

University Village North, Sec. 3, Lot 3, Block C
FINAL PLAT FP1903-004



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat request to create 1 development lot

ZONING AT TIME OF APPLICATION: PUD No. 83

DESCRIPTION: 1.86 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 No. 83, which contains a mixture of commercial, retail, multifamily, public facility, open space, townhomes and office land uses.

ADJACENT LAND USE:

North: Satellite View Right-of-Way/Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No. 83

South: Preschool/Gymnastics - Zoned PUD (Planned Unit Development) No. 83

East: Multifamily - Zoned PUD (Planned Unit Development) No. 83

West: Dance School - Zoned PUD (Planned Unit Development) No. 83

PROPOSED LAND USE: Commercial/Office

<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:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	1.86
TOTALS:	1	1.86

Owner:
 Lewis Woods LLC
 Barrett Woods
 1301 S. Capital of Texas Hwy., Ste.125
 Austin, TX 78748

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

University Village North – Section 3 Lot 3 Block 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. It contains 73.60 acres for residential, office, retail, open space, senior living, and public facilities type development.

DATE OF REVIEW: April 17, 2019

LOCATION: Generally located southeast of University Blvd. and Sandy Brook Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 83, which contains a mixture of commercial, retail, multifamily, public facility, open space, townhomes and office land uses. The property is zoned PUD No. 83 with a designation of Parcel No. 2 and allows commercial, office and other similar uses. Specific development standards are included in the PUD for development on Parcel No. 2 such as the maximum height of buildings is five stories. The C-1a (General Commercial -Limited) zoning district standards will apply for those standards not mentioned in the PUD.

Compliance with the Preliminary Plat: As shown, this final plat conforms to the Preliminary Plat (PP1510-001) approved by the Planning and Zoning Commission on November 4, 2015.

Traffic, Access and Roads: The subject tract will have access from Satellite View and from Campus Village Drive. Driveway locations will be finalized at the site development stage. A revision to the approved Traffic Impact Analysis (TIA) is not required for this plat application since the submitted commercial/office trip generation numbers conform to the approved TIA that was completed for the PUD.

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 the existing 8-inch waterline near the west property line and an existing 12-inch waterline along Campus Village Drive. Wastewater will be provided by an existing 8-inch wastewater line along Campus Village Drive.

Drainage: Development on the subject tract will be participating in the City's Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Pursuant to PUD No. 83, Campus Village Drive shall include a 10' Sidewalk/PU.E. outside of the Right-of-way.



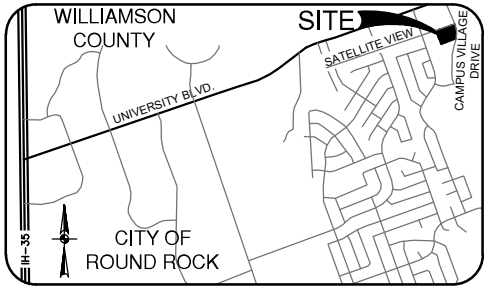
University Blvd

Campus Village Dr

Sandy Brook Dr

Subject Tract
1.86 ac.





LOCATION MAP
NOT TO SCALE

LEGEND

- DOC DOCUMENT NUMBER
POB POINT OF BEGINNING
VOL VOLUME
PG PAGE(S)
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT EASEMENT
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
SET 1/2" IRON ROD (PD)
EASEMENT
PLAT BOUNDARY
ADJOINER LINE

OWNERS: LEWIS WOODS, LLC
13945 U.S. HWY. 183 N, D-190
AUSTIN, TX 78717
(512) 256-6486

ACREAGE: 1.860 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: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 17, 2019.

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 1.860 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

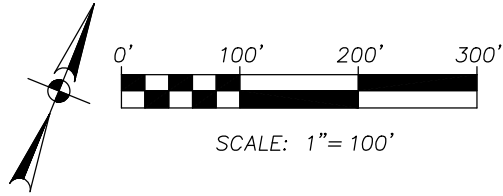
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 1983 (HARN '93)
RELATIVE TO CORR GPS MONUMENTS 01-011 AND 01-040.

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE ON TOP OF CONCRETE INLET
NAD 83 GRID COORDINATES
N: 10179906.5
E: 3137287.54
ELEVATION 828.26' (NAVD 1988)
GEOID 03

FINAL PLAT
OF
UNIVERSITY VILLAGE NORTH - SECTION 3,
LOT 3, BLOCK C

A 1.860 ACRE, TRACT OF LAND, BEING OUT OF A CALLED 13.157 ACRE TRACT CONVEYED TO LEWIS WOODS, LLC, RECORDED IN DOCUMENT NO. 2015079727 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.



FIELD NOTES
FOR

A 1.860 ACRE, TRACT OF LAND, BEING OUT OF A CALLED 13.157 ACRE TRACT, CONVEYED TO LEWIS WOODS, LLC, 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 1.860 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 with yellow cap marked "Pape-Dawson" found, in the west right-of-way line of Campus Village Drive, a 65-foot right-of-way, being a 1.99 acre tract dedicated in Document No. 2009005465 of the Official Public Records of Williamson County, Texas, same being a northeast corner of the Final Plat of Capital Gymnastics, recorded in Document No. 2015105548 of the Official Public Records of Williamson County, Texas, also being a southeast corner of said 13.157 acre tract;

THENCES S 67°50'31" W, departing the west right-of-way line of Campus Village Drive, with the north line of said 2,000 acre tract, same being the south line of said 13.157 acre tract, a distance of 276.08 feet to a 1/2" iron rod with yellow cap marked (Pape-Dawson) found for the southwest corner of said 13.157 acre tract, same being the southeast corner of Lot 3, Block C, of University Village Dance Gallery, Recorded in Document No. 2016026786 of the Official Public Records of Williamson County, Texas, also being a point in the north line of said 2,000 acre tract hereof;

THENCE N 22°09'29" W, departing the north line of said 2,000 acre tract, with the west line of said 13.157 acre tract, same being the east line of said Lot 3, a distance of 255.12 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on the south line of Satellite View, a 65' right-of-way, recorded in Document No. 2011058060 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said 13.157 acre tract, also being the northeast corner of said Lot 3 hereof;

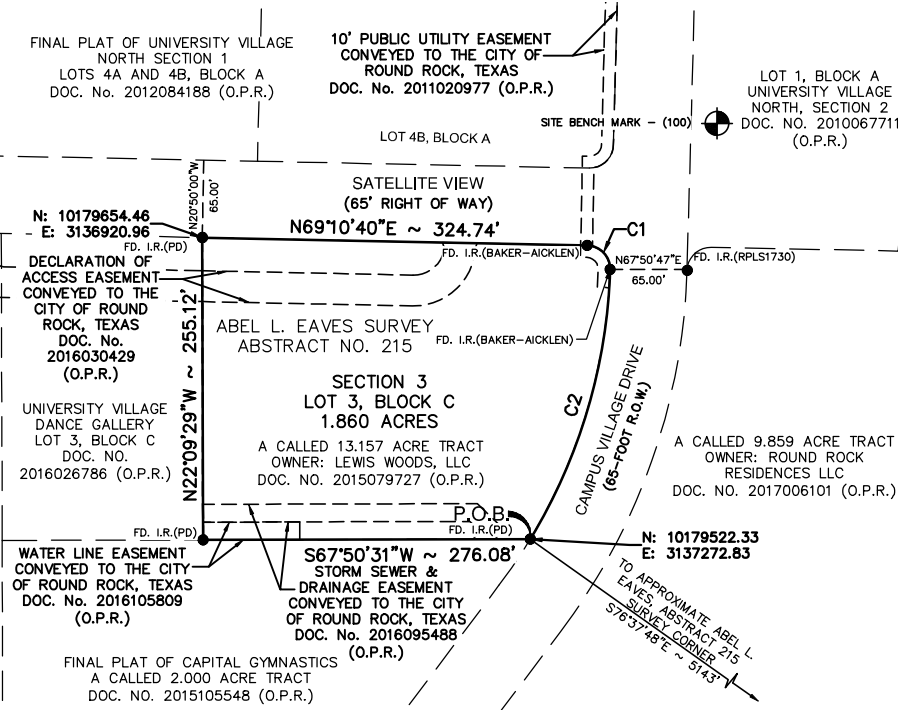
THENCE N 69°10'40" E, with the south right-of-way line of Satellite View, same being the north line of said 13.157 acre tract, a distance of 324.74 feet to a 1/2" iron rod with a cap marked "Baker-Aicklen" found for a point of non-tangent curvature hereof;

THENCE along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 88°54'54", a chord bearing and distance of S 65°51'14" E, 28.02 feet, an arc length of 31.04 feet to a 1/2" iron rod with a yellow cap marked "Baker-Aicklen" found for the southeast terminus of Satellite View, same being a point in the west right-of-way line of Campus Village Drive, also being a northeast corner of said 13.157 acre tract hereof;

THENCE along the arc of a curve to the right, having a radius of 468.00 feet, a central angle of 29°21'47", a chord bearing and distance of S 05°31'08" E, 237.23 feet, an arc length of 239.84 feet to the POINT OF BEGINNING and containing 1.860 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.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	088°54'54"	S65°51'14"E	28.02'	31.04'
C2	468.00'	029°21'47"	S05°31'08"E	237.23'	239.84'



GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND PLATTING CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 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 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 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 4, 2015. (PP1501-001)
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

DATE OF PLAT PREPARATION: MARCH 8, 2019
DATE OF PLAT SUBMITTAL: _____, 2019

SHEET 1 OF 2

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

FINAL PLAT
OF
UNIVERSITY VILLAGE NORTH - SECTION 3,
LOT 3, BLOCK C

A 1.860 ACRE, TRACT OF LAND, BEING OUT OF A CALLED 13.157 ACRE TRACT CONVEYED TO LEWIS WOODS, LLC,
RECORDED IN DOCUMENT NO. 2015079727 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 Lewis Woods, LLC as the owner of that certain tract of land being a 1.860 acre tract, being out 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, does 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 UNIVERSITY VILLAGE NORTH – SECTION 3, LOT 3, BLOCK C.

Lewis Woods, LLC

Barrett Wood, President
13945 U.S. Hwy. 183 N, D–190
Austin, Tx 78717

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 2019,
by, Baret Wood, as President 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 1.860 acre tract, being out 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
201 W. 5th St., Ste. 100
Austin, TX 78701

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 2019,
by, Wade Morgan, as Senior Vice President of Plains Capital Bank

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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
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

Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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
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

Date

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
PAPE-DAWSON ENGINEERS
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: MARCH 8, 2019
DATE OF PLAT SUBMITTAL: MARCH 19, 2019

SHEET 2 OF 2

UNIVERSITY VILLAGE NORTH

Survey Job No. 51072-00

Date: April 03, 2019, 10:42am, User: G. Blawie
File: H:\Survey\PC\1513 1072-00\Plat\CS119 210_UV Village North Section.dwg

FP1903-004