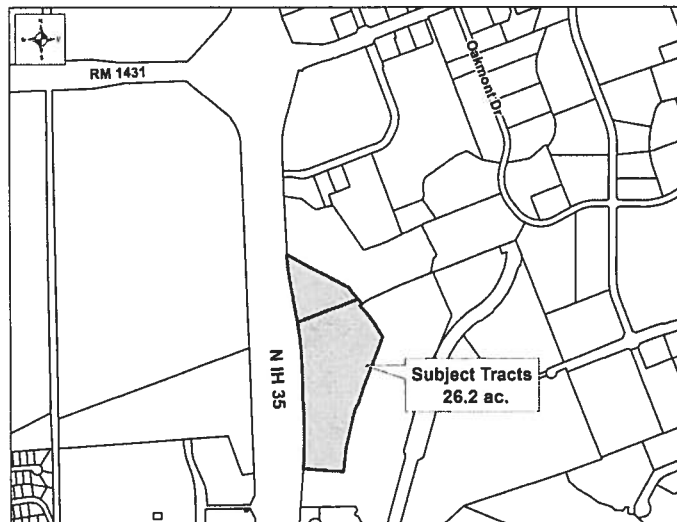


**Shops South of University Oaks Blvd.  
PRELIM PLAT PP1905-001**

**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Approval of a Preliminary Plat to create 5 development lots, 1 right-of-way lot, and 3 open space lots.

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

**DESCRIPTION:** 26.2 acres out of the David Curry Survey, Abstract No. 130 and Ephraim Evans Survey, Abstract No. 212

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

**GENERAL PLAN LAND USE DESIGNATION:** Commercial and Open Space

**ADJACENT LAND USE:**

North: Vacant/Undeveloped Commercial - Zoned (PUD No. 112)

South: Vacant and Undeveloped - Zoned LI (Light Industrial)

East: Vacant and Undeveloped - Zoned LI (Light Industrial)

West: N. IH-35 Right-of-Way (Unzoned)

**PROPOSED LAND USE:** Commercial pad sites

<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:	5	8.7
Industrial:	0	0
Open/Common Space:	3	15.9
ROW:	1	1.6
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>9</b>	<b>26.2</b>

**Owner:**  
1493 Round Rock, LLC  
Matt Barrier  
P.O. Box 941428  
Plano, TX 75094

**Agent:**  
LJA Engineering, Inc.  
Joseph Longaro  
3839 Bee Cave Rd. #150  
Austin, TX 78746

**SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD  
PRELIM PLAT PP1905-001**

**HISTORY:** The Planning and Zoning Commission approved the Shops South of University Oaks Boulevard Concept Plan on December 5, 2018, under its original name of 3651 N. IH-35 Retail.

**DATE OF REVIEW:** June 19, 2019

**LOCATION:** Generally located Southeast of the intersection of University Boulevard and N. I-35

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants. 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.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the Concept Plan in (CP1811-001) approved on December 5, 2018.

Traffic, Access and Roads: The subject tract will have two access points on N. IH-35 frontage road; final locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary due to the implementation of two deceleration lanes at the two access locations determined by TxDOT.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12-inch water line and a 24-inch main located within the property, in existing easements, along the IH-35 North Frontage Road. Wastewater service will be obtained by connecting via an easement through the subject property to an existing wastewater main located on the eastern property line.

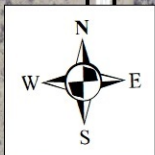
Drainage: A flood study (FLOOD1811-0003) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID) and has an established inundation easement. The property is located within the Edwards aquifer recharge zone and a portion is within the FEMA 100-year floodplain. The applicant has indicated that storm water runoff will be detained onsite within the boundaries of the inundation easement.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Depict proposed 15' wastewater easement along east boundary of Development Lots 1 through 5 conveying to existing easement along north subdivision boundary per the Utility Schematic.
2. Add name of beneficiary to each callout easement statement.



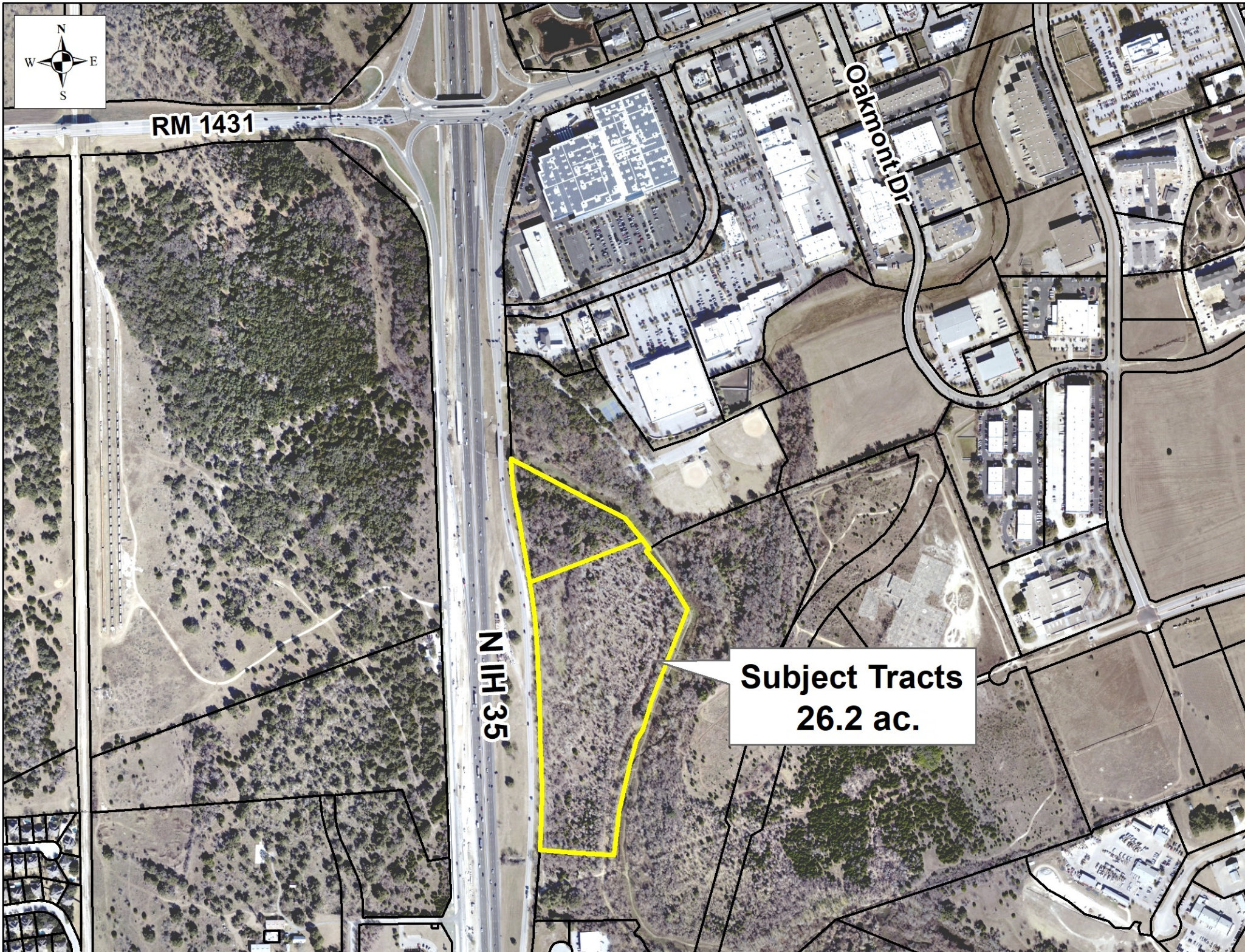


RM 1431

Oakmont Dr

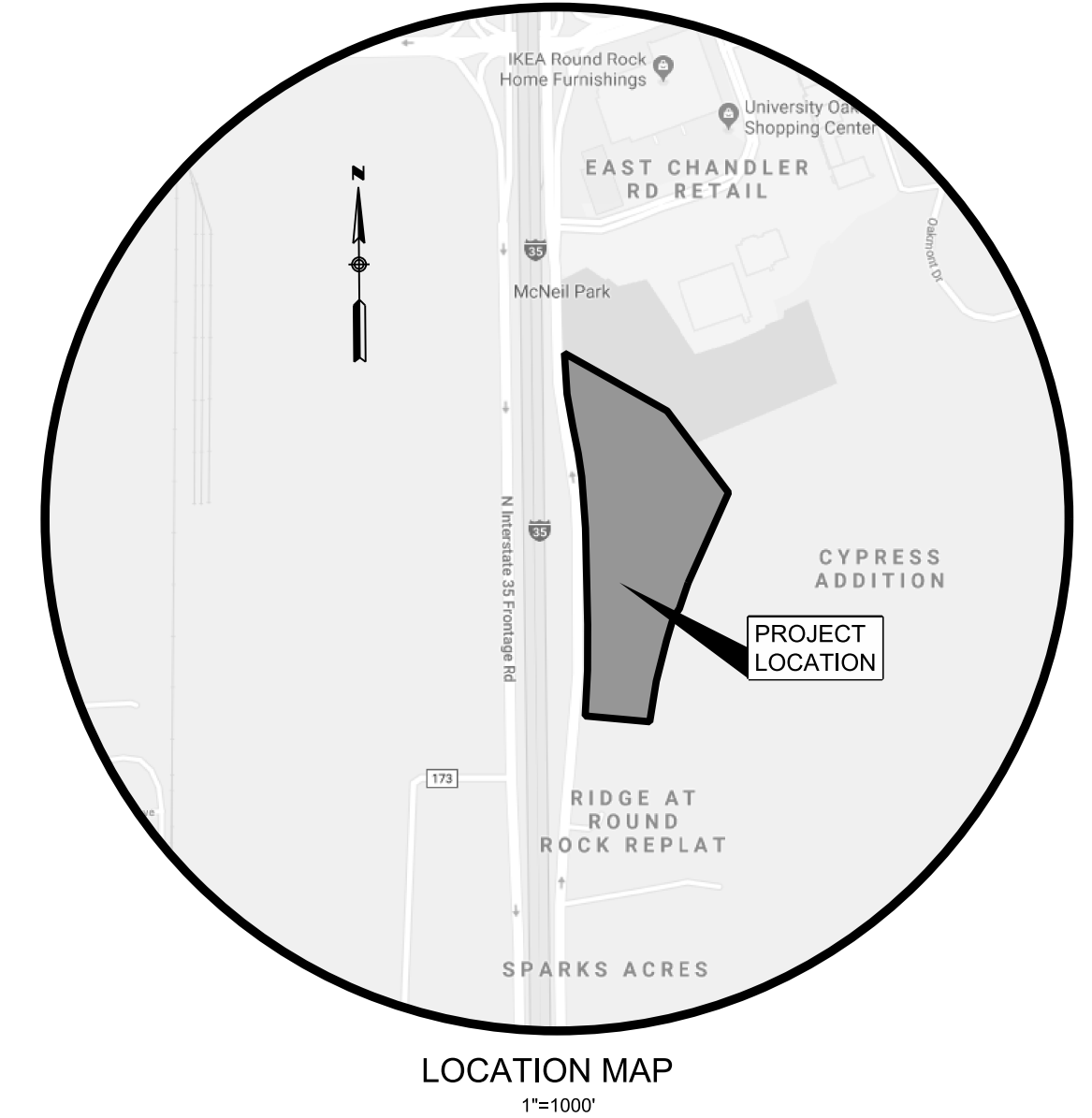
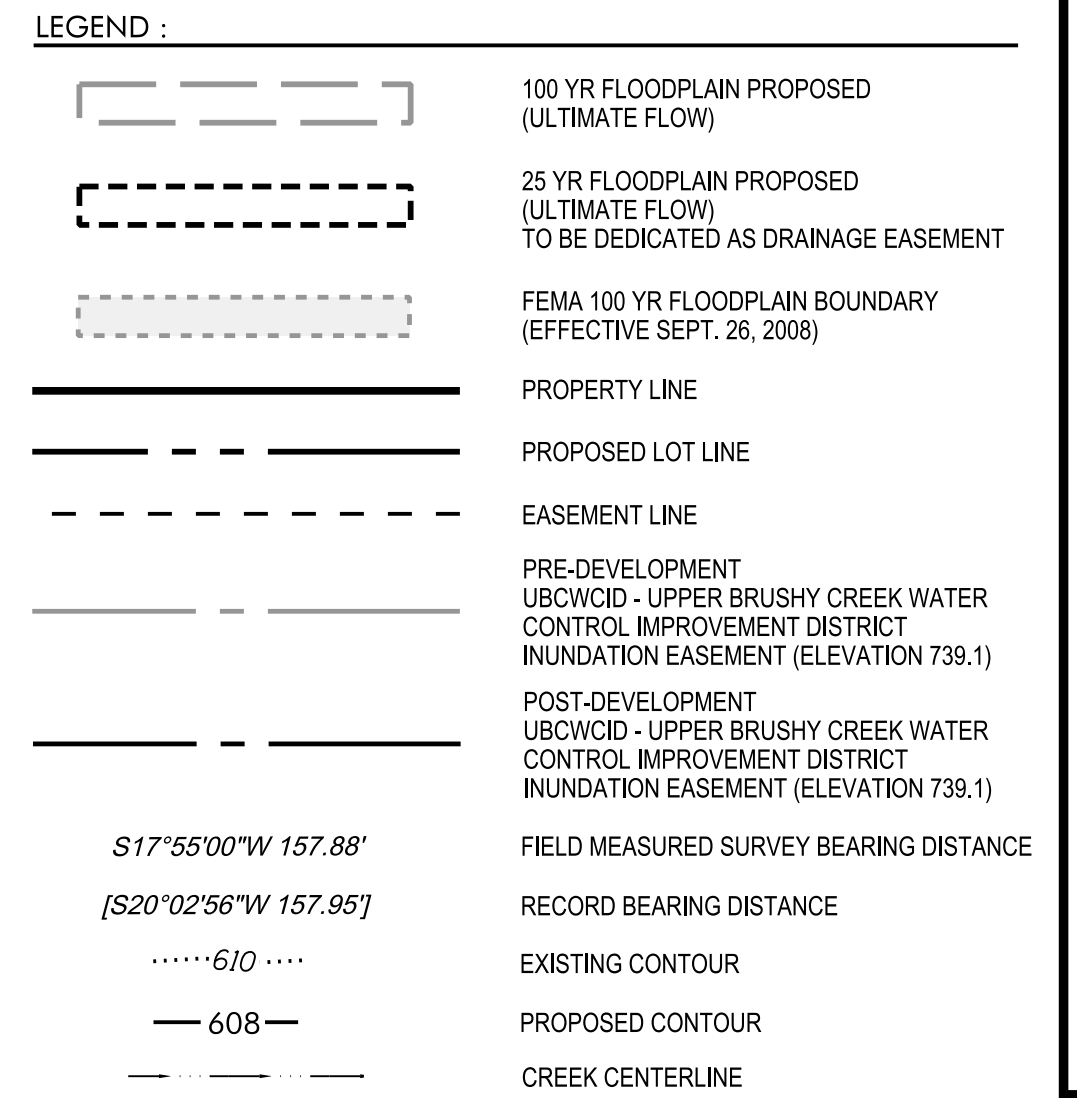
SH 35

Subject Tracts  
26.2 ac.





**ROUND ROCK, TEXAS 78664**



1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. 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 EDITION, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018 EDITION, AS AMENDED.
4. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG ARTERIAL "M" AS DEPICTED.
5. A FIFTEEN FOOT (15') PUE AND TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING H35.
6. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN (CP18111-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 5, 2018.
7. A PORTION OF THIS TRACT IS ENCRASURED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. 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.
9. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. DEVELOPMENT LOTS FIVE AND SIX ARE PROHIBITED FROM TAKING DIRECT ACCESS TO INTERSTATE HIGHWAY I-35 AND SHALL TAKE ACCESS FROM DEVELOPMENT LOTS THREE OR FOUR BY MEANS OF A SHARED ACCESS EASEMENT.
11. 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.

A PORTION OF THIS TRACT IS ENCRUCHED BY 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.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N02°11'38"W	47.05'	(N00°21'31"W 46.65')
L2	N02°02'41"W	548.03'	(N01°04'10"W 547.98')
L3	S56°02'54"W	29.17'	(S58°07'10"W 29.15')
L4	S55°57'32"E	66.41'	(S54°57'30"E 66.41')
L5	S15°42'55"W	137.72'	(S17°50'51"W 137.78')

CURVE TABLE						(RECORD CHORD)
CURVE	RADIUS	DELTA	ASC	BEARING	CHORD	
C1	5779.60'	5°16'44"	532.51'	N00°37'40"E	532.32'	(N01°30'00"E 532.06')
C2	2919.71'	11°43'41"	597.64'	N07°59'09"W	596.60'	(N06°58'00"W 595.43')
C3	1859.90'	11°44'54"	381.37'	N07°59'09"W	380.70'	(N06°57'53"W 382.30')
C4	5779.60'	11°13'07"	122.94'	N03°56'00"E	122.93'	(S06°04'30"W 123.10')

AN ALTA/NPS/LAND TITLE SURVEY OF 26.195 ACRES  
(APPROXIMATELY 1,141.042 SQ. FT.). IN THE DAVID CURRY SURVEY,  
ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY,  
ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS,  
BEING ALL OF A 26.208 ACRE TRACT CONVEYED TO  
CPRPHY, LP, IN A WARRANTY DEED DATED JANUARY 8, 1993  
AND RECORDED IN DOC. NO. 2005003003, O.P.R.W.C.TX

BM#1: COTTON SPINDLE IN THE EAST SIDE OF A 3' 32" LIE OAK TREE WITH TREE TAG #23272.  
+/- 51' EAST OF THE EAST EDGE OF THE CONCRETE  
CUTBACK. 15' SOUTH OF THE NORTH BOUND ACCESS  
ROAD OF INTERSTATE HIGHWAY 35.  
ELEVATION = 738.43  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#2: SQUARE ON THE NORTHEAST CORNER OF A  
CONCRETE HEADWALL. 15' SOUTH OF THE EAST  
EDGE OF THE LIE OAK TREE WITH TREE TAG #23272.  
+/- 3112' SOUTH OF THE NORTH BOUND ACCESS  
ROAD OF INTERSTATE HIGHWAY 35. +/ 3112' SOUTH  
OF THE INTERSECTION OF THE NORTH BOUND  
CUTBACK OF INTERSTATE HIGHWAY 35  
AND UNIVERSITY BOULEVARD.  
ELEVATION = 742.42  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#3: COTTON SPINDLE IN THE NORTH SIDE OF A  
3' 32" LIE OAK TREE WITH TREE TAG #23282.  
ELEVATION = 751.81  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

OWNER: 1493 ROUND ROCK, LLC ; KPM VENTURES, LTD  
1723 CAMP CRAFT RD  
AUSTIN, TX 78746  
CONTACT PERSON: MATT BARRIER (KPM VENTURES, LTD)  
PHONE: 214-448-6382

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC  
3500 McCALL LANE  
AUSTIN, TX 78744  
CONTACT PERSON: RJ PATA  
PHONE: 512.443.1724

**ENGINEER:** LJA ENGINEERING, INC.  
7500 RIALTO BLVD. BUILDING II, SUITE 100  
AUSTIN, TEXAS 78735  
CONTACT PERSON: DAVID HARRIS  
PHONE: 512.439.4700

NUMBER OF LOTS BY TYPE:

ROW = 1  
DEVELOPMENT = 5  
OPEN SPACE = 3

NUMBER OF BLOCKS: 1

LINEAR FEET  
OF NEW STREETS: 0

SHOPS SOUTH OF UNIVERSITY OAKS BLVD  
ROUND ROCK, TEXAS 78664  
PRELIMINARY PLAT

[illegible]

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DRAWING NAME: \_\_\_\_\_



**LJA**  
Phone 512.439.4700  
Fax 512.306.0338  
FRN-F-1386

**LJA Engineering, Inc.**  
1500 Rialto Blvd

DB NUMBER:  
A585-1001

PL1

SHEET NO.

1





Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

26.195 ACRES  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY

A DESCRIPTION OF 26.195 ACRES (APPROXIMATELY 1,141,044 SQ. FT.), IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 26.208 ACRE TRACT CONVEYED TO CRPHYH, L.P., IN A WARRANTY DEED DATED JANUARY 8, 1993 AND RECORDED IN DOCUMENT NO. 2005003003 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 26.195 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies) as described in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, and being also the southwest corner of the said 26.208 acre tract, and being a northwest corner of Lot 1, Block A, Final Plat of Cypress Addition, a subdivision of record in Cabinet N, Slide 266 of the Plat Records of Williamson County, Texas;

**THENCE** with the east line of Interstate 35, being also the west line of the 26.208 acre tract, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 5779.60 feet, a delta angle of 05°16'44", an arc length of 532.51 feet, and a chord which bears North 00°37'40" East, a distance of 532.32 feet to a TxDOT Type I monument found;
2. North 02°07'19" West, a distance of 561.54 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 2919.71 feet, a delta angle of 11°43'41", an arc length of 597.64 feet, and a chord which bears North 07°59'09" West, a distance of 596.60 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the right, having a radius of 1859.90 feet, a delta angle of 11°44'54", an arc length of 381.37 feet, and a chord which bears North 07°59'09" West, a distance of 380.70 feet to a TxDOT Type I monument found;
5. North 02°11'38" West, a distance of 47.05 feet to a 1/2" rebar with "Diamond" cap found for the northwest corner of the 26.208 acre tract, and being the southwest

Page 2

corner of a 14.064 acre tract described in Document No. 2006087974 of the Official Public Records of Williamson County, Texas;

**THENCE** with the north line of the 26.208 acre tract, being also the southwest line of the 14.064 acre tract, the following three (3) courses and distances:

1. South 55°57'32" East, a distance of 66.41 feet to a calculated point (falls on a manhole lid);
2. South 60°26'22" East, a distance of 634.05 feet to a 1/2" rebar with "Diamond" cap found;
3. South 38°12'25" East, a distance of 204.54 feet to a 5/8" rebar found for an angle point in the east line of the 26.208 acre tract, and the southernmost corner of the 14.064 acre tract, and being in the west line of said Lot 1, Block A of said Cypress Addition;

**THENCE** with the east line of the 26.208 acre tract and the west line of Lot 1, the following ten (10) courses and distances:

1. South 56°02'54" West, a distance of 29.17 feet to a 1/2" rebar found;
2. South 39°37'21" East, a distance of 201.03 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
3. South 32°28'14" East, a distance of 192.91 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 22°43'43" West, a distance of 521.44 feet to a 1/2" rebar with illegible cap found;
5. South 17°55'00" West, a distance of 157.88 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 33°22'59" West, a distance of 61.49 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 15°42'55" West, a distance of 137.72 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
8. South 13°21'13" West, a distance of 247.48 feet to a cotton spindle with "Baker-Aicklen" washer found;
9. South 08°20'07" West, a distance of 238.62 feet to a 1/2" rebar with "Baker-Aicklen" cap found;

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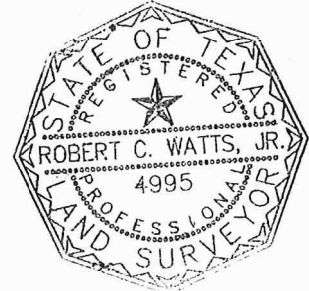
10. North 85°41'20" West, a distance of 376.23 feet to the **POINT OF BEGINNING**, containing 26.195 acres of land, more or less.

Note: The metes and bounds description of the subject tract contained in the vesting deed appears to be missing one or more pages and is incomplete.

Surveyed on the ground September 14, 2017. Bearing Basis: The Texas Coordinate System of 1983 (NAD83). Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 590-004-BASE.

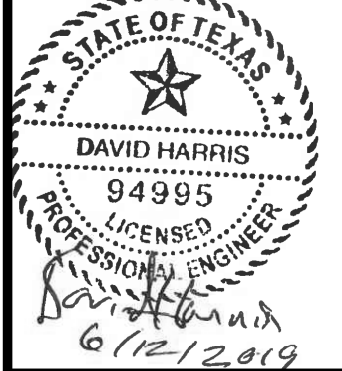
Robert C. Watts, Jr. Date  
Registered Professional Land Surveyor  
State of Texas No. 4995  
T.B.P.L.S. Firm No. 10124500



SHOPS SOUTH OF UNIVERSITY OAKS BLVD  
ROUND ROCK, TEXAS 78664  
PLAT METES & BOUNDS DESCRIPTION

REVISIONS		DATE
NO.	DESCRIPTION	BY

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DRAWING NAME:



**LJA Engineering, Inc.**  
1500 Rialto Blvd  
Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.306.0338  
FRN-F-1386

JOB NUMBER:  
A585-1001

PL2

SHEET NO.  
2  
OF 2 SHEETS