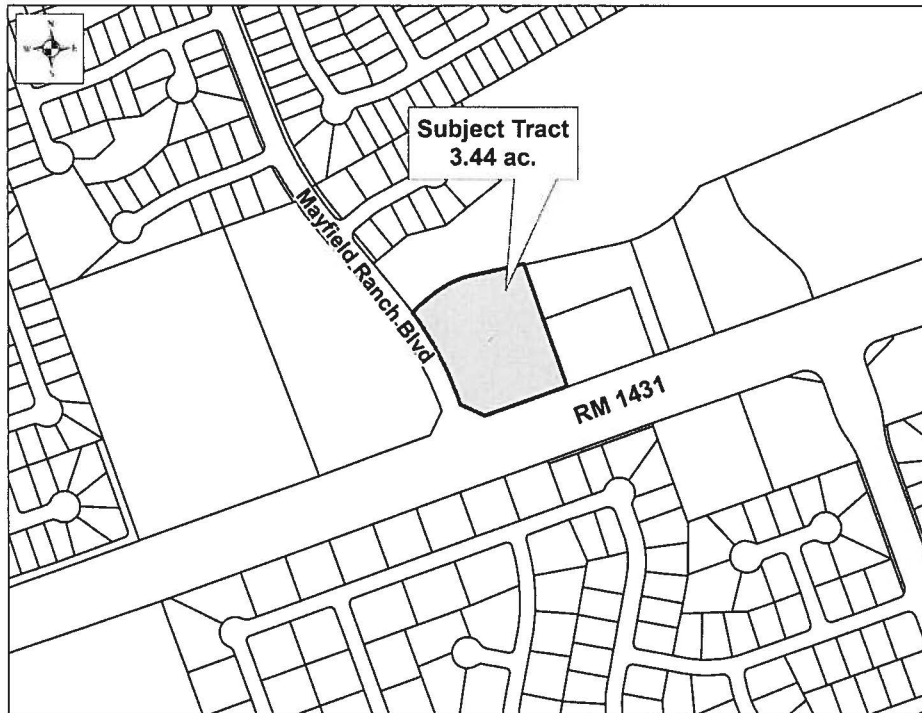


**QuikTrip 4134 Replat of Lot 18, Block A  
FINAL PLAT    FP2004-004**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat to create one (1) commercial lot and one (1) open space lot

**ZONING AT TIME OF APPLICATION:** PUD 23 - Commercial

**DESCRIPTION:** 3.44 acres out of the Ephraim Evans Survey, Abstract No. 212

**CURRENT USE OF PROPERTY:** Existing Fuel Station and Convenience Store (Zoned PUD 23)

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Mayfield Ranch Enclave (PUD 23 Residential)

South: RM 1431 Right -of -Way/Brushy Creek MUD - Unzoned and Single Family ETJ

East: Mayfield Ranch Enclave (PUD 23 Commercial)

West: Mayfield Ranch Blvd Right -of -Way/Westside Church of Christ - Unzoned & Zoned PF -3

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	2.68
Industrial:	0	0.00
Open/Common Space:	1	0.76
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>2</b>	<b>3.44</b>

**Owner:**  
QuikTrip Corporation  
Brandon Forshee  
2007 Sam Bass Rd, Ste. 100  
Round Rock, TX 78681

**Agent**  
Abram Dashner RPLS LLC  
Abe Dashner  
3701 Vineland Drive  
Austin, TX 78722

**QuikTrip No. 4134 Replat of Lot 18, Block A**  
**FINAL PLAT          FP2004-004**

**HISTORY:** The Planning & Zoning Commission approved the "Final Plat of Quiktrip No. 4134 Subdivision" on February 7, 2018 (Doc No. 2018052535) and created one development lot. This Replat request will create two separate lots.

**DATE OF REVIEW:** May 20, 2020

**LOCATION:** 3150 RM 1431 (NE Corner of Mayfield Ranch Boulevard and RM 1431)

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned PUD No. 23 (Preserve at Stone Oak) and allows commercial land uses that are permitted in the C-2 (Local Commercial) District.

Traffic, Access and Roads:

A Traffic Impact Analysis (TIA) has been approved for the overall development under PUD No. 23. This replat will not require a TIA revision.

Water and Wastewater Service:

Water and wastewater service is provided by the City of Round Rock. The property connects to an existing water line along the north property line. Wastewater is connected via an easement from the neighboring property to the east.

Drainage:

There are no drainage concerns for this replat. Storm water is captured by curb inlets and conveyed appropriately.

**RECOMMENDED MOTION:**

Staff recommends approval with the following condition:

1. Verify if there is a lien holder in the owner's signature block and revise accordingly. Also, verify the owner's title listed in the signature block.





**Subject Tract  
3.44 ac.**

**Mayfield Ranch Blvd**

**RM 1431**



FINAL PLAT  
QUIKTRIP NO. 4134  
A REPLAT OF LOT 18, BLOCK A

3.440 ACRES OUT OF THE EPHRAIM EVANS SURVEY ABSTRACT NO. 212,  
WILLIAMSON COUNTY, TEXAS.

LEGEND

- 1/2-INCH IRON ROD FOUND
- MAG NAIL FOUND IN CONCRETE
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901"
- STAINLESS STEEL CAP SET
- TRACT BOUNDARY
- ADJOINER BOUNDARY
- EASEMENT

LOT 1  
BLOCK "A"  
SECTION TWO  
WESTSIDE CHURCH OF CHRIST  
DOC. NO. 2005041264

LEGAL DESCRIPTION

3.440 ACRES OUT OF THE EPHRAIM OWENS SURVEY ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING LOT 18, BLOCK A, QUIKTRIP NO. 4134 SUBDIVISION, OF RECORD IN DOCUMENT NO. 2018052535, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.440 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF F.M. 1431 (200' R.O.W.), BEING THE SOUTHWEST CORNER OF LOT 19, BLOCK A, ENCLAVE AT MAYFIELD RANCH LOTS 19, 20 & 21, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2018003048, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER OF SAID LOT 18 AND HEREOF;

**THENCE**, S70°19'36"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 283.10 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST TERMINUS OF A RIGHT-OF-WAY CUTBACK LINE BETWEEN SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF MAYFIELD RANCH BLVD. (64' R.O.W.), FOR AN ANGLE POINT;

**THENCE**, N65°13'26"W, ALONG SAID CUTBACK LINE, BEING THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 85.48 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST TERMINUS OF SAID CUTBACK LINE, BEING IN SAID EAST RIGHT-OF-WAY LINE OF MAYFIELD RANCH BLVD., FOR THE SOUTHWESTERLY CORNER OF SAID LOT 18 AND HEREOF;

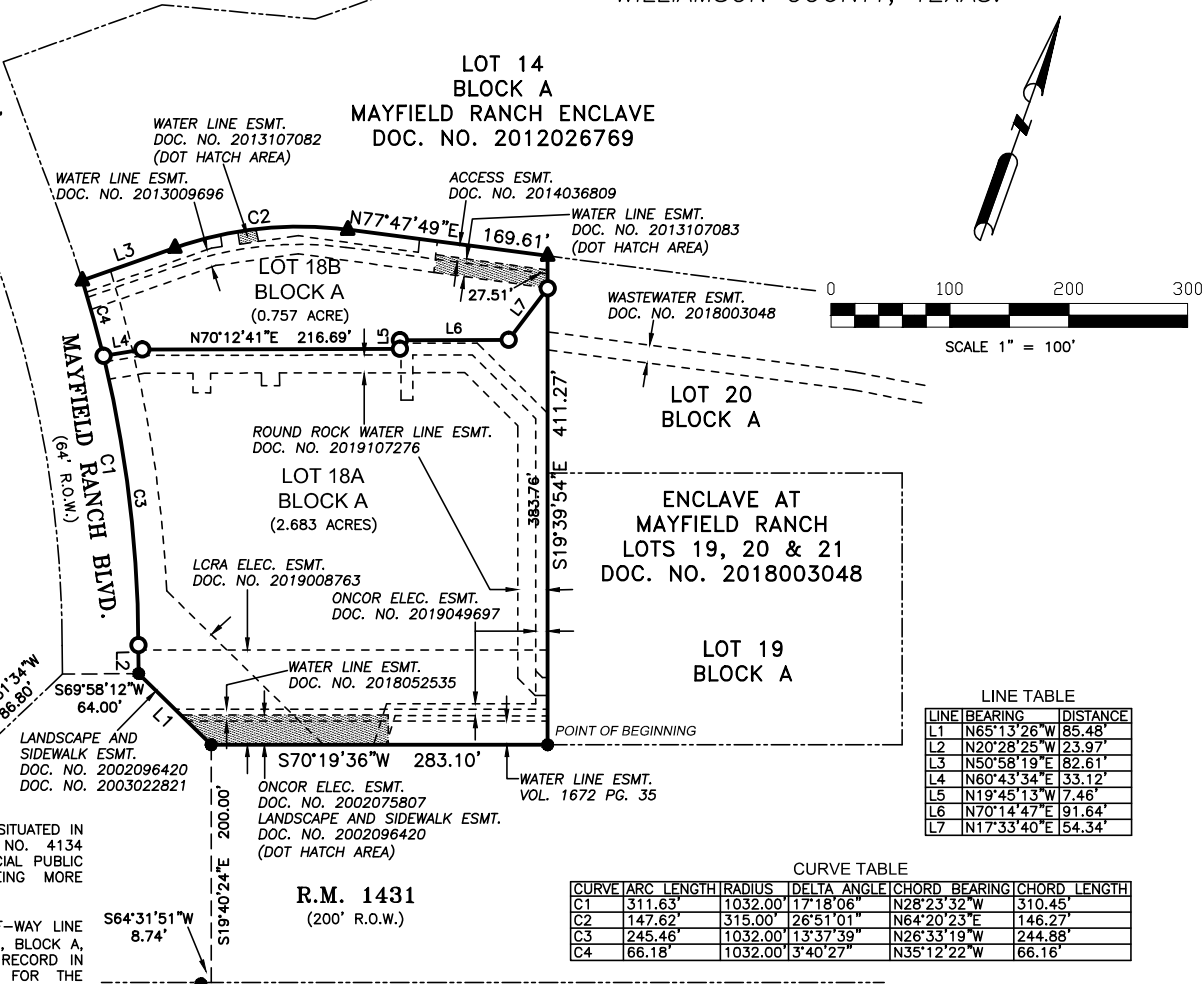
**THENCE**, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOT 18, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N20°28'25"W, A DISTANCE OF 23.97 FEET TO A 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE, HAVING A RADIUS OF 1032.00 FEET, A CENTRAL ANGLE OF 17°18'06", AN ARC LENGTH OF 311.63 FEET, AND A CHORD WHICH BEARS N28°23'32"W, A DISTANCE OF 310.45 FEET TO A MAG NAIL FOUND IN ASPHALT AT THE NORTHWEST CORNER OF SAID LOT 18, BEING THE SOUTHWEST CORNER OF LOT 14, BLOCK A, MAYFIELD RANCH ENCLAVE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2012026769, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER HEREOF;

**THENCE**, LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID LOT 14, BEING THE NORTH LINE OF SAID LOT 18, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N50°58'19"E, A DISTANCE OF 82.61 FEET TO A MAG NAIL FOUND IN ASPHALT AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE, HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 26°51'01", AN ARC LENGTH OF 147.62 FEET, AND A CHORD WHICH BEARS N64°20'23"E, A DISTANCE OF 146.27 FEET TO MAG NAIL FOUND IN ASPHALT AT THE POINT OF TANGENCY OF SAID CURVE;
- N77°47'49"E, A DISTANCE OF 169.61 FEET TO A MAG NAIL FOUND IN ASPHALT AT THE NORTHEAST CORNER OF SAID LOT 18, BEING THE NORTHWEST CORNER OF LOT 20, BLOCK A, OF SAID ENCLAVE AT MAYFIELD RANCH LOTS 19, 20 & 21, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S19°39'54"E, ALONG THE WEST LINES OF SAID LOTS 19 AND 20, BEING THE EAST LINE OF SAID LOT 18, A DISTANCE OF 411.27 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 3.440 ACRES OF LAND, MORE OR LESS.



LINE	BEARING	DISTANCE
L1	N65°13'26"W	85.48'
L2	N20°28'25"W	23.97'
L3	N50°58'19"E	82.61'
L4	N60°43'34"E	33.12'
L5	N19°45'13"W	7.46'
L6	N70°14'47"E	91.64'
L7	N17°33'40"E	154.34'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	311.63'	1032.00'	17°18'06"	N28°23'32"W	310.45'
C2	147.62'	315.00'	26°51'01"	N64°20'23"E	146.27'
C3	245.46'	1032.00'	13°37'39"	N26°33'19"W	244.88'
C4	66.18'	1032.00'	3°40'27"	N35°12'22"W	66.16'

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, ABRAM C. DASHNER, 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.

ABRAM C. DASHNER  
RPLS NO. 5901  
3701 VINELAND DRIVE  
AUSTIN, TX 78722

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, JENNIFER M. GARCIA, 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.

JENNIFER M. GARCIA  
P.E. NO. 106000  
CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC, BUILDING I, STE. 550  
AUSTIN, TX 78746  
TBPE FIRM NO. F-12802

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT QT SOUTH, LLC, AS THE OWNER OF THAT CERTAIN CALLED 3.440 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015068649, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO 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 QUIKTRIP NO. 4134, A REPLAT OF LOT 18, BLOCK A.

QT SOUTH, LLC

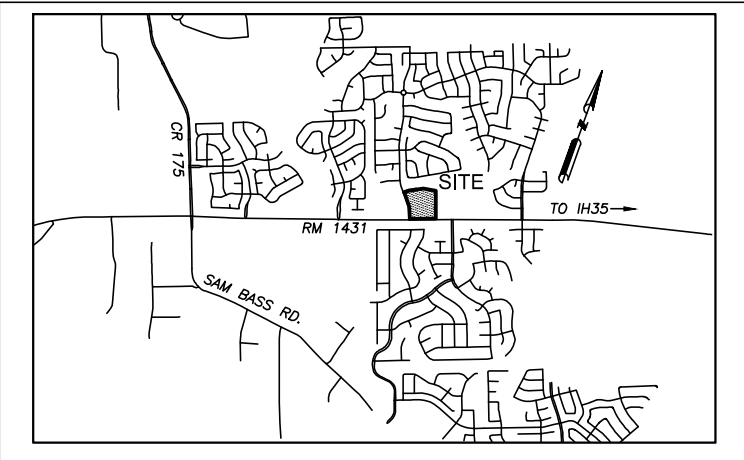
BY: \_\_\_\_\_  
MATTHEW D. MILLER, PRESIDENT

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY,  
QT SOUTH, LLC, ON BEHALF OF SAID QT SOUTH, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCLOSED 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 48491C0486F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- ALL NOTES, CONDITIONS, AND RESTRICTIONS SET FORTH IN THE PREVIOUS SUBDIVISION, OF RECORD IN DOCUMENT NO. 2018052535, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, APPLY TO THIS PLAT.

CITY CERTIFICATION

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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 CITY LIMITS OF THE CITY OF ROUND ROCK.

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

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, NANCY 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., 2020, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2020 AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNERS: QT SOUTH, LLC  
ACREAGE: 3.440  
SURVEYOR: ABRAM DASHNER, RPLS  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: 04/21/2020  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 05/20/2020  
BENCHMARK DESCRIPTION & ELEVATION: SQUARE CUT IN CURB INLET ON N SIDE OF PRIVATE DRIVE NORTH OF TRACT, +/- 265' E. OF MAYFIELD RANCH BLVD. - NAVD88(GEOD 2012B) ELEV. = 899.36'  
ACREAGE BY LOT TYPE: DEVELOPMENT: 2.683  
OPEN SPACE: 0.757  
PATENT SURVEY: EPHRAIM OWENS, ABS. 212  
ENGINEER: CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.  
NUMBER OF LOTS BY TYPE: DEVELOPMENT - 1  
OPEN SPACE - 1

CHECKED BY:	
AD	
JOB NUMBER: 014-21	ISSUE DATE: 03/04/2020
SHEET:	
1 of 1	

FP2004-004