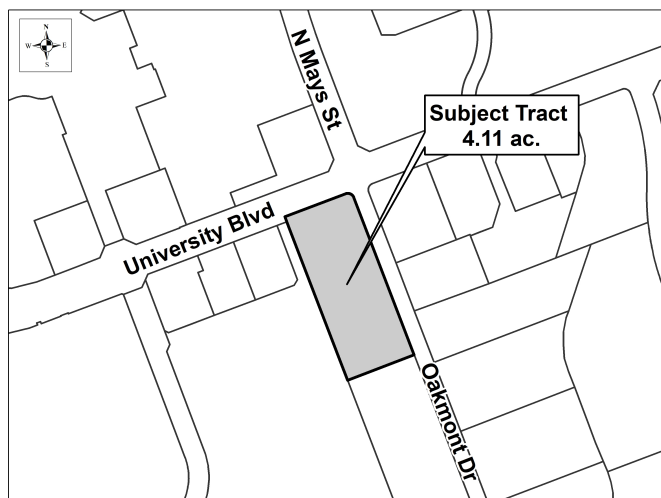


**Oakmont Centre Sec. 2, Replat of Lots 1 & 2
FINAL PLAT FP2005-006**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a Replat to subdivide two development lots into three development lots.

ZONING AT TIME OF APPLICATION: Light Industrial

DESCRIPTION: 4.11 acres out of the Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Light Industrial

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Unzoned - University Boulevard right of way
 South: Light Industrial - Office/warehouse
 East: Unzoned - Oakmont Drive right of Way
 West: PUD 65 - Retail services

PROPOSED LAND USE: Light Industrial

<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:	0	0
Industrial:	1	3.03
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	2	1.08
TOTALS:	3	4.11

Owner:
 Hospira Fleet Services, LLC
 600 N. Field Dr.
 Lake Forest, IL 60045

Agent:
 2P Consultants, LLC
 Don Pool
 203 E. Main St., Ste. 204
 Round Rock, TX 78665

Oakmont Centre Sec. 2, Replat of Lots 1 & 2
FINAL PLAT FP2005-006

HISTORY: The Planning and Zoning Commission approved the original "Oakmont Centre Section Two" Final Plat on March 1, 1984 for two development lots. This Replat request will create one development lot and two right-of-way lots for future acquisition.

DATE OF REVIEW: June 17, 2020

LOCATION: Generally located on the southwest corner of the intersection of University Blvd. and N. Mays St.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial uses. The property is zoned LI (Light Industrial), which allows for light manufacturing and assembly, warehouses and other similar uses.

Traffic, Access and Roads: The subject tract has access to Oakmont Drive. A Traffic Impact Analysis was deemed unnecessary due to the existing use of the property remaining the same. A Memorandum of Understanding (MOU) has been drafted between the City and the Applicant regarding right-of-way acquisition. The acquisition will take place along Oakmont Drive and what will be known as Shortcut Pass to facilitate the widening and extension of N. Mays Street. The lots outlined for acquisition are currently labeled as Lot 2a and Lot 3a of this Replat; the MOU will be brought to City Council for final approval.

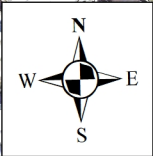
Water and Wastewater Service: Water and Wastewater will be provided by the City of Round Rock. Water and wastewater service will be provided by an existing connection to an 8-inch wastewater line and a 12-inch waterline located in Oakmont Drive.

Drainage: There are no drainage concerns for this replat. A flood study was not required as the tract is located outside of the floodplain.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On the vicinity map, change the following labels: CO RD 114 should be RM 1431, Oakmont Dr (north of University) should be N Mays St, Luther PI should be Luther Peterson PI, and Terra Vista should be Teravista Pkwy.
2. Provide plat note stating: "No portion of this tract is encroached by the ultimate 1% annual chance floodplain."
3. Depict perpendicular survey tie (bearing & distance) across Shortcut Pass right of way.
4. Revise Linear Feet of New Street to state length of Shortcut Pass approximately 270 linear feet.
5. Remove previous PUE depictions that are being vacated by the Replat as the replat becomes the controlling document.
6. Revise City of Round Rock Signature Block from "Laurie Hadley, City Manager" to "Craig Morgan, Mayor, City of Round Rock".



N Mays St

University Blvd

Subject Tract
4.11 ac.

Oakmont Dr



MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ○ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

- US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
CAB./SLD. Cabinet/Slide
POB/POC Point of Beginning/Point of Commencing
A.K.A. Also Known As
P.U.E. Public Utility Easement
D.E. Drainage Easement
S.E. Sidewalk Easement
ESMT. Easement
P&U AGMT. Possession and Use Agreement
* Easement to be vacated by this plat

PLAT NOTES:

- 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 48491C0491F, effective date December 20, 2019, for Williamson County, Texas.
- No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
- 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.
- A Gas Pipeline Easement recorded in Volume 741, Page 371, Deed Records of Williamson County, Texas, appears to be located on the subject tract. Unable to locate easement per record description.
- A portion of the Amended Possession and Use Agreement for Transportation Services, recorded under Instrument Number 2019125647, O.P.R.W.C.T. is approximately shown hereon per the scaled Exhibit B contained within said document.

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	39.19'	25.00'	089°48'52"	S65°51'18"E	35.30'
C2	18.74'	561.00'	001°54'50"	S19°58'47"E	18.74'
C3	153.81'	751.00'	011°44'03"	S26°48'13"E	153.54'
C4	140.19'	684.50'	011°44'03"	S26°48'13"E	139.94'
C5	28.61'	684.50'	002°23'42"	N22°08'03"W	28.61'

Line Data Table		
Line #	Distance	Bearing
L1	28.36'	N24°11'47"E
L2	41.32'	S64°08'41"E
L3	47.61'	S20°56'12"E
L4	28.28'	S24°03'48"W
L5	27.89'	N65°55'21"W
L6	16.56'	N69°03'08"E

BENCHMARK:

The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set in concrete curb approximately 59 feet easterly from the west line of Oakmont Drive and approximately 500 feet southeasterly from the south line of University Boulevard. Benchmark Elevation = 758.19' (NAVD'88 GEOID 12B). See vicinity map for general location.

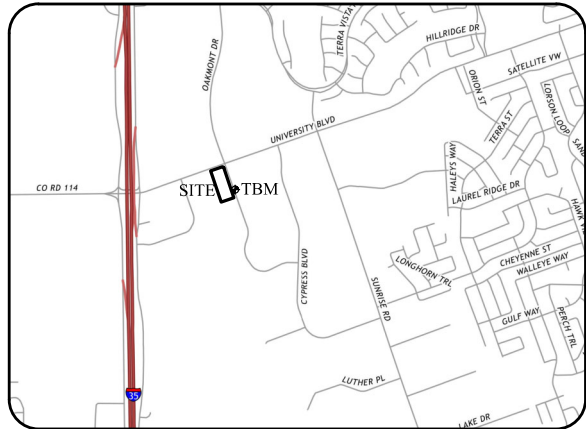
LEGEND OF LINE TYPES

- — — — — EASEMENT LINE
— — — — — DEED/ADJOINER LINE
— — — — — LOT BOUNDARY LINE
— — — — — PLAT BOUNDARY LINE

Drafter: RDG 2019-09-03
Revision: RDG 2020-06-01
Revision:
Revision:

VICINITY MAP

NOT TO SCALE



REPLAT
OF LOTS 1 AND 2
OAKMONT CENTRE
SECTION TWO

RECORDED IN CAB. F, SLIDE 174, P.R.W.C.T.

SITUATED IN THE
EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
WILLIAMSON COUNTY, TEXAS

A RESUBDIVISION OF 4.114 ACRES
NUMBER OF LOTS: 3
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 1033 FEET
COMMERCIAL LOT AREA: 3.032 ACRES
R.O.W. AREA: 1.082 ACRES

PREPARED ON: SEPTEMBER 4, 2019
SUBMITTAL DATE: MAY 19, 2020
PLANNING AND ZONING REVIEW DATE: JUNE 17, 2020

OWNERS:

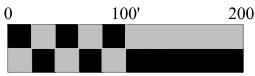
Hospira Fleet Services, LLC,
a Delaware limited liability company
600 N. Field Drive
Lake Forest, Illinois 60045
&
City of Round Rock
221 Main Street
Round Rock, Texas 78664

SURVEYOR:

JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Ste. A4
Round Rock, Texas 78664
(817) 431-4971

ENGINEER:

2P Consultants, LLC
203 E Main Street, Suite 204
Round Rock, Texas 78664
(512)-344-9664



Scale: 1" = 60'

JPH Job/Drawing No. (see below)
2019.073.002 2800-2820 Oakmont Dr., Round Rock, Williamson Co., Tx-REPLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, **Cole Strevey**, 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE REPLIED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

~RELEASED FOR REVIEW ON JUNE 3, 2020

Cole Strevey
Registered Professional
Land Surveyor No. 6731
cole@jphls.com
Date: June 2, 2020

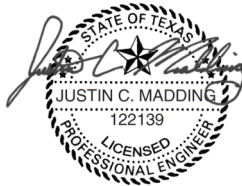


ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Justin Madding, 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.

Justin Madding, P.E.
Licensed Professional Engineer No. 122139
Date: 6-3-2020



CITY OF ROUND ROCK CERTIFICATION:

Approved this ____ day of _____, 20____, 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



JPH Job/Drawing No. (see below)
2019.073.002 2800-2820 Oakmont Dr., Round Rock, Williamson Co., Tx-REPLAT.dwg
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Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS, Hospira Fleet Services, LLC, a Delaware limited liability company, and the City of Round Rock, Texas, a Texas municipal corporation, co-owners of that certain tract situated in the Ephraim Evans Survey, Abstract No. 212, City of Round Rock, Williamson County, Texas, being all of Lots 1 and 2, Block A, Oakmont Centre, Section Two, an addition in the City of Round Rock, Texas, as recorded in Cabinet F, Slide 174 of the Plat Records of Williamson County, Texas; being conveyed by Special Warranty Deed to Hospira Fleet Services, LLC recorded under Instrument Number 2017013719 of the Official Public Records of Williamson County, Texas, and also by Deed to City of Round Rock, Texas, as recorded under Instrument Number 2016088952 of the Official Public Records of Williamson County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 60D nail found at the northwest corner of said Lot 1, Block A, being in the south right of way line of University Boulevard (a variable width right of way shown by Replat of East Chandler Retail Center Subdivision, as recorded under Instrument Number 2006096326, of said Official Public Records);

THENCE NORTH 69 degrees 14 minutes 16 seconds EAST along the south line of said University Boulevard and along the north line of said Lot 1, Block A, a distance of 245.08 feet to a 1/2 inch rebar found at the intersection of the south line of said University Boulevard and the west line of Oakmont Drive (60' right of way per said Oakmont Centre, Section Two), and the beginning of a curve to the right, having a radius of 25.00 feet and a chord which bears SOUTH 65 degrees 51 minutes 18 seconds EAST a distance of 35.30 feet;

THENCE Along the arc of said curve to the right, the west line of said Oakmont Drive and the east line of said Lot 1, Block A, an arc length of 39.19 feet to a 1/2 inch rebar found;

THENCE SOUTH 20 degrees 56 minutes 52 seconds EAST continuing along the west line of said Oakmont Drive and along the east lines of said Lots 1 and 2, Block A, a distance of 638.77 feet to a 1/2 inch rebar found at the southeast corner of said Lot 2, Block A and the northeast corner of Lot 1, Block B, Oakmont Centre, Section Five, a subdivision recorded in Cabinet F, Slide 139 of the Plat Records of Williamson County, Texas;

THENCE SOUTH 69 degrees 03 minutes 08 seconds WEST along the south line of said Lot 2, Block A and the north line of said Lot 1, Block B, a distance of 270.00 feet to a 1/2 inch rebar found at the southwest corner of said Lot 2, Block A, and the northwest corner of said Lot 1, Block B, being in the east line of Lot 2H, Block A, Replat of East Chandler Retail Center Subdivision, a subdivision recorded under Instrument Number 2006096326 of the Official Public Records of Williamson County, Texas;

THENCE NORTH 20 degrees 56 minutes 52 seconds WEST along the west lines of said Lots 1 and 2, Block A, a distance of 664.56 feet to the **POINT OF BEGINNING** enclosing 4.114 acres.

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Hospira Fleet Services, LLC, a Delaware limited liability company, as the owner of Lot 1, Block "A", Oakmont Centre, Section Two, an addition in the City of Round Rock, Williamson County, Texas recorded in Cabinet F, Slide 174 of the Plat Records of Williamson County, Texas do hereby certify that there are no lien holders and 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 **REPLAT OF LOTS 1 AND 2, OAKMONT CENTRE SECTION TWO** subdivision.

HOSPIRA FLEET SERVICES, LLC

William C. Longa, Vice President

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, William C. Longa, as Vice President of Hospira Fleet Services, LLC, a Delaware limited liability company, on behalf of said Hospira Fleet Services, LLC.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That City of Round Rock, Texas, a Texas municipal corporation, as the owner of Lot 2, Block "A", Oakmont Centre, Section Two, an addition in the City of Round Rock, Williamson County, Texas recorded in Cabinet F, Slide 174 of the Plat Records of Williamson County, Texas do hereby certify that there are no lien holders and 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 **REPLAT OF LOTS 1 AND 2, OAKMONT CENTRE SECTION TWO** subdivision.

CITY OF ROUND ROCK, TEXAS

Laurie Hadley
City Manager

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, Laurie Hadley, as City Manager of City of Round Rock, Texas, a Texas municipal corporation, on behalf of said City of Round Rock, Texas.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

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 _____, 20____, A.D. at ____ O'clock ____M., and duly recorded on the ____ day of _____, 20____, A.D. at ____ O'clock ____M. in the Plat Records of said county in Instrument Number

Witness my hand and seal of the county court of said County, at my office in Georgetown, Texas, the date last written above.

BY: _____

Nancy E. Rister
Clerk, County Court
Williamson County, Texas