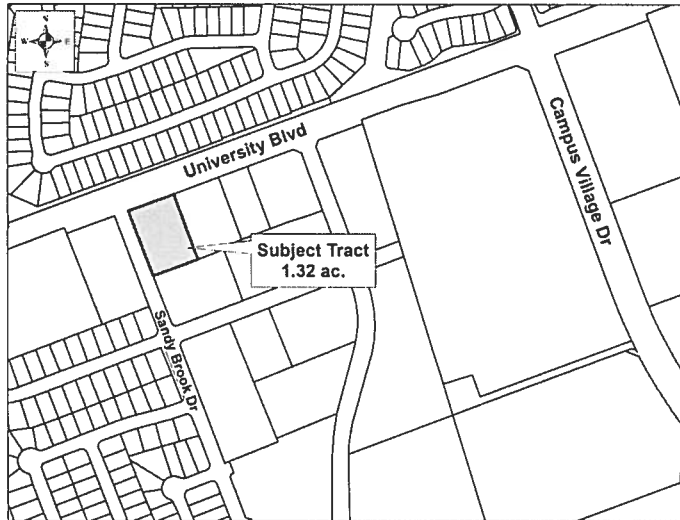


**University Village Lot 7, Block A
FINAL PLAT FP1807-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final plat to create one lot

ZONING AT TIME OF APPLICATION: PUD #83

DESCRIPTION: 1.32 acres out of the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: University Blvd ROW and ETJ Residential (Teravista)
 South: Daycare (Zoned PUD #83)
 East: Commercial (Zoned PUD #83)
 West: Sandy Brook Drive ROW and Office/Retail (Zoned Office)

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:	0	0
Commercial:	1	1.24
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.08
Parkland:	0	0
Other:	0	0
TOTALS:	2	1.32

Owner:
 Lewis Woods LLC
 13945 N. Hwy 183, Ste. D190
 Austin, TX 78717-5920

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

University Village Lot 7, Block A
FINAL PLAT FP1807-002

HISTORY: The Planning and Zoning Commission (P&Z) first approved the University Village PUD #83 on August 27, 2008. The entire development is approximately 73.60 acres and allows for commercial, office, public facility, open space, townhouses, multifamily and senior living. There have been several revisions since, some of which required review by the Commission and some were administrative. The most recent revision was approved by the P&Z on October 14, 2014.

DATE OF REVIEW: August 1, 2018

LOCATION: Southeast corner of University Boulevard and Sandy Brook Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the site for commercial purposes and the property is zoned as PUD No. 83, which allows for a variety of commercial uses such as retail sales, eating establishments, religious facilities, professional offices, medical offices and daycare facilities. PUD No. 83 prohibits fuel sales, pawn shops, sexually oriented businesses, and tattoo parlors.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the Preliminary Plat (PP1605-002) approved on June 30, 2016.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This final plat will not require a TIA revision.

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 water line along University Boulevard and Sandy Brook Drive. Wastewater will be provided via the existing wastewater line along Sandy Brook Drive.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On both sheets revise the city project number to "FP1807-002."
2. On sheet 1 of 2, change the word "conveyed" to "dedicated" when referencing the 0.079-acre right-of-way dedication along University Boulevard.
3. In plat note # 6, make reference to city project number "PP1605-002", which was approved on June 30, 2016.
4. On sheet 1 of 2, under number of lots, change the text "Developed" to "Development."

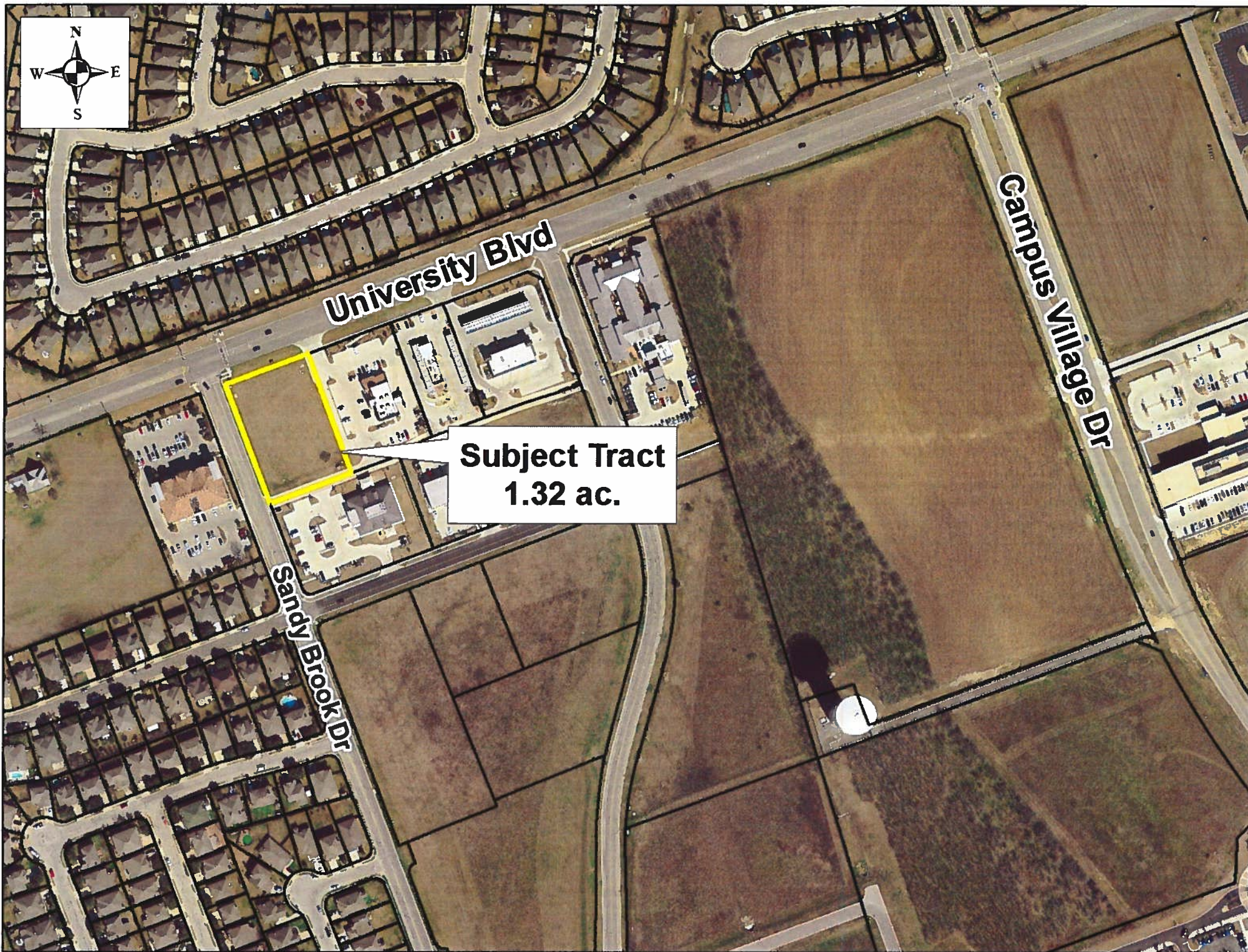


University Blvd

Campus Village Dr

Sandy Brook Dr

**Subject Tract
1.32 ac.**



FINAL PLAT
OF
UNIVERSITY VILLAGE LOT 7, BLOCK A

A 1.323 ACRE, TRACT OF LAND, BEING A REMNANT OF A CALLED 98.20 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, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT LEWIS WOODS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 1.323 ACRE TRACT OF LAND 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:

UNIVERSITY VILLAGE, LOT 7, BLOCK A SUBDIVISION.

LEWIS WOODS, LLC

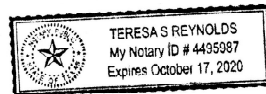
BARRETT WOOD
PRESIDENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16TH DAY OF JULY, 2018, BY, BARRETT WOOD, AS PRESIDENT OF LEWIS WOODS, LLC A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LEWIS WOODS, LLC.

TERESA S. REYNOLDS
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10-17-20



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 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY,
BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

7/12/2018
DATE



APPROVED THIS _____ DAY OF _____, 2018, 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

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT PLAINSCAPITAL BANK, THE LIEN HOLDER OF THAT CERTAIN 1.323 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 1.323 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER 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.

PLAINSCAPITAL BANK

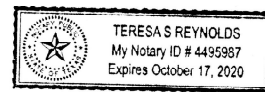
BY: WADE MORGAN
WADE MORGAN, ITS SENIOR VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13TH DAY OF JULY, 2018, BY, WADE MORGAN, AS SENIOR VICE PRESIDENT OF PLAINSCAPITAL BANK, ON BEHALF OF SAID PLAINSCAPITAL BANK.

TERESA S. REYNOLDS
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10-17-20



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 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
PROFESSIONAL ENGINEER NO. 87704
PAPE DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY,
BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

7/12/18
DATE

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. _____.

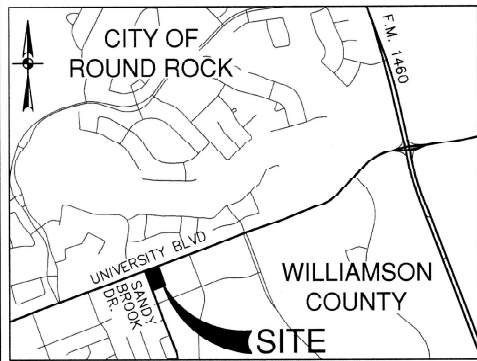
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

**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



LOCATION MAP
SCALE: 1" = 2,000'

LEGEND

- CAB CABINET
SL SLIDE
DOC NO. DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD, I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL VOLUME
PG PAGE(S)
POB POINT OF BEGINNING
PUE PUBLIC UTILITY EASEMENT
PD PAPE-DAWSON ENGINEERS
BA BAKER-AICKLEN & ASSOCIATES
(SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
--- EASEMENT
--- PROPERTY BOUNDARY
--- ADJOINER BOUNDARY

OWNER: LEWIS WOODS, LLC
ADDRESS: 13945 US HWY 183N, D190
AUSTIN, TX 78717
(915) 256-6486 P

ACREAGE: 1.323 ACRES
LOTS ACREAGE: 1.244 ACRES
ROW ACREAGE: 0.079 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

PATENT SURVEY: ABEL L. EAVES SURVEY
ABSTRACT NO. 215

NUMBER OF BLOCKS: 1
DEVELOPED LOTS: 1
ROW DEDICATION LOTS: 1
TOTAL LOTS: 2

LINEAR FEET OF NEW STREET: 0'

SUBMITTAL DATE: JULY 2, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: AUGUST 1, 2018

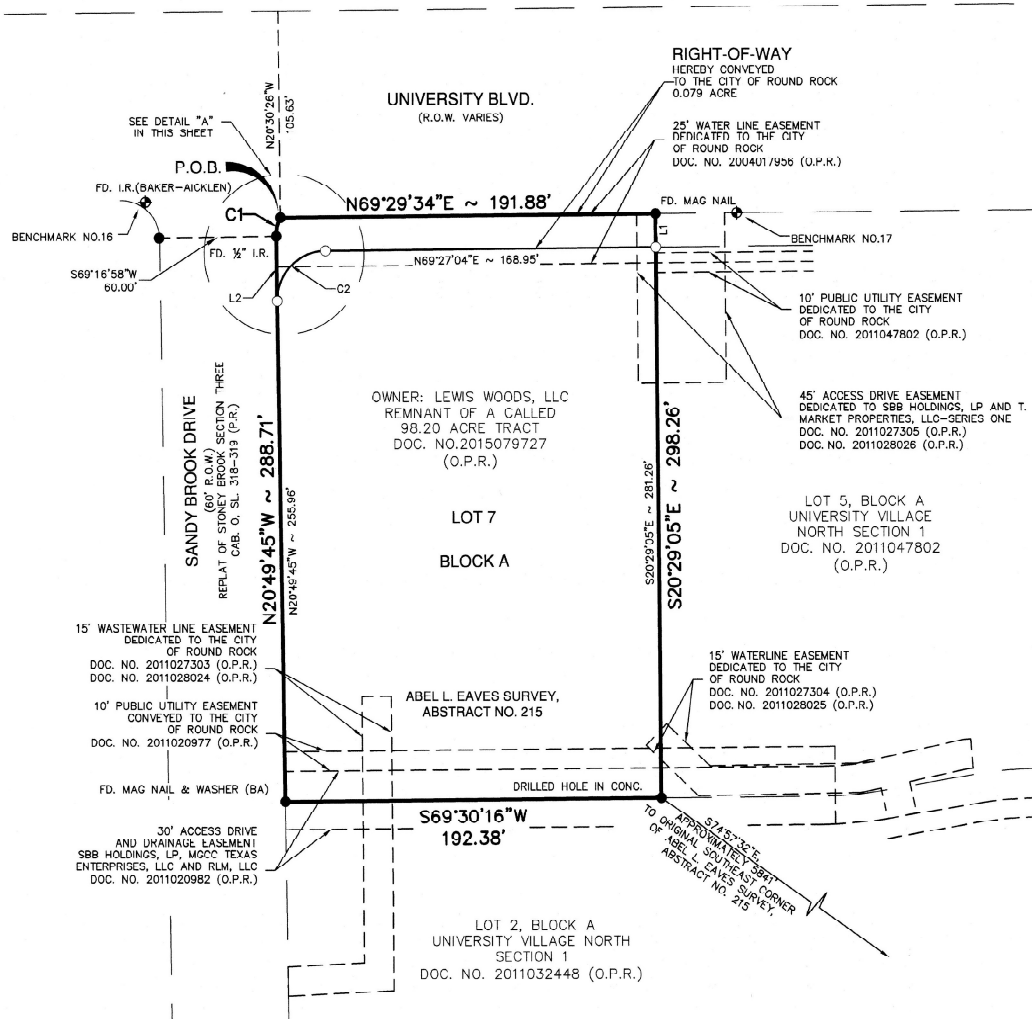
BENCHMARKS DESCRIPTION AND ELEVATION:

BENCHMARK 16
SET MAG NAIL WITH
WASHER "PAPE-DAWSON"
GRID N: 10180046.9
GRID E: 3136282.0
ELEVATION: 854.93
NAVD88 (GEOID 03)

BENCHMARK 17
1/2" IRON ROD WITH RED CAP
MARKED "PAPE-DAWSON"
GRID N: 10180114.6
GRID E: 3136568.3
ELEVATION: 849.63
NAVD88 (GEOID 03)

FINAL PLAT OF UNIVERSITY VILLAGE LOT 7, BLOCK A

A 1.323 ACRE, TRACT OF LAND, BEING A REMNANT OF A CALLED 98.20 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, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS.

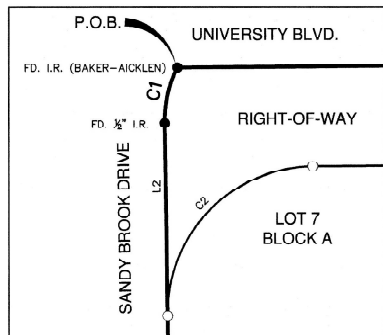


LINE TABLE		
LINE #	BEARING	LENGTH
L1	S20°29'05"E	17.00'
L2	N20°49'45"W	32.75'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	028°17'54"	N07°14'18"W	9.78' 9.88'
C2	25.00'	090°16'49"	N24°18'39"E	35.44' 39.39'

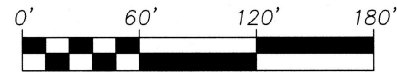
BLOCK A	
LOT #	AREA (SQ. FT.)
LOT 7	54,194
ROW DEDICATION	3,443

DETAIL "A"
SCALE: 1" = 20'



PLAT NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT (PUD) NO. 83 AND CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT NO. 83, CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE CITY OF ROUND ROCK DESIGN AND CONSTRUCTION STANDARDS.
- 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 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.
- 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.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT, APPROVED ON JUNE 30, 2016.



SCALE: 1" = 60'



FIELD NOTES FOR

A 1.323 ACRE, TRACT OF LAND, BEING A REMNANT OF A CALLED 98.20 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, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS. SAID 1.323 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH MEASUREMENTS 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 an iron rod with a cap marked "Baker-Aicklen" found, at the intersection of the southeast right-of-way line of University Boulevard, a variable width right of way and the northeast right-of-way line of Sandy Brook Drive, a 60-foot right-of-way, dedicated in the Replat of Stoney Brook Section Three "A", recorded in Cabinet O, Slides 318-319 of the Plat Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING hereof;

THENCE N 69°29'34" E, with the southeast right-of-way line of said University Boulevard, same being the northwest line of said remnant of a called 98.20 acre tract, a distance of 191.88 feet to a mag nail found, on a point being the northwest corner of Lot 5, Block A of the University Village North Section 1 subdivision recorded in Document No. 2011047802 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof;

THENCE S 20°29'05" E, departing the southeast right-of-way line of said University Boulevard, with the southwest line of said Lot 5, Block A, same being the northeast line of said remnant of a called 98.20 acre tract, a distance of 290.26 feet to a drilled hole in concrete found, on a point being in the northwest line of Lot 2, Block A of the University Village North Section 1 subdivision recorded in Document No. 2011032448 of the Official Public Records of Williamson County, Texas, said point being the south corner of said Lot 5, Block A, for the southeast corner hereof;

THENCE S 69°30'16" W, with the northwest line of said Lot 2, Block A, the southeast line of said remnant of a called 98.20 acre tract, a distance of 192.38 feet to a mag nail & washer marked "Baker-Aicklen" found, on a point being in the northeast right-of-way line of the aforementioned Sandy Brook Drive, said point being the northwest corner of said Lot 2, Block A, for the southwest corner hereof;

THENCE with the northeast right-of-way line of said Sandy Brook Drive, same being the southwest line of said remnant of a called 98.20 acre tract, the following two (2) courses and distances:

- N 20°49'45" W, a distance of 288.71 feet to a 1/2" iron rod found, for a point of non-tangent curvature, and
- with said curve to the right, having a radius of 20.00 feet, a delta of 28°17'54", a chord which bears N 07°14'18" W, 9.78 feet and an arc length of 9.88 feet to the POINT OF BEGINNING and containing 1.323 acres in Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc. Under Job No. 50878-03.



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 | TBPLS FIRM REGISTRATION #10028801