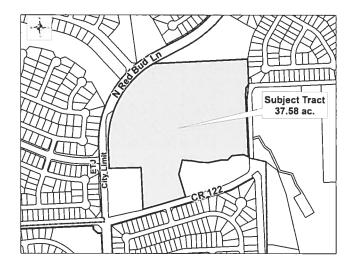
Chester Ranch PRELIMINARY PLAT PP2007-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 96 development lots, 4 right-of-way lots, and 10 open space, parkland, detention pond and drainage lots.

ZONING AT TIME OF APPLICATION: SF-3 (Single-Family – Mixed Lot), OS (Open Space) and PUD No. 119

DESCRIPTION: 37.58 acres out of the Robert McNutt Survey, Abstract No. 422 **CURRENT USE OF PROPERTY:** Rural single family residences and agriculture

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Paloma Lake Detention Pond - (ETJ, Unzoned)

South: Single family residence, County Road 122 Right-of-Way, and Madsen Ranch Residential Subdivision - C-2 (Local

Commercial), Unzoned and PUD (Planned Unit Development) No. 98

East: Single Family and Agriculture (ETJ and Unzoned)

West: Red Bud Lane Right-of-Way/Single Family (Paloma Lake Subdivision) - (Unzoned and Paloma Lake MUD#1)

PROPOSED LAND USE: Residential

PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	<u>ACREAGE</u>
Residential - Single Unit:	96	23.73
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	4	5
Parkland:	0	0
Other:	10	8.85
TOTALS:	110	37.58

Owner:

Madsen Joyce Trustee of the Madsen Family

Revocable Trust

1501 N County Road 122 Round Rock, TX 78626 Agent:

Bleyl Engineering Steve Ihnen

12007 Technology Blvd., Ste. 150

Austin, TX 78727

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HISTORY: This 37.58-acre tract was annexed into the City in 2006, as part of a larger annexation. On February 19, 2020, the Planning and Zoning Commission approved the Concept Plan (CP2001-002) for this tract. On March 26, 2020, the City Council approved the SF-3 (Single-Family – Mixed Lot) and OS (Open Space) zoning districts for the northern portion of this tract. On April 9, 2020, the City Council approved PUD No. 119 (Planned Unit Development) for the southern portion of this tract to allow single family residential development on a common lot.

DATE OF REVIEW: September 2, 2020

LOCATION: Northeast of the intersection of CR 122 and Red Bud Ln.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Comprehensive Plan designates the tract for residential purposes. There are two zoning districts within the northern part of this subdivision. There is an OS (Open Space) area comprised of approximately 6 acres along McNutt Creek which separates the northern portion of the site from the southern portion. The majority of the northern portion of the subdivision is zoned SF-3. The SF-3 zoning district provides for three sizes of single-family lots: Estate lots of at least 10,000 square feet, Standard lots of at least 6,500 square feet and Small lots of at least 5,000 square feet. The district is designed to provide a minimum of the three lot size compositions, with at least 40% of the total number consisting of estate lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes certain design features.

This Preliminary Plat has 95 single family lots, with 13 estate lots (13.68%), 35 standard lots (36.84%) and 47 small lots (49.47%) with a connectivity index of 1.44. This subdivision will also include arterial and collector road landscaping, enhanced detention facilities and bridge/culvert design, usable open spaces which exceed the parkland requirement and natural stone subdivision walls for the design features.

The southern portion of the tract is zoned PUD No. 119 and allows single family detached units on a common lot regulated by the TH (Townhouse) zoning district. Private drive aisles will provide access to the units.

<u>Compliance with the Concept Plan:</u> As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP2001-002).

Traffic, Access and Roads: The site will have access to both County Road 122 and N. Red Bud Lane. The southern side of the property also has frontage on County Road 122. A TIA (Traffic Impact Analysis) has been approved by the City and the project will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Red Bud Lane and County Road 122 and for intersection improvements at N. Red Bud Lane and Old Settlers Blvd. (US 79).

<u>Water and Wastewater Service:</u> The project proposes connections to existing water lines along N. Red Bud Lane and along County Road 122. Wastewater will be discharged into an existing sewer line located in McNutt Creek.

<u>Drainage</u>: The SF-3 zoned portion of the subdivision will have two detention ponds that will discharge to McNutt Creek. Runoff associated with drainage in the PUD zoned portion of the subdivision will be conveyed via inlets to the detention ponds.

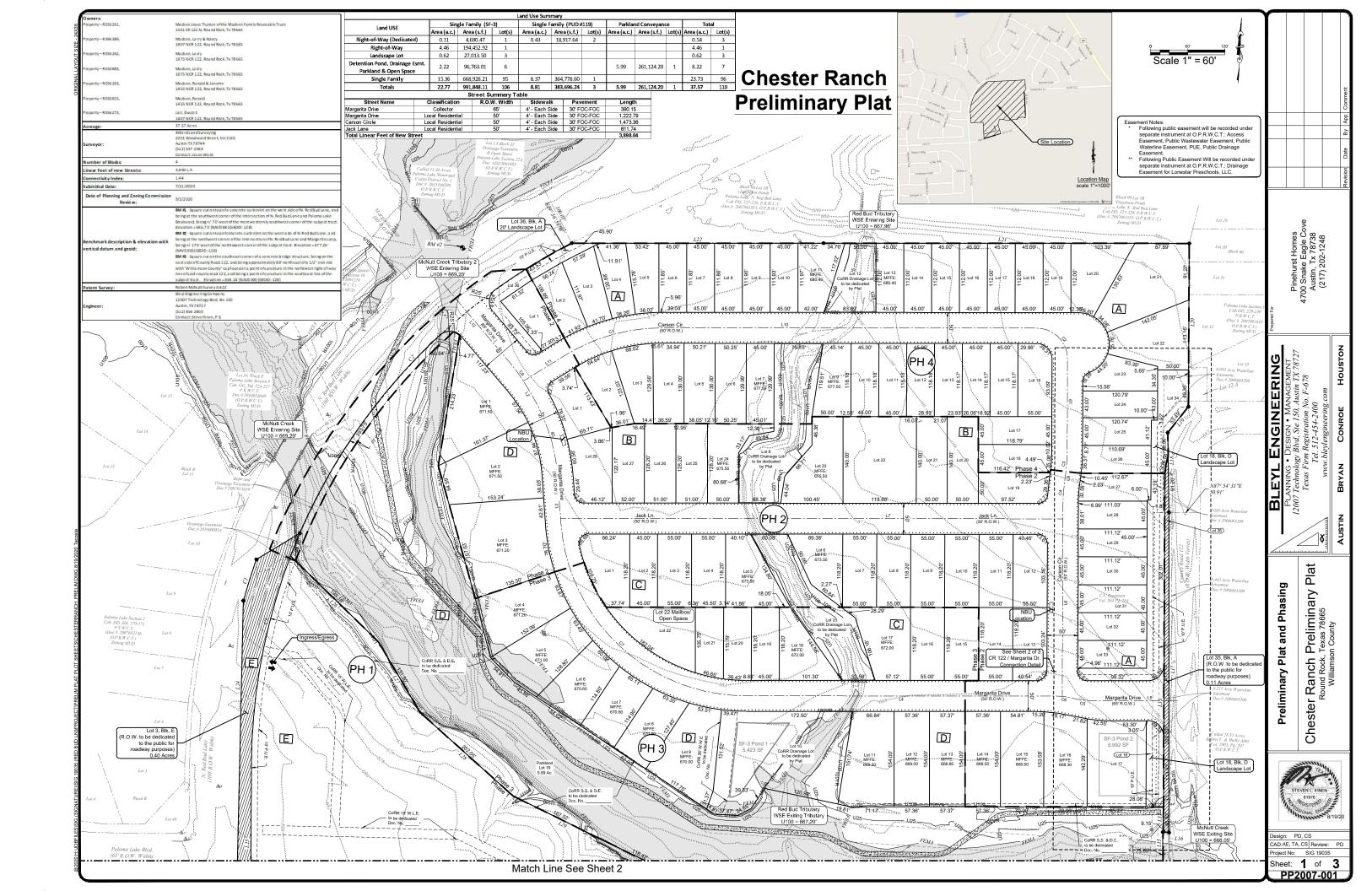
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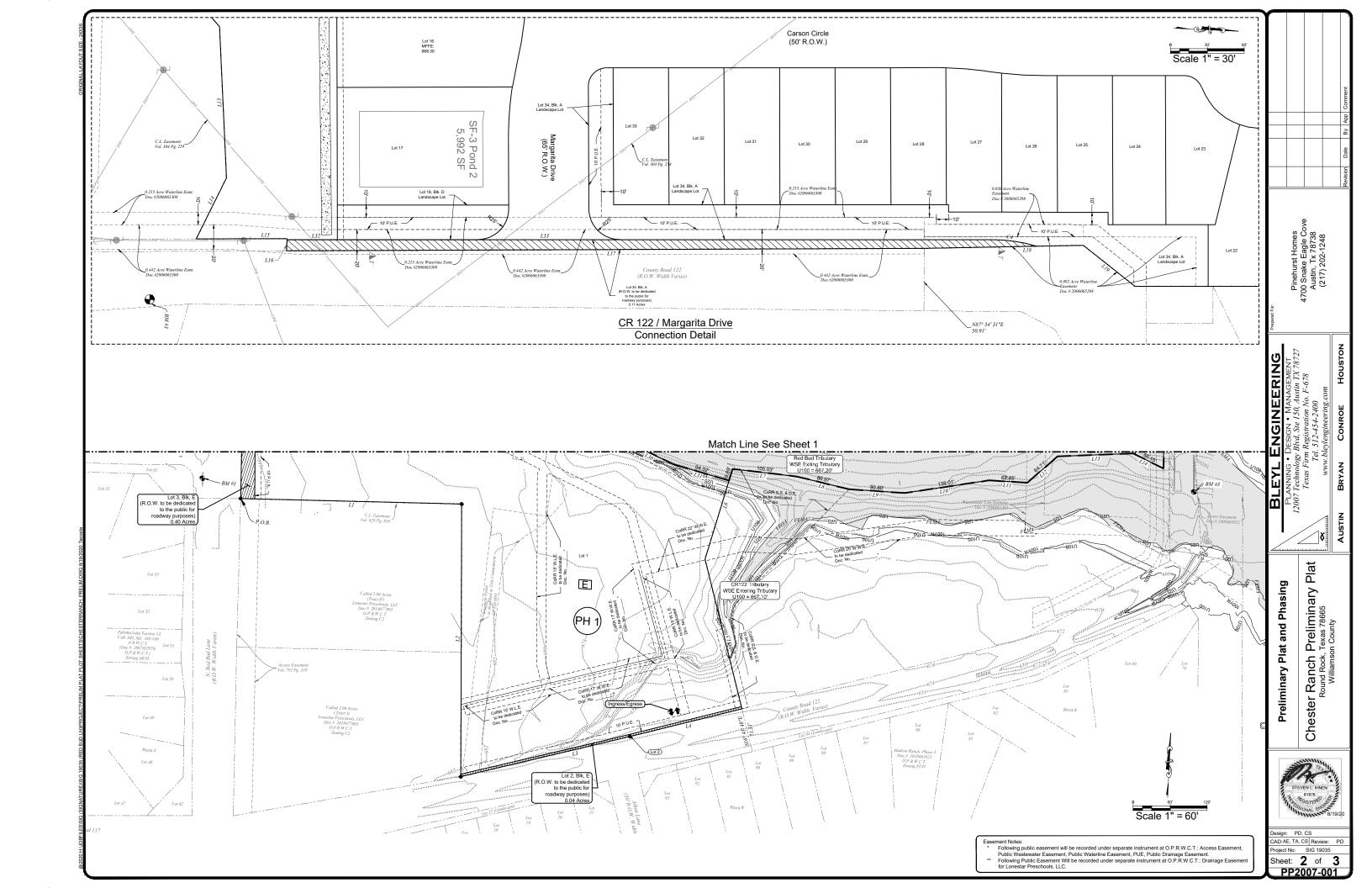
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1. The applicant shall provide the Planning & Development Services Department (PDS) an approved flood study prior to submitting a final plat application.
- 2. Prior to approval of a final plat for phases that require floodplain adjustments, e.g. Phases 1 and 3, the developer/Engineer shall provide evidence of receipt by FEMA (Federal Emergency Management Agency) of an application for a CLOMR (Conditional Letter of Map Revision).
- 3. Prior to recordation of a final plat for phases that require floodplain adjustments, e.g. Phases 1 and 3, the applicant must provide to the City evidence of approval of the CLOMR (Conditional Letter of Map Revision).
- 4. Prior to final acceptance of the subdivision improvement or issuance of building permits for phases that require floodplain adjustments, the applicant must provide to the city evidence of final acceptance by FEMA (Federal Emergency Management Agency) of the CLOMR (Conditional Letter of Map Revision), and a letter of acknowledgement by FEMA (Federal Emergency Management Agency) of a complete application for a LOMR (Letter of Map Revision).
- 5. Clearly depict limits of existing drainage easements with recordation.
- 6. Depict the Neighborhood Box Unit for Block C, Lot 22 open space and remove "mailbox" reference from label.
- 7. Confirm that Jack Ln. & Margarita Drive are perpendicular or within allowable tolerance of the City's Transportation DACS (Design and Construction Standards).
- 8. Depict access easement or provide notation for Operations and Maintenance equipment ingress/egress to channel and creek at Block A, Block B, Block C, and Lot D.
- 9. Revise easement dedication note to state proposed easement and remove the recordation space for all.
- 10. For clarity purposes, rectify all overlapping text.







													Lot .	Area Table									
		Block B		E	Block A			Block A			Block B		ı	Block B			Block C		E	Block C	T	В	lock D
Lot #	Area	Description	Lot #	# Area	Lot Description	Lot #	Area	Lot Description	Lot #	Area	Description	Lot#	Area	Description	Lot :	# Area	Description	Lot #	Area	Description	Lot #	Area	Description
1	5389.02 sf.	Small	16	5040.00 sf.	Small	31	5000.42 sf.	Small	1	6410.52 sf.	Small	16	6364.12 sf.	Small	1	7757.77 sf.	Standard	16	6501.03 sf.	Standard	1	14664.73 sf.	Estate
2	5330.09 sf.	Small	17	5040.00 sf.	Small	32	5000.42 sf.	Small	2	6028.84 sf.	Small	17	5348.60 sf.	Small	2	5319.00 sf.	Small	17	9142.82 sf.	Standard	2	15210.00 sf.	Estate
3	5688.56 sf.	Small	18	5040.00 sf.	Small	33	5000.42 sf.	Small	3	6238.54 sf.	Small	18	5316.62 sf.	Small	3	6501.00 sf.	Standard	18	7053.60 sf.	Standard	3	19559.45 sf.	Estate
4	5427.99 sf.	Small	19	5040.00 sf.	Small	34	17527.55 sf.	Landscape	4	6503.44 sf.	Standard	19	5637.02 sf.	Small	4	6501.00 sf.	Standard	19	5319.00 sf.	Small	4	11348.77 sf.	Estate
5	5169.43 sf.	Small	20	8117.97 sf.	Standard	35	4690.47 sf.	See ROW dedication note	5	6526.68 sf.	Standard	20	7000.29 sf.	Standard	5	8569.80 sf.	Standard	20	5289.89 sf.	Small	5	11309.73 sf.	Estate
6	5031.52 sf.	Small	21	14401.94 sf.	Estate	36	5714.49 sf.	Landscape	6	6532.19 sf.	Standard	21	7000.24 sf.	Standard	6	6698.78 sf.	Standard	21	5070.70 sf.	Small	6	8665.76 sf.	Standard
7	5033.00 sf.	Small	22	10073.95 sf.	Estate			1	7	5850.08 sf.	Small	22	16603.92 sf.	Estate	7	6501.03 sf.	Standard	22	9407.34 sf.	Open Space	7	7394.62 sf.	Standard
8	5034.58 sf.	Small	23	5509.67 sf.	Small				8	19887.93 sf.	Drainage lot dedicated to CoRR	23	10165.56 sf.	Estate	8	6501.03 sf.	Standard	23	15997.56 sf.	Drainage lot dedicated to CoRR	8	7446.26 sf.	Standard
9	5036.17 sf.	Small	24	5192.86 sf.	Small				9	6362.31 sf.	Small	24	7622.01 sf.	Standard	9	6501.03 sf.	Standard				9	12278.13 sf.	Estate
10	5037.76 sf.	Small	25	5021.25 sf.	Small				10	5318.17 sf.	Small	25	6538.20 sf.	Standard	10	6501.03 sf.	Standard				10	30655.20 sf.	Drainage lot dedicated to CoRR
11	6606.14 sf.	Standard	26	5004.55 sf.	Small				11	5318.05 sf.	Small	26	6538.20 sf.	Standard	11	6501.03 sf.	Standard				11	12127.49 sf.	Estate
12	7497.89 sf.	P.D.E Dedicated to CoRR	27	5176.88 sf.	Small				12	5317.94 sf.	Small	27	6559.40 sf.	Standard	12	6511.51 sf.	Standard				12	8833.44 sf.	Standard
13	5040.00 sf.	Small	28	5000.21 sf.	Small				13	5317.82 sf.	Small	28	7354.51 sf.	Standard	13	6512.17 sf.	Standard				13	8834.31 sf.	Standard
14	5040.00 sf.	Small	29	5000.42 sf.	Small				14	5317.71 sf.	Small		'		14	6501.03 sf.	Standard				14	8833.44 sf.	Standard
15	5040.00 sf.	Small	30	5000.42 sf.	Small				15	5317.59 sf.	Small	1			15	6501.03 sf.	Standard				15	10777.87 sf.	Estate
					•	_					•							_			16	10414.75 sf.	Estate
																					17	13317.09 sf.	Drainage lot dedicated to CoRR
																					18	3771.46 sf.	Landscape
																					19	261124.20 sf.	Parkland

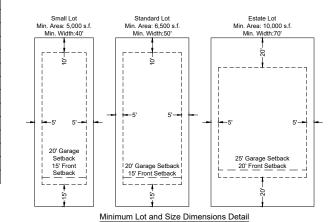
Prop	erty Boun	dary Line Table	Prop	erty Boun	dary Line Table	Property Boundary Line Tabl				
Line #	Length	Bearing	Line #	Length	Bearing	Line #	Length	Bearing	Ī	
L1	358.767	S88° 34' 13.14"W	L15	73.688	S2° 51' 10.79"E	L29	167.525	N66° 39' 11.04"W	Ī	
L2	442.022	N2° 39' 05.97"W	L16	10.010	N89° 57' 16.79"W	L30	116.423	N66° 39' 11.04"W	Ī	
L3	282.147	S73° 46' 52.87"W	L17	517.149	S2° 51' 01.06"E	L31	94.317	N76° 29' 08.39"W	Ī	
L4	186.965	S73° 16' 32.29"W	L18	129.255	S3° 43' 17.42"E	L32	40.916	S2° 37' 10.50"E	Ī	
L5	249.894	S16° 43' 49.34"E	L19	53.490	S35° 47' 02.48"W	L33	530.922	S2° 37' 10.50"E	Ī	
L6	153.107	S14° 09' 12.18"W	L20	263.782	S2° 34' 57.52"E					
L7	105.033	N86° 07' 33.22"W	L21	591.042	N87° 11' 12.97"E					
L8	86.969	N79° 08' 06.99"W	L22	406.898	N87° 08' 31.42"E					
L9	90.802	N88° 57' 58.18"W	L23	82.150	N56° 03' 21.02"E					
L10	138.006	S78° 37' 06.75"W	L24	496.688	N1° 34' 24.19"W					
L11	62.448	N89° 29' 17.72"W	L25	233.010	N2° 32' 52.95"W					
L12	64.707	S46° 03' 59.71"W	L26	199.160	N48° 30' 54.70"W					
L13	122.884	S84° 47' 25.97"W	L27	131.498	N33° 20' 07.61"W					
L14	55.149	N66° 16' 21.96"W	L28	202.053	N50° 54' 44.09"W					
									_	

Pr	operty Bo	undary Cu	rve Table	
Curve #	Length	Radius	Chord Bearing	Curve #
C1	69.68'	1000.00'	N14° 40' 32"E	C1
C2	655.47'	950.00'	N40° 17' 26"E	C2
C3	383.67'	955.00'	N8° 59' 11"E	C3
C4	36.58'	125.00'	S5° 45' 50"W	C4
				C5
•				C6

C8

eet Cent	erline Cur	ve Table		Street Centerline Line Table					
Length	ength Radius Chord Bearing			Line #	Length	Bearing			
165.83'	300.00'	N71° 21' 03"E		L2	14.97'	N33°18'42"W			
78.69'	50.00'	S47° 43' 42"E		L3	74.31'	N6°51'48"W			
42.51'	300.00'	S1° 24' 56"W		L4	499.49'	S87°11'13"W			
45.95'	302.01'	S1° 13' 39"W		L5	137.18'	S87°11'13"W			
30.70'	125.00'	N85° 46' 41"W		L6	305.83'	S2°38'38"E			
30.70'	125.00'	N85° 46' 45"W		L7	811.74'	N87°11'13"E			
450.03'	300.00'	N49° 50' 17"W		L8	2.89'	S5°35'10"W			
138.48'	300.00'	N20° 05' 15"W		L9	148.15'	S2°38'38"E			
51.27'	300.00'	N38° 12' 28"W		L10	604.62'	N87°11'13"E			
		•		L11	78.89'	N55°30'54"E			
				L12	165.57'	N43°06'14"W			

SF-3 Mixed Use								
	Small Lots (5,000 sf - 6,499 sf)	Standard Lots (6,500 sf - 9,999 sf)	Estate Lots (10,000 sf and over)	Total				
Number of Lots	47	35	13	95				
Percentage	49.47	36.84	13.68	100.00				
		50.53% (Standard and Estate Combined)						



Lot#

Area

364778.60 sf.

2 1701.86 sf. See ROW dedication not 3 17215.78 sf. See ROW dedication not

Lot Description

Estate

Parkland Conveyance Notes:

1. Lot 19, Block D: to be conveyed by deed to the City of Round Rock. The HOA will maintain the parkland eved to the City of Round Rock

- A deed conveying land to the City of Round Rock, referencing the document of this final plat, shall be
- recorded.

 Parkland shall be conveyed to the city of Round Rock by separate document prior to the recordation of the Final Plat.

Drainage Easements Note:

proposed on-site drainage easeme ements to be Dedicated, Doc. #_ sements identified under this plat are City of Round Rock Storm Sewer & Drainage

g public easement will be recorded under separate instrument at O.P.R.W.C.T.: Access Easement,

Public Wastewater Fasement, Public Waterline Fasement, PUE, Public Drainage Fas Following Public Easement Will be recorded under separate instrument at O.P.R.W.C.T.: Drainage Ease for Lonestar Preschools. LLC.

Legal Description:

Being a description of a tract of land containing 37,5728 acres (1,636,673 square feet) out of the Robert Being a description of a tract of land containing 37.5728 acres (1,636,673 square feet) out of the Robert McNutt survey, abstract No. 422 in Williamson County, Texas, and being the remainder of the called 4.46 acre tract, conveyed to Duval D. Jarl, recorded in Volume 792, Page 319 of the deed records of Williamson County, Texas (D.R.W.C.T.), and being all of a called 1.0 acre tract, conveyed to Larry Madsen and Nancy Madsen, recorded in Document #2010065362 of the official public records of Williamson County, Texas (D.P.R.W.C.T.), and being a portion of the remainder of a called 161.11 acre tract, conveyed to Chester Madsen, & Joseph Madsen, tractices of The Madsen Family Revocable Trust, recorded in Document #2012088599 (O.P.R.W.C.T.), and being all of the called 6.51 acre tract conveyed to Lesley C. & Cheryl L. Madsen, recorded in volume 699, page 105 (d.r.w.c.t.), and being all of a called 4.86 acre tract, conveyed to Ronald R. & Janette M. Madsen, recorded in Volume 745, Page 671 (D.R.W.C.T.), said 37.5728 acres being more particularly described by metes and bounds as follo

Metes and Bounds:

Metes and Bounds:

BEGINNING, at a 1/2-inch iron rod found in the east row line of N. Red Bud Lane (right-of-way varies), and being the southwest corner of said Jarl tract, and being the northwest corner of a called 2.00 acre tract, described as Tract II, conveyed to Lonestar Preschools, LLC, recorded in Document #2018077903 (O.P.R.W.C.T.), for the most westerly southwest corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod with illegible cap found at the intersection of the east right-of-way line of said N. Red Bud Lane, with the north right-of-way line of Country Road 122 (right-of-way varies), and being the southwest corner of a called 2.00 acre tract, described as Tract I, conveyed to said Lonestar Preschools LLC, recorded in Document #2018077903 (O.P.R.W.C.T.) bears the following two (2) courses and distinguistics.

1)S01°19'08"E, a distance of 240.83 feet to a 1/2-inch iron rod found for a common westerly corner of Soft 1906 E, a distance of 240.55 feet to a 1/2-inch from rot found for a common westerly corner of Tract I and Tract II of said Lonestar Preschool tracts, and being a point in the east right-of-way line of said N. Red Bud Lane, and
2) S01°43°26°E, a distance of 273.63 feet;

THENCE, with the east right-of-way line of N. Red Bud Lane, and with the west line of said Jarl tract, N01°34'24"W, istance of 496.69 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being the west line of said Jarl tract, and being the most southerly corner of Lot 1 (N. Red Bud Lane), said Lot 1 dedicated as right-of-way by plat of Paloma Lake, N. Red Bud Ln., recorded in Document #2007061555 (O.P.R.W.C.T.), also recorded Cabinet "DD", Slide 227-228 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE, with the east right-of-way line of said N, Red Bud Lane, in part over and across said Jarl tract, in part with north line of said Jarl tract, in part over and across said 161.11 acre Madsen tract, with the east right-of-way line of said N Red Bud lane and Lot 1, as shown on said Palmoa Lake, N. Red Bud Ln. plat, the following three (3) courses and

- 1) Along the arc of a curve to the right, whose radius is 1,000.00 feet, whose arc length is 69.68 feet and whose chord bears N14°40'32"E, a distance of 69.67 feet to a 1/2-inch iron rod with "4Ward Bound
- set for an angle point hereof,

 2) NS6°03'21"E, a distance of 82.15 feet to a mag nail with "4Ward Boundary" washer set for an angle
 point hereof, from which a mag nail found in concrete, at an exterior ell and the most northerly corner of said
 Jal Harte bears, NS6°03'21"E, a distance of 54.87 feet, and

 3) Along the arc of a curve to the right, whose radius is 950.00 feet, whose are length is 655.47 feet, and
 whose chord bears N40°17'26"E, a distance of 642.55 feet to a cotton gin spindle with "4Ward Boundary"
 washer set for the northwest corner hereof, said point being in the north line of the remainder of said 161.11
 acre tract, and being the southwest corner of Lot 1B, Block "00" (Detention Pond) of said Paloma Lake, N. Red Bud Ln. plat, and being in the east right-of-way line of said N. Red Bud Lane;

THENCE, with the north line of the remainder of said 161.11 acre tract, with the south line of said Lot 1B, and in e of said 6.51 acre Madsen tract, the following two (2) courses and

N87°08'31"E, a distance of 406.90 feet to a 3/4-inch iron pipe found for an angle point hereof, and N87°11'13"E, a distance of 591.04 feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being the northeast corner of the remainder of said 161.11 acre tract, and being the northeast corner of said 6.51 acre Madsen tract, and being the southeast corner of said Lot 1B, and being a point in the west line of Lot 30, Block 00 of Paloma Lake Section 18, recorded in Document #2007061643 (O.P.R.W.C.T.), also recorded in Cabinet "DD", Slide 229-230 (P.R.W.C.T.):

Metes and Bounds (Continued):

dsen 6.51 acre tract, in part with the west line of Lots 30-32 and 32-A of sa ma Lake Section 18, S02°34'58"E, a distance of 263.78 feet to a 1/2-inch iron rod found for an angle point herec adonat case section 16, 392–34 or 1 at usatarie 0.7 20.59 eet or 37.2-men into it touch or an anger point in the aid point being an angle point in the northwest right-of-way line of said County Road 122, and being an angle point in that line of said 6.51 are tract, and being an angle point in the existing right-of-way line of Country Road 122, a sescribed in a right-of-way deficiation, recorded in Document 29003120272;

THENCE, with the east line of said 6.51 acre Madsen tract, and with the west right-of-way line of said Country Road 122

- \$35°47'02"W, a distance of \$3.49 feet to a calculated point for an angle point hereof, and
- S03°43'17"E, a distance of 129.26 feet to a calculated point for an angle point hereof, said point being ner of said 6.51 acre Madsen tract

THENCE, with the west right-of-way line of said County Road 122, as described in said Document #2003120272, over and across said 161.11 acre Madsen tract, S02°51'01"E, a distance of 517.15 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell corner hereof, said point being the northeast corner of said right-of-way dedication, recorded in Document #2003120272;

THENCE, with the west right-of-way line of said Country Road 122, and with the north and west line of said right-of-way ded in Document #2003120272, and continuing over and across said 161.11 acre Madse

- N89°57'17"W, a distance of 10.01 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an
- sor ell corner hereof, S02°51'11"E, a distance of 73.69 feet to a 1/2-inch iron rod with "4Ward Bour angle point hereof, from which a 1/2-inch iron rod with "Will curvature in the west right-of-way line of said County Road 122, being in the west line of said right-of-way dedication, bears, \$02°51'11"E, a distance of 111.33 feet;

THENCE, leaving the west right-of-way of said County Road 122 and west line of said right-of-way dedication, over a

- N66°16'22"W, a distance of 55.15 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an
- angle point hereof,

 S84°47'26"W, a distance of 122.88 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an
- S46°04'00"W, a distance of 64.71 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an N89°29'18"W, a distance of 62.45 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an
- S78°37'07"W, a distance of 138.01 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an
- angle point hereof.

 N88°57'58"W, a distance of 90.80 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an
- N79°08'07"W, a distance of 86.97 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an N86°07'33"W. a distance of 105.03 feet to a 1/2-inch iron rod with "4Ward Boundary" can set for an
- S14°09'12"W, a distance of 153.11 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an
- s16°43'49"E, a distance of 249.89 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an
- rior ell-comer hereof, said point being in the north right-of-way line of said County Road 122

THENCE, with the established north right-of-way line of said County Road 122, continuing over and across said 161. ere Madsen tract, and in part with said 4.86 acre Madsen tract, the following two (2) courses and distar

- S73°16'32"W, a distance of 186.96 feet to a 1/2-inch iron rod found for an angle point hereof, said
- (1) \$5.5° 16.32. W. a distance of 180.70 rect to a 172-then from load found for an angre point, access, same point being the southeast corner of said 4.86 acre Madsen tract, and,
 (2) \$573°46′53°W, a distance of 282.15 feet to a 3/4-inch iron rod found for the most southerly southwest corner for said point being the southwest corner of said 4.86 acre Madsen tract, and being the southwest corner of said Lonestar Preschools Tract I, and being in the north right-of-way line of said County Road 122;

Metes and Bounds (Continued):

way line of said County Road 122, continuing over and across said 161. ract, and in part with said 4.86 acre Madsen tract, the following two (2) courses and dist

- S73°16'32"W, a distance of 186.96 feet to a 1/2-inch iron rod found for an angle point hereof, said theing the southeast corner of said 4.86 acre Madsen tract, and,

 873°46′53″W, a distance of 282.15 feet to a 3/4-inch iron rod found for the most southerly southwest
- corner hereof, said point being the southwest corner of said 4.86 acre Madsen tract, and being the southeast corner of said Lonestar Preschools Tract I, and being in the north right-of-way line of said County Road 122;

THENCE, leaving the north right-of-way line of said County Road 122, with the west line of said 4.86 acre Madsen to The LCC, reaving the north right-of-way line of said county foat in 22, with the west line of said -8.0 acte wastest man and with the east line of said Lonestar Preschools Tract I and Tract II, N023906°W, a distance of 442.02 feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point being the northeast corner of said Lonestar Preschools Tract II, and being the southeast corner of said 4.86 acre Madsen

THENCE, with the south line of said 4.46 acre Jarl tract, and with the north line of said Lonestar Preschools Tract I S88°34'13"W, a distance of 358.77 feet to the POINT OF BEGINNING, and containing 37.5728 Acres (1,636,67 quare Feet) more or less

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances we adjusted to surface using a combined scale factor of 1.000120668897. See attached sketch (reference drawin 0.0870 psg/2.404) adjusted to surface 00879_rev2.dwg)

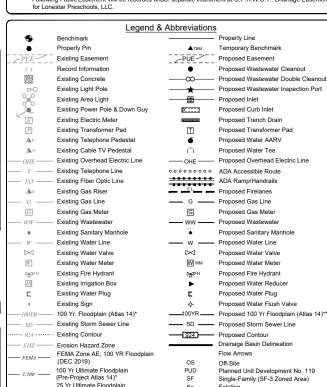
- Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, 2018, and as amended by PUD No. 119 for Block E
- Lots 1, 2 and 3. Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, and as amended by PUD No. 119 for Block E, Lots 1, 2 and 3. 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, and as amended by PUD No. 119 for Block E, Lots 1, 2 and 3. A ten foot (107) PUE and sidewalk easement abutting and along the street side property line is hereby conveyer
- 2020. No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easement

- community panel number 48491C0515F, effective date December 20, 2019, for Williamson County, Texas. All Iminimum finished floor elevations shall be 2" minimum above the Ultimate 15% WSE.

 All lopen space, drainage lots, parkland, drainage easements & detention pond shall be maintained by the HOA. A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units.

 There shall be no residential driveway connection to internal streets with right of way greater than 50 feet.

 Per WCSR Appendix C, 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.



Impervious Cover

Time of Concentration

Drainage Fasement

CoRR W.L.E. City of Round Rock Water Easement

CoRR W.W.E. City of Round Rock Wastewater Ease

Neighborhood Delivery and Collection Box Units

City of Round Rock Storm Sewer and

Curve Number

CoRR S.S. & D.E.

---- Phasing Line

· · · · · Proposed Sidewall

____u100 ____ 100 Yr. Ultimate Floodplain (Post-Project Atlas 14)**
____ u25 ____ 25 Yr. Ultimate Floodplain (Post-Project Atlas 14)**

(Pre-Project Atlas 14)*

FEMA Zone AE Hatch

**Post-Project condition floodulain per floodulair

analysis study prepared by Bleyl Engineering
Dated June 2020

Phase Number

Block Number

Α

Point of beginning

*Corrected effective model floodplain per

floodplain analysis study dated June 2020

ROW Dedication



BR

at

Plat

Preliminary

Preliminary | , Texas 78665 on County

r Ranch Round Rock, Williamso

Chester

Desian: PD. CS CAD:AE, TA, CS Review: PD Project No: SIG 19035

Sheet: 3 of 3 PP2007-001

R.O.W. Dedication Note:

1. R.O.W. to be dedicated to the public for roadway purp.

Lots 1, 2 and 3,

for all street side property lots shown hereon.

This Preliminary Plat conforms to the Concept Plan in PUD# 119 as approved by the City Council on April 9,

A portion of this tract is encroached by the ultimate 1% annual chance floodplain. No fences, structures A portion of this tract is encroached by the ultimate 1% annual chance floodplain. No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1% annual chance floodplain; unless approved by the city engineer. Fill may only be permitted by the city engineer after approval of the proper analysis. A 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 May (flood insurance rate map community panel number 48491C0515F, effective date December 20, 2019, for Williamson County, Texas.