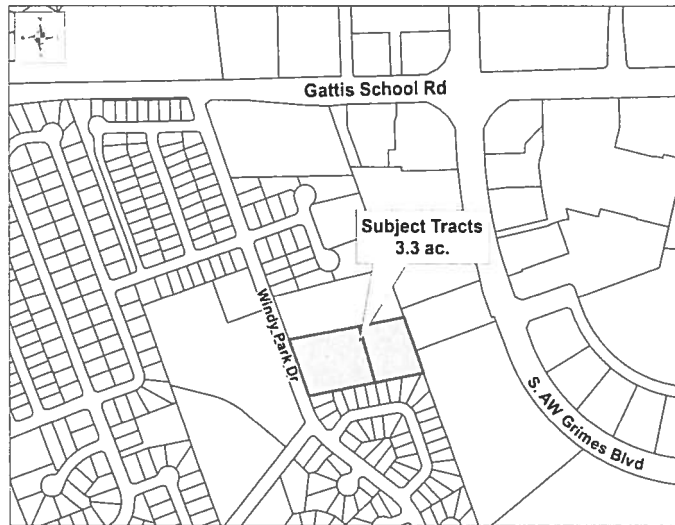


**Safa Valley Subdivision  
PRELIM PLAT PP2001-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat approval to Create 13 Development Lots, 1 Open Space/Drainage Lot, and 1 Right-of-Way Lot

**ZONING AT TIME OF APPLICATION:** SF-2 (Single Family Standard Lot)

**DESCRIPTION:** 3.3 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** Existing Single Family Dwelling

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Single Family Residence - Zoned SF-2 (Single Family Standard Lot)  
 South: Single Family Residences - Zoned SF-2 (Single Family Standard Lot)  
 East: Commercial Uses - Zoned PUD (Planned Unit Development) No. 62  
 West: Windy Park Drive Right-of-Way - Unzoned

**PROPOSED LAND USE:** Single Family Residences

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	13	2.36
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	0.3
ROW:	1	0.64
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>15</b>	<b>3.3</b>

**Owner:**  
 Zeem Realty LLC  
 Mohideen, Mohamed & Mohamed  
 Segudhuman  
 2009 Hat Bender Loop  
 Round Rock, TX 78664

**Agent:**  
 Waeltz & Prete Inc.  
 Shane Cannon, P.E.  
 211 N. A.W. Grimes Blvd.  
 Round Rock, TX 78665

**Safa Valley Subdivision**  
**PRELIMINARY PLAT      PP2001-001**

**HISTORY:** The 3.3-acre subject tract has no platting history. A Final Plat will follow after Preliminary Plat approval.

**DATE OF REVIEW:** February 19, 2020

**LOCATION:** South of Gattis School Road and east of Windy Park Drive

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The Future Land Use Map designates the site for residential purposes. The property is zoned SF-2 (Single Family Standard Lot) and allows land uses such as single-family detached, single-family village residential, single-family zero lot line, neighborhood park and places of worship by right.

Traffic, Access and Roads:

The subject tract will have access from Windy Park Drive. A Traffic Impact Analysis (TIA) was deemed not necessary as the development does not meet the a.m. and p.m. peak hour trip threshold to require a TIA. As part of the platting application, the Applicant will be dedicating approximately 380 linear feet of right-of-way, 50 feet in width, for the creation of a new cul-de-sac (Safa Cove) to provide legal access to each of the newly created lots. Safa Cove will be designed and constructed by the Applicant and then dedicated to the City of Round Rock.

Water and Wastewater Service:

Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line located along Windy Park Drive. Wastewater will connect to an existing 15-inch wastewater line located along Windy Park Drive.

Drainage:

A drainage lot will be developed on Lot No. 14 to detain stormwater on-site. Additionally, there are existing storm sewer and inlets along Windy Park Drive that will convey runoff from the subdivision.

**RECOMMENDED MOTION:**

Staff recommends approval of the Preliminary Plat as presented





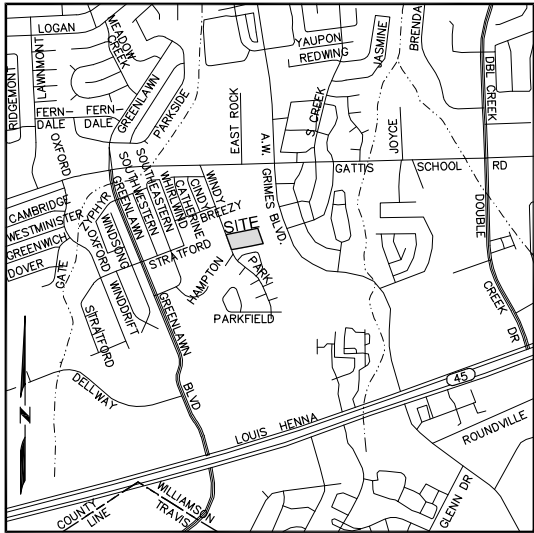
**Gattis School Rd**

**Subject Tracts  
3.3 ac.**

**Windy Park Dr**

**S. AW Grimes Blvd**





VICINITY MAP  
(NOT TO SCALE)

OWNERS:  
MOHAMED MOHIDEEN &  
MOHAMED SEGUDHUMAN  
2009 HAT BENDER LOOP  
ROUND ROCK, TEXAS 78664

SURVEYOR:  
SHANE SHAFER, RPLS #5281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628  
T.B.P.L.S. FIRM NO. 10006900

ENGINEER:  
ANTONIO A. PRETE, P.E.  
WELTZ & PRETE, INC.  
211 N. A.W. GRIMES BLVD.  
ROUND ROCK, TEXAS 78665

SUBMITTAL DATE:  
JANUARY 21, 2020

DATE OF PLANNING AND  
ZONING COMMISSION REVIEW: FEBRUARY 19, 2020

PATENT SURVEY: ASA THOMAS SURVEY, ABSTRACT 609

BENCHMARK DESCRIPTION: PK NAIL SET IN TOP OF CURB,  
WEST SIDE OF WINDY PARK DRIVE.  
ELEVATION: 749.06'  
VERTICAL DATUM: NAVD 88 (GEOID 2012A)  
GRID COORDINATES:  
N=10153070.39  
E=3138722.54

ACREAGE: 3.301

NUMBER OF LOTS: 15

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 377.5'

CONNECTIVITY INDEX: 1.0

ACREAGE BY LOT TYPE: 2.365 ACRES DEVELOPMENT  
0.300 ACRE OPEN SPACE DRAINAGE  
0.636 ACRE RIGHT-OF-WAY

NUMBER OF LOTS BY TYPE: 13 DEVELOPMENT  
1 OPEN SPACE DRAINAGE  
1 RIGHT-OF-WAY

LOT TABLE		
LOT/BLOCK	AREA IN SQUARE FEET	USE
LOT 1, BLOCK A	7,683	DEVELOPMENT
LOT 2, BLOCK A	7,623	DEVELOPMENT
LOT 3, BLOCK A	7,690	DEVELOPMENT
LOT 4, BLOCK A	7,906	DEVELOPMENT
LOT 5, BLOCK A	8,502	DEVELOPMENT
LOT 6, BLOCK A	8,300	DEVELOPMENT
LOT 7, BLOCK A	9,292	DEVELOPMENT
LOT 8, BLOCK A	8,978	DEVELOPMENT
LOT 9, BLOCK A	8,456	DEVELOPMENT
LOT 10, BLOCK A	7,918	DEVELOPMENT
LOT 11, BLOCK A	7,650	DEVELOPMENT
LOT 12, BLOCK A	6,508	DEVELOPMENT
LOT 13, BLOCK A	6,536	DEVELOPMENT
LOT 14, BLOCK A	13,049	OPEN SPACE DRAINAGE
LOT 15, BLOCK A	27,898	ROW



WELTZ & PRETE, INC.  
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

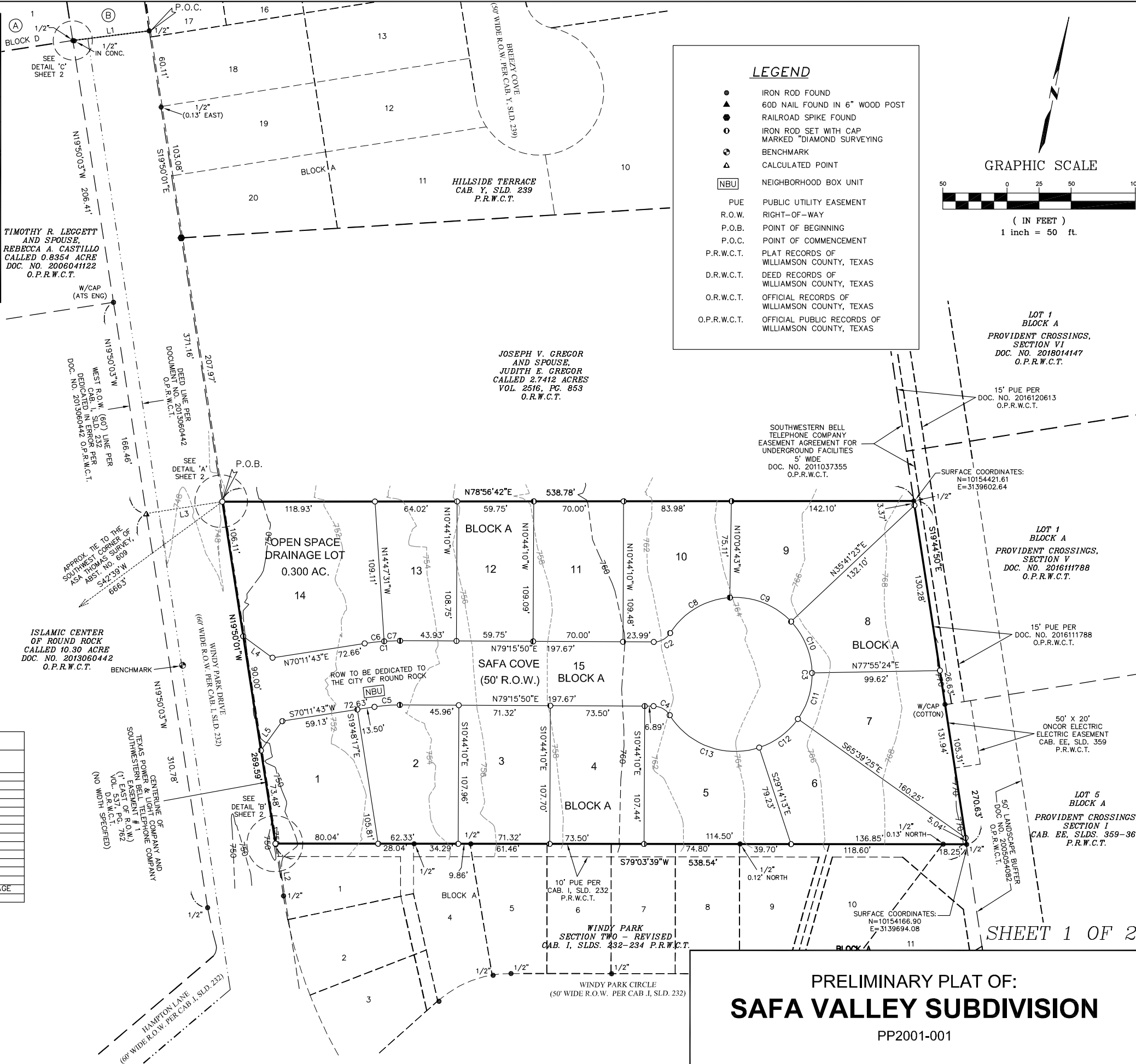


DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900



METES AND BOUNDS DESCRIPTION

FOR A 3.301 ACRE TRACT OF LAND SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO MOHAMED MOHIDEEN AND MOHAMED NIJAM MANJI SEGUDHUMAN, RECORDED IN DOCUMENT NO. 2019028366 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 1.30 ACRE TRACT OF LAND CONVEYED TO MOHAMED MOHIDEEN AND MOHAMED NIJAM MANJI SEGUDHUMAN, RECORDED IN DOCUMENT NO. 2019028382 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 3.301 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found monumenting the most northerly northeast corner of Windy Park Drive a 60' wide right-of-way as shown on Windy Park Section Two - Revised, a subdivision recorded in Cabinet I, Slides 232-234 of the Plat Records of Williamson County, Texas, and the southwest corner of Windy Park Drive a 60' wide right-of-way as shown on Windy Park Section One Revised, a subdivision recorded in Cabinet H, Slides 273-274 of the Plat Records of Williamson County, Texas, same being on the west boundary line of Lot 17, Block A, Hillside Terrace a subdivision recorded in Cabinet Y, Slide 239 of the Plat Records of Williamson County, Texas, from which a 1/2" iron rod found monumenting the northwest corner of said Windy Park Section Two - Revised, the southwest corner of Lot 1, Block D of said Windy Park Section One Revised, the northeast corner of the called 0.8354 acre tract of land conveyed to Timothy R. Leggett and spouse, Rebecca A. Castillo, recorded in Document No. 2006041122 of the Official Public Records of Williamson County, Texas, and the most northerly northwest corner of the called 10.30 acre tract of land conveyed to Islamic Center of Round Rock, recorded in Document No. 2013060442 of the Official Public Records of Williamson County, Texas, same being on the west right-of-way line said Windy Park Drive, bears S 71°48'02" W for a distance of 59.93 feet;

THENCE, S 19°50'01" E with said east right-of-way line of Windy Park Drive common with said Windy Park Section Two - Revised, the west boundary line of said Hillside Terrace and the west boundary line of the called 2.7412 acre tract of land conveyed to Joseph V. Gregor and spouse, Judith E. Gregor, recorded in Volume 2516, Page 853 of the Official Records of Williamson County, Texas, passing at a distance of 60.11 feet a 1/2" iron rod found 0.13' east of this line, passing at a distance of 163.19 feet a railroad spike found monumenting the southwest corner of Lot 20, Block A of said Hillside Terrace and the northwest corner of said 2.7412 acre Gregor tract, in all a total distance of 371.16 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said 2.7412 acre Gregor tract and the northwest corner of said 2.00 acre Mohideen and Segudhuman tract, for the northwest corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found bears S 78°56'42" W for a distance of 0.20 feet;

THENCE, N 78°56'42" E with the south boundary line of said 2.7412 acre Gregor tract, the north boundary line of said 2.00 acre Mohideen and Segudhuman tract and the north boundary line of said 1.30 acre Mohideen and Segudhuman tract for a distance of 538.78 feet to a 1/2" iron rod found monumenting the southeast corner of said 2.7412 acre Gregor tract and the northeast corner of said 1.30 acre Mohideen and Segudhuman tract, same being on the west boundary line of Lot 1, Block A, Provident Crossings Section V, a subdivision recorded in Document No. 2016111788 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof;

THENCE, S 19°44'50" E with the east boundary line of said 1.30 acre Mohideen and Segudhuman tract, said west boundary line of Lot 1, Block A and in part with the west boundary line of Lot 5, Block A, Provident Crossings, Section I, a subdivision recorded in Cabinet EE, Slides 359-360 of the Plat Records of Williamson County, Texas, passing at a distance of 160.28 feet an iron rod found with cap marked "COTTON" monumenting the southwest corner of said Lot 1, Block A and the northwest corner of said Lot 5, Block A, in all a total distance of 270.63 feet to a 1/2" iron rod found monumenting the southeast corner of said 1.30 acre Mohideen and Segudhuman tract and the northeast corner of Lot 11, Block A of said Windy Park Section Two - Revised, for the southeast corner hereof;

THENCE, S 79°03'39" W with the south boundary line of said 1.30 acre Mohideen and Segudhuman tract, the south boundary line of said 2.00 acre Mohideen and Segudhuman tract, and the north boundary line of Block A of said Windy Park Section Two - Revised, passing at a distance of 18.25 feet a 1/2" iron rod found 0.13' north of this line, passing at a distance of 176.56 feet a 1/2" iron rod found 0.12' north of this line, passing at a distance of 386.32 feet a 1/2" iron rod found, passing at a distance of 430.47 feet a 1/2" iron rod found, in all a total distance of 538.54 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said 2.00 acre Mohideen and Segudhuman tract and the northwest corner of Lot 1, Block A of said Windy Park Section Two - Revised, same being on said east right-of-way line of Windy Park Drive, for the southwest corner hereof, from which a 1/2" iron rod found bears S 35°17'24" E for a distance of 0.90 feet;

THENCE, N 19°50'01" W with the west boundary line of said 2.00 acre Mohideen and Segudhuman tract and said east right-of-way line of Windy Park Drive for a distance of 269.59 feet to the POINT OF BEGINNING hereof and containing 3.301 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

PLAT NOTES:

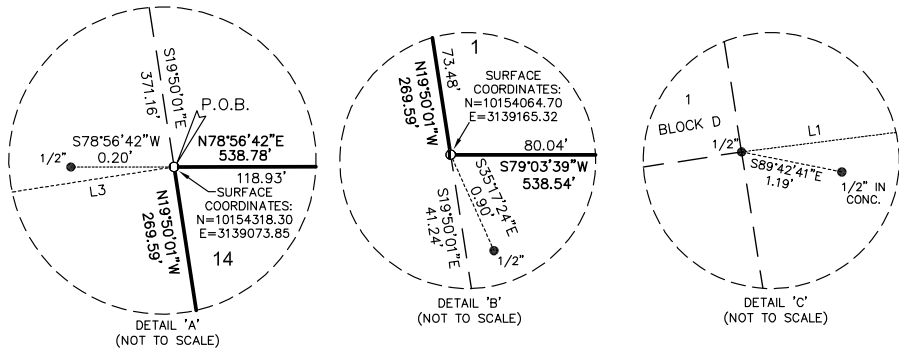
- 1) NO PORTION OF THIS TRACT IS ENCRoACHED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN.
- 2) NO PORTION OF THIS TRACT IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0635F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 4) 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.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 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) SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 8) WITH THE EXCEPTION OF LOT 1, ALL RESIDENTIAL LOTS (LOT 2 THRU 13) SHALL TAKE DRIVEWAY ACCESS FROM SAFA COVE. THERE SHALL BE NO MOTORIZED VEHICULAR ACCESS FROM WINDY PARK DRIVE.
- 9) ALL OPEN SPACE DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY HOA.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°48'02"W	59.93'
L2	S19°50'01"E	41.24'
L3	S70°09'57"W	59.90'
L4	S64°49'09"E	28.29'
L5	S25°10'51"W	28.28'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	175.02'	27.70'	9°04'07"	N74°43'47"E
C2	15.00'	15.12'	57°46'09"	N50°22'46"E
C3	60.00'	309.49'	295°32'17"	S10°44'10"E
C4	15.00'	15.12'	57°46'09"	N71°51'05"W
C5	125.02'	19.79'	9°04'07"	S74°43'47"W
C6	175.02'	15.31'	5°00'46"	N72°42'06"E
C7	175.02'	12.39'	4°03'22"	N77°14'10"E
C8	60.00'	56.18'	53°38'45"	N48°19'04"E
C9	60.00'	52.93'	50°32'56"	S79°35'05"E
C10	60.00'	44.23'	42°14'01"	S33°11'37"E
C11	60.00'	38.14'	36°25'12"	S06°08'00"W
C12	60.00'	38.14'	36°25'12"	S42°33'11"W
C13	60.00'	79.87'	76°16'12"	N81°06'07"W

RECORD INFORMATION  
SHEET 1

A	WINDY PARK SECTION ONE REVISED CAB. H, SLDS. 273-274 P.R.W.C.T.
B	WINDY PARK DRIVE (60' WIDE R.O.W.) PER CAB. H, SLD. 273)



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

PRELIMINARY PLAT OF:  
**SAFA VALLEY SUBDIVISION**  
PP2001-001