

University Village North, Sec. 4, Lt. 5, Blk. C
FINAL PLAT FP1906-004



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat request to create one (1) development lot

ZONING AT TIME OF APPLICATION: PUD No. 83

DESCRIPTION: 5.63 acres out of the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD (Planned Unit Development) No. 83, which contains commercial/office land uses.

ADJACENT LAND USE:

North: Offices/Gymnastics - Zoned PUD (Planned Unit Development) No. 83

South: Zodiac Lane Right-of-Way/Townhomes - Zoned PUD (Planned Unit Development) No. 83

East: Campus Village Drive Right-of-Way/Undeveloped Land - Zoned PF3 (Public Facilities - High Intensity)

West: Sandy Brook Drive Right-of-Way/Single-Family Residences - Zoned SF-2 (Single Family Standard Lot)

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:	0	0
Office:	1	5.63
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	5.63

Owner:
The Church in Round Rock
Joe Jenkinson
4205 Pebblestone Trail
Round Rock, TX 78665

Agent:
Pape-Dawson Engineers
Terry Reynolds
10801 N. Mopac Blvd., Bldg. 3, Ste. 200
Austin, TX 78759

University Village North, Sec. 4, Lt. 5, Blk. C
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HISTORY: The University Village PUD (Planned Unit Development) No. 83 was approved by the City Council on October 23, 2008. Since the original approval, there have been several administrative approvals. The most recent revision was approved administratively on March 11, 2019 to interpret the regulation in the PUD related to eating establishments.

On November 4, 2015, the Planning & Zoning Commission (P&Z) approved Preliminary Plat (PP1510-001) to create five development lots on 13.2-acres. On April 17, 2019, the P&Z approved a Final Plat (FP1903-004 - Section 3, Lot 4) and therefore the Preliminary Plat expiration date was extended to May 22, 2022.

DATE OF REVIEW: July 17, 2019

LOCATION: South of University Boulevard and east of Sandy Brook Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD (Planned Unit Development) No. 83, which contains office type land uses. The property is zoned PUD No. 83 (Parcel No. 3) and allows specific land uses listed within the PUD. Office land uses within the PUD include limitations related to size of buildings, hours of operation, and setbacks. Development standards are included in PUD No. 83 for the subject tract. For requirements not mentioned in the PUD, the OF-1 (General office) zoning district standards will apply.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1510-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was already approved for the entire development under PUD No. 83. This final phase does not warrant a revision to the approved TIA. No access drives are permitted to or from Sandy Brook Drive. Access drives are permitted to or from Campus Village Drive and Zodiac Lane. Final access drive locations will be determined at the site plan stage.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The lot will be served with water via an existing 12-inch water line along Campus Village Drive. Wastewater will be provided via an existing 10-inch wastewater line along Campus Village Drive.

Drainage: Runoff from the subject lot will be conveyed through a 30-inch storm drain stub extended to the southeast corner of the lot to the 30-inch storm sewer pipe in Zodiac Lane, which then ties into a 54-inch reinforced concrete pipe on Campus Village Drive.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Provide "Encroachment Agreement Doc. No. _____" below notation of 18' Landscape and Sidewalk Easement. Encroachment agreement shall be recorded prior to plat recordation.

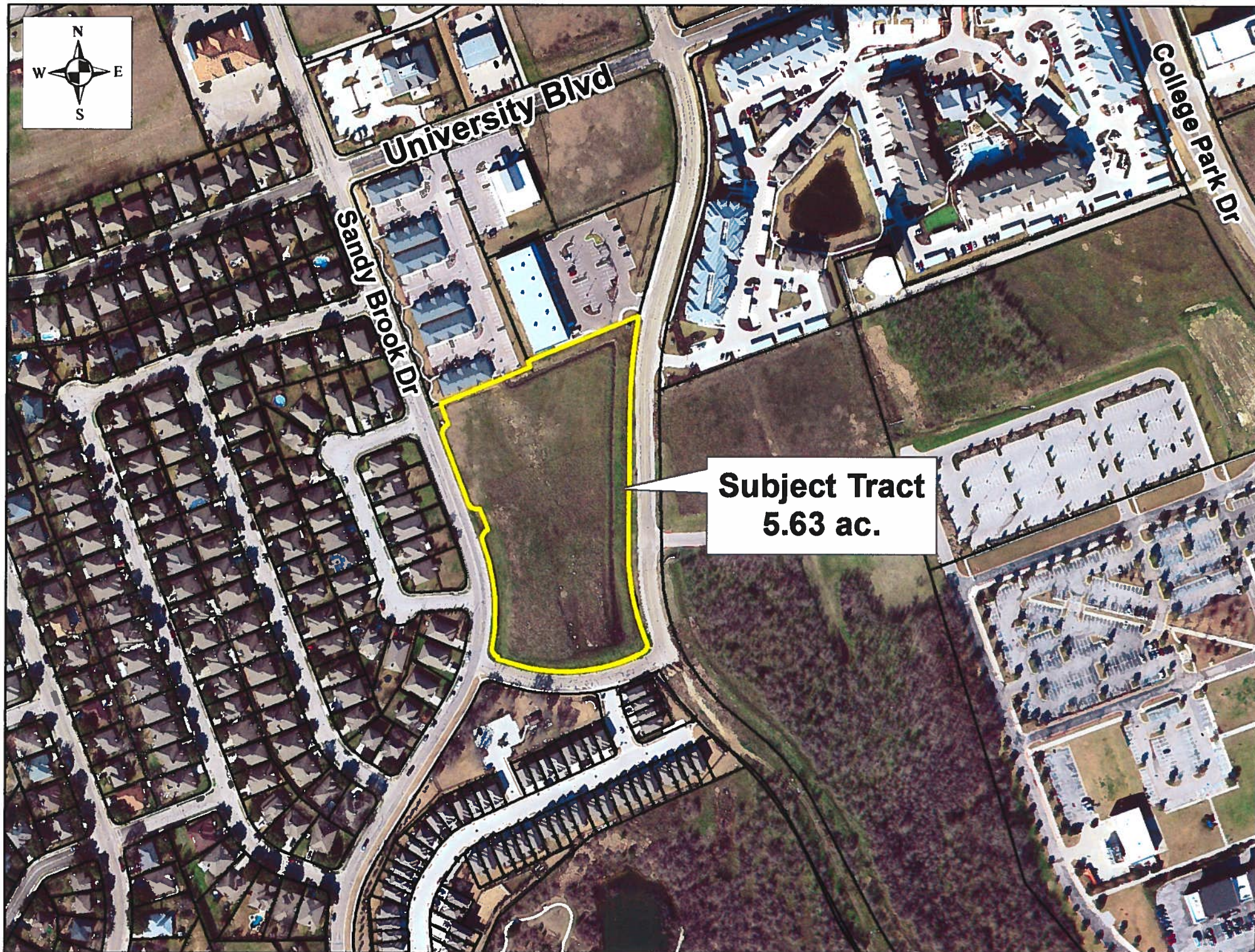


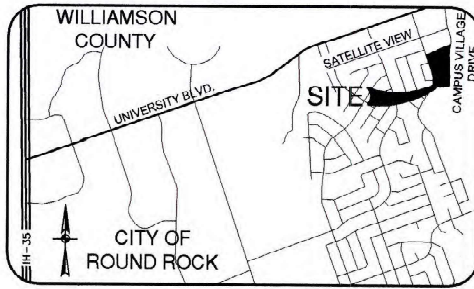
University Blvd

Sandy Brook Dr

College Park Dr

Subject Tract
5.63 ac.





LOCATION MAP
NOT TO SCALE

LEGEND

DOC DOCUMENT NUMBER
POB POINT OF BEGINNING
OPR OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
FD, I.R. FOUND IRON ROD
ROW RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
PD PAPE-DAWSON
(SURVEYOR) FOUND 1/2" IRON ROD WITH CAP
EASEMENT
PLAT BOUNDARY
ADJOINER LINE

OWNERS: THE CHURCH IN ROUND ROCK
4205 PEBBLESTONE TRAIL
ROUND ROCK, TX 78665
(512) 256-6486

ACREAGE: 5.632 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: JUNE 18, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JULY 17, 2019

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 5.632 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 1

PATENT SURVEY:
ABEL L. EAVES SURVEY
ABSTRACT No. 215
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

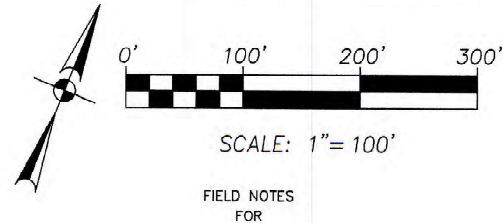
PT No. 101 CUT SQUARE ON TOP OF CONCRETE INLET
NAD 83 GRID COORDINATES
N: 10179098.72
E: 3137258.75
ELEVATION 820.57' (NAVD 1988)
GEOID 03

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AND AS AMENDED BY PUD 83.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED AND AMENDED BY PUD NO. 83, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 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.
- NO PORTION OF THIS TRACT IS ENCLOSED 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 4849100485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1510-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 4, 2015.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- TREES AND LANDSCAPING SHALL BE IRRIGATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION THROUGH AN ENCROACHMENT AGREEMENT WITH THE CITY OF ROUND ROCK.

FINAL PLAT OF UNIVERSITY VILLAGE - SECTION 4, LOT 5, BLOCK C

A 5.632 ACRE, TRACT OF LAND, BEING ALL OF A CALLED 5.632 ACRE TRACT CONVEYED TO THE CHURCH IN ROUND ROCK, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2016087996 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



A 5.632 ACRE, TRACT OF LAND, BEING ALL OF A CALLED 5.632 ACRE TRACT CONVEYED TO THE CHURCH IN ROUND ROCK IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2016087996 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.632 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point on the east right-of-way line of Sandy Brook Drive, a 60-foot right-of-way, said point being the southwest corner of Lot 1, Block C of the University Village Office Condominiums Subdivision recorded in Document No. 2015105513 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said 5.632 acre tract, the POINT OF BEGINNING of the herein described tract;

THENCE N 67°52'28" E, departing the east right-of-way line of said Sandy Brook Drive, with the south line of said Lot 1, same being a north line of said 5.632 acre tract, a distance of 233.55 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, the southeast corner of said Lot 1, same being an interior corner of said 5.632 acre tract, for an angle point hereof;

THENCE N 22°09'29" W, with the east line of said Lot 1, a west line of said 5.632 acre tract, a distance of 14.61 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, the southwest corner of Lot 2, Block C of the Capital Gymnastics Subdivision recorded in Document No. 2015105548 of the Official Public Records of Williamson County, Texas, same being an exterior corner of said 5.632 acre tract, for an angle point hereof;

THENCE N 67°50'31" E, departing the east line of said Lot 1, with the south line of said Lot 2, same being a north line of said 5.632 acre tract, a distance of 263.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point, on the west right-of-way line of Campus Village Drive, a 65-foot right-of-way, said point being the southeast corner of said Lot 2, same being the northeast corner of said 5.632 acre tract, for a point of non-tangent curvature and the northeast corner hereof;

THENCE with the west right-of-way line of said Campus Village Drive, the east line of said 5.632 acre tract, the following three (3) courses and distances:

1. with the arc of a non-tangent curve to the left, having a radius of 792.50 feet, a delta of 13°56'41", a chord bearing and distance of S 05°42'13" W, 192.40 feet, an arc length of 192.88 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, for a point of non-tangency hereof;

2. S 01°15'32" E, a distance of 366.01 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, for a point of non-tangent curvature hereof, and;

3. with the arc of a non-tangent curve to the left, having a radius of 482.50 feet, a delta of 19°46'55", a chord bearing and distance of S 10°53'53" E, 165.76 feet, an arc length of 166.59 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point, at the north end of the curve return for the north right-of-way line of Zodiac Lane, a 50-foot right-of-way, dedicated in Document No. 2011058060 of the Official Public Records of Williamson County, Texas, said point being a southeast corner of said 5.632 acre tract, for a point of non-tangent curvature hereof;

THENCE with the arc of a non-tangent curve to the right, having a radius of 20.00 feet, a delta of 84°57'01", a chord bearing and distance of S 21°57'36" W, 27.01 feet, an arc length of 29.65 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the southwest end of said curve, same being a southeast corner of said 5.632 acre tract, for a point of non-tangency hereof;

THENCE with the north right-of-way line of said Zodiac Lane, same being the south line of said 5.632 acre tract, the following four (4) courses and distances:

1. S 64°26'29" W, a distance of 10.02 feet to an iron rod with a yellow cap marked "Pape-Dawson" found, for a point of non-tangent curvature hereof;

2. with the arc of a non-tangent curve to the right, having a radius of 375.00 feet, a delta of 42°03'39", a chord bearing and distance of S 85°28'15" W, 269.15 feet, an arc length of 275.29 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, for a point of non-tangency hereof;

3. N 73°29'59" W, a distance of 42.31 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, for an angle point hereof, and

4. N 16°29'16" E, a distance of 5.01 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the southeast end of the curve return for the northeast right-of-way line of the aforementioned Sandy Brook Drive, same being the north right-of-way line of said Zodiac Lane, same being a southwest corner of said 5.632 acre tract, for a point of non-tangent curvature hereof;

THENCE with said curve to the right having a radius of 20.00 feet, a delta of 83°50'29", a chord bearing and distance of N 31°39'35" W, 26.72 feet, an arc length of 29.27 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the northwest end of said curve, for a point of reverse curvature hereof;

THENCE with the east right-of-way line of said Sandy Brook Drive, same being the southwest line of said 5.632 acre tract, with the arc of said curve to the left, having a radius of 435.35 feet, a delta of 31°03'33", a chord bearing and distance of N 05°17'51" W, 233.12 feet, an arc length of 235.99 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found for a point of non-tangency;

THENCE N 20°49'19" W, continuing with the east right-of-way line of said Sandy Brook Drive, same being in part the west line of said called 0.0266 acre tract, a distance of 318.89 feet to the POINT OF BEGINNING and containing 5.632 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N22°09'29"W	14.61'
L2	S64°26'29"W	10.02'
L3	N73°29'59"W	42.31'
L4	N16°29'16"E	5.01'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	792.50'	013°56'41"	S05°42'13"W	192.40'	192.88'
C2	482.50'	019°46'55"	S10°53'53"E	165.76'	166.59'
C3	20.00'	084°57'01"	S21°57'36"W	27.01'	29.65'
C4	375.00'	042°03'39"	S85°28'15"W	269.15'	275.29'
C5	20.00'	083°50'29"	N31°39'35"W	26.72'	29.27'
C6	435.35'	031°03'33"	N05°17'51"W	233.12'	235.99'

DATE OF PLAT PREPARATION: JUNE 12, 2019
DATE OF PLAT SUBMITTAL: JUNE 18, 2019

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBP# FIRM REGISTRATION #470 | TDP# FIRM REGISTRATION #10028801

SHEET 1 OF 2

FP1906-004

UNIVERSITY VILLAGE SECTION 4

Survey Job No. 51088-00

DATE: JULY 2019, 12:00 PM
FILE: C:\SURVEILLANCE\DESIGN\PP1510-001.DWG

FINAL PLAT
OF
UNIVERSITY VILLAGE - SECTION 4, LOT 5,
BLOCK C

A 5.632 ACRE, TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 13.157 ACRE TRACT CONVEYED TO THE CHURCH IN ROUND ROCK, RECORDED IN DOCUMENT NO. 2016087996 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That The Church in Round Rock, as the owner of that certain tract of land being a 5.632 acre tract, being out all of a called 5.632 acre tract, described in conveyance to The Church in Round Rock, in Warranty Deed with Vendor's Lien, recorded in Document No. 2016087996 of the Official Records of Williamson County, Texas, does hereby certify 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 UNIVERSITY VILLAGE - SECTION 4, LOT 5, BLOCK C.

The Church in Round Rock.

Joseph J. Jenkinson, Elder/Director/Officer
4205 Pebblestone Trail
Round Rock, Tx 78665

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 2019, by, Joseph J. Jenkinson, as Elder/Director/Officer of The Church in Round Rock on behalf of said entity.

Notary Public, State of Texas

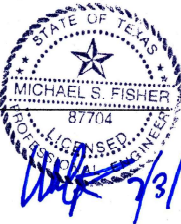
Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, 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.

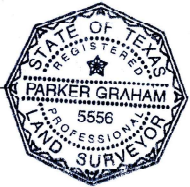
Michael S. Fisher 7/2/19
Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, 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.

Parker J. Graham 07/03/2019
Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPLS, Firm Registration No. 10028801
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759



Approved this _____ day of _____, 2019, 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 & Zoning Commission

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., 2019, at ____ o'clock ____ m. and duly recorded on the ____ day of _____ A.D., 2019 at ____ o'clock ____ m. in the plat records of said county, in document no. 2019_____. 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

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JUNE 12, 2019
DATE OF PLAT SUBMITTAL: JUNE 18, 2019

SHEET 2 OF 2

FP1906-004

UNIVERSITY VILLAGE SECTION 4

Survey Job No. 51088-00

File: J:\25-2019-0-0001-1\Drawings\FP1906-004.dwg
Plot: 11/13/2019 10:00AM
Plot by: J. Jenkinson