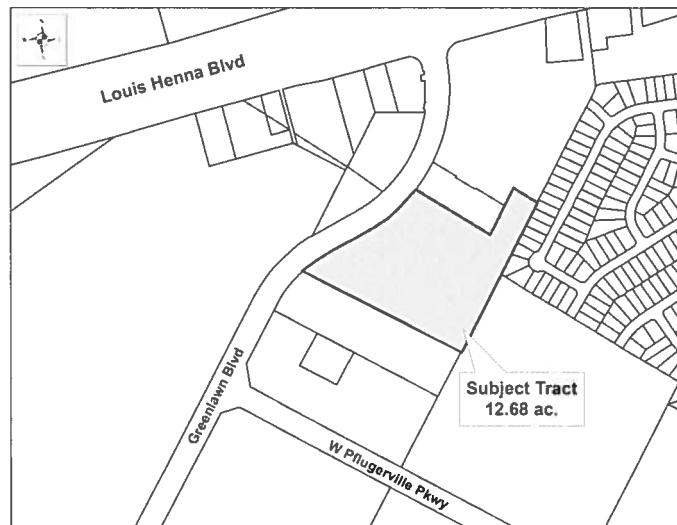


**IDEA Greenlawn Subdivision
FINAL PLAT FP1903-007**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of final plat

ZONING AT TIME OF APPLICATION: PF-2 (Public Facilities - medium intensity)

DESCRIPTION: 12.91 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: Dell/La Frontera Mixed Use

ADJACENT LAND USE:

North: commercial - C-1 (General Commercial)

South: undeveloped - PUD 107 (low density multi-family and commercial)

East: single family and undeveloped - SF-2 (Single Family - standard lot) and City of Pflugerville)

West: undeveloped - C-1 (General Commercial) and C-1a (General Commercial - limited)

PROPOSED LAND USE: open enrollment charter school

<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:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	12.91
TOTALS:	1	12.91

Owner:
IDEA Public School
Wyatt Truscheit
2115 W. Pike Blvd.
Weslaco, TX 78596

Agent:
BIG RED DOG Engineering
Cliff Kendall
2021 E. 5th St., Ste. 200
Austin, TX 78702

**IDEA Greenlawn Subdivision
FINAL PLAT FP1903-007**

HISTORY: The property was rezoned to PF-2 (Public Facilities – medium intensity) in January 2019, for use as a charter school.

DATE OF REVIEW: April 17, 2019

LOCATION: Southeast of Louis Henna Blvd. and east of Greenlawn Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for Dell/La Frontera mixed use in the General Plan. It is currently zoned as PF-2 (Public Facilities – medium intensity).

Compliance with the Preliminary Plat: The final plat conforms with the preliminary plat. Both contain one development lot consisting of 12.68 acres and one right-of-way lot of 0.24 acres.

Traffic, Access and Roads: The tract has access to Greenlawn Blvd. There is an existing median break which can be utilized.

Water and Wastewater Service: Water service will be taken from an existing 12-inch line located in the northern corner of the site. Wastewater will be conveyed to an existing offsite 8-inch wastewater main located at the southwest corner of Greenlawn Blvd. and Pflugerville Parkway.

Additional Considerations: The property is to be used for a charter school providing for grades K-12. The first phase being planned will serve grades K-8 and the second phase will serve grades 9-12. The PF-2 (Public Facilities – medium intensity) zoning district is designed for educational facilities of this size and type. The exterior wall finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU) with an ashlar pattern. Stucco, architecturally finished steel or metal, or architectural CMU shall not comprise more than 50 percent of the total exterior wall finish and fiber cement siding shall not comprise more than 25% of the total exterior wall finish. There are also building orientation and articulation standards.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove the word 'approximate' from ties across Greenlawn, near line segment L14 and L16.

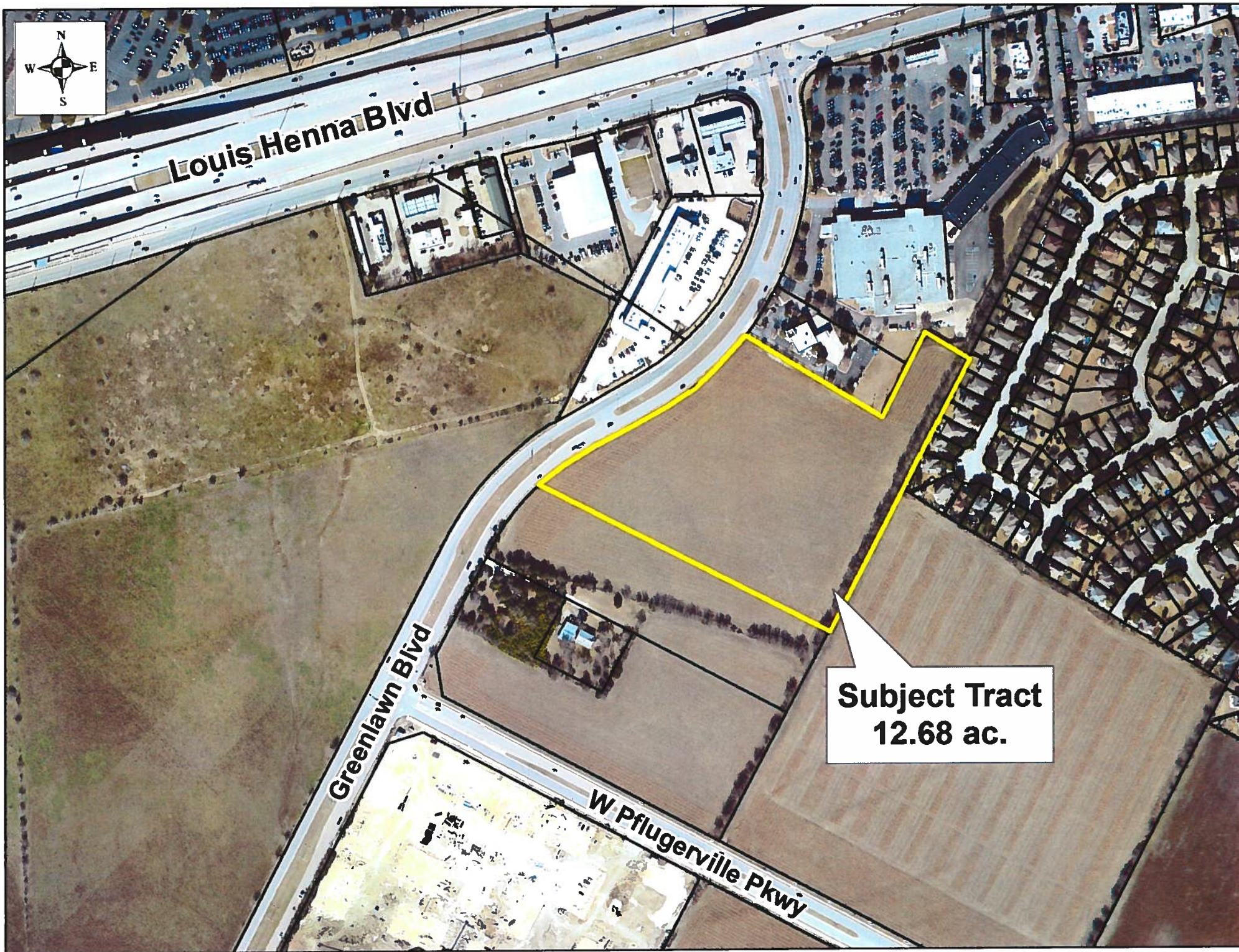


Louis Henna Blvd

Greenlawn Blvd

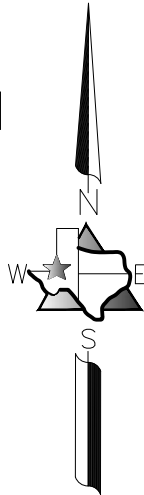
W Pflugerville Pkwy

**Subject Tract
12.68 ac.**



FINAL PLAT OF
IDEA GREENLAWN SUBDIVISION

0 100 200
Feet
SCALE: 1" = 100'



LEGEND

- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- SUBJECT PROPERTY LINE
- - - ADJOINING TRACTS PROPERTY LINE
- - - EASEMENT
- 800'— CONTOUR
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Line Table		
Line #	Length	Direction
L1	148.02'	S58° 50' 30"E
(L1)	(148.16')	(N58° 38' 44"W)
L2	37.26'	S27° 58' 10"W
L3	51.39'	S27° 49' 17"W
(L3)	(51.39')	(N30° 59' 43"E)
L4	51.20'	S27° 44' 48"W
(L4)	(51.20')	(N30° 55' 14"E)
L5	51.03'	S27° 42' 17"W
(L5)	(51.03')	(N30° 52' 43"E)
L6	50.13'	S27° 28' 59"W
(L6)	(50.13')	(N30° 39' 25"E)
L7	71.92'	S27° 35' 29"W
(L7)	(71.92')	(N30° 45' 55"E)
L8	116.50'	S27° 07' 42"W
(L8)	(116.50')	(N30° 18' 08"E)
L9	47.36'	S27° 11' 47"W
L10	14.38'	N27° 58' 10"E
(L10)	(14.36')	(S27° 49' 59"W)
L11	20.36'	N27° 48' 34"E
(L11)	(20.36')	(S27° 48' 54"W)
L12	181.92'	S26° 59' 58"W
L13	56.29'	S26° 59' 50"W
L14	10.47'	N62° 48' 13"W
L15	10.06'	S58° 37' 53"E
L16	94.08'	N60° 39' 33"E
L17	34.88'	N44° 00' 03"E
L18	114.41'	N60° 39' 33"E
L19	57.00'	N61° 55' 22"E

GENERAL NOTES:

- HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369)
- VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B
- GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

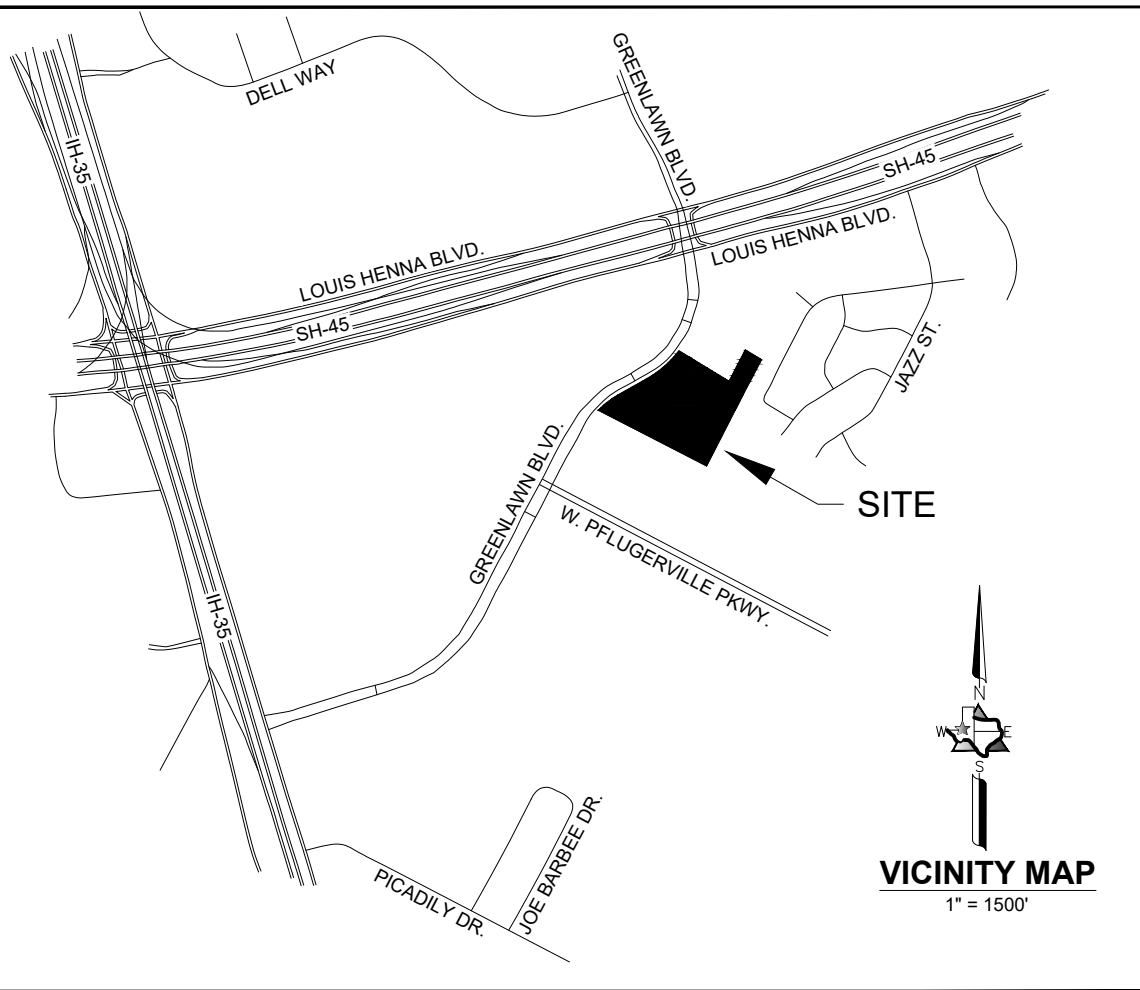
WEB: eecl.us
EMAIL: eagle@eecl.us

T.B.P.L.S. FIRM
#10194139

PROJECT:
IDEA GREENLAWN
CLIENT:
BIG RED DOG
DATE: 04/11/2019
SCALE: 1" = 100'
BY: rc/cmb
SHEET
01 of 02

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	201.30'	702.47'	16° 25' 07"	N52° 27' 00"E	200.61'
C2	345.64'	860.00'	23° 01' 40"	N49° 15' 20"E	343.32'
C3	350.77'	870.00'	23° 06' 02"	N49° 13' 07"E	348.40'
C4	77.35'	682.47'	6° 29' 37"	N57° 24' 45"E	77.31'
C5	60.35'	692.47'	4° 59' 35"	N46° 59' 28"E	60.33'
C6	169.24'	860.00'	11° 16' 31"	N31° 57' 00"E	168.97'
C7	201.38'	702.47'	16° 25' 31"	N36° 01' 41"E	200.69'



OWNER: IDEA PUBLIC SCHOOLS

ADDRESS: 505 ANGELITA DRIVE
WESLACO, TEXAS 78596

SUBDIVISION ACREAGE: 12.913

SURVEYOR: CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT, FIRM #10194139

ADDRESS: 1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

SUBDIVISION BLOCKS: ONE (1)

SUBMITTAL DATE: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 17, 2019

BENCHMARK DESCRIPTIONS:

B.M. # 100

DESCRIPTION: CAPPED 1/2-INCH IRON ROD SET IN THE CENTER MEDIAN OF GREENLAWN BLVD., HAVING A 120-FOOT RIGHT-OF-WAY WIDTH, (± 13.81' WEST OF THE WESTERLY NORTHBOUND EDGE OF PAVEMENT; ± 56.28' WEST OF THE CURVING EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BLVD., AND ± 117' SOUTHWEST OF THE NORTHERLY MOST CORNER OF THE SUBJECT TRACT), AS SHOWN HEREON.

GRID COORDINATES: NORTHING: 10148471.8420'; EASTING: 3138294.5760'; ELEVATION: 821.79'

B.M. #101

DESCRIPTION: CAPPED 1/2-INCH IRON ROD SET IN THE CENTER MEDIAN OF GREENLAWN BLVD., HAVING A 120-FOOT RIGHT-OF-WAY WIDTH, (± 9.37' WEST OF THE WESTERLY NORTHBOUND EDGE OF PAVEMENT; ± 41.94' WEST OF THE CURVING EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BLVD., AND ± 83' SOUTHWEST OF THE SOUTHWESTERLY CORNER OF THE SUBJECT TRACT), AS SHOWN HEREON.

GRID COORDINATES: NORTHING: 10148129.1210'; EASTING: 3137787.0020'; ELEVATION: 821.00'

DEVELOPMENT ACREAGE: 12.677 ACRES (LOT 1, BOCK A)

RIGHT-OF-WAY ACREAGE: 0.2360 ACRES (LOT 2, BLOCK A)

PATENT SURVEY(s): TEXAS

WILLIAMSON COUNTY: SOCRATES DARLING SURVEY No. 102
ABSTRACT No. 876

TRAVIS COUNTY: SOCRATES DARLING SURVEY No. 102
ABSTRACT No. 232

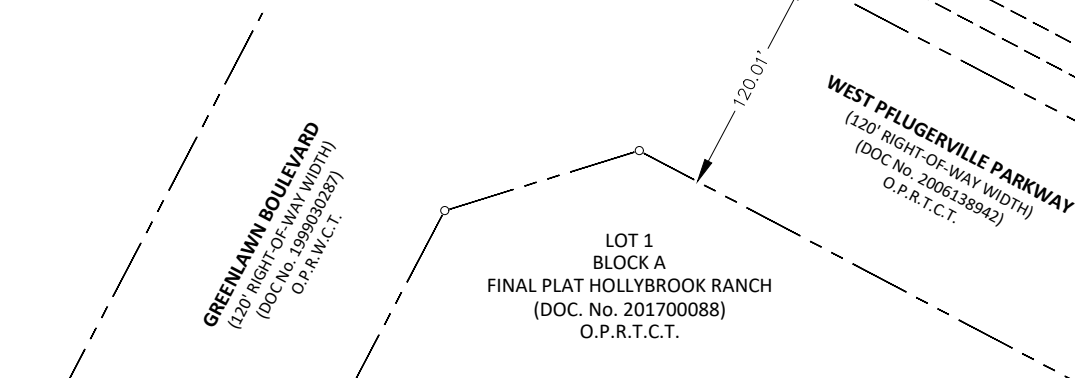
ENGINEER: MICHAEL V. REYES
PROFESSIONAL ENGINEER, TEXAS
REGISTRATION No. 111664
BIG RED DOG, A DIVISION OF WGI, FIRM # 11201

ADDRESS: 2021 E. 5TH STREET, SUITE 200
AUSTIN, TEXAS 78704
(512) 669-5560

LOT DETAILS:

TOTAL No. OF DEVELOPMENT LOT(s): ONE (1)

TOTAL No. OF RIGHT-OF-WAY LOT(s): ONE (1)



FINAL PLAT OF
IDEA GREENLAWN SUBDIVISION

LEGAL DESCRIPTION:

A DESCRIPTION TO ACCOMPANY A SKETCH OF A 12.913 ACRE (APPROX. 562,505 SQ. FT.) TRACT OF LAND, SITUATED IN THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 876, WILLIAMSON COUNTY, TEXAS AND THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN RESIDUE OF A CALLED 21.571 ACRE TRACT OF LAND BEING DESCRIBED IN A WARRANTY DEED, CONVEYED TO KDL MEADOWCREST PARTNERS, LP, DATED AUGUST 25, 2004 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2004068780 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2010099770 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 12.913 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR THE NORTHWESTERLY (NORTHERLY CENTER) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND, SAME BEING A POINT ALONG THE EASTERLY CURVING RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, HAVING A CALLED 120-FOOT RIGHT-OF-WAY WIDTH, ACCORDING TO THAT CERTAIN AGREED JUDGEMENT, DATED DECEMBER 3, 2001 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2005050828 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK A OF THE AMENDING FINAL PLAT OF GREENLAWN CROSSING SUBDIVISION, A SUBDIVISION APPEARING OF RECORD UNDER CABINET T, SLIDE 338 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DULY RECORDED UNDER DOCUMENT NO. 2001003900 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FROM WHICH A CALCULATED POINT BEARS NORTHEAST WITH THE CURVING EASTERLY RIGHT-OF-WAY LINE OF SAID GREENLAWN BOULEVARD WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 169.24 FEET, A RADIUS OF 860.00 FEET, A DELTA ANGLE OF 11° 16' 31” AND A CHORD WHICH BEARS NORTH 31° 57' 00” EAST, A DISTANCE OF 168.97 FEET, FOR THE NORTHWESTERLY CORNER OF SAID LOT 4, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK A, OF SAID GREENLAWN CROSSING SUBDIVISION;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND AND SOUTHERLY LINE THE AFORESAID GREENLAWN CROSSING SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1). **SOUTH 58° 37' 53” EAST**, A DISTANCE OF **458.02 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR AN ELL-CORNER ALONG THE NORTHERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 4, BLOCK A;

2). **NORTH 27° 23' 17” EAST**, A DISTANCE OF 169.36 FEET TO A CALCULATED POINT FOR THE NORTHEASTERLY CORNER OF AFORESAID LOT 4, SAME BEING THE SOUTHERLY MOST CORNER OF THE AFORESAID LOT 3, BLOCK A, THENCE CONTINUING AN ADDITIONAL 107.09 FEET, FOR A TOTAL DISTANCE OF **276.45 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR THE NORTHERLY MOST CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING AND ELL-CORNER ALONG THE SOUTHERLY LOT LINE OF SAID LOT 3;

3). **SOUTH 58° 50' 30” EAST**, A DISTANCE OF **148.02 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE NORTHEASTERLY (EASTERLY MOST) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 3, BLOCK A, SAME BEING A POINT ALONG THE NORTHWESTERLY LOT LINE OF LOT 13, BLOCK E, OF THE REMINGTON HEIGHTS PHASE 2 SECTION A, A SUBDIVISION APPEARING OF RECORD UNDER CABINET P, SLIDE 258 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THAT CERTAIN CALLED 21.571 ACRE TRACT OF LAND AND THE NORTHWESTERLY COMMON LINE OF LOT(S) 13 THOUGH 7, BLOCK A OF THE AFORESAID REMINGTON HEIGHTS PHASE 2 SECTION A, SAME BEING THE SOUTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND WITH THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1). **SOUTH 27° 58' 10” WEST**, A DISTANCE OF **37.26 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

2). **SOUTH 27° 49' 17” WEST**, A DISTANCE OF **51.39 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

3). **SOUTH 27° 44' 48” WEST**, A DISTANCE OF **51.20 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

4). **SOUTH 27° 42' 17” WEST**, A DISTANCE OF **51.03 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

5). **SOUTH 27° 28' 59” WEST**, A DISTANCE OF **50.13 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

6). **SOUTH 27° 35' 29” WEST**, A DISTANCE OF **71.92 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

7). **SOUTH 27° 07' 42” WEST**, A DISTANCE OF **116.50 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHWESTERLY CORNER OF SAID LOT 7, SAME BEING THE NORTHWESTERLY CORNER OF A CALLED 28.316 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT 1 IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO CIELO AUSTIN DEVELOPMENT, DATED OCTOBER 19, 2017 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2017169129 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A POINT OF ANGLE ALONG THE SOUTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND;

THENCE SOUTH 27° 11' 47” WEST, CONTINUING ALONG THE SOUTHEASTERLY PROPERTY LINE OF THE AFOREMENTIONED RESIDUE OF A CALLED 21.571 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY PROPERTY LINE OF THE AFORESAID TRACT 1, A DISTANCE OF **504.93 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHEASTERLY CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND;

THENCE NORTH 62° 48' 13” WEST, OVER AND ACROSS THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND, A DISTANCE OF **950.69 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHWESTERLY (WESTERLY MOST) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING A POINT ALONG THE CURVING SOUTHEASTERLY (EASTERLY) RIGHT-OF-WAY LINE OF THE AFORESAID GREENLAWN BOULEVARD;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THAT CERTAIN CALLED 21.571 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY (EASTERLY) RIGHT-OF-WAY LINE OF THE AFORESAID GREENLAWN BOULEVARD AND THE NORTHWESTERLY (NORTHERLY) PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1). WITH A CURVE TO THE RIGHT, HAVING AN **ARC LENGTH OF 201.30 FEET**, A **RADIUS OF 702.47 FEET**, A **DELTA ANGLE OF 16° 25' 07”** AND A **CHORD** WHICH BEARS **NORTH 52° 27' 00” EAST**, A **DISTANCE OF 200.61 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

2). **NORTH 60° 39' 33” EAST**, A DISTANCE OF **241.92 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

3). WITH A CURVE TO THE LEFT, HAVING AN **ARC LENGTH OF 345.64 FEET**, A **RADIUS OF 860.00 FEET**, A **DELTA ANGLE OF 23° 01' 40”** AND A **CHORD** WHICH BEARS **NORTH 49° 15' 20” EAST**, A **DISTANCE OF 343.32 FEET** TO THE **POINT OF BEGINNING**, CONTAINING THE HEREON, DESCRIBED 12.913 ACRE (APPROX. 562,505 SQ. FT.) TRACT OF LAND, MORE OR LESS.

CITY OF ROUND ROCK GENERAL NOTES:

1). NO PORTION OF THIS TRACT IS ENCROACHMENT 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 (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

3). 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, 2018, AS AMENDED.

4). SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

5). SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

6). A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING GREENLAWN BOULEVARD.

CITY OF ROUND ROCK
PLANING AND ZONING CERTIFICATION
COUNTY OF WILLIAMSON & TRAVIS

APPROVED THIS _____ DAY OF _____, 2019, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILES FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY AND TRAVIS COUNTY, TEXAS.

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

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

ENGINEER CERTIFICATION
STATE OF TEXAS

THAT I, MICHAEL V. REYES, 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.

"PRELIMINARY", FOR REVIEW ONLY

MICHAEL V. REYES
REGISTERED PROFESSIONAL ENGINEER No. 111664
BIG RED DOG, A DIVISION OF WGI

DATE

SURVEYOR CERTIFICATION
STATE OF TEXAS

I, CHARLES M. BENSON, 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 4 -SUBDIVISION DESIGN AND CONSTRUCTION, PART III -ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

"PRELIMINARY", FOR REVIEW ONLY

CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS:

THAT IDEA PUBLIC SCHOOLS, AS THE OWNER OF THAT CERTAIN 12.913 ACRE TRACT OF LAND, RECORDED UNDER DOCUMENT No. _____, 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 SHWON HEREON TO BE KNOWN AS:

FINAL PLAT OF
IDEA GREENLAWN SUBDIVISION

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019.

IDEA PUBLIC SCHOOLS

WYATT TRUSCHEIT

TITLE: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019.

BY WYATT TRUSCHEIT, AS _____, OF IDEA PUBLIC SCHOOLS, ON BEHALF OF SAID IDEA PUBLIC SCHOOLS.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY CLERK
STATE OF TEXAS
COUNTY OF WILLIAMSON

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 _____, 2019.

AT _____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER

DOCUMENT No. _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2019.

NANCY RISTER
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

BY: _____
CONNIE PHELPS, DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019.

AT _____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER

DOCUMENT No. _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2019.

DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

WEB: eecd.us
EMAIL: eagle@eecd.us

T.B.P.L.S. FIRM
#10194139

PROJECT:
IDEA GREENLAWN

CLIENT:
BIG RED DOG

DATE: 04/11/2019

SCALE: 1" = 100'

BY: rc/cmb

SHEET
02 of 02