

**University Village North, Sections 3 & 4 - Revised  
PRELIM PLAT PP1510-001**



**CASE PLANNER:** Brad Dushkin

**REQUEST:** Approval of a revised preliminary plat for two sections consisting of 5 lots total within PUD 83

**ZONING AT TIME OF APPLICATION:** PUD 83

**DESCRIPTION:** 13.16 acres out of the Abel L. Eaves Survey, Abstract No. 215

**CURRENT USE OF PROPERTY:** Vacant - zoned PUD 83

**GENERAL PLAN LAND USE DESIGNATION:** Commercial and residential

**ADJACENT LAND USE:**

- North: Satellite View ROW with vacant land, a fitness facility, and a private school across - zoned PUD 83
- South: Zodiac Lane ROW with townhomes across - zoned PUD 83
- East: Campus Village Drive with vacant land across - zoned PUD 83 and PF-3 (Public Facilities - High Intensity)
- West: Sandy Brook Drive ROW with single family residential across - zoned SF-2 (Single Family - Standard Lot)

**PROPOSED LAND USE:** Combination of commercial and 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	8.30
Commercial:	3	4.86
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>5</b>	<b>13.16</b>

**Owner:**  
Lewis Woods, LLC  
Barret Wood  
1031 S. Capital of Texas Hwy., Ste. 125  
Austin, TX 78746

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

**University Village North, Sections 3 & 4  
PRELIMINARY PLAT PP1510-001**

**HISTORY:** The Planning and Zoning Commission approved the first preliminary plat on February 1, 2012. This revised preliminary plat will accommodate the two final plats within its confines which are also on this agenda.

**DATE OF REVIEW:** November 4, 2015

**LOCATION:** South of Satellite View, north of Zodiac Lane, east of Sandy Brook Drive, and west of Campus Village drive. Generally south of University Boulevard.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates this area as commercial and residential. The two land uses permitted on the land contained within this preliminary plat, according to PUD 83, are office and commercial. This proposal complies with the General Plan.

Compliance with the Concept Plan/Preliminary Plat: The revised preliminary plat replaces the first preliminary plat while more suitably conforming to the Concept Plan outlined in the PUD.

Traffic, Access and Roads: A traffic impact analysis was approved in 2008, and recent changes to proposed land uses have not required a TIA revision. Each lot proposed in the preliminary plat has sufficient access to public streets. Collector streets border the plat area on the east and west.

Water and Wastewater Service: The lots will be served by a existing water lines located in Sandy Brook Drive and Campus Village Drive. Wastewater will be provided to each lot via the existing line along Campus Village Drive. The infrastructure is sufficient in capacity to serve the proposed lots.

Drainage: There are no drainage concerns for the preliminary plat area. Drainage infrastructure exists that is capable of serving the proposed area.

Additional Considerations: The first approved preliminary plat for Sections 3 and 4 contains only two lots. This revision contains 5 lots, thus necessitating the Commission's approval.

There are two right-of-way stub-outs leading into the property along Sandy Brook Drive. As required by a development agreement with the property owner and approved by City Council in 2010, the city is required to give up these stub-outs via quitclaim release of easement prior to the recordation of any final plat for a lot adjacent to them. The city has begun the process of releasing both of them. Once the the quitclaim has been recorded with the county they can be removed from all plats. This will not occur prior to the distribution of the packets but is expected to be complete before the Planning and Zoning Commission meeting. The applicant desires an approved plat without the stub-outs, so their removal will be a condition of approval as stated below to ensure they are not removed before the release is official.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Provide vertical datum for the benchmark.
2. Update utility schematic to show services to all lots.
3. Correct typos in the general notes.
4. Remove both stub-outs along Sandy Brook Drive after the quitclaim release of easement has been recorded.



University Blvd

Sandy Brook Dr

Campus Village Dr

Subject Tract  
13.157 ac.



# UNIVERSITY VILLAGE NORTH - SECTIONS 3 & 4

## PRELIMINARY PLAT - REVISION 2

FIELD NOTES  
FOR

A 13.157 ACRE TRACT OF LAND, BEING A REMNANT OF A CALLED 98.20 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SBB HOLDINGS, L.P. IN DEED WITHOUT WARRANTY, RECORDED IN DOCUMENT NO. 2008021486, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A 0.0267 ACRE TRACT, DESCRIBED IN A QUITCLAIM RELEASE OF EASEMENT OF SANDY BROOK DRIVE RIGHT OF WAY RECORDED IN DOCUMENT NO. 2012012688 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 13.157 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 (NAD2011) EPOCH 2010.00.

**BEGINNING** A 1/2" iron rod found, at the northeast end of the curve return for the south right-of-way line of Satellite View, a 65-foot right-of-way, dedicated in Document No. 2011058060 of the Official Public Records of Williamson County, Texas and the northeast right-of-way line of Sandy Brook Drive, a 60-foot right-of-way, a portion dedicated in the Replat of Stoney Brook Section Three "A" subdivision, recorded in Cabinet O, Slides 318-319 of the Plat Records of Williamson County, Texas and a portion dedicated in the Stoney Brook Section 5 subdivision, recorded in Cabinet Y, Slides 184-185 of the Plat Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE** N 69°10'40" E, with the southeast right-of-way line of said Satellite View, the northwest line of said remnant of a called 98.20 acre tract, a distance of 696.26 feet to an iron rod with a cap marked "Baker-Aicklen" found, on a point at the west end of the curve return for the west right-of-way line of University Village Drive, a 65-foot right-of-way, being comprised of 1.99 acre tract and a 0.43 acre tract, both dedicated in Document No. 2009005465 of the Official Public Records of Williamson County, Texas and the southeast right-of-way line of said Satellite View, for a point of non-tangent curvature hereof;

**THENCE** with said non-tangent curve return to the right, said curve having a radial bearing of S 20°18'41" E, a radius of 20.00 feet, a delta 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 found iron rod with a cap marked "Baker-Aicklen", at the south end of said curve return, for a point of non-tangent curvature;

**THENCE** with the west right-of-way line of said University Village Drive, same being the east line of said remnant of a called 98.20 acre tract, the following five (5) courses and distances:

1. with said curve to the right, said curve having a radius of 468.00 feet, a delta of 35°08'00", a chord bearing and distance of S 02°38'02" E, 282.50 feet, an arc length of 286.97 feet to an iron rod with a cap marked "Baker-Aicklen" found, for a point of non-tangency,
2. S 14°57'05" W, a distance of 226.82 feet to an iron rod with a cap marked "Baker-Aicklen" found, for a point of non-tangent curvature,
3. with said curve to the left, having a radius of 792.50 feet, a delta of 16°11'30", a chord bearing and distance of S 06°49'37" W, 223.21 feet, an arc length of 223.96 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangency,
4. S 01°15'32" E, a distance of 366.01 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangent curvature, and
5. with said curve to the left having a radius of 482.50 feet, a delta of 19°46'55", a chord bearing and distance of S 10°53'53" E, 165.76 feet, an arc length of 166.59 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, at the north end of the curve return for the north right-of-way line of Zodiac, a 50-foot right-of-way, dedicated in Document No. 2011058060 of the Official Public Records of Williamson County, Texas, a southeast corner of said remnant of a called 98.20 acre tract, for a point of non-tangent curvature,

**THENCE** with said curve to the right having a radius of 20.00 feet, a delta of 84°57'01", a chord bearing and distance of S 21°57'36" W, 27.01 feet, an arc length of 29.65 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, at the southwest end of said curve return, a southeast corner of said remnant of a called 98.20 acre tract, for a point of non-tangency;

**THENCE** with the north right-of-way line of said Zodiac, same being the south line of said remnant of a called 98.20 acre tract, the following four (4) courses and distances:

1. S 64°26'29" W, a distance of 10.02 feet to an iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangent curvature,
2. with said curve to the right having a radius of 375.00 feet, a delta of 42°03'39", a chord bearing and distance of S 85°28'15" W, 269.15 feet, an arc length of 275.29 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangency,
3. N 73°29'59" W, a distance of 42.31 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for an angle point, and
4. N 16°29'46" E, a distance of 5.01 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, at the southeast end of the curve return for the northeast right-of-way line of the aforementioned Sandy Brook Drive and the north right-of-way line of said Zodiac, a southwest corner of said remnant of a called 98.20 acre tract, for a point of non-tangent curvature,

**THENCE** with said curve to the right having a radius of 20.00 feet, a delta of 83°50'29", a chord bearing and distance of N 31°39'35" W, 26.72 feet, an arc length of 29.27 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, at the northwest end of said curve return, for a point of reverse curvature;

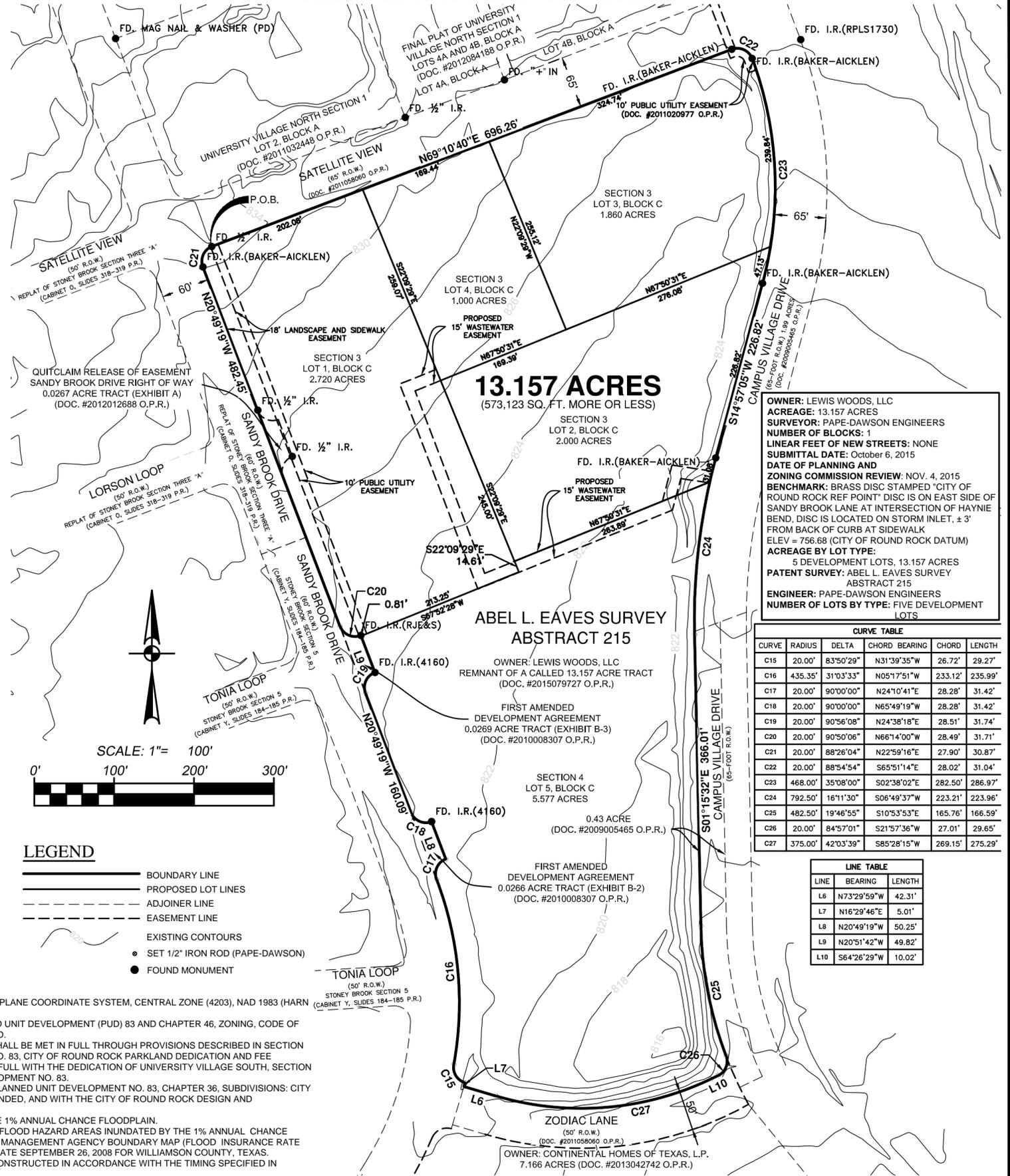
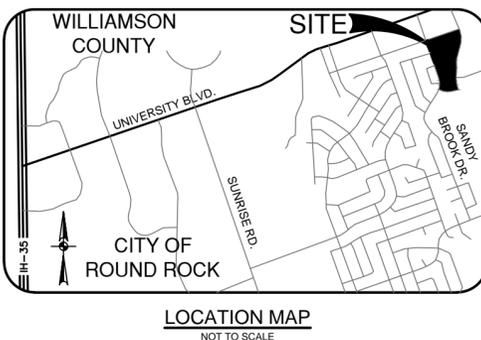
**THENCE** with the northeast right-of-way line of said Sandy Brook Drive, the southwest line of said remnant of a called 98.20 acre tract, the following nine (9) courses and distances:

1. with said curve to the left having a radius of 435.35 feet, a delta of 31°03'33", a chord bearing and distance of N 05°17'51" W, 233.12 feet, an arc length of 235.99 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangent curvature,
2. with said curve to the right having a radius of 20.00 feet, a delta of 90°00'00", a chord bearing and distance of N 24°10'41" E, 28.28 feet, an arc length of 31.42 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangency,
3. N 20°49'19" W, a distance of 50.25 feet to an iron rod with a cap marked "4160" found, for a point of non-tangent curvature,
4. With said curve to the right having a radius of 20.00 feet, a delta of 90°00'00", a chord bearing and distance of N 65°49'19" W, 28.28 feet, an arc length of 31.42 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangency,
5. N 20°49'19" W, a distance of 160.09 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangent curvature,
6. with said curve to the right having a radius of 20.00 feet, a delta of 90°56'08", a chord bearing and distance of N 24°38'18" E, 28.51 feet, an arc length of 31.74 feet to an iron rod with a cap marked "4160" found, for a point of non-tangency,
7. N 20°51'42" W, a distance of 49.82 feet to an iron rod with a cap marked "RJE&S" found, for a point of non-tangent curvature,
8. with said curve to the right having a radius of 20.00 feet, a delta of 90°56'06", a chord bearing and distance of N 66°14'00" W, 28.49 feet, an arc length of 31.71 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, for a point of non-tangency, and
9. N 20°49'19" W, at a distance of 200.40 feet passing the southeast corner of the aforementioned 0.0267 acre tract, continuing along and with the northeast right-of-way line of said Sandy Brook Drive, the southwest line of said 0.0267 acre tract, at a distance of 290.03 feet passing a 1/2" iron rod found, at the northwest corner of said 0.0267 acre tract, continuing along and with the northeast right-of-way line of said Sandy Brook Drive, the southwest line of said remnant of a called 98.20 acre tract, for a total distance of 482.45 feet to an iron rod with a cap marked "Baker-Aicklen" found, at the south end of the aforementioned curve return for the northeast right-of-way line of Satellite View and the northeast right-of-way line of Sandy Brook Drive, a northwest corner of said remnant of a called 98.20 acre tract, for a point of non-tangent curvature,

**THENCE** with said curve to the right having a radius of 20.00 feet, a delta of 88°26'04", a chord bearing and distance of N 22°59'16" E, 27.90 feet, an arc length of 30.87 feet to the **POINT OF BEGINNING** and containing 13.157 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.

**GENERAL NOTES:**

1. 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.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT (PUD) 83 AND CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
3. PARKLAND DEDICATION AND IMPROVEMENT REQUIREMENTS SHALL BE MET IN FULL THROUGH PROVISIONS DESCRIBED IN SECTION 13 PARKLAND DEDICATION OF PLANNED UNIT DEVELOPMENT NO. 83, CITY OF ROUND ROCK PARKLAND DEDICATION AND FEE REQUIREMENTS (SUBDIVISION AND ZONING) AND SATISFIED IN FULL WITH THE DEDICATION OF UNIVERSITY VILLAGE SOUTH, SECTION 2 AS PUBLIC PARKLAND AS SPECIFIED IN PLANNED UNIT DEVELOPMENT NO. 83.
4. 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.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6. 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 48491 C 0485 E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
7. RIGHT-OF-WAY SHALL BE RECORDED AND INFRASTRUCTURE CONSTRUCTED IN ACCORDANCE WITH THE TIMING SPECIFIED IN PLANNED UNIT DEVELOPMENT NO. 83 AS AMENDED.
8. THIS TRACT IS SUBJECT TO COVENANTS AND RESTRICTIONS PER DOCUMENT NO. 20100051503 AND DOCUMENT NO. 2010085709.
9. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREIN DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
10. AN EIGHTEEN FOOT (18') LANDSCAPE AND SIDEWALK EASEMENT ALONG SANDY BROOK DRIVE RIGHT-OF-WAY IS HEREIN DEDICATED. THIS EASEMENT SHALL CONTAIN A FOUR FOOT (4') MEANDERING SIDEWALK, STREET TREES, AND LANDSCAPING. THE TEN FOOT (10') PUE ALONG THIS RIGHT-OF-WAY SHALL OCCUR OUTSIDE THE LANDSCAPE AND SIDEWALK EASEMENT.
11. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #83, AS APPROVED BY THE CITY COUNCIL ON OCTOBER 23, 2008, AND WITH SUBSEQUENT AMENDMENTS.
12. THIS PRELIMINARY PLAT IS IN SURFACE. SCALE FACTOR IS .00098 FOR GRID.



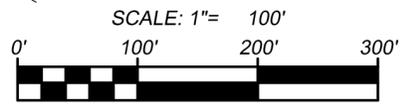
**OWNER:** LEWIS WOODS, LLC  
**ACREAGE:** 13.157 ACRES  
**SURVEYOR:** PAPE-DAWSON ENGINEERS  
**NUMBER OF BLOCKS:** 1  
**LINEAR FEET OF NEW STREETS:** NONE  
**SUBMITTAL DATE:** October 6, 2015  
**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** NOV. 4, 2015  
**BENCHMARK:** BRASS DISC STAMPED "CITY OF ROUND ROCK REF POINT" DISC IS ON EAST SIDE OF SANDY BROOK LANE AT INTERSECTION OF HAYNIE BEND. DISC IS LOCATED ON STORM INLET, ± 3' FROM BACK OF CURB AT SIDEWALK  
**ELEV = 756.68 (CITY OF ROUND ROCK DATUM)**  
**ACREAGE BY LOT TYPE:**  
 5 DEVELOPMENT LOTS, 13.157 ACRES  
**PATENT SURVEY:** ABEL L. EAVES SURVEY ABSTRACT 215  
**ENGINEER:** PAPE-DAWSON ENGINEERS  
**NUMBER OF LOTS BY TYPE:** FIVE DEVELOPMENT LOTS

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C15	20.00'	83°50'29"	N31°39'35"W	26.72'	29.27'
C16	435.35'	31°03'33"	N05°17'51"W	233.12'	235.99'
C17	20.00'	90°00'00"	N24°10'41"E	28.28'	31.42'
C18	20.00'	90°00'00"	N65°49'19"W	28.28'	31.42'
C19	20.00'	90°56'08"	N24°38'18"E	28.51'	31.74'
C20	20.00'	90°50'06"	N66°14'00"W	28.49'	31.71'
C21	20.00'	88°26'04"	N22°59'16"E	27.90'	30.87'
C22	20.00'	88°54'54"	S65°51'14"E	28.02'	31.04'
C23	468.00'	35°08'00"	S02°38'02"E	282.50'	286.97'
C24	792.50'	16°11'30"	S06°49'37"W	223.21'	223.96'
C25	482.50'	19°46'55"	S10°53'53"E	165.76'	166.59'
C26	20.00'	84°57'01"	S21°57'36"W	27.01'	29.65'
C27	375.00'	42°03'39"	S85°28'15"W	269.15'	275.29'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N73°29'59"W	42.31'
L7	N16°29'46"E	5.01'
L8	N20°49'19"W	50.25'
L9	N20°51'42"W	49.82'
L10	S64°26'29"W	10.02'

**LEGEND**

- BOUNDARY LINE
- PROPOSED LOT LINES
- - - ADJOINER LINE
- - - EASEMENT LINE
- EXISTING CONTOURS
- SET 1/2" IRON ROD (PAPE-DAWSON)
- FOUND MONUMENT



**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 # 102388-01

PRELIMINARY PLAT OF UNIVERSITY VILLAGE NORTH - SECTIONS 3 & 4 SURVEY JOB NO. 50885-01