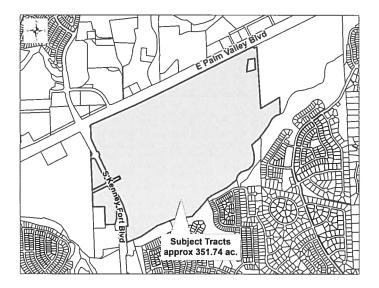
Kalahari Revised Preliminary Plat PRELIM PLAT PP1909-003



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to increase the number of development lots from seven (7) to eight (8) lots

ZONING AT TIME OF APPLICATION: PUD No. 113, PUD No. 114 and C-1a (General Commercial Limited)

DESCRIPTION: 351.74 acres out of the P.A. Holder Survey, Abstract No. 297 and Joseph Marshal Survey, Abstract No. 409

CURRENT USE OF PROPERTY: Hotel, convention center and water park resort are under construction

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 113, PUD No. 114 and commercial which allows for a mixture of commercial/retail uses.

ADJACENT LAND USE:

North: Union Pacific Right-of-Way and E. Palm Valley Blvd. Right-of-Way

South: Single-family residential - Sonoma, Lake Forest, and Forest Grove neighborhoods - Zoned Single-Family Standard Let (SE-2)

East: Brushy Creek Regional Wastewater Treatment Plant - zoned Light Industrial (LI)

West: Undeveloped - zoned Business Park; and one single-family home on 4.4 acres - unzoned

PROPOSED LAND USE: Resort hotel, convention center, water park, and other mixed uses

	PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
	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:	0	0
	Parkland:	0	0
	Other:	8	351.74
то	TALS:	8	351.74

Owner: City of Round Rock 221 E. Main St. Round Rock, TX 78664 Agent:
Halff Associates, Inc.
Robert Scholz
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, TX 78729

Kalahari Revised Preliminary Plat PRELIM PLAT PP1909-003

BACKGROUND: The subject properties were annexed into the City of Round Rock in 2006 and most were zoned for agricultural use. In 2012, a portion of the land was rezoned to PUD No. 91 (Bison) with the vision of developing the area into a high density, urban-style mixed-use center but it was never developed. On April 12, 2018, the City Council approved the rezoning of the 351.74 acres to PUD No. 113 (Kalahari, 337.34-acres), PUD No. 114 (Kalahari Commercial, 9.80-acres), and C-1a (General Commercial Limited, 4.60-acres), which allows for a mixture of commercial/retail uses including employee housing. The Applicant is requesting a revision to the Preliminary Plat to create an additional development lot that will be used for the construction of Kalahari's employee housing.

DATE OF REVIEW: October 16, 2019

LOCATION: East and west of S. Kenney Fort Blvd. and south of E. Palm Valley Blvd.

STAFF REVIEW AND ANALYSIS:

<u>General Plan and Zoning:</u> The Future Land Use designation is determined by PUD No. 113 and PUD No. 114, which contain a mixture of retail and commercial land uses. Specific development standards are included in both PUDs. For requirements not mentioned in either PUD, the C-1a zoning district standards will apply. The 4.60-acre commercial lot is designated commercial in the Future Land Use map. The 4.60-acre commercial lot is zoned C-1a (General Commercial – Limited). All lots allow for commercial land uses such as offices, hotels, retail, and restaurants by right.

<u>Compliance with the Concept Plan</u>: As shown, the revised Preliminary Plat is in compliance with the Concept Plans.

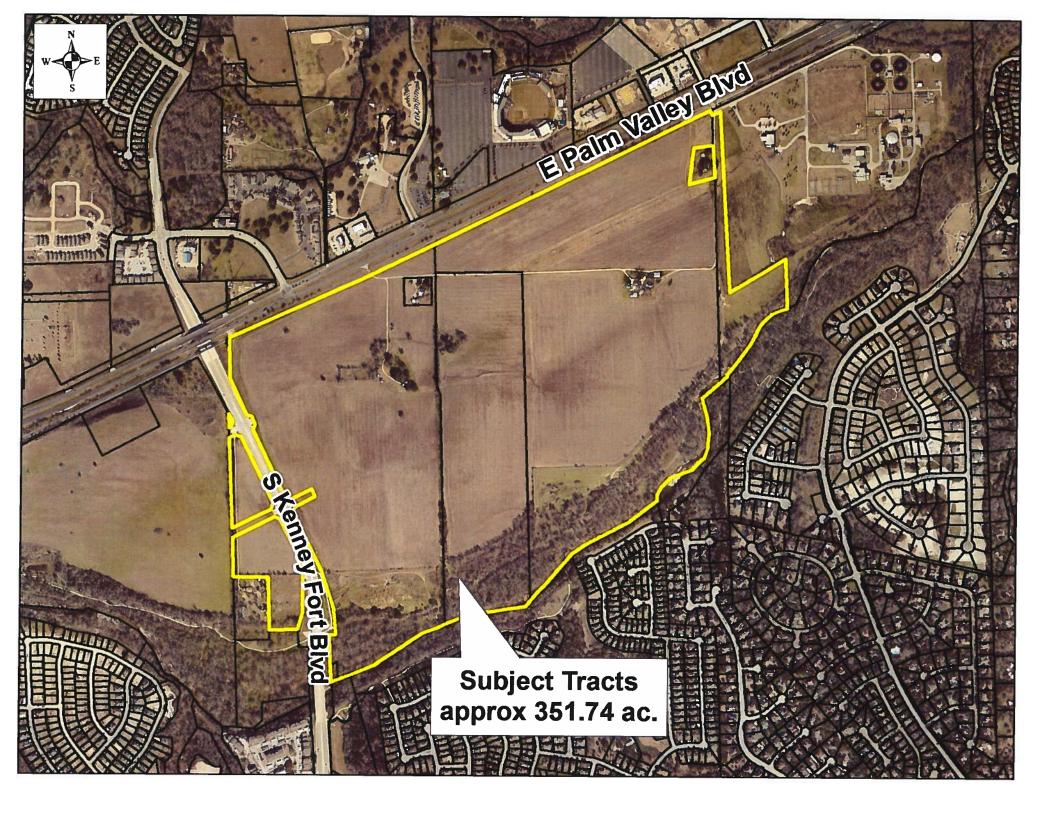
<u>Traffic, Access and Roads</u>: A traffic impact analysis (TIA) has been completed and approved. Transportation improvements are occurring with the initial construction of the resort hotel and convention center.

<u>Water and Wastewater Service</u>: Water and wastewater service will be provided by the City of Round Rock. The lots will use City water and wastewater and will have access to City reuse water.

<u>Drainage</u>: A total of four (4) detention ponds are planned to handle the storm water runoff that will be generated by the improvements on the resort hotel site and with the new public roads planned for the initial phase of construction. Taken together, this storm water management system will ensure that runoff to Brushy Creek occurs at a rate as if the land remained undeveloped, preventing undue adverse impacts to upstream and downstream properties. Future development on other lots will have to provide similar measures or prove the existing regional stormwater management system has the capacity to handle the new runoff.

RECOMMENDED MOTION:

Staff recommends approval of the Preliminary Plat as presented



i:\32000s\32311\001\CADD\AUTOCAD\Sheets\Prel Plat\SH-PRE PLAT 32311.dwg

BEGINNING, at a 5/8-inch iron rod found in the southerly right-of-way line of the Union Pacific Railroad (100' R.O.W.) being the northeasterly corner of said 157.385-acre tract, also being the northwesterly corner of said 155.389-acre tract;

THEMCE, N63°37'28"E, leaving the northeasterly corner of said 157.385 acre tract, along the southerly right-of-way line of the folial part of the southerly right-of-way line of the control part of the southerly right-of-way line of the control part of the southerly right-of-way line of the control part of the southerly right-of-way line of the southerly corner of Lot 1, Block A of Final Plat of Brushy (rock Regional Wastewater Treatment Plant, a subdivision of record in Document No. 2007/06/173 of said Official Public Records, beling the northeasterly corner of said 155.589 acre

S26°12'00"E, a distance of 49.99 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;

FN. NO. 16-433(DLB) NOVEMBER 28, 2016 PAGE 2 OF 9

- N63°41'06"E, a distance of 81.63 feet to a 1/2-inch iron rod with illegible cap found;
- $\rm S03^{\circ}33^{\circ}52^{\prime\prime}E$, a distance of 1695.07 feet to a 1/2-inch iron rod with "LCRA" cap found;
- N58°53'53"E, a distance of 362.51 feet to a 1/2-inch iron rod with "LCRA" cap found;
- N58°35'13"E, a distance of 245.00 feet to a 1/2-inch iron rod with "LCRA" cap found;

THENCE, leaving the most southerly southwesterly corner of said Lot 1, along or near the center of Brushy Creek, with the northerly line of said Lot 59; the northerly line of Lot 26, Block B of Lake Forest III, Village III Revised, a subdivision of record in Document No. 2004055810 fail of 10 to 10

- S71°58'01"W, a distance of 59.92 feet to an angle point;
- 3) S49°32'25"W, a distance of 78.88 feet to an angle point;
- 5) S23°37'20"W, a distance of 81.79 feet to an angle point;
- S36°12'52"W, a distance of 282.02 feet to an angle point;
- 8) S38°03'24"W, a distance of 84.64 feet to an angle point;
- 9) S47°37'12"W, a distance of 329.19 feet to an angle point; 10) S15°41'16"E, a distance of 184.53 feet to an angle point;

- 11) S07°27'39"E, a distance of 150.82 feet to an angle point;
- 12) S03°49'27"W, a distance of 142.77 feet to an angle point; 13) S21°18'06"W, a distance of 94.11 feet to an angle point;
- 14) S44°12'01"W, a distance of 165.58 feet to an angle point;
- 16) S45°25'49"W, a distance of 111.25 feet to an angle point;
- 17) S26°29'36"W, a distance of 94.25 feet to an angle point;
- 18) S31°48'00"W, a distance of 125.62 feet to an angle point;
- 19) S51°58'20"W, a distance of 230.16 feet to an angle point;
- 20) S61°55'26"W, a distance of 477.59 feet to an angle point;
- 21) S54°23'53"W, a distance of 144.42 feet to an angle point;
- 22) S40°28'56"W, a distance of 383.47 feet to an angle point;
- 23) S42°15'33"W, a distance of 108.54 feet to the southeasterly corner of said 60.58-acre tract, for an angle point hereof;

THENCE, leaving the westerly line of said 155.59a-ner tract, along or near the center of Brushy Creek, with the northerly line of ted of said 655.69a-ner tract, along or near the center of Brushy Creek, with the northerly line of Lot 66, Block F of Final Plat of Sonoma Section 12, a subdivision of record in Document No. 200500038 of said official Public Records for a portion of the southerly line hereof, the following five (5) courses and distances:

- S42°15'33"W, a distance of 148.42 feet to an angle point;
- S80°51'11"W, a distance of 301.01 feet to an angle point;
- 3) S83°08'53"W, a distance of 200.01 feet to an angle point;
- 4) S67°32'04"W, a distance of 132.76 feet to an angle point;
- corner of said 157.385-acre tract, being the southweste corner of said 60.58-acre tract, for an angle point hereof;

THENCE, leaving the southwesterly corner of said 60.58-acre tract, along the approximate center of Brushy Creek, with the northerly line of said Lot 46 and in part along the northerly line of that certain 1.764-acre tract of land conveyed to the City of Round Rock by deed of record in Document No. 2013056479 of said Official

FN. NO. 16-433(DLB) NOVEMBER 28, 2016 PAGE 4 OF 9

Public Records, for the southerly line hereof, the following four (4) courses and distances:

- 2) S58°52'42"W, a distance of 700.00 feet to an angle point;
- S67°52'42"W, a distance of 240.00 feet to an angle point;
- \$53°04'42"W, a distance of 132.01 feet to a point in the easterly right-of-way line of Kenney Fort Boulevard (R.O.W. Varies) for the southwesterly corner hereof;

THENCE, leaving the approximate center of Brushy Creek and the northerly line of said 1.764-acre tract, along the easterly right-of-way line of Kenney Fort Boulevard, for a portion of the westerly line hereof, the following nine (9) courses and distances:

- N03*27'14"W, passing at a distance of 100.00 feet, a 1/2-inch iron rod with "BURY" cap set for reference, and continuing for a total distance of 492.81 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;
- 2) N85°58'17"E, a distance of 58.16 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;
- 3) N03°26'15"W, a distance of 243.69 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;
- N19°10'44"W, a distance of 376.64 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;
- 5) N26°22'35"W, a distance of 1454.98 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;
- 6) N22°47'26"W, a distance of 160.27 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;
- 7) N26°23'34"W, a distance of 114.86 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;
- 8) N23°12'13"W, a distance of 254.74 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;
- 9) N02*18*29*W, a distance of 323.01 feet to a 1/2-inch iron rod with "Baker Aicklem" cap found at the intersection of the easterly right-of-way line of Kenmey Port Boulevard and the second of the control of the control of the control of the being in the northerly line of said 157.385-acre tract, for the northwesterly corner hereof;

THENCE, N63°36'45"E, leaving the easterly right-of-way line of Kenney Fort Boulevard, along the southerly right-of-way line of the Union Pacific Railroad, being the northerly line of said 157.385-acre tract for the northerly line hereof, a distance of 2121.63 feet to the POINT OF BEGINNING, containing an area of 338.795 acre (14,627,230 square feet) of land, more or less, SAVE AND EXCEPT THREATENCH THE FOLLOWING TRACT OF LAND

THAT CERTAIN 1.50 ACRE TRACT OF LAND CONVEYED TO KEITH KRIENKE AND LAURA RINEHART KRIENKE BY DEED OF RECORD IN DOCUMENT NO. 2006074399 OF SAID OFFICIAL PUBLIC RECORDS, TEXAS, SAID 1.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, a 1/2-inch iron rod with "Baker Aicklen" cap found in the southerly right-of-way line of the Union Pacific Ralizoad for the northwesterly corner of Lot 1, Block A of said Final Plat of Brushy Creek Regional Wastewater Treatment Plant of record, being the northeasterly corner of said 155.598-acre track.

THENCE, S26*12'00"E, leaving the southerly right-of-way line of the Union Pacific Railroad, along the common line of said 155.589-acre tract and said Lot 1, a distance of 49.99 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;

THENCE, 803°34'49"E, leaving the westerly line of said Lot 1, over and across said 155.589-acre tract, a distance of 291.32 feet to a 1/2-inch iron rod with "Stan Coalter" cap found for the POINT OF BECINNING, being the northeasterly corner of said 1.50-acre tract and hereof;

THENCE, along the exterior lines of said 1.50-acre tract for the exterior lines hereof, the following four (4) courses and distances:

- S03°34'49"E, a distance of 298.62 feet to a 1/2-inch iron rod with "Stan Coalter" cap found for the southeasterly corner hereof;
- S74°24'52"W, a distance of 244.97 feet to a 1/2-inch iron rod with "Stan Coalter" cap found for the southwesterly corner hereof;
- N81°44'34"E, a distance of 179.89 feet to the POINT OF BEGINNING, containing an area of 1.500 acres (65,357 square feet) of land, leaving a YOZAL NET AREA OF 337.295 ACRES (14,692,570 square feet) of land, more or less, within these metes and bounds.

@ ш A

상

Ŏ Ř

OUND

Ř

AHARI

KA K

CONVENTIONS

AND

KALAHARI RESORTS

PLAT

ELIMINARY

I

FN. NO. 16-433 (DLB NOVEMBER 28, 2016 PAGE 6 OF 9

PART 2 - 0.037 ACRES

BMCINNING, at a 1/2-inch iron rod with "Baker Aicklen" cap found in the westerly right-of-way line of Kenney Fort Boulevard (R.O.W. Varies), being in the common line of said 157.385-acre tract and Air common line of said 157.385-acre tract and Harris, Et. Al. by deed of record in Volume 2372, Page 112 of said official Public Records and to The Hickox Family Living Trust by deed of record in Document No. 200603683 of said Official Public Records, for the northwesterly corner hereof;

THENCE, 828*42'41"E, leaving the easterly line of said 107.17-acre tract, along the westerly right-of-way line of Renney Fort Boulevard for the northerly line hereof, a distance of 59.01 feet to a 1/2-inch iron rod with "Baker Ricklen" cap found for the northerly corner of that certain 0.158-acre tract of land conveted to the City of Round Rock by deed of record in Document No. 2010/40/99 of said Official Public Necords for the northeasterly

- S63'37'08'M, a distance of 8.52 feet to a 1/2-inch iron rod with "BURY" cas set in the common line of said 107.17-acre hereof from which, a 1/2-inch iron rod with "SM" cap found for the apparent northwesterly corner of said 0.158-acre tract as found bears, N76'15'30"E, a distance of 0.67 feet;

THEMCE, N02°09'44"W, leaving the northerly line of said 0.158-acre tract, along the common line of said 107.17-acre tract and said 137.385-acre tract for the westerly line hereof, a distance of 108.54 feet to the POINT OF RECINNING, containing an area of 0.037 acres 1,620 square feet) of land, more or less, within those metes

PART 3 - 4.609 ACRES

COMMENCING, at a 1/2-inch iron rod with "Baker Alcklen" cap found in the westerly right-of-way line of Kenney Fort Bouleward (R.O.W. waries), being in the common line of said 157.365-are tract of land conveyed to John Bolt certain 107.17-acre tract of land conveyed to John Bolt Official Public Records and to The Hickox Family Living Trust by deed of record in Document No. 2006053683 of said Official Public Records for the northwasterly conner hereof;

FN. NO. 16-433(DLB) NOVEMBER 28, 2016 PAGE 7 OF 9

- $N63^{\circ}33'51''E$, a distance of 47.01 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;

THENCE, \$26*22'11"E, leaving the southeasterly corner of said 0.158-acre tract, over and across said 157.355-acre tract, along the westerly right-of-way line of Kenmey Fort Boulevard for the rod found for the northeasterly corner of that certain 0.864-acre tract of land conveyed to the City of Round Rock by deed of record in Document No. 201041098 of said Official Public Records for the southeasterly corner hereof;

THENCE, leaving the westerly right-of-way line of Kenney Fort Boulevard, with the northerly line of said 0.864-acre tract for the southerly line hereof, the following two (2) courses and distances:

- 1) S18°36'13"W, a distance of 56.47 feet to a 1/2-inch iron rod found:
- 2) S63'36'13"M, a distance of 395.45 feet to a 1/2-inch iron rod with "BURY" cap set in the common line of said 107.17-acre with "BURY" and the common line of said 107.17-acre hereof from which, a 1/2-inch iron rod found for the apparent northwesterly corner of said 0.864-acre tract as found bears, NS8'2123"M, a distance of 1.69 feet;

THENCE, NO2'09'44"M, leaving the northerly line of said 0.864-acre tract, along the common line of said 107.17-acre tract and said 107.135-acre tract for the westerly line hereof, a distance of 849.94 feet to the FOIRT OF RECHNING, oraclaring an area of 4.609 acres of the same of t

PART 4 - 9.796 ACRES

PART 4 - 9.796 ACRES

COMMENCING, at a 1/2-inch iron rod with "Baker Aicklen" cap found in the westerly right-of-way line of Kenney Fort Boulevard [R.O.M. and that certain 107.17-acre tract of land conveyed to John Bolt Harris, Bt. Al. by deed of record in Volume 2372, Page 112 of said Official Public Records and to The Hickox Family Living Trust by deed of record in Document No. 200805383 of said Official Public Records, for the northwesterly corner hereof.

Records, for the northwesterly corner hereof.

Renney Fort Boulevard, along the common line of said 107.17 acre tract and said 157.385 acre tract, a distance of 1133.82 feet to a 1/2-inch iron rod with "BBRW" caps ten the southerly line of that certain 0.864 acre tract of land conveyed to the City of Round Rock by deed of record in Downey RESING-041090 of said Official by deed of record in Downey RESING-041090 of said Official Corner hereof from which, a 1/2-inch iron rod with "SBW" cap found for the apparent southwesterly corner of said 0.864 acre tract as found bears, NGC*52'19°E, a distance of 1.77 feet;

THENCE, leaving the easterly line of said 107.17-acre tract, with the southerly line of said 0.864-acre tract for the northerly line hereof, the following two (2) courses and distances

- N63°36'57"E, a distance of 431.40 feet to a 1/2-inch iron rod found:
- S71°27'38"E, a distance of 56.40 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found in the westerly right-of-way line of Kenney Fort Boulevard, being the southeasterly corner of said 0.864-acre tract, for the northeasterly corner hereof;

THENCE, leaving the southeasterly corner of said 0.864-acre tract, along the westerly right-of-way line of Kenney Fort Boulevard for the easterly line hereof, the following four (4) courses and distances:

- Along said non-tangent curve to the right, having a radius of 1441.72 feet, a central angle of 12°09'39", an arc length of 306.00 feet, and a chord which bears, 521'15'098', a distance of 305.42 feet to a 1/2-inch iron rod with "Baker Alcklen" cap found at the end of said curve;
- 3) S00°08'16"E, a distance of 360.25 feet to a 1/2-inch iron rod with "Baker Aicklen" cap found;

THENCE, 888°41'51"M, leaving the westerly right-of-way line of Kenney Fort Boulevard, along the northerly line of said 12.1-acre tract for the southerly line hereof, a distance of 267.19 feet to a 1/2-inch iron rod with "Baker Alcklem" cap found in the easterly line of that certain 4.42-acre tract of land conveyed to Thomas P. Eirod St. Ux. By deed of record in Document No. 1813, Fage 540 of a said official hubic Records, being the westerly line of said 10 corner of said 12.1-acre tract for the southwesterly corner neeef;

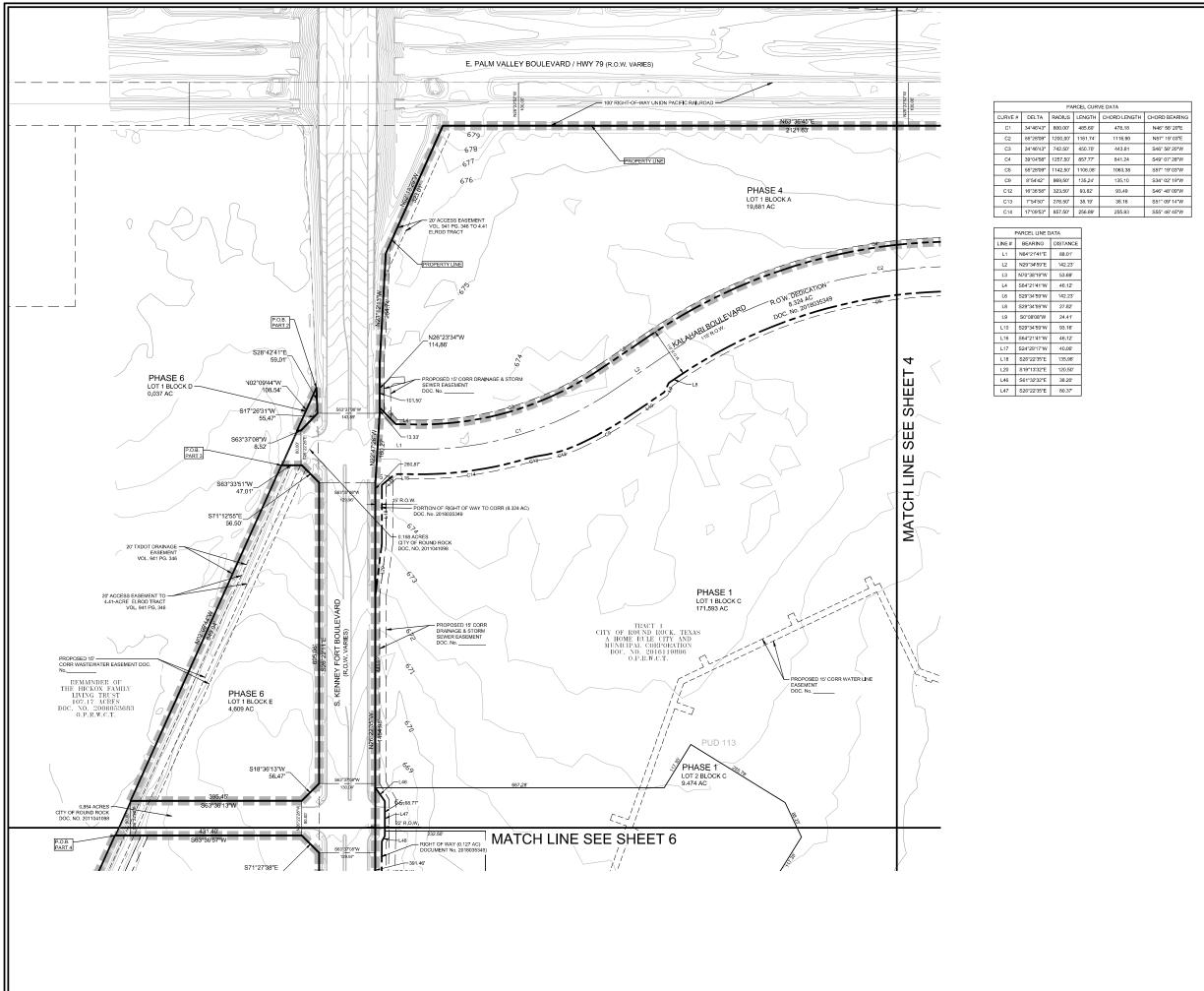
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERM BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION SUPERVISION.

STANTEC CONSULTING SERVICES INC. 221 WEST SIXTH STREET



hecked By **PRELIMINARY**

> PLAT PP1909-003





=			

EXIST. FENCE 684 EXISTING CONTOUR
PROPOSED PHASE LINE 1%FP _____ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN



ROCK

ROUND

-AHARI

KAL

LEGEND

 OVERALL TRACT BOUNDA RIGHT OF WAY

CENTERLINE OF R.O.W.
INTERNAL LOT LINE — — — — — EASEMENT LINE
— — — OFF-SITE PROPERTY LINE

OVERHEAD ELECTRIC LINE ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

FPP FP FP FPM ZONE AE FLOODPLAI

CORR CITY OF ROUND ROCK



KALAHARI RESORTS AND CONVENTIONS

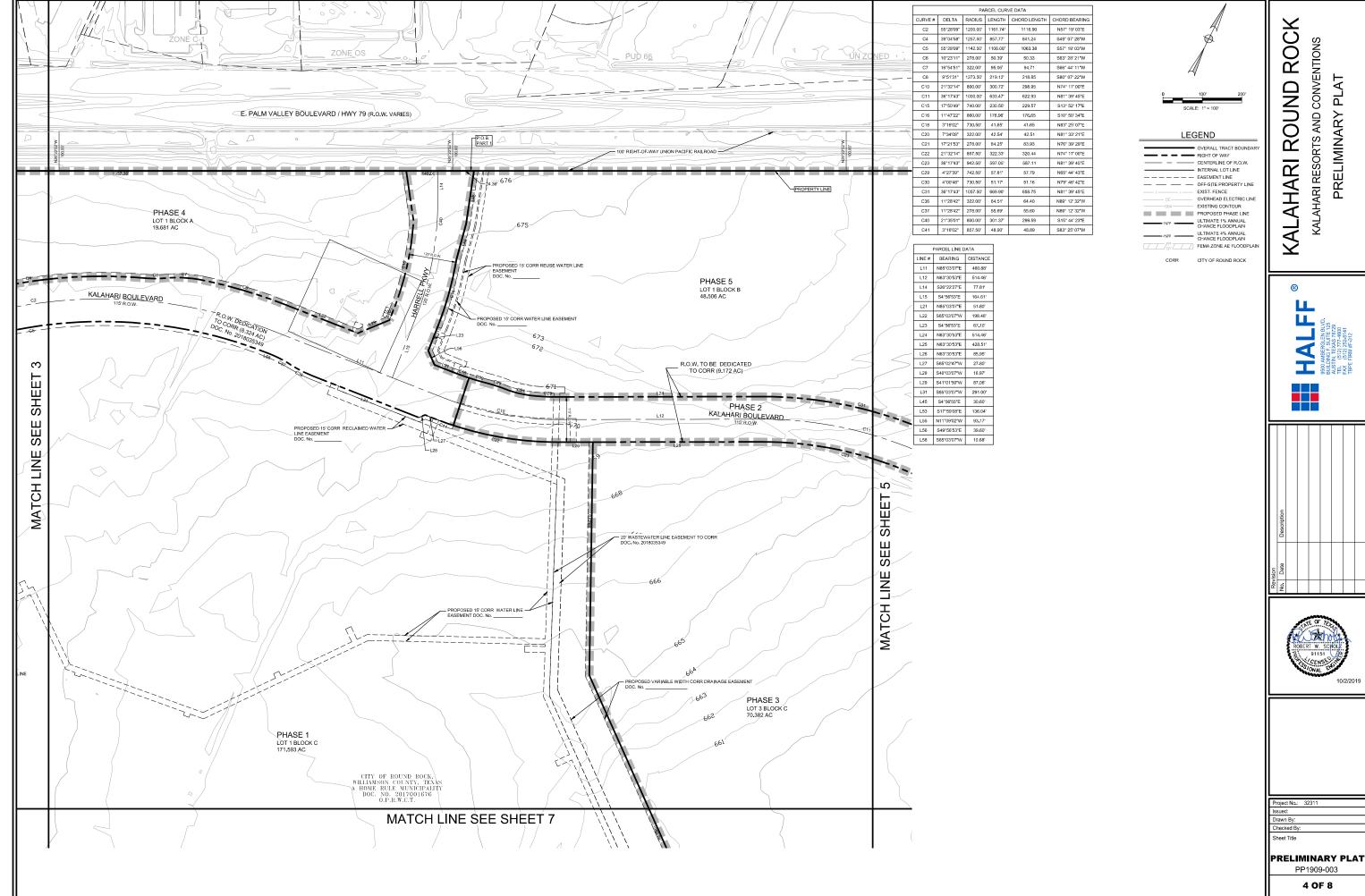
PRELIMINARY PLAT

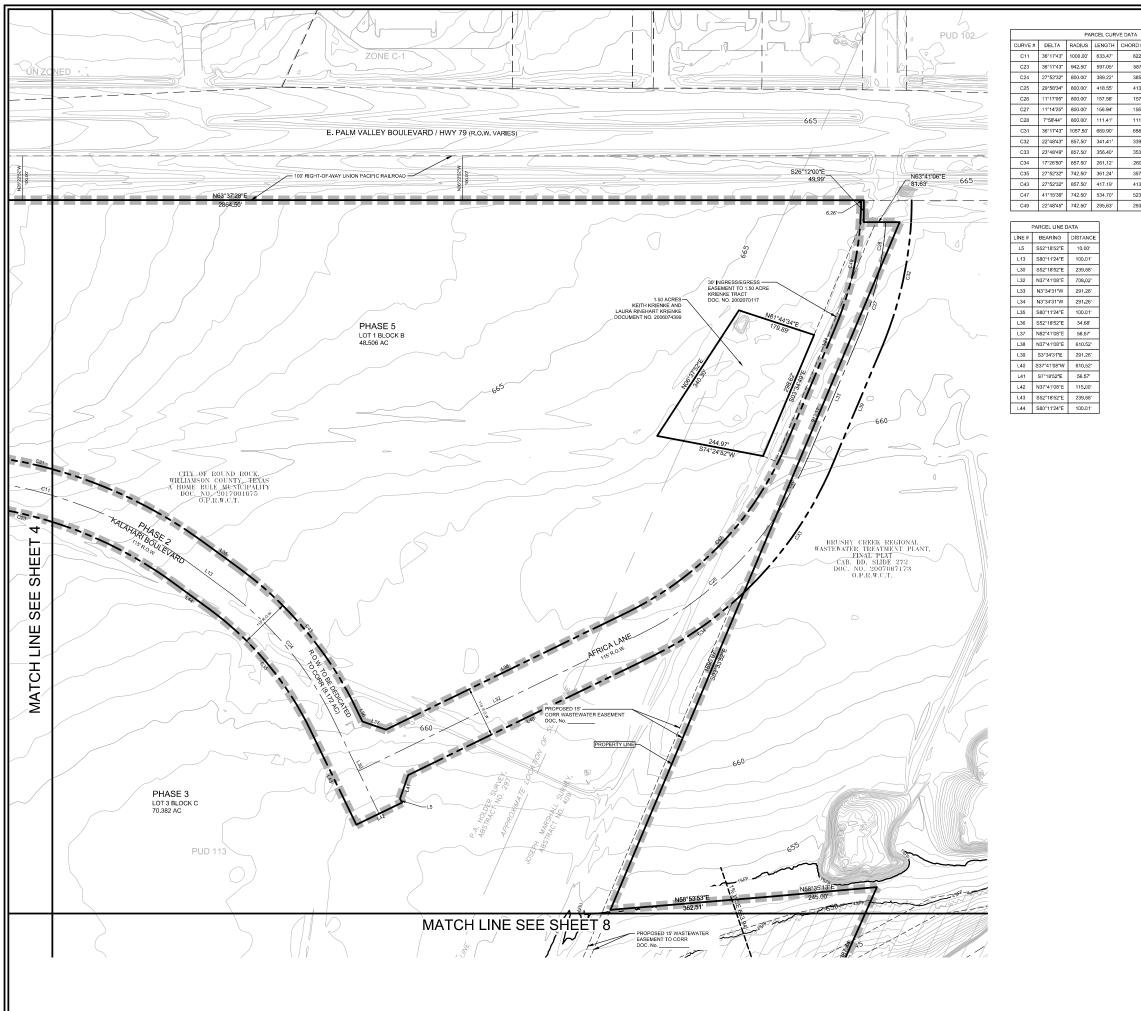




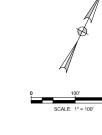
Checked By:

PRELIMINARY PLAT PP1909-003





PARCEL CURVE DATA					
CURVE#	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C11	36°17'43"	1000.00	633.47	622.93	N81° 39' 45*E
C23	36°17'43"	942.50	597.05	587.11	N81° 39′ 45*E
C24	27°52'32"	800.00'	389.22	385.39	S66° 15' 08"E
C25	29°58'34"	800.00	418,55'	413.79	N22° 41′ 51*E
C26	11°17'05"	800.00'	157.56'	157.31	N02° 04' 02"E
C27	11°14'25"	800.00'	156.94'	156.69	N09° 11' 43"W
C28	7*58'44"	800.00	111,41'	111.32	N18° 48' 18"W
C31	36°17'43"	1057.50	669.90'	658.75	N81° 39' 45"E
C32	22°48'43"	857.50	341.41	339.16	S14° 58' 52"E
C33	23*48'49"	857.50	356.40	353.84	S08° 19' 54"W
C34	17°26'50"	857.50'	261.12'	260.11	S28° 57' 43"W
C35	27°52'32"	742.50	361.24	357.69	S66° 15' 08"E
C43	27°52'32"	857.50'	417.19'	413.09	S66° 15' 08"E
C47	41°15'39"	742.50	534.70	523.22	N17° 03' 19 " E
C49	22°48'45"	742.50	295.63'	293.68	N14° 58' 53"W



LEGEND

	OVERALL TRACT BOUNDA
	RIGHT OF WAY
	CENTERLINE OF R.O.W.
	INTERNAL LOT LINE
	EASEMENT LINE
	OFF-SITE PROPERTY LINE
x x	EXIST. FENCE
OE	OVERHEAD ELECTRIC LIN
	EVICTING CONTOUR

PROPOSED PHASE LINE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN ULTIMATE 4% ANNUAL
CHANCE FLOODPLAIN
FPP FPM ZONE AE FLOODPLA

CITY OF ROUND ROCK

KALAHARI ROUND

KALAHARI RESORTS AND CONVENTIONS PRELIMINARY PLAT

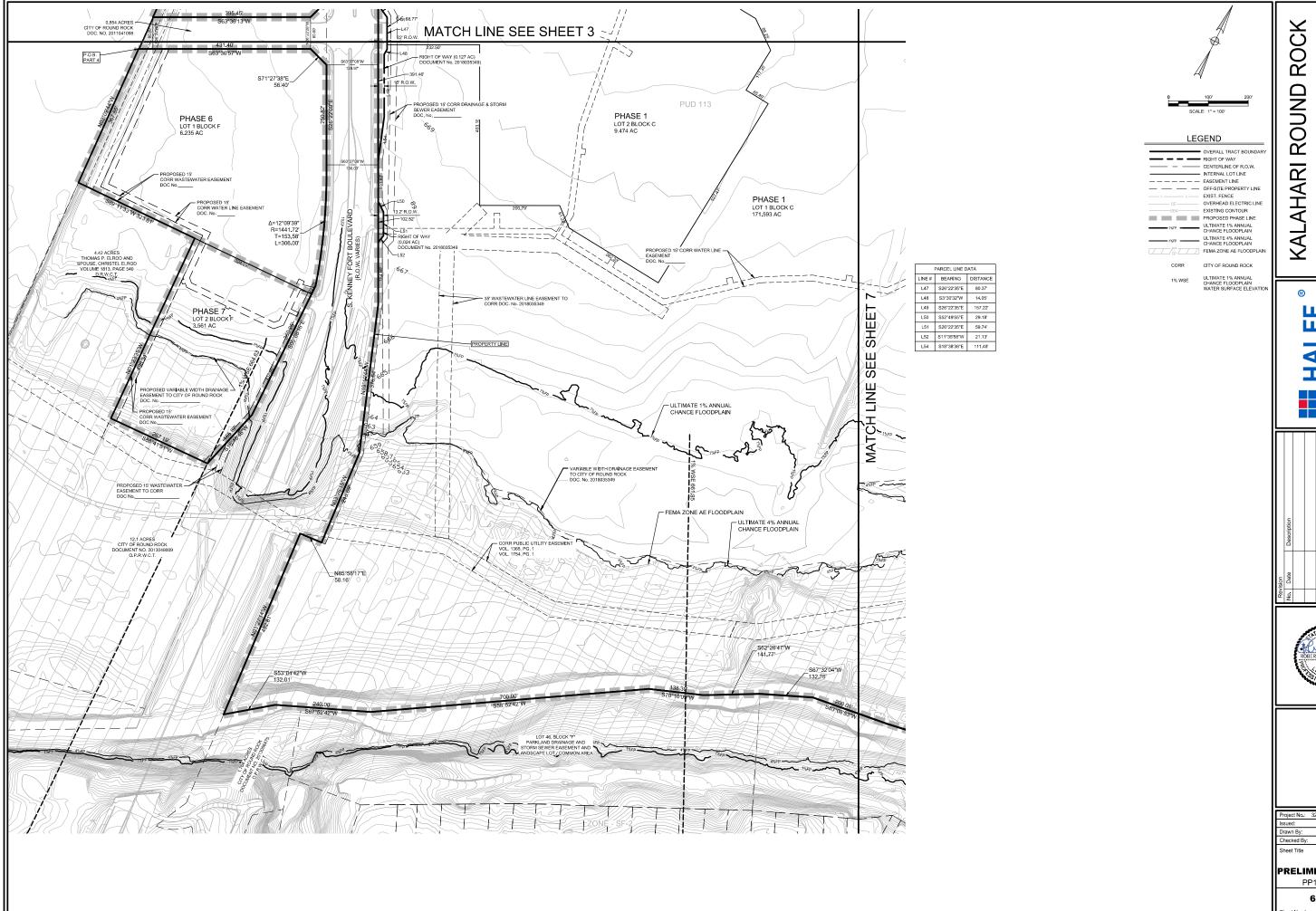
ROCK

HALF



PRELIMINARY PLAT

PP1909-003 5 OF 8

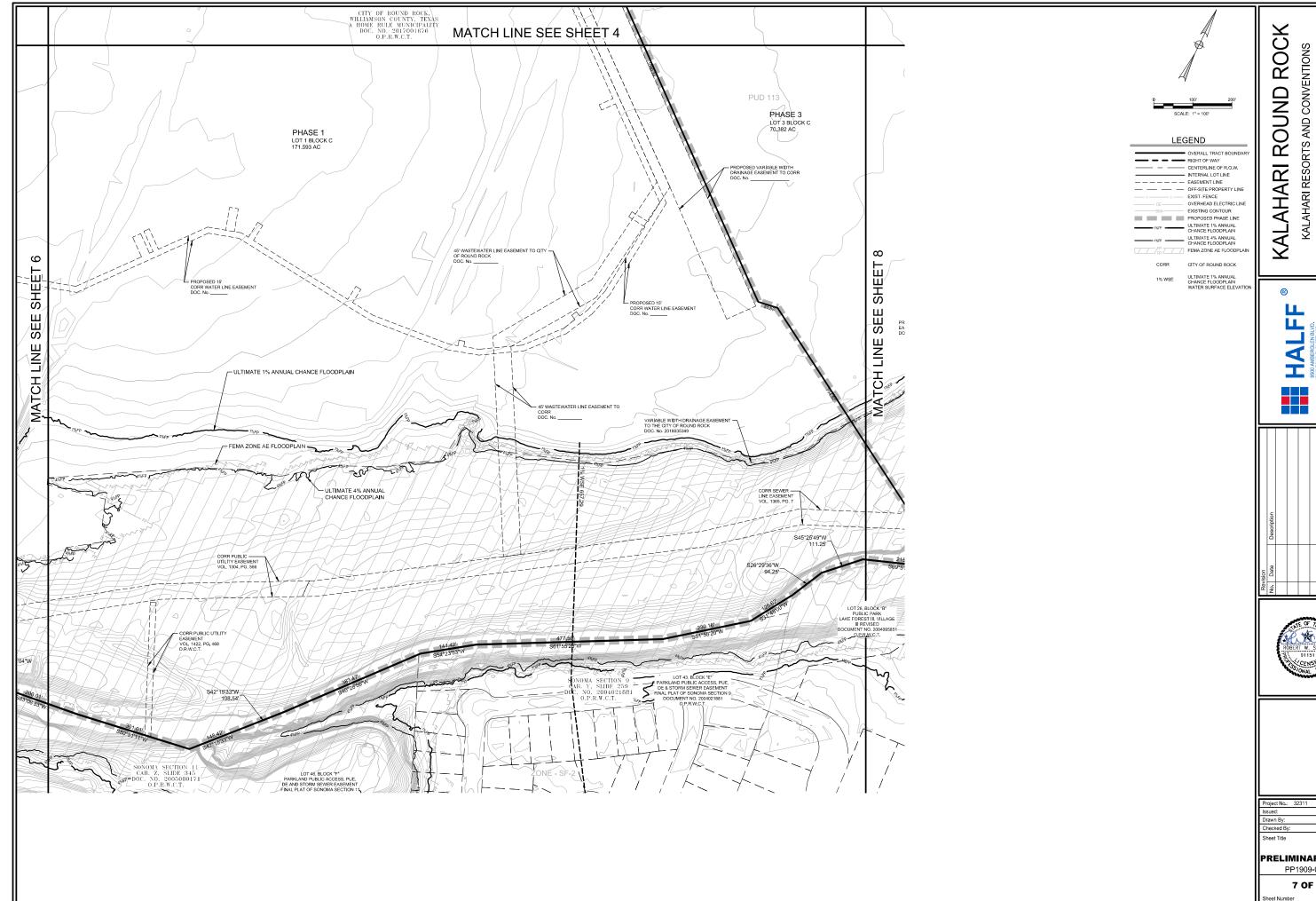


KALAHARI RESORTS AND CONVENTIONS

PRELIMINARY PLAT

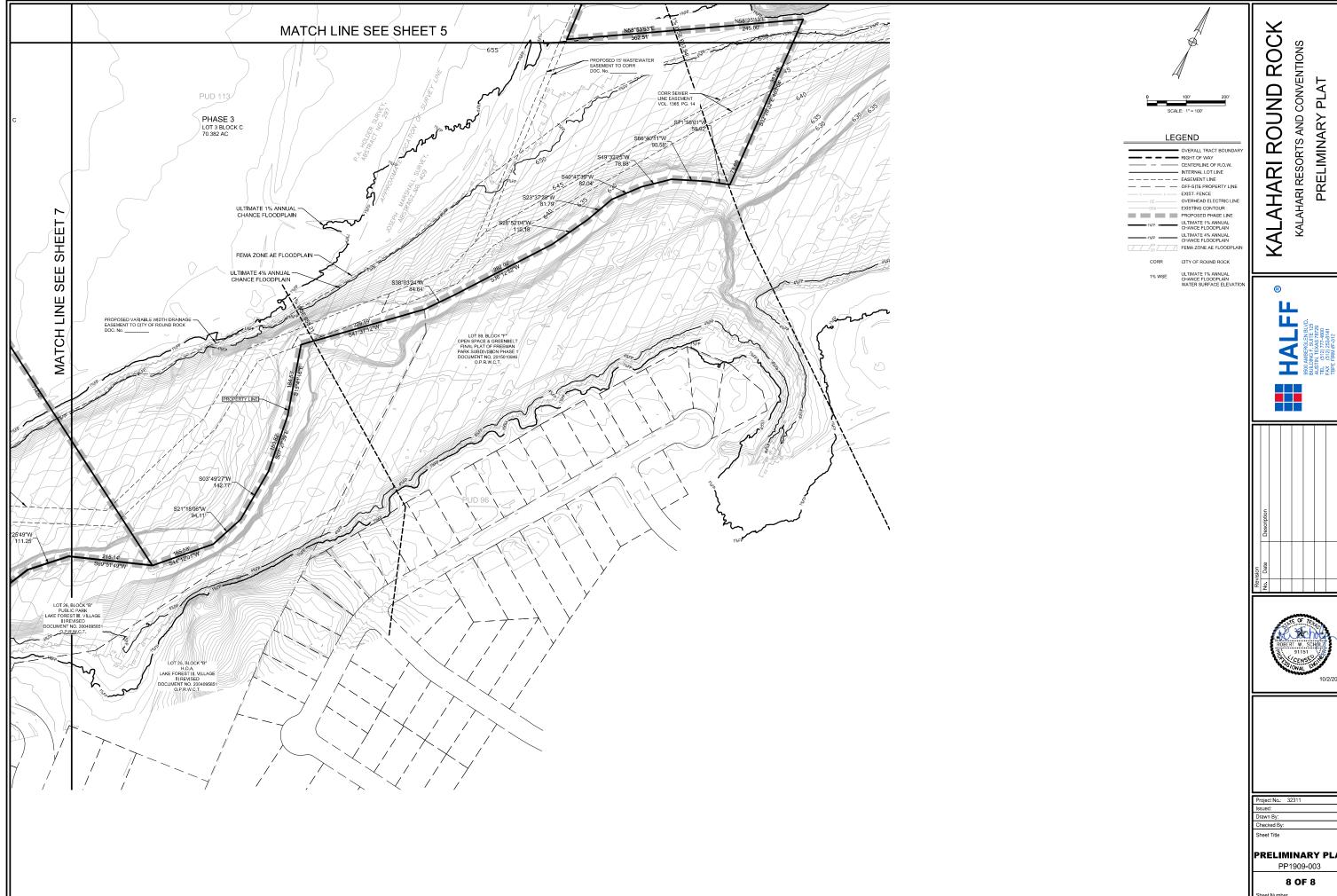


PRELIMINARY PLAT PP1909-003



PRELIMINARY PLAT PP1909-003

PRELIMINARY PLAT



KALAHARI RESORTS AND CONVENTIONS PRELIMINARY PLAT

PRELIMINARY PLAT PP1909-003