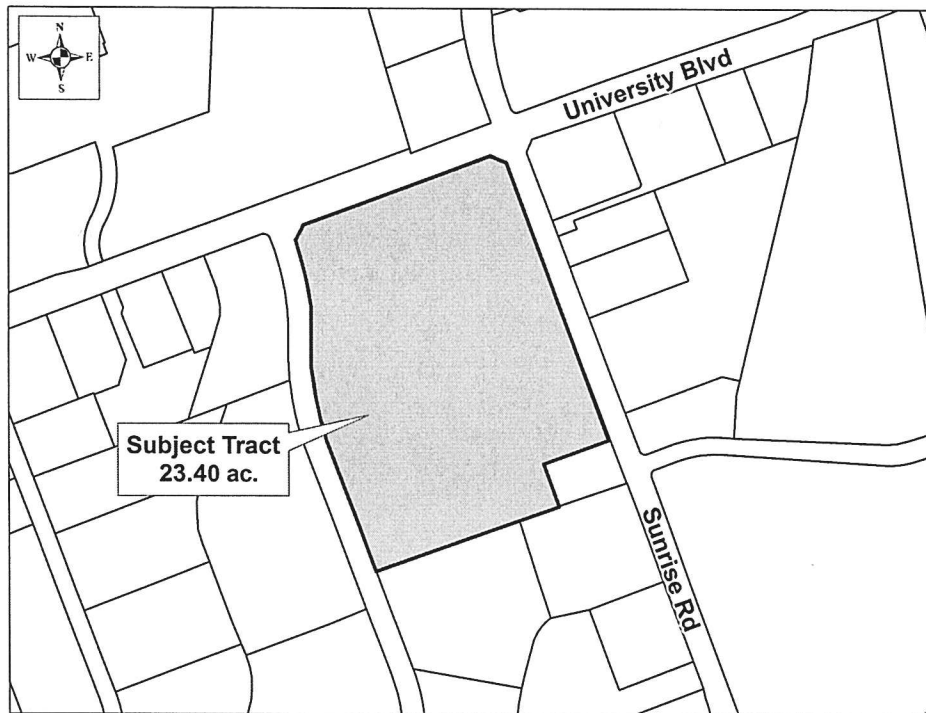


**Chandler Creek Medical Pavilion  
FINAL PLAT    FP1503-006**



**CASE PLANNER:** Ashley Lumpkin

**REQUEST:** Request approval of the amended plat.

**ZONING AT TIME OF APPLICATION:** C1-a

**CURRENT USE OF PROPERTY:** Medical Office Building and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: University Blvd ROW

South: Undeveloped (Zoned PUD)

East: Sunrise Road ROW, existing commercial (Zoned C-1 - General Commercial)

West: Cypress Blvd ROW, undeveloped and existing business park (zoned LI - Light Industrial and C1-a General Commercial - Limited)

**PROPOSED LAND USE:** Office

| <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:                       | 2                     | 23.40          |
| 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>2</b>              | <b>23.40</b>   |

**Owner:**  
HRT Properties of Texas, Ltd.  
Greg Smith  
3310 W. End Avenue, Ste. 700  
Nashville, TN 37203

**Agent**  
Jones & Carter, Inc.  
Shawn Graham, P.E.  
1701 Directors Blvd., Ste. 400  
Austin, TX 78744-1024

**Chandler Creek Medical Pavilion  
FINAL PLAT      FP1503-006**

**HISTORY:** The Planning and Zoning Commission approved the Final Plat In November 2008.

**DATE OF REVIEW:** April 15, 2015

**DESCRIPTION:** 23.40 acres out of the Ephraim Evans Survey, Abstract No. 212.

**LOCATION:** South side of University Blvd between Cypress Blvd and Sunrise Rd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The General Plan identifies commercial uses for this area. The purpose of this plat is to relocate an interior lot line between two existing lots. The amending plat will result in a 1.942 acre lot at the corner of University Blvd and Sunrise Road, and a second 21.458 acre lot that is currently developed further south with a multi-story medical office building.

The C-1a zoning district allows for a variety of retail sales and service uses, along with offices and restaurants. The design standards include masonry exterior finish, building articulation, architectural offsets, and screening. The proposal complies with the Zoning and Subdivision Ordinances.

Traffic, Access and Roads: The proposed plat did not warrant an updated traffic impact analysis. The City is negotiating a right-of-way purchase shown on the north side of the plat to facilitate the upcoming University Blvd. road widening project. There are existing driveway locations that necessitate the access easements shown on the schematic.

Water and Wastewater Service: The site is currently served by existing water and wastewater lines within the tract.

Drainage: There are no drainage concerns for the tract.

Additional Considerations: None.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Depict the existing PUE along University Blvd.
2. Add the document numbers for the recorded plats referenced in the title.



University Blvd

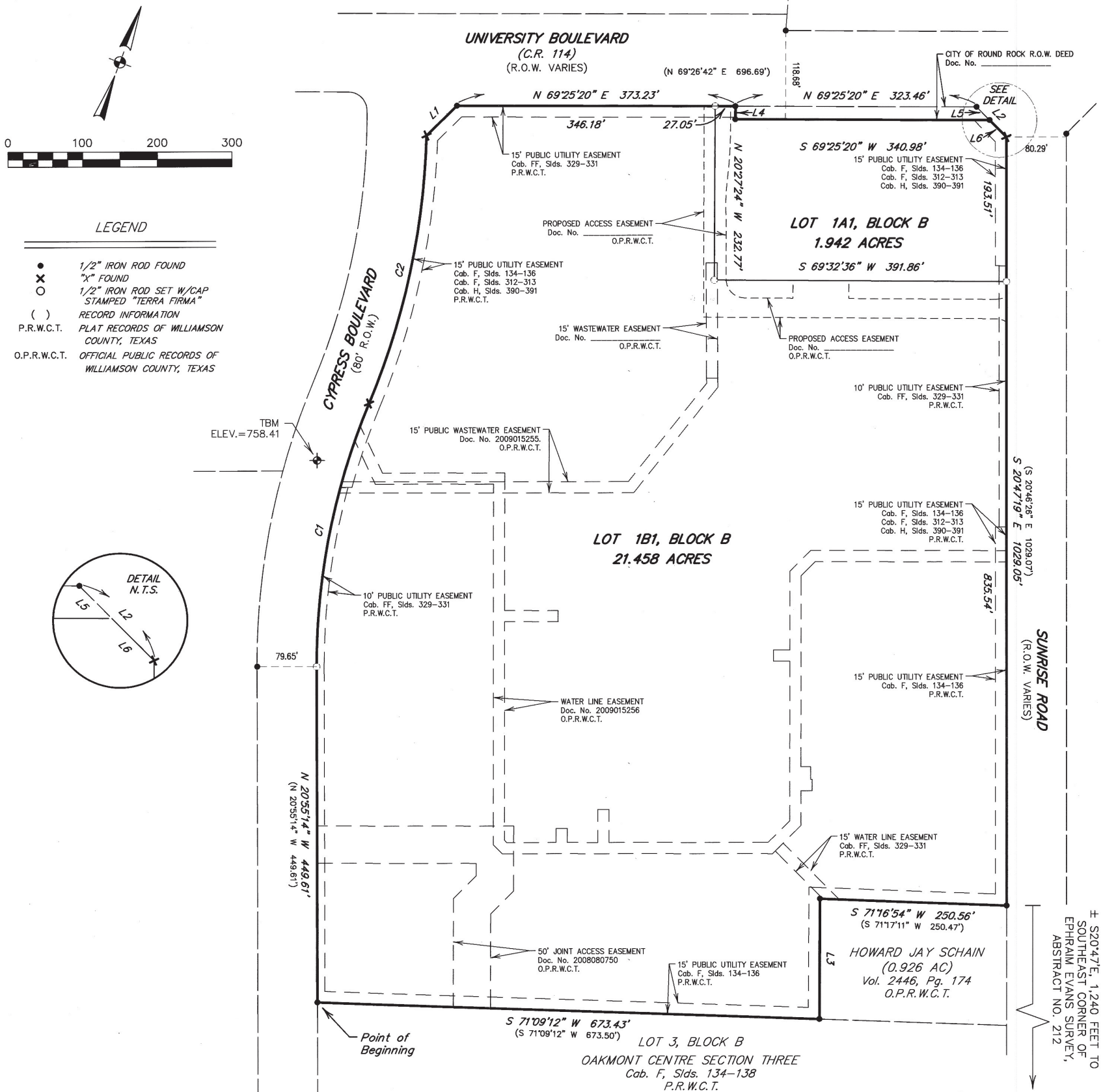
**Subject Tract**  
**23.40 ac.**

Sunrise Rd

AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

MARCH 17, 2015



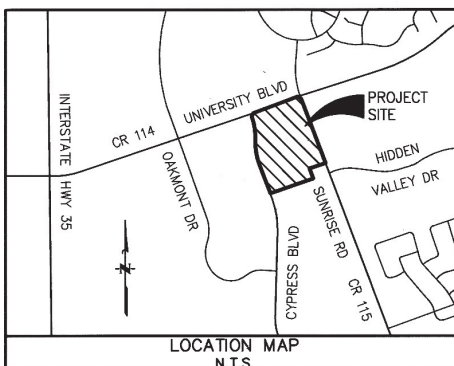
BASIS OF BEARINGS:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001218908.

OWNERS: HRT PROPERTIES OF TEXAS, LTD  
ACREAGE: 23.400 ACRES  
SURVEYOR: JONATHAN O. NOBLES, R.P.L.S. NO. 5777  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: MARCH 17, 2015  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 15, 2015

BENCHMARK DESCRIPTION & ELEVATION:  
SQUARE CUT FOUND ON TOP BACK OF CURB AT END OF MEDIAN, IN THE CYPRESS BOULEVARD, AS SHOWN ON PLAT RECORDED IN CAB, FF, SLD'S. 329-331, PLAT RECORDS, WILLIAMSON COUNTY, TX  
NAVD 88 ELEV. = 758.41

ACREAGE BY LOT TYPE: DEVELOPMENT - TWO DEVELOPMENT LOTS, 23.400 AC.  
PATENT SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212  
ENGINEER: SHAWN C. GRAHAM, P.E. NO. 111432



| LINE TABLE |                 |           |
|------------|-----------------|-----------|
| LINE       | BEARING         | DISTANCE  |
| L1         | N 24°53'35" E   | 57.01'    |
|            | (N 24°54'00" E) | (56.92')  |
| L2         | S 65°36'57" E   | 56.73'    |
|            | (S 65°39'00" E) | (56.70')  |
| L3         | S 20°32'34" E   | 160.97'   |
|            | (S 20°31'13" E) | (160.97') |
| L4         | S 20°34'40" E   | 17.50'    |
| L5         | S 65°36'57" E   | 24.77'    |
| L6         | S 65°36'57" E   | 31.97'    |

| CURVE TABLE |            |            |                           |
|-------------|------------|------------|---------------------------|
| CURVE       | RADIUS     | ARC LENGTH | CHORD BEARING             |
| C1          | 910.17'    | 362.11'    | 359.73' N 09°29'22" W     |
|             | (910.17')  | (362.25')  | (359.86') (N 09°27'36" W) |
| C2          | 1003.18'   | 369.06'    | 366.98' N 08°38'29" W     |
|             | (1003.18') | (369.29')  | (367.21') (N 08°37'29" W) |

SHEET 1 OF 2

FILE: J:\Projects\A784\002-00\Survey\Drawing Files\700\A784-0002-00-700-Plat.dwg  
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|                          |                         |
|--------------------------|-------------------------|
| JOB NO: A784-0002-00/700 | DRAWN BY: MSC           |
| DATE: March 17, 2015     | CHECKED BY: JON         |
| SCALE: 1"=100'           | REVISED: March 30, 2015 |

AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE

SURVEYOR:

**terra firma** LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101  
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744  
TEL (512) 328-8373 • FAX (512) 445-2286

ENGINEER:

**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD, STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

MARCH 17, 2015

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; BEING THE REMAINING PORTION OF LOTS 1A AND 1B, BLOCK B OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B, OAKMONT CENTRE SECTION THREE AS RECORDED IN CABINET FF, SLIDES 329-331 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO HRT PROPERTIES OF TEXAS, LTD. BY SPECIAL WARRANTY DEEDS RECORDED IN DOCUMENT NO'S. 2006085080 AND 2007103644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the east right-of-way line of Cypress Boulevard at the southwest corner of the above described Lot 1B, also being at the northwest corner of Lot 3, Block B, Oakmont Centre Section Three, a subdivision as recorded in Cabinet F, Slides 134-138 of the Plat Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east right-of-way line of said Cypress Boulevard and the west line of said Lot 1B, the following four (4) courses:

- 1) N20°55'14"W a distance of 449.61 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of curvature of a curve to the right;
- 2) Along said curve to the right an arc distance of 362.11 feet, having a radius of 910.17 feet, and a chord which bears N09°29'22"W a distance of 359.73 feet to an X-mark found in concrete at a point of reverse curvature;
- 3) Along said curve to the left an arc distance of 369.06 feet, having a radius of 1003.18 feet, and a chord which bears N08°38'29"W a distance of 366.98 feet to an X-mark found in concrete for corner; and
- 4) N24°53'35"E a distance of 57.01 feet to a ½" iron rod found on the south right-of-way line of University Boulevard, for the most northerly northwest corner of this tract;

THENCE, with the south right-of-way line of said University Boulevard and the north line of said Lot 1B, N69°25'20"E a distance of 373.23 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the northwest corner of a 0.057-acre tract purchased as right-of-way as conveyed to the City of Round Rock by instrument recorded in Document No. \_\_\_\_\_ for an outside corner of this tract;

THENCE, with said right-of-way line, S20°34'40"E a distance of 17.50 feet to a ½" iron rod set with cap stamped TERRA FIRMA for an inside corner of this tract;

THENCE, continuing with said right-of-way line, N69°25'20"E a distance of 340.98 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the most northerly northeast corner of this tract, from which a ½" iron rod found at the original most northerly northeast corner of said Lot 1B bears N65°36'57"W a distance of 24.77 feet;

THENCE S65°36'57"E a distance of 31.97 feet to an X-mark found on the west right-of-way line of Sunrise Road, at the most easterly northeast corner of said Lot 1B, for the most easterly northeast corner of this tract;

THENCE, with the west right-of-way line of said Sunrise Road and the east line of said Lots 1A and 1B, S20°47'19"E a distance of 1029.05 feet to a ½" iron rod found at the northeast corner of a 0.926-acre tract as conveyed to Howard Jay Schain by instrument recorded in Volume 2446, Page 174 of the Deed Records of Williamson County, Texas, for the most easterly southeast corner of said Lot 1B and this tract;

THENCE, with the north line of said Schain 0.926-acre tract, S71°16'54"W a distance of 250.56 feet to a ½" iron rod found at the northwest corner of said Schain tract, for an inside corner of this tract;

THENCE, with the west line of said Schain 0.926-acre tract, S20°32'34"E a distance of 160.97 feet to a ½" iron rod found on the north line of said Lot 3, Oakmont Centre Section Three, at the southwest corner of said Schain tract, for the most southerly southeast corner of said Lot 1B and this tract;

THENCE, with the north line of said Lot 3, Oakmont Centre Section Three and the south line of said Lot 1B, S71°09'12"W a distance of 673.43 feet to the POINT OF BEGINNING, and containing 23.400 acres of land, more or less.

STATE OF TENNESSEE §  
COUNTY OF DAVIDSON §  
KNOW ALL MEN BY THESE PRESENTS:

That HRT Properties of Texas, LTD, a Texas limited partnership acting herein by and through Healthcare Acquisition of Texas Inc., an Alabama corporation its general partner, by Stephen Cox, Jr., Vice President, owner of 23.400 acres of land out of the Ephraim Evans Survey, Abstract No. 212, City of Round Rock, Williamson County, Texas, as conveyed to it by special warranty deeds recorded in Document Nos. 2006085080 and 2007103644, both of the Official Public Records of Williamson County, Texas, said 23.400 acres being the remaining portions of Lots 1A and 1B, Block B, Chandler Creek Medical Pavilion: Final Plat of 1.84 acres and a Replat of Lots 1A through 1D, Amended Resubdivision of Lot 1, Block B, Oakmont Centre Section Three and Lot 2, Block B Oakmont Centre Section Three, a subdivision as recorded in Cabinet FF, Slides 329-331, of the Plat Records of Williamson County, Texas; Said subdivision having been approved for resubdivision pursuant to the provisions of Chapter 212 of the Texas Local Government Code, do hereby amend said 23.400 acres of land in accordance with this plat, to be known as AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE, and state that there are no lien holders and dedicate to the public the use of the easements, other than the proposed access easement, shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 31<sup>st</sup> day of March, 2015 A.D.

HRT Properties of Texas, LTD, a Texas limited partnership

By: Healthcare Acquisition of Texas, Inc.

Stephen Cox, Jr.

Stephen Cox, Jr., Vice President  
Healthcare Acquisitions of Texas Inc., an Alabama corporation, general partner  
3310 West End Avenue, Suite 700  
Nashville, TN 37203

STATE OF TENNESSEE §  
COUNTY OF DAVIDSON §

Before me, the undersigned authority on this day personally appeared Stephen Cox, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Robin J. Higgins

Notary Public, State of Tennessee

Robin J. Higgins

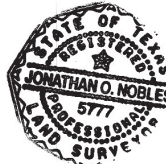
Print Notary's Name  
My Commission Expires: 3-6-2018



I, Jonathan O. Nobles, 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, City of Round Rock, 2010 Edition as amended.

Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777  
Date: 3/30/2015

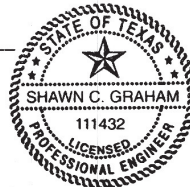
TERRA FIRMA LAND SURVEYING  
1701 Directors Boulevard, Suite 400  
Austin, Texas 78744



I, Shawn C. Graham, a Registered Professional Engineer, do hereby certify that to the best of my knowledge 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.

Shawn C. Graham  
Registered Professional Engineer No. 111432  
Date: 3/30/2015

JONES & CARTER, INC.  
1701 Directors Boulevard, Suite 400  
Austin, Texas 78744



Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. 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

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, Nancy E. 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 OFFICE of the County Court of said County, at office in Georgetown, Texas, the date last above written.

Nancy E. Rister, Clerk, County Court  
Williamson County, Texas

By: \_\_\_\_\_  
Deputy

GENERAL NOTES:

1. Building setbacks shall be in accordance with Chapter 46, Zoning, Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, but shall be measured from the University Boulevard right-of-way as shown on the plat recorded in Cabinet FF, Slides 329-331 of the Plat Records of Williamson County, Texas, pursuant to the Condemnation Administrative Adjustment recorded in Document No. \_\_\_\_\_ of the Official Public Records of Williamson County, Texas.
2. Sidewalks shall be constructed in accordance with Chapter 36, Subdivision Code of Ordinances, City of Round Rock, Texas, 2010 Edition, as amended, with the Design and Construction Standards.
3. 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 48491C0495E, effective date September 26, 2008, for Williamson County, Texas.
4. No portion of this tract is encroached by the ultimate 1% annual chance floodplain.
5. Onsite easements shall be recorded for serviceability purposes, as approved by the City Engineer prior to the recordation of the final plat.
6. The Declaration of Easements and Restrictions Agreement recorded in Document No. \_\_\_\_\_ of the Official Public Records of Williamson County, Texas (1) grants a perpetual, non-exclusive easement for vehicular ingress to, egress from, and access between, Lots 1A1 and 1B1 and (a) University Boulevard and (b) Sunrise Road, and (2) a perpetual, non-exclusive easement in favor of Lot 1A1 to provide Lot 1A1 with access to drainage, storm sewer, and detention facilities located on Lot 1B1.
7. Tree mitigation will be deferred and handled in the site plan phase.

SHEET 2 OF 2

FILE: J:\Projects\A784\002-00\Survey\Drawing Files\700\A784-0002-00-700-Plat.dwg  
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|         |                  |             |                |
|---------|------------------|-------------|----------------|
| JOB NO: | A784-0002-00/700 | DRAWN BY:   | MSC            |
| DATE:   | March 17, 2015   | CHECKED BY: | JON            |
| SCALE:  | 1"=100'          | REVISED:    | March 30, 2015 |

AMENDED PLAT OF CHANDLER CREEK MEDICAL PAVILION: FINAL PLAT OF 1.84 ACRES AND A REPLAT OF LOTS 1A THROUGH 1D, AMENDED RESUBDIVISION OF LOT 1, BLOCK B, OAKMONT CENTRE SECTION THREE AND LOT 2, BLOCK B OAKMONT CENTRE SECTION THREE

SURVEYOR:

terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101  
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744  
TEL (512) 328-8373 • FAX (512) 445-2286

ENGINEER:

JONES & CARTER, INC.  
ENGINEERS • PLANNERS • SURVEYORS

1701 DIRECTORS BLVD., STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)