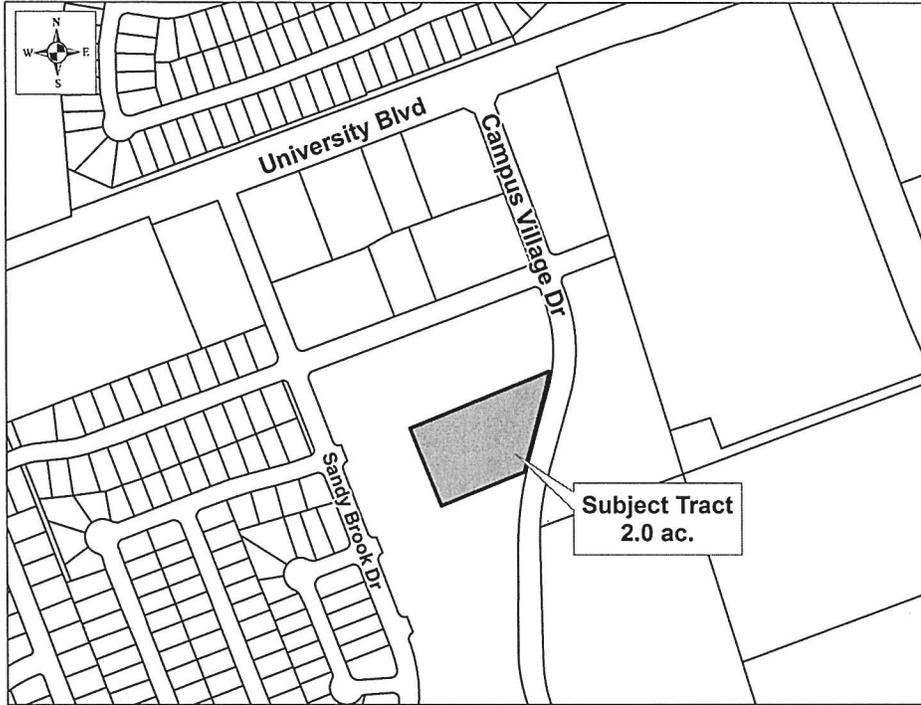


**Capital Gymnastics  
FINAL PLAT FP1510-005**



**CASE PLANNER:** Brad Dushkin

**REQUEST:** Approval of the Final Plat for Capital Gymnastics

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

**DESCRIPTION:** 2.00 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

**ADJACENT LAND USE:**

- North: Vacant - zoned PUD 83
- South: Vacant - zoned PUD 83
- East: Campus Village Drive ROW and vacant across - zoned PUD 83
- West: Vacant - zoned PUD 83

**PROPOSED LAND USE:** Commercial - gymnastics training facility

<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	2.00
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>1</b>	<b>2.00</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.  
mfisher@pape-dawson.com  
Austin, TX 78757

**Capital Gymnastics  
FINAL PLAT      FP1510-005**

**HISTORY:** The Planning and Zoning Commission approved the original preliminary plat for this lot on February 1, 2012. However the applicant has submitted a revised preliminary plat that is on the agenda for this meeting.

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

**LOCATION:** Along the west side of Campus Village Drive south of its intersection with Satellite View, generally south of University Boulevard.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates this property as commercial. PUD 83 permits commercial uses in this particular area. The proposed land use of a gymnastics training facility conforms to the specific use restrictions in the PUD, which conforms to the General Plan.

Traffic, Access and Roads: The property has frontage along Campus Village Drive and access is proposed via a driveway near the southern end of the property. An approved traffic impact analysis exists for the PUD, and the proposed use for this lot does not require a TIA revision.

Water and Wastewater Service: The property is served with City water and wastewater utilities. The user will tap into a 12" water stub near the southeast corner of the property and an 8" wastewater stub nearby. Wastewater will then be extended to the abutting properties to the south, west, and northwest, which already have water service.

Drainage: There are no drainage concerns for the proposed project. Drainage infrastructure exists that is capable of serving the lot.

**RECOMMENDED MOTION:**

Staff recommends approval with the following condition:

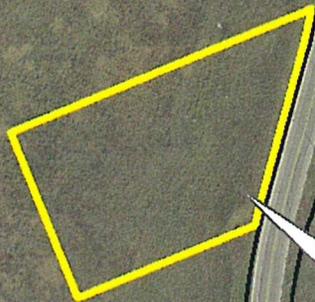
1. Ensure note 4 states verbatim from the City of Round Rock plat checklist, "No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0485E, effective date September 26, 2008, for Williamson County, Texas."



University Blvd

Campus Village Dr

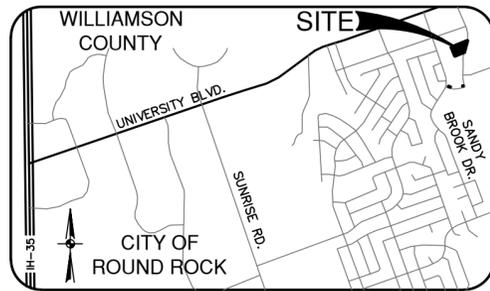
Sandy Brook Dr



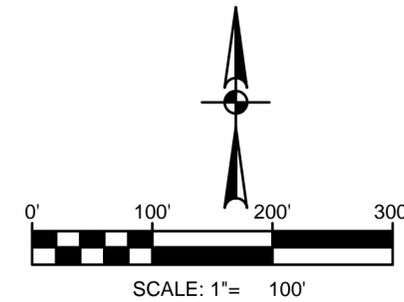
**Subject Tract  
2.0 ac.**

# FINAL PLAT OF CAPITAL GYMNASTICS

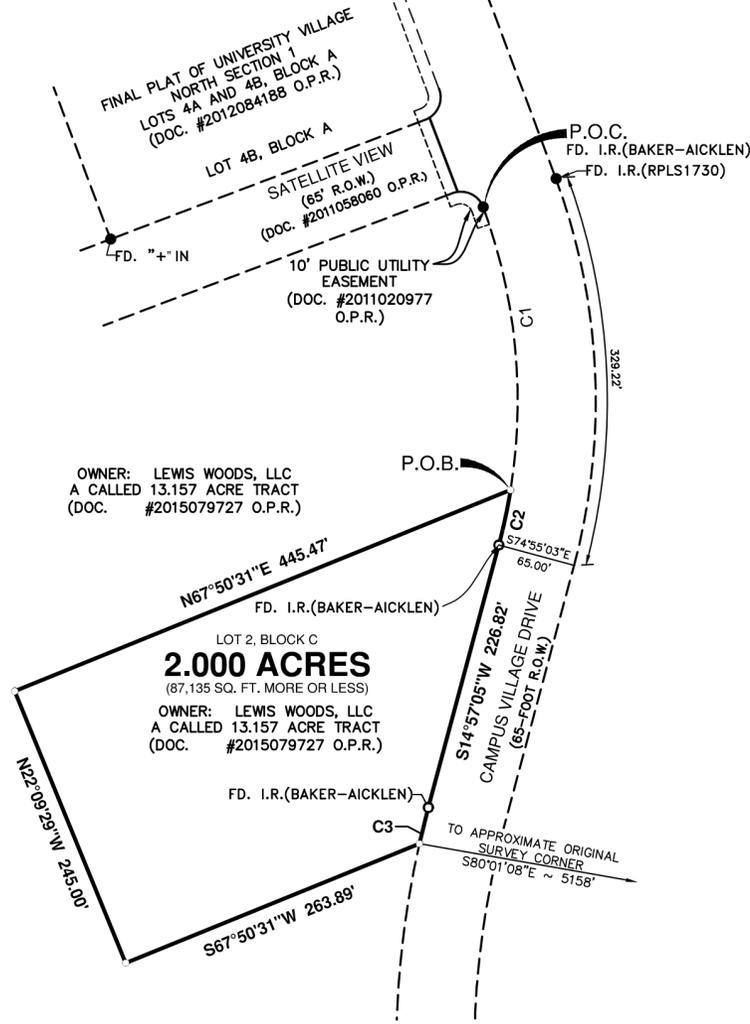
A 2.000 ACRE TRACT OF LAND, BEING A PORTION OF A CALLED 13.157 ACRE TRACT, DESCRIBED IN CONVEYANCE TO LEWIS WOODS, LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE



LEGEND	
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
○	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
D.R.	DEED RECORDS
FD. I.R.	FOUND IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



FIELD NOTES  
FOR

A 2.000 ACRE TRACT OF LAND, BEING A PORTION 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, OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 2.000 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.

**COMMENCING** at an iron rod with a cap marked "Baker-Aicklen" found, at the south end of curve return for the west right-of-way line of University 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 and the southeast 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, a northeast corner of said remnant of a called 98.20 acre tract;

**THENCE** with the west right-of-way line of said University Village Drive, the east line of said remnant of a called 98.20 acre tract, the following four (4) courses and distances:

1. with a curve to the right, having a radius of **468.00 feet**, a central angle of **29°03'35"**, a chord bearing and distance of **S 05°40'14" E, 234.83 feet**, an arc length of **237.36 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, the **POINT OF BEGINNING** hereof;
2. continuing with a curve to the right, having a radius of **468.00 feet**, a central angle of **05°46'12"**, a chord bearing and distance of **S 12°02'52" W, 47.11 feet**, an arc length of **47.13 feet** to an iron rod with a cap marked "Baker-Aicklen" found;
3. **S 14°57'05" W**, a distance of **226.82 feet** to an iron rod with a cap marked "Baker-Aicklen" found, and;
4. with a curve to the left, having a radius of **792.50 feet**, a central angle of **02°14'48"**, a chord bearing and distance of **S 13°47'58" W, 31.07 feet**, an arc length of **31.08 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;

**THENCE** departing the west right-of-way line of said University Village Drive, through the interior of said remnant of a called 98.20 acre tract, the following three (3) courses and distances:

1. **S 67°50'31" W**, a distance of **263.89 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
2. **N 22°09'29" W**, a distance of **245.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, and;
3. **N 67°50'31" E**, a distance of **445.47 feet** to the **POINT OF BEGINNING** and containing 2.000 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. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 83.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 83, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 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.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON \_\_\_\_\_.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	468.00'	29°21'47"	S5°31'08"E	237.23'	239.84'
C2	468.00'	5°46'12"	S12°02'52"W	47.11'	47.13'
C3	792.50'	2°14'48"	N13°47'58"E	31.07'	31.08'

OWNER: LEWIS WOODS, LLC  
1301 S. CAPITAL OF TEXAS HWY., SUITE 125  
AUSTIN, TX 78746

ACREAGE: 2.000 ACRE

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 STREET: NONE

SUBMITTAL DATE: OCTOBER 6, 2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
NOVEMBER \_\_\_\_\_, 2015

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

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:  
PT No. 1 FOUND CITY OF ROUND ROCK MONUMENT  
NAD 83 GRID COORDINATES  
N: 10178534.8  
E: 3137217.1  
ELEVATION 816.64' (NAVD 1988)  
GEOID 03

PT No. 12 SET 1/2" IRON ROD WITH RED CAP MARKED "PAPE-DAWSON"  
NAD 83 GRID COORDINATES  
N: 10177452.3  
E: 3136822.6  
ELEVATION 799.63' (NAVD 1988)  
GEOID 03

ACREAGE BY LOT TYPE:  
DEVELOPMENT LOTS: 2.000 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 1

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

SUBDIVISION PLAT OF CAPITAL GYMNASTICS SURVEY JOB No. 50885-01 Date: Oct 21, 2015, 9:34am User ID: krose File: H:\survey\Civil\50885-01\Plat\Pl2.00Ac\_CapitalGymnastics.dwg

FINAL PLAT  
OF  
CAPITAL GYMNASTICS

A 2.000 ACRE, TRACT OF LAND, BEING A PORTION 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, OUT OF 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 2.000 acre tract, being a remnant portion 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, 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 Capital Gymnastics.

Lewis Woods, LLC

\_\_\_\_\_  
Barrett Wood, President  
1301 S. Capitol of Texas Hwy., Suite 125  
Austin, TX 78746  
THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by, \_\_\_\_\_, as \_\_\_\_\_ 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 2.000 acre tract, being a portion 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  
919 Congress Ave, Suite 600  
Austin, TX 78701

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by, \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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

Date

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  
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

Date

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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



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

SUBDIVISION PLAT OF CAPITAL GYMNASTICS  
SURVEY JOB No. 50885-01  
Date: Oct 21, 2015, 9:33am User ID: krose  
File: H:\survey\CIVIL\50885-01\Plat\PlatCapitalGymnastics.dwg