

**Reavis Subdivision II - Replat of Lot 1, Block A  
FINAL PLAT FP1810-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat approval to include 4.42-acres of unplatted land into a 3.03-acre platted lot to create one single lot.

**ZONING AT TIME OF APPLICATION:** PUD 80 & 81

**DESCRIPTION:** 7.45 acres out of the P.A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:**Daycare facility and vacant residence

**GENERAL PLAN LAND USE DESIGNATION:**The Future Land Use designation is determined by PUDs #80 and #81, which contain a mixture of commercial, office and senior living land uses.

**ADJACENT LAND USE:**

- North: Open Space/Drainage Easement and Elementary School - (Zoned PUD #47)
- South: Vacant Residence - (Zoned PUD #80)
- East: S AW Grimes Boulevard Right-of-Way - (Unzoned)
- West: Vacant Residence - (Zoned PUD #80)

**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:                   | 0                     | 0              |
| Industrial:                   | 0                     | 0              |
| Open/Common Space:            | 0                     | 0              |
| ROW:                          | 0                     | 0              |
| Parkland:                     | 0                     | 0              |
| Other:                        | 1                     | 7.45           |
| <b>TOTALS:</b>                | <b>1</b>              | <b>7.45</b>    |

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**Owner:**  
Empower Autism Academy  
Jothimalar Arun  
1250 S. A.W. Grimes Blvd.  
Round Rock, TX 78664

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**Agent:**  
M&S Engineering  
Jen Henderson  
102 W. Morrow Street, Suite 101  
Georgetown, TX 78626

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**Reavis Subdivision II – Replat of Lot 1, Block A**  
**FINAL PLAT      FP1810-002**

**HISTORY:** The East Rock Cove PUD (Planned Unit Development # 80) was approved by the City in May 2008. It contained 23.09 acres and allowed for commercial, residential, office, and senior housing land uses. In July 2008, the City Council approved Reavis Rehabilitation PUD (Planned Unit Development # 81), which allows uses such as commercial and office. The subject tract is within both PUD's. On July 19, 2009, the Planning & Zoning Commission approved the Final Plat of Reavis Subdivision (Doc No. 2009073204), which consisted of one 3.03-acre lot. This replat request would add additional acreage to the 3.03 platted lot and create one 7.45-acre lot.

**DATE OF REVIEW:** November 7, 2018

**LOCATION:** Near the intersection of S AW Grimes Boulevard and Gattis School Road

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUDs #80 and #81, which contain a mixture of commercial, office and senior living land uses. The property is zoned PUD #80 and #81 and allows all C-1a (General Commercial-Limited), SR (Senior), and OF (Office) land uses. Specific development standards are included in PUDs #80 and #81. For requirements not mentioned in either PUD, the C-1a, SR and OF zoning district standards will apply.

Traffic, Access and Roads: The subject tract will have access from S AW Grimes Boulevard. A Traffic Impact Analysis (TIA) is not required for this plat application at this time. However, trip generation numbers will be required at the time of site development to determine if a TIA will be required.

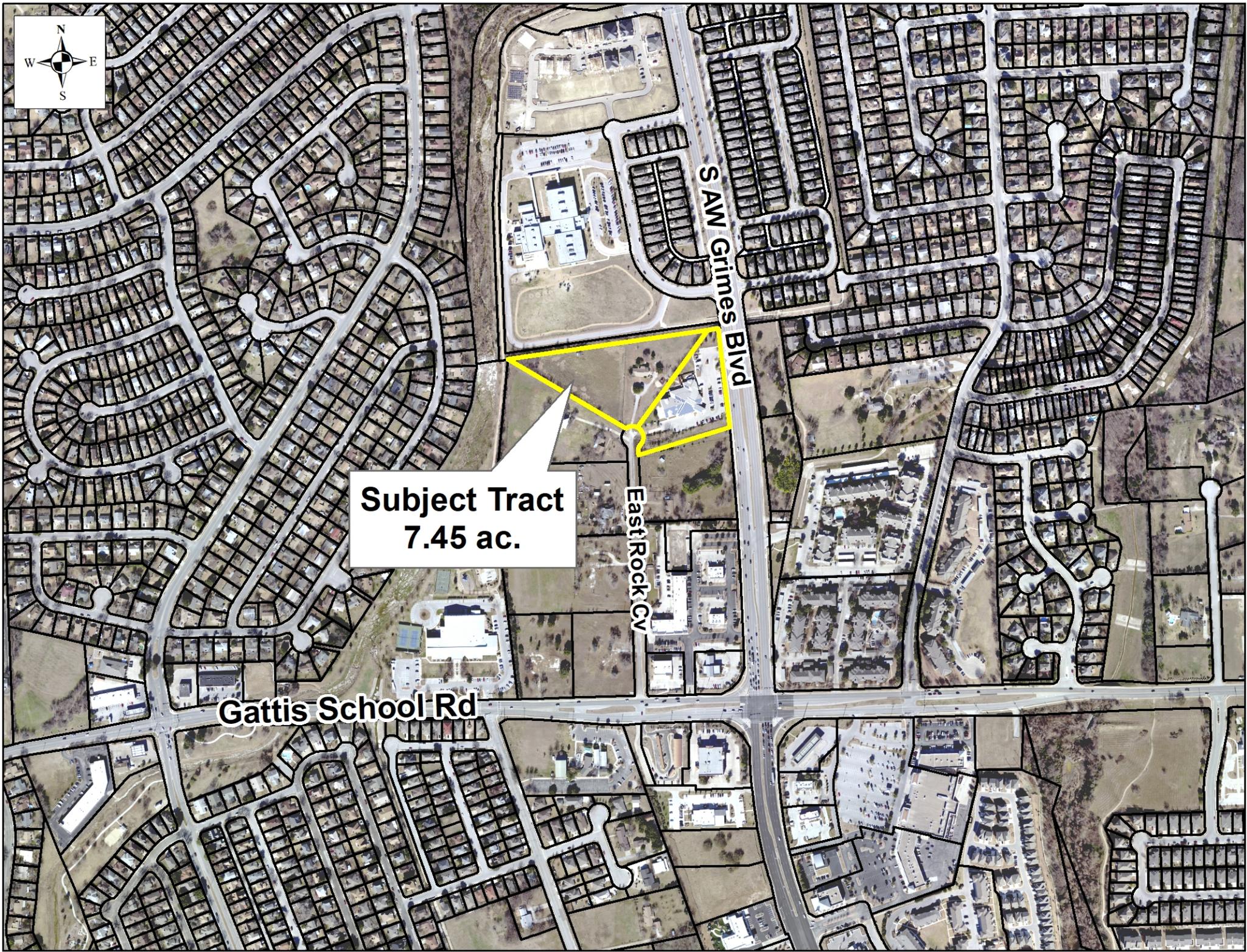
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. There is an existing 16-inch waterline along S AW Grimes Boulevard and an 8-inch wastewater line in East Rock Cove. The subject tract has existing water service along S AW Grimes Boulevard and wastewater service is already in place between the parcels. An existing wastewater easement will remain in place and it is anticipated that any future development will allow the infrastructure and easement to stay in its current location and configuration.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Final Plat 1810-002 shall not be recorded, and any subsequent site development plans will not be released, until a flood study is submitted, reviewed, and approved.
2. Prior to plat recordation, the Ultimate 1% annual chance floodplain must be accurately depicted on the plat. The Ultimate 4% chance floodplain must be contained within an easement depicted with bearing and distances.
3. Provide parcel ownership label indicating Greenslopes at Lakecreek, Section 2 with recordation information near southwest property corner.
4. Revise the plat name from "Reavis Subdivision II" to "Empower Subdivision" and change in all appropriate locations including the owner's signature block.
5. Revise plat note # 4 to state "Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, as amended, and pursuant to PUD #80 and PUD #81."
6. Revise plat note # 5 to state "Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, as amended."



**Subject Tract  
7.45 ac.**

**S AW Grimes Blvd**

**East Rock Cv**

**Gattis School Rd**



**PERIMETER FIELD NOTES**

BEING 7.45 ACRES OF LAND, MORE OR LESS, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF THAT TRACT DESCRIBED AS LOT 7, ROUND ROCK EAST, AN UNRECORDED SUBDIVISION AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, ALSO KNOWN AS LOT 8 OF SAID ROUND ROCK EAST, CONVEYED TO EMPOWER AUTISM ACADEMY, LLC BY DEED RECORDED IN DOCUMENT NO. 2016038606, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON AUGUST 8TH, 2018, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD WITH NO CAP FOUND IN THE EAST MARGIN OF EAST ROCK COVE, MARKING THE NORTHWEST CORNER OF THAT 3.71 ACRES TRACT CONVEYED TO LARRY WIGGINGTON, BY DEED RECORDED IN DOCUMENT NO. 2005040822, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF SAID LOT 7, SAID LOT 1 AND THIS TRACT;

THENCE: THE FOLLOWING FIVE (5) COURSES, FOR THE WEST LINE OF THIS TRACT:

1. N 01°07'50" W, 23.62 FEET, TO A 1/2" IRON ROD WITH NO CAP FOUND,
2. 27.96 FEET ALONG A CURVE TO THE RIGHT (r=35.37, Ic N 21°04'32" E, 27.24 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "CS LTD." FOUND,
3. 92.33 FEET ALONG A CURVE TO THE LEFT (r=50.00, Ic N 09°37'17" W, 79.76 FEET) TO A 1/2" IRON ROD WITH NO CAP FOUND FOR THE COMMON CORNER OF SAID LOT 1 AND SAID 4.42 ACRES TRACT,
4. 55.66 FEET ALONG A CURVE TO THE LEFT (r=50.00, Ic S 85°06'54" W, 52.83 FEET) TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TLS INC." FOUND, MARKING THE NORTHEAST CORNER OF THAT 4.18 ACRES TRACT CONVEYED TO DAN VI TRUONG BY DEED RECORDED IN VOLUME 1895, PAGE 335, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS,
5. N 59°43'13" W, 628.48 FEET, TO A 1/2" IRON ROD WITH PINK CAP STAMPED "TLS INC." FOUND IN THE NORTH LINE OF SAID TRUONG TRACT, AND IN THE SOUTH LINE OF LOT 2, BLOCK Q, TURTLE CREEK VILLAGE PHASE EIGHT, A SUBDIVISION RECORDED IN CABINET Z, SLIDES 313-317, OF SAID PLAT RECORDS, FOR THE NORTHWEST CORNER OF SAID LOT 8, SAID 4.42 ACRES TRACT AND THIS TRACT;

THENCE: THE FOLLOWING TWO (2) COURSES, WITH THE SOUTH LINE OF SAID LOT 2, FOR THE NORTH LINE OF THIS TRACT:

1. N 81°40'26" E, 926.95 FEET, TO A 1/2" IRON ROD WITH NO CAP FOUND FOR THE FOR THE COMMON CORNER OF SAID LOT 1 AND SAID 4.42 ACRES TRACT.
2. N 80°57'05" E, 48.25 FEET, TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "SAM INC." FOUND IN THE WEST LINE OF SOUTH A.W. GRIMES BOULEVARD, MARKING THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THIS TRACT.

THENCE: 457.80 ALONG A CURVE TO THE RIGHT (r=11389.16, Ic S 06°53'27" E, 457.77 FEET) TO A 1/2" IRON ROD WITH ILLEGIBLE YELLOW CAP FOUND IN THE WEST LINE OF SAID SOUTH A.W. GRIMES BOULEVARD, MARKING THE NORTHEAST CORNER OF SAID WIGGINGTON TRACT, FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THIS TRACT;

THENCE: S 73°08'18" W, 439.25 FEET, WITH THE NORTH LINE OF SAID WIGGINGTON TRACT, TO THE POINT OF BEGINNING.

ALL BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDIANTE SYSTEM (CENTRAL ZONE) NAD 83(93).

**REAVIS SUBDIVISION II**  
 A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND 4.42 ACRES  
 OUT OF THE P.A. HOLDER SURVEY, ABSTRACT No. 297, IN  
 WILLIAMSON COUNTY, TEXAS.

**OWNER'S CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT EMPOWER AUTISM ACADEMY LLC, A LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 7.45 ACRES TRACT OF LAND, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NUMBER 2016038606, 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: REAVIS SUBDIVISION II, A REPLAT OF LOT 1, BLOCK A, REAVIS SUBDIVISION AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS

EMPOWER AUTISM ACADEMY LLC  
JOTHIMALAR ARUN  
PRESIDENT

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, BY JOTHIMALAR ARUN, AS PRESIDENT OF EMPOWER AUTISM ACADEMY LLC, A LIMITED LIABILITY COMPANY, ON BEHALF OF SAID EMPOWER AUTISM ACADEMY LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**LIEN HOLDER'S CERTIFICATION:**

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT NEWTEK SMALL BUSINESS FINANCE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, THE LIEN HOLDER OF THAT CERTAIN 7.45 ACRES TRACT OF LAND, CONSISTING OF LOT 1, BLOCK A OF REAVIS SUBDIVISION, RECORDED IN CABINET GG, SLIDES 49-50, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND 4.42 ACRES OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NUMBER 2016038606, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 7.45 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.

NEWTEK SMALL BUSINESS FINANCE, LLC  
BY:

BARRY SLOANE, ITS \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY BARRY SLOANE, AS PRESIDENT OF NEWTEK SMALL BUSINESS FINANCE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF SAID NEWTEK SMALL BUSINESS FINANCE, LLC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, KENNETH L. CRIDER, 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.

SIGNATURE AND SEAL OF LICENSED SURVEYOR  
KENNETH L. CRIDER, R.P.L.S.

DATE

**ENGINEER'S CERTIFICATION:**

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, STEVEN D. WIDACKI, 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.

SIGNATURE AND SEAL OF LICENSED ENGINEER  
STEVEN D. WIDACKI, P.E. NO. 66138

DATE

**PLANNING AND ZONING CERTIFICATION:**

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.

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

**COUNTY CLERK'S CERTIFICATION:**

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 AT 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

SHEET

2 OF 2

FP1810-002



*Texas Land Surveying, Inc.*

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1600 / (512) 930-9389 fax  
www.texas-ls.com  
TBPLS FIRM NO. 10056200

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