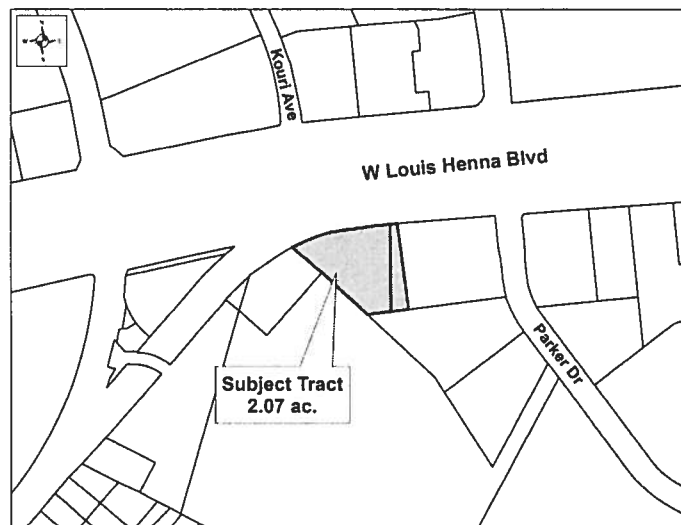


**Parker Subdivision, Lot 2, Block A Replat
FINAL PLAT FP1906-005**

**CASE PLANNER:** CAITLYN REEVES

REQUEST: Approval to combine and replat a previously unplatted parcel with a portion of a platted lot to create one (1) development lot.

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

DESCRIPTION: 2.07 acres out of the Andrew Sprecher Survey, Abstract No. 719

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: SH45/W. Louis Henna Boulevard right-of-way unzoned

South: Vacant and undeveloped zoned C-1 (General Commercial)

East: Retail (Salvation Army) zoned C-1 (General Commercial)

West: Bratton Cemetery unzoned and Multifamily (Limestone Ridge Apartments) zoned MF-2 (Multifamily- Medium Density)

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:	1	2.07
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	2.07

Owner:
West 45, LLC
424 Bowgry Trail
Austin, TX 78753

Agent:
Freeland & Kauffman, Inc.
Charles A. Garcia, P.E.
400 W. Main St.
Round Rock, TX 78664

**Parker Subdivision, Lot 2, Block A Replat
FINAL PLAT FP1906-005**

HISTORY: On October 25, 2006 the Planning and Zoning Commission (P&Z) approved a replat known as Replat of Lot 1, Block A Parker Subdivision (Travis County Doc # 20070002) creating one 2.59 acre lot and labeling the remaining area of 6.56 acres for future phases. Phase two included a portion of unplatted land and the remaining portion of Lot 1 from the above mentioned replat. On February 3, 2016, P&Z approved a minor plat known as Final Plat Parker Subdivision (Travis County Doc # 201600070) subdividing phase three into lots 3 and 4 of The Parker Subdivision. The applicant is requesting to combine the remaining portion of Lot 1 and the remaining unplatted parcel of phase two to create one development lot.

DATE OF REVIEW: July 17, 2019

LOCATION: Generally located southwest of the intersection of W. Louis Henna Boulevard and Parker Drive.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates this parcel for commercial purposes. This parcel is zoned C-1 (General Commercial) which allows restaurants, retail, and hotels, among other uses, by right. The C-1 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 access from W. Louis Henna Boulevard using a shared access driveway. A Traffic Impact Analysis (TIA) was deemed unnecessary as the proposal did not exceed the threshold of trips generated at peak hours per city code.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line to the west of the subject tract. Wastewater will be connected via an existing 8-inch wastewater line along the south east corner of the property.

Drainage:

Drainage for subject tract will be provided by an on-site detention pond that serves the proposed lot.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide proper depiction of a 15' waterline easement, waterline appears to enter into the Limestone Ridge Apartments Lot at approximately 117' from the property line with the cemetery.
2. Provide requirements for the waterline easement dedication via plat per the Subdivision and Site Development Easement Dedication Application Information and Procedures (e.g. Meets and Bounds Description, tie to final plat benchmark, easement note, etc.). Or provide the easement by separate instrument and depict the proposed easement on the plat with owner and Doc #____. Easement shall be finalized prior to plat recordation.

**Parker Subdivision, Lot 2, Block A Replat
FINAL PLAT FP1906-005**

3. Revise date of Planning and Zoning Commission review to July 17, 2019.
4. Revise note 3 to reflect SH-45 only.
5. Revise file number in bottom right hand corner to FP1906-005.
6. Revise title to correct for missing "A" in the first reference to Lot 1, Block A.

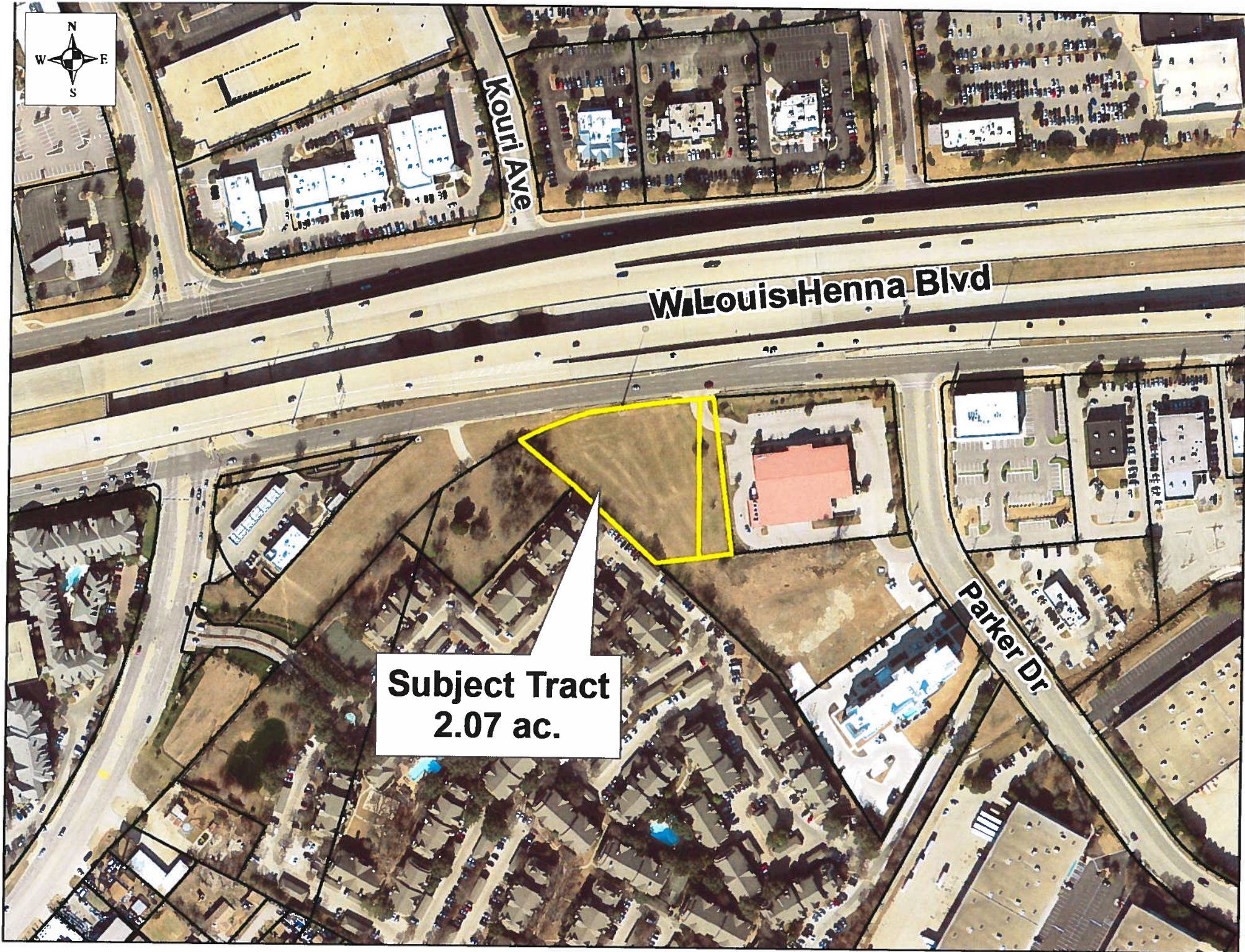


Kouri Ave.

W. Louis Henna Blvd

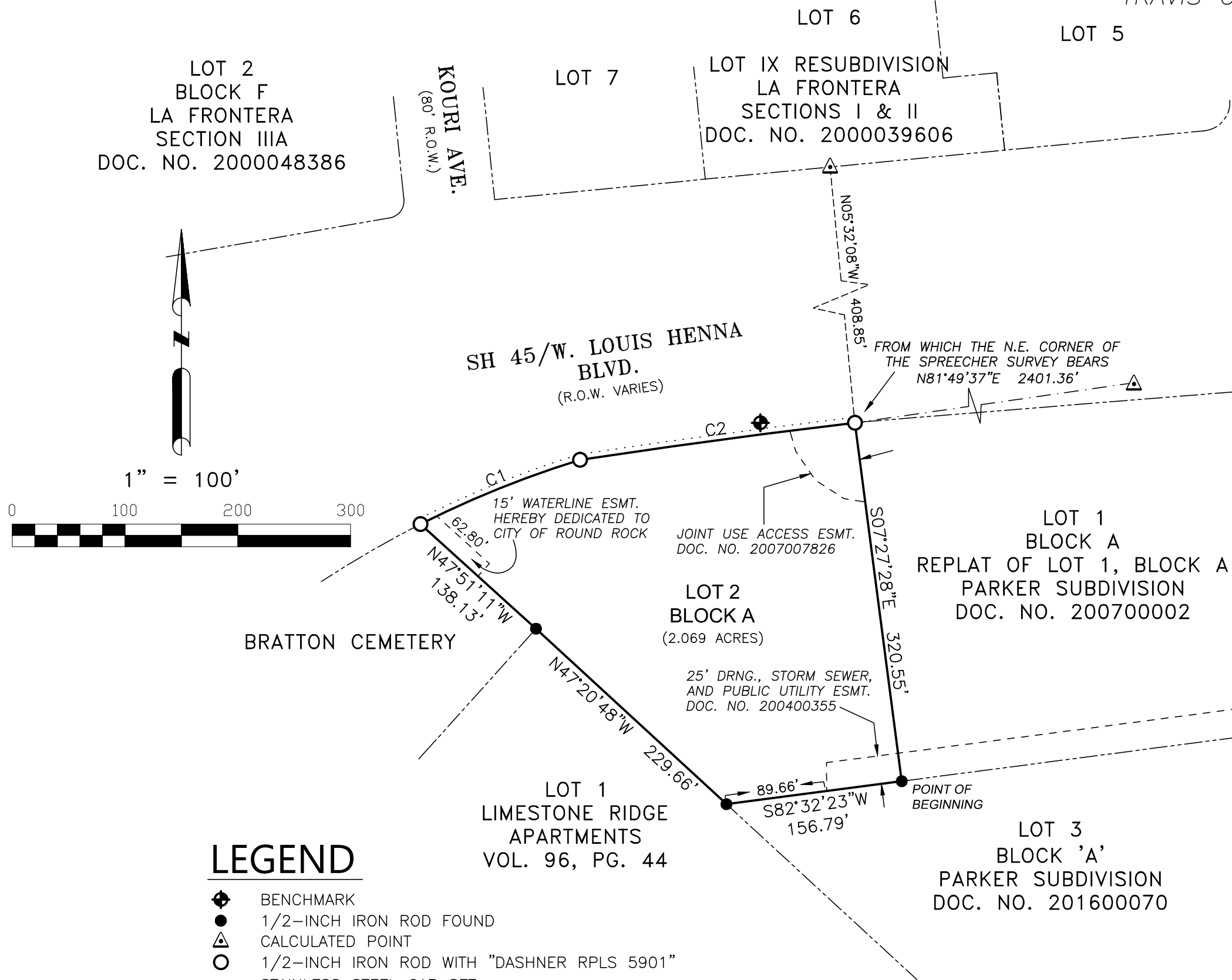
Parker Dr

**Subject Tract
2.07 ac.**



FINAL PLAT
PARKER SUBDIVISION, LOT 2, BLOCK A
A REPLAT OF A PORTION OF LOT 1, BLOCK AND LOT 2, BLOCK A

2.069 ACRES OUT OF THE GEORGE ANDREW SPREECHER SURVEY ABSTRACT NO. 719,
TRAVIS COUNTY, TEXAS.



LEGEND

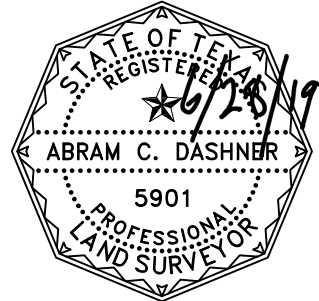
- BENCHMARK
- 1/2-INCH IRON ROD FOUND
- CALCULATED POINT
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901"
- STAINLESS STEEL CAP SET
- TRACT BOUNDARY
- ADJOINER BOUNDARY
- EASEMENT
- SIDEWALK

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ABRAM C. DASHNER, 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.

ABRAM C. DASHNER
RPLS NO. 5901
3701 VINELAND DRIVE
AUSTIN, TX 78722



ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, CHARLES A. GARCIA, 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.

CHARLES A. GARCIA
P.E. NO. 95181
FREELAND AND KAUFFMAN, INC.
400 W. MAIN ST. SUITE 211
ROUND ROCK, TX 78664
TBPE FIRM NO. F-8891

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT WEST 45, LLC, AS THE OWNER OF THAT CERTAIN CALLED 2.071 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019049737, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS 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 PARKER SUBDIVISION, LOT 2, BLOCK A.

WEST 45, LLC
1006 EAST YAGER LANE, SUITE 111
AUSTIN, TEXAS 78753

BY: _____
SURIYA SISODA, MEMBER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2019, BY, _____ AS GENERAL MANAGER OF RMR ROUND ROCK, L.P., ON BEHALF OF SAID RMR ROUND ROCK, L.P.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

METES AND BOUNDS DESCRIPTION

2.069 ACRES OUT OF THE ANDREW SPREECHER SURVEY, ABSTRACT NO. 719, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, PARKER SUBDIVISION, OF RECORD IN DOCUMENT NO. 200400355, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 9.303 ACRE TRACT CONVEYED TO RMR ROUND ROCK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2001120691, OF SAID OFFICIAL PUBLIC RECORDS; SAID 2.069 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID LOT 1, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, REPLAT OF LOT 1, BLOCK A, PARKER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700002, OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING IN THE NORTH LINE OF LOT 3, BLOCK 'A', PARKER SUBDIVISION, OF RECORD IN DOCUMENT NO. 201600070, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S82°32'23"W, ALONG THE NORTH LINE OF SAID LOT 3, OVER AND ACROSS SAID 9.303 ACRE TRACT, A DISTANCE OF 156.79 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 3, BEING IN THE WEST LINE OF SAID 9.303 ACRE TRACT, ALSO BEING IN THE EAST LINE OF LOT 1, LIMESTONE RIDGE APARTMENTS, A SUBDIVISION OF RECORD IN VOLUME 96, PAGE 44, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N47°20'48"W, ALONG THE EAST LINE OF SAID LIMESTONE RIDGE APARTMENTS, BEING THE WEST LINE OF SAID 9.303 ACRE TRACT, A DISTANCE OF 229.66 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LIMESTONE RIDGE APARTMENTS, BEING THE SOUTHEAST CORNER OF BRATTON CEMETERY (NO RECORDING INFO FOUND), FOR AN ANGLE POINT;

THENCE, N47°51'11"W, ALONG THE EAST LINE OF SAID BRATTON CEMETERY, BEING THE WEST LINE OF SAID 9.303 ACRE TRACT, A DISTANCE OF 138.13 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET IN THE CURVING SOUTH RIGHT-OF-WAY LINE OF SH 45/LOUIS HENNA BLVD. (R.O.W. VARIES), FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SH 45/LOUIS HENNA BLVD., THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 894.93 FEET, A CENTRAL ANGLE OF 09°46'40", AN ARC LENGTH OF 152.73 FEET, AND A CHORD WHICH BEARS N68°03'17"E, A DISTANCE OF 152.54 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT;

2. ALONG SAID CURVE, HAVING A RADIUS OF 7619.44 FEET, A CENTRAL ANGLE OF 01°50'57", AN ARC LENGTH OF 245.92 FEET, AND A CHORD WHICH BEARS N82°18'56"E, A DISTANCE OF 245.91 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, REPLAT OF LOT 1, BLOCK A PARKER SUBDIVISION, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S07°27'28"E, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, REPLAT OF LOT 1, BLOCK A, PARKER SUBDIVISION, A DISTANCE OF 320.55 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.069 ACRES (90,120 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT BANCORPSOUTH, THE LIEN HOLDER OF THAT CERTAIN CALLED 2.071 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2019049737, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN CALLED 2.071 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, TRAVIS 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.

BANCORPSOUTH
5501 A HWY 290 W.
AUSTIN, TX 78735

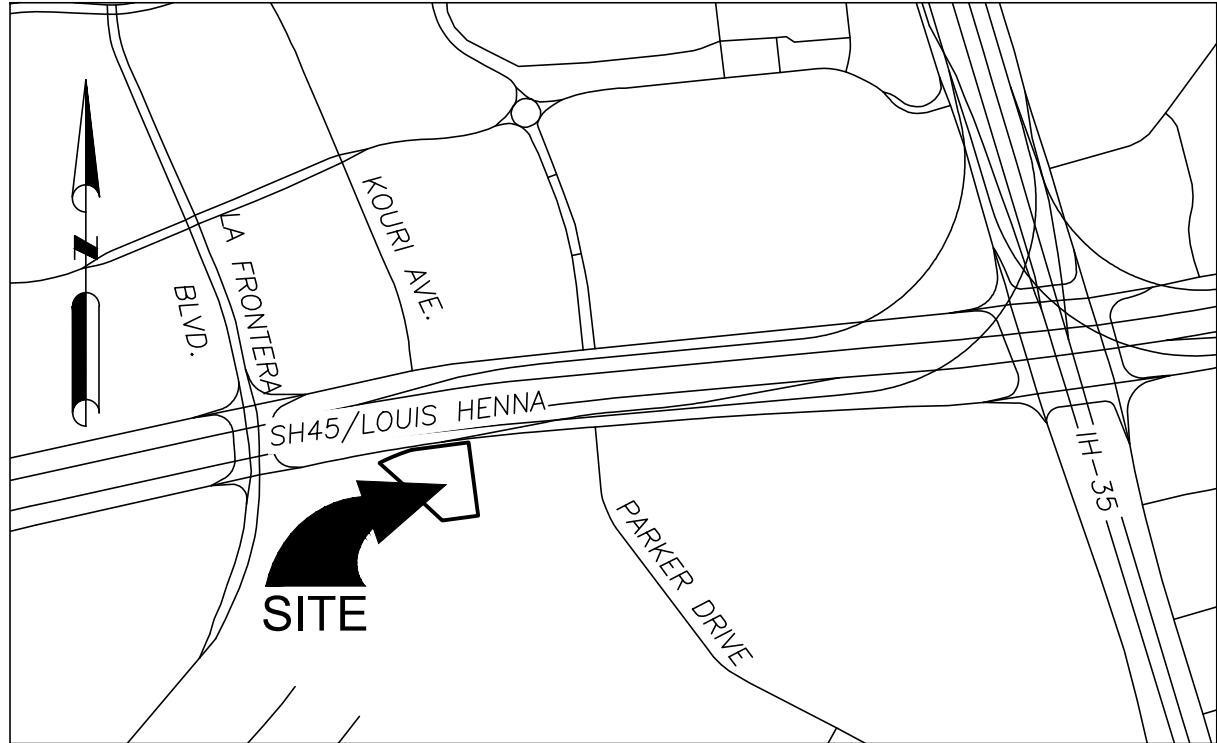
BY: NOAH MARBURGER, ITS SENIOR VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2019,

BY, _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A FIFTEEN-FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING IH35 OR SH45.
- NO PORTION OF THIS TRACT IS ENCLOSED 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 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

CITY CERTIFICATION

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 TRAVIS 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 §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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, A.D. AT

_____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 2019,

A.D. AT _____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

OWNERS: RMR ROUND ROCK, LP
ACREAGE: 2.069
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 06/18/2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 07/19/2019
BENCHMARK DESCRIPTION & ELEVATION: SQUARE CUT IN END OF HANDRAIL BASE WALL ON S. SIDE OF LOUIS HENNA BLVD.- NAVD88(GEIOD 2012B) ELEV. = 847.12'
ACREAGE BY LOT TYPE: DEVELOPMENT: 2.069
PATENT SURVEY: ANDREW SPREECHER, ABS. 719
ENGINEER: FREELAND AND KAUFFMAN, INC.
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1

CHECKED BY:	
AD	
JOB NUMBER:	ISSUE DATE:
014-14	05/21/19
SHEET:	
1	OF 1

FP1906-006