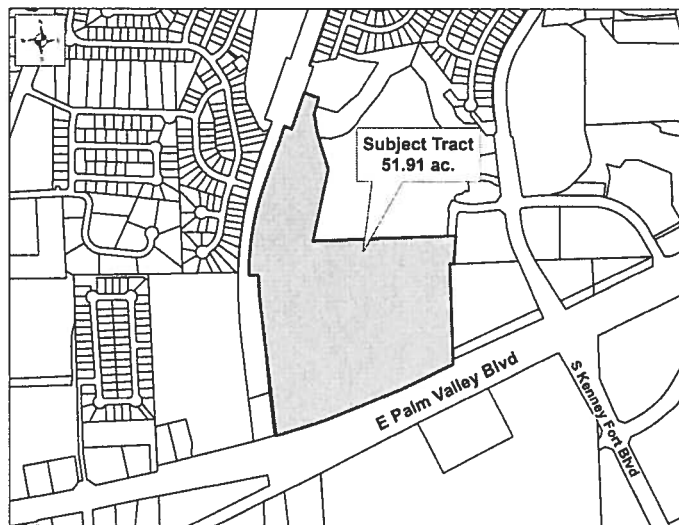


**Palm Valley Lutheran Church Subdivision
PRELIM PLAT PP1906-001**



CASE PLANNER: Lee Heckman

REQUEST: Approval of a Preliminary Plat

ZONING AT TIME OF APPLICATION: PF-3 (Public Facilities - High Intensity) and PF-3-H (Public Facilities - High Intensity - Historic)

DESCRIPTION: 51.91 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Place of Worship and Accessory Uses

GENERAL PLAN LAND USE DESIGNATION: Public Facilities

ADJACENT LAND USE:

North: Medium Density Residential - Zoned PUD 44 - (Legends Village)

South: East Palm Valley Boulevard (US Hwy 79); Undeveloped Business Park (Zoned BP)

East: Undeveloped - ET J (Unzoned); Medium Density Residential (Zoned PUD 44)

West: Former Mo-Kan Right-of-Way - ETJ (Unzoned); Developing Commercial (Zoned C-1a) and Undeveloped Residential (Zoned SF-2)

PROPOSED LAND USE: Place of Worship and Accessory Uses

<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:	1	1.23
Parkland:	0	0
Other:	1	50.68
TOTALS:	2	51.91

Owner:
Palm Valley Lutheran Church
Alan Dunn
2500 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Optimized Engineering
Travis Robinson, P.E.
1501 Bunton Creek Rd., Ste. 106
Kyle, TX 78640

**Palm Valley Lutheran Church Subdivision
PRELIMINARY PLAT PP1906-001**

HISTORY: The Planning and Zoning (P&Z) Commission approved the Concept Plan for this property on March 6, 2019 (CP1812-003). This Preliminary Plat, and the associated Final Plat, will create one platted development lot, and one right-of-way reserve lot, from numerous existing parcels.

DATE OF REVIEW: August 21, 2019

LOCATION: North of Palm Valley Boulevard, between Kenney Fort Boulevard to the east and the former Mo-Kan right-of-way to the west.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the property as Public Facilities, and it is primarily zoned PF-3, Public Facilities – High Intensity district. This zoning designation was adopted in 2008, shortly after the property was voluntarily annexed. The existing church, erected in 1894, was designated a Texas Historic Landmark in 1970, and historic by the City of Round Rock in 2009.

Permitted uses in the PF-3 district include assisted living facilities, colleges and universities, government services, hospitals, and medical office, among others. A variety of community and public park types and places of worship are allowed. Unique to PF-3, there is no restriction on the square feet of accessory uses, provided development standards are met for these uses, and the property fronts onto an arterial street. As with other non-residential uses, buildings must be constructed with design elements including building orientation, elevation variation, and articulation features.

Compliance with the Concept Plan: This Preliminary Plat is in conformance with the approved Concept Plan (CP1812-003).

Traffic, Access and Roads: The tract is currently accessed with a driveway from Palm Valley Boulevard, that lies approximately 380 feet east of the Mo-Kan right-of-way. An additional driveway stubout has been provided, approximately 650 to the east of the driveway; a third driveway stubout exists at the common lot line shared with the adjacent property to the east. Additional access to Palm Valley Boulevard would likely not be permitted, given the spacing requirements for driveways along this State-maintained roadway. Likewise, additional access to the former Mo-Kan right-of-way is not anticipated.

Right-of-way dedication for the future extension of Joe DiMaggio Boulevard along the eastern property line, from its current terminus to Palm Valley Boulevard, is reflected on the preliminary and final plats. Specifically, right-of-way is being reserved in a separate Lot; such a reservation precludes development of that area, which will be acquired by the City at some future date for the City's roadway extension project. Additional right-of-way is anticipated from the adjacent property owner. The alignment of the extension is expected to curve so that the future intersection with Palm Valley Blvd is more or less at 90-degrees, which explains the shape of the Lot on this property. As a collector level street with sidewalks, additional access to the subject property may be requested; however, this would be reviewed at the time of future site development. The timing of any construction activities for the Joe DiMaggio Blvd. extension is unknown currently.

Water and Wastewater Service: The site is currently served by an 8- and 10-inch water line connecting to an 18" waterline running parallel to Palm Valley Boulevard. Wastewater service is provided by an 8-inch line to the north. Although a currently proposed activity building will require extension of water and wastewater lines internal to the site, no additional connections or capacity enhancements are proposed at this time.

Drainage: The tract is not located within the Edwards Aquifer Recharge Zone, so water quality measures are not required for this site. The property is slightly encumbered by Federal and City-defined floodplains in the northwest corner; a flood study has been approved. The majority of the

**Palm Valley Lutheran Church Subdivision
PRELIMINARY PLAT PP1906-001**

developed site drains to the east to an existing, bermed detention facility that also serves as a recreational ball field. No additional drainage improvements are anticipated with this plat; any future requirements or improvements will be considered at the time of site development.

Additional Considerations: At this time, the subdivision process has been engaged solely to create a legally platted lot for the construction of an approximate 4,000 square feet activity building. No additional development of accessory uses or internal infrastructure improvements is proposed at this time.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Modify P&Z approval date to August 21, 2019 (sheet 1);
2. Correct CoRR Tracking number to indicate "PP1906-001" (all sheets);
3. Add 1% ultimate floodplain elevation (sheet 1);
4. Remove notation to FEMA Zone "X" and associated shading (sheet 1);
5. Modify Note #5 to reference the approved Concept Plan, March 6, 2019 (sheet 4); and
6. Modify Note #7 from "TOP" to "TO" (sheet 4);



**Subject Tract
51.91 ac.**

E Palm Valley Blvd

S Kenney Fort Blvd

LEGEND

—

PROPERTY LINE

EXISTING PROPERTY LINES

EXISTING EASEMENTS

○

1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET

●

1/2" IRON ROD FOUND (UNLESS NOTED)

⊙

IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND (UNLESS NOTED)

□

1/2" IRON ROD WITH ALUMINUM CAP FOUND (AS NOTED)

⊠

RAILROAD SPIKE FOUND

⊙

SURVEY CONTROL POINT

⊙

MAG WITH "4WARD BOUNDARY" WASHER SET

⊙

BENCHMARK

⊙

TXDOT TYPE II BRASS DISC FOUND

○

CALCULATED POINT

DOC. #

DOCUMENT NUMBER

P.O.B.

POINT OF BEGINNING

VOL./PG.

VOLUME, PAGE

CAB./SLD.

CABINET, SLIDE

R.O.W.

RIGHT-OF-WAY

P.R.W.C.T.

PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

O.R.W.C.T.

OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS

O.P.R.W.C.T.

OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

((.....))

RECORD INFORMATION PER VOL. 1970 PG. 515

((.....))

RECORD INFORMATION PER VOL. 1049 PG. 205

[.....]

RECORD INFORMATION PER PLAT CAB. DD SLDS. 132-135

[[.....]]

RECORD INFORMATION PER PLAT CAB. GG SLDS. 22-23

{.....}

RECORD INFORMATION PER DOC. # 2005049749

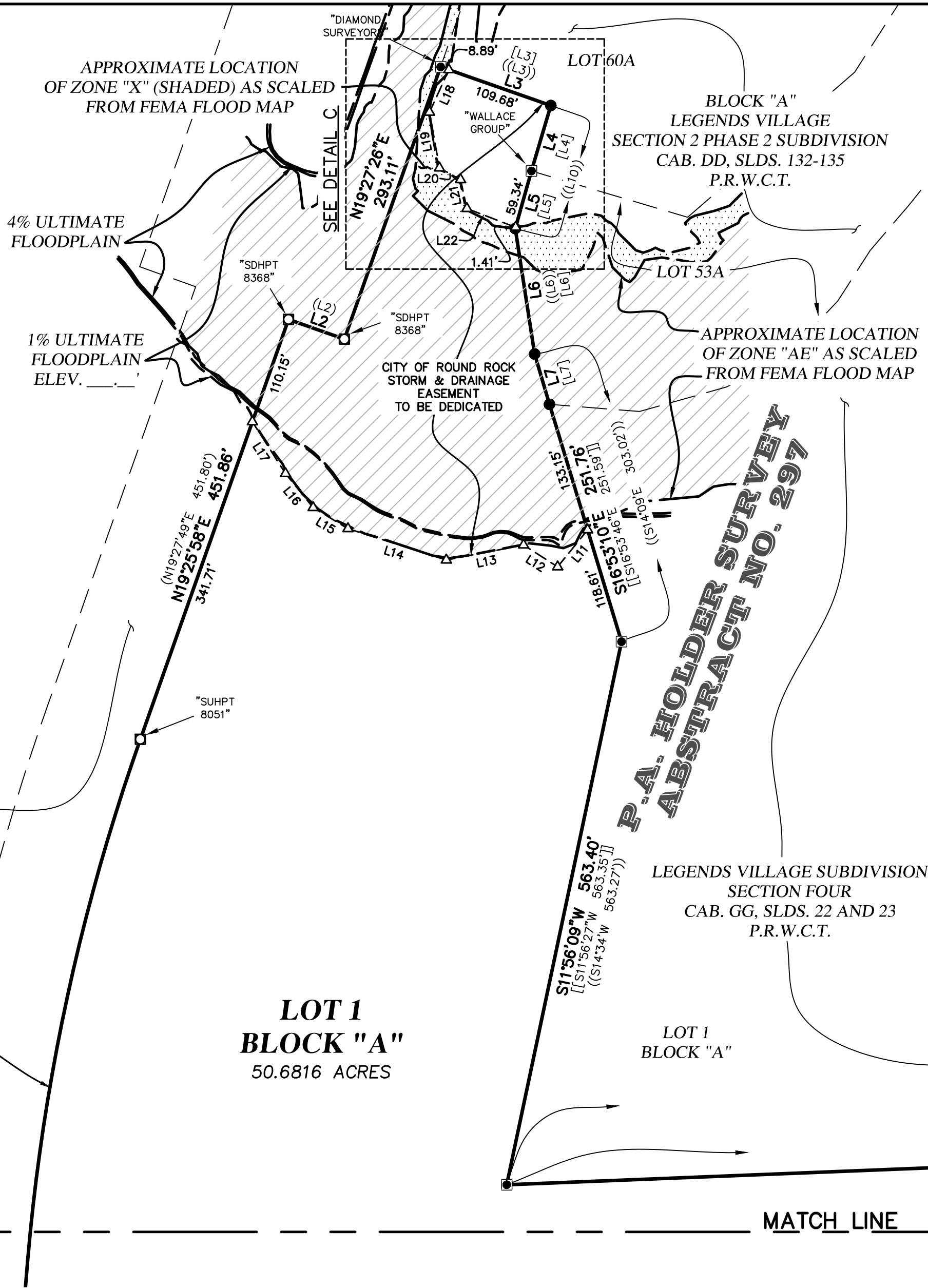
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RECORD INFORMATION PER DOC. # 2003063811

FLOOD PLAIN

CALLED 33.302 ACRES
(PARCEL NO. 2, PART 7)
STATE OF TEXAS
VOL. 1970, PG. 515
O.R.W.C.T.

R=2139.96'
L=730.95' D=19°34'14"
N9°40'54"E 727.40'
(R=2139.96')
(L=731.01' D=19°34'20")
(N9°40'39"E 727.46')



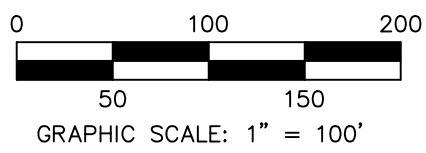
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°33'03"W	75.02'
L2	S70°34'20"E	60.11'
L3	S70°39'53"E	118.57'
L4	S16°28'53"W	69.29'
L5	S15°43'11"W	60.75'
L6	S08°47'43"E	128.81'
L7	S16°24'23"E	53.22'
L8	N87°42'46"E	65.37'
L9	S87°14'26"W	32.98'
L11	S39°00'36"W	48.30'
L12	N57°26'14"W	41.05'
L13	S79°02'10"W	79.84'
L14	N72°18'14"W	104.74'
L15	N58°49'52"W	41.29'
L16	N39°05'50"W	44.53'
L17	N32°33'45"W	62.33'
L18	N24°26'40"E	47.36'
L19	N10°07'00"W	57.46'
L20	N61°00'39"W	24.42'
L21	N12°22'25"W	30.09'
L22	N69°00'29"W	52.97'
L23	N87°58'08"E	30.00'
L24	N72°44'00"E	122.90'
L25	N28°01'59"E	28.35'
L26	N71°44'44"E	72.38'
L27	S66°37'50"E	28.01'
L28	N68°22'10"E	188.90'
L29	N66°37'50"W	28.35'
L30	S71°44'44"W	64.57'
L31	S28°01'59"W	28.45'
L32	N19°12'32"E	35.36'
L33	N25°47'28"W	29.47'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S88°32'50"W	75.02'
(L2)	S70°32'11"E	60.00'
((L3))	S67°59'E	120.00'
[L3]	S70°37'24"E	118.51'
[L4]	S16°31'04"W	69.22'
[L5]	S16°31'04"W	61.52'
((L6))	S07°07'E	129.65'
[L6]	S09°18'39"E	128.71'
[L7]	S16°21'21"E	53.29'
[[L8]]	N87°42'41"E	65.37'
((L10))	S19°12'W	131.77'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	209.30'	502.50'	23°51'55"	N13°51'30"W	207.79'
C2	50.42'	502.50'	5°44'57"	N00°56'56"E	50.40'

LOT TABLE SUMMARY:
LOT 1 - 50.6816 ACRE(S) (2,207,693 SQ. FT.)
LOT 2 - JOE DIMAGGIO BLVD - 1.2319 ACRE(S) 53,661 SQ. FT.)
TOTAL - 51.9135 ACRE(S) (2,261,354 SQ. FT.)

JOE DIMAGGIO BLVD.
(65' R.O.W.)
VOL. GG, SLDS. 22 AND 23



LOT 1
BLOCK "B"

THE APPROXIMATE LOCATION
OF THE NORTHWEST CORNER
OF THE P.A. HOLDER
SURVEY ABSTRACT NO. 297
BEARS ± N50°24'E ± 6,839'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116710637.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON SEPTEMBER 25, 2014. 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT #AZF2, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10161492.15, E 3125315.994, ELEV. 736.5677'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATION DETERMINED, ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0495E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

OWNER: PALM VALLEY LUTHERAN CHURCH.
ACREAGE: 51.9135
SURVEYOR: JASON WARD, 4WARD LAND SURVEYING
SUBMITTAL DATE: JUNE 18, 2019
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
DATE OF P&Z COMMISSION REVIEW: AUGUST 17, 2019

BENCHMARK #1- SQUARE CUT ON TOP OF A CONCRETE CURB ±99' SOUTHWEST OF A LIGHT POLE, AND ±115' FROM THE SOUTHWEST CORNER OF A GAZEBO, AND ±257' SOUTHWEST FROM A 54" LIVE OAK TREE WITH TAG# 5004 (NAVD88 GEOID12A) ELEVATION = 769.70'.
ACREAGE BY LOT TYPE: 50.6876 ACRES OF DEVELOPMENT
1.2319 ACRES OF R.O.W. RESERVE
PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297
ENGINEER: TRAVIS ROBINSON, PE, MBA
NUMBER OF LOTS BY TYPE: 1 LOT OF DEVELOPMENT
1 LOT OF R.O.W. RESERVE

**PRELIMINARY PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas**

4WARD

Land Surveying

A Limited Liability Company

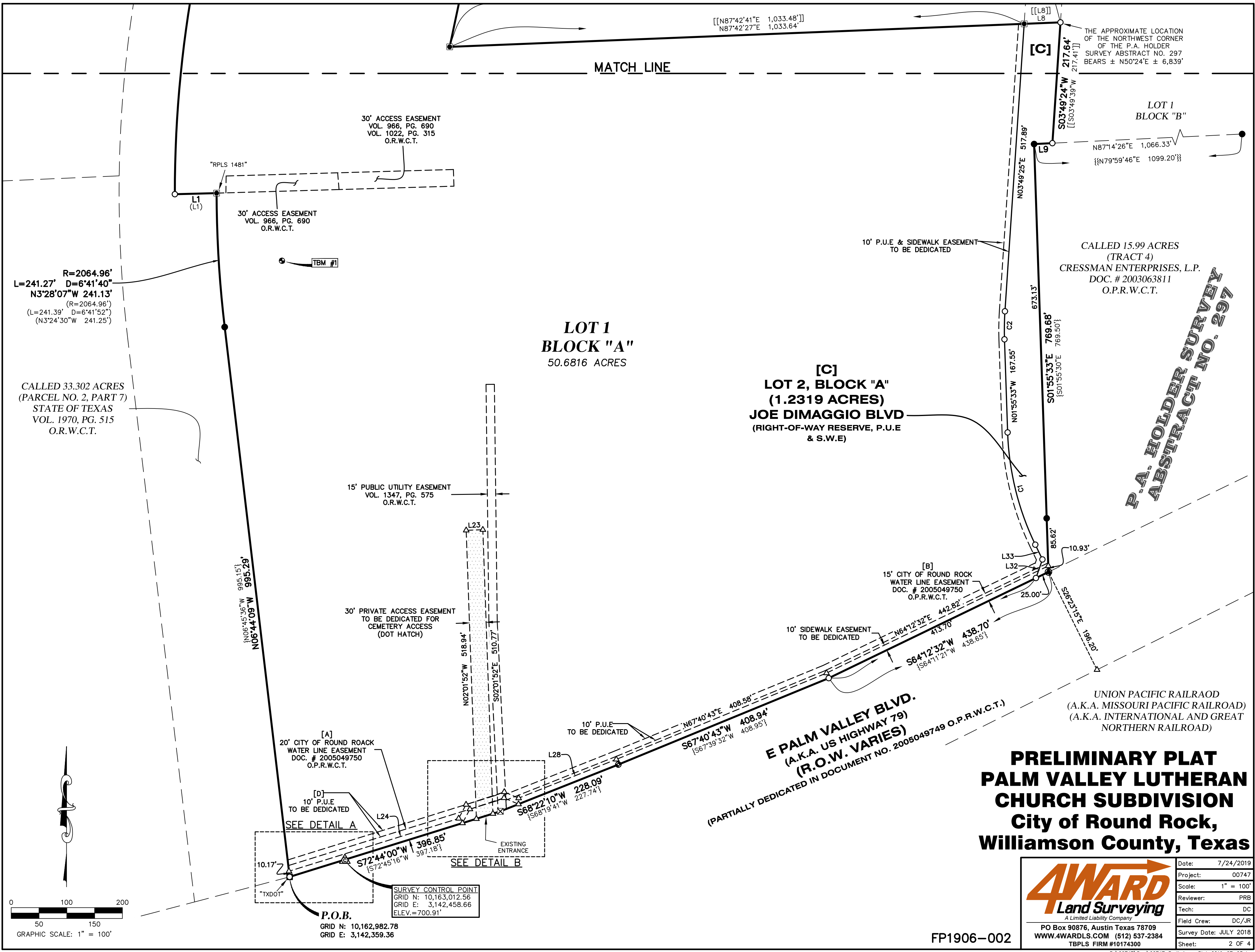
PO Box 90876, Austin Texas 78709

WWW.4WARDLS.COM (512) 537-2384

TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	1 OF 4

FP1906-002



P.A. HOLDER SURVEY
ABSTRACT NO. 297

**PRELIMINARY PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/24/2019
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Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	2 OF 4

FP1906-002

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET), OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, LOT 4, LOT 17 AND LOT 18 SWENSON SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 119 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION A CALLED 8.3173 ACRES TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 2147, PAGE 366 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), A PORTION OF A CALLED 4.56 ACRE TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK TEXAS IN VOLUME 887, PAGE 787 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION OF A CALLED 18.05 ACRE DESIGNATION OF CEMETERY PROPERTY IN DOCUMENT NO. 2002094048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND FURTHER DESCRIBED IN AN AMENDMENT TO DESIGNATION OF CEMETERY IN DOCUMENT NO. 2007001552 OF THE (O.P.R.W.C.T.), BEING ALL OF A CALLED 2.9827 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK, TEXAS IN VOLUME 1022, PAGE 315 OF THE (O.R.W.C.T.), ALL OF A CALLED 5-1/3 ACRES TRACT DESCRIBED AS A PART OF LOT 17, SWENSON SUBDIVISION CONVEYED TO SWEDISH LUTHERAN CHURCH OF BRUSHY PARISH IN VOLUME 31, PAGE 12 OF THE (D.R.W.C.T.), ALL OF A CALLED A CALLED 10.893 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 1049, PAGE 205 OF THE (O.R.W.C.T.), AND ALL OF A CALLED 0.2040 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN DOCUMENT NO. 2018104520 OF THE (O.P.R.W.C.T.), SAID 51.9135 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH ALUMINUM TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CAP FOUND WITHIN SAID LOT 3, AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 (RIGHT-OF-WAY WIDTH VARIES), BEING IN THE WEST LINE OF SAID 8.3173 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 11.22 ACRE TRACT, ALSO BEING THE EAST LINE OF A CALLED 33.302 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN VOLUME 1970, PAGE 515 (O.R.W.C.T.), AND BEING AT THE NORTHWEST CORNER OF A CALLED 3.108 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NO. 2005049749 (O.P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE EAST LINE OF SAID 33.302 ACRE TRACT, IN PART BEING THE COMMON WEST LINE OF SAID 8.3173 ACRE TRACT AND SAID 11.22 ACRE TRACT, AND IN PART BEING THE WEST LINE OF SAID 10.893 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1)N06°44'09"W, A DISTANCE OF 995.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE HEREOF;

2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2064.96 FEET, WHOSE ARC LENGTH IS 241.27 FEET AND WHOSE CHORD BEARS N03°28'07"W, A DISTANCE OF 241.13 FEET TO A 1/2-INCH IRON ROD WITH "RPLS 1481" CAP FOUND FOR AN ANGLE POINT HEREOF;

3) S88°33'03"W, A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF;

4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2139.96 FEET, WHOSE ARC LENGTH IS 730.95 FEET AND WHOSE CHORD BEARS N09°40'54"E, A DISTANCE OF 727.40 FEET, PASSING THE NORTH LINE OF SAID LOT 3, AND CONTINUING TO A 1/2-INCH IRON ROD WITH ALUMINUM "SUHPT 8051" CAP FOUND FOR A POINT OF TANGENCY HEREOF;

5) N19°25'58"E, A DISTANCE OF 451.86 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;

6) S70°34'20"E, A DISTANCE OF 60.11 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;

7) N19°27'26"E, A DISTANCE OF 293.11 FEET TO A 1/2-INCH IRON ROD WITH "DIAMOND SURVEYING" CAP FOUND AT THE NORTHWEST CORNER OF SAID 10.893 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 60A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, A SUBDIVISION RECORDED IN CABINET DD, SLIDE 132 (P.R.W.C.T.), FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH AND EAST LINES OF SAID 10.893 ACRE TRACT, IN PART BEING THE WEST LINE OF LOTS 60A AND 53A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, AND IN PART BEING THE WEST

LINE OF LOT 1, BLOCK "A", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, A SUBDIVISION RECORDED IN CABINET GG, SLIDE 22 (P.R.W.C.T.), THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1)S70°39'53"E, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 118.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER HEREOF;

2) S16°28'53"W, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 69.29 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE GROUP" CAP FOUND AT THE COMMON WEST CORNER OF SAID LOT 60A AND SAID LOT 53A, FOR AN ANGLE POINT HEREOF;

3) S15°43'11"W, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 60.75 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;

4) S08°47'43"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 128.81 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;

5) S16°24'23"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 53.22 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID LOT 53A AND SAID LOT 1, FOR AN ANGLE POINT HEREOF;

6) S16°53'10"E, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 251.76 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR AN ANGLE POINT HEREOF;

7) S11°56'09"W, CONTINUING WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 563.40 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 17, ALSO BEING AN ANGLE POINT IN THE EAST LINE OF SAID 10.893 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 5-1/3 ACRE TRACT, FOR AN INTERIOR ELL CORNER IN THE NORTH LINE HEREOF;

THENCE, WITH THE NORTH LINE OF SAID 5-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 17, ALSO BEING THE SOUTH LINE OF SAID LOT 1, N87°42'27"E, PASSING AT A DISTANCE OF 1033.64 FEET, A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER JOE DIMAGGIO BOULEVARD (65' RIGHT-OF-WAY WIDTH), AND CONTINUING WITH THE COMMON LINE OF SAID 5-1/3 ACRE TRACT AND THE SOUTH TERMINUS OF JOE DIMAGGIO BOULEVARD, FOR A TOTAL DISTANCE OF 1099.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER OF JOE DIMAGGIO BOULEVARD, SAME BEING THE CALLED NORTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK "B", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, FOR THE SOUTHERLY NORTHEAST CORNER HEREOF;

THENCE, CROSSING SAID LOT 17 WITH THE WEST LINE OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED EAST LINE OF SAID 5-1/3 ACRE TRACT, S03°49'24"W, A DISTANCE OF 217.64 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET IN THE SOUTH LINE OF SAID LOT 17, SAME BEING THE NORTH LINE OF LOT 5 OF S. M. SWENSON'S SUBDIVISION, FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED SOUTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE NORTH LINE OF A CALLED 15.99 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. IN DOCUMENT NO. 2003063811 (O.P.R.W.C.T.), FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 15.99 ACRE TRACT BEARS N87°14'26"E, A DISTANCE OF 1066.33 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 17, SAID LOT 5, AND SAID 15.99 ACRE TRACT, BEING THE APPARENT SOUTH LINE OF SAID 5-1/3 ACRE TRACT, S87°14'26"W, A DISTANCE OF 32.98 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING NORTHWEST CORNER OF SAID 15.99 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 5, FOR AN ANGLE POINT HEREOF;

THENCE, WITH THE EAST LINE OF SAID LOT 4, SAME BEING THE WEST LINE OF SAID 15.99 ACRE TRACT AND THE WEST LINE OF SAID LOT 5, S01°55'33"E, PASSING AT A DISTANCE OF 673.13 FEET, A 3/8-INCH IRON ROD FOUND, AND CONTINUING, FOR A TOTAL DISTANCE OF 769.68 FEET TO A MAG NAIL WITH "4WARD BOUNDARY" WASHER SET IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, FOR THE NORTHEAST CORNER OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 2.548 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, IN DOCUMENT NO. 2004075637 (O.P.R.W.C.T.), FOR THE SOUTHEAST CORNER HEREOF;

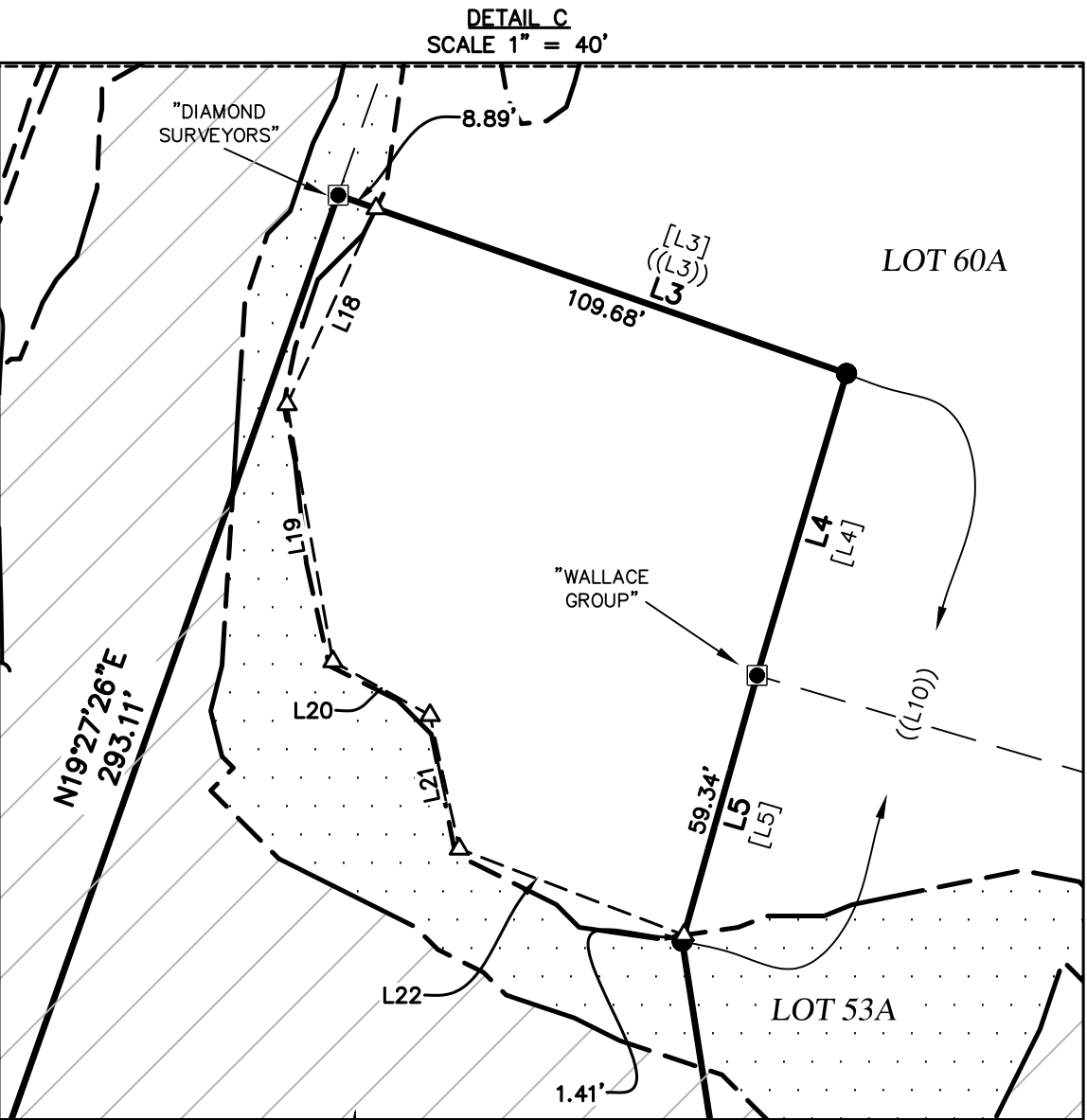
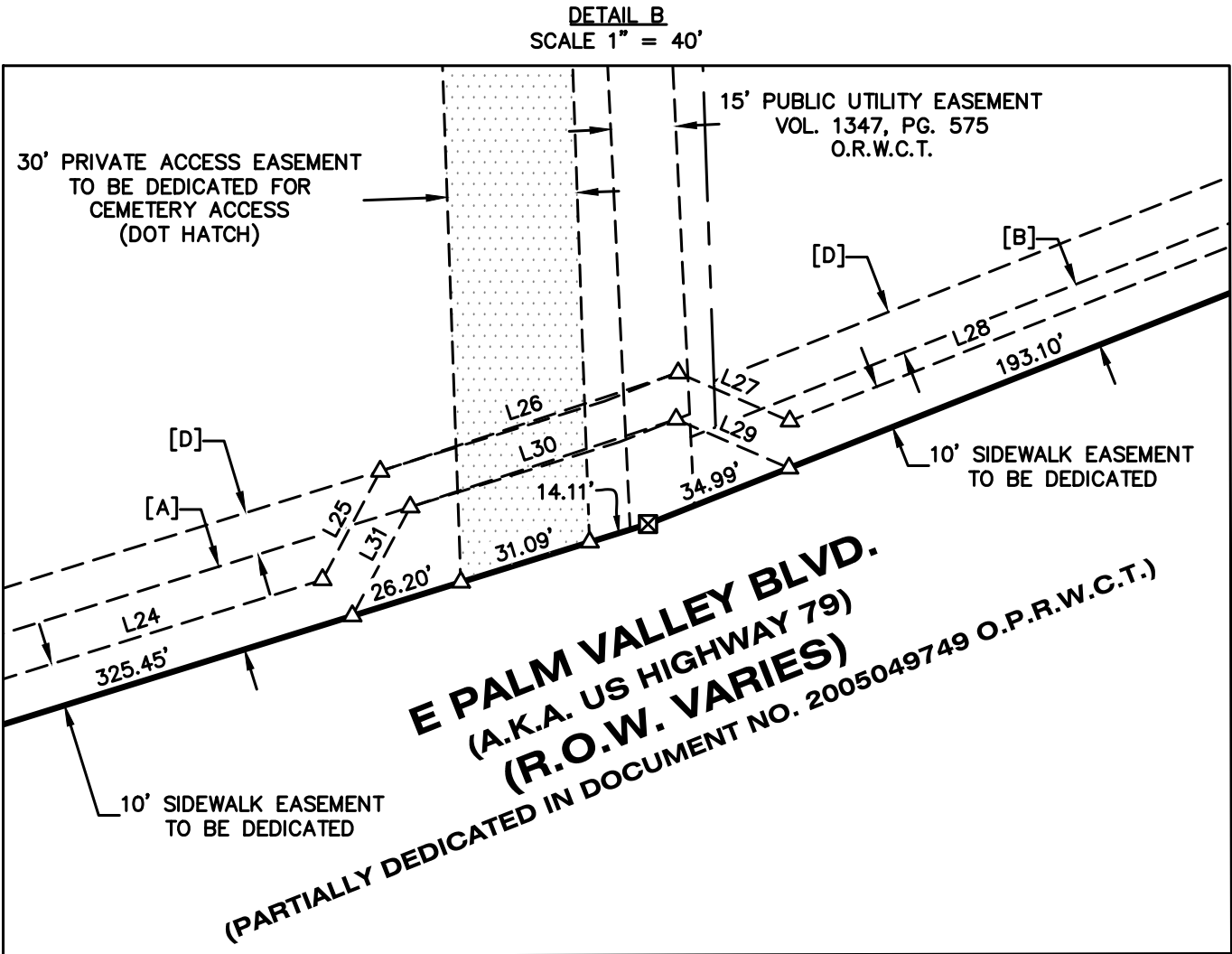
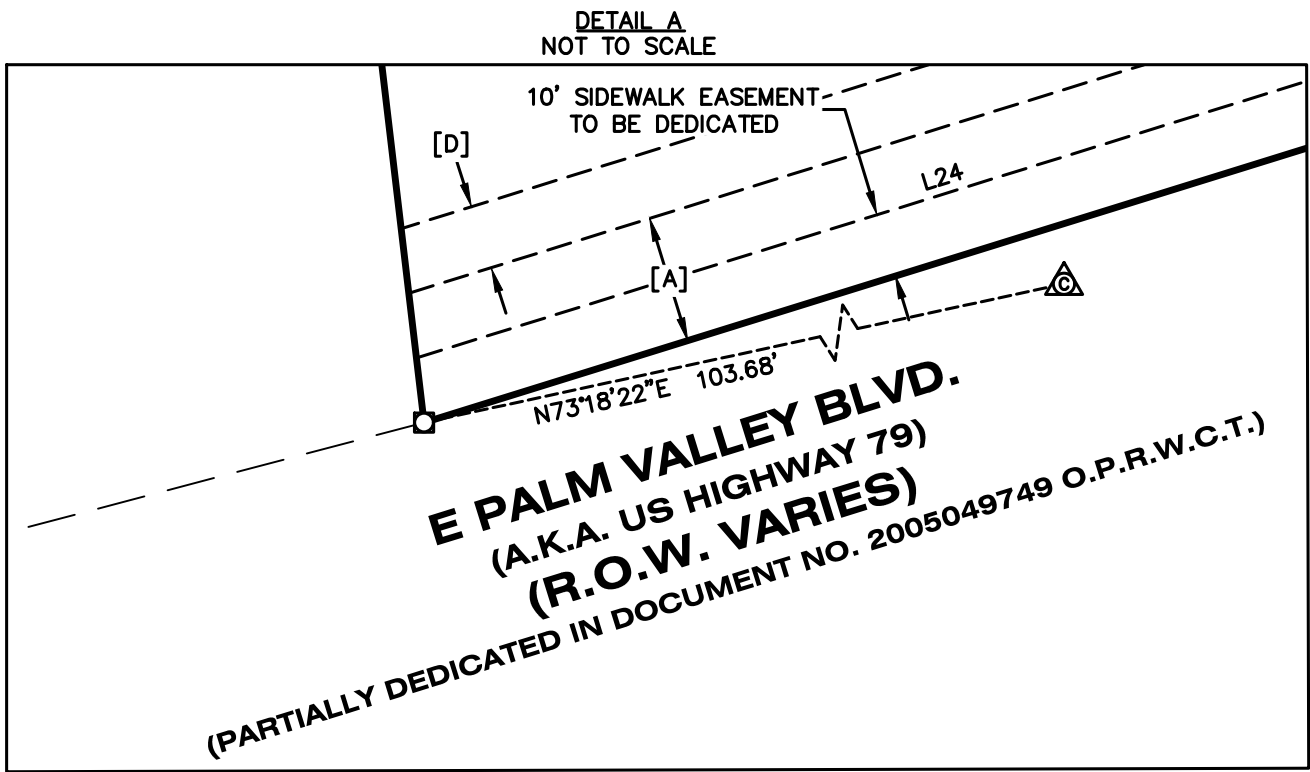
THENCE, CROSSING SAID LOT 4, SAID LOT 18, SAID 4.56 ACRE TRACT, SAID LOT 3, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, WITH THE NORTH LINE OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1)S64°12'32"W, PASSING THE COMMON LINE OF LOT 4, LOT 18, AND SAID 4.56 ACRE TRACT, AND CONTINUING, A DISTANCE OF 438.70 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;

2) S67°40'43"W, A DISTANCE OF 408.94 FEET TO A TXDOT TYPE II MONUMENT FOUND FOR AN ANGLE POINT HEREOF;

3) S68°22'10"W, A DISTANCE OF 228.09 FEET TO A RAILROAD SPIKE FOUND FOR AN ANGLE POINT HEREOF; AND

4) S72°44'00"W, PASSING THE COMMON LINE OF SAID LOT 18, SAID LOT 3, SAID 4.56 ACRE TRACT, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, AND CONTINUING, A DISTANCE OF 396.85 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET) MORE OR LESS.



PRELIMINARY PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	3 OF 4

FP1609-002

PLAT NOTES:

- 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.
- 2) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 3) A TEN (10') SIDEWALK EASEMENT IS ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED. PUBLIC UTILITY EASEMENT AS DEPICTED ARE HEREBY DEDICATED.
- 4) 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 THE TRACT IS ENCR OACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 5) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____.
- 6) A PORTION OF THIS TRACT IS ENCR OACHED BY SPECIAL FLOOD PLAIN 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, 2006, WILLIAMSON COUNTY, TEXAS.
- 7) R.O.W. RESERVE(NOT TOP BE DEVELOPED)TO BE ACQUIRED BY CITY AT SOME POINT IN THE FUTURE.
- 8.) EASEMENT NOTE:

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 HEREINABOVE 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 TO 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 LOCATIONS 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 GRANTORS 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 ANYWISE 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, IT'S 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.

- 9.) ALL MINIMUM FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 1% ANNUAL CHANCE FLOOD PLAIN.
- 10.) A PORTION OF LOT 1 IS SUBJECT TO DESIGNATION OF CEMETERY RECORDED IN DOC. NO. 2007001552, O.P.R.W.C.T.

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FP1906-002