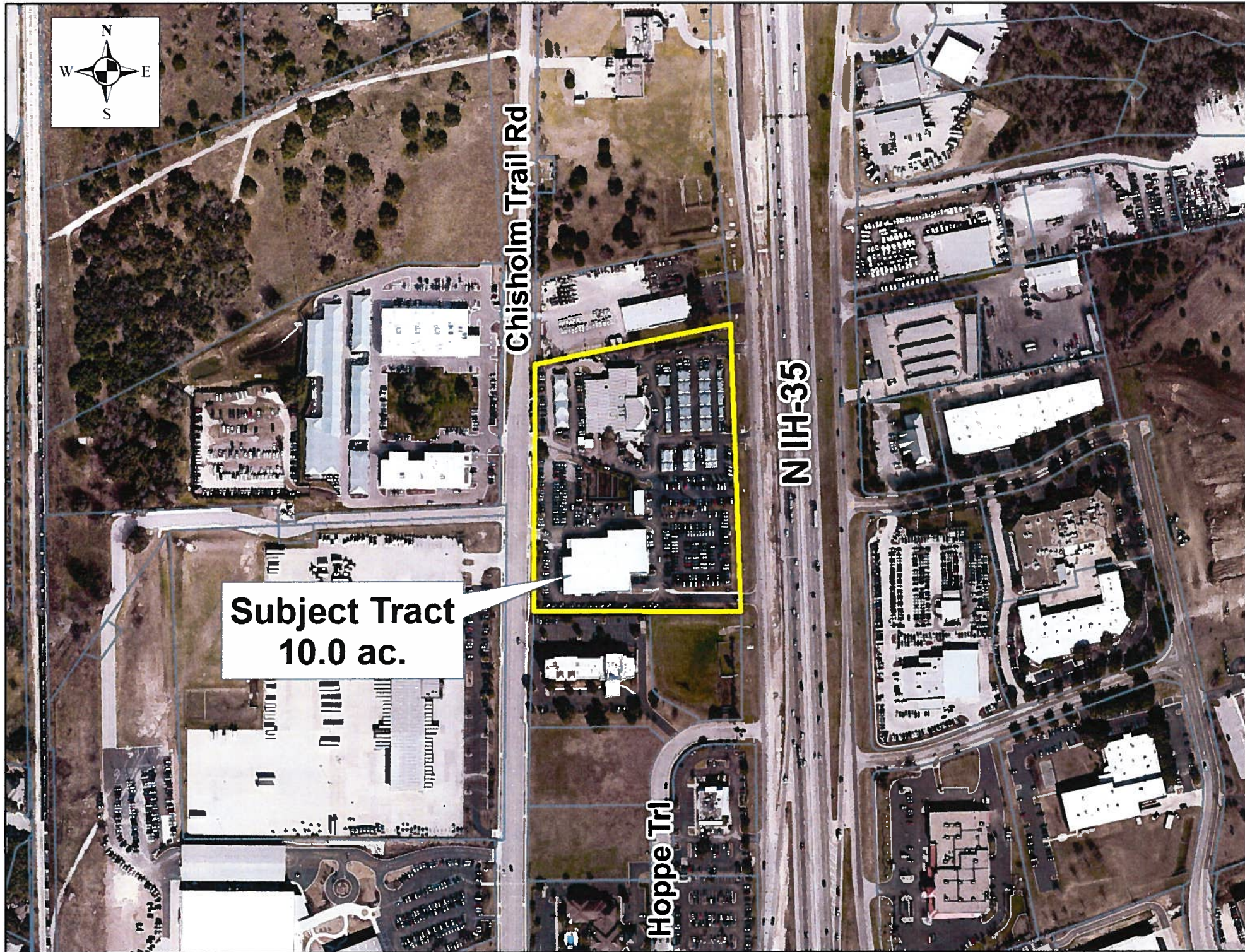
Staff recommends approval with the following conditions:

- 1) Provide a vertical datum for the benchmark.
- 2) Provide a perpendicular tie across Chisholm Trail starting from a point on each, Lot 1 and Lot 2.
- 3) Clarify what the 0.41-acre callout is to the west with reported document number 2012030436.
- 4) Provide beneficiary on all easements, excepting P.U.E.'s.
- 5) For easements that are hereby dedicated, provide all appropriate bearings and distances, e.g. drainage easement, etc.

**Replat of the Amended Plat of the Final Plat of Round Rock Nissan  
FINAL PLAT      FP1707-002**

- 6) Clarify to what the bearing/distance call N44o04'48"E 136.95' in the drainage easement refers. All lines/curves for this easement, proposed to be dedicated with the plat, must have bearing/distance calls. Call out as a private drainage easement.
- 7) For easements that are dedicated via separate instrument, omit bearings and distance calls. For easements that are hereby dedicated, provide all appropriate bearings and distances.
- 8) Separate Note 3 into separate FEMA floodplain and ultimate floodplain notes.
- 9) Needs 15' PUE note for I-35 frontage and 10' PUE note for Chisholm Trail frontage.





Chisholm Trail Rd

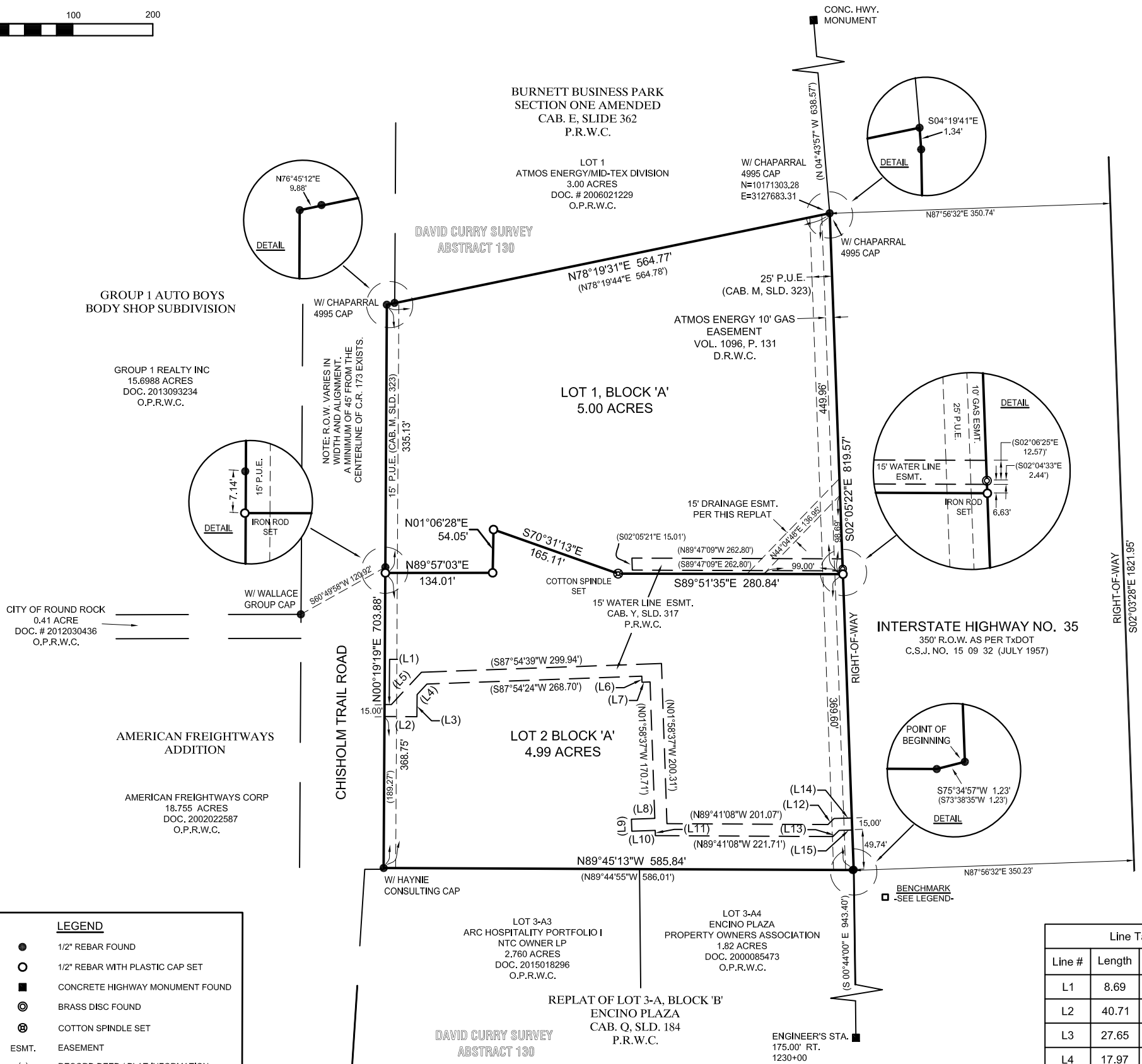
NH-35

Hoppe Trl

Subject Tract  
10.0 ac.




## SITE LOCATION MAP



Line Table		
Line #	Length	Direction
L1	8.69	N89° 41' 30"W
L2	40.71	N89° 41' 30"W
L3	27.65	S00° 18' 30"W
L4	17.97	S42° 54' 39"W
L5	55.16	S42° 54' 39"W
L6	7.52	N01° 58' 37"W
L7	10.00	S87° 54' 39"W
L8	29.18	N88° 01' 23"E
L9	15.00	N01° 58' 37"W
L10	29.18	S88° 01' 23"W
L11	6.48	N01° 58' 37"W
L12	10.71	S45° 12' 13"W
L13	11.02	S45° 12' 13"W
L14	22.15	S88° 15' 56"W
L15	16.32	S88° 15' 56"W

OWNER: CARS-DB4, L.P.  
ACREAGE: 9.993 ACRES  
SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130  
SURVEYOR: HAYNIE CONSULTING INC.  
ENGINEER: HAYNIE CONSULTING, INC.  
LOTS: 2 COMMERCIAL LOTS, 5.00 AC. & 4.99 AC.  
BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: JULY 18, 2017  
DATE OF PLANNING AND ZONING COMMISSION MEETING: AUGUST 16, 2017

DATE	REV. BY	DESCRIPTION	 <b>HAYNIE CONSULTING, INC.</b> Civil Engineers and Land Surveyors 1010 Provident Lane Round Rock, Texas 78664-3276 Ph: 512-837-2446 Fax: 512-837-9463		<b>REPLAT OF THE AMENDED PLAT OF THE FINAL PLAT OF ROUND ROCK NISSAN</b>	SHEET NO.  1 OF 2
			DRAWN BY: KS	CHECKED BY: KM, BJ		
			FIELD BOOK:	FIELD NOTE NO:		
			SCALE: 1"=100'			
			JOB NO: 789-17-01			
			FILE NAME:			

X:\789 AYER Design Group\789-17-01 Nissan 10AC Tract\DWG\789-17-01 REPLAT OF AMENDED FINAL PLAT NISSAN.dwg Aug 01, 17 3:34 pm

REPLAT OF THE AMENDED PLAT OF THE FINAL PLAT OF  
ROUND ROCK NISSAN  
IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A DESCRIPTION OF A 9.993 ACRE TRACT IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CALLED 10.00 ACRES IN VOLUME 2399, PAGE 521 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING THE "FINAL PLAT OF ROUND ROCK NISSAN" IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET M, SLIDE 323 OF THE WILLIAMSON COUNTY PLAT RECORDS, AND AS AMENDED IN CABINET Y, SLIDE 317 OF THE WILLIAMSON COUNTY PLAT RECORDS.

BEGINNING AT A 1/2" REBAR WITH AN ALUMINUM CAP FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35, BEING THE EASTERNMOST SOUTHEAST CORNER OF LOT 2, AND FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT FOUND (BROKEN) AT ENGINEERS STATION 1230+00, 175.00 FEET RIGHT, BEARS SOUTH 00°44'00" EAST, A DISTANCE OF 943.40 FEET;

THENCE SOUTH 75°34'57" WEST, WITH THE SOUTHEASTERLY LINE OF LOT 2, A DISTANCE OF 1.23 FEET TO A 1/2" REBAR FOUND;

THENCE NORTH 89°45'13" WEST, WITH THE SOUTH LINE OF LOT 2, A DISTANCE OF 585.84 FEET (RECORD NORTH 89°44'55" WEST, 586.01 FEET) TO A 1/2" REBAR WITH HAYNIE CONSULTING CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2 AT A FENCE CORNER IN THE APPARENT EAST LINE OF CHISHOLM TRAIL ROAD, WIDTH VARIES.

THENCE NORTH 00°19'19" EAST, ALONG SAID CHISHOLM TRAIL ROAD, PASSING AT 368.75 FEET A CAPPED 3/8" IRON ROD SET FOR THE COMMON WEST CORNER OF LOT 1 AND LOT 2, PASSING AT 375.89 FEET A 1/2" CAPPED REBAR FOUND, BEING THE PREVIOUSLY PLATTED COMMON WEST CORNER OF LOT 1 AND LOT 2, IN ALL A TOTAL DISTANCE OF 703.88 FEET TO A 1/2" REBAR WITH CHAPARRAL 4995 CAP FOUND FOR THE NORTHWEST CORNER OF LOT 1;

THENCE NORTH 78°19'31" EAST, WITH THE NORTH LINE OF LOT 1, AT 9.88 FEET (RECORD 10.01 FEET) PASSING A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF BURNETTE BUSINESS PARK SECTION ONE AMENDED, A SUBDIVISION OF RECORD IN CABINET E, SLIDE 362 OF THE WILLIAMSON COUNTY PLAT RECORDS, IN ALL A TOTAL DISTANCE OF 564.77 FEET (RECORD NORTH 78°19'44" EAST, 564.78 FEET) TO A 1/2" REBAR WITH CHAPARRAL 4995 CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF SAID BURNETTE BUSINESS PARK, BEING ALSO IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35 (IH35);

THENCE, ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE SAID WEST RIGHT-OF-WAY OF IH35, THE FOLLOWING TWO (2) COURSES:

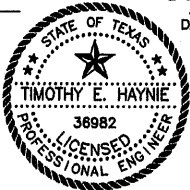
- SOUTH 04°19'41" EAST, A DISTANCE OF 1.34 FEET (RECORD SOUTH 05°38'34" EAST, 1.50 FEET) TO A 1/2" REBAR WITH CHAPARRAL 4995 CAP FOUND;
- SOUTH 02°05'22" EAST, PASSING AT 443.34 FEET AN UNMARKED BRASS DISK FOUND, AND PASSING AT 449.96 FEET A 1/2" CAPPED IRON ROD SET FOR THE COMMON EAST CORNER OF LOT 1 AND LOT 2, AND CONTINUING FOR A TOTAL DISTANCE OF 819.57 FEET TO THE POINT OF BEGINNING, CONTAINING 9.993 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT I, TIMOTHY E. HAYNIE, 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.

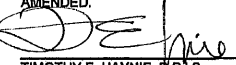
  
TIMOTHY E. HAYNIE, P.E.  
STATE OF TEXAS NO. 36982

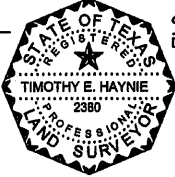
THE STATE OF TEXAS  
COUNTY OF WILLIAMSON



07-31-17  
DATE

THAT I, TIMOTHY E. HAYNIE, 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.

  
TIMOTHY E. HAYNIE, P.L.S.  
STATE OF TEXAS NO. 2380



07-31-17  
DATE

PLAT NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED AND THE DESIGN AND CONSTRUCTION STANDARDS AND PUD.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD SERVICE AREAS INUNDATED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- A 10 FOOT P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREIN.

LIEN HOLDER CERTIFICATION

THAT WE, LASALLE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT DEED OF TRUST, ASSIGNMENT OF LEASE AND RENTS AND SECURITY AGREEMENT DATED AS OF JUNE 28, 2002, AND RECORDED AS DOCUMENT NUMBER 2002081514 AND DOCUMENT NUMBER 2002081519 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 10.000 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.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2006, A.D.

BY \_\_\_\_\_ OF LASALLE BANK NATIONAL ASSOCIATION.

NOTARY PUBLIC, STATE OF VIRGINIA

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER CERTIFICATION

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

THAT, CARS-DB4, L.P., A DELAWARE LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 10.000 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBERS 9902983 AND 2004032741 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 "REPLAT OF THE AMENDED PLAT OF THE FINAL PLAT OF ROUND ROCK NISSAN" SUBDIVISION.

CARS-DB4, L.P.,  
A DELAWARE LIMITED PARTNERSHIP  
BY: CARS-DBSPE4, INC., A DELAWARE CORPORATION ITS GENERAL PARTNER  
BY: CAPITAL AUTOMOTIVE REAL ESTATE SERVICES, INC., ITS AUTHORIZED AGENT

By: JOHN M. WEAVER  
SENIOR VICE PRESIDENT

DATE \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D.

BY \_\_\_\_\_ OF CAPITAL AUTOMOTIVE REAL ESTATE SERVICES, INC. ON BEHALF OF SAID CARS-DBSPE4, INC. AND ON BEHALF OF SAID CARS-DB4, L.P.

NOTARY PUBLIC, STATE OF VIRGINIA

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF ROUND ROCK CERTIFICATION & SIGNATURE BLOCK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D., 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.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D., 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

X:\398 AYER Design Group\785-17-01 Nissan 104C Tract\DWG\785-17-01 REPLAT OF AMENDED FINAL PLAT NISSAN.dwg Jul 31, 17 11:35 am

DATE	REV.	BY	DESCRIPTION

DRAWN BY: KS	CHECKED BY: KM, BJ
FIELD BOOK:	FIELD NOTE NO:
SCALE: NOT TO SCALE	
JOB NO: 785-17-01	

 HAYNIE  
CONSULTING, INC.  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463

REPLAT OF THE AMENDED PLAT  
OF THE FINAL PLAT OF  
ROUND ROCK NISSAN

SHEET NO.  
2  
OF  
2