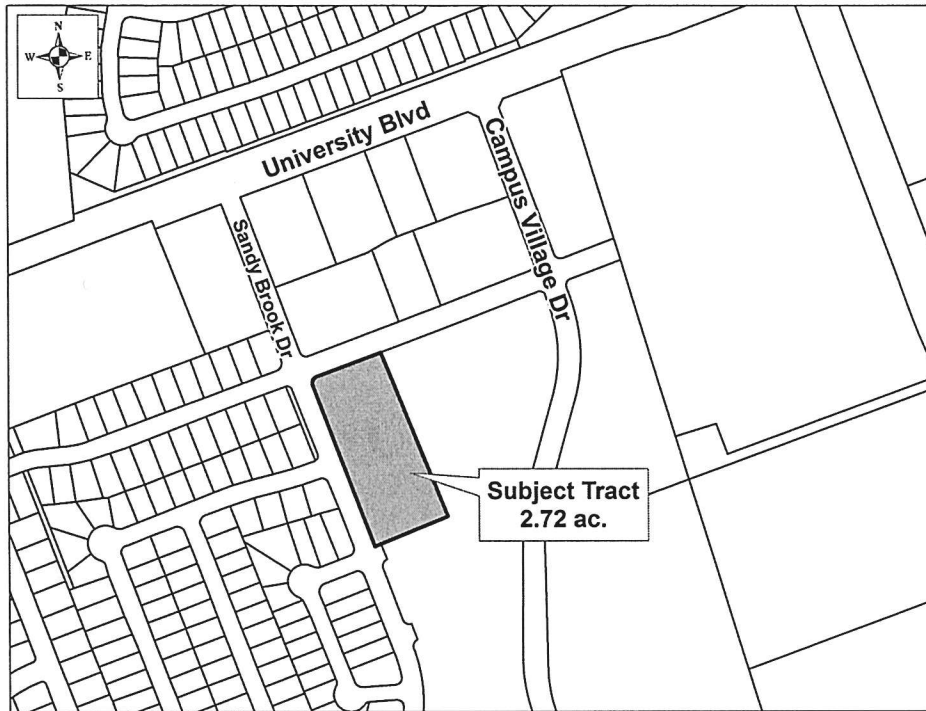


**University Village Office Condos  
FINAL PLAT    FP1510-004**



**CASE PLANNER:** Brad Dushkin

**REQUEST:** Approval of a final plat for a single lot office condominium project

**ZONING AT TIME OF APPLICATION:** PUD 83

**DESCRIPTION:** 2.72 acres out of the Abel L. Eaves Survey, Abstract No. 215

**CURRENT USE OF PROPERTY:** Vacant - zoned PUD 83

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Satellite View ROW and The Goddard School across - zoned PUD 83

South: Vacant - zoned PUD 83

East: Vacant - zoned PUD 83

West: Sandy Brook Drive ROW and single family across - zoned SF-2 (Single Family - Standard Lot)

**PROPOSED LAND USE:** Office condominiums

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	1	2.72
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>1</b>	<b>2.72</b>

**Owner:**  
Lewis Woods, LLC  
Barret Wood  
1031 S. Capital of Texas Hwy., Ste. 125  
Austin, TX 78746

**Agent**  
Pape-Dawson Engineers, Inc.  
Michael Fisher, P.E.  
7800 Shoal Creek Blvd., Suite 220W  
Austin, TX 78757

**University Village Office Condos  
FINAL PLAT      FP1510-004**

**HISTORY:** The Planning and Zoning Commission approved the original preliminary plat for this lot on February 1, 2012. However the applicant has submitted a revised preliminary plat that is on the agenda for this meeting.

**DATE OF REVIEW:** November 4, 2015

**LOCATION:** At the southeast corner of Satellite View and Sandy Brook Drive, generally south of University Boulevard

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates this property as commercial. It is zoned PUD 83 – University Village, which permits office uses on this tract. The zoning and proposed use conform to the General Plan.

Compliance with the Preliminary Plat: The proposed lot complies with the revised preliminary plat that will be considered separately on this agenda.

Traffic, Access and Roads: The property has substantial frontage on Sandy Brook Drive and Satellite View. The driveway is proposed to access Satellite View, across from the driveway to the Goddard School. An approved traffic impact analysis exists for the PUD, and the proposed use for this lot does not require a TIA revision.

Water and Wastewater Service: The property is served with City water and wastewater utilities. There is an 8" water line along the Sandy Brook Drive right-of-way and an 8" wastewater line exists further within the same right-of-way. The developer proposes to tap into a wastewater stub that will be extended to the site from the property to the east.

Drainage: There are no drainage concerns for the proposed project. Drainage infrastructure exists that is capable of serving the lot.

Additional Considerations: At the very southern end of the property is a right-of-way stub leading into the property from Sandy Brook Drive. It is required to be released by the city prior to recordation of this final plat, as explained in the staff report for the preceding item (C5).

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove the ROW stub-out at the southern end of the property along Sandy Brook Drive prior to recordation.
2. Provide all linework within legend.
3. Ensure note 5 states verbatim from the City of Round Rock plat checklist, "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 48491C0485E, effective date September 26, 2008, for Williamson County, Texas."
4. Fill in the date on note 7 with "NOVEMBER 4, 2015"



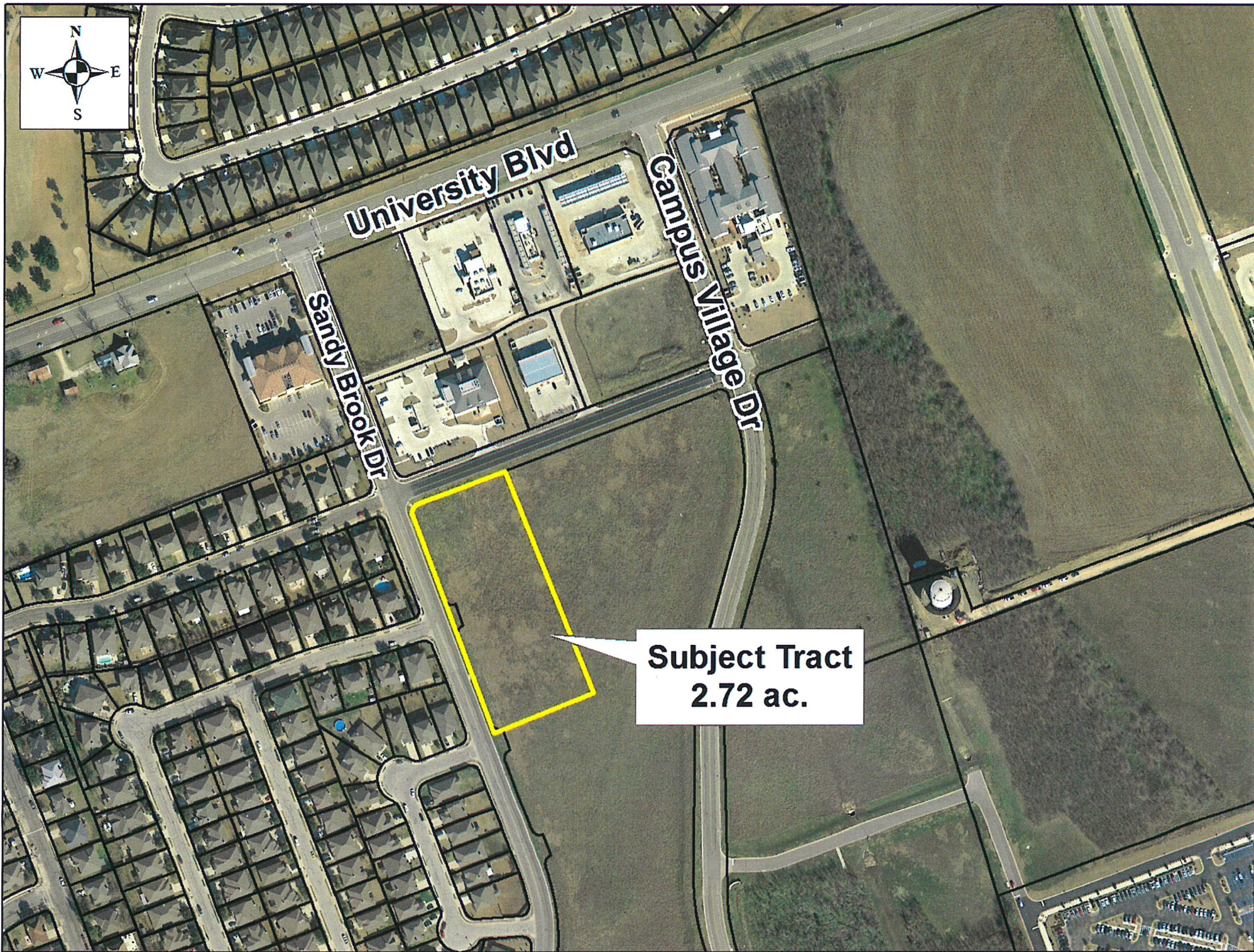


University Blvd

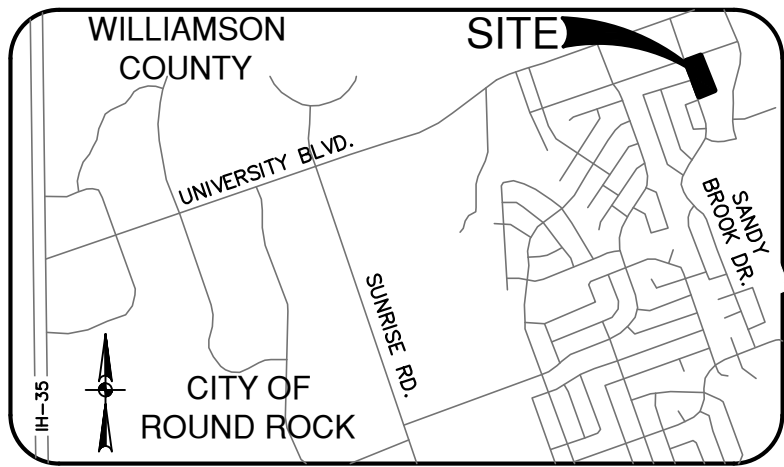
Sandy Brook Dr

Campus Village Dr

**Subject Tract  
2.72 ac.**



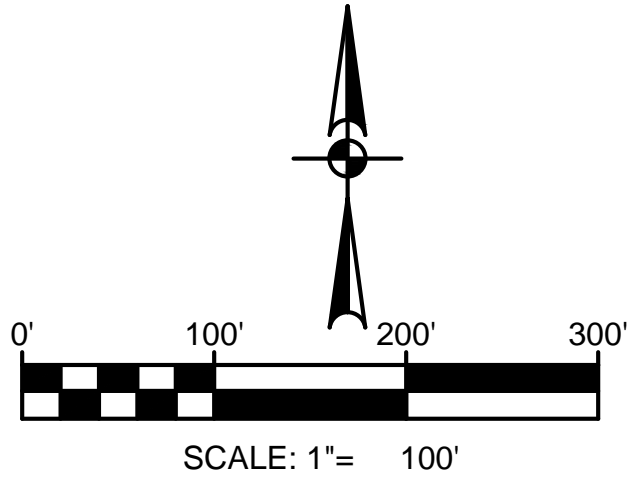




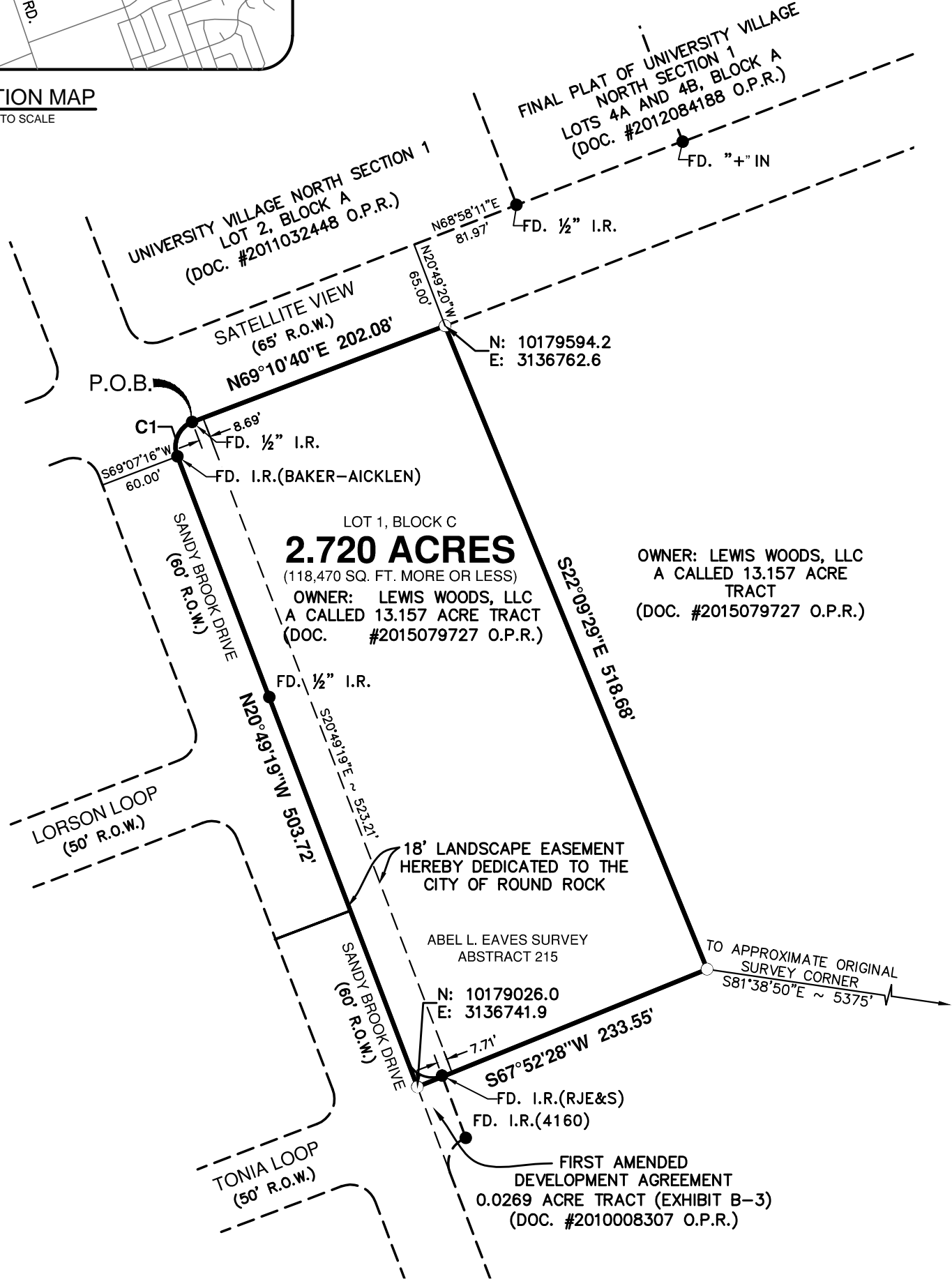
LOCATION MAP  
NOT TO SCALE

FINAL PLAT  
OF  
UNIVERSITY VILLAGE OFFICE  
CONDOMINIUMS

A 2.720 ACRE, TRACT OF LAND, BEING A PORTION OF A CALLED 13.157 ACRE TRACT, DESCRIBED IN CONVEYANCE TO LEWIS WOODS, LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



LEGEND	
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
○	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
D.R.	DEED RECORDS
FD. I.R.	FOUND IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



FIELD NOTES  
FOR

A 2.720 ACRE, TRACT OF LAND, BEING A PORTION OF A CALLED 13.157 ACRE TRACT, DESCRIBED IN CONVEYANCE TO LEWIS WOODS, LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 2.720 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

**BEGINNING** at a 1/2" iron rod found, at the northeast end of the curve return for the south right-of-way line of Satellite View, a 65-foot right-of-way, dedicated in Document No. 2011058060 of the Official Public Records of Williamson County, Texas and the northeast right-of-way line of Sandy Brook Drive, a 60-foot right-of-way, a portion dedicated in the Replat of Stoney Brook Section Three "A" subdivision, recorded in Cabinet O, Slides 318-319 of the Plat Records of Williamson County, Texas and a portion dedicated in the Stoney Brook Section 5 subdivision, recorded in Cabinet Y, Slides 184-185 of the Plat Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE N 69°10'40" E**, with the southeast right-of-way line of said Satellite View, the northwest line of said remnant of a called 98.20 acre tract, a distance of **202.08 feet** to 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;

**THENCE**: departing the southeast right-of-way line of said Satellite View, through the interior of said remnant of a called 98.20 acre tract, the following two (2) courses and distances:

- S 22°09'29" E**, a distance of 518.68 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 67°52'28" W**, a distance of 233.55 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, on the northeast right-of-way line of the aforementioned Sandy Brook Drive, the southwest line of the aforementioned 0.0269 acre tract;

**THENCE: N 20°49'19" W**, with the northeast right-of-way line of the aforementioned Sandy Brook Drive, the southwest line of the aforementioned 0.0269 acre tract, at a distance of 21.27 feet passing the north corner of said 0.0269 acre tract, continuing with the northeast right-of-way line of the aforementioned Sandy Brook Drive, the southwest line of the aforementioned remnant of a called 98.20 acre tract, for a total distance of 503.72 feet to an iron rod with a cap marked "Baker-Aicklen" found, at the southwest end of the aforementioned curve return, a northwest corner of said remnant of a called 98.20 acre tract, for a point of non-tangent curvature;

**THENCE**: with said curve to the right, having a radius of 20.00 feet, a central angle of **88°26'04"**, a chord bearing and distance of **N 22°59'16" E, 27.90 feet**, an arc length of **30.87 feet** to the **POINT OF BEGINNING** and containing 2.720 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.

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 83.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED 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 DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS.
- AN EIGHTEEN FOOT (18') LANDSCAPE AND SIDEWALK EASEMENT ALONG THE SANDY BROOK DRIVE RIGHT OF WAY IS HEREBY DEDICATED. THIS EASEMENT SHALL CONTAIN A FOUR FOOT (4') WIDE MEANDERING SIDEWALK, STREET TREES, AND LANDSCAPING. THE TEN FOOT (10') PUE ALONG THIS RIGHT OF WAY SHALL OCCUR OUTSIDE THE LANDSCAPE AND SIDEWALK EASEMENT.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON \_\_\_\_\_.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	88°26'04"	N22°59'16"E	27.90'	30.87'

OWNER: LEWIS WOODS, LLC  
1301 S. CAPITAL OF TEXAS HWY., SUITE 125  
AUSTIN, TX 78746

ACREAGE: 2.720 ACRE

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREET: NONE

SUBMITTAL DATE: OCTOBER 6, 2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
NOVEMBER \_\_\_\_\_, 2015

SURVEY: ABELL EAVES SURVEY  
ABSTRACT No. 215  
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:  
PT No. 1 FOUND CITY OF ROUND ROCK MONUMENT  
NAD 83 GRID COORDINATES  
N: 10178534.8  
E: 3137217.1  
ELEVATION 816.64' (NAVD 1988)  
GEOID 03

PT No. 12 SET 1/2" IRON ROD WITH RED CAP MARKED "PAPE-DAWSON"  
NAD 83 GRID COORDINATES  
N: 10177452.3  
E: 3136822.6  
ELEVATION 799.63' (NAVD 1988)  
GEOID 03

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOTS: 2.720 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 1

FINAL PLAT  
OF  
UNIVERSITY VILLAGE OFFICE  
CONDOMINIUMS

A 2.720 ACRE, TRACT OF LAND, BEING A PORTION OF A CALLED 13.157  
ACRE TRACT, DESCRIBED IN CONVEYANCE TO LEWIS WOODS, LLC, IN  
SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015079727,  
OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,  
OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF  
ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Lewis Woods, LLC as the owner of that certain tract of land being a 2.720 acre tract, being a portion of  
a called 13.157 acre tract, described in conveyance to Lewis Woods, LLC in special warranty deed, recorded  
in Document No. 2015079727 of the Official Public 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 Sandy Brook Condominiums.

Lewis Woods, LLC

Barrett Wood, President  
1301 S. Capitol of Texas Hwy., Suite 125  
Austin, TX 78746

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_,  
by, \_\_\_\_\_, as \_\_\_\_\_ of Lewis Woods, LLC

Notary Public, State of Texas

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

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That \_\_\_\_\_, the Lien Holder of that certain 2.720 acre tract, being a portion of a called  
13.157 acre tract, described in conveyance to Lewis Woods, LLC in special warranty deed, recorded in  
Document No. 2015079727 of the Official Public Records of Williamson County, Texas, and do 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.

Plains Capital Bank  
Wade Morgan, Senior Vice President/Commercial Loan Officer  
919 Congress Ave, Suite 600  
Austin, TX 78701

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_,  
by, \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_

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 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.

Michael S. Fisher  
Registered Professional Engineer No. 87704  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

Date

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 36, Subdivisions, Code of Ordinances, City of  
Round Rock, 2010 Edition as amended.

Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

Date

Approved this \_\_\_\_\_day of \_\_\_\_\_, 2015, 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

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