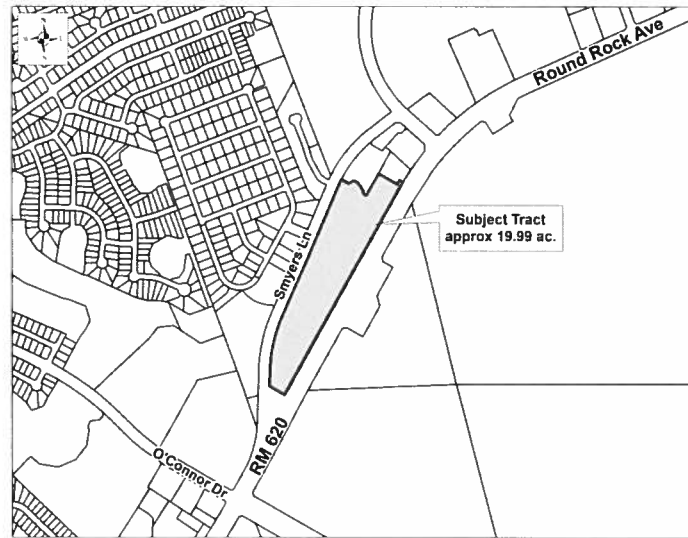


**Wyoming Springs at 620 Replat of Lots 5A & 5B  
FINAL PLAT FP1901-006**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to create 12 development lots from two lots

**ZONING AT TIME OF APPLICATION:** C-1a (General Commercial – Limited)

**DESCRIPTION:** 19.99 acres out of the Jacob M. Harrell Survey, Abstract No. 284

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Smyers Lane Right-of-Way/Single Family Residential - Zoned PUD (Planned Unit Development) No. 82/SF-3 (Single-Family Mixed Lot)

South: RM 620 Right-of-Way/Undeveloped - Unzoned ETJ

East: Commercial Uses - Zoned C-1a (General Commercial -Limited)

West: Commercial Uses - Unzoned ETJ

**PROPOSED LAND USE:** Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	12	19.99
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>12</b>	<b>19.99</b>

**Owner:**  
CSW 620 Smyers, LLC & CSW Smyers GW, LLC  
Todd Wallace  
1703 West 5th St., Ste. 850  
Austin, TX 78703

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

**Wyoming Springs at 620 Replat of Lots 5A & 5B  
FINAL PLAT FP1901-006**

**HISTORY:** The Planning & Zoning Commission approved the "Replat of Lot 5, Block A Wyoming Springs at 620 Subdivision" on April 13, 2011 (Doc No. 2012012718) and created two development lots. This Replat request will create 12 separate development lots.

**DATE OF REVIEW:** February 20, 2019

**LOCATION:** Generally located northwest of the intersection of Wyoming Springs Dr. and RM 620 on the south side of Smyers Ln.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1a (General Commercial – Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The subject tract will have access from Smyers Lane and RM 620. Final driveway locations will be determined at the site development plan stage. Trip generation numbers will be required at the site development plan stage to determine if a TIA will be required.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There are existing water and wastewater lines that already serve the subject tract.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

Additional Consideration: Attached is a revised public hearing notice for a replat request based on Planning & Zoning Commission input that states the Commission's public hearing and deliberations are for plat applications only – and not about land use – that was previously established through zoning.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise plat note No. 3 to include statement: "All minimum finished floor elevations (MFFE) shall be a minimum of 2 feet above the Ultimate 1% Annual Chance Flood for all lots adjacent to the floodplain." Depict MFFE on Plat for each lot adjacent to floodplain, Block A (Lots 14, 15 & 16).
2. Any utility lines or other improvements within the 5' PUE serving Lots 17 and 18 that encroach into the critical root zone of a monarch-designated tree shall require boring. Boring plans must be approved in advance by the City of Round Rock.





**Subject Tract  
approx 19.99 ac.**

**Round Rock Ave**

**Smyers Ln**

**O'Connor Dr**

**RM 620**



## NOTICE OF PUBLIC HEARING / NOTICIA PÚBLICA

Para información en español, por favor llame al 512-218-5428. For more information, please contact Juan Enriquez at 512-218-5429 with the Planning and Development Services Department.

### TO ALL INTERESTED PARTIES:

Notice is hereby given of a public hearing to be held in City Council Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on February 20, 2019 at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

The purpose of the hearing is to consider public testimony concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owners, CSW 620 Smyers, LLC and CSW Smyers GW, LLC, to Replat Lots 5A and 5B of the Wyoming Springs at 620 Subdivision. The Planning and Zoning Commission may approve, modify or deny this application. Case No. FP1901-006

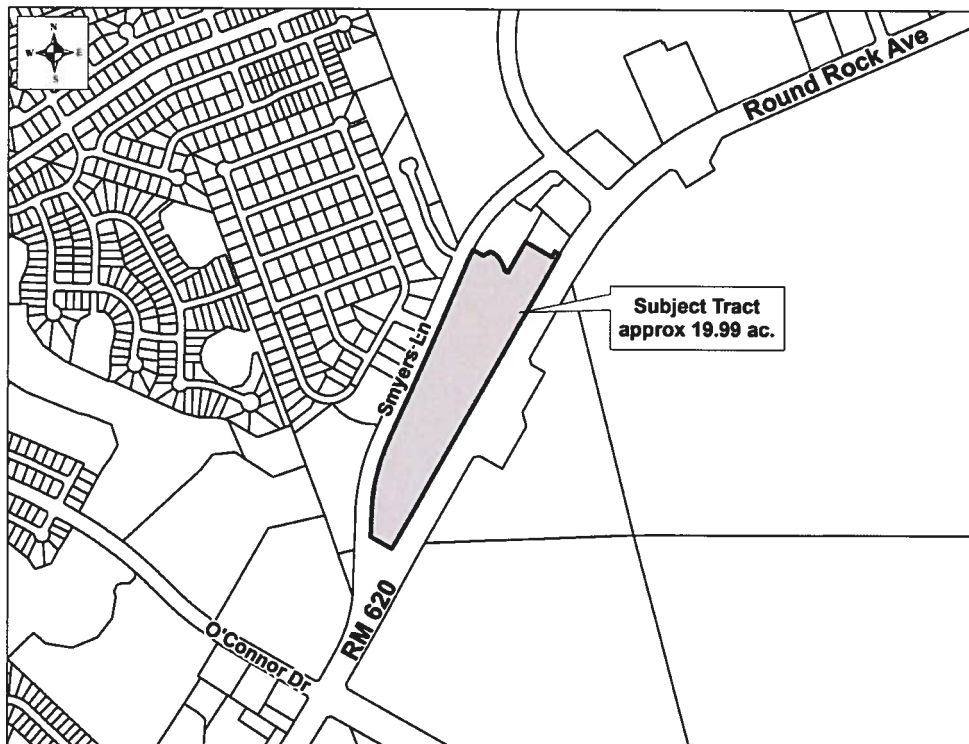
**Legal Description:** The subject tract consists of 19.99 acres, more or less, out of the Jacob M. Harrell Survey, Abstract No. 284. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

**Land Use Proposal:** Commercial

**Location:** Northwest of the intersection of Wyoming Springs Dr. and RM 620; south side of Smyers Ln.

**Note:** The purpose of a replat is to re-subdivide all or part of a recorded plat, in accordance with the City's subdivision code and development packet. THE PLANNING AND ZONING COMMISSION CANNOT TAKE INTO CONSIDERATION THE USE OF THE PROPERTY WHEN APPROVING THE REPLAT.

<https://www.roundrocktexas.gov/departments/planning-and-development-services>



**Required Notice:** As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.

OWNERS: CSW 620 SMYERS LLC.  
1703 W. 5TH ST. #STE 850  
AUSTIN, TEXAS 78703

CSW SMYERS GW LLC  
1703 W. 5TH ST. #STE 850  
AUSTIN, TEXAS 78703

ACREAGE: TOTAL ACREAGE = 19.985 AC

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

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: JANUARY 22, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 20, 2019

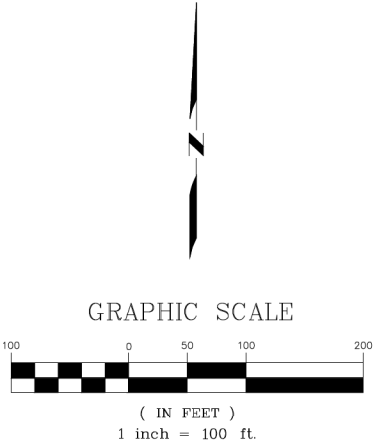
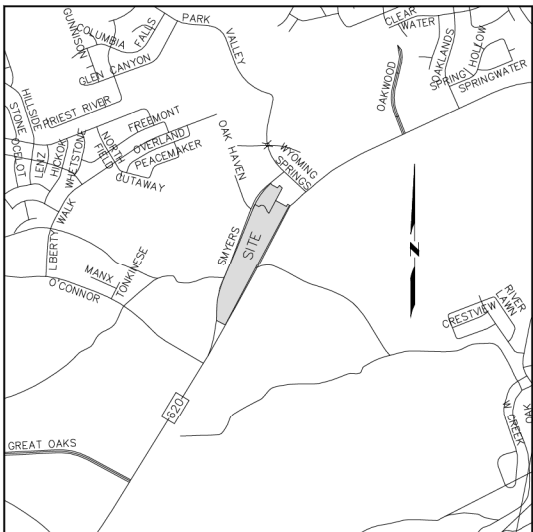
PATENT SURVEY: JACOB M. HARRELL A-284

ENGINEER: WAELTZ & PRETE, INC.  
3000 JOE DIMAGGIO BLVD, #72  
ROUND ROCK, TEXAS 78665  
(512) 505-8953

NUMBER OF LOTS BY TYPE: 12-DEVELOPMENT

**LEGEND**

- = IRON ROD FOUND
- = CONCRETE HWY. MONUMENT FOUND (TYPE I)
- ★ = COTTON GIN SPINDLE FOUND
- PK ▲ = PK NAIL FOUND
- = 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ✱ = "X" CUT FOUND IN CONCRETE
- + BM = BENCHMARK
- C.E.F = CRITICAL ENVIRONMENTAL FEATURE
- P.O.B. = POINT OF BEGINNING
- R.O.W = RIGHT-OF-WAY
- O.P.R.W.C.T = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- = ADJOINER LINE
- ..... = R.O.W. TIE LINE
- - - - - = PROPOSED EASEMENT LINE
- 100-YR = EXISTING ULTIMATE 1% ANNUAL FLOODPLAIN
- 25-YR = EXISTING ULTIMATE 4% ANNUAL FLOODPLAIN



BEARING BASIS: NAD-83, TEXAS CENTRAL (4203 STATE PLANE SYSTEM). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.9998846.

BENCHMARK #1 (POINT # 4205)  
ELEVATION = 796.22'  
VERTICAL DATUM: NAVD-88 (GEOID 2012A)  
SURFACE VALUES - N: 10157006.18, E: 3119811.77  
GRID COORDINATES - N: 10155834.06, E: 3119451.74

DESCRIPTION  
PK NAIL SET IN CONCRETE ON THE SOUTH SIDE OF AN AREA DRAIN, ON THE WEST SIDE OF R.R. 620, APPROXIMATELY 205 FEET NORTHEAST FROM THE INTERSECTION OF SMYERS LANE AND R.R. 620, AND APPROXIMATELY 18 FEET NORTHWEST OF A CURB INLET AT WEST CURB OF R.R. 620

BENCHMARK #2 (POINT # 1011)  
ELEVATION = 796.90'  
VERTICAL DATUM: NAVD-88 (GEOID 2012A)  
SURFACE VALUES - N: 10159193.28, E: 3120528.23  
GRID COORDINATES - N: 10158020.90, E: 3120168.12

DESCRIPTION  
PK NAIL SET IN SOUTH CURB OF AN ASPHALT DRIVE, NEAR THE INTERSECTION OF SAID DRIVE AND SMYERS LANE, APPROXIMATELY 380 FEET SOUTH WEST FROM THE INTERSECTION OF SMYERS LANE AND WYOMING SPRINGS DRIVE, AND APPROXIMATELY 34 FEET SOUTHEAST FROM THE EDGE OF PAVEMENT OF SMYERS LANE.

**EASEMENTS**

- E1 CITY OF ROUND ROCK, TEXAS WATERLINE EASEMENT CALLED 0.15 ACRE DOC. NO. 2011055935 O.P.R.W.C.T
  - E2 CITY OF ROUND ROCK, TEXAS WATERLINE EASEMENT CALLED 0.005 ACRE DOC. NO. 2011055936 O.P.R.W.C.T
  - E3 CITY OF ROUND ROCK, TEXAS WATERLINE EASEMENT CALLED 0.016 ACRE DOC. NO. 2011061505 O.P.R.W.C.T
  - E4 CITY OF ROUND ROCK, TEXAS STORMWATER EASEMENT CALLED 0.017 ACRE DOC. NO. 2011060088 O.P.R.W.C.T
  - E5 CITY OF ROUND ROCK, TEXAS STORMWATER EASEMENT CALLED 0.006 ACRE DOC. NO. 2011060088 O.P.R.W.C.T
  - E6 ONCOR ELECTRIC DELIVERY COMPANY LLC ELECTRICAL EASEMENT CALLED 0.0985 ACRE DOC. NO. 2011046755 O.P.R.W.C.T
  - E7 CITY OF ROUND ROCK, TEXAS WASTEWATER EASEMENT CALLED 0.36 ACRE DOC. NO. 2011009644 O.P.R.W.C.T
  - E8 CITY OF ROUND ROCK, TEXAS WATER AND WASTEWATER LINE EASEMENT CALLED 0.28 ACRE DOC. NO. 2011009643 O.P.R.W.C.T
  - E9 WASTEWATER EASEMENT CALLED 0.28 ACRE DOC. NO. 2016053675 O.P.R.W.C.T
  - E10 TEXAS POWER & LIGHT COMPANY 15' ELECTRICAL EASEMENT VOL. 1474 PG. 892 O.R.W.C.T
  - E11 CITY OF ROUND ROCK 15' WATERLINE EASEMENT DOC. NO. 2011009645 O.P.R.W.C.T
  - E12 SPECIFIC ACCESS EASEMENT (TRACT 1) CALLED 0.82 ACRE DOC. NO. 2016053675 O.P.R.W.C.T
  - E13 STATE OF TEXAS CHANNEL EASEMENT CALLED 0.289 ACRE VOL. 337 PG. 290 D.R.W.C.T
- C.E.F. SET BACK  
DOC. NO. 2011009748  
DOC. NO. 2012012718  
O.P.R.W.C.T

- PLAT NOTES:
- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
  - 2) NO PORTION OF THIS TRACT IS ENCRONCHED 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 PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
  - 3) THE MINIMUM FINISHED FLOOR ELEVATION ON LOT 5B SHALL BE 784.00 WHICH IS 2 FEET ABOVE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. PER DOCUMENT NO. 2012012718, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
  - 4) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
  - 5) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
  - 6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
  - 7) A FIVE (5') FOOT WIDE PUBLIC UTILITY AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE HAS BEEN DEDICATED BY DOCUMENT NO. 2012012718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR ALL STREET SIDE PROPERTY LOTS, EXCEPT ALONG R.M. 620, WHICH SHALL HAVE A FIVE (5') FOOT WIDE PUBLIC UTILITY EASEMENT AND A FIFTEEN (15') FOOT WIDE PUBLIC SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE.
  - 8) A PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
  - 9) NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
  - 10) NO DEVELOPMENT OF ANY KIND IS ALLOWED WITHIN THE CRITICAL ENVIRONMENTAL FEATURE SETBACK.



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

FP1901-006  
SHEET 1 OF 3



DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900

REPLAT OF LOTS 5A AND 5B  
OF THE REPLAT OF LOT 5,  
BLOCK A WYOMING SPRINGS  
AT 620 SUBDIVISION

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	1223.24'	476.06'	22°17'53"	N 12°57'33" E	473.06'
C2	1095.92'	498.93'	26°05'04"	N 36°16'49" E	494.63'
C3	2351.83'	68.52'	1°40'09"	S 30°18'30" W	68.51'
C4	1095.92'	183.93'	9°36'58"	N 44°30'52" E	183.72'
C5	1095.92'	314.99'	16°28'05"	N 31°28'20" E	313.91'
C6	1095.92'	81.52'	4°15'42"	N 25°22'09" E	81.50'
C7	1095.92'	233.48'	12°12'23"	N 33°36'12" E	233.04'
C8	221.55'	233.99'	60°30'39"	N 87°22'36" W	223.26'
C9	1223.24'	178.54'	8°21'46"	N 19°55'37" E	178.39'
C10	1223.24'	70.69'	3°18'41"	N 14°05'23" E	70.68'
C11	1223.24'	226.82'	10°37'26"	N 07°07'20" E	226.49'
C12	8420.00'	116.89'	0°48'32"	N 29°02'01" E	116.89'

LOT TABLE		
LOT NUMBER	AREA	TYPE
LOT 6	0.927 AC.	DEVELOPMENT
LOT 7	1.862 AC.	DEVELOPMENT
LOT 8	1.328 AC.	DEVELOPMENT
LOT 9	0.853 AC.	DEVELOPMENT
LOT 10	0.892 AC.	DEVELOPMENT
LOT 11	0.886 AC.	DEVELOPMENT
LOT 12	0.886 AC.	DEVELOPMENT
LOT 13	1.248 AC.	DEVELOPMENT
LOT 14	1.389 AC.	DEVELOPMENT
LOT 15	6.149 AC.	DEVELOPMENT
LOT 16	1.761 AC.	DEVELOPMENT
LOT 17	1.805 AC.	DEVELOPMENT
TOTAL	19.986 AC.	

LINE	BEARING	DISTANCE
L1	S 39°38'21" E	30.76'
L2	S 60°42'02" E	98.86'
L3	N 42°15'55" E	48.84'
L4	S 47°36'23" E	60.38'
L5	N 29°29'02" E	38.45'
L6	S 60°47'01" E	34.73'
L7	S 46°07'46" W	14.98'
L8	S 29°21'08" W	52.36'
L9	S 29°21'08" W	56.97'
L10	S 29°21'08" W	24.95'
L11	S 46°07'46" W	29.46'
L12	S 63°02'25" W	50.56'
L13	S 29°21'59" W	93.15'
L14	S 05°17'35" E	39.41'
L15	S 29°33'21" W	75.38'
L16	S 63°02'25" W	19.39'
L17	S 63°02'25" W	31.17'
L18	S 29°33'21" W	65.42'
L19	S 29°33'21" W	9.96'
L20	N 60°28'36" W	45.84'
L21	N 60°33'58" W	83.48'
L22	N 29°32'34" E	98.64'
L23	N 60°27'26" W	46.29'
L24	N 85°14'36" W	12.06'
L25	S 79°06'58" W	102.34'
L26	S 85°19'07" W	32.63'
L27	N 60°37'05" E	75.63'
L28	N 29°22'56" E	32.46'
L29	S 57°30'16" E	161.12'
L30	S 61°22'16" E	160.89'
L31	N 88°04'51" W	100.37'
L32	N 66°46'19" W	99.94'
L33	N 66°40'56" W	99.55'
L34	S 87°40'41" W	121.85'
L35	S 46°07'46" W	44.44'
L36	N 23°09'19" E	173.54'

LEGEND

●

= IRON ROD FOUND

■

= CONCRETE HWY. MONUMENT FOUND (TYPE I)

✱

= COTTON GIN SPINDLE FOUND

PK ▲

= PK NAIL FOUND

○

= 1/2" IRON ROD SET WITH CAP  
MARKED "DIAMOND SURVEYING"

✱

= "X" CUT FOUND IN CONCRETE

⊕

= BENCHMARK

C.E.F

 = CRITICAL ENVIRONMENTAL FEATURE

P.O.B.

 = POINT OF BEGINNING

R.O.W.

 = RIGHT-OF-WAY

O.P.R.W.C.T

 = OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

O.R.W.C.T

 = OFFICIAL RECORDS OF WILLIAMSON  
COUNTY, TEXAS

D.R.W.C.T

 = DEED RECORDS OF WILLIAMSON  
COUNTY, TEXAS

P.R.W.C.T

 = PLAT RECORDS OF WILLIAMSON  
COUNTY, TEXAS

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= ADJOINER LINE

.....

= R.O.W. TIE LINE

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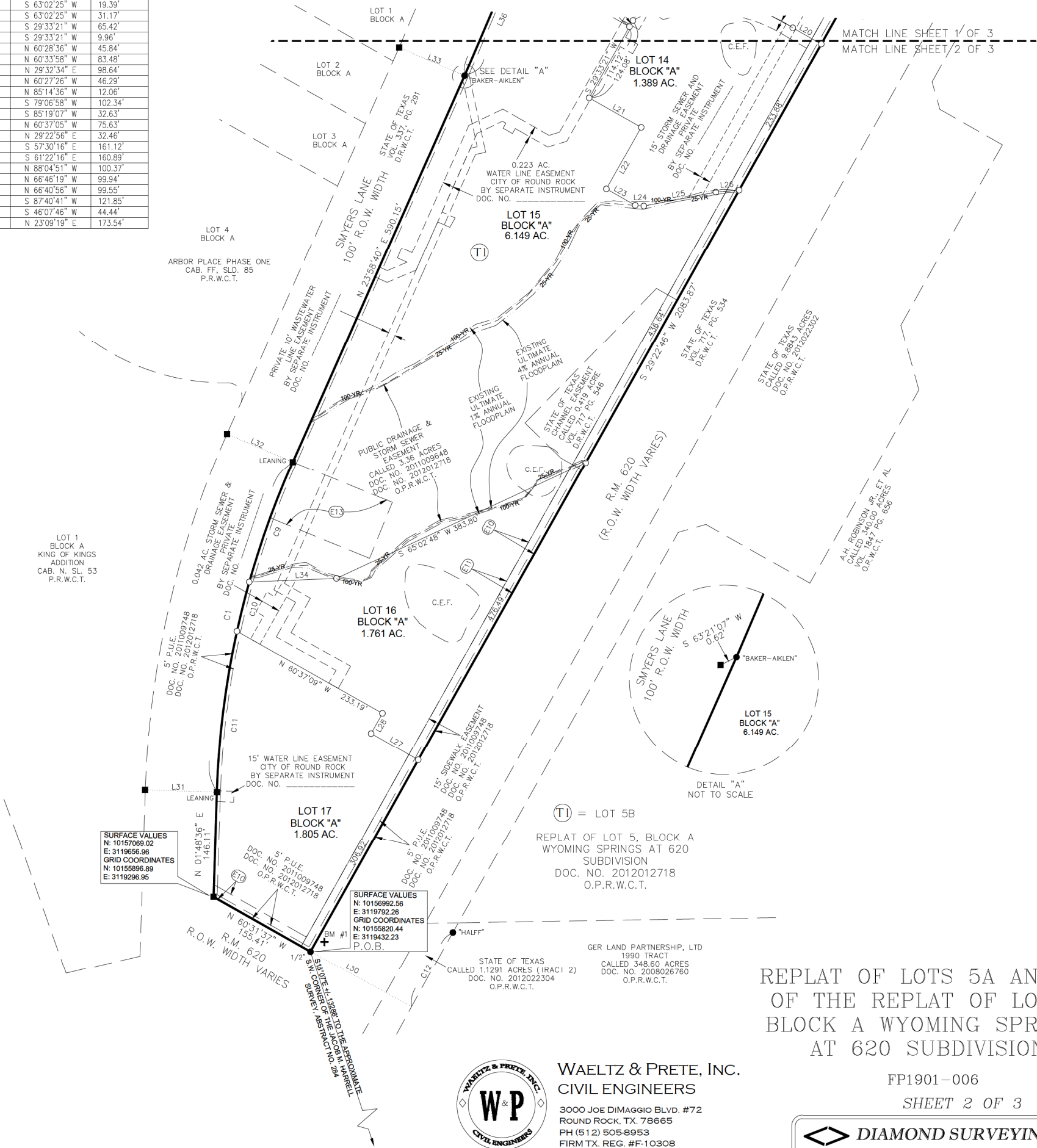
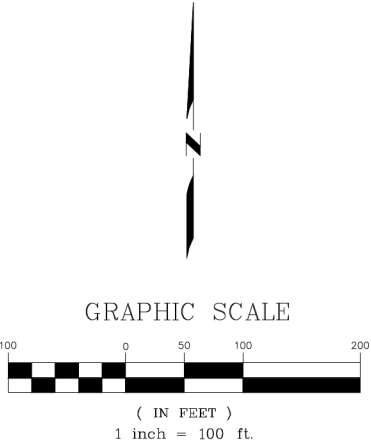
= PROPOSED EASEMENT LINE

---100-YR---

= EXISTING ULTIMATE 1%  
ANNUAL FLOODPLAIN

---25-YR---

= EXISTING ULTIMATE 4%  
ANNUAL FLOODPLAIN



WAELTZ & PRETE, INC.  
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FP1901-006  
SHEET 2 OF 3

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



METES AND BOUNDS DESCRIPTION

FOR A 19.985 ACRE TRACT OF LAND (TRACT 1), BEING ALL OF LOTS 5A AND 5B, BLOCK A, REPLAT OF LOT 5, BLOCK A, WYOMING SPRINGS AT 620 SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 2012012718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 19.985 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING IN THE MONTH OF AUGUST 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southeast corner of Lot 5B, Block A, of said Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, same being on the westerly right-of-way line of R.M. 620 (right-of-way width varies) for the southeast corner and POINT OF BEGINNING hereof;

THENCE, N 60°31'37" W with the southerly boundary line of said Lot 5B, for a distance of 155.41 feet to a TXDOT type I concrete monument found on the southwest corner of said Lot 5B, same being the intersection of said right-of-way line of R.M. 620 and the easterly right-of-way line of Smyers Lane (100' right-of-way width), for the southwest corner hereof;

THENCE, with said easterly right-of-way line of Smyers Lane, in part with the westerly boundary line of said Lot 5B, in part with the westerly boundary line of said Lot 5A of said Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, the following five (5) courses and distances:

1) N 01°48'36" E for a distance of 146.11 feet to a leaning TXDOT type I concrete monument found on the beginning of a curve to the right, from which a TXDOT type I concrete monument found on the westerly right-of-way line of Smyers Lane, bears N 88°04'05" W for a distance of 100.37 feet;

2) With said curve to the right, said curve having an arc length of 476.06 feet, a radius of 1223.24 feet, a central angle of 22°17'53", and having a chord which bears N 12°57'33" E for a distance of 473.06 feet to a leaning TXDOT type I concrete monument found for the end of this curve hereof;

3) N 23°58'40" E for a distance of 590.15 feet to an iron rod found with cap marked "Baker-Aicklin" for an angle point hereof from which a TXDOT type I concrete monument found bears S 63°21'07" W for a distance of 0.62 feet;

4) N 23°09'19" E for a distance of 657.77 feet to a leaning TXDOT type I concrete monument found on the beginning of a curve to the right;

5) With said curve to the right, said curve having an arc length of 498.93 feet, a radius of 1095.92 feet, a central angle of 26°05'04", and having a chord which bears N 36°16'49" E for a distance of 494.63 feet to a "X" cut found in concrete on the northwest corner of said Lot 5A, same being on the most westerly corner of called Lot 2, Block A, Final Plat at Wyoming Springs at 620 Subdivision, a subdivision recorded in Document No. 2011009748, Official Public Records of Williamson County, Texas, for the northwest corner hereof;

THENCE, in part with the common boundary line of said Lot 5A, in part with the common boundary line of said Lot 5B, in part with the common boundary line of said Lot 2, and in part with the common boundary lines of Lot 1 and Lot 3, Block A, of said Final Plat Wyoming Springs at 620 Subdivision, the following eight (8) courses and distances:

1) S 39°38'21" E for a distance of 30.76 feet to a cotton gin spindle found, for an angle point hereof;

2) S 60°42'02" E for a distance of 98.86 feet to an iron rod found with cap marked "Wallace" on the southeast corner of said Lot 2, for an angle point hereof;

3) N 42°15'55" E for a distance of 48.84 feet to an iron rod found with cap marked "Jacobs" on the most westerly corner of said Lot 1 for an angle point hereof;

4) S 47°36'23" E for a distance of 60.38 feet to a "X" cut found in concrete on the northeast corner of said Lot 5A, same being on the most northerly corner of said Lot 3, for an angle point hereof;

5) S 29°21'08" W for a distance of 225.42 feet to PK nail found in asphalt on an angle point in the northerly boundary line of said Lot 5B, same being on the southwest corner of said Lot 3, for an angle point hereof, from which, a cotton gin spindle found on the southeast corner of said Lot 5A bears S 29°21'08" W for a distance of 222.05 feet;

6) S 60°39'12" E for a distance of 193.10 feet to PK nail found in asphalt, for an angle point hereof;

7) N 29°29'02" E for a distance of 38.45 feet to a "X" cut found in concrete for an angle point hereof;

8) S 60°47'01" E for a distance of 34.73 feet to a "X" cut found in concrete on the northeast corner of said Lot 5B, same being on the southeast corner of Lot 3, same being on a point in the aforementioned westerly right-of-way line of R.M. 620, for the northeast corner hereof;

THENCE, with the easterly boundary line of said Lot 5B, same being with said westerly right-of-way line of R.M. 620, the following two (2) courses and distances:

1) With a curve to the left, said curve having an arc length of 68.52 feet, a radius of 2351.83 feet, a central angle of 01°40'09", and having a chord which bears S 30°18'30" W for a distance of 68.51 feet to a PK nail found in asphalt, for the end of this curve hereof;

2) S 29°22'46" W for a distance of 2083.87 feet to the POINT OF BEGINNING hereof, and containing 19.985 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM, All distances are surface distances based on a Combined Surface Adjustment Factor of 0.9998846.

THE 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 PLACED UNDER BY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

*Shane Shafer*  
SHANE SHAFER, R.L.S.  
REGISTRATION NO. 5281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TX 78628

FEBRUARY 04, 2019  
DATE



THE 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 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

*Antonio A. Prete*  
ANTONIO A. PRETE, P.E.  
LICENSE NO. 93759  
WALTZ & PRETE, INC.  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX 78665

06 FEB 19  
DATE



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That CSW 620 Smyers, LLC, A Texas Limited Liability Company, as the owner of that certain tract of land, being the remnant portion of land recorded in Document Number 2018097092, Official Public Records of Williamson County, Texas (being all of Lot 5A and a portion of Lot 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, recorded in Document Number 2012012718, 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 Replat of Lots 5A and 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision.

CSW 620 Smyers, LLC  
Todd M. Wallace, Manager  
1703 West 5th Street, Suite 850  
Austin, Texas 78703

THE 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 CSW Smyers GW, LLC, A Texas Limited Liability Company, as the owner of that certain 6.149 acre tract of land recorded in Document Number 2018099050, Official Public Records of Williamson County, Texas, (being a portion of Lot 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, recorded in Document Number 2012012718, 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 Replat of Lots 5A and 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision.

CSW Smyers GW, LLC  
Todd M. Wallace, Manager  
1703 West 5th Street, Suite 850  
Austin, Texas 78703

THE 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 American Bank of Commerce, the Lien Holder of those certain tracts of land recorded in Document Number 2018097092 and Document Number 2018099050, of the Official Public Records of Williamson County, Texas (Being all of Lots 5A and 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, recorded in Document Number 2012012718, of the Official Public Records of Williamson County, Texas), do hereby consent to the subdivision of that certain tract, being the Replat of Lots 5A and 5B of the Replat of Lot 5, Block A, Wyoming Springs at 620 Subdivision, 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.

American Bank of Commerce

By: \_\_\_\_\_ Date: \_\_\_\_\_, 2019  
Fred H. Thomas, Senior Vice President

THE 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: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, 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 WITH IN 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 FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019, AT O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019 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 LAS ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

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

REPLAT OF LOTS 5A AND 5B  
OF THE REPLAT OF LOT 5,  
BLOCK A WYOMING SPRINGS  
AT 620 SUBDIVISION

FP1901-006

SHEET 3 OF 3



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



WALTZ & PRETE, INC.  
CIVIL ENGINEERS

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