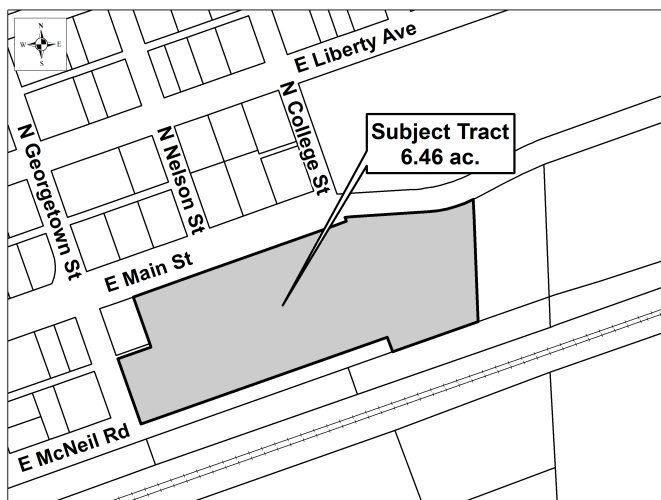


Round Rock Community Foundation Replat FINAL PLAT FP2102-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a replat.

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 88

DESCRIPTION: 6.46 acres out of the Wiley Harris Survey Abstract No. 298

CURRENT USE OF PROPERTY: community services

COMPREHENSIVE PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: single family - MU-L (Mixed-Use - limited)

South: Union Pacific railroad

East: Round Rock Serving Center - C-1 (General Commercial)

West: single family - MU-L (Mixed-Use - limited)

PROPOSED LAND USE: community services

| <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: | 0 | 0 |
| Open/Common Space: | 0 | 0 |
| ROW: | 0 | 0 |
| Parkland: | 0 | 0 |
| Other: | 2 | 6.46 |
| TOTALS: | 2 | 6.46 |

Owner:

Greater Round Rock Community Foundation,
Inc.
Nyle Maxwell
206 E. Main St.
Round Rock, TX 78664

Agent:

Hagood Engineering Associates, Inc.
Raquel Ramirez
900 E. Main St.
Round Rock, TX 78664

**Round Rock Community Foundation Subdivision
Replat of Lot 1, Block A
FINAL PLAT FP2102-001**

HISTORY: The Planning and Zoning Commission approved the Round Rock Community Foundation Subdivision on May 18, 2011.

DATE OF REVIEW: March 3, 2021

LOCATION: Southeast of the intersection of E. Main St. and N. Georgetown St.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The FLUM (Future Land Use Map) of the comprehensive plan designates the site as downtown mixed use. It is zoned as PUD (Planned Unit Development) No. 88.

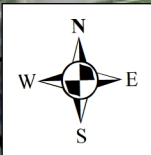
Traffic, Access, and Roads: The property has frontage on E. Main Street and Georgetown Street. No TIA (Traffic Impact Analysis) is required at this time, but the need for this requirement will be reevaluated when development plans are proposed.

Additional Considerations: The current subdivision plat contains one development lot and three parkland lots. This replat removes the three parkland lots and divides the 6.46 acres into two lots. The pocket park requirement is being removed from PUD (Planned Unit Development) No. 88, as the City has no plans to take over ownership and maintenance and the Round Rock Community Foundation no longer wishes to have the pocket park requirement for the property. The parkland lots have not been dedicated to the City.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide a survey tie across Georgetown Street in accordance with the content checklist.
2. Determine the status of the portion of E. Bagdad right-of-way east of Georgetown Street and indicate it on the plat. Provide a survey tie if appropriate.
3. Indicate the beneficiary of the 30' wide electric easement.
4. Amend Note #1 to use the required plat note wording regarding the Ultimate 1% chance floodplain and include the additional floodplain note as required by the content checklist.
5. Confirm with Transportation that no right-of-way dedication is necessary for East Main Street to the east of College Street.
6. Provide signature and seal of the engineer.



E Liberty Ave

N College St

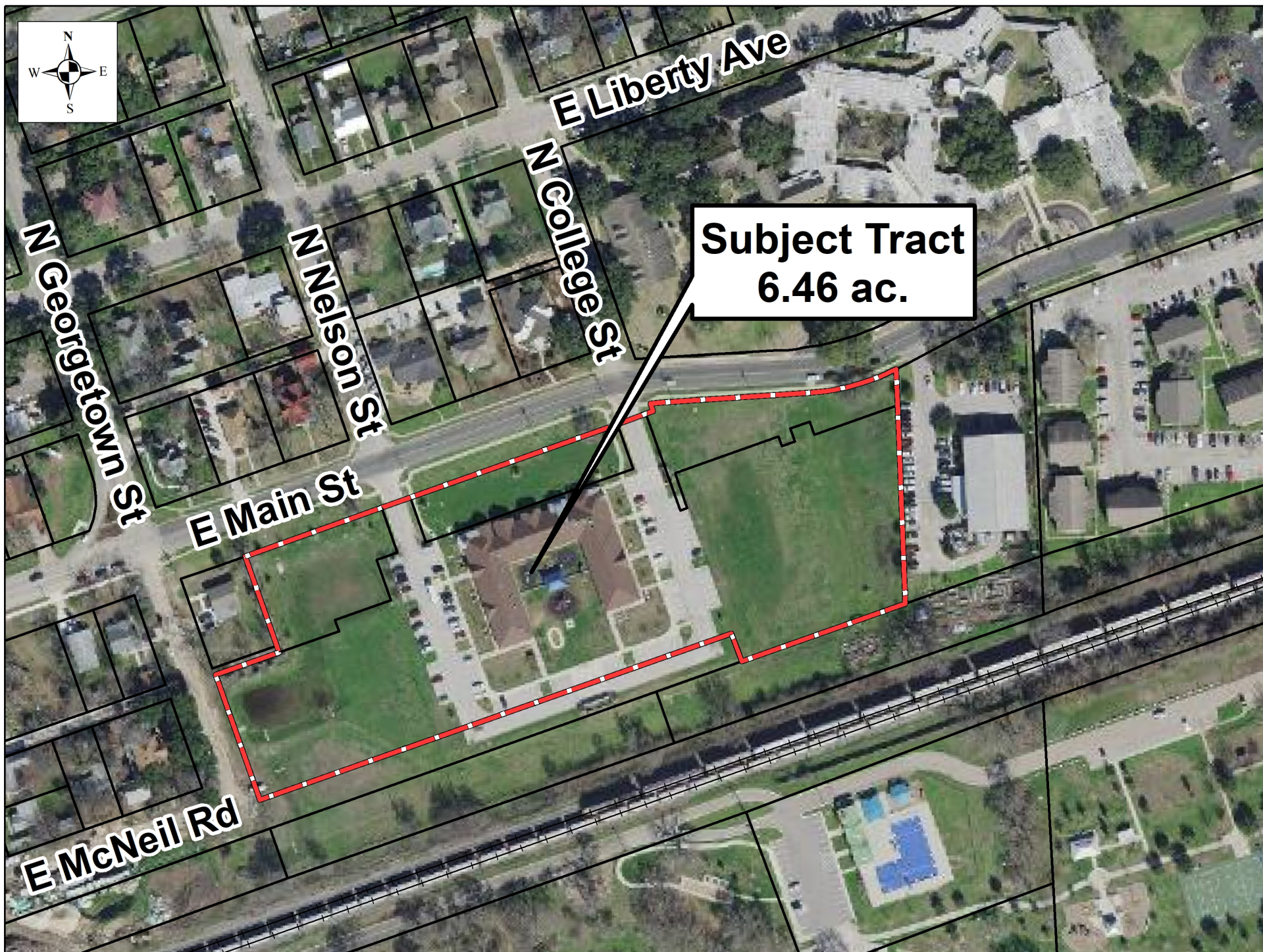
**Subject Tract
6.46 ac.**

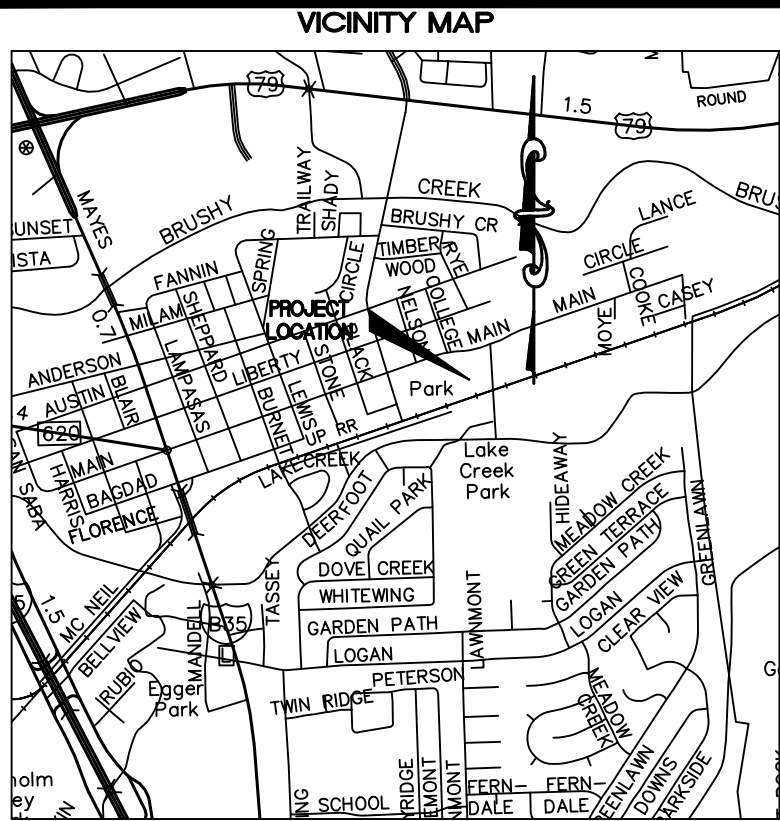
N Nelson St

E Main St

N Georgetown St

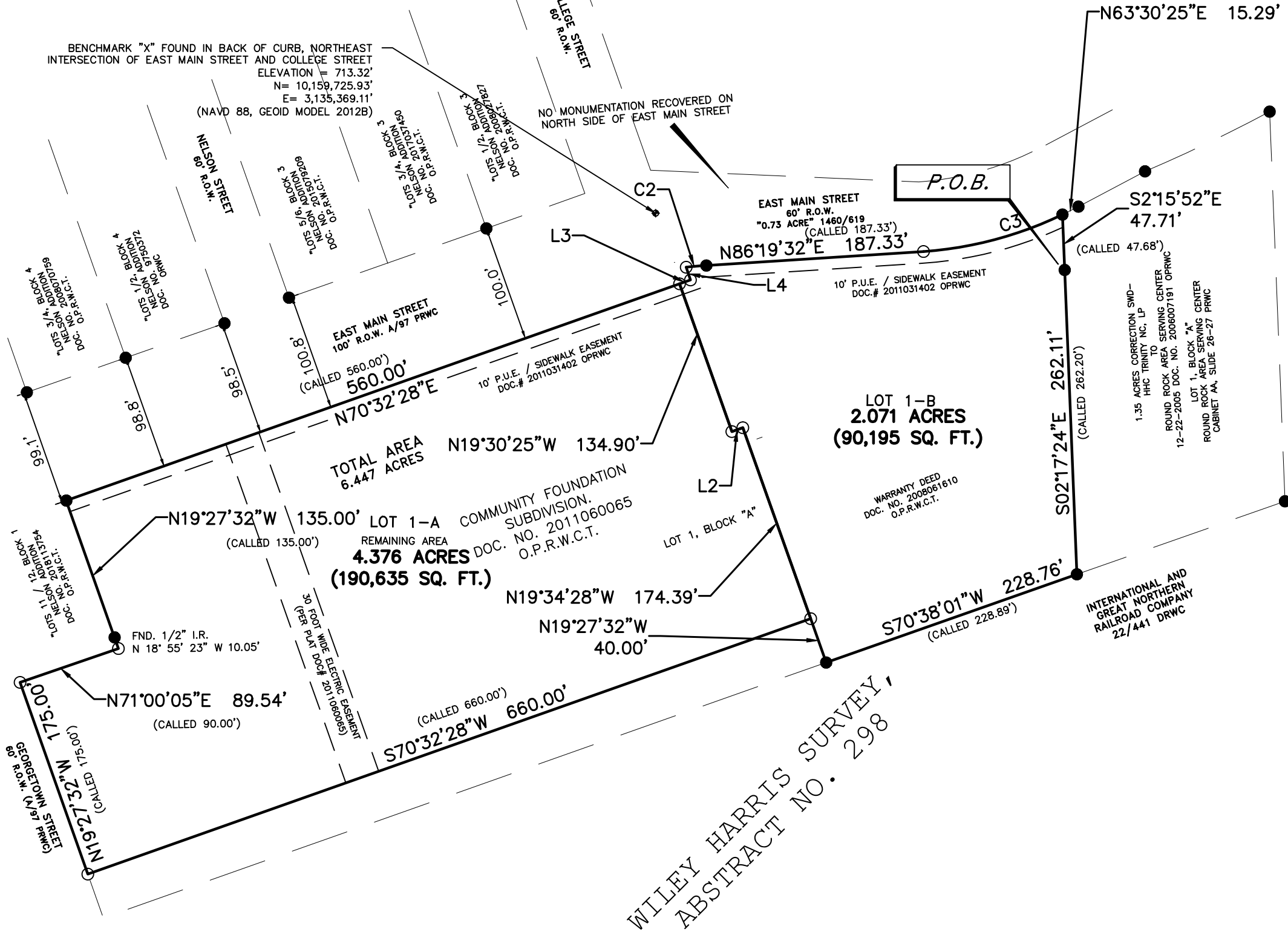
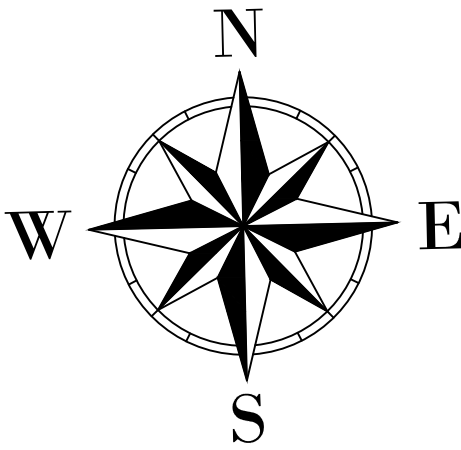
E McNeil Rd





ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION
A REPLAT OF OF LOT 1, BLOCK "A", 10T "A", 10T "B" AND LOT "C"

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L2 | 10.00 | N70°29'35"E |
| L3 | 10.00 | N70°32'28"E |
| L4 | 11.56 | N18°35'30"W |



- Plot 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 48491C0493F, effective date December 20, 2019, for Williamson County.
 - 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 and PUD (Planned Unit Development) NO. 88.
 - Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
 - 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, as amended.
 - With the exception of properties located within the MU-1 and MU-2 zoning districts, 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.

| CURVE TABLE | | | | | | |
|-------------|--------|--------|------------|---------|---------------|----------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD DISTANCE |
| C2 | 17.41 | 370.00 | 002°41'46" | 8.71 | N85°00'16"E | 17.41 |
| C3 | 124.54 | 330.00 | 021°37'22" | 63.02 | N75°07'32"E | 123.80 |

ABBREVIATIONS
FND. — FOUND
I.R. — IRON ROD
I.P. — IRON PIPE
R.O.W. — RIGHT-OF-WAY
DRWC — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD — WARRANTY DEED
GWD — GENERAL WARRANTY DEED
SWD — SPECIAL WARRANTY DEED
W/VL — DEED WITH VENDOR'S LIEN
WCR — WILLIAMSON COUNTY ROAD
P.O.C. — PLACE OF COMMENCING
P.O.B. — PLACE OF BEGINNING
PRWC — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

- LEGEND:
- 1/2" IRON ROD SET
 - IRON ROD FOUND
 - SANITARY SEWER
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - GAS METER
 - UTILITY
 - CLEANOUT
 - GUY ANCHOR
 - POWER POLE
 - OVERHEAD ELECTRIC
 - CHAINLINK FENCE

OWNER:
GREATER ROUND ROCK COMMUNITY
FOUNDATION, INC.
212 EAST MAIN STREET
ROUND ROCK, TEXAS 78681

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574

ENGINEER:
TERRY R. HAGOOD, PE
900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
TBPE FIRM NO. F-12709

ACREAGE:
2.071 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT — 1

ACREAGE BY LOT TYPE:
DEVELOPMENT — 2.071 ACRES
DEVELOPMENT — 4.376 ACRES
TOTAL ACREAGE — 6.447 ACRES

PATENT SURVEY:
WILEY HARRIS
ABSTRACT NO. 298

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: NONE

CONNECTIVITY INDEX: NO APPLICABLE

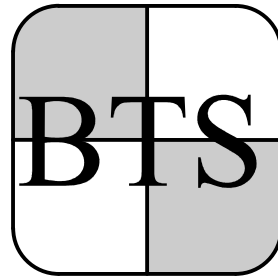
SUBMITTAL DATE:
FEBRUARY 2, 2021

DATE OF PLANNING / ZONING REVIEW
MARCH 3, 2021

BENCHMARK DESCRIPTIONS:
"X" FOUND IN BACK OF CURB, NORTHEAST
INTERSECTION OF MAIN STREET AND
COLLEGE STREET
ELEVATION = 713.32'
N = 10,159,725.93'
E = 3,135,369.16'
(NAVD 88, GEOID MODEL 2012B)

REPLAT OF
THE ROUND ROCK
COMMUNITY FOUNDATION
SUBDIVISION

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
| | | | |
| | | | |
| | | | |

| | |
|---------------------|------------------------|
| DRAWN BY: JC | CHECKED BY: BLB |
| SCALE: 1" = 40' | APPROVED BY: BLB |
| PROJECT NO. 20-1062 | DATE: FEBRUARY 1, 2021 |

THAT GREATER ROUND ROCK COMMUNITY FOUNDATION INC., AS THE OWNER OF THAT CERTAIN 6.447 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2008061610, OF THE OFFICIAL 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 ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION.

NYLE MAXWELL
CHAIRMAN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____, 20_____, BY, NYLE MAXELL, AS CHAIRMAN OF THE GREATER ROUND ROCK COMMUNITY FOUNDATION INC. ON BEHALF OF SAID GREATER ROUND ROCK COMMUNITY FOUNDATION.

PRINTED NAME: _____

6.447 ACRES

BEGINNING AT THE EASTERNMOST NORTHEAST CORNER OF SAID OF LOT 1, BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION IN THE WEST LINE OF LOT 1, BLOCK "A" OF THE ROUND ROCK SERVING CENTER SUBDIVISION FOUND IN CABINET "AA", SLIDES 26-27 OF THE PLAT RECORDS OF WILLIAMSON COUNTY (PRWC) AND ALSO THE SOUTHEAST CORNER OF LOT "C", BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION; FOUND A 5/8" IRON ROD (CAPPED "CS LTD") AT SAME CORNER (NORTH = 10,159,677.06 FEET, EAST = 3,135,721.22 FEET);

THENCE SOUTH 70° 38' 01" WEST WITH THE COMMON LINE OF SAID LOT 1, BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION AND SAID "0.88 ACRE" TRACT A DISTANCE OF **228.76 FEET** TO A ½" IRON ROD (CAPPED "BAKER AIKLEN") FOUND AT AN EXTERIOR CORNER OF SAID LOT 1, BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION AT THE SOUTHEAST TERMINUS OF THE REMAINING RIGHT-OF-WAY OF EAST BAGDAD AVENUE;

THENCE SOUTH 70° 32' 28" WEST WITH THE SOUTH LINE OF SAID LOT 1, BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION A DISTANCE OF 660.00 FEET TO A SET 1/2" IRON ROD (ORANGE CAP "BTS") AT THE SOUTHWEST CORNER OF SAME IN THE EAST LINE OF GEORGETOWN STREET;

THENCE NORTH 71° 00' 05" EAST WITH THE WESTERNMOST NORTH LINE OF SAID LOT 1, BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION A DISTANCE OF 89.54 FEET TO A SET 1/2" IRON ROD (ORANGE CAP "BTS") AT THE SOUTHWEST CORNER OF AFOREMENTIONED LOT "A"; FOUND A 1/2" IRON ROD (NOT HONORED) BEARING NORTH 18° 55' 23" EAST A DISTANCE OF 10.05 FEET;

THENCE NORTH 70° 32' 28" EAST WITH THE SOUTH LINE OF EAST MAIN STREET (RETAINING A CALLED WIDTH OF 100 FEET AT THIS POINT) AND THE NORTH LINES OF SAID LOT "A", LOT 1, BLOCK "A" AND LOT "B" A DISTANCE OF 560.00 FEET TO A SET 1/2" IRON ROD (ORANGE CAP "BTS") AT THE NORTHEAST CORNER OF SAID LOT "A", LOT 1, SAME BEING THE NORTHWEST CORNER OF AFOREMENTIONED LOT "C";

- **NORTH 70° 32' 28" EAST 10.00 FEET TO A SET ½" IRON ROD (ORANGE CAP "BTS"),**
- **NORTH 18° 35' 30" WEST 11.56 FEET TO A SET ½" IRON ROD (ORANGE CAP**
"BTS") AT THE BEGINNING OF A CURVE TO THE RIGHT,
- **WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CHORD**
BEARING OF NORTH 85° 00' 16" EAST, A CHORD LENGTH OF 17.41 FEET AN ARC LENGTH
OF 17.41 FEET TO A FOUND ½" IRON ROD (1 FOOT BELOW SURFACE) AT THE END OF SAME;
- **NORTH 86° 19' 32" EAST 187.33 FEET TO A SET ½" IRON ROD (ORANGE CAP "BTS")**
AT THE BEGINNING OF A CURVE TO THE LEFT,
- **WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CHORD**
BEARING OF NORTH 75° 07' 32" EAST, A CHORD LENGTH OF 123.80 FEET AN ARC LENGTH
OF 124.54 FEET TO A FOUND ½" IRON ROD (WITH ORANGE CAP) AT THE NORTHEAST CORNER
OF AFOREMENTIONED LOT "C", BLOCK "A" OF THE ROUND ROCK COMMUNITY FOUNDATION
SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF AFOREMENTIONED LOT 1, BLOCK
"A" OF THE ROUND ROCK SERVING CENTER SUBDIVISION; FOR REFERENCE A FOUND ½"
IRON ROD (WITH ORANGE CAP) BEARS NORTH 63° 30' 25" EAST A DISTANCE OF 15.29 FEET;

NOTE: THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83, 93 ADJUSTMENT AND ARE BASED ON OBSERVATIONS DERIVED FROM THE ALLTERRA RTK COOPERATIVE NETWORK; DISTANCES SHOWN ARE GRID VALUES TO CONVERT TO SURFACE VALUES DIVIDE BY THE COMBINED SCALE FACTOR OF 0.999918107363.

THAT I, BRUCE BRYAN, 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.

BRUCE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS

THAT I, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN 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.

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.

STATE OF TEXAS }
COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

| | | | |
|---|-------------|---|-----------|
| REPEAT OF THE ROUND ROCK COMMUNITY FOUNDATION SUBDIVISION | | | |
| | | | |
| BRYAN TECHNICAL SERVICES, INC. | | | |
|  | | PHONE: (512) 352-9090 | |
| 911 NORTH MAIN TAYLOR, TX 76574 | | FIRM No. 10128500 www.bryantechnicalservices.com | |
| NO. | DATE | REVISIONS | BY |
| | | | |
| | | | |
| | | | |
| DRAWN BY: JC | | CHECKED BY: BLB | |
| SCALE: 1" = 40' | | APPROVED BY: BLB | |
| PROJECT NO. 20-1062 | | DATE: FEBRUARY 1, 2021 | |