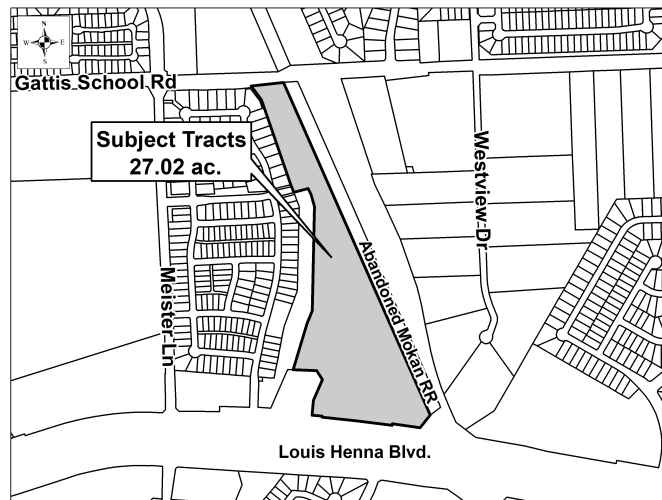


Round Rock 19 Subdivision PRELIM PLAT PP2010-001



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 2 development lots and 1 right-of-way lot

ZONING AT TIME OF APPLICATION: PUD No. 22

DESCRIPTION: 27.02 acres out of the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: PUD No. 22 (Light Industrial)

ADJACENT LAND USE:

North: Gattis School Road Right-of-Way (Unzoned)
 South: Louis Henna Boulevard Right-of-Way (Unzoned)
 East: TxDOT Right-of-Way (Unzoned)
 West: Single Family Residences (Zoned PUD No. 22)

PROPOSED LAND USE: Warehouse

| <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: | 2 | 26.76 |
| Open/Common Space: | 0 | 0 |
| ROW: | 1 | 0.26 |
| Parkland: | 0 | 0 |
| Other: | 0 | 0 |
| TOTALS: | 3 | 27.02 |

Owner:
 Round Rock 19, LP
 Justin Day
 623 W. 38th St., Ste. 310
 Austin, TX 78705

Agent:
 Civilitude, LLC
 James M. Schissler, P.E.
 5110 Lancaster Ct.
 Austin, TX 78723

Round Rock 19 Subdivision PRELIM PLAT PP2010-001

HISTORY: The Remington Tract Planned Unit Development (PUD) No. 22 was approved by the City Council on September 28, 1995. Since the original approval, there have been amendments with the most recent (Amendment 2) being approved by the City Council on April 25, 2019. This PUD allows residential, commercial, business park and open space uses. The most recent approval included a revision to allow light industrial land uses.

DATE OF REVIEW: November 18, 2020

LOCATION: North side of State Highway 45 and east of Meister Lane

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use designation of this area is determined by PUD No. 22 which contains a mixture of residential, commercial, business park, open space, and light industrial land uses. The approval of this Preliminary Plat will facilitate the development of a warehouse building. Warehouse buildings are categorized under light industrial uses and are permitted by right in PUD No. 22.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan in PUD No. 22 identified as Exhibit B.

Traffic, Access and Roads: The subject tract has access from Louis Henna Boulevard. The Applicant will dedicate right-of-way to the City of Round Rock along Gattis School Road with the recordation of the associated Final Plat. 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.

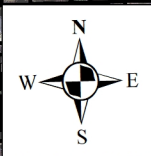
Water and Wastewater Service: Water and Wastewater service will be provided by the City of Round Rock. Water will be obtained from an existing waterline along the south portion of the tract along Louis Henna Boulevard. Wastewater will be obtained via an existing wastewater line along the western portion of the tract.

Drainage: A flood study (FLOOD2007-0003) has been submitted for review. Staff will review a more detailed drainage plan prior to final plat recordation

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide label/table stating MFFE (Minimum Finished Floor Elevation) for each development lot.
2. Add to drainage easement call out "City of Round Rock Storm Sewer & Drainage Easement".
3. Revise callout for Gattis School Rd. 10' wide Public Utility Easement to include sidewalk easement.
4. Depict FEMA (Federal Emergency Management Agency) Zone AE in cross hatch.
5. Depict City of Round Rock Storm Sewer and Drainage Easement capturing entire limits of Ultimate % within the subdivision limits. Ensure limits are accurately depicted.
6. Provide confirmation from TXU Electric regarding sharing of the easement for the City required 15' PUE & 10' sidewalk easement with the existing TXU easement along Louis Henna Boulevard or adjust easement location accordingly.
7. Revise language on Lot 3 to "ROW to be dedicated to the City of Round Rock."
8. Remove all signature blocks on sheet 3.
9. Revise plat note #8 to state the following "This Preliminary Plat conforms to the Concept Plan in PUD#22 as approved by the City Council on April 25, 2019.
10. Provide PDS (Planning & Development Services Department) an approved flood study prior to final plat recordation.



Gattis School Rd

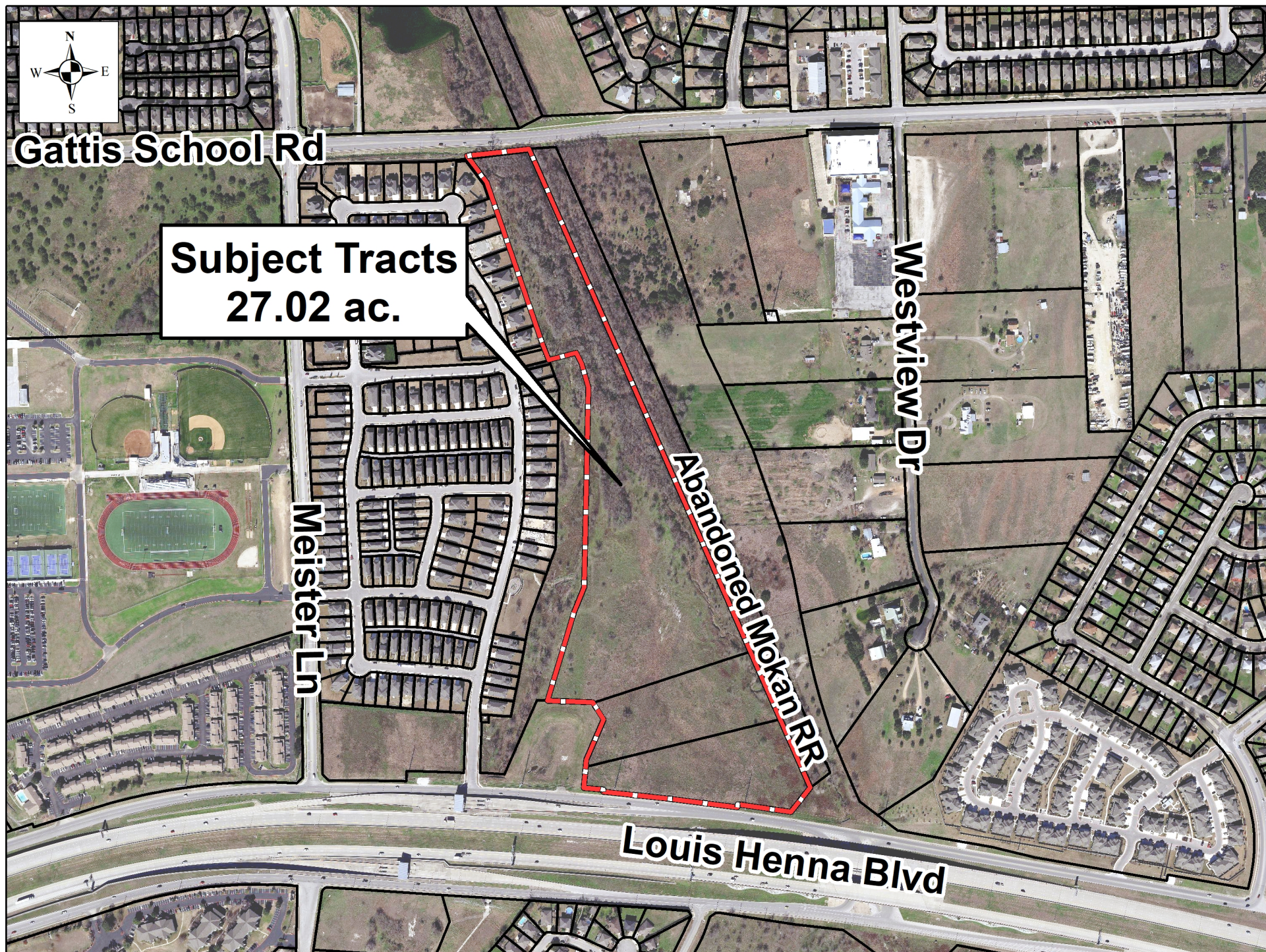
**Subject Tracts
27.02 ac.**

Meister Ln

Westview Dr

Abandoned Moken RR

Louis Henna Blvd



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000115602617.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON MAG NAIL WITH "4WARD CONTROL" WASHER SET, WITH GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS SHOWN HEREON DERIVED FROM NGS O.P.U.S. SOLUTION REPORT COMPUTED ON JANUARY 13, 2020.

OWNERS: ROUND ROCK 19

ACREAGE: 27.0295

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING

SUBMITTAL DATE: OCTOBER 20, 2020

DATE OF PLANNING & ZONING COMMISSION REVIEW:
NOVEMBER 18, 2020

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

ACREAGE BY LOT:
LOT 1 (DEVELOPMENT) 20.4638 ACRES 891,402 SQ. FT.
LOT 2 (DEVELOPMENT) 6.3036 ACRES 274,585 SQ. FT.
LOT 3 (ROW) 0.2621 ACRES 11,417 SQ. FT.
TOTAL: 27.0295 ACRES 1,177,404 SQ. FT.

PATENT SURVEYS: ASA THOMAS SURVEY, ABSTRACT NO. 609, C.E. ROWE SURVEY, ABSTRACT NO. 871, AND THE WILLIAM BARKER SURVEY, ABSTRACT NO. 107

ENGINEER: JIM SCHISSLER, P.E.

NUMBER OF LOTS BY TYPE:
DEVELOPMENT: 2
ROW: 1

DEVELOPMENT LOTS MFFE:
LOT 1 MFFE = 747.0
LOT 2 MFFE = 744.0

BENCHMARK #1- A SQUARE CUT IN CONCRETE ON THE NORTH SIDE OF TOLL ROAD 45 FRONTAGE ROAD, ALSO KNOWN AS LOUIS HENNA LOOP, ±24' SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF TOLL ROAD 45 RIGHT-OF-WAY. (NAVD 88, GEOID 18) ELEVATION = 768.83'.

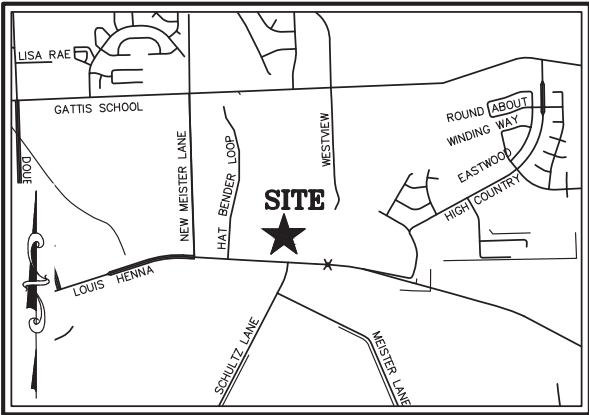
BENCHMARK #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH SIDE OF TOLL ROAD 45 FRONTAGE ROAD, ALSO KNOWN AS LOUIS HENNA LOOP, ±76' SOUTHEAST OF A POWER POLE IN THE NORTH MARGIN OF TOLL ROAD 45 RIGHT-OF-WAY. (NAVD 88, GEOID 18) ELEVATION = 774.94'.

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
|---------|---------|------------|----------|-------------|----------|
| C1 | 214.18' | 11,492.66' | 1°04'04" | N81°41'45"W | 214.18' |
| C2 | 540.61' | 11,480.66' | 2°41'53" | N83°28'19"W | 540.56' |
| C3 | 77.30' | 8,383.95' | 0°31'42" | N84°58'55"W | 77.30' |
| C4 | 43.91' | 11,480.66' | 0°13'09" | N82°13'57"W | 43.91' |
| C5 | 435.59' | 11,480.66' | 2°10'26" | S83°25'44"E | 435.57' |
| C6 | 61.10' | 11,480.66' | 0°18'18" | S84°40'06"E | 61.10' |

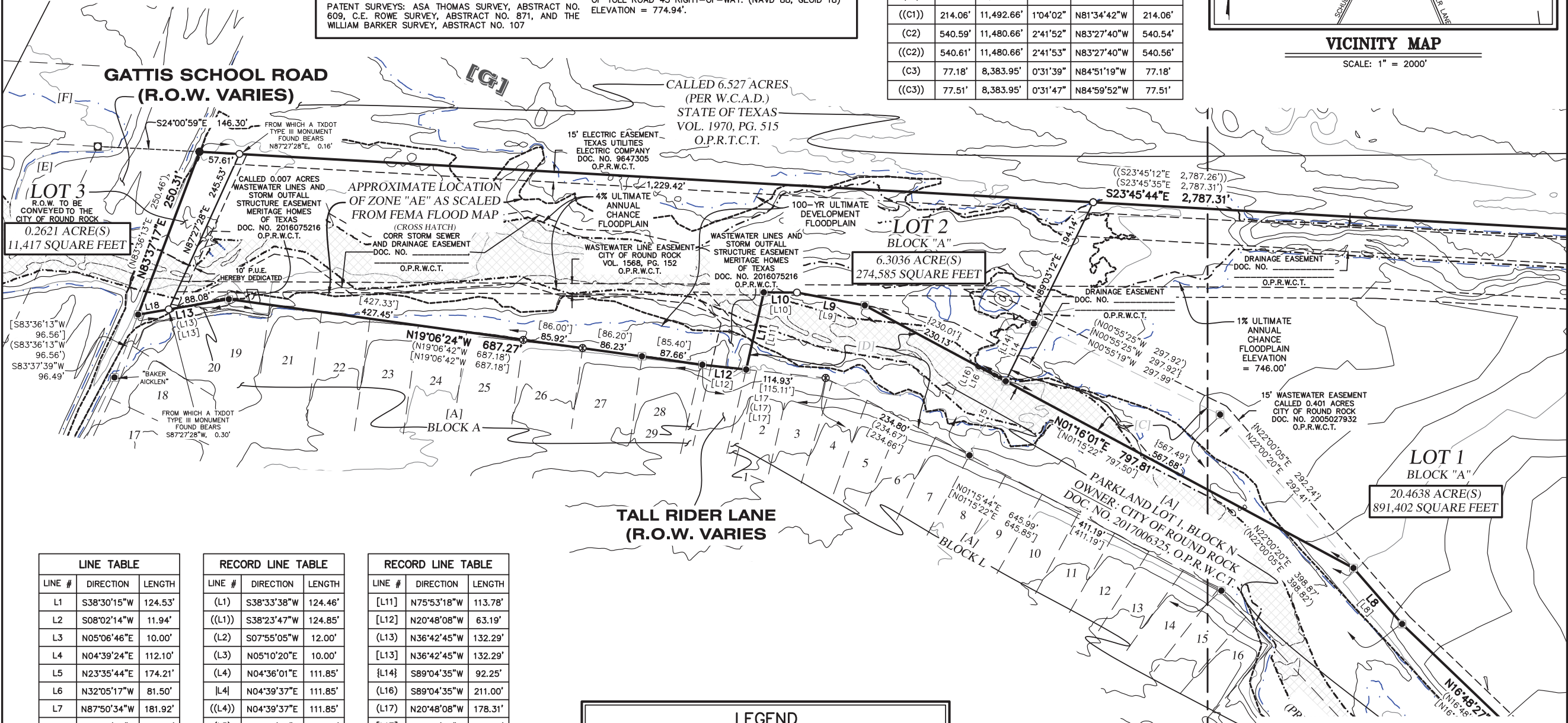
CURVE TABLE (RECORD)

| CURVE # | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
|---------|---------|------------|----------|-------------|----------|
| (C1) | 214.22' | 11,492.66' | 1°04'05" | N81°41'05"W | 214.22' |
| ((C1)) | 214.06' | 11,492.66' | 1°04'02" | N81°34'42"W | 214.06' |
| (C2) | 540.59' | 11,480.66' | 2°41'52" | N83°27'40"W | 540.54' |
| ((C2)) | 540.61' | 11,480.66' | 2°41'53" | N83°27'40"W | 540.56' |
| (C3) | 77.18' | 8,383.95' | 0°31'39" | N84°51'19"W | 77.18' |
| ((C3)) | 77.51' | 8,383.95' | 0°31'47" | N84°59'52"W | 77.51' |



VICINITY MAP

SCALE: 1" = 2000'



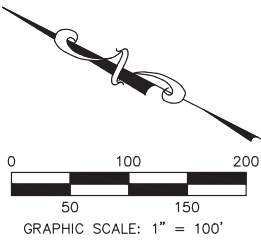
| LINE # | DIRECTION | LENGTH |
|--------|-------------|---------|
| L1 | S38°30'15"W | 124.53' |
| L2 | S08°02'14"W | 11.94' |
| L3 | N05°06'46"E | 10.00' |
| L4 | N04°39'24"E | 112.10' |
| L5 | N23°35'44"E | 174.21' |
| L6 | N32°05'17"W | 81.50' |
| L7 | N87°50'34"W | 181.92' |
| L8 | N22°00'20"E | 106.46' |
| L9 | N16°18'51"W | 99.15' |
| L10 | N26°38'51"W | 47.71' |
| L11 | S75°53'43"W | 113.71' |
| L12 | N20°51'55"W | 63.33' |
| L13 | N36°41'59"W | 132.29' |
| L14 | S89°03'12"W | 92.23' |
| L15 | S89°03'12"W | 118.70' |
| L16 | N89°03'12"E | 210.93' |
| L17 | N20°51'55"W | 178.27' |
| L18 | N36°41'59"W | 44.21' |

| LINE # | DIRECTION | LENGTH |
|--------|-------------|---------|
| (L1) | S38°33'38"W | 124.46' |
| ((L1)) | S38°23'47"W | 124.85' |
| (L2) | S07°55'05"W | 12.00' |
| (L3) | N05°10'20"E | 10.00' |
| (L4) | N04°36'01"E | 111.85' |
| (L4) | N04°39'37"E | 111.85' |
| ((L4)) | N04°39'37"E | 111.85' |
| (L5) | N23°34'33"E | 174.22' |
| (L5) | N23°38'07"E | 174.47' |
| ((L5)) | N23°38'07"E | 174.47' |
| (L6) | N32°05'45"W | 81.53' |
| (L6) | N32°07'44"W | 81.66' |
| ((L6)) | N32°07'44"W | 81.66' |
| (L7) | N87°51'55"W | 181.84' |
| (L8) | N22°00'05"W | 106.58' |
| (L9) | N16°12'07"W | 99.30' |
| (L10) | N26°40'22"W | 47.82' |

| LINE # | DIRECTION | LENGTH |
|--------|-------------|---------|
| [L11] | N75°53'18"W | 113.78' |
| [L12] | N20°48'08"W | 63.19' |
| [L13] | N36°42'45"W | 132.29' |
| [L13] | N36°42'45"W | 132.29' |
| [L14] | S89°04'35"W | 92.25' |
| [L16] | S89°04'35"W | 211.00' |
| [L17] | N20°48'08"W | 178.31' |
| [L17] | N20°48'08"W | 178.30' |

LEGEND

| | | | |
|-------|--|--------------|---|
| — | PROPERTY LINE | DOC. NO. | DOCUMENT NUMBER |
| --- | EXISTING PROPERTY LINES | VOL./PG. | VOLUME, PAGE |
| - - - | EXISTING EASEMENTS | R.O.W. | RIGHT-OF-WAY |
| ○ | 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET | P.O.B. | POINT OF BEGINNING |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) | O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS |
| ⊙ | IRON ROD WITH "PAPE-DAWSON" CAP FOUND (UNLESS NOTED) | (.....) | RECORD INFORMATION PER DOC. NO. 2019057056 |
| ⊕ | TXDOT TYPE II BRASS DISC FOUND | [.....] | RECORD INFORMATION PER PLAT DOC. NO. 201700519 |
| ⊗ | COTTON SPINDLE FOUND | ((.....)) | RECORD INFORMATION PER DOC. NO. 2004062612 |
| ⊠ | TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND | {.....} | RECORD INFORMATION PER DOC. NO. 2019117520 |
| ⊡ | BENCHMARK | [.....] | RECORD INFORMATION PER TXDOT INFORMATION |
| ⊢ | SURVEY CONTROL POINT | | |



OWNER: ROUND ROCK 19, LP
4131 SPICEWOOD SPRINGS ROAD
SUITE E4
AUSTIN, TEXAS 78759

SURVEYOR: JASON WARD
4WARD LAND SURVEYING
2201 WOODWARD STREET
SUITE 2201
AUSTIN, TEXAS 78744

ENGINEER: JIM SCHISSLER
CIVILITUDE, LLC
5110 LANCASTER CT.
AUSTIN, TEXAS 78723

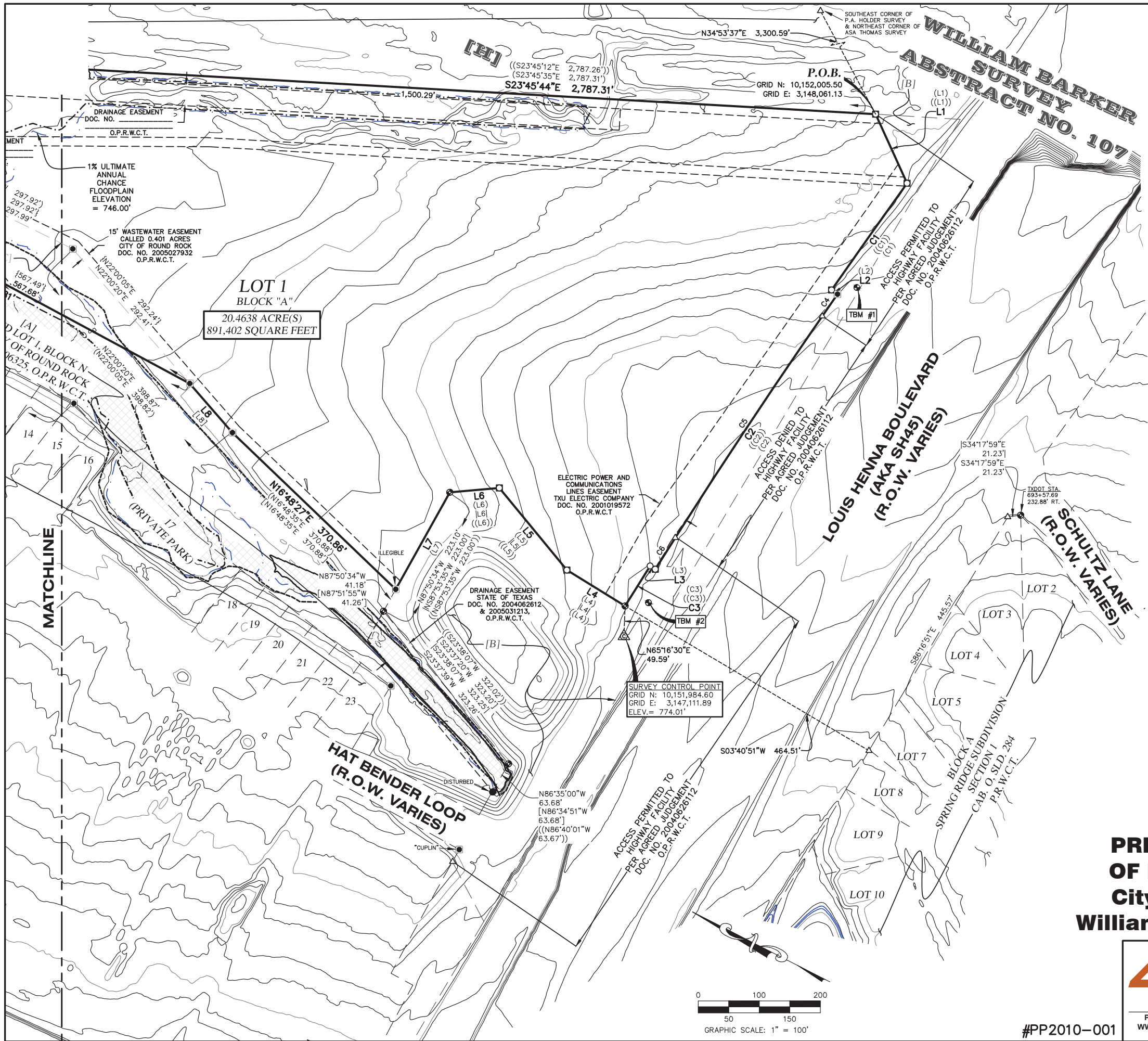
**PRELIMINARY PLAT
OF ROUND ROCK 19
City of Round Rock,
Williamson County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

| | |
|--------------|-----------|
| Date: | 11/4/2020 |
| Project: | 00957 |
| Scale: | 1" = 100' |
| Reviewer: | DV |
| Tech: | TE |
| Field Crew: | WC/FH |
| Survey Date: | JAN. 2020 |
| Sheet: | 1 OF 3 |

#PP2010-001

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[A]
NORTHFIELDS PHASE 1
DOC. NO. 201700519
O.P.R.W.C.T.

[B]
CALLED 4.199 ACRES
("PARCEL 206")
AS DESCRIBED IN
AGREED JUDGEMENT
COUNTY COURT AT LAW NO. 2
DOC. NO. 2004062612
O.P.R.W.C.T.

[C]
CALLED 0.990 ACRES
ROUND ROCK 19, LP
DOC. NO. 2020111872
O.P.R.W.C.T.

[D]
CALLED 0.979 ACRES
CITY OF ROUND ROCK
DOC. NO. 2020105971
O.P.R.W.C.T.

[E]
CALLED 7.52 ACRES
DAVID UHL AND SANDY UHL
DOC. # 2006033020
O.P.R.W.C.T.

[F]
CALLED 27.64 ACRES
(PER W.C.A.D.)
STATE OF TEXAS
VOL. 1970, PG. 515
O.P.R.T.C.T.

[G]
**ASA THOMAS
SURVEY
ABSTRACT
NO. 609**

[H]
**C.E. ROWE
SURVEY
ABSTRACT
NO. 371**

**PRELIMINARY PLAT
OF ROUND ROCK 19
City of Round Rock,
Williamson County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date: 11/4/2020
Project: 00957
Scale: 1" = 100'
Reviewer: DV
Tech: TE
Field Crew: WC/FH
Survey Date: JAN. 2020
Sheet: 2 OF 3

#PP2010-001

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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT ROUND ROCK 19, LP, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THAT CERTAIN _____ ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE 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:

FINAL PLAT OF ROUND ROCK 19

ROUND ROCK 19, LP, A TEXAS LIMITED LIABILITY COMPANY
BY: ROUND ROCK 19, GP, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
JUSTIN T. DAY, MANAGER
8140 N MOPAC EXPY, SUITE 4--145
AUSTIN, TX 78759

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____ 20____. BY, JUSTIN T. DAY, AS MANAGER OF ROUND ROCK 19, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID ROUND ROCK 19, LP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ENGINEER’S CERTIFICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JAMES MICHAEL SCHISSLER, 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..

JAMES MICHAEL SCHISSLER P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 82472
CIVILITUDE, LLC
T.B.P.E. FIRM 12469
5110 LANCASTER CT.
AUSTIN, TEXAS 78723

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 20____.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 27.0295 ACRES (1,177,404 SQUARE FEET) OUT OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609, THE C.E. ROWE SURVEY, ABSTRACT NO. 871, AND THE WILLIAM BARKER SURVEY, ABSTRACT NO. 107 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 27.019 ACRE TRACT CONVEYED TO ROUND ROCK 19, LP RECORDED IN DOCUMENT NO. 2019057056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.990 ACRE TRACT CONVEYED TO NORTHFIELDS HOME OWNERS ASSOCIATION, INC., RECORDED IN DOCUMENT NO. 2019117520 (O.P.R.W.C.T.), SAVE AND EXCEPT A CALLED 0.979 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NO. 2020105971 (O.P.R.W.C.T.), SAID 27.0295 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A TYPE III TX--DOT HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID 27.019 ACRE ROUND ROCK 19, LP TRACT, BEING IN THE NORTH RIGHT--OF--WAY LINE OF TEXAS TOLL ROAD 45 (AKA LOUIS HENNA BOULEVARD, RIGHT--OF--WAY VARIES), SAID POINT ALSO BEING AN ANGLE POINT IN THE NORTH LINE OF A CALLED 4.199 ACRE TRACT (REFERRED TO AS 'PARCEL 206') AS DESCRIBED IN AGREED JUDGEMENT COUNTY COURT AT LAW NO. 2 IN DOCUMENT NO. 2004062612 (O.P.R.W.C.T.);

THENCE, WITH THE SAID NORTH RIGHT--OF--WAY LINE OF TEXAS TOLL ROAD 45, WITH THE SOUTH LINE OF SAID 27.019 ACRE ROUND ROCK 19, LP TRACT, AND WITH THE NORTH LINE OF SAID 4.199 ACRE TRACT THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) S38°30'15"W, A DISTANCE OF 124.53 FEET TO A TYPE III TX--DOT HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT HEREOF,
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 11,492.66 FEET, WHOSE ARC LENGTH IS 214.18 FEET AND WHOSE CHORD BEARS N81°41'45"W, A DISTANCE OF 214.18 FEET TO A TYPE III TX--DOT HIGHWAY MONUMENT FOUND FOR AN INTERIOR ELL--CORNER HEREOF,
- 3) S08°02'14"W, A DISTANCE OF 11.94 FEET TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR AN EXTERIOR ELL--CORNER HEREOF,
- 4) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 11,480.66 FEET, WHOSE ARC LENGTH IS 540.61 FEET AND WHOSE CHORD BEARS N83°28'19"W, A DISTANCE OF 540.56 FEET TO A TYPE III TX--DOT HIGHWAY MONUMENT FOUND FOR AN EXTERIOR ELL--CORNER HEREOF,
- 5) N05°06'46"E, A DISTANCE OF 10.00 FEET TO A 1/2--INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN INTERIOR ELL--CORNER HEREOF,
- 6) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 8,383.95 FEET, WHOSE ARC LENGTH IS 77.30 FEET AND WHOSE CHORD BEARS N84°58'55"W, A DISTANCE OF 77.30 FEET TO A TYPE II TX--DOT HIGHWAY MONUMENT FOUND FOR AND EXTERIOR ELL--CORNER HEREOF,
- 7) N04°39'24"E, A DISTANCE OF 112.10 FEET TO A TYPE III TX--DOT HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT HEREOF,
- 8) N23°35'44"E, A DISTANCE OF 174.21 FEET TO A TYPE III TX--DOT HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT HEREOF,
- 9) N32°05'17"W, A DISTANCE OF 81.50 FEET TO A TYPE II TX--DOT HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT HEREOF, AND
- 10) N87°50'34"W, A DISTANCE OF 181.92 FEET TO A 1/2--INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE NORTH RIGHT--OF--WAY LINE OF SAID TEXAS TOLL ROAD 45 (AKA LOUIS HENNA BOULEVARD), BEING AN ANGLE POINT IN SAID 27.019 ACRE ROUND ROCK 19, LP TRACT, BEING IN THE NORTH LINE OF SAID 4.199 ACRE TRACT, ALSO BEING IN THE EAST LINE OF PARKLAND LOT 1, BLOCK N, OF SAID NORTHFIELDS PHASE 1, CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NO. 2017006325 (O.P.R.W.C.T.), FROM WHICH A TYPE II TX--DOT HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT IN THE NORTH RIGHT--OF--WAY LINE OF SAID TEXAS TOLL ROAD 45, BEING AN ANGLE POINT IN THE NORTH LINE OF SAID 4.199 ACRE TRACT, BEING AN ANGLE POINT IN THE EAST LINE OF SAID PARKLAND LOT 1, ALSO BEING THE NORTHEAST CORNER OF A CALLED 16,131 SQUARE--FOOT TRACT (REFERRED TO AS 'PARCEL 206DE') AS DESCRIBED IN SAID AGREED JUDGEMENT COUNTY COURT AT LAW NO. 2 IN SAID DOCUMENT NO. 2004062612 (O.P.R.W.C.T.), BEARS, N87°50'34"W A DISTANCE OF 41.18 FEET;

THENCE, WITH THE COMMON LINE OF SAID PARKLAND LOT 1 AND SAID 27.019 ACRE ROUND ROCK 19, LP TRACT, IN PART WITH A CALLED 0.990 ACRE TRACT CONVEYED TO ROUND ROCK 19, LP IN DOCUMENT NO. 2020111872 (O.P.R.W.C.T.), AND IN PART WITH SAID 0.979 ACRE CITY OF ROUND ROCK TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) N16°48'27"E, A DISTANCE OF 370.86 FEET TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR AN ANGLE POINT HEREOF,
- 2) N22°00'20"E, A DISTANCE OF 106.46 FEET TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE SOUTH CORNER OF SAID 0.990 ACRE ROUND ROCK TRACT,
- 3) N01°16'01"E, AT A DISTANCE OF 567.68 FEET PASSING A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR THE COMMON EAST CORNER OF SAID 0.990 ACRE ROUND ROCK 19 TRACT, AND SAID 0.979 ACRE CITY OF ROUND ROCK TRACT, CONTINUING FOR A TOTAL DISTANCE OF 797.81 TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR AN ANGLE POINT HEREOF,
- 4) N16°18'51"W, A DISTANCE OF 99.15 FEET TO A 1/2--INCH IRON ROD WITH '4WARD BOUNDARY' SET FOR AN ANGLE POINT HEREOF,
- 5) N26°38'51"W, A DISTANCE OF 47.71 FEET TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR AN INTERIOR--ELL CORNER HEREOF, FOR THE NORTHEAST CORNER OF SAID 0.979 ACRE CITY OF ROUND ROCK TRACT, AND
- 6) S75°53'43"W, A DISTANCE OF 113.71 FEET TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR AN EXTERIOR ELL--CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID PARKLAND LOT 1, BEING THE NORTHWEST CORNER OF SAID 0.979 ACRE CITY OF ROUND ROCK TRACT, BEING IN THE WEST LINE OF SAID 27.019 ACRE ROUND ROCK 19 TRACT, BEING IN THE EASTERN TERMINUS OF TALL RIDER LANE (RIGHT--OF--WAY VARIES), AND BEING THE NORTHEAST CORNER OF LOT 1, BLOCK L, OF SAID NORTHFIELDS PHASE 1, FROM WHICH A COTTON GIN SPINDLE FOUND IN THE WEST LINE OF SAID PARKLAND LOT 1, BEING IN THE EAST LINE OF LOT 3 OF SAID BLOCK L, NORTHFIELDS PHASE 1, BEARS S20°51'55"W, A DISTANCE OF 114.93 FEET;

THENCE, WITH THE EAST LINE OF SAID BLOCK A, OF SAID NORTHFIELDS PHASE 1, WITH THE WEST LINE OF SAID 27.019 ACRE ROUND ROCK 19, LP TRACT, IN PART WITH THE EASTERN TERMINUS OF SAID TALL RIDER LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N20°51'55"W, A DISTANCE OF 63.33 FEET TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR AN ANGLE POINT HEREOF,
- 2) N19°06'24"W, A DISTANCE OF 687.27 FEET TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND FOR AN ANGLE POINT HEREOF, AND
- 3) N36°41'59"W, A DISTANCE OF 132.29 FEET TO A 1/2--INCH IRON ROD WITH 'PAPE DAWSON' CAP FOUND IN THE SOUTH RIGHT--OF--WAY LINE OF GATTIS SCHOOL ROAD (RIGHT--OF--WAY VARIES), BEING THE NORTHEAST CORNER OF A RIGHT--OF--WAY DEDICATION TO THE CITY OF ROUND ROCK PER THE NORTHFIELDS PHASE 1 PLAT RECORDED IN DOCUMENT NO. 2017005199 (O.P.R.W.C.T.), BEING THE NORTHWEST CORNER OF SAID 27.019 ACRE ROUND ROCK 19, LP TRACT, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2--INCH IRON ROD WITH 'BAXTER' CAP FOUND IN THE SOUTH RIGHT--OF--WAY LINE OF SAID GATTIS SCHOOL ROAD, BEING AN ANGLE POINT IN THE NORTH LINE OF SAID NORTHFIELDS PHASE 1 RIGHT--OF--WAY DEDICATION, BEARS S83°37'19"W, A DISTANCE OF 96.51 FEET;

THENCE, WITH THE SOUTH RIGHT--OF--WAY LINE OF SAID GATTIS SCHOOL ROAD AND THE NORTH LINE OF SAID 27.019 ACRE ROUND ROCK 19, LP TRACT, N83°37'17"E, A DISTANCE OF 250.31 FEET TO A 1/2--INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID 27.019 ACRE ROUND ROCK 19, LP TRACT, ALSO BEING THE NORTHWEST CORNER OF A CALLED 6.527 ABANDONED RAILROAD RIGHT--OF--WAY PARCEL (PER W.C.A.D.) CONVEYED TO THE STATE OF TEXAS RECORDED IN VOLUME 1970, PAGE 515, O.P.R.W.C.T., (REFERRED TO AS 'PARCEL NO. 2 PART 6');

THENCE, LEAVING THE SOUTH RIGHT--OF--WAY LINE OF SAID GATTIS SCHOOL ROAD, WITH THE COMMON LINE OF SAID ROUND ROCK 19, LP TRACT AND SAID 6.527 STATE OF TEXAS TRACT, S23°45'44"E, A DISTANCE OF 2,787.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.0295 ACRES (1,177,404 SQUARE FEET) MORE OR LESS.

PLAT NOTES:

- 1) 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 PUD#22, AS AMENDED.
- 2) 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 THE TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 3) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6--26, CITY OF ROUND ROCK, TEXAS, 2018, AND PUD#22, AS AMENDED.
- 4) A PORTION OF THIS TRACT IS ENCREACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY BY THE 1% ANNUAL CHANCE FLOODPLAIN 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.
- 5) WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU--1 AND MU--2 ZONING DISTRICTS, A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 6) A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING SH45.
- 7) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 8) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 18, 2020.
- 9) ALL MFFE SHALL BE TWO FEET ABOVE ULTIMATE 1% WSE.

PLANNING AND ZONING COMMISSION:

APPROVED THIS _____ DAY OF _____, 202____, 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 PAVLJSKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE 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 SAID COUNTY

IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY, COUNTY CLERK

PRELIMINARY PLAT
OF ROUND ROCK 19
City of Round Rock,
Williamson County, Texas



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|--------------|-----------|
| Date: | 11/4/2020 |
| Project: | 00957 |
| Scale: | N/A |
| Reviewer: | DV |
| Tech: | TE |
| Field Crew: | WC/FH |
| Survey Date: | JAN. 2020 |
| Sheet: | 3 OF 3 |

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