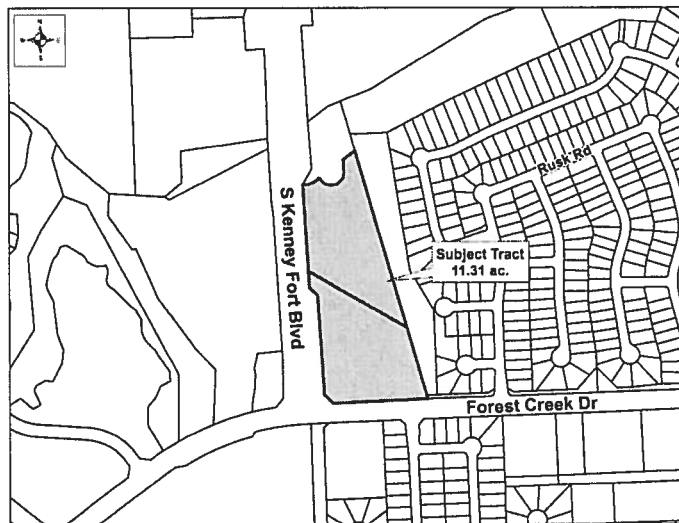


**Sonoma Northwest  
FINAL PLAT FP1904-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final Plat approval to create one (1) development lot

**ZONING AT TIME OF APPLICATION:** PUD (Planned Unit Development) No. 93

**DESCRIPTION:** 11.31 acres out of the P.A. Holder Survey, Abstract No. 297

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

**GENERAL PLAN LAND USE DESIGNATION:** The Future Land Use designation is determined by PUD No. 93, which allows low density multifamily development.

**ADJACENT LAND USE:**

North: Open Space/Parkland - Zoned PUD (Planned Unit Development) No. 93.

South: Undeveloped Commercial/Single-Family Residential – Zoned C-2 (Local Commercial) & SF-2 (Single-Family Standard Lot)

East: Single-Family Residential – Zoned SF-2 (Single-Family Standard Lot)

West: Multifamily – Zoned PUD (Planned Unit Development) No. 40.

**PROPOSED LAND USE:** Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	11.31
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>11.31</b>

**Owner:**  
WHJ, LLC  
Ed Home  
8200 N. Mopac, Ste. 300  
Austin, TX 78759

**Agent:**  
Green Civil Design, LLC  
Kerri Pena  
11130 Jollyville Rd., Ste. 101  
Austin, TX 78759

**Sonoma Northwest  
FINAL PLAT      FP1904-001**

**HISTORY:** The Sonoma Northwest PUD (Planned Unit Development) No. 93 was approved by the City Council on August 23, 2012. An amendment to the PUD was approved by the City Council on October 25, 2018. The PUD contains 11.31 acres for multifamily development regulated by the specific PUD requirements and the MF-1 (Multifamily-Low Density) Zoning District. This Final Plat is being processed simultaneously with the Preliminary Plat (PP1904-001).

**DATE OF REVIEW:** May 1, 2019

**LOCATION:** Northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 93, which allows low density multifamily development. The property is zoned PUD No. 93, which allows a multifamily low-density land use with a maximum of 120 residential units and a maximum height of two (2) stories. Specific development standards are included in the PUD for development. For those development standards not mentioned in the PUD, the MF-1 zoning district development standards apply.

Compliance with the Preliminary Plat: As shown, the Final Plat is in compliance with the approved Preliminary Plat (PP1904-001).

Traffic, Access and Roads: The subject tract will have one driveway access on S. Kenney Fort Boulevard and one along Forest Creek Drive, which will be aligned with the existing median opening. Driveway locations will be finalized at the site plan stage. A Traffic Impact Analysis (TIA) was deemed not necessary, as the proposed density will generate traffic that can be accommodated by the capacity of the access roads.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject tract will be served via an existing 12-inch water line on the eastern side of Kenney Fort Boulevard. Wastewater service will be acquired by tying into an existing manhole on the eastern side of Kenney Fort Boulevard. This manhole feeds into an existing 8-inch wastewater line that flows from east to west of the site.

Drainage: A flood study (FLOOD1812-0001) was required for the proposed development and it was reviewed and approved by City staff on April 2, 2019. Staff will review a more detailed drainage plan prior to site development plan permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Include the P&Z approval date as May 1, 2019 on sheet 1 under "Date of Planning and Zoning Commission Review."
2. Revise plat note number 7 to remove the following text "Concept Plan in PUD Amendment No. 93 approved by the City Council on August 23, 2012."
3. Revise the surveyor's and engineer's signature blocks to match the new code references in the final plat checklist.
4. Remove the Williamson County and Commissioner's Court note references on sheet two at the top right hand corner.
5. Sheet 1 of 2:  
Notes, revise "BENCHMARK" to state "See BM#1 & BM #2 information below."

**Sonoma Northwest  
FINAL PLAT      FP1904-001**

6. Provide GEOID for Benchmark information.
7. Provide line with note depicting Ultimate 1% WSE at north, midpoint and south end of dedicated storm sewer & drainage easement.
8. Sheet 2 of 2:  
Provide easement dedication statement as shown in the easement dedication packet.



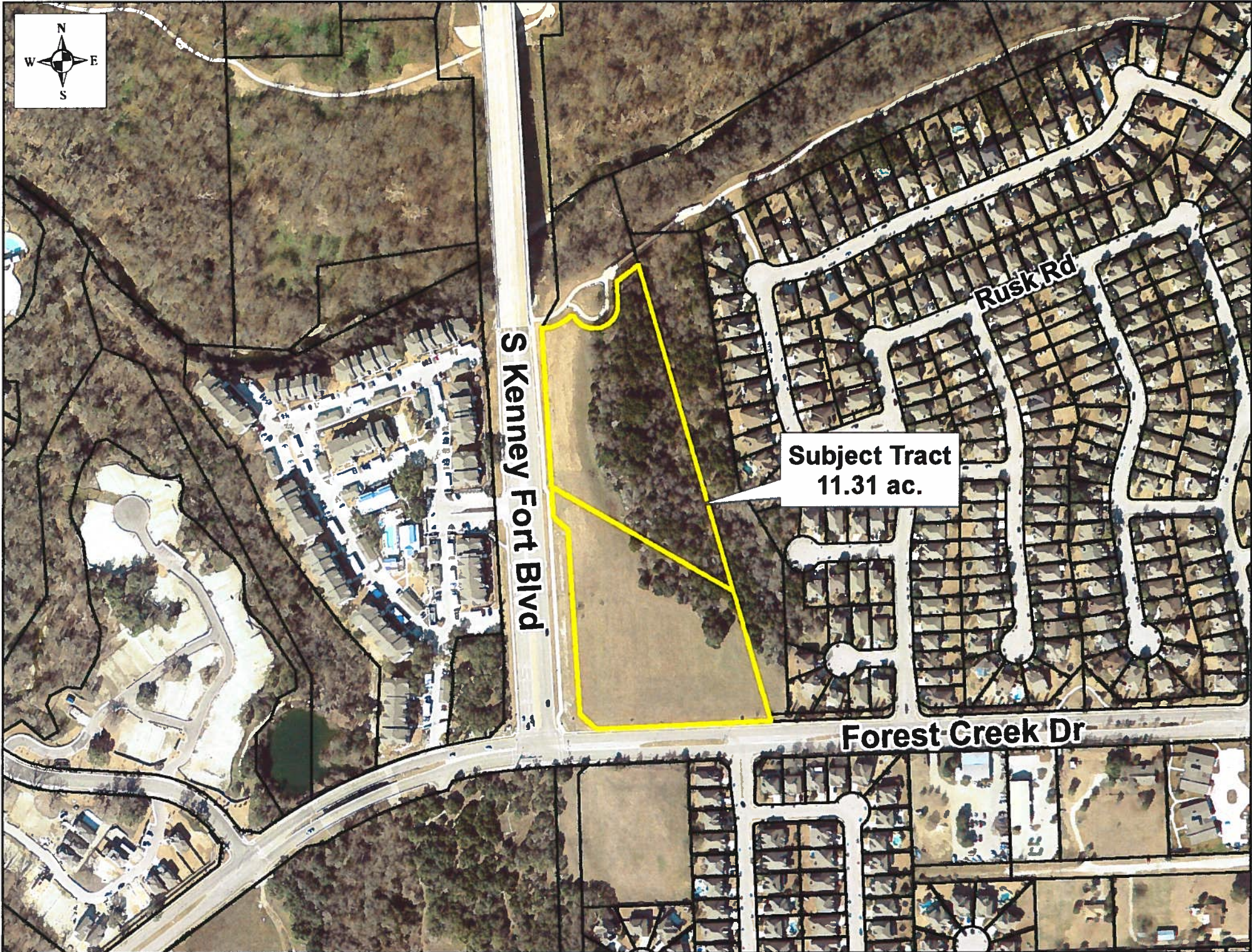


**S Kenney Fort Blvd**

**Rusk Rd**

**Subject Tract  
11.31 ac.**

**Forest Creek Dr**









FINAL PLAT OF  
SONOMA NORTHWEST  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

FIELD NOTES:

THAT PART OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 8.856 ACRE TRACT (TRACT X -SAVE AND EXCEPT THAT CERTAIN 1.496 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DEDICATION DEED FOR FOREST CREEK DRIVE (100-FOOT WIDE RIGHT-OF-WAY) RECORDED IN DOCUMENT NO. 2005048301 OPRWC) OF LAND CONVEYED TO WHJ, LLC. BY DEED RECORDED IN DOCUMENT NO. 2008000756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND A PART OF THAT 5.568 ACRE TRACT CONVEYED TO WHJ, LLC. BY DEED RECORDED IN DOCUMENT NO. 2016011901 OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2"IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.496 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK M OF SONOMA SECTION 10 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2004034437 OPRWC, FROM WHICH THE SOUTHEAST CORNER OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 BEARS APPROXIMATELY S35°07'22"E A DISTANCE OF 6304 FEET;

THENCE S87°48'39"W ALONG THE NORTH LINE OF SAID 1.496 ACRE TRACT AND ACROSS SAID 8.856 ACRE TRACT, A DISTANCE OF 493.24 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THAT 1.633 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DONATION SPECIAL WARRANTY DEED FOR ARTERIAL A RIGHT-OF-WAY (NOW KNOWN AS KENNEY FORT BOULEVARD (VARIABLE-WIDTH RIGHT-OF-WAY)) BY DEED RECORDED IN DOCUMENT NO. 2011043405 OPRWC;

THENCE ALONG THE EAST LINE OF SAID 1.633 ACRE TRACT AND ACROSS SAID 8.856 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. N47°49'03"W A DISTANCE OF 57.54 FEET TO A 1/2" IRON ROD SET;
2. N03°27'01"W A DISTANCE OF 203.06 FEET TO A 1/2" IRON ROD SET;
3. N06°18'03"W A DISTANCE OF 100.54 FEET TO A 1/2" IRON ROD SET;
4. N03°27'01"W A DISTANCE OF 214.58 FEET TO A 1/2" IRON ROD SET;
5. N48°27'01"W A DISTANCE OF 49.50 FEET TO A 1/2" IRON ROD SET;

THENCE N03°27'01"W, PASSING AT A DISTANCE OF 87.72 FEET THE SOUTHWEST CORNER OF SAID 5.568 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 1.633 ACRE TRACT, BEING ALSO THE SOUTHEAST CORNER OF THAT 1.444 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DONATION SPECIAL WARRANTY DEED FOR ARTERIAL A RIGHT-OF-WAY BY DEED RECORDED IN DOCUMENT NO. 2011040892 OPRWC, CONTINUING FOR A TOTAL DISTANCE OF 531.73 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT AT THE NORTHWEST CORNER OF SAID 5.568 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THAT 1.764 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK BY DEED RECORDED IN DOCUMENT NO. 2013056475 OPRWC;

THENCE ALONG THE SOUTHERLY LINE OF SAID 1.764 ACRE TRACT AND ALONG THE NORTHERLY LINE OF SAID 5.568 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 85.48 FEET, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 39°10'45", AND A CHORD BEARING N64°12'42"E A DISTANCE OF 83.82 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
2. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 9.37 FEET, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 107°24'50", AND A CHORD BEARING S81°03'36"E A DISTANCE OF 8.06 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT;
3. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 177.12 FEET, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 156°07'49", AND A CHORD BEARING N75°07'50"E A DISTANCE OF 127.19 FEET TO A 1/2" IRON ROD SET;
4. N02°55'04"W A DISTANCE OF 61.99 FEET TO A 1/2" IRON ROD SET FOR A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
5. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 4.86 FEET, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 55°40'46", AND A CHORD BEARING N24°53'46"E A DISTANCE OF 4.67 FEET TO A 1/2" IRON ROD SET;
6. N52°42'36"E A DISTANCE OF 77.08 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF LOT 77, BLOCK F OF SONOMA SECTION 12 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2005000358 OPRWC, BEING THE SOUTHEAST CORNER OF SAID 1.764 ACRE TRACT;

THENCE S16°17'11"E ALONG THE WEST LINE OF SAID LOT 77, BLOCK F, ALONG THE WEST LINE OF SAID LOT 1, BLOCK M, ALONG THE EAST LINE OF SAID 5.568 ACRE TRACT, ALONG THE EAST LINE OF SAID 8.856 ACRE TRACT, PASSING AT A DISTANCE OF 952.22 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 5.568 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1334.46 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 11.31 ACRES, MORE OR LESS.  
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.  
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, STEPHEN R. LAWRENCE, 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, CITY OF ROUND ROCK CODE OF ORDINANCES (2018 EDITION), AS AMENDED.

STEPHEN R. LAWRENCE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352  
STATE OF TEXAS



STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

THAT I, WHJ, LLC., AS THE OWNER OF THAT CERTAIN 8.856 ACRE TRACT (TRACT X) OF LAND RECORDED IN DOCUMENT NUMBER 2008000756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALSO THE OWNER OF THAT CERTAIN 5.568 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2016011901 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS THE FINAL PLAT OF SONOMA NORTHWEST.

WHJ, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: JAMES EDWARD HORNE, MANAGER  
WHJ, LLC  
8200 NORTH MOPAC EXPRESSWAY, SUITE 300  
AUSTIN, TEXAS 78759

STATE OF TEXAS

§

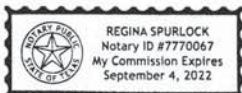
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16 DAY OF APRIL, 2019.

BY: REGINA SPURLOCK  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: REGINA SPURLOCK

MY COMMISSION EXPIRES: SEPTEMBER 4, 2022



NOTES:

1. 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. A PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
3. A PORTION OF THIS TRACT IS ENCRONCHED BY 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 NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. IN ADDITION, THE ULTIMATE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE BRUSHY CREEK WCID STUDY ALSO ENCRONCHES ON THIS SITE AS SHOWN. THE DRAINAGE EASEMENTS AS SHOWN HEREON WILL CONTAIN THE 100 YEAR FLOOD PLAIN. NO OBSTRUCTIONS, INCLUDE BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
4. 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 BY PUD NO. 93, SONOMA NORTHWEST.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 93, SONOMA NORTHWEST.
6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
7. THIS FINAL PLAT CONFORMS TO THE PRELIMINARY PLAT #PP1904-001 (CONCEPT PLAN IN PUD AMENDMENT NO. 93 APPROVED BY THE CITY COUNCIL ON AUGUST 23, 2012) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2019.
8. 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.
9. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, KERRI K. PENIA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES CITY OF ROUND ROCK 2018 EDITION, AS AMENDED, AND THE THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

KERRI K. PENIA  
LICENSED PROFESSIONAL ENGINEER NO. 90255  
STATE OF TEXAS



IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

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.

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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

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 \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

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

DATE: OCTOBER 26, 2018

FP1904-001

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

F-10015400

SHEET 2 OF 2 SHEETS