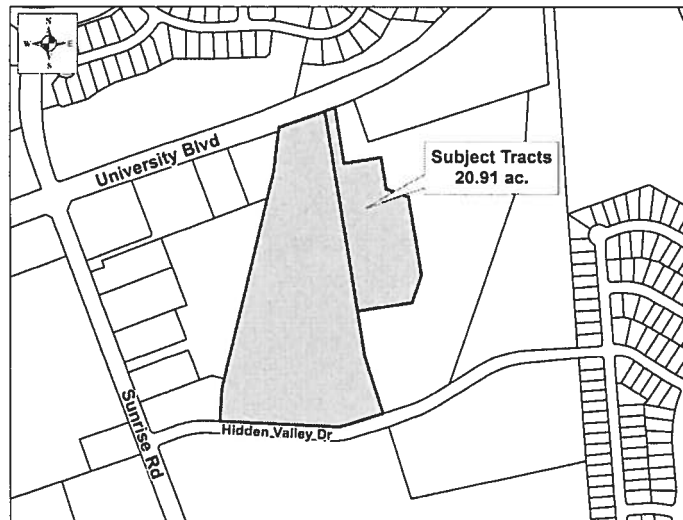


**Arrington Ridge II Replat Subdivision  
FINAL PLAT      FP1803-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to create two lots

**ZONING AT TIME OF APPLICATION:** MF-2 (Multifamily-Medium Density) & PUD 90

**DESCRIPTION:** 20.91 acres out of the N. B. Anderson Survey, Abstract No. 29

**CURRENT USE OF PROPERTY:** Multifamily and undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Commercial and Residential

**ADJACENT LAND USE:**

North: University Blvd ROW and Single-Family (Teravista MUD)  
 South: Multifamily (PUD 90)  
 East: Multifamily (PUD 90)  
 West: Commercial (Zoned C-1)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	15.91
Office:	0	0
Commercial:	1	5
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>20.91</b>

**Owner:**  
 RDRK SPE/EAT LLC Roy  
 E. Carroll  
 2004 Lakeshore Dr.  
 Austin, TX 78746

**Agent:**  
 Stantec Consulting Services Inc.  
 Katie Frazier  
 1905 Aldrich St., Ste. 300  
 Austin, TX 78723

**Arrington Ridge II Replat Subdivision  
FINAL PLAT          FP1803-001**

**HISTORY:** PUD (Planned Unit Development) No. 90 was approved by the City Council in January of 2012. It contains 41.23 acres and has three development areas: two areas for multifamily development on 36 acres and one area for townhome and senior uses on 5 acres. Amendment No. 1 to the PUD provided for modified design features for the second phase of the multifamily development. It was approved administratively in 2015. Amendment No. 2 was approved by the Planning & Zoning Commission on December 20, 2017 and allowed an indoor, climate controlled self-storage facility as a new use in the PUD.

**DATE OF REVIEW:** June 20, 2018

**LOCATION:** Southeast of the intersection of University Blvd. and Sunrise Rd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for Commercial and Residential purposes. The south and west portion of the site with the existing Arrington Ridge Apartments is zoned MF-2 (Multifamily-Medium Density) District and allows apartments, townhomes, neighborhood parks, and places of worship by right. The north and east portion of the site is zoned PUD 90 and allows senior apartments, townhomes, senior group living, and multi-story self service storage facilities. The PUD requires specific building and design standards for each land use identified in the document. The MF-2 district has its own building and design standards.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall PUD development. This replat will not require a TIA revision. Access to both Lots 1 & 2 will be through a shared existing driveway off of University Boulevard. There is an existing cross access agreement that has been recorded between both properties.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Lot 1 is developed with the Arrington Ridge Apartments and is served by a 20-inch water main on University Boulevard and a 12-inch main in Hidden Valley Drive. Lot 2 is undeveloped and is served by a 20-inch water main on University Boulevard and a 8-inch water stub to the north property line adjacent to Bartz II apartments to the east. Wastewater for Lot 1 is provided throughout the site. Wastewater for Lot 2 is provided by the adjacent Bartz II site.

Drainage: There are no drainage concerns for this site. Detention facilities for Lot 1 and Lot 2 consist of both the detention pond that was constructed with the Bartz II site development and the Arrington Ridge pond. Staff will review a more detailed drainage plan prior to permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following condition:

1. Sheet 2 of 3:  
General Note 7- Revise note to include statement "all finished floor elevations shall be a minimum two feet above the ultimate 1% annual chance floodplain."





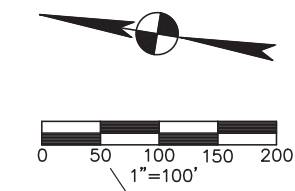
**University Blvd**

**Subject Tracts  
20.91 ac.**

**Sunrise Rd**

**Hidden Valley Dr**





- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
  - CALCULATED POINT
  - 1/2" IRON ROD WITH "STATEC" CAP SET
  - ADJOINER AND STREET LINE
  - SUBDIVISION BOUNDARY LINE
  - SUBDIVISION LOT LINE
  - EASEMENT LINE
  - BENCHMARK
  - P.O.B. POINT OF BEGINNING
  - 100YR ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
  - 25YR ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

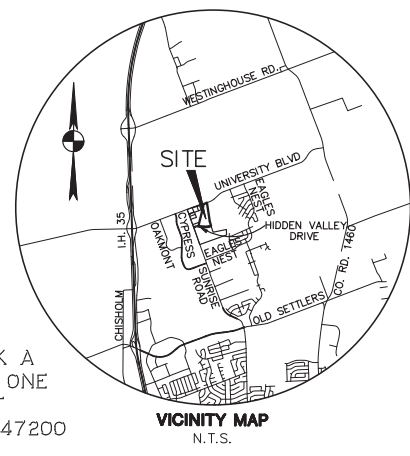
# ARRINGTON RIDGE II SUBDIVISION

## A REPLAT OF LOT 1, BLOCK "B"

### OAKMONT CROSSING SECTION ONE

A 20.907 ACRE TRACT OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.93'	2112.42'	1°22'53"	N69° 47' 11"E	50.93
C2	81.37'	220.26'	21°09'57"	S82° 49' 45"W	80.91
C3	96.63'	2112.42'	2°37'15"	N67° 47' 07"E	96.62
C4	50.92'	2124.59'	1°22'23"	N69° 50' 59"E	50.92



LOT 1, BLOCK A  
BARTZ PHASE ONE  
FINAL PLAT  
DOC. NO. 2013047200

**EASEMENT NOTE:**  
TEXAS POWER & LIGHT COMPANY  
EASEMENT DATED OCTOBER 2, 1936 OF  
RECORD IN VOLUME 282, PAGE 519 OF THE  
DEED RECORDS OF WILLIAMSON COUNTY,  
TEXAS, WAS UNLOCATABLE AND MAY  
AFFECT THE PROPERTY SHOWN HEREON.

LOT 1, BLOCK "A"  
FINAL PLAT OF CHANDLER  
SUNRISE SUBDIVISION  
CAB. "DD", SLS. 118-119

**BENCHMARK INFORMATION:**  
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN  
VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA  
SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS)  
NETWORK AND ADDITIONALLY REFERENCED TO NGS GEOID MODEL  
12A (CONUS).

**TBM 103:** PK NAIL WITH WASHER FOUND IN CONCRETE WALKWAY  
ON THE SOUTH SIDE OF UNIVERSITY AVENUE AT CREEK  
CROSSING, NEAR NORTHWEST CORNER OF PROPERTY.  
ELEV=775.05' (AS SHOWN)

**GENERAL INFORMATION:**  
ACREAGE OWNER 1 (5.002 AC) ARRINGTON RIDGE II, LLC  
ACREAGE OWNER 2 (15.905 AC) ARRINGTON RIDGE, LLC  
TOTAL ACREAGE.....20.907 ACRES  
SURVEY OF.....N.B. ANDERSON SURVEY  
ABSTRACT NO. 29  
TOTAL # OF LOTS.....2 (DEVELOPMENT)  
TOTAL # OF BLOCKS.....1  
LINEAR FEET OF NEW STREETS....0  
PLANNING AND ZONING  
COMMISSION REVIEW.....JUNE 20, 2018  
SURVEYOR & ENGINEER.....STANTEC CONSULTING  
SERVICES, INC.  
SUBMITTAL DATE.....MARCH 6, 2018

**ARRINGTON RIDGE II SUBDIVISION**  
**REPLAT OF LOT 1, BLOCK "B"**  
**OAKMONT CROSSING SECTION ONE**  
A TWO LOT SUBDIVISION  
CONSISTING OF 20.907 ACRES  
DATE: FEBRUARY 2018  
PREPARED BY:

**Stantec**  
1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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LINE TABLE		
NO.	BEARING	DISTANCE
L1	N66°59'05"E	148.75'
L2	N67°29'20"E	92.16'
L3	S9°16'14"E	150.24'
L4	S69°58'07"E	111.20'
L5	S18°28'28"W	135.18'
L6	N3°23'40"E	152.04'
L7	S17°27'59"E	60.01'
L8	N66°59'05"E	70.98'
L9	N9°14'15"W	1.93'
L10	N80°45'45"E	109.30'

SHEET  
**1**  
OF 3

NOTE:  
REFER TO FLOODPLAIN STUDY FOR  
GOLD'S GYM DATED DECEMBER 23,  
2015 FOR LIMITS OF ULTIMATE 1%  
ANNUAL CHANCE FLOODPLAIN ON THE  
WESTERN BANK OF THE UNNAMED  
TRIBUTARY TO CHANDLER BRANCH.



ARRINGTON RIDGE II SUBDIVISION  
A REPLAT OF LOT 1, BLOCK "B"  
OAKMONT CROSSING SECTION ONE

STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§ KNOW ALL MEN BY THESE PRESENTS

THAT ARRINGTON RIDGE II, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ROY E. CARROLL, II ITS MANAGER AND ARRINGTON RIDGE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ROY E. CARROLL, II, ITS MANAGER, BEING THE OWNERS OF THAT CERTAIN 20.907 ACRE TRACT OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; SAID 20.907 ACRES BEING THAT CERTAIN 5.002 ACRE TRACT OF LAND CONVEYED TO ARRINGTON RIDGE II, LLC BY DEED OF RECORD IN DOCUMENT NO. 2018043922 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMAINING 15.905 ACRE PORTION OF LOT 1, BLOCK B, OAKMONT CROSSING SECTION ONE, A SUBDIVISION OF RECORD IN CABINET H, SLIDE 311 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID REMAINING PORTION OF LOT 1 HAVING BEEN CONVEYED TO ARRINGTON RIDGE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014028954 OF SAID OFFICIAL PUBLIC RECORDS; DO HEREBY SUBDIVIDE SAID 20.907 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "ARRINGTON RIDGE II SUBDIVISION, REPLAT OF LOT 1, BLOCK "B" OAKMONT CROSSING SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED.

ARRINGTON RIDGE, LLC,  
A NORTH CAROLINA LIMITED LIABILITY COMPANY

ARRINGTON RIDGE II, LLC,  
A NORTH CAROLINA LIMITED LIABILITY COMPANY

BY:

ROY E. CARROLL, II  
201 N. ELM STREET, SUITE 201  
GREENSBORO, NORTH CAROLINA 27401

DATE

BY:

ROY E. CARROLL, II  
201 N. ELM STREET, SUITE 201  
GREENSBORO, NORTH CAROLINA 27401

DATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

§  
§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC  
IN AND FOR THE STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

§  
§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC  
IN AND FOR THE STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES

STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§ KNOW ALL MEN BY THESE PRESENTS;

THAT I, KATHLEEN H. FRAZIER, 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.

KATHLEEN H. FRAZIER, P.E.  
TEXAS REGISTRATION NO. 122011  
STANTEC CONSULTING SERVICES, INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723



LIEN HOLDERS STATEMENT:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT ARRINGTON RIDGE II, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 5.002 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018043922, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS ARRINGTON RIDGE II SUBDIVISION, REPLAT OF LOT 1, BLOCK "B" OAKMONT CROSSING SECTION ONE.

ARRINGTON RIDGE II, LLC

ROY E. CARROLL, II  
MANAGER

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY, ROY E. CARROLL, II, AS MANAGER OF ARRINGTON RIDGE II, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ON BEHALF OF ARRINGTON RIDGE II, LLC.

NOTARY PUBLIC, STATE OF \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT ARRINGTON RIDGE, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY, AS THE OWNER OF LOT 1, BLOCK B, OAKMONT CROSSING SECTION ONE, RECORDED IN DOCUMENT NUMBER 2014028954, SAVE AND EXCEPT THAT PORTION CONVEYED UNDER DOCUMENT NUMBER 2013102798, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS ARRINGTON RIDGE II SUBDIVISION, REPLAT OF LOT 1, BLOCK "B" OAKMONT CROSSING SECTION ONE.

ARRINGTON RIDGE, LLC  
A NORTH CAROLINA LIMITED LIABILITY COMPANY

ROY E. CARROLL, II  
MANAGER

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY, ROY E. CARROLL, II, AS MANAGER OF ARRINGTON RIDGE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ON BEHALF OF ARRINGTON RIDGE, LLC.

NOTARY PUBLIC, STATE OF \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT BANK OF AMERICA, N.A., THE LIEN HOLDER OF LOT 1, BLOCK B, OAKMONT CROSSING SECTION ONE, RECORDED IN DOCUMENT NUMBER 2014028954, SAVE AND EXCEPT THAT PORTION CONVEYED UNDER DOCUMENT NUMBER 2013102798, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF LOT 1, BLOCK B, OAKMONT CROSSING SECTION ONE, 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 EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BANK OF AMERICA, N.A.

BY: \_\_\_\_\_, ITS \_\_\_\_\_

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_,  
BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

GENERAL NOTES

1. BUILDING SETBACKS FOR LOT 1 SHALL BE IN ACCORDANCE WITH THE TABLE BELOW.

FRONT - 10 FEET  
SIDE - 5 FEET  
REAR - 5 FEET

BUILDING SETBACKS FOR LOT 2 SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, OR AS APPROVED BY THE PUD AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.

3. ALL EXISTING RECORDED EASEMENTS AND PLATS ARE FOUND IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND SHOWN HEREON, EXCEPT THE TEXAS POWER & LIGHT COMPANY EASEMENT DATED OCTOBER 2, 1936 OF RECORD IN VOLUME 282, PAGE 519 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, WAS UNLOCATABLE AND MAY AFFECT THE PROPERTY SHOWN HEREON.

4. 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. THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NOS. 48491C0485E AND 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

5. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD.

6. 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 AFTER APPROVAL OF THE PROPER ANALYSIS.

7. BUILDING SLABS ADJACENT TO THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN ELEVATION AS DETERMINED BY THE FLOOD STUDY FOR GOLD'S GYM - UNNAMED TRIBUTARY TO CHANDLER BRANCH (COMPLETED BY KIMLEY-HORN & ASSOCIATES, INC., DATED DECEMBER 23, 2015).

8. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

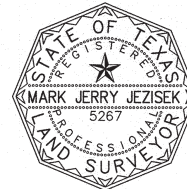
STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§ KNOW ALL MEN BY THESE PRESENTS;

THAT I, MARK J. JEZISEK, 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.

MARK J. JEZISEK, R.P.L.S.  
TEXAS REGISTRATION NO. 5267  
STANTEC CONSULTING SERVICES, INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723

DATE



ARRINGTON RIDGE II SUBDIVISION  
REPLAT OF LOT 1, BLOCK "B"  
OAKMONT CROSSING SECTION ONE

A TWO LOT SUBDIVISION  
CONSISTING OF 20.907 ACRES  
DATE: FEBRUARY 2018  
PREPARED BY:



**Stantec**

1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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SHEET

2

OF 3



ARRINGTON RIDGE II SUBDIVISION  
A REPLAT OF LOT 1, BLOCK "B"  
OAKMONT CROSSING SECTION ONE

A 20.907 ACRE TRACT OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT  
NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

FIELDNOTE DESCRIPTION:

OF 20.907 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 1, BLOCK "B" OAKMONT CROSSING SECTION ONE, A SUBDIVISION OF RECORD IN CABINET "H", SLIDES 311-313 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE 5.002 ACRE TRACT OF LAND CONVEYED TO ARRINGTON RIDGE II, LLC BY DEED OF RECORD IN DOCUMENT NO. 2018043922 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 20.907 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (R.O.W. VARIES), BEING THE NORTHEASTERLY CORNER OF LOT 3 FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 44-45 OF SAID PLAT RECORDS, THE SOUTHWESTERLY CORNER OF THAT CERTAIN 1,918 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK FOR STREET PURPOSES BY DEED OF RECORD IN DOCUMENT NO. 2013102798 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, BEING THE SOUTHERLY LINE OF SAID 1,918 SQUARE FOOT TRACT AND THE NORTHERLY LINE OF SAID LOT 1, BLOCK "B", FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N66°59'05"E, A DISTANCE OF 148.75 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;
- 2) N67°29'20"E, A DISTANCE OF 92.16 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHWESTERLY CORNER OF SAID 5.002 ACRE TRACT, BEING THE EASTERLY CORNER OF SAID 1,918 SQUARE FOOT TRACT AND THE NORTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 1, FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, BEING THE NORTHERLY LINE OF SAID 5.002 ACRE TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2112.42 FEET, A CENTRAL ANGLE OF 01°22'53", AN ARC LENGTH OF 50.93 FEET AND A CHORD WHICH BEARS, N69°47'11"E, A DISTANCE OF 50.93 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK A BARTZ PHASE TWO FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015104762 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHEASTERLY CORNER OF SAID 5.002 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK A AND SAID 5.002 ACRE TRACT, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) S09°16'14"E, A DISTANCE OF 266.89 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;
- 2) N80°43'25"E, A DISTANCE OF 177.79 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;
- 3) S09°16'14"E, A DISTANCE OF 150.24 FEET TO A 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND FOR AN ANGLE POINT;
- 4) S69°58'07"E, A DISTANCE OF 111.20 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT;
- 5) S09°16'14"E, A DISTANCE OF 370.87 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT, FROM WHICH A 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND BEARS, S32°46'32"E, A DISTANCE OF 0.49 FEET;
- 6) S18°28'28"W, A DISTANCE OF 135.18 FEET TO A 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND FOR AN ANGLE POINT;
- 7) S80°43'25"W, A DISTANCE OF 261.83 FEET TO A 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND IN THE EASTERLY LINE OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", BEING THE SOUTHWESTERLY CORNER OF SAID 5.002 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

FIELDNOTE DESCRIPTION:

THENCE, ALONG THE EASTERLY LINE OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", BEING THE WESTERLY LINE OF SAID LOT 1, BLOCK "A", FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S09°16'14"E, A DISTANCE OF 213.68 FEET TO A 1/2 INCH IRON ROD WITH "WARD" CAP FOUND FOR AN ANGLE POINT;
- 2) S17°46'55"E, A DISTANCE OF 284.48 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF HIDDEN VALLEY DRIVE (60' R.O.W.), BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK A AND THE SOUTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE NORTHERLY LINE OF HIDDEN VALLEY DRIVE, BEING THE SOUTHERLY LINE OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S72°18'37"W, A DISTANCE OF 185.36 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 220.26 FEET, A CENTRAL ANGLE OF 21°09'57", AN ARC LENGTH OF 81.37 FEET AND A CHORD WHICH BEARS, S82°49'45"W, A DISTANCE OF 80.91 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE END OF SAID CURVE;
- 3) N86°36'39"W, A DISTANCE OF 515.43 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 9 OF SAID FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO, BEING THE SOUTHWESTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF HIDDEN VALLEY DRIVE, ALONG THE EASTERLY LINE OF LOTS 3, LOTS 8 AND 9 OF SAID FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO, BEING THE WESTERLY LINE OF THE REMAINING PORTION OF SAID LOT 1, BLOCK "B", FOR THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N03°23'40"E, A DISTANCE OF 152.04 FEET TO AN ANGLE POINT;
- 2) N13°24'12"E, A DISTANCE OF 1048.95 FEET TO AN ANGLE POINT;
- 3) N06°40'20"E, A DISTANCE OF 193.40 TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 20.907 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, 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 PAVLISKA, CHAIRMAN  
CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D., AT \_\_\_\_\_ O'CLOCK, \_\_M.,

AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D., AT \_\_\_\_\_ O'CLOCK \_\_ M.,

IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER \_\_\_\_\_.

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

ARRINGTON RIDGE II SUBDIVISION  
REPLAT OF LOT 1, BLOCK "B"  
OAKMONT CROSSING SECTION ONE

A TWO LOT SUBDIVISION  
CONSISTING OF 20.907 ACRES

DATE: FEBRUARY 2018  
PREPARED BY:



1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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