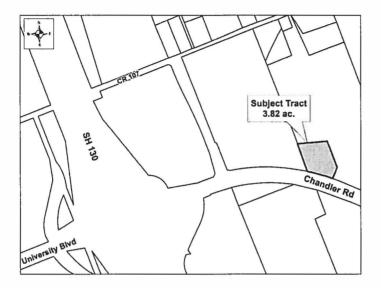
JW Hutto Subdivision Phase 1 PRELIM PLAT PP1911-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat Approval to Create 1 Development Lot

ZONING AT TIME OF APPLICATION: Unzoned ETJ

DESCRIPTION: 3.82 acres out of the George Keith Survey, Abstract No. 370

CURRENT USE OF PROPERTY:Vacant and Undeveloped GENERAL PLAN LAND USE DESIGNATION: Business Park

ADJACENT LAND USE:

North: Various Commercial & Storage Uses (ETJ) South: Chandler Road Right-of-Way/Agriculture (ETJ) East: Various Commercial and Storage Uses (ETJ) West: Rural Residential and Agricultural (ETJ)

PROPOSED LAND USE: Commercial for Phase 1; Undetermined for Phase 2

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	1	3.82
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	3.82

TX 78654

Owner:	Agent:	
Trine Chandler 107, LLC	JW Clovis GP, LLC	
Blake Contine	Duane Bingham	
1508 S. Lamar	806 Avenue U	
Austin, TX 78704	Marble Falls, TX 786	

JW Hutto Subdivision Phase 1 PRELIM PLAT PP1911-001

HISTORY: The Planning and Zoning Commission approved the Concept Plan ("CP1910-001") for this tract on November 5, 2019. This tract is located within the City of Round Rock's Extraterritorial Jurisdiction (ETJ) and the City is the lead agency for platting purposes. This plat is also required to be reviewed by the Williamson County Engineer's office since it's located in the ETJ. The Williamson County Engineer has reviewed and approved this preliminary plat for floodplain and on-site sewage facility purposes. The subject tract has no platting history.

DATE OF REVIEW: December 4, 2019

LOCATION: Approximately one-half mile east of Texas State Highway 130, north of Chandler Road and south of CR 107.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: This tract is located within the ETJ of the City and therefore has no assigned zoning district. Annexation and original zoning is not requested at this time. The preliminary is driven by a desire to develop Phase 1 as a commercial use, which is technically inconsistent with the designated Business Park land use depicted on the Future Land Use Map within the 2020 General Plan. As the tract will remain outside City jurisdiction, however, development will not be subject to zoning and land use regulations of the City or subject to City review of site planning.

<u>Compliance with the Concept Plan:</u> As shown, this Preliminary Plat is in compliance with the Concept Plan ("CP1910-001") approved on November 5, 2019.

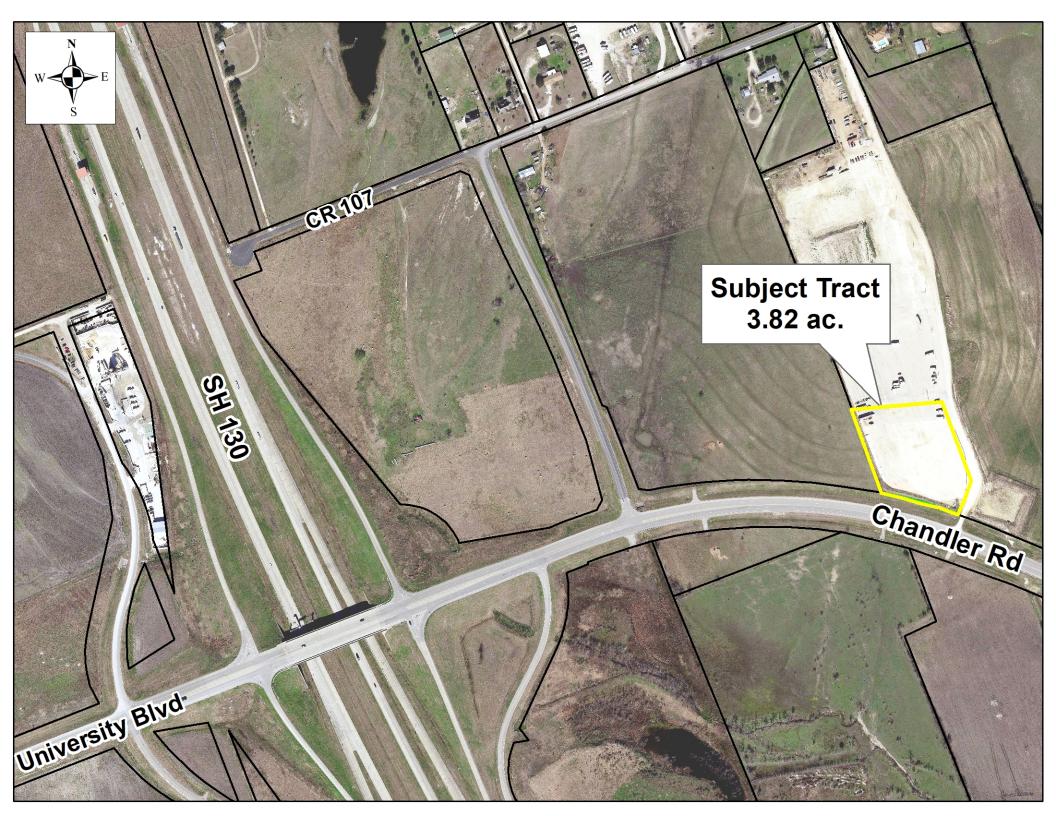
<u>Traffic, Access and Roads:</u> The subject tract has street access to Chandler Road. A Traffic Impact Analysis for Phase 1 was waived, given the expected traffic generation for this commercial use.

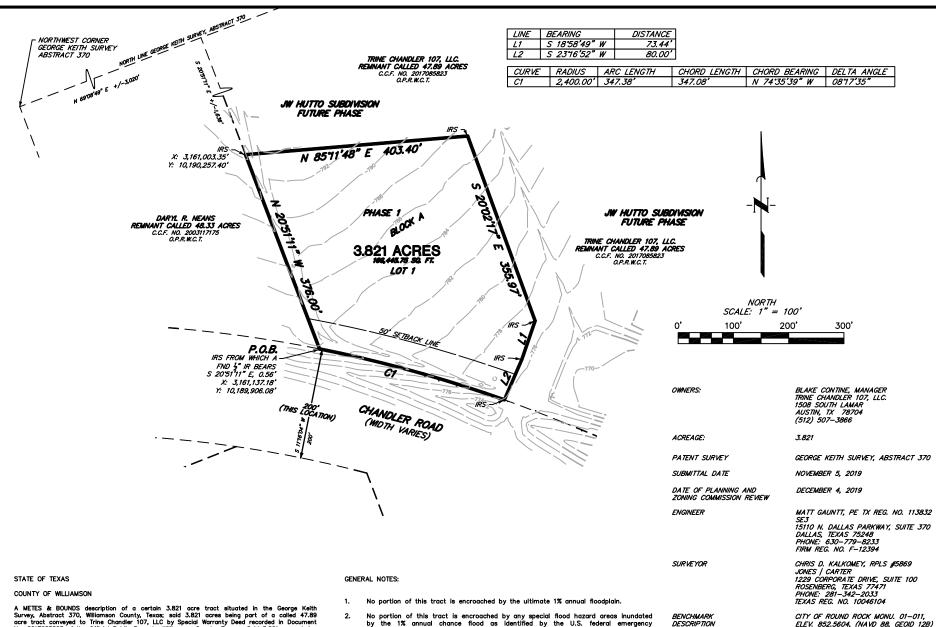
<u>Water and Wastewater Service</u>: The property is outside the corporate limits of the City, and neither water or wastewater service is available. Annexation is not proposed. The site will be served by the Jonah Water Special Utility District and the use of onsite septic facilities, approved by the Williamson County and Cities Health District, is proposed.

<u>Drainage</u>: The site is relatively flat, with a slight elevation change from north to the south and southeast. Onsite detention ponds may be proposed for future site development. Because the property is within the ETJ, Williamson County remains the FEMA floodplain administrator, and will be a signatory to the final plats of the development; no floodplain is expected to encumber the tract.

RECOMMENDED MOTION:

Staff recommends approval as presented





A METES & BOUNDS description of a certain 3.821 acre tract situated in the George Kelth Survey, Abstract 370, Williamson County, Texas; said 3.821 acres being part of a called 47.89 acre tract conveyed to Trine Chandler 107, LLC by Special Warranty Deed recorded in Documen No. 2017085823 of the Official Public Records, Williamson County, Texas. Said 3.821 acres being more particularly described as follows with all bearings based on the Texas Coordinate System of

Beginning at a 5/8 inch iron rod with cap stamped "Jones|Carter Property Corner" set at the intersection of the northeasterly line of Chandler Road (Right-of-way 200 feet) as dedicated by Special Marronty Deeds recorded in Document No.'s 2005075881 and 200808681 of the Official Public Records, Williamson County, Texas, with the easterly line of a called 48.33 acre tract conveyed to Dary R. Neans by Owelty Deed recorded in Document No. 2003117175 of the Official Public Records, Williamson County, Texas, from said point of beginning, a found 1/2 inch iron dat the southwest corner of said 47.89 acre tract bears South 20 degrees 51 minutes 11 seconds

Thence North 20 degrees 51 minutes 11 seconds West, 376.00 feet along the said easterly line of said 48.33 acre tract to a 5/8 inch iron rod with cap stamped 'Jones[Carter Property Corner' set at the northwesterly corner of the herein described tract, from which a found 1/2 inch iron rod bears North 20 degrees 58 minutes 19 seconds West, 1,104.16 feet, and also from said 5/8 inch iron rod with cap stamped 'Jones[Carter property corner', a found 5/8 inch iron rod at the northeast corner of said 48.33 acre tract and being in the southerly line of County Road 107 bears North 20 degrees 51 minutes 11 seconds West, 1,615.78 feet;

Thence South 20 degrees 02 minutes 17 seconds East, 355.97 feet continuing over and across said 47.89 acre tract to a 5/8 inch iron rod with cap stamped "Jones|Carter Property Corner" set;

Thence South 18 degrees 58 minutes 49 seconds West, 73.44 feet continuing over and across said 47.89 acre tract to a 5/8 inch iron rod with cap stamped "Jones|Carter Property Corner" set;

Thence South 23 degrees 16 minutes 52 seconds West, 80.00 feet continuing over and across said 47.89 acre tract to a 5/8 inch iron rod with cap stamped "JonesCarter Property Corner" set in the solid northeasterly line of Chandler Road, said fron rod being in the arc of a curve the radius point of which bears South 19 degrees 33 minutes 09 seconds West, 2,400.00 feet;

hence in a northwesterly direction along the northeasterly line of Chandler Road and the arc curve to the left having a radius of 2,400.00 feet, a central angle of 08 degrees 17 minut 5 seconds, on arc length of 347.38 feet and a long chord bearing North 74 degrees. inlutes 39 seconds West, 347.08 feet to the Place of Beginning containing 3.821 acres of la Williamson County, Texas.

- No portion of this tract is encroached 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 48491C0505E, effective date September 26, 2008, for Williamson County,
- Rights of way or easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road. The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner shall indemnify and hold the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to the County, its officers, and employees and acknowledges that the improvements may be removed by the County and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement will be responsible for the
- The construction of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the property covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court ossumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road systems and streets.

The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

- All public roadways, rights—of—way and easements shown on this plat are free of liens.
- 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.
- This plat conforms to the Concept Plan (CP1910-001) approved by the Planning and Zoning Commission on November 5, 2019.
- Where rural mail boxes are in use, such boxes shall be set three feet from the edge of the powement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TXDOT standards. Any mailbox that does not meet this requirement may be removed.
- Water service for this subdivision will be provided by Jonah Water Special Utility District.
- Sewer service for this subdivision will be provided by on-site sewage facilities.

CITY OF ROUND ROCK MONU. 01-011, ELEV. 852.5604, (NAVD 88, GEOID 12B) & ELEVATION:

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 NAD 83

NUMBER OF BLOCKS

LINEAR FEET OF NEW STREETS ACREAGE BY LOT TYPE 3.821 ACRES DEVELOPMENT NUMBER OF LOTS BY TYPE 1 LOT DEVELOPMENT

LEGEND

These standard symbols will

- - ADJOINING TRACTS - SITE BOUNDARY

- CONTOUR LINE

SET 5/8" IR w/CAP MK.
 "JONES | CARTER PROPERTY CORNER"

C.C.F. County Clerk's File Number D.R.W.C.T. O.P.R.W.C.T. FND Number
Deed Records Williamson County Texas
Official Public Records Williamson County Texas
Found

Iron Rod Point of Beginning IR P.O.B. w/CAP MK. With Cap Marked

PRELIMINARY PLAT JW HUTTO SUBDIVISION PHASE 1

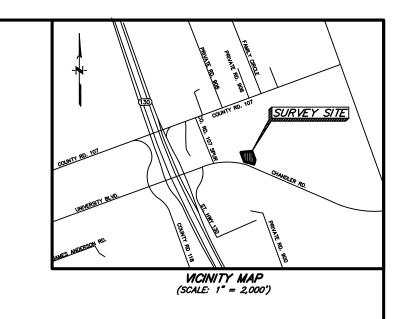
BLOCK A, LOT 1 GEORGE KEITH SURVEY, ABSTRACT 370 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS **NOVEMBER 2019**



Texas Board of Professional Land Surveying Registration No. 10046104 1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

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CORR TRACKING NO. PP1911-001



PRELIMINARY PLAT JW HUTTO SUBDIVISION PHASE 1

BLOCK A, LOT 1
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JOB No. 15001-0603-00 DWG. No. 13696

SURVEYOR-C.D.K./DRAFTSMAN-P.E.D.