



## Subdivision Development

# Final Plat

## Application Information & Procedures

*Copies of this and other Development Packet Chapters are available online at:*  
[www.roundrocktexas.gov/land-development-permit](http://www.roundrocktexas.gov/land-development-permit)

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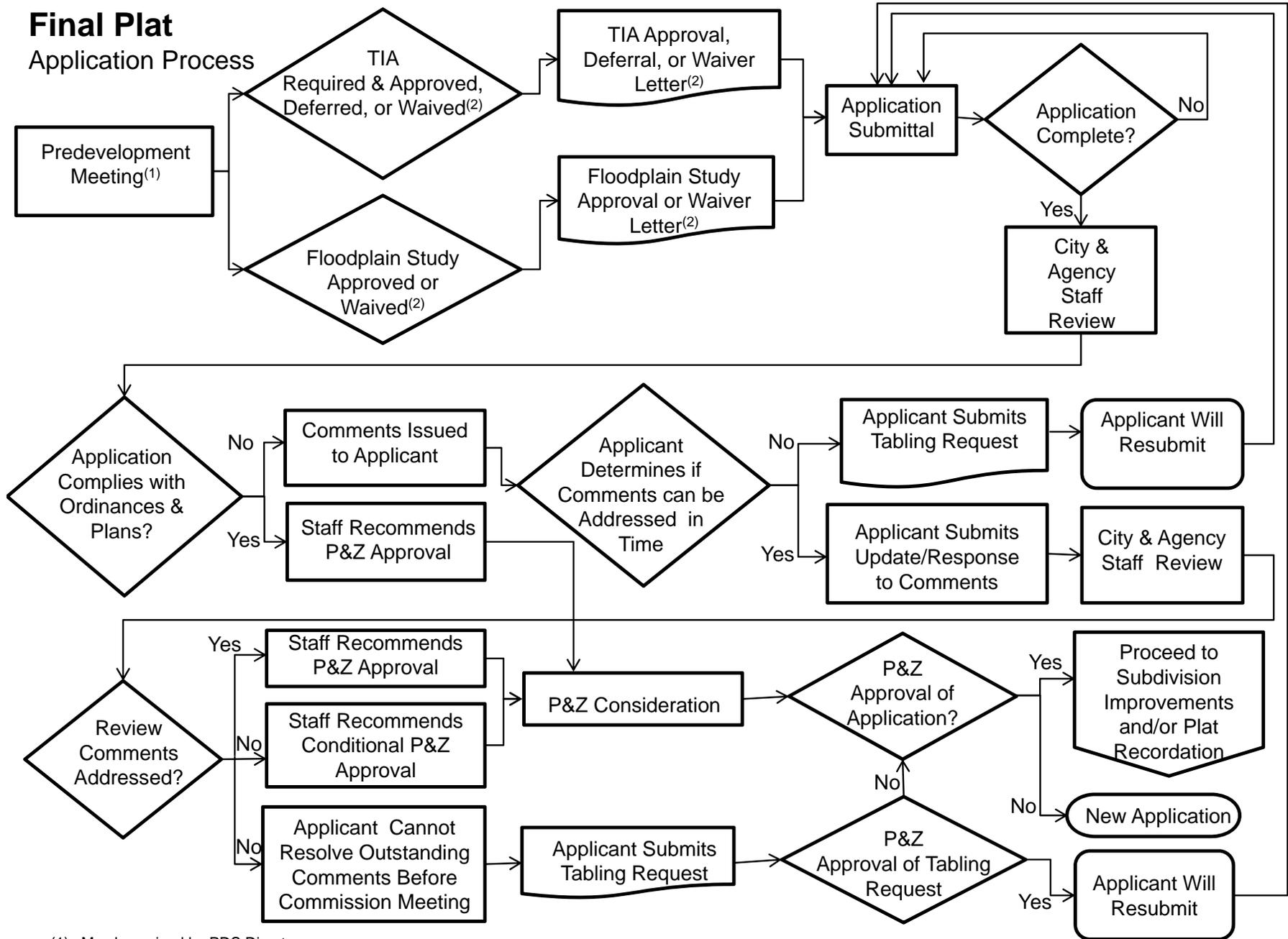
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**Planning and Development Services Department**  
**City of Round Rock, Texas**

Updated October &, 2016

# Final Plat

## Application Process



(1) May be waived by PDS Director

(2) May have been addressed at Concept Plan or Preliminary Plat stage

# Final Subdivision Plat

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This section of the Development Packet consists of information and required forms for Subdivision Final Plats, **excluding Replats, Amending Plats, and Minor Plat** applications.

The purpose of a Final Plat is to allow for a review by the Planning and Zoning Commission of the proposal's street and drainage stems, easement, utilities, building lots and other lots including parkland, and to establish an approved, legally recordable plat of the proposed subdivision or addition.

The Applicant shall submit a Final Plat application to PDS for approval by the Planning and Zoning Commission. The Final Plat shall conform with the approved Preliminary Plat. If the Final Plat does not include the entire parcel of land included in the approved Preliminary Plat, the Final Plat must correspond to the phasing approved with the Preliminary Plat. If the Preliminary Plat was approved with conditions, all conditions shall be satisfied prior to the submittal of a Final Plat application.

If the Final Plat does not conform to the approved Preliminary Plan, a new or revised Preliminary Plat shall be submitted in conjunction with the Final Plat. Dependent on the changes proposed with the revised Preliminary Plat, a revised Concept Plan, including public notice and a public hearing may be required.

If the proposed subdivision is outside City Limits and annexation is not proposed, please review the Platting in the ETJ Chapter for additional County requirements.

## Final Plat Review Process

An application is submitted on the Official Filing Date and reviewed for completeness (see attached Final Plat Application Requirements). If the application is determined to be complete, it is distributed for technical and content review (see attached Final Plat Content). Comments generated during that review are forwarded to the Applicant within 10 calendar days.

The Applicant typically has 1 week to respond to comments. After the applicant has completed the requested modifications or otherwise addressed review comments, an updated plat, specified number of paper copies, and supporting materials shall be submitted to PDS for distribution and review. If all review comments have been satisfied, staff shall recommend that the Planning and Zoning Commission approve the application. Final plats do not require subsequent City Council approval.

After approval by the Planning and Zoning Commission, PDS staff will notify the Applicant of the Commission's decision. If an application was conditionally approved, the Applicant shall either correct the original mylar submitted with the response to comments, or shall submit a reproducible corrected mylar and a specified number of paper copies to PDS, if applicable.

Any conditions of application approval and/or corrections to the Final Plat must be satisfied prior to recordation, or within 45 days of approval by the Planning and Zoning Commission, whichever occurs first.

An approved Final Plat shall expire two years from the Planning and Zoning Commission approval date if it has not been recorded.

## **Deadlines and Meeting Dates**

Applications for Final Plats are reviewed on a schedule adopted by the Planning and Zoning Commission that reflects state statutory requirements. This schedule includes specific dates for application submittals to City staff and subsequent review by the Planning and Zoning Commission.

Review cycles usually begin on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month. A Planning and Zoning Commission Submittal and Meeting Schedule is included in this chapter and is available online at

<https://roundrock.legistar.com/Calendar.aspx>

Before submitting an application, the Applicant shall verify the deadline for filing an application with Planning and Development Services (PDS) and the date of the Planning and Zoning Commission meeting.

## **Subdivision Ordinance, Design & Construction Standards, & Other Requirements**

This section of the Development Packet is intended to assist the Applicant in preparing a formal application. It does not replace the requirements found in Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, the Parkland Conveyance or Tree Protection Requirements, or the Design and Construction Standards adopted by the City Council. Please review applicable chapters of the Code of Ordinances and adopted Standards prior to application submittal.

The City of Round Rock Code of Ordinances is at:

[https://www.municode.com/library/tx/round\\_rock/codes/code\\_of\\_ordinances?nodeId=14610](https://www.municode.com/library/tx/round_rock/codes/code_of_ordinances?nodeId=14610)

The Design and Construction Standards (DACS) are available online at:

<http://www.roundrocktexas.gov/departments/transportation/design-construction-standards/>

For additional information, please contact CIP Program Manager Gerald Pohlmeier (512-218-5589) for the Traffic Impact Analysis; Katie Baker at (512) 341-3355 for Parkland Conveyance; and David Bost at (512) 341-3174 for Tree Protection & Mitigation.

## **Pre-Development Conference**

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A pre-development conference is not required prior to submitting a Final Plat application. However, the applicant may request one to discuss the project prior to formal application. A checklist for the pre-development conference is included in this chapter and is available online at:

<http://www.roundrocktexas.gov/main/wp-content/uploads/2015/01/Presubmittal-Meeting-Request-Form.pdf>

Please contact PDS (512) 218-5428 to schedule a pre-development conference for platting. Please forward items noted on the checklist to PDS well in advance of the scheduled conference to allow time for staff review and any associated research.



## Presubmittal Meeting Request Form

**Instructions:** Forward the completed form to Roxanne Valadez via fax (512) 671-2751 or email ([rvaladez@roundrocktexas.gov](mailto:rvaladez@roundrocktexas.gov)) to schedule a presubmittal meeting.

- 1) Requested meeting date:
  
- 2) Choose one:  
Legal Description, Address, or R# from Williamson County Appraisal District
  
- 3) Proposed land use:
  
- 4) Contact Name:
  
- 5) Contact Phone:
  
- 6) Contact Email:
  
- 7) Project Owner's Name and Address:
  
- 8) Questions to be addressed:
  
  
- 9) Scope of work and City permitting steps to be discussed:

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*The presubmittal meeting does not constitute a City review for the purposes of approval or permit issuance. Upon submittal of the appropriate applications comments are to be expected that were not discussed at the meeting. Nor shall the date of the meeting be construed as the submittal date for the application*

**City of Round Rock, Texas**  
**2017 - Planning and Zoning Commission Schedule**

(Gray = 2016 and 2018 P&Z meeting schedule)

<b>Submittal Day 12 Noon Deadline (Tuesday*)</b>	<b>** Notice to Round Rock Leader/Sign Posting Deadline</b>	<b>1st Available P&amp;Z Meeting (Wednesday*)</b>	<b>Target City Council Meeting (Thursday*)</b>
Sep 20	Oct 3	Oct 19	Nov 22
Oct 4	Oct 17	11/1/2016 (Tues)	Dec 1
Oct 18	Oct 31	Nov 16	Dec 15
Nov 8	Nov 21	Dec 7	Jan 12
Nov 22	Dec 5	Dec 21	Jan 26
Dec 6	Dec 19	Jan 4	Feb 9
Only 1 meeting in January			
Jan 3	Jan 16	Feb 1	Mar 9
Jan 17	Jan 30	Feb 15	Mar 23
Jan 31	Feb 13	Mar 1	Apr 13
Only 1 meeting in March due to Spring Break			
Mar 7	Mar 20	Apr 5	May 11
Mar 21	Apr 3	Apr 19	May 25
Apr 4	Apr 17	May 3	Jun 8
Apr 18	May 1	May 17	Jun 22
May 9	Jul 3	Jun 7	Jul 13
May 23	Jun 5	Jun 21	Jul 27
Only 1 meeting in July due to the Independence Day Holiday			
Jun 20	Jun 26	Jul 19	Aug 4
Jul 3 (Mon)	Jul 17	Aug 2	Sep 14
Jul 18	Jul 31	Aug 16	Sep 28
Aug 8	Aug 21	Sep 6	Oct 12
Aug 22	Sep 1	Sep 20	Oct 26
Sep 5	Sep 18	Oct 4	Nov 9
Sep 19	Oct 2	Oct 18	Nov 21 (Tues)
Oct 3	Oct 16	Nov 1	Dec 7
Oct 17	Oct 30	Nov 15	Dec 21
Nov 7	Nov 20	Dec 6	Jan 11
Nov 21	Dec 4	Dec 20	Jan 25
Dec 5	Dec 18	Jan 3	Feb 8
Only 1 meeting in January			

All information for platting and zoning submittals must be delivered to the Planning Department designated representative by the 12 Noon deadline on the date indicated as Submittal Day. Applications must be hand delivered by the applicant and/or authorized agent (no runners or couriers).

Target Council meeting dates are approximately 1 month after the P&Z meeting. For additional information, please contact Veronica Chandler at 512-341-3320 or 512-218-5428.

**Notes:**

\* Day of week unless otherwise noted.

\*\* Determination will be made if Zoning or Concept Plan application will proceed to the Planning and Zoning Commission in the current meeting cycle. For Replat application deadlines, please contact staff.

# City of Round Rock Development Contacts

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## **Planning and Development Services Department (PDS)**

301 W. Bagdad, Suite 210, Round Rock, TX 78664 512-218-5428 Fax: 512-218-3286  
Brad Wiseman, AICP, PDS Director 512-341-3321 [bwiseman@roundrocktexas.gov](mailto:bwiseman@roundrocktexas.gov)

### **Planning Division**

301 W. Bagdad, Suite 210, Round Rock, TX 78664 512-218-5428 Fax: 512-218-3286  
Susan Brennan, AICP, Planning Manager 512-218-5425 [sbrennan@roundrocktexas.gov](mailto:sbrennan@roundrocktexas.gov)

### **Platting Application Requirements, Review and Approval Process, Plat Recordation, Easement Dedications and Vacations, Parkland and Right-of-Way Donations by Deed**

David Fowler, Senior Planner 512-218-5429 [dfowler@roundrocktexas.gov](mailto:dfowler@roundrocktexas.gov)  
Veronica Chandler, Planning Tech 512-341-3320 [vchandler@roundrocktexas.gov](mailto:vchandler@roundrocktexas.gov)

### **Zoning & PUD Applications**

Clyde von Rosenberg, AICP, Senior Planner 512-341-3174 [cvonrosenberg@roundrocktexas.gov](mailto:cvonrosenberg@roundrocktexas.gov)

## **Development Services Division (DSO)**

301 W. Bagdad, Suite 140, Round Rock, TX 78664 512-218-7043 Fax: 512-671-2751  
Aneil Naik, Dev. Serv. Manager 512-671-2753 [anaik@roundrocktexas.gov](mailto:anaik@roundrocktexas.gov)

### **Forestry and Zoning Compliance**

David Bost, Senior Planner 512-341-3175 [dbost@roundrocktexas.gov](mailto:dbost@roundrocktexas.gov)  
Kamie Fitzgerald, Planner 512-671-2702 [kfitzgerald@roundrocktexas.gov](mailto:kfitzgerald@roundrocktexas.gov)

### **Floodplain & Drainage Requirements, Utilities, and Subdivision Improvements**

Laton Carr, PE, Senior Engineer 512-218-3238 [lcarr@roundrocktexas.gov](mailto:lcarr@roundrocktexas.gov)  
Jeff Brooks, Engineer Associate 512-341-3363 [jbrooks@roundrocktexas.gov](mailto:jbrooks@roundrocktexas.gov)

### **Fiscal Posting, Easement Dedication and Construction Plan Close Out**

Roxanne Valadez, Planning Tech 512-218-6658 [rvaladez@roundrocktexas.gov](mailto:rvaladez@roundrocktexas.gov)

## **Transportation Department**

2008 Enterprise Drive, Round Rock, TX 78664 512-218-7044 Fax: 512-218-3242

### **Transportation Requirements**

Gerald Pohlmeyer, CIP Program Mgr. 512-218-5589 [gpohlmeyer@roundrocktexas.gov](mailto:gpohlmeyer@roundrocktexas.gov)

## **Parks and Recreation Department (PAR)**

301 W. Bagdad, Suite 250, Round Rock, TX 78664 512-218-5540 Fax: 512-218-5548

### **Parkland Dedication, Trails, and Forestry in Existing Subdivisions**

Katie Baker, Park Development Mgr. 512-341-3355 [kbaker@roundrocktexas.gov](mailto:kbaker@roundrocktexas.gov)  
Emsud Horozovic, Forestry Manager 512-341-3350 [ehorozovic@roundrocktexas.gov](mailto:ehorozovic@roundrocktexas.gov)

## **Fire Department**

203 Commerce Blvd., Round Rock, TX 78664 512-218-5590 Fax: 512-218-5594

### **Fire Safety in Subdivision Design**

Mark Selby, Prevention Division Captain 512-218-6633 [selby@roundrocktexas.gov](mailto:selby@roundrocktexas.gov)

## **Utility and Environmental Services Department**

2008 Enterprise Drive, Round Rock, TX 78664 512-218-5556 Fax: 512-218-5563

### **Utility Planning and As-Built Plans**

Michael Thane, Director 512-218-3236 [mthane@roundrocktexas.gov](mailto:mthane@roundrocktexas.gov)  
David Freireich, Engineering 512-671-2756 [dfreireich@roundrocktexas.gov](mailto:dfreireich@roundrocktexas.gov)  
Jimmy Vrabel, Senior Engineering Tech. 512-218-6604 [jvrabel@roundrocktexas.gov](mailto:jvrabel@roundrocktexas.gov)  
Ryan Beardmore, Senior Engineering Tech. 512-671-2752 [rbeardmore@roundrocktexas.gov](mailto:rbeardmore@roundrocktexas.gov)

# Final Plat Application Requirements

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- Please note that Final Plat Applications must be submitted in person by the applicant or applicant's agent. Applications submitted by a delivery service will NOT be accepted.
- Please note that the Final Plat will NOT be considered complete or filed unless all the application requirements are met.

The Applicant shall submit a Final Plat application that **contains 1 paper and 1 digital copy of the following**, unless otherwise noted:

**paper pdf**

- \_\_\_ \_\_\_ 1. Completed **Project Application** (included in the following pages of this packet).
- \_\_\_ \_\_\_ 2. Copy of Pre-Development meeting minutes or documentation of City staff's knowledge of project being submitted.
- \_\_\_ \_\_\_ 3. **Abstractor's Certificate/Ownership and Lien Certificate** - Shall state the names and addresses of all current owners and current lien holders of the property described in the Final Plat. The Abstractor's Certificate/Ownership and Lien Certificate shall be dated no earlier than thirty (30) days prior to the submission of the Final Plat;
- \_\_\_ \_\_\_ 4. **Title Policy/Report** or similar document IF the property has been conveyed in the past 5 years or will be conveyed prior to recordation;
- \_\_\_ \_\_\_ 5. **Deed(s)** - Identifying the owners of the property; Proof of signatory authority for corporations is required.
- \_\_\_ \_\_\_ 6. **Utility Service Letter** - Signed and sealed letter from the Applicant's engineer: A) Describing how the subdivision will be served by water and wastewater and how the utilities will interface with adjacent tracts; **OR** B) Stating there has been no change to the utility scenario since the previous submittal;
- \_\_\_ \_\_\_ 7. **Certification from a Surveyor** that the property boundary closes as per minimum standards set forth by the Texas Board of Professional Land Surveying code, as amended, specifically Sections 663.13 - 663.19 which include provisions requiring 1:10,000 + 0.10 feet precision for monuments found or set within the corporate limits of any city in Texas;
- \_\_\_ \_\_\_ 8. **TIA Letter** - Written confirmation from the City of Round Rock, Transportation Department approving, deferring, or waiving a TIA, pursuant to the requirements of subsection 106 of Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended;
- \_\_\_ \_\_\_ 9. **Floodplain Study Resolved**- Written confirmation from the City of Round Rock Development Services Division that a Floodplain Study is not required or, if required, has been approved;
- \_\_\_ \_\_\_ 10. **Letter of Intent for Parkland Conveyance** - Signed Letter of Intent (as info: any required Parkland Conveyance fees will be posted with the Parks Department prior to plat recordation);
- \_\_\_ \_\_\_ 11. **Phase I Environmental Assessment, if conveying parkland** - A current assessment according to federal standards, for the conveyed parkland, if acreage is proposed to be conveyed, and not provided with the Preliminary Plat;

- \_\_\_ \_\_\_ 12. **Tree Replacement** -Any required fiscal will be posted with the Development Services Office prior to plat recordation, or prior to subdivision construction plan acceptance.
- \_\_\_ \_\_\_ 13. **Utility Schematics** - Indicate the existing water and wastewater infrastructure and identify any proposed extensions of water and wastewater infrastructure necessary to serve all lots within the tract; schematics should include existing and proposed parcels and streets.
- \_\_\_ \_\_\_ 14. **Drainage Schematics** - Indicate the availability of drainage infrastructure/facilities and identify the proposed drainage infrastructure/facilities necessary to serve all lots within the tract; schematics should include existing and proposed topography, parcels and streets.
- \_\_\_ \_\_\_ 15. **Final Plat** - 5 full sized paper copies with the title of the subdivision appearing on the outside and folded to a 9" x 12" size and 1 paper copy reduced to 11" x 17";
- \_\_\_ Signed and sealed by Engineer;
- \_\_\_ Signed and sealed by Surveyor;
- \_\_\_ If plat is in the ETJ, it must be signed by the FEMA Floodplain Administrator for Williamson County and may require WCCHD approval. (See "Platting in Round Rock's ETJ" in the Reference Section for additional information.);
- \_\_\_ 16. **Digital Files** - 1-CD, that contains the following:
- a) **Items 1-13 listed above - in Adobe Acrobat pdf format**
  - b) **Utility Schematics (Item 11)** - AutoCAD file (projectname\_utilschem.dwg) of the utility schematics
  - c) **Drainage Schematics (Item 12)** 1 AutoCAD file (projectname\_drainschem.dwg) of the drainage schematics
  - d) **Final Plat (Item 13) in one of the following formats:**
    - \_\_\_ 1 file in one of the following formats:
      - AutoCAD (projectname\_final.dwg),
      - ESRI (projectname\_final.shp), or
      - MicroStation (projectname\_final.dgn)

The file shall be georeferenced to the State Plane Grid Coordinate System - Texas Central zone (4203) or contain a minimum of two (2) survey points referenced to the City of Round Rock Control Network. The file shall be in US feet and shall include rotation information and scale factor required to reduce surface coordinates to grid coordinates in US feet.
    - \_\_\_ 1 file in Adobe Acrobat format (projectname\_final.pdf)
    - \_\_\_ 1 file in Adobe Acrobat format reduced to 11"x17" (projectname\_final11x17.pdf).

\_\_\_\_ **17. Payment of fees:** In accordance with the fee schedule adopted by City Council. (See the Reference section of this packet for details). Checks shall be made payable to the City of Round Rock and are based on the following:

Application Fee (base fee)		\$	<u>500.00</u>
Lot Fee:	Number of Lots _____ x \$25	\$	<u>                    </u>
Legal Fee		\$	<u>100.00</u>
<b>TOTAL</b>		\$	<u>                    </u>

## Final Plat Content (must be shown on Plat)

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1. Unique subdivision name. Must include "Final Plat" and Section or Phase if applicable.
2. All text, line work and hatching shall be legible.
3. North arrow on plat schematic
4. Schematic drawn at a scale 1" = 100'
5. Scale bar and numeric scale
6. The following information shall appear **in ONE place on the FIRST sheet**:
  - OWNERS: (if corporation include name)
  - ACREAGE:
  - SURVEYOR:
  - NUMBER OF BLOCKS:
  - LINEAR FEET OF NEW STREETS:
  - SUBMITTAL DATE:
  - DATE OF PLANNING AND ZONING COMMISSION REVIEW:
  - BENCHMARK DESCRIPTION & ELEVATION
  - ACREAGE BY LOT TYPE: Use "ROW", "Open Space", "Development" or other applicable term. Do not use "commercial", "residential", "industrial" or "mixed use."
  - PATENT SURVEY:
  - ENGINEER:
  - NUMBER OF LOTS BY TYPE: Use "ROW", "Open Space", "Development" or other applicable term. Do not use "commercial", "residential", "industrial" or "mixed use."
7. Location map with north arrow
8. Tie to corner of original survey or tie to corner of parent tract as described in the conveyance document
9. A legend with all acronyms, line work and hatching defined
10. Boundary survey with bearings and distances; boundary shown in solid bold lines
11. Point of beginning labeled on plat and described in a metes and bounds description
12. Tie across adjacent streets to determine right-of-way width(s), with at least one end of the tie on the subject property.
13. Monumentation (review Monuments and Control Points Requirements packet)
14. Dashed lines showing:
  - a) Adjacent subdivision lots (preliminary plat, final plat or recorded plat), with the name of the subdivision; and
  - b) Adjacent unplatted property with names of landowners and acreage of property.
15. Show two points of vehicular access for plats containing more than 29 dwelling units.
16. If applicable, the following note shall appear: "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."
17. Dashed lines showing adjacent streets, onsite and offsite easements.
18. Street layout and right-of-way must be in accordance with the City of Round Rock Master Transportation Plan, as amended.

19. Label all ROW widths; Include complete curve and line data in a table, if applicable.
20. Streets: street names must be continuous from any adjacent subdivisions.
21. Lot and block lines
22. Numbers on all proposed lots and letters on proposed blocks
23. Dimensions for front, rear, and side lot lines
24. Lot Table shown on the plat for residential subdivisions; the table shall include a labeled lot and the corresponding lot size (square feet) for all lots included in the plat
25. Designation of any special purpose lots (i.e., park, landscaping, detention, ROW, etc.); labeled and the area shown in acres.
26. Any land to be conveyed to the City of Round Rock, including, but not limited to parkland and drainage, shall require the following notation on the lot being conveyed: "To be conveyed by deed to the City of Round Rock". In addition, the plat shall contain the following note: "A deed conveying land to the City of Round Rock, referencing the Document No. of this final plat, shall be recorded."
27. Existing easements:
  - a) All existing easements encumbering the property shall be depicted in schematic, to the extent practical, with recording information (Cabinet & Slide, Volume & Page, or Document Number).
  - b) The beneficiary of the easement must be included in the easement label.
  - c) Bearing and distance calls are not listed for separate instrument easements.
  - d) Existing blanket, undefined, or unlocatable easements shall be referenced in a note on the plan.
  - e) Copies of all existing easement documents (except those conveyed by a recorded plat) shall be provided.
28. Proposed easements:
  - a) All proposed onsite and offsite easements shall be depicted with the exception of street-side Public Utility and Sidewalk Easements abutting right-of-way (see PUE note below);
  - b) Provide bearing and distance calls for all proposed easements and label as "Hereby Conveyed". Identify the beneficiary of the easement.
  - c) If conveying an easement by a separate instrument, identify the beneficiary of the easement and leave a space in the note for the document number.
29. Depiction of the ultimate 4% annual floodplain and ultimate 1% annual chance floodplain with unique line types. One or both of the following notes shall be added to the plat as applicable:
  - a) If the ultimate 1% annual chance floodplain **does not** encroach upon any portion of the tract, the following note shall be added to the plat:

"No portion of this tract is encroached by the ultimate 1% annual chance floodplain."
  - b) If the ultimate 1% annual chance floodplain **does** encroach upon the tract or any adjacent tract, the following note shall be added to the plat:

“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.”

30. Depiction of Zone A & AE FEMA floodplain with hatching or shading defined in the legend. One of the following notes shall be listed on the plat:

a) “No portion of this tract is encroached by any special flood hazard areas inundated 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 \_\_\_\_\_, effective date \_\_\_\_\_, for \_\_\_\_\_ County, Texas.”

**Or:**

b) “A portion of this tract is encroached by special flood hazard areas inundated 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 \_\_\_\_\_, effective date \_\_\_\_\_, for \_\_\_\_\_ County, Texas.”

31. Show the minimum finished floor elevations (FFE) for all lots adjacent to the floodplain, or a note that all slab elevations shall be a minimum of two feet (2') above the ultimate 1% annual chance floodplain.

32. All drainage easements and required off-site extensions shall be labeled as “drainage and storm sewer easements”. If a drainage easement exists or is proposed, the following note shall be added to the plat:

“No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.”

33. Depiction of the Neighborhood Box Unit or Central Delivery Point Area for mail (see United States Postal Service requirements and requirements contained in Section 121 of Chapter 36).

34. Plat note stating: Building setbacks shall be in accordance with Chapter 46, Zoning, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended.

35. Plat note stating: Sidewalks shall be constructed in accordance with Chapter 36, Subdivisions Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, and with the Design and Construction Standards.

36. Plat note stating: 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.

37. If applicable, a plat note stating: 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 IH35 or SH45.

38. If applicable, a plat note stating: Subdivision walls shall be located and constructed in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended.

39. Plat note stating: “This plat conforms to the Preliminary Plat approved by the Planning and Zoning Commission on \_\_\_\_\_ [INSERT APPROVAL DATE] \_\_\_\_\_.”

40. Signed and sealed surveyor’s certification.

41. Signed and sealed engineer’s certification.

42. Current and complete ownership conveyance statement(s) with lien holder approval, if applicable and all appropriate signature blocks. Proof of signatory authority for corporations is required. **Note: Signature blocks will vary.** (See examples below.)



# Project Application (Page 1 of 2)

City of Round Rock · Planning & Development Services Department  
301 Bagdad Ave. #210, Round Rock, TX 78664 · 512-218-5428

## A. Project Information *please complete all items*

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Tax ID number(s): \_\_\_\_\_

### Application Type

- |                                     |   |                                       |   |
|-------------------------------------|---|---------------------------------------|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Concept Plan     | <input type="checkbox"/> Minor Plat   | <input type="checkbox"/> Vacation ( <u>circle one</u> : plat, |
| <input type="checkbox"/> Zoning     | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Replat       | easement or building line)                                    |
| <input type="checkbox"/> PUD        | <input type="checkbox"/> Final Plat       | <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Donation                             |

Revision of Approved Plan/Plat?  Y  N Name: \_\_\_\_\_

Jurisdiction:  City Limits  ETJ Total Acres: \_\_\_\_\_ No. of Lots: \_\_\_\_\_

Original Survey & Abstract No.: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Location: \_\_\_\_\_

Proposed Use(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### Applicant's Signature

Applicant's role:  Owner  Developer  Other: \_\_\_\_\_

*I hereby Certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge.*

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Please Complete Page 2**

<b>Staff Use Only</b> Application No: _____ Date: _____
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# Project Application (Page 2 of 2)

City of Round Rock · Planning & Development Services Department  
301 W. Bagdad Ave. #210, Round Rock, TX 78664 · 512-218-5428

## B. Contact Information *(please complete all items - attach additional pages as necessary)*

### I. Property Owner(s)

Firm Name (if applicable): \_\_\_\_\_

Owner Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### II. Owner's Agent/Engineer (main contact person responsible for application)

Role:  Engineer  Agent  Other: \_\_\_\_\_

Firm Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

**Primary Contact Name:** \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Secondary Contact Name:** \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### III. Developer

Firm Name (if applicable): \_\_\_\_\_

Owner Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### IV. Developer's Agent/Engineer (main contact person responsible for application)

Role:  Engineer  Agent  Other: \_\_\_\_\_

Firm Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

**Primary Contact Name:** \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Secondary Contact Name:** \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Signature Blocks for Corporate Entity**

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**IF THERE ARE NO LIEN HOLDERS:**

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That [Name of corporate entity], a [State of formation] [type of corporate entity], as the owner of that certain \_\_\_\_ acre tract of land recorded in Volume \_\_, Page \_\_\_\_ [or Document Number], 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 \_\_\_\_\_ subdivision.

[NAME OF CORPORATE ENTITY]  
\_\_\_\_\_  
[signature]  
[Name of authorized officer]  
[Title of officer]

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by, [Name of authorized officer], as [Title of officer] of [Name of corporate entity], a State of formation] [type of corporate entity], on behalf of said [Name of corporate entity].

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

**Signature Blocks for Corporate Entity**

---

**IF THERE ARE LIEN HOLDERS:**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

That [Name of corporate entity], a [State of formation] [type of corporate entity], as the owner of that certain \_\_\_\_ acre tract of land recorded in Volume \_\_, Page \_\_\_\_ [or Document Number], of the Official Records of Williamson County, Texas do hereby 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 \_\_\_\_\_ subdivision.

[NAME OF CORPORATE ENTITY]

\_\_\_\_\_  
[Name of authorized officer]  
[Title of officer]

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by, [Name of authorized officer], as [Title of officer] of [Name of corporate entity], a State of formation] [type of corporate entity], on behalf of said [Name of corporate entity].

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

**AND**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

That \_\_\_\_\_, the Lien Holder of that certain \_\_\_\_\_ acre tract of land recorded in Volume \_\_, Page \_\_\_\_ [or Document Number], of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain \_\_\_\_\_ acre tract of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

\_\_\_\_\_  
(Name of Lien holder)  
By:  
\_\_\_\_\_, its \_\_\_\_\_  
(Typed Name)

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by, \_\_\_\_\_.

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

**Signature Blocks for Natural Persons**

---

**IF THERE ARE NO LIEN HOLDERS:**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

That I, \_\_\_\_\_, as the owner of that certain \_\_\_\_\_ acre tract of land recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ [or Document Number \_\_\_\_\_], 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 \_\_\_\_\_ subdivision.

\_\_\_\_\_  
[Name of Owner]

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_,  
by \_\_\_\_\_ .

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires:

## **Signature Blocks for Natural Persons**

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### **IF THERE ARE LIEN HOLDERS:**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

That I, \_\_\_\_\_, as the owner of that certain \_\_\_\_\_ acre tract of land recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ [or Document Number \_\_\_\_\_], of the Official Records of Williamson County, Texas do hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public be known as \_\_\_\_\_ subdivision.

\_\_\_\_\_  
[signature]  
[Name of Owner]

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
By \_\_\_\_\_ .

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires:

### **AND**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

That \_\_\_\_\_, the Lien Holder of that certain \_\_\_\_\_ acre tract of land recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ [or Document Number \_\_\_\_\_], of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain \_\_\_\_\_ acre tract of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

\_\_\_\_\_  
[Name of Lien holder]

By: \_\_\_\_\_, its \_\_\_\_\_

[Typed Name]

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_ .

Notary Public, State of Texas

Printed Name:

My Commission Expires:

**City of Round Rock Certification & Signature Block**  
(for Plats in *Williamson County*)

---

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, 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.

\_\_\_\_\_  
David Pavliska, Chairman

**City of Round Rock Certification & Signature Block**  
(for Plats in *Travis County*)

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Approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, 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 Travis County, Texas.

The property covered by this Plat is within the [EXTRATERRITORIAL JURISDICTION or CITY LIMITS] of the City of Round Rock.

\_\_\_\_\_  
David Pavliska, Chairman

**County Clerk Signature Block**  
(for Plats in **Williamson County**)

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THE 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 \_\_\_\_\_ A.D., 201\_\_\_, AT \_\_\_ O'CLOCK \_\_\_ M. AND

DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_ AT \_\_\_ O'CLOCK \_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

**County Clerk Signature Block**  
(for Plats in **Travis County**)

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STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS 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., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

**Certificate, Signature, and Seal of the  
Licensed Surveyor who Prepared the Plat**

---

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, \_\_\_\_\_, 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 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

\_\_\_\_\_  
Signature and Seal of Licensed Surveyor

\_\_\_\_\_  
Date

**Certificate, Signature, and Seal of a  
Registered Professional Engineer**

---

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, \_\_\_\_\_, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

\_\_\_\_\_  
Signature and Seal of Licensed Engineer

\_\_\_\_\_  
Date



# Letter of Intent for Mandatory Parkland Conveyance

Parks & Recreation Department (PAR) 512-218-5540  
Planning & Development Services Department (PDS) 512-218-5428

**Project name:** \_\_\_\_\_

Submission level:     Concept Plan     Preliminary Plat     Final Plat

Project acreage: \_\_\_\_\_ (Proposed) Zoning: \_\_\_\_\_

## Parkland Contribution

*Parkland contribution requirements are given in the Code of Ordinances Sections 36-72 through 36-80, available online at [https://www.municode.com/library/tx/round\\_rock](https://www.municode.com/library/tx/round_rock). For further information regarding parkland conveyance, contact Park Development Mgr. Katie Baker, 512-341-3355, [kbaker@roundrocktexas.gov](mailto:kbaker@roundrocktexas.gov).*

Park Zone(s) for proposed project (refer to Park Zone map): \_\_\_\_\_

Number of park acres *required* to be conveyed: \_\_\_\_\_

Number of park acres *proposed* to be conveyed: \_\_\_\_\_

Proposed park improvements (list):

## AND / OR

Amount required for Fee in Lieu of Parkland Conveyance: \$ \_\_\_\_\_

## Property owner or authorized agent

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

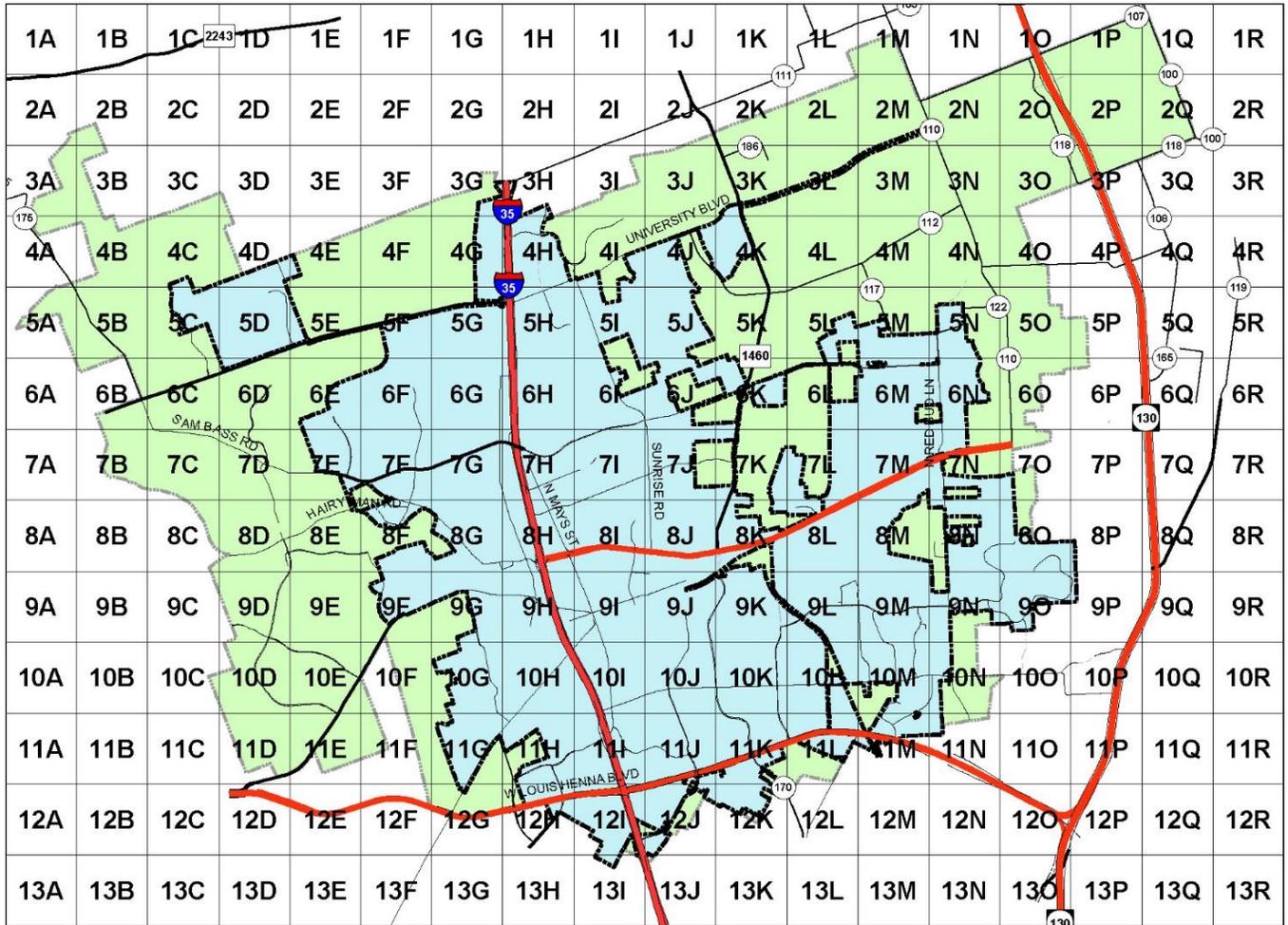
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## Approval of Intent

\_\_\_\_\_  
Park Development Manager

\_\_\_\_\_  
Date

### Park Zones and Fees



0 0.5 1 2 Miles

Exhibit A - Park Zones

385.15 acres per zone

January 2007

Parkland fees (residential):	
Single-family (SFR)	\$200.00 per acre
Single-family (SF-1)	\$1,200.00 per acre
Single-family (SF-2)	\$1,600.00 per acre
Two-family (TF)	\$2,800.00 per acre
Townhouse (TH)	\$3,200.00 per acre
Multifamily (MF-1, MF-2 and MF-3)	\$4,000.00 per acre
Senior (SR)	\$2,000.00 per acre
Parkland fees (nonresidential)	\$800.00 per acre