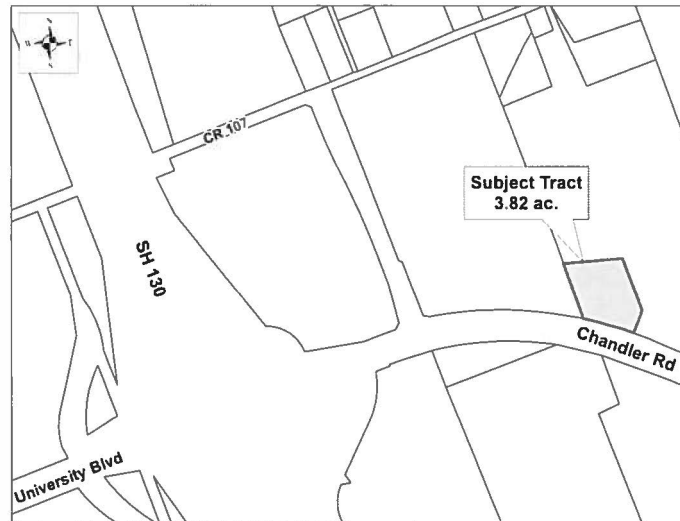


**JW Hutto Subdivision Phase 1
FINAL PLAT FP1911-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final 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 and 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

<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	3.82
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	3.82

Owner:
Trine Chandler 107, LLC
Blake Contine
1508 S. Lamar
Austin, TX 78704

Agent:
JW Clovis GP, LLC
Duane Bingham
806 Avenue U
Marble Falls, TX 78654

**JW Hutto Subdivision Phase 1
FINAL PLAT FP1911-002**

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 final plat for floodplain and on-site sewage facility purposes. The subject tract has no platting history. The accompanying preliminary plat application is included on this Planning & Zoning Commission agenda.

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. This plat 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.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Preliminary Plat ("PP1911-001") to be reviewed on December 4, 2019.

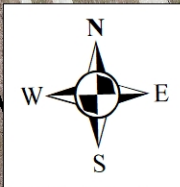
Traffic, Access and Roads: The subject tract has street access to Chandler Road. A Traffic Impact Analysis for Phase 1 was waived, given the expected traffic generation for this commercial use.

Water and Wastewater Service: 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.

Drainage: 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 is a signatory to the final plat.

RECOMMENDED MOTION:

Staff recommends approval as presented



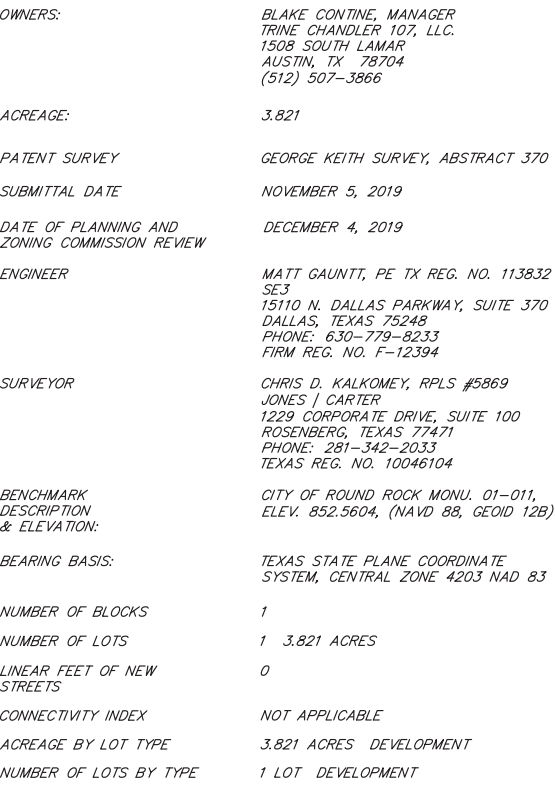
CR 107

SH 130

**Subject Tract
3.82 ac.**

Chandler Rd

University Blvd



1. No portion of this tract is encroached by the ultimate 1% annual floodplain.
2. 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, Texas.
3. 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.
4. 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 assumes 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.
5. All public roadways, rights-of-way and easements shown on this plat are free of liens.
6. 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.
7. This plat conforms to the Preliminary Plat (PP1911-001) approved by the Planning and Zoning Commission on December 4, 2019.
8. Where rural mail boxes are in use, such boxes shall be set three feet from the edge of the pavement 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.
9. Water service for this subdivision will be provided by Jonah Water Special Utility District.
10. Sewer service for this subdivision will be provided by on-site sewage facilities.
11. This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations, Section B11.1, on new development that would evoke such controls beyond existing conditions.
12. Except in certain isolated areas required to meet accessibility requirements, the minimum lowest finished floor elevation shall be one foot higher than the highest spot elevation that is located within five feet outside the perimeter of the building, or one foot above the BFE, whichever is higher.
13. It is the responsibility of the owner, not the County or the City of Round Rock, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
14. No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance from the Williamson County Floodplain Administrator.
15. All sidewalks shall be maintained by each of the adjacent property owners.
16. Improvements within the County Road right-of-way including, but not limited to, landscaping, irrigation, lighting, custom signs, is prohibited without first obtaining an executed license agreement with Williamson County.

LEGEND

- These standard symbols will be found in the drawing.
- — — ADJOINING TRACTS
 ——— SITE BOUNDARY
 - - - CONTOUR LINE
- IRS — SET 5/8" IR w/CAP MK.
 "JONES" CARTER PROPERTY CORNER"

C.C.F.	County Clerk's File
No.	Number
D.R.W.C.T.	Deed Records Williamson County Texas
O.P.R.W.C.T.	Official Public Records Williamson County Texas
FND	Found
IR	Iron Rod
P.O.B.	Point of Beginning
w/CAP MK.	With Cap Marked

**FINAL 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

DEDICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT TRINE CHANDLER 107, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 47.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017085823, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.821 ACRES OUT OF SAID TRACT AND DOES 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 JW HUTTO SUBDIVISION PHASE 1.

BY: TRINE CHANDLER 107, LLC.

[Signature]
BLAKE CONTINE, MANAGER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19th DAY OF NOVEMBER, 2019 BY BLAKE CONTINE, AS MANAGER OF TRINE CHANDLER 107, LLC, A STATE OF TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID TRINE CHANDLER 107, LLC.

BY: *[Signature]*
NOTARY PUBLIC, STATE OF TEXAS

[Signature]
NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 8-11-2023

LIEN HOLDER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT PLAINSCAPITAL BANK, THE LIEN HOLDER OF THAT CERTAIN 47.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017085823, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 3.821 ACRE TRACT OF LAND SITUATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DOES 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.

PLAINSCAPITAL BANK, A TEXAS BANKING CORPORATION

BY: *[Signature]*
TOMMY WARD, ITS VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19th DAY OF NOVEMBER, 2019 BY TOMMY WARD, AS VICE PRESIDENT OF PLAINSCAPITAL BANK, A TEXAS BANKING CORPORATION, ON BEHALF OF SAID PLAINSCAPITAL BANK.

BY: *[Signature]*
NOTARY PUBLIC, STATE OF TEXAS

[Signature]
NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 8-11-2023

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

[Signature] 11/19/19
J. TERRON EVERTSON, PE, DR, CFM
WILLIAMSON COUNTY ENGINEER
DATE

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF):

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

[Signature] 11/19/19
J. TERRON EVERTSON, PE, DR, CFM
WILLIAMSON COUNTY ENGINEER
DATE

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MATT GAUNTT, 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. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

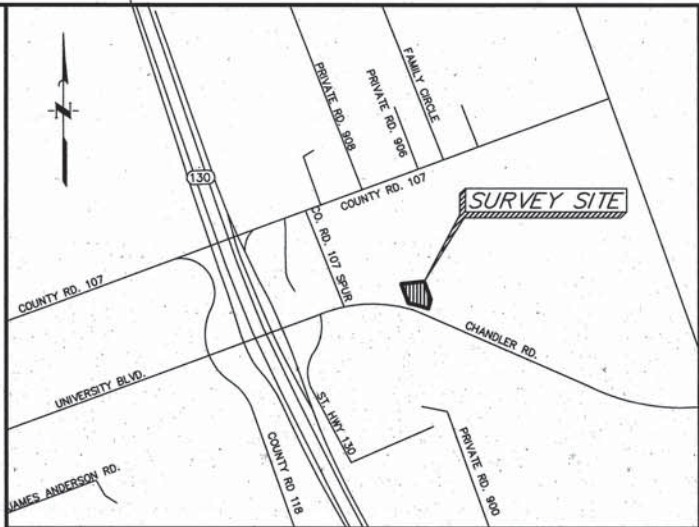
[Signature] 11/19/19
Matt Gauntt, P.E., Registered Professional Engineer
Texas Registration No. 113832
Texas Board of Professional Engineering Firm No. F-12394
DATE

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, CHRIS D. KALKOMEY, 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.

[Signature] 11/14/19
Chris D. Kalkomey, Registered Professional Land Surveyor
Texas Registration No. 5869
Texas Board of Professional Land Surveying Registration No. 10046104
DATE



VICINITY MAP
(SCALE: 1" = 2,000')

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 WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK.

DAVID PAULSKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY E. 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 NUMBER ____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY E. RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL 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

JC JONES | CARTER

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