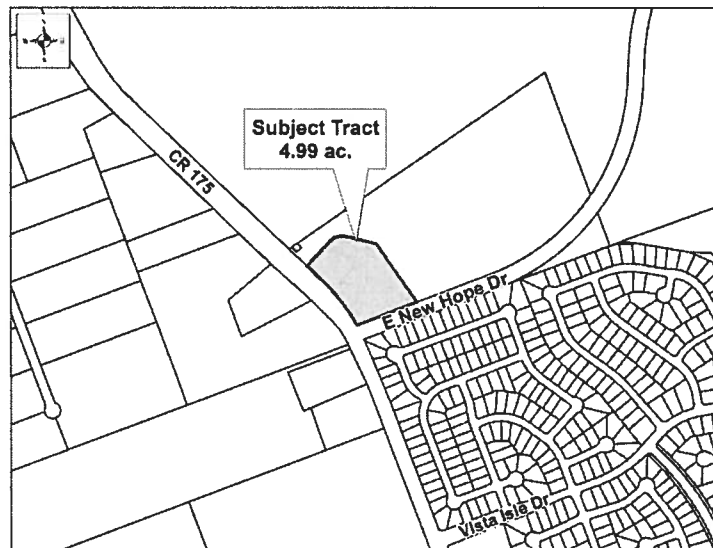


# Gardens at Mayfield Replat of Lot 1 FINAL PLAT FP1907-001



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Approval to subdivide the subject lot into two (2) development lots.

**ZONING AT TIME OF APPLICATION:** PUD #101

**DESCRIPTION:** 4.99 acres out of the John D. Anderson Survey, Abstract No. 16

**CURRENT USE OF PROPERTY:** One single family residence and two accessory structures zoned via PUD #101.

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Access for detached single family condominiums of Gardens at Mayfield zoned via PUD #101.

South: Right-of-way for East New Hope Drive unzoned.

East: Detached single family condominiums of Gardens at Mayfield zoned via PUD #101.

West: Right-of-way of County Road 175 unzoned.

**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:	2	4.99
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>4.99</b>

**Owner:**  
Palmer Investments, LP  
Michael Palmer  
110 E. Main St.  
Round Rock, TX 78664

**Agent:**  
C3 Development, LLC  
Nathan Neese  
5309 Marsh Creek Dr.  
Austin, TX 78759

**Gardens at Mayfield Replat of Lot 1  
FINAL PLAT FP1907-001**

**HISTORY:** On November 4, 2015 the Planning and Zoning Commission approved the Final Plat of Gardens at Mayfield for two (2) development lots. With the proposed replat, the applicant is requesting to subdivide Lot 1 into two (2) development lots.

**DATE OF REVIEW:** August 7, 2019

**LOCATION:** The subject tract is located at the northeast corner of the intersection of CR175 and E. New Hope Drive.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The PUD No. 101 zoning district conforms to the Future land Use Map residential designation. The PUD outlines the subject tract for commercial development while Lot 2 to the east on the original plat is reserved for single family common lot development. PUD No. 101 allows for neighborhood retail sales, services, and office uses with restrictions on the subject tract. All commercial development will be subject to site and building design requirements in the PUD. The PUD requires that building height be restricted to two (2) stories and the exterior finish of all buildings shall be masonry, except for doors, windows, trim and accent features. No more than 30% of the building façade may be stucco and the use of materials such as wood shingles, horizontal base siding or wood siding shall be limited to accent features.

Traffic, Access and Roads:

The subject tract will take access from both County Road 175 and East New Hope Drive. Trip generation numbers will be required at the site development permit stage to determine the need for a traffic impact analysis for any development to occur.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an 8-in water line stub and an existing 16-inch water line along the north side of E. New Hope Drive. Wastewater will be connected to an existing 8-inch wastewater line along the eastern property line.

Drainage:

Drainage will be provided to the proposed development lots via a fifteen (15) foot private stormwater easement located at the south east corner of the subject tract. The easement leads to an offsite detention pond.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove all lot references to 2A and replace with 1B.
2. Type the designee for Palmer Investments, L.P. in the owner signature block.
3. Prior to recordation of final plat, wastewater improvements to serve Lot 1B must be constructed and accepted or SIP permit issued with acceptable fiscal posted.



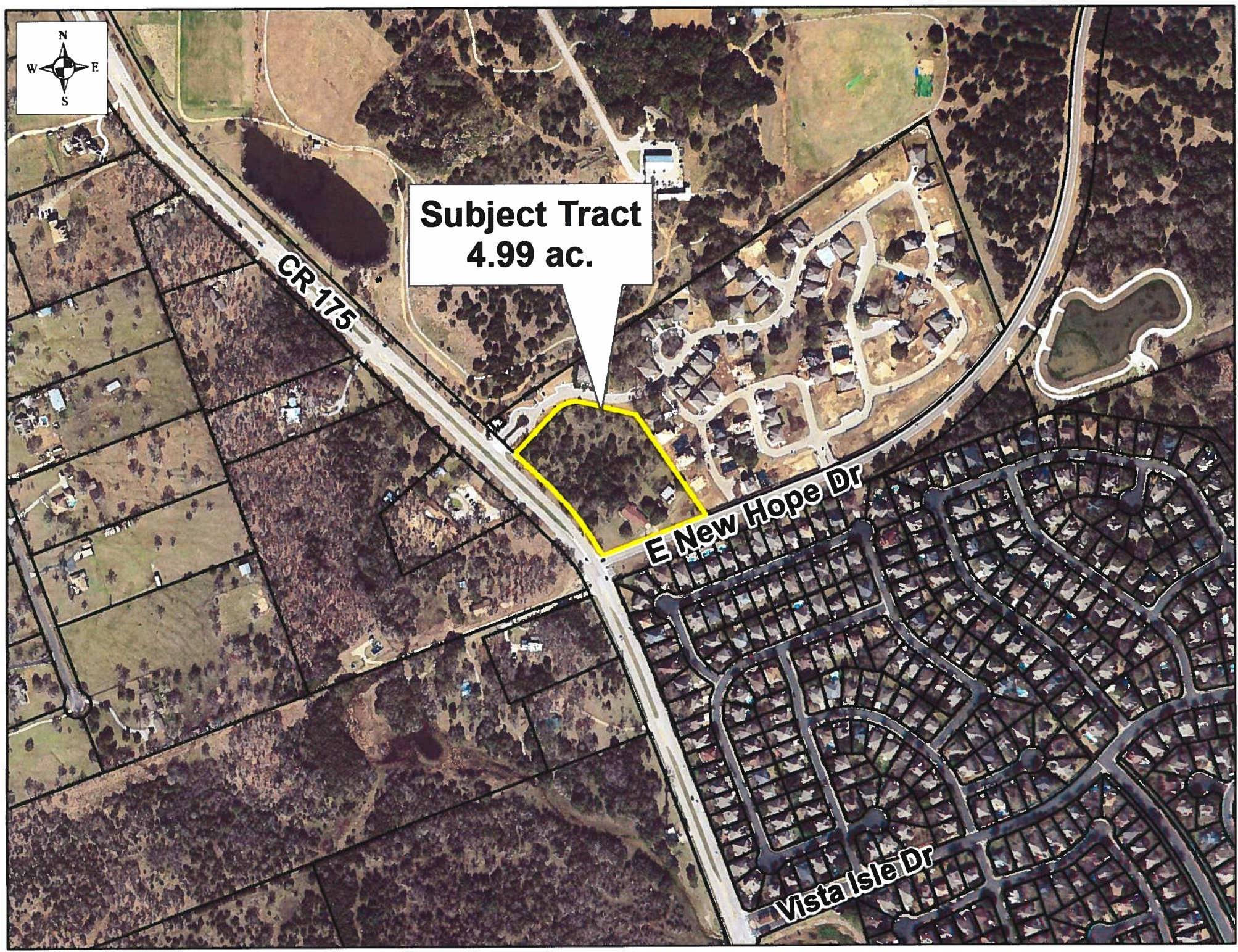


**Subject Tract  
4.99 ac.**

**CR 175**

**E New Hope Dr**

**Vista Isle Dr**





JOHN D. ANDERSON SURVEY  
ABSTRACT NO. 16

\_\_\_\_\_ BOUNDARY LINE  
 - - - - - RIGHT-OF-WAY LINE  
 - - - - - EASEMENT LINE  
 - - - - - ADJACENT BOUNDARY LINE  
 - - - - - PATENT SURVEY LINE

○ 1/2" REBAR WITH CAP STAMPED "LANDESIGN" FOUND (OR AS NOTED)  
 ● 1/2" REBAR FOUND (OR AS NOTED)  
 △ CALCULATED POINT NOT SET  
 ○ 1/2" REBAR WITH CAP STAMPED "LANDESIGN" SET  
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.U.E. PUBLIC UTILITY EASEMENT  
 BM  
 △ BENCHMARK

100' 80' 60' 40' 20' 0' 50' 100'

GRAPHIC SCALE  
1" = 100'

**SURVEYOR:** LANDESIGN SERVICES, INC.  
1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TEXAS 78681  
PHONE: 512-238-7901  
TBPLS FRM NO. 10001800

**ENGINEER:** JAMISON CIVIL ENGINEERING LLC  
13812 RESEARCH BLVD. #B-2  
AUSTIN, TX 78750  
737-484-0880  
TBPE FRM NO. F-17756



REPLAT LOT 1, FINAL PLAT  
OF GARDENS AT MAYFIELD

DRAWING PATH: L:\19022 - 3801 CR 175ICAD\DWGSIG\M LOT 1 REPLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 7/22/2019 2:19 PM PLOT DATE: 7/22/2019 4:51 PM

1. 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 OR PUD 101 AS APPLICABLE.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-266, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED OR PUD 101 AS APPLICABLE.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON UNLESS OTHERWISE ALLOWED PER PUD 101.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED 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 48491C0470E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
6. LOT 1A AND LOT 2A ARE SUBJECT TO PASS-THROUGH WASTEWATER SERVICE GRANTED TO THE CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 2015073983 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
7. A TEN-FOOT (10') PUBLIC UTILITY EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

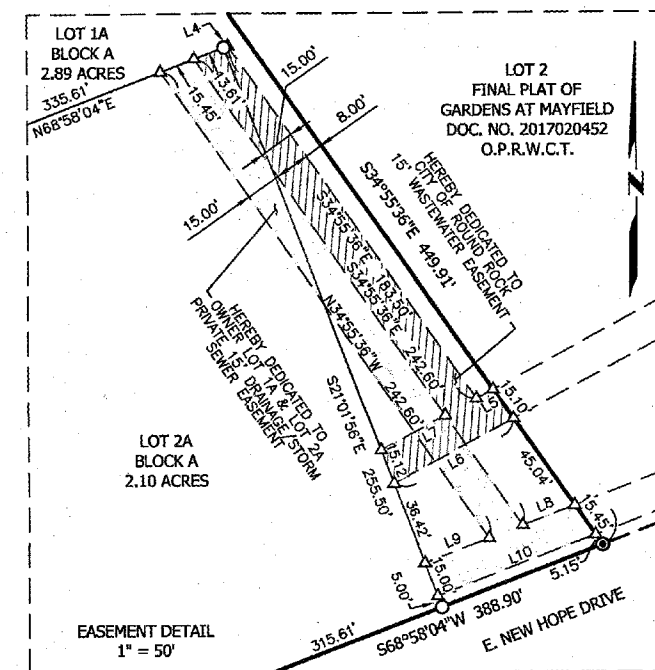
Line Table		
Line #	Direction	Length
L1	N70° 09' 22"W	30.24
L2	S45° 50' 26"E	4.29
L4	N68° 58' 04"E	1.84
L5	N61° 43' 49"E	8.05
L6	S61° 43' 49"W	57.99
L7	N61° 43' 49"E	31.18
L8	N68° 58' 04"E	23.69
L9	N68° 58' 04"E	29.19
L10	S68° 58' 04"W	72.05
L11	N68° 58' 04"E	60.68
L12	N21° 01' 56"W	15.00

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 1.0001247 AND SCALED FROM AN ORIGIN POINT OF GRID COORDINATES: N=10173807.25, E=3105700.48.

VERTICAL DATUM IS BASED ON A BRASS DISK STAMPED "CITY OF ROUND ROCK REF POINT," LOCATED IN THE EAST RIGHT-OF-WAY OF SAM BASS ROAD, APPROXIMATELY 21' WEST OF THE SOUTHWEST CORNER OF AN EXISTING CELL TOWER FENCE AT THE NORTHEAST ENTRANCE OF GARDEA AT MAYFIELD COMMUNIS. APPROXIMATELY 0.38 OF ONE MILE NORTH OF THE INTERSECTION OF SAM BASS ROAD AND VISTA ISLE DRIVE. ELEVATION 679.47, NAVD 88, GEOID 12A.

BM Point No.	103	199
Northing	10174043.21	10174112.86
Easting	3104980.71	3105008.83
Elevation	880.33	879.47
Description	CP IRS	CP IRS



FP1907-001

PROJECT NAME: 3901 CR 175		REVISIONS	
DATE	DESCRIPTION		
06/28/19	ADDED WW/DRNG ESWIS		
07/02/19	REVISED LOT LINE		
07/22/19	REV. PER CORR COMMENTS NO 1		
FIELDNOTE FILE PATH:			
N/A			
R/L:	TECH: HAS	PARTYCHIEF: MD	
CREATED BY: TST	LEI: BPOA	304/13	

DRAWING NAME:  
GOM LOT 1 REPLAT

SHEET  
01 of 02

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

THAT, PALMER INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 4.99 ACRE TRACT OF LAND KNOWN AS LOT 1, FINAL PLAT OF GARDENS AT MAYFIELD, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017020452, OF THE OFFICIAL 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 SHOWN HEREON TO BE KNOWN AS:

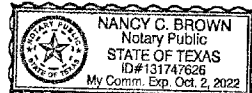
REPLAT OF LOT 1, FINAL PLAT OF GARDENS AT MAYFIELD

By PALMER INVESTMENTS, L.P.

Palmer Group, LLC General Partner  
Michael Palmer  
Manager

STATE OF TEXAS }  
COUNTY OF WILLIAMSON } SS:  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23<sup>rd</sup> DAY OF July 20 19  
By Michael Palmer

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:  
Nancy C. Brown  
NOTARY PUBLIC

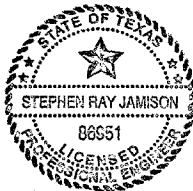


STATE OF TEXAS  
COUNTY OF WILLIAMSON  
KNOW ALL MEN BY THESE PRESENTS

THAT I, STEPHEN R. JAMISON, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART II - 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.

DATE: 7/23/2019

STEPHEN R. JAMISON, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 86951  
JAMISON CIVIL ENGINEERING LLC  
13812 RESEARCH BLVD. #B-2  
AUSTIN, TX 78750  
TPE FIRM REG. F-17756



STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT I, TRAVIS S. TABOR, 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.

Travis S. Tabor  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6428  
LANDESIGN SERVICES, INC.  
FIRM REGISTRATION NO. 10001800



EASEMENT DEDICATION NOTES:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES"). THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREIN ABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS. EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS. THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS GRANTEE:

- (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATION WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT.

GRANTEE HEREBY COVENANTS AND AGREES:

- (A) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTOR'S PRIVATE ROADS OR LANES ON THE LANDS;
- (C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYMISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

METES AND BOUNDS

BEING 4.99 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 1, FINAL PLAT OF GARDENS AT MAYFIELD, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017020452 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, THE SOUTHERN SOUTHWEST CORNER OF LOT 2, SAID FINAL PLAT OF GARDENS AT MAYFIELD AND ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF ARTERIAL - H (100' R.O.W.), DESCRIBED IN A DEED TO WILLIAMSON COUNTY RECORDED IN DOCUMENT NO. 2006013003 OF THE O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR FOUND IN THE COMMON LINE OF SAID LOT 2 AND IN SAID NORTH RIGHT-OF-WAY LINE OF ARTERIAL - H, BEARS NORTH 69°58'04" EAST A DISTANCE OF 497.44 FEET;

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND SAID NORTH RIGHT-OF-WAY LINE OF ARTERIAL - H, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 88°58'04" WEST, A DISTANCE OF 388.90 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET; AND
2. NORTH 70°09'22" WEST A DISTANCE OF 30.24 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 175 (R.O.W. VARIES);

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 175, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1107.91 FEET, AN ARC LENGTH OF 320.40 FEET, A DELTA ANGLE OF 16°34'10", AND A CHORD WHICH BEARS NORTH 38°04'53" WEST A DISTANCE OF 319.28 FEET TO A 1/2-INCH REBAR FOUND; AND
2. NORTH 46°18'04" WEST A DISTANCE OF 152.85 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 AND AN EXTERIOR CORNER OF SAID LOT 2, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 2 AND AN EXTERIOR CORNER OF A CALLED 237.028 ACRE TRACT OF LAND DESCRIBED IN DEED TO WILLIAMSON COUNTY PARK FOUNDATION, INC. IN DOCUMENT NO. 2001040254 OF THE O.P.R.W.C.T., BEARS NORTH 46°18'04" WEST A DISTANCE OF 155.46 FEET; THENCE WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1. NORTH 43°10'03" EAST A DISTANCE OF 206.58 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND;
2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 108.00 FEET, AN ARC LENGTH OF 114.91 FEET, A DELTA ANGLE OF 60°57'41", AND A CHORD WHICH BEARS NORTH 70°18'49" EAST A DISTANCE OF 109.57 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND;
3. SOUTH 76°45'23" EAST A DISTANCE OF 202.17 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND; AND
4. SOUTH 34°55'36" EAST A DISTANCE OF 449.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.99 ACRES OF LAND, MORE OR LESS.

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 ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ 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 LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

FP1907-001

LANDESIGN  
SERVICES, INC.  
1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 76681  
TBPPLS FIRM NO. 10001800  
512-238-7901



REPLAT LOT 1, FINAL PLAT  
OF GARDENS AT MAYFIELD

REVISIONS		DESCRIPTION
DATE	BY	DESCRIPTION
06/28/19	ADDED	ADDED WW/DRWG ESMIS
07/02/19	REVISED	REVISED LOT LINE
07/22/19	REV. PER	REV. PER CORR COMMENTS NO. 1
PROJECT NAME: 3901 CR 175		SCALE: 1" = 100'
JOB NUMBER: 19-022		DATE: 06/12/2019
DATE: 06/12/2019		DRAWING FILE PATH: L:\19022-3901 CR
DATE: 06/12/2019		175CRADDWGSGM LOT 1 REPLAT.DWG
DATE: 06/12/2019		FIELDNOTE FILE PATH: N/A
DATE: 06/12/2019		RPLS: TST TECH: HAS PARTY/CHIEF: MD
DATE: 06/12/2019		CHECKED BY: TST FIELDBOOK: 304/43
DATE: 06/12/2019		DRAWING NAME: GOM LOT 1 REPLAT
DATE: 06/12/2019		SHEET 02 of 02

DRAWING PATH: L:\19022-3901 CR 175CRADDWGSGM LOT 1 REPLAT.DWG SHEET PLAT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 7/22/2019 2:19 PM PLAT DATE: 7/22/2019 4:51 PM