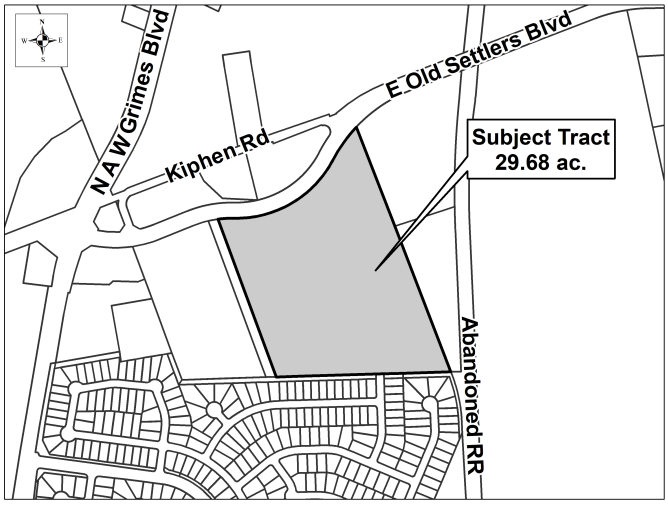
Item No. F4

Round Rock Founders Academy
PRELIM PLAT PP2005-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 1 development lot and 1 right-of-way lot

ZONING AT TIME OF APPLICATION: BP (Business Park)

DESCRIPTION: 29.68 acres out of the Willis Donaho Survey, Abstract No. 173

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Industrial

ADJACENT LAND USE:

North: E. Old Settlers Right-of-Way - Unzoned
South: Single Family Residences - Unzoned/ETJ - The Meadows at Chandler Creek MUD
East: General Contractor Business - Zoned BP (Business Park) and LI (Light Industrial)
West: AC/Heating/Plumbing Business - Zoned LI (Light Industrial)

PROPOSED LAND USE: Open Enrollment Charter School (Pre-K through 12th Grade)

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	ACREAGE
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.30
Parkland:	0	0
Other:	1	29.38
TOTALS:	**2**	**29.68**

Owner:	**Agent:**
Responsive Education Solutions	Peloton Land Solutions
T. Lynn Tompkins, Jr.	Justin Lange, P.E.
1301 Waters Ridge	4214 Medical Pkwy., Ste. 300
Lewisville, TX 75057	Austin, TX 78756

Item No. F4

Round Rock Founders Academy
PRELIMINARY PLAT PP2005-003

HISTORY: On February 5, 2020, the Planning & Zoning Commission approved the Concept Plan (CP2001-001) for this tract.

DATE OF REVIEW: June 17, 2020

LOCATION: Generally located south and east of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The Future Land Use Map designates the tract for Industrial purposes. The tract is zoned BP (Business Park) and allows colleges/universities, day cares, business or trade schools offices by right. As with public schools, open enrollment charter schools are permitted by right in any zoning district. The BP district development standards include building design and articulation requirements.

Traffic, Access and Roads:

Driveway access points will be finalized during the site development plan review stage. A Traffic Impact Analysis (TIA1910-001) was required for this project. There will be infrastructure improvements such as turn lanes and a deceleration lane along E. Old Settlers Boulevard. A new traffic signal will be installed at the northeastern portion of the development near Kiphen Road and E. Old Settlers Boulevard. The developer will pay their pro rata share of the cost. The developer is dedicating a 12 foot strip of land for right-of-way along the project frontage on E. Old Settlers Boulevard.

Water and Wastewater Service:

Water and wastewater service will be provided by the City of Round Rock. Both water and wastewater service will be obtained via existing 8-inch water and wastewater lines located along E. Old Settlers Boulevard.

Drainage:

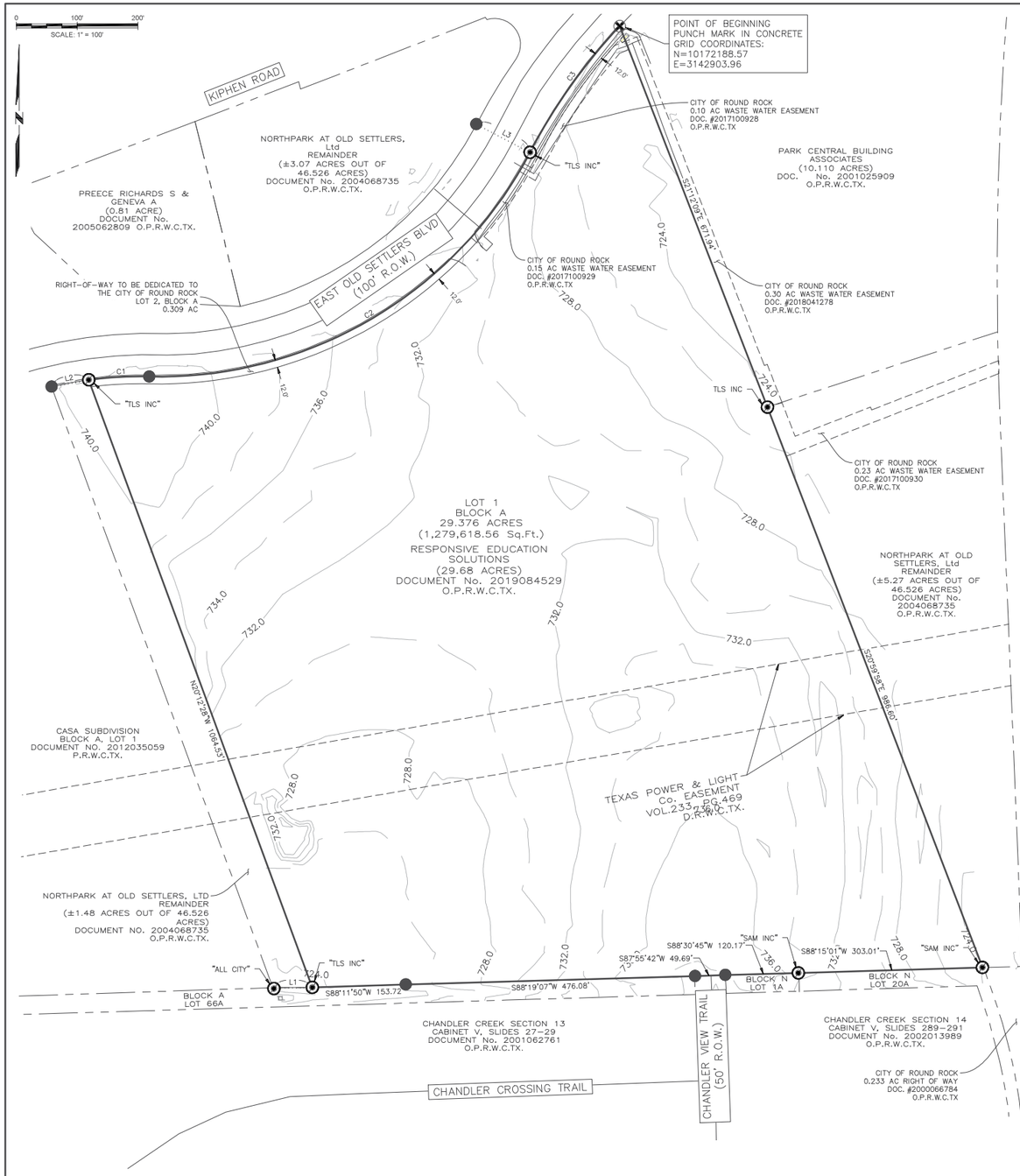
It is anticipated that the proposed development will require two on-site detention ponds. One pond may be located in the southwest corner of the tract and the other may be located along the east property line. The exact locations and capacities will be determined at the site development review stage. The internal drainage infrastructure will be designed to convey site runoff to the proposed ponds.

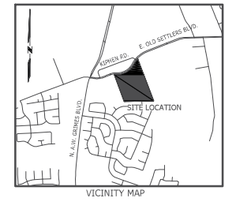
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Doc. No. 2017100929 is a water easement though titled as wastewater in recorded document. Revise accordingly.
2. For benchmark, vertical datum for elevation provided is listed as NAD83 but this is a horizontal datum. Utilize NAVD88 other vertical datum.
3. Remove plat note No. 6. A title report should be obtained for use in preparing this document to ensure all easements/entitlements are accurately depicted.
4. Remove duplicate “Exhibit A Property Description” header.
5. Include a solid line for the right-of-way lot similar to the property line.
6. Relocate the city tracking number to the bottom right hand side of the plat; use larger font and display prominently.

N
W
E
S
N A W Grimes Blvd
Kiphen Rd
E Old Settlers Blvd
Subject Tract
29.68 ac.
Abandoned RR





VICINITY MAP
(NOT TO SCALE)

OWNER:	RESPONSIVE EDUCATION SOLUTIONS LYNN THOMPKINS – VP OF CONSTRUCTION AND REAL ESTATE 1301 WATER RIDGE LEWISVILLE, TX 75057 (972)316–3663
ACREAGE:	29.685 ACRES
SURVEYOR:	PELOTON LAND SOLUTIONS 4214 MEDICAL PARKWAY, SUITE 300 AUSTIN, TX 78756 (512)831–7700
ENGINEER:	PELOTON LAND SOLUTIONS 4214 MEDICAL PARKWAY, SUITE 300 AUSTIN, TX 78756 (512)831–7700
PATENT SURVEY:	WILLIS DONAHO SURVEY, ABSTRACT NO. 173
SUBMITTAL DATE:	MAY 19, 2020
NUMBER OF BLOCKS:	1
LINEAR FEET OF NEW STREETS:	0
LOTS BY TYPE:	1 ROW, 1 DEVELOPMENT
ACREAGE BY LOT:	ROW: 0.309 ACRE, DEVELOPMENT: 29.376 ACRES

BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL DATUM AND GEOID:

BM #1: TOP OF WASTE WATER MANHOLE LOCATED NEAR THE NORTH PROPERTY CORNER, 23.8' SOUTHEAST OF THE SOUTHEAST EDGE OF CONCRETE WALK AND 17.4' WEST OF THE EAST PROPERTY LINE. VERTICAL DATUM: NAD 83, GEOID 09.

PLANNING AND ZONING COMMISSION REVIEW DATE: JUNE 17, 2020

NOTES:

1. 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 48491C0429F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY.

2. 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.

3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6–26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMMENDED.

4. 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.

5. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), CENTRAL ZONE (4203), NAD83/93. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998827.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.

7. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN (CP2001–001) APPROVED BY PLANNING AND ZONING COMMISSION ON FEBRUARY 5, 2020.

FIELD NOTES

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT A
PROPERTY DESCRIPTION

BEING A 29.685 ACRE TRACT OF LAND LOCATED IN THE WILLIS DONAHO SURVEY, ABSTRACT NO. 173, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 29.68 ACRES CONVEYED TO RESPONSIVE EDUCATION SOLUTIONS, A TEXAS 501 (C) 3 NON–PROFIT CORPORATION, BY SPECIAL WARRANTY DEED DATED SEPTEMBER 6, 2019 AND RECORDED IN DOCUMENT NO. 2019084529, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 29.685 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PUNCH MARK FOUND IN CONCRETE IN THE SOUTH LINE OF EAST OLD SETTLERS BOULEVARD (100–FOOT RIGHT OF WAY, SAME BEING ON THE WEST LINE OF A CALLED 10.110 ACRE TRACT CONVEYED TO PARK CENTRAL BUILDING ASSOCIATES IN DOCUMENT NO. 2001025909, O.P.R.W.C.TX., SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT. (GRID COORDINATES: N=10,172,188.57, E=3,142,903.96);

THENCE, SOUTH 21°12'09" EAST, ALONG THE COMMON LINE OF SAID 10.110 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 671.94 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "TLS INC" FOUND FOR THE SOUTHWEST CORNER OF SAID 10.110 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 5.27 ACRE TRACT CONVEYED TO NORTHPARK AT OLD SETTLERS, LTD IN DOCUMENT NO. 2004068735, O.P.R.W.C.TX.;

THENCE, SOUTH 20°59'58" EAST, ALONG THE COMMON LINE OF SAID 5.27 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 986.60 FEET TO A 1/2–INCH IRON ROD WITH PLASTIC CAP STAMPED "SAM INC" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF BLOCK N, LOT 20A, OF CHANDLER CREEK SECTION 14, RECORDED DOCUMENT NO. 2002013989, O.P.R.W.C.TX., SAME BEING NORTHWEST CORNER OF A CALLED 0.233 ACRE TRACT TO CITY OF ROUND ROCK IN DOCUMENT NO. 2000066784 O.P.R.W.C.TX.;

THENCE, SOUTH 88°15'01" WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID BLOCK N, LOT 20A, A DISTANCE OF 303.01 FEET TO A 1/2–INCH IRON ROD WITH PLASTIC CAP STAMPED "SAM INC" FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK N, LOT 20A, SAME BEING THE NORTHWEST CORNER OF BLOCK N, LOT A OF SAID CHANDLER CREEK SECTION 14;

THENCE, SOUTH 88°30'45" WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID BLOCK N, LOT 1A, A DISTANCE OF 120.17 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK N, LOT 1A, SAME BEING IN THE NORTHEAST RIGHT OF WAY (ROW) LINE OF CHANDLER VIEW TRAIL;

THENCE, SOUTH 87°55'42" WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND NORTH ROW LINE A DISTANCE OF 49.69 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ROW LINE, SAME BEING THE NORTHEAST CORNER OF BLOCK A, LOT 66A, CHANDLER CREEK SECTION 13, RECORDED DOCUMENT NO. 2001062761, O.P.R.W.C.TX.;
THENCE, SOUTH 88°19'07" WEST, ALONG THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID BLOCK A, LOT 66A AND THE HEREIN DESCRIBED TRACT A DISTANCE OF 476.08 FEET TO A FOUND 1/2–INCH IRON ROD;

THENCE, SOUTH 88°11'50" WEST, A DISTANCE OF 153.72 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "TLS INC" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.48 ACRE TRACT CONVEYED TO NORTHPARK AT OLD SETTLERS, LTD IN DOCUMENT NO. 2004068735, O.P.R.W.C.TX., FROM WHICH A 1/2–INCH IRON ROD WITH CAP STAMPED "ALL CITY" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.48 ACRE TRACT BEARS SOUTH 89°39'54" WEST, A DISTANCE OF 64.66 FEET;

THENCE, NORTH 20°12'28" WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID 1.48 ACRE TRACT, A DISTANCE OF 1064.53 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 1.48 ACRE TRACT, SAME BEING IN A CURVE IN THE SOUTH ROW LINE OF THE AFOREMENTIONED EAST OLD SETTLERS BOULEVARD, FROM WHICH A 1/2–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 1.48 ACRE TRACT BEARS SOUTH 79°40'29" WEST, A DISTANCE OF 61.94 FEET;

THENCE ALONG SAID SOUTH ROW LINE THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:
1. ALONG SAID CURVE HAVING A RADIUS OF 642.57 FEET, AN ARC LENGTH OF 99.86 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 86°53'33" EAST, 99.76 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE POINT OF REVERSE CURVE;
2. ALONG SAID CURVE HAVING A RADIUS OF 688.70 FEET, AN ARC LENGTH OF 765.77 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 59°30'38" EAST, 726.92 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "TLS INC" FOUND FOR THE BEGINNING OF A CURVE, FROM WHICH A 1/2–INCH IRON ROD FOUND FOR A POINT OF REVERSE CURVE ON THE NORTH ROW LINE OF EAST OLD SETTLERS BOULEVARD BEARS NORTH 62°17'37" WEST, A DISTANCE OF 99.92 FEET;
3. ALONG SAID CURVE, HAVING A RADIUS OF 944.56 FEET, AN ARC LENGTH OF 255.04 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 35°23'57" EAST, 254.27 FEET TO THE POINT OF BEGINNING, CONTAINING 29.685 ACRES OF LAND, MORE OR LESS.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°54'16"	642.57'	99.86'	N86°53'33"E	99.76'
C2	63°42'26"	688.70'	765.77'	N59°30'38"E	726.92'
C3	15°28'14"	944.56'	255.04'	N35°23'57"E	254.27'

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S89°39'54"W	64.66'
L2	S79°40'29"W	61.94'
L3	N62°17'37"W	99.92'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH CAP FOUND (AS NOTED)
- MARK FOUND IN CONCRETE
- PARCEL BOUNDS
- ADJOINING PROPERTY
- MAJOR CONTOUR
- MINOR CONTOUR
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PRELIMINARY:
THIS DOCUMENT IS FOR REVIEW ONLY AND NOT TO BE RECORDED FOR ANY PURPOSE.

JOB #:	RES-19002
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	MARCH, 2020
REVISIONS:	

SHEET 1 OF 1

PP2005–001

PRELIMINARY PLAT
FOUNDERS ACADEMY
ROUND ROCK, TEXAS
2601 E. OLD SETTLERS BOULEVARD

PELOTON LAND SOLUTIONS
4214 Medical Parkway, Ste. 300 | Austin, TX 78756 | 512-831-7700
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