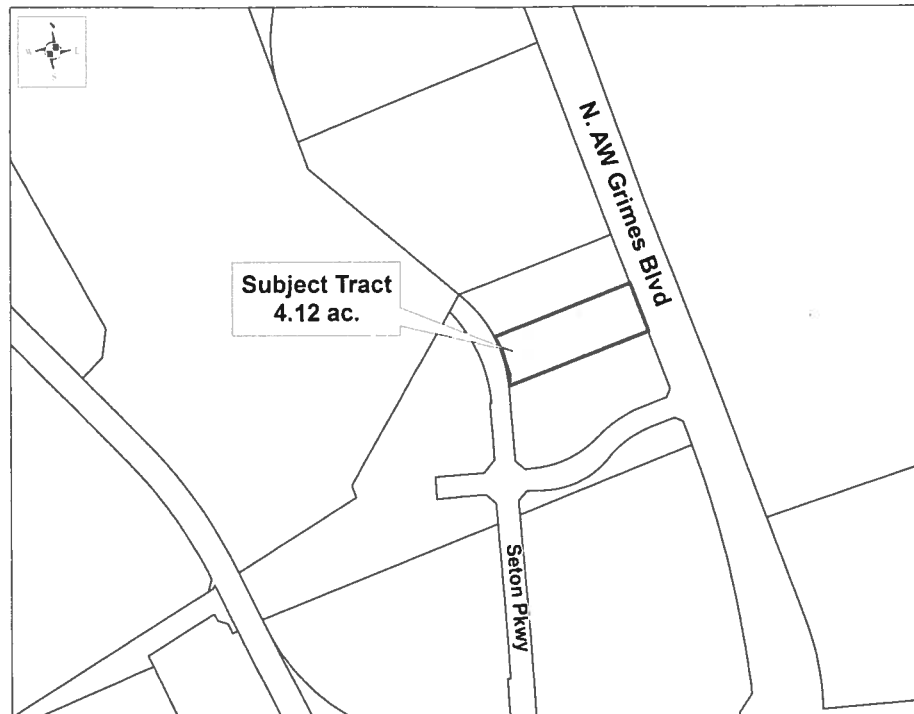


Avery Centre Town Centre Phase 2, Lot 1, Block A
FINAL PLAT FP1706-001



CASE PLANNER: David Fowler

REQUEST: Approval of Preliminary Plat

ZONING AT TIME OF APPLICATION: PUD 84

DESCRIPTION: 4.12 acres out of the Abel Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Vacant

South: Vacant

East: Vacant

West: Vacant

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:	0	0.00
Commercial:	1	4.12
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	4.12

Owner:
 AVERY CENTRE DEVCO INC
 John Avery, Jr.
 C/O JOHN AVERY
 400 E MAIN ST

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

Avery Centre Town Centre Phase 2, Lot 1 Block A
FINAL PLAT FP1706-001

HISTORY: Round Rock City Council approved Planned Unit Development (PUD) Number 84, Avery Centre on November 13, 2008. This Planned Unit Development has subsequently been amended 5 times, most recently on May 11, 2017.

DATE OF REVIEW: July 19, 2017

LOCATION: Northwest corner of North A.W. Grimes Boulevard and Medical Center Parkway

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the plat site is Avery Centre Mixed Use. The zoning is PUD 84, Avery Centre. The plat is within District 6 of the PUD. Within District 6, multifamily and townhouse housing are allowed, as well as a large number of commercial and institutional uses, including office, retail, lodging and hospital. District 6 has a maximum building height of 5 stories. District regulations also prohibit parking in street yards. Other than these stipulations, commercial development in District 6 shall follow the regulations in the C1-A zoning district. Townhouse development shall follow the TH district and multifamily development shall be limited to 40 units per acre.

Compliance with the Concept Plan/Preliminary Plat: This final plat is consistent with the Avery Centre Town Center 1 Preliminary Plat, which is being reviewed concurrently with this application.

Traffic, Access and Roads: The lot proposed to be platted will have access to North A.W. Grimes Boulevard and Seton Parkway. A Master Traffic Impact Analysis has been approved for the PUD and there is no requirement for a TIA for the plat site based on the proposed uses.

Water and Wastewater Service: The plat will be served via an existing 16" water line along Seton Parkway and an existing 15" wastewater line that runs through the southwest portion of the proposed lot.

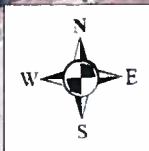
Drainage: On-site detention near the southern lot line is proposed for this lot. An existing storm drain is located in the North A.W. Grimes Boulevard right-of-way.

Additional Considerations: The proposed use on the plat site is a rehab hospital, which is currently undergoing site plan review.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

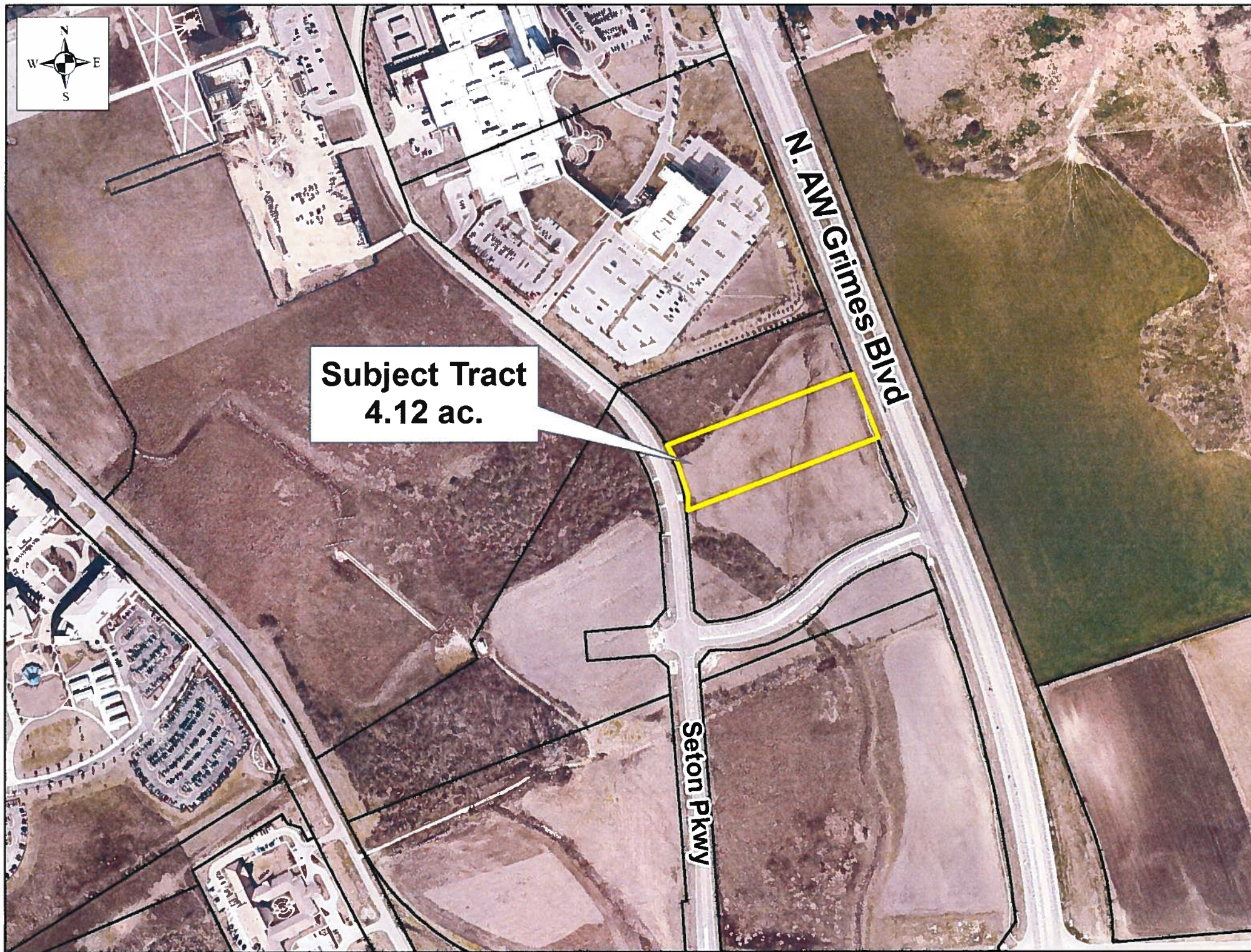
1. Modify the P.U.E. note to apply to Seton Pkwy only. For the frontage along A.W. Grimes Boulevard, depict the location of the 10' P.U.E. not to overlap with the City water easement or the Southwestern Bell easement.
2. Provides dimensions for easements or add widths to the callouts.



**Subject Tract
4.12 ac.**

N. AW Grimes Blvd

Seton Pkwy





LOCATION MAP

NOT-TO-SCALE

OWNER: AVERY CENTRE DEVCO, INC.
400 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 4.117 ACRES

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 STREETS: 0'

SUBMITTAL DATE: JUNE 20, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JULY 19, 2017

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 4.117 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 1

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

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE AT SOUTHWEST CORNER OF CURB
INLET
NAD 83 GRID COORDINATES
N: 10178941.7
E: 3141872.9
ELEVATION 782.91' (NAVD 88, GEOID 99)

PT No. 101 CUT SQUARE AT NORTHWEST CORNER OF CURB
INLET
NAD 83 GRID COORDINATES
N: 10178255.0
E: 3141751.6
ELEVATION 785.42' (NAVD 88, GEOID 99)

BENCHMARKS ARE BASED ON THE CITY OF ROUND ROCK
CONTROL MONUMENT No. 01.040
NORTHING: 10176919.30
EASTING: 3142752.27
ELEVATION 766.74 (NAVD 88, GEOID 99)
BRASS MONUMENT STAMPED "CITY OF ROUND ROCK"
SET IN CONCRETE

AS FOUND AT:
<https://www.roundrocktexas.gov/wp-content/uploads/2014/12/D040.pdf>

FINAL PLAT OF AVERY CENTRE TOWN CENTRE PHASE 2, LOT 1, BLOCK A

A 4.117 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY,
ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A
REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY
CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO.
2008072220 OF SAID COUNTY.

A CALLED 4.0 ACRE TRACT
OWNER: SETON FAMILY OF HOSPITALS
DOC. NO. 2017039916 (O.P.R.)

ABEL EAVES SURVEY
ABSTRACT NO. 215

A CALLED 3.855 ACRE TRACT
OWNER: DAUGHTERS OF CHARITY HEALTHY
SERVICES OF AUSTIN
DOC. NO. 2008012149 (O.P.R.)

PHASE 2,
LOT 1, BLOCK A
(4.117 ACRES)
A PORTION OF A CALLED
685.060 ACRE TRACT
OWNER: AVERY CENTRE DEVCO,
INC., A TEXAS CORPORATION
DOC. NO. 2008072220 (O.P.R.)

5.573 ACRES
A PORTION OF A CALLED
685.060 ACRE TRACT
OWNER: AVERY CENTRE DEVCO,
INC., A TEXAS CORPORATION
DOC. NO. 2008072220 (O.P.R.)

A 4.117 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY,
ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A
REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO
AVERY CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN
DOCUMENT NO. 2008072220 OF SAID COUNTY. SAID 4.117 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 cut "+" in concrete set in the east right-of-way line of
North A.W. Grimes Blvd., a variable with right-of-way recorded in
Document No. 2009038221 of the Official Public Records of Williamson
County, Texas, same being the southeast corner of a called 3.855 acre
tract conveyed to the Daughters of Charity Healthy Services of Austin
recorded in Document No. 200812149 of the Official Public Records of
Williamson County, Texas, also being the northeast corner of a Remnant
Portion of said 685.060 acre tract for the northeast corner and POINT
OF BEGINNING hereof, from which an iron rod with Aluminum Cap marked
"TXDOT" at the northeast corner of said 3.855 feet, same being the
southeast corner of a called 4.0 acre tract conveyed to Seton Family of
Hospitals recorded in Document No. 2017039916 of the Official Public
Records of Williamson County, Texas, also being a point in the west
right-of-way line of said North A.W. Grimes Blvd. bears
N 21°08'37" W, 238.55 feet;

THENCE S 21°08'37" E, with the west right-of-way line of said North
A.W. Grimes Blvd., same being the east line of said Remnant Portion, a
distance of 258.38 feet to a 1/2" iron rod with yellow cap marked
"Pape-Dawson" set, from which a 1/2" iron rod with cap marked "City of
Round Rock" bears S 21°08'37" E, 254.66 feet

THENCE departing the west right-of-way line of said North A.W. Grimes
Blvd., through the interior of said Remnant Portion the following three
(3) courses and distances:

1.S 68°51'10" W, a distance of 274.56 feet to a 1/2" iron rod with
yellow cap marked "Pape-Dawson" set,

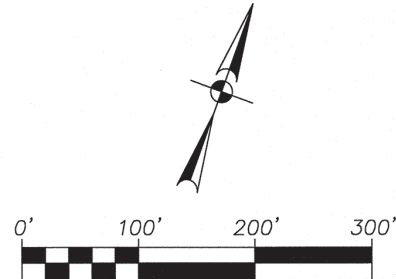
2.S 21°08'29" E, a distance of 10.00 feet to a 1/2" iron rod with yellow
cap marked "Pape-Dawson" set, and

3.S 68°51'10" W, a distance of 428.15 feet to a 1/2" iron rod with
yellow cap marked "Pape-Dawson" set in the east right-of-way line
of Seton Parkway, a variable width right-of-way recorded in
Document No. 2014080536 of the Official Public Records of
Williamson County, Texas for the southwest corner hereof;

THENCE N 04°47'44" W, with the east right-of-way line of said Seton
Parkway, same being the west line of said Remnant Portion, a distance
of 30.43 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson"
set at a point of non-tangent curvature,

THENCE along the arc of a curve to the left, continuing with the east
right-of-way line of said Seton Parkway, same being the west line of
said Remnant Portion, said curve having a radius of 600.64 feet, a
central angle of 23°03'34", a chord bearing and distance of
N 16°18'40" W, 240.11 feet, an arc length of 241.73 feet to a 1/2" iron
rod with yellow cap marked "Pape-Dawson" set for the northwest corner
hereof, from which an iron rod with cap marked "Baker-Aicklen" found at
the northwest corner of said 3.855 acre tract, same being the
southwest corner of said 4.0 acre tract, also being a point in the east
right-of-way line of said Seton Parkway bears the following two (2)
courses and distances; along the arc of a curve to the left, having a
radius of 600.64 feet, a central angle of 22°48'55", a chord bearing and
distance of N 39°14'55" W, 237.60 feet, an arc length of 239.18 and a
bearing of N 50°23'30" W, a distance of 14.58 feet;

THENCE N 68°51'31" E, departing the east right-of-way line of said
Seton Parkway, with the south line of said 3.855 acre tract, a distance
of 673.91 feet to the POINT OF BEGINNING, and containing 4.117 acres in
Williamson County, Texas. Said tract being described in accordance with
a plat prepared under Job No. 50968-00 by Pape-Dawson Engineers,
Inc.



SCALE: 1"= 100'

LEGEND

AC	ACRE(S)
DOC	DOCUMENT NUMBER
POB	POINT OF BEGINNING
OR	OFFICIAL RECORDS OF
	WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF
	WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF
	WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF
	WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
TXDOT	TEXAS DEPARTMENT OF
	TRANSPORTATION
(SURVEYOR)	FOUND 1/2" IRON ROD WITH CAP
○	SET 1/2" IRON ROD (PD)
⊙	CALCULATED POINT
---	EASEMENT
---	PLAT BOUNDARY
---	ADJOINER LINE

LINE TABLE

LINE #	BEARING	LENGTH
L1	S21°08'29"E	10.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	600.64'	023°03'34"	N16°18'40"W	240.11'	241.73'

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 84.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 84, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SETON PARKWAY AND NORTH A.W. GRIMES BOULEVARD PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN 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.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT SUBMITTED CONCURRENTLY FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION ON JULY 19, 2017.

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 2

FINAL PLAT
OF
AVERY CENTRE TOWN CENTRE
PHASE 2, LOT 1, BLOCK A

A 4.117 ACRE TRACT OF LAND, SITUATED IN THE ABEL EAVES SURVEY, ABSTRACT NO. 215 IN WILLIAMSON COUNTY, TEXAS BEING OUT OF A REMNANT PORTION OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC., A TEXAS CORPORATION RECORDED IN DOCUMENT NO. 2008072220 OF SAID COUNTY.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Avery Centre Devco, Inc. as the owner of a called 685.060 acre tract conveyed to Avery Center Devco, Inc., recorded in Document No. 2008072220 of the Official Public Records of Williamson County, Texas, situated in the Abel Eaves Survey, Abstract No. 215, in 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 AVERY CENTRE TOWN CENTRE PHASE 2, LOT 1, BLOCK A Subdivision.

Avery Center Devco, Inc.

JOHN S. AVERY, SR.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 20____, by, Avery Center Devco, Inc.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

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

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

6/10/2017
Date



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

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

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

7/5/17
Date

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01