



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Jennifer Henderson
Alternate Vice Chair Greg Rabaey
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Jennifer Sellers
Commissioner Rob Wendt

Wednesday, July 15, 2020

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. CITIZEN COMMUNICATION

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

E. APPROVAL OF MINUTES:

- E.1 [PZ-2020-078](#) Consider approval of the minutes for the June 17, 2020, Planning and Zoning Commission meeting.

F. PLATTING:

- F.1 [PZ-2020-079](#) Consider approval of the Replat of University Village Section 4, Lot 5, Block C, generally located on the northwest corner of Campus Village Dr. and Zodiac Ln. Case No. FP2006-001
- F.2 [PZ-2020-080](#) Consider approval of the Integrated Senior Living Preliminary Plat, generally located southwest of the intersection of Orion St. and University Blvd. Case No. PP2006-001
- F.3 [PZ-2020-081](#) Consider approval of the Integrated Senior Living Final Plat, generally located southwest of the intersection of Orion St. and University Blvd. Case No. FP2006-002

F.4 [PZ-2020-082](#) Consider approval of the University Heights Phase 1 Final Plat, generally located north of University Blvd., east of CR 110. Case No. FP2005-004

F.5 [PZ-2020-083](#) Consider approval of the the University Heights Phase 10 Final Plat, generally located on the northeast corner of University Blvd. and CR 110. Case No. FP2006-003

G. CODE AMENDMENTS

G.1 [PZ-2020-084](#) Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances Chapter 2, Article III, Section 2-26 - Residential Lot and Building Dimensional Standards, to revise the rear and side setbacks for accessory buildings in the SF-1 (Single Family - Large Lot), SF-2 (Single Family - Standard Lot) and SF-3 (Single Family - Mixed Lot) zoning districts. Case No. AM2006-001

G.2 [PZ-2020-085](#) Consider public testimony regarding a proposed amendment to the City of Round Rock Code of Ordinances Chapter 1, Article II - Definitions to revise 'Dwelling Unit'. Case No. AM2005-001

G.3 [PZ-2020-087](#) Consider a discussion regarding housing in single family neighborhoods designed to contain a second living area and options for defining and regulating second dwelling units.

H. STAFF REPORT:

H.1 [PZ-2020-086](#) Consider an update regarding Council actions related to Planning and Zoning items.

I. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 9th day of July 2020 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

Meagan Spinks, Deputy City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, June 17, 2020

SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting was held in person and by video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19.

Some Commissioners were present in the City Council chambers while others attended via Zoom video conferencing. Members of the public were able to speak during citizen communication or a public hearing by attending the meeting in person in the City Council chambers, however those members of the public that did not want to attend the meeting in person were able to speak via videoconferencing by visiting www.roundrocktexas.gov and registering ahead of time via the link provided in the calendar entry for this meeting.

This meeting was able to be viewed live online at www.roundrocktexas.gov/tv, or on Spectrum Channel 10 and U-Verse Channel 99.

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met in regular session on Wednesday, June 17, 2020 in the City Council Chambers located at 221 E. Main Street, Round Rock. Chairman Pavliska called the meeting to order at 6:01 PM.

ROLL CALL

Present	8 - Chairman David Pavliska Vice Chair Jennifer Henderson Alternate Vice Chair Greg Rabaey Commissioner Stacie Bryan Commissioner Casey Clawson Commissioner Paul Emerson Commissioner Jennifer Sellers Commissioner Rob Wendt
Absent	0

PLEDGES OF ALLEGIANCE

*Chairman Pavliska led the following Pledges of Allegiance:
United States
Texas*

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

CONSENT AGENDA:**E.1** [PZ-2020-069](#)

Consider approval of the minutes for the May 20, 2020, Planning and Zoning Commission meeting.

A motion was made by Commissioner Clawson, seconded by Commissioner Bryan, to approve the minutes as presented. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
 Vice Chair Henderson
 Alternate Vice Chair Rabaey
 Commissioner Bryan
 Commissioner Clawson
 Commissioner Emerson
 Commissioner Sellers
 Commissioner Wendt

Nay: 0

Absent: 0

E.2 [PZ-2020-070](#)

Consider a 30-day extension request for the University Heights Phase 1 Final Plat, generally located south of University Blvd., west of CR 110. Case No. FP2005-004

A motion was made by Commissioner Bryan, seconded by Commissioner Clawson, to approve the extension request. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
 Vice Chair Henderson
 Alternate Vice Chair Rabaey
 Commissioner Bryan
 Commissioner Clawson
 Commissioner Emerson
 Commissioner Sellers
 Commissioner Wendt

Nay: 0

Absent: 0

PLATTING**F.1** [PZ-2020-071](#)

Consider approval of the Replat of Oakmont Centre Section Two Subdivision Lots 1 & 2, generally located on the southwest corner of the intersection of University Blvd. and N. Mays St. Case No. FP2005-006

Caitlyn Reeves, Planner, made the staff presentation. Applicant representative was available for questions.

A motion was made by Commissioner Clawson, seconded by Vice Chair Henderson, to approve the plat with the conditions noted. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.2 [PZ-2020-072](#)

Consider approval of the Salerno Phase 1 Final Plat, generally located northwest of the intersection of University Blvd. and CR 110. Case No. FP2005-005

Caitlyn Reeves, Planner, made the staff presentation. Applicant representative was available for questions.

A motion was made by Commissioner Clawson, seconded by Vice Chair Henderson, to approve the Plat with the conditions as noted. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.3 [PZ-2020-073](#)

Consider approval of the Ramendu Duplex at Round Rock Preliminary Plat, generally located west of Mandell St.; between W. Nash St., and W. Logan St. Case No. PP2004-001

Juan Enriquez, Planner, made the staff presentation. Applicant representative was available for questions.

A motion was made by Commissioner Wendt, seconded by Alternate Vice Chair Rabaey, to approve the Plat. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.4 [PZ-2020-075](#)

Consider approval of the Round Rock Founders Academy Preliminary Plat, generally located east of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. FP2005-003

Commissioner Emerson announced he will be abstaining from this item due to a conflict of interest.

Juan Enriquez, Planner, made the staff presentation. Applicant representative was available for questions.

A motion was made by Commissioner Clawson, seconded by Commissioner Clawson, to approve the Plat. The motion carried by the following vote:

Aye: 7 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

Abstain: 1 - Commissioner Emerson

F.5 [PZ-2020-074](#)

Consider approval of the Round Rock Founders Academy Final Plat, generally located east of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. PP2005-001

Commissioner Emerson announced he will be abstaining from this item due to a conflict of interest.

Juan Enriquez, Planner, made the staff presentation. Applicant representative was available for questions.

with conditions noted.

Aye: 7 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

Abstain: 1 - Commissioner Emerson

CODE AMENDMENT**G.1** [PZ-2020-076](#)

Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances Chapter 1, Article III - Definitions to revise 'Dwelling Unit' and to add 'Cooking Facilities/Kitchen'. Case No. AM2005-001

Clyde von Rosenberg, Sr. Planner made the staff presentation.

Chairman Pavliska opened the hearing for public testimony.

There being none, the public hearing was closed.

A motion was made by Commissioner Emerson, seconded by Commissioner Wendt, to table this Code Amendment . The motion carried by the following vote:

Aye: 5 - Chairman Pavliska
Commissioner Bryan
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 3 - Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Clawson

Absent: 0

STAFF REPORT

H.1 [PZ-2020-077](#)

Consider an update regarding Council actions related to Planning and Zoning items.

Brad Wiseman, Planning and Development Services Director made the staff presentation.

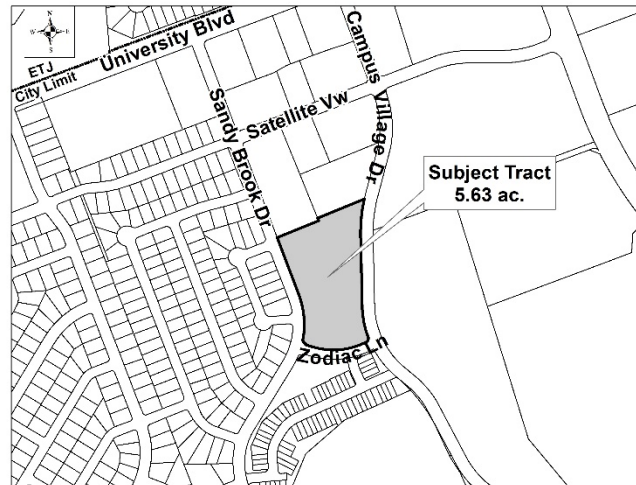
ADJOURNMENT

There being no further business, Chairman Pavliska adjourned the meeting at 7:24 PM.

Respectfully Submitted,

Sara L. White, City Clerk

**Replat of University Village North Sec. 4, Lot 5, Block C
FINAL PLAT FP2006-001**



CASE PLANNER: Caitlyn Reeves

REQUEST: Replat request to subdivide one (1) development lot into three (3) development lots.

ZONING AT TIME OF APPLICATION: PUD No. 83

DESCRIPTION: 5.63 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 (Planned Unit Development) No. 83, Amendment 8, which allows for places of worship and office land uses.

ADJACENT LAND USE:

North: Offices/Gymnastics - Zoned PUD (Planned Unit Development) No. 83
 South: Zodiac Lane Right-of-Way/Townhomes - Zoned PUD (Planned Unit Development) No. 83
 East: Campus Village Drive Right-of-Way/Undeveloped Land - Zoned PF3 (Public Facilities - High Intensity)
 West: Sandy Brook Drive Right-of-Way/Single-Family Residences - Zoned SF-2 (Single Family Standard Lot)

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:	3	5.63
TOTALS:	3	5.63

Owner:
 The Church in Round Rock
 Joe Jenkinson
 4205 Pebblestone Trail
 Round Rock, TX 78665

Agent:
 Pape-Dawson Engineers
 Michael Fisher, P.E.
 10801 N. MoPac Expwy., Bldg. 3, Ste 200
 Austin, TX 78759

Replat of University Village North Sec. 4, Lot 5, Block C
FINAL PLAT FP2006-001

HISTORY: The University Village PUD (Planned Unit Development) No. 83 was approved by the City Council on October 23, 2008. Since the original approval, there have been several amendments. The most recent amendment, Amendment 8, was approved by the City Council on August 22, 2019 to add places of worship to the approved list of permitted uses within the PUD.

The Planning and Zoning Commission approved the original "University Village North Section 4, Lot 5, Block C" Final Plat on July 17, 2019 for one development lot. The replat request will subdivide the existing lot into three development lots.

DATE OF REVIEW: July 15, 2020

LOCATION: Northwest corner of Campus Village Dr. and Zodiac Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation and zoning is determined by PUD (Planned Unit Development) No. 83, Amendment 8, which allows for places of worship and office land uses. Office land uses within the PUD include limitations related to size of buildings, hours of operation, and setbacks. Places of worship are limited to less than 20,000 square feet of accessory uses.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was approved for the entirety of the development under PUD No. 83, hence, this phase does not warrant a revision to the approved TIA. No access drives are permitted to or from Sandy Brook Drive. Access drives are permitted to and from Campus Village Drive and Zodiac Lane. Final access drive locations will be determined at the site plan stage.

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 12-inch water line along Campus Village Drive. Wastewater will be provided via an existing 10-inch wastewater line along Campus Village Drive.

Drainage: Runoff from the subject lot will be conveyed through a 30-inch storm drain stub extended to the southeast corner of the lot to the 30-inch storm sewer pipe in Zodiac Lane, which then ties into a 54-inch reinforced concrete pipe on Campus Village Drive.

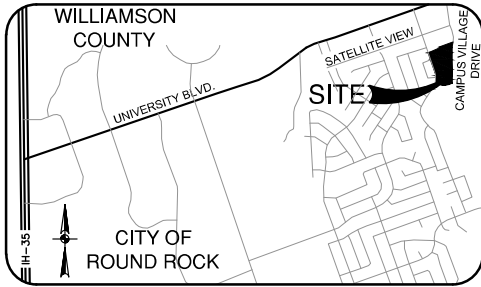
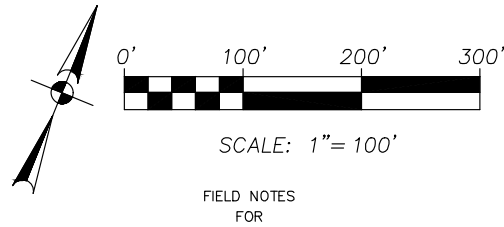
RECOMMENDED MOTION:

Staff recommends approval.



REPLAT OF
UNIVERSITY VILLAGE - SECTION 4, LOT 5,
BLOCK C

A 5.632 ACRE, TRACT OF LAND, BEING ALL OF LOT 5, BLOCK C OF UNIVERSITY VILLAGE-SECTION 4, LOT 5, BLOCK C. A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2019072786 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND

DOC DOCUMENT NUMBER
POB POINT OF BEGINNING
OPR OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
PD PAPE-DAWSON
EASEMENT
(SURVEYOR) FOUND 1/2" IRON ROD WITH CAP
PLAT BOUNDARY
ADJOINER LINE

OWNERS: THE CHURCH IN ROUND ROCK
4205 PEBBLESTONE TRAIL
ROUND ROCK, TX 78665
(512) 256-6486

ACREAGE: 5.632 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: JUNE 16, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JULY 15, 2020

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 5.632 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 3

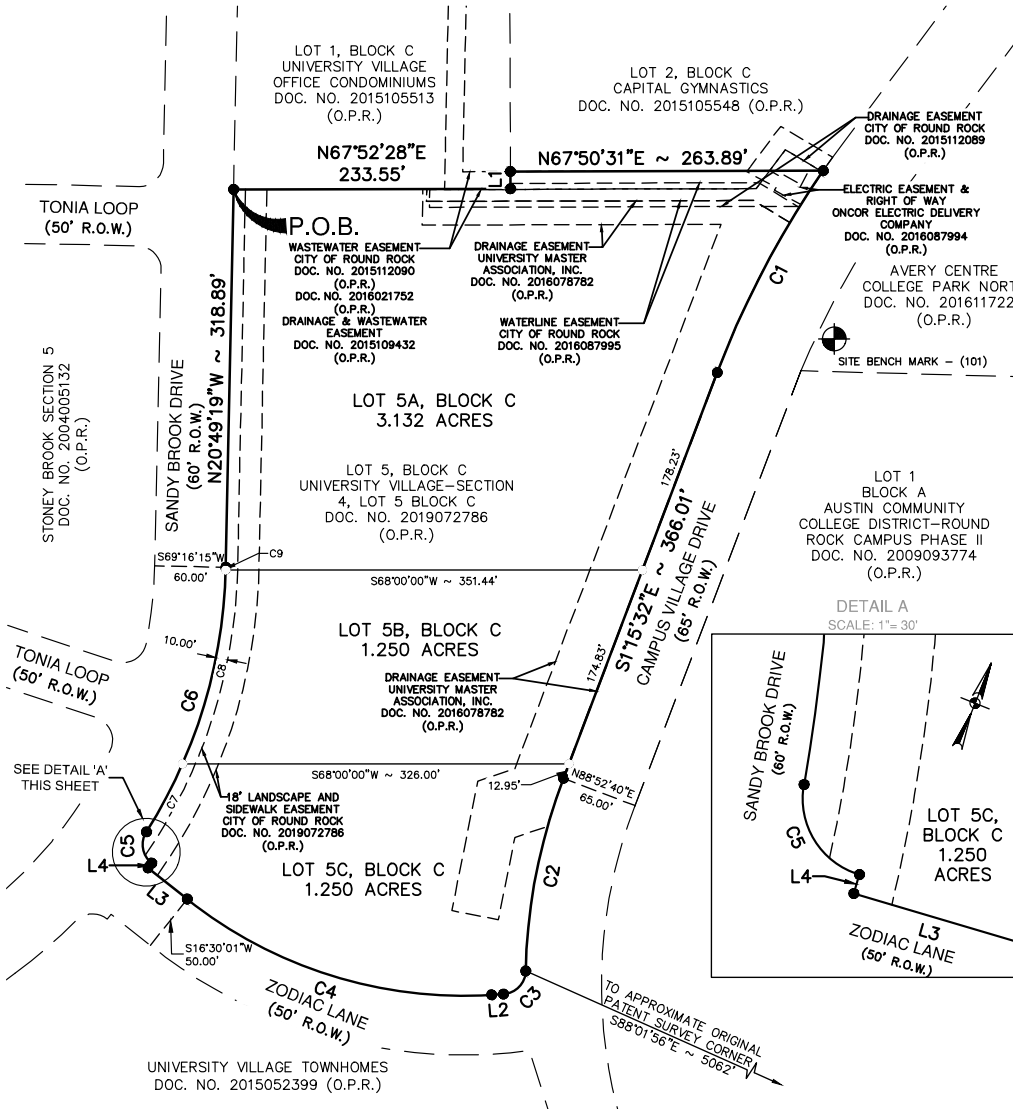
PATENT SURVEY:
ABEL L. EAVES SURVEY
ABSTRACT No. 215
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 101 CUT SQUARE ON TOP OF CONCRETE INLET
NAD 83 GRID COORDINATES
N: 10179098.72
E: 3137258.75
ELEVATION 820.57' (NAVD 1988)
GEOID 03

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	792.50'	013°56'41"	S05°42'13"W	192.40'	192.88'
C2	482.50'	019°46'55"	S10°53'53"E	165.76'	166.59'
C3	20.00'	084°57'01"	S21°57'36"W	27.01'	29.65'
C4	375.00'	042°03'39"	S85°28'15"W	269.15'	275.29'
C5	20.00'	083°50'29"	N31°39'35"W	26.72'	29.27'
C6	435.35'	031°03'33"	N05°17'51"W	233.12'	235.99'
C7	435.35'	008°33'52"	N05°57'00"E	65.01'	65.07'
C8	435.35'	022°11'07"	N09°25'30"W	167.52'	168.57'
C9	435.35'	000°18'34"	N20°40'20"W	2.35'	2.35'



GENERAL NOTES:

- 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, 2018, AS AMENDED AND 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 AND AS AMENDED BY PUD NO. 83.
- 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 48491C0485F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N22°09'29"W	14.61'
L2	S64°26'29"W	10.02'
L3	N73°29'59"W	42.31'
L4	N16°29'46"E	5.01'

A 5.632 ACRE, TRACT OF LAND, BEING ALL OF LOT 5, BLOCK C OF UNIVERSITY VILLAGE-SECTION 4, LOT 5, BLOCK C. A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2019072786 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.632 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point on the east right-of-way line of Sandy Brook Drive, a 60-foot right-of-way, said point being the southwest corner of Lot 1, Block C of the University Village Office Condominiums Subdivision recorded in Document No. 2015105513 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said Lot 5, the POINT OF BEGINNING of the herein described tract;

THENCE N 67°52'28" E, departing the east right-of-way line of said Sandy Brook Drive, with the south boundary line of said Lot 1, same being a north boundary line of said Lot 5, a distance of 233.55 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, the southeast corner of said Lot 1, same being an interior corner of said Lot 5, for an angle point hereof;

THENCE N 22°09'29" W, with the east boundary line of said Lot 1, a west boundary line of said Lot 5, a distance of 14.61 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, the southwest corner of Lot 2, Block C of the Capital Gymnastics Subdivision recorded in Document No. 2015105548 of the Official Public Records of Williamson County, Texas, same being an exterior corner of said Lot 5, for an angle point hereof;

THENCE N 67°50'31" E, departing the east boundary line of said Lot 1, with the south boundary line of said Lot 2, same being a north boundary line of said Lot 5, a distance of 263.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point, on the west right-of-way line of Campus Village Drive, a 65-foot right-of-way, said point being the southeast corner of said Lot 2, same being the northeast corner of said Lot 5, for a point of non-tangent curvature and the northeast corner hereof;

THENCE with the west right-of-way line of said Campus Village Drive, the east boundary line of said Lot 5, the following three (3) courses and distances:

- with the arc of a non-tangent curve to the left, having a radius of 792.50 feet, a delta of 13°56'41", a chord bearing and distance of S 05°42'13" W, 192.40 feet, an arc length of 192.88 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, for a point of non-tangency hereof,
- S 01°15'32" E, a distance of 366.01 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, for a point of non-tangent curvature hereof, and,
- with the arc of a non-tangent 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 yellow cap marked "Pape-Dawson" found on a point, at the north end of the curve return for the north right-of-way line of Zodiac Lane, a 50-foot right-of-way, dedicated in Document No. 2011058060 of the Official Public Records of Williamson County, Texas, said point being a southeast corner of said Lot 5, for a point of non-tangent curvature hereof;

THENCE with the arc of a non-tangent 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" found, at the southwest end of said curve, same being a southeast corner of said Lot 5, for a point of non-tangency hereof;

THENCE with the north right-of-way line of said Zodiac Lane, same being the south boundary line of said Lot 5, the following four (4) courses and distances:

- S 64°26'29" W, a distance of 10.02 feet to an iron rod with a yellow cap marked "Pape-Dawson" found, for a point of non-tangent curvature hereof,
- with the arc of a non-tangent 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" found, for a point of non-tangency hereof,
- N 73°29'59" W, a distance of 42.31 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, for an angle point hereof, and
- N 16°29'46" E, a distance of 5.01 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the southeast end of the curve return for the northeast right-of-way line of the aforementioned Sandy Brook Drive, same being the north right-of-way line of said Zodiac Lane, same being a southwest corner of said Lot 5, for a point of non-tangent curvature hereof,

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" found, at the northwest end of said curve, for a point of reverse curvature hereof;

THENCE with the east right-of-way line of said Sandy Brook Drive, same being the southwest boundary line of said Lot 5, with the arc of 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" found for a point of non-tangency,

THENCE N 20°49'19" W, continuing with the east right-of-way line of said Sandy Brook Drive, same being in part the west boundary line of said Lot 5, a distance of 318.89 feet to the POINT OF BEGINNING and containing 5.632 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a plat by Pape-Dawson Engineers, Inc.

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

REPLAT OF
UNIVERSITY VILLAGE - SECTION 4, LOT 5,
BLOCK C

A 5.632 ACRE, TRACT OF LAND, BEING ALL OF LOT 5, BLOCK C OF UNIVERSITY VILLAGE-SECTION 4, LOT 5, BLOCK C. A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2019072786 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That The Church in Round Rock, as the owner of that certain tract of and being all of Lot 5, Block C of University Village-Section 4, Lot 5, Block C, a subdivision according to the plat recorded in Document No. 2019072786 of the Official Public Records of Williamson County, Texas, also as described in conveyance to The Church in Round Rock, in Warranty Deed with Vendor's Lien, recorded in Document No. 2015087996 of the Official Records of Williamson County, Texas, does hereby certify 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 the REPLAT OF UNIVERSITY VILLAGE - SECTION 4, LOT 5, BLOCK C.

The Church in Round Rock,

Joseph J. Jenkinson, Elder/Director/Officer
4205 Pebblestone Trail
Round Rock, TX 78665

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 2020, by, Joseph J. Jenkinson, as Elder/Director/Officer of The Church in Round Rock or behalf of said entity

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 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. 47C
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759

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 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 07/01/2020
Date

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPLS, Firm Registration No. 10028901
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759

Approved this _____ day of _____, 2020, 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., 2020, at _____ o'clock _____ m. and duly recorded on the _____ day of _____, A.D., 2020 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



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #47C | TBPLS FIRM REGISTRATION #10028901

**Integrated Senior Living
PRELIM PLAT PP2006-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 1 development lot and 1 right-of-way lot

ZONING AT TIME OF APPLICATION: MF-1 (Multi-Family – Low Density) and SR (Senior) districts

DESCRIPTION: 21.28 acres out of the NB Anderson Survey, Abstract No. 29 and Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Single-Family Residence

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (Unzoned)/Teravista Neighborhood (ETJ)

South: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot)

East: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot) & TF (Two Family)

West: Multi-Family - Zoned PUD (Planned Unit Development) No. 90

PROPOSED LAND USE: Senior apartments and low-density multifamily apartments/townhomes

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	21.02
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.26
Parkland:	0	0
Other:	0	0
TOTALS:	2	21.28

Owner:
CAAP, LP
Gary Peterson
3636 Broken Elm Dr.
Spring, TX 77388

Agent:
Burgess & Niple
Vanessa McElroy, P.E.
175
Dallas, TX 75251

**Integrated Senior Living
PRELIM PLAT PP2006-001**

HISTORY: The Planning and Zoning Commission approved the Concept Plan ("CP1908-002") application for this tract on September 18, 2019.

DATE OF REVIEW: July 15, 2020

LOCATION: Southeast of the intersection of Eagles Nest St. and University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property for residential land uses. The property contains 21.28 acres of land, with 10.73 acres designated for the MF-1 (Multi-Family – Low Density) district and 10.55 acres designated for the SR (Senior) district in one development lot. The MF-1 district allows a maximum density of 12 units per acre, in either apartments, townhouses or multi-family homes. The SR district allows apartments, townhouses (single lot or common lot), and assisted living facilities.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan ("CP1908-002").

Traffic, Access and Roads: The applicant intends to develop senior apartments and low-density multi-family apartments/townhomes. The subject tract will have one driveway along University Boulevard. Final driveway locations will be determined at the site development permit stage. A Traffic Impact Analysis (TIA) was not deemed necessary as the applicant will be dedicating right-of-way and adding turn lane improvements including a deceleration lane along University Boulevard.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The proposed development will connect to an existing 20-inch water line on University Boulevard to the north and an existing 8-inch water line near Satellite View to the east. Wastewater service will be obtained from the existing 6-inch wastewater line located near Satellite View, which will be upgraded to an 8-inch wastewater line. A private lift station will also be constructed.

Drainage: The site drains to the northwest of the subject tract and discharges near Bartz Ranch Apartments. The development will detain drainage on-site in a detention basin on the northwest corner of the subject tract. The basin discharge will either sheet flow to the adjacent properties or be collected in a pipe to discharge through the University Crossing development (to the west of site) into an existing culvert on University Boulevard.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Amend "Acreage By Lot Type" within information block to specify acreage based on lots listed in "Number of Lots By Type."
2. Provide enlargement detail of ROW area to be dedicated for greater clarity.
3. Update the legend to include the following:
 - a. Adjoining Lot Line and R.O.W. Line (Existing) are too similar. Use more unique line types for clarity purposes; and
 - b. Clarify R.O.W. Line (Abandoned) entry and remove if not applicable/relevant.



**Subject Tract
21.28 ac.**

University Blvd

Orion St

Satellite Vw



OWNER: CAAP, L.P.
701 UNIVERSITY BLVD.
ROUND ROCK, TEXAS
PH: (512) 255-0927
ATTN: ADOLF PETERS

SURVEYOR: ERIC S. SPOONER, RPLS 5922
SPOONER & ASSOCIATES, INC.
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
TBPLS FIRM NO. 10054900

ENGINEER: VANESSA McELROY, PE 97261
BURGESS & NIPLE
12750 MERIT DRIVE, SUITE 425
DALLAS, TX 75251
PH: (972) 620-1255 x6015

SUBMITTAL DATE: JUNE 16, 2020

DATE OF PLANNING & ZONING COMMISSION REVIEW: JULY 15, 2020

PATENT SURVEY: N.B. ANDERSON SURVEY, A-29
ABEL L. EAVES SURVEY, A-215

BENCHMARK DESCRIPTION: ROUND ROCK 01-011 - BRASS MONUMENT IN CONCRETE FOUND

ELEVATION: 852.90'

VERTICAL DATUM: NAVD88 (GEIOD 2012A)

GRID COORDINATES: N: 10,179.191.31
E: 3,134,505.89 (NAD83)

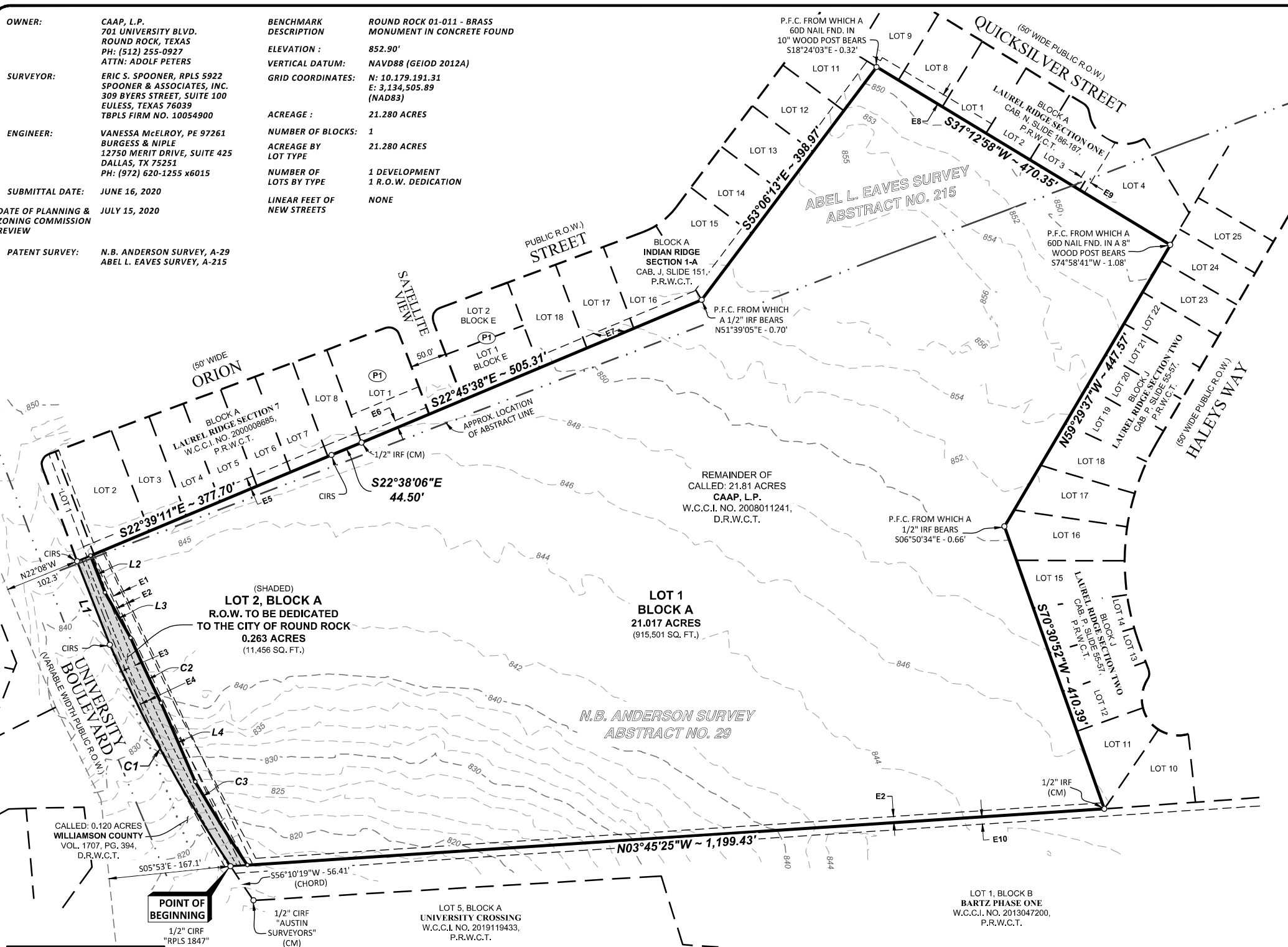
ACREAGE: 21.280 ACRES

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 21.280 ACRES

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT
1 R.O.W. DEDICATION

LINEAR FEET OF NEW STREETS: NONE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°36'28"E	122.93'
L2	S68°36'28"W	54.09'
L3	S60°30'06"W	71.48'
L4	S66°34'42"W	117.84'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	1,955.00'	345.86'	S61°23'36"W	345.41'
C2	1,925.00'	98.38'	S64°55'10"W	98.37'
C3	1,935.00'	134.60'	S57°58'36"W	134.57'

P1
LOT 1, BLOCK F
VISTA HEIGHTS
SECTION 3-A
CAB. G. SLIDE 19
P.R.W.C.T.

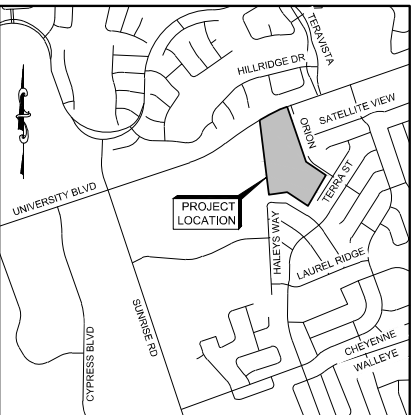
EXISTING EASEMENT TABLE				
E1 EX. 15' EASEMENT TO SOUTHWESTERN BELL TELEPHONE VOL. 1338, PG. 513, D.R.W.C.T.	E3 EX. 10' EASEMENT TO ENSEARCH CORPORATION VOL. 1314, PG. 151	E5 EX. 15' PUBLIC UTILITY ESMT. W.C.C.I. NO. 2000008685, P.R.W.C.T.	E7 EX. 15' PUBLIC UTILITY ESMT. CAB. J. SLIDE 151, P.R.W.C.T.	E9 EX. 15' PUBLIC UTILITY EASEMENT CAB. N. SLIDE 186-187, P.R.W.C.T.
E2 REMAINDER OF EX. 15' ESMT. & R.O.W. TO TEXAS POWER & LIGHT CO. VOL. 1369, PG. 106, D.R.W.C.T.	E4 EX. 15' EASEMENT TO THE CITY OF ROUND ROCK VOL. 1293, PG. 175, D.R.W.C.T.	E6 EX. 10' PUBLIC UTILITY ESMT. CAB. G. SLIDE 19, P.R.W.C.T.	E8 EX. 15' PUBLIC UTILITY ESMT. CAB. J. SLIDE 151, P.R.W.C.T.	E10 EX. 10' PUBLIC UTILITY EASEMENT W.C.C.I. NO. 2013047200 P.R.W.C.T.

ENGINEER:

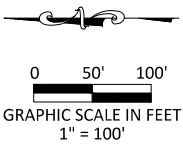
BURGESS & NIPLE

12750 MERIT DRIVE, SUITE 425
DALLAS, TEXAS 75251
PH: (972) 620-1255 x6015
TBPE FIRM NO. F-10834
ATTN: VANESSA McELROY, P.E.

SURVEYOR:



* VICINITY MAP *
(NOT TO SCALE)



* LEGEND *

CIRF	IRON ROD FOUND WITH CAP
CIRS	5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
IRF	IRON ROD FOUND
P.F.C.	POINT FOR CORNER
(CM)	CONTROLLING MONUMENT
VOL	VOLUME
PG.	PAGE
W.C.C.I. NO.	WILLIAMSON COUNTY CLERK'S INSTRUMENT NUMBER
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
UTIL	UTILITY
---	ABSTRACT LINE
---	ADJOINING LOT LINE
---	CONTOUR LINE (MAJOR)
---	CONTOUR LINE (MINOR)
---	EASEMENT LINE
---	R.O.W. LINE (ABANDONED)
---	R.O.W. LINE (EXISTING)
---	R.O.W. DEDICATION
---	SUBJECT PROPERTY LINE
---	RIGHT-OF-WAY DEDICATION

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
JUNE 29, 2020

NOTE
See Page 2 of 2 for Metes & Bounds
Description and Plat Notes.

PRELIMINARY PLAT OF
**INTEGRATED
SENIOR LIVING**

PP2006-001

*METES AND BOUNDS DESCRIPTION *

BEING a 21.280 acre tract of land located in the N.B. Anderson Survey, Abstract No. 29, and the Abel L. Eaves Survey, Abstract No. 215, City of Round Rock, Williamson County, Texas, said 21.280 acre tract of land being all of the remainder of a called 21.81 acre tract of land conveyed to **CAAP, L.P.**, by deed thereof filed for record in Williamson County Clerk's Instrument No. 2008011241, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), said 21.280 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "RPLS 1847" found (Controlling Monument) at the southwest property corner of a called 0.120 acre tract of land conveyed to Williamson County, by deed thereof filed for record in Volume 1707, Page 394, Deed Records, Williamson County, Texas, said iron rod found also being at the most northerly northeast lot corner of Lot 1, Block B, Bartz Phase One, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2013047200, O.P.R.W.C.T., from which a 1/2 inch iron rod with a cap stamped "AUSTIN SURVEYORS" found (Controlling Monument) at the most northerly northwest lot corner of said Lot 1 bears South 56°10'19" West (Chord Bearing), a distance of 56.41 feet (Chord Length), said beginning point also being at the beginning of a curve to the right having a radius of 1,955.00 feet;

THENCE along the south property line of the said 0.120 acre tract, said south property line being the existing south right-of-way line of University Boulevard (being a variable width public right-of-way), with said curve the right, an arc length of 345.86 feet, and across a chord which bears North 61°23'36" East, a chord length of 345.41 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the east property corner of the said 0.120 acre tract;

THENCE North 68°36'28" East, continuing along the said south right-of-way line, a distance of 122.93 feet to an iron rod set at the northeast property corner of the herein described tract of land, same being the northwest corner of Block A, Laurel Ridge Section 7, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2000008685, O.P.R.W.C.T.;

THENCE South 22°39'11" East, along the west block line of the said Block A, a distance of 377.70 feet to an iron rod set;

THENCE South 22°38'06" East, continuing along the said block line, a distance of 44.50 feet to a 1/2 inch iron rod found at the southwest block corner of said Block A, same being the northwest lot corner of Lot 1, Block F, Vista Heights Section 3-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Slide 19, Plat Records, Williamson County, Texas (P.R.W.C.T.);

THENCE South 22°45'38" East, in part along the west block line of said Block F, in part along the west block line of Block E, of said Vista Heights Section 3-A, and in part along a west block line of Block A, Indian Ridge Section 1-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet J, Slide 151, P.R.W.C.T., a distance of 505.31 feet to point for corner in an angle point in the said west block line of Block A, Indian Ridge Section 1-A, from which a 1/2 inch iron rod found bears North 51°39'05" East, a distance of 0.70 feet;

THENCE South 53°06'13" East, continuing along the said west block line of Block A, Indian Ridge Section 1-A, a distance of 398.97 feet to a point for corner at an interior ell block corner of said Block A, from which a 60D nail in a 10 inch wood post found bears South 18°24'03" East, a distance of 0.32 feet;

THENCE South 31°12'58" West, along a northwest block line of said Block A, Indian Ridge Section 1-A, at a distance of 105.23 feet passing a northwest block corner of said Block A, Indian Ridge Section 1-A, same being the northeast block corner of Block A, Laurel Ridge Section One, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet N, Slide 186-187, P.R.W.C.T., and continuing along the northwest block line of said Block A, Laurel Ridge Section One, in all a total distance of 470.35 feet to a point for corner at a northwest block corner of said Block A, Laurel Ridge Section One, same being on a northeast block line of Block J, Laurel Ridge Section Two, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet P, Slide 55-57, P.R.W.C.T., from which a 60D nail found in a 8 inch wood post bears South 74°58'41" West, a distance of 1.09 feet;

THENCE along a northeast and north block line of said Block J the following courses and distances:

North 59°29'37" West, a distance of 447.57 feet to a point for corner from which a 1/2 inch iron rod bears South 06°50'34" East, a distance of 0.66 feet;

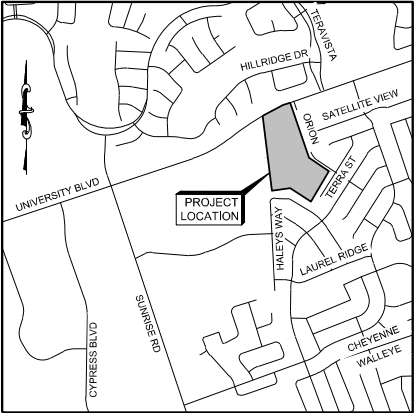
South 70°30'52" West, a distance of 410.39 feet to a 1/2 inch iron rod found (Controlling Monument) at a northwest block corner of said Block J, said iron rod found also being on the east lot line of the aforementioned Lot 1, Block B, Bartz Phase One;

THENCE North 03°45'25" West, along the said east lot line of Lot 1, Block B, a distance of 1,199.43 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains a computed area of **21.280 acres (926,957 square feet)** of land, more or less.

PLAT NOTES

1. The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 10,179,191.31 and E: 3,134,505.89 using a combined scale factor of 1.0001261744. All areas shown hereon are calculated based on surface measurements.
2. Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were calculated by applying vertical shifts derived from Geoid Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, 2011 adjustment.
3. No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance flood as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number 484910485E; effect date September 26, 2008 for Williamson County, Texas.
4. This Preliminary Plat was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by Stewart Title Guaranty Company, G.F. No. 190074570, having an effective date of April 11, 2019 and issued April 24, 2019; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in Schedule B of said Commitment, was performed by Spooner & Associates, Inc.
5. All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
6. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
7. A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units.
8. No portion of this tract is encroached by the ultimate 1% annual floodplain.
9. 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, 2018 as amended.
10. Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
11. A ten foot Public Utility and Sidewalk Easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
12. This plat conforms to the Concept Plan (CP1908-002) approved by the Planning and Zoning Commission on September 18, 2019.



* VICINITY MAP *
(NOT TO SCALE)

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
JUNE 29, 2020

ENGINEER:

BURGESS & NIPLE

12750 MERIT DRIVE, SUITE 425
DALLAS, TEXAS 75251
PH: (972) 620-1255 x6015
TBPE FIRM NO. F-10834
ATTN: VANESSA McELROY, P.E.

SURVEYOR:



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 19033

PRELIMINARY PLAT OF
**INTEGRATED
SENIOR LIVING**

PP2006-001

**Integrated Senior Living
FINAL PLAT FP2006-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 1 development lot and 1 right-of-way lot

ZONING AT TIME OF APPLICATION: MF-1 (Multi-Family – Low Density) and SR (Senior) districts

DESCRIPTION: 21.28 acres out of the NB Anderson Survey, Abstract No. 29 and Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Single-Family Residence

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: University Boulevard Right-of-Way (Unzoned)/Teravista Neighborhood (ETJ)

South: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot)

East: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot) & TF (Two Family)

West: Multi-Family - Zoned PUD (Planned Unit Development) No. 90

PROPOSED LAND USE: Senior apartments and low-density multifamily apartments/townhomes

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	21.02
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.26
Parkland:	0	0
Other:	0	0
TOTALS:	2	21.28

Owner:
CAAP, LP
Gary Peterson
3636 Broken Elm Dr.
Spring, TX 77388

Agent:
Burgess & Niple
Vanessa McElroy, P.E.
1750 Merit Dr., Ste. 425
Dallas, TX 75251

**Integrated Senior Living
FINAL PLAT FP2006-002**

HISTORY: The Planning and Zoning Commission approved the Concept Plan ("CP1908-002") application for this site on September 18, 2019. The associated Preliminary Plat ("PP2006-001") is being processed concurrently with the Final Plat application. This Final Plat will create one platted development lot and one right-of-way lot.

DATE OF REVIEW: July 15, 2020

LOCATION: Southeast of the intersection of Eagles Nest St. and University Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property for residential land uses. The property contains 21.28 acres of land, with 10.73 acres designated for the MF-1 (Multi-Family – Low Density) district and 10.55 acres designated for the SR (Senior) district in one development lot. The MF-1 district allows a maximum density of 12 units per acre, in either apartments, townhouses or multi-family homes. The SR district allows apartments, townhouses (single lot or common lot), and assisted living facilities.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP2006-001).

Traffic, Access and Roads: The applicant intends to develop senior apartments and low-density multi-family apartments/townhomes. The subject tract will have one driveway along University Boulevard. Final driveway locations will be determined at the site development permit stage. A Traffic Impact Analysis (TIA) was not deemed necessary as the applicant will be dedicating right-of-way and adding turn lane improvements including a deceleration lane along University Boulevard.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The proposed development will connect to an existing 20-inch water line on University Boulevard to the north and an existing 8-inch water line near Satellite View to the east. Wastewater service will be obtained from the existing 6-inch wastewater line located near Satellite View, which will be upgraded to an 8-inch wastewater line. A private lift station will also be constructed.

Drainage: The site drains to the northwest of the subject tract and discharges near Bartz Ranch Apartments. The development will detain drainage on-site in a detention basin on the northwest corner of the subject tract. The basin discharge will either sheet flow to the adjacent properties or be collected in a pipe to discharge through the University Crossing development (to the west of site) into an existing culvert on University Boulevard.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise the right -of-way lot text to "R.O.W. hereby dedicated to the City of Round Rock."
2. Include the name of the person signing the plat and title in the ownership signature block.
3. Provide enlargement detail of ROW area to be dedicated for greater clarity. Small scale and amount of linework makes this area very busy.
4. Update the legend to include the following:
 - c. Adjoining Lot Line and R.O.W. Line (Existing) are too similar. Use more unique line types for clarity purposes; and
 - d. Clarify R.O.W. Line (Abandoned) entry and remove if not applicable/relevant.

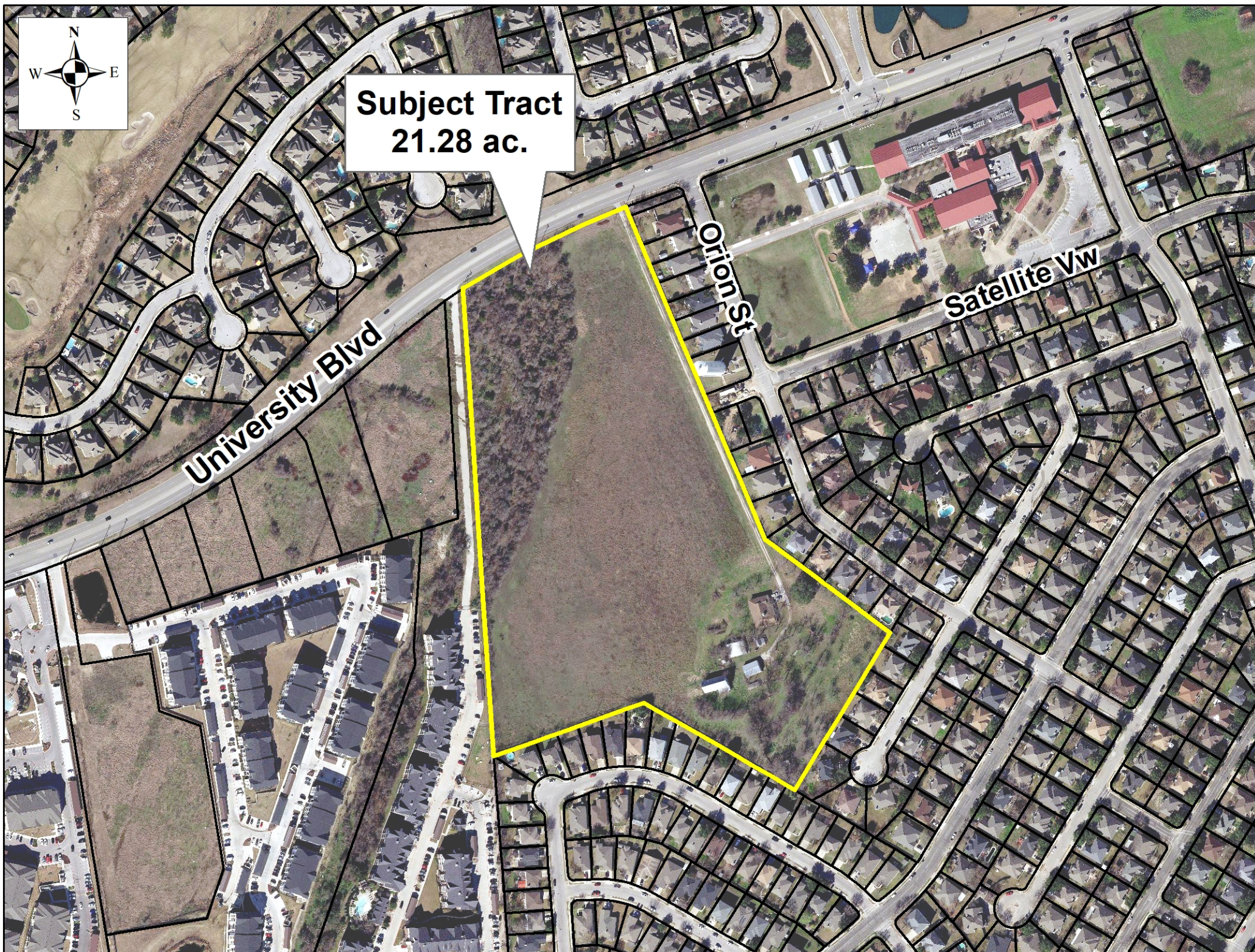


**Subject Tract
21.28 ac.**

University Blvd

Orion St

Satellite Vw



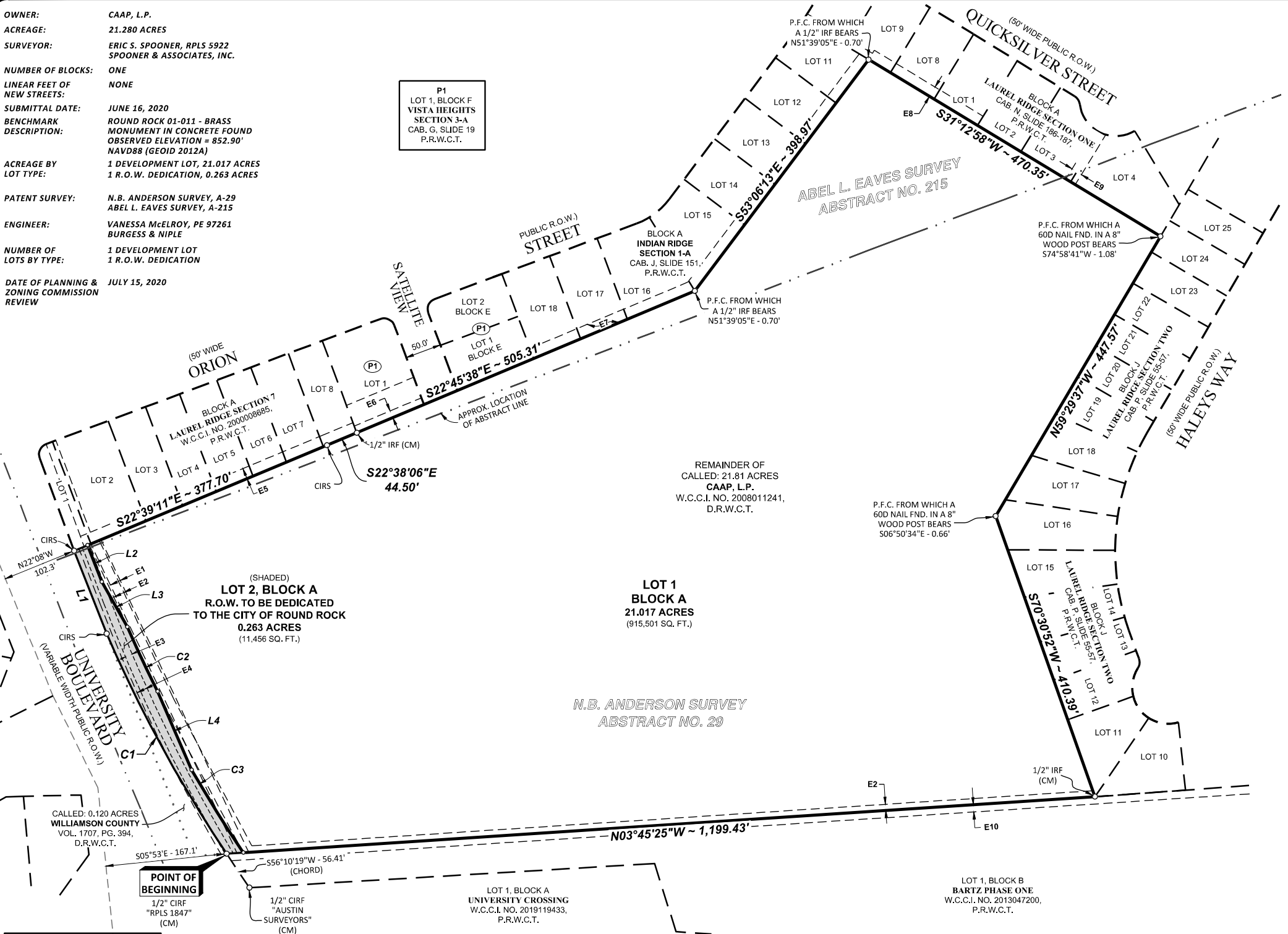
OWNER: CAAP, L.P.
ACREAGE: 21.280 ACRES
SURVEYOR: ERIC S. SPOONER, RPLS 5922
SPOONER & ASSOCIATES, INC.
NUMBER OF BLOCKS: ONE
LINEAR FEET OF NEW STREETS: NONE
SUBMITTAL DATE: JUNE 16, 2020
BENCHMARK DESCRIPTION: ROUND ROCK 01-011 - BRASS MONUMENT IN CONCRETE FOUND OBSERVED ELEVATION = 852.90' NAVD88 (GEOID 2012A)
ACREAGE BY LOT TYPE: 1 DEVELOPMENT LOT, 21.017 ACRES
1 R.O.W. DEDICATION, 0.263 ACRES

PATENT SURVEY: N.B. ANDERSON SURVEY, A-29
ABEL L. EAVES SURVEY, A-215
ENGINEER: VANESSA McELROY, PE 97261
BURGESS & NIPLE

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT LOT
1 R.O.W. DEDICATION

DATE OF PLANNING & ZONING COMMISSION REVIEW: JULY 15, 2020

P1
LOT 1, BLOCK F
VISTA HEIGHTS
SECTION 3-A
CAB. G, SLIDE 19
P.R.W.C.T.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°36'28"E	122.93'
L2	S68°36'28"W	54.09'
L3	S60°30'06"W	71.48'
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CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
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C2	1,925.00'	98.38'	S64°55'10"W	98.37'
C3	1,935.00'	134.60'	S57°58'36"W	134.57'

EXISTING EASEMENT TABLE				
E1 EX. 15' EASEMENT TO SOUTHWESTERN BELL TELEPHONE VOL. 1338, PG. 513, D.R.W.C.T.	E3 EX. 10' EASEMENT TO ENSEARCH CORPORATION VOL. 1314, PG. 151	E5 EX. 15' PUBLIC UTILITY ESMT. W.C.C.I. NO. 2000008685, P.R.W.C.T.	E7 EX. 15' PUBLIC UTILITY ESMT. CAB. J. SLIDE 151, P.R.W.C.T.	E9 EX. 15' PUBLIC UTILITY EASEMENT CAB. N. SLIDE 186-187, P.R.W.C.T.
E2 REMAINDER OF EX. 15' ESMT. & R.O.W. TO TEXAS POWER & LIGHT CO. VOL. 1369, PG. 106, D.R.W.C.T.	E4 EX. 15' EASEMENT TO THE CITY OF ROUND ROCK VOL. 1293, PG. 175, D.R.W.C.T.	E6 EX. 10' PUBLIC UTILITY ESMT. CAB. G, SLIDE 19, P.R.W.C.T.	E8 EX. 15' PUBLIC UTILITY ESMT. CAB. J. SLIDE 151, P.R.W.C.T.	E10 EX. 10' PUBLIC UTILITY EASEMENT W.C.C.I. NO. 2013047200, P.R.W.C.T.

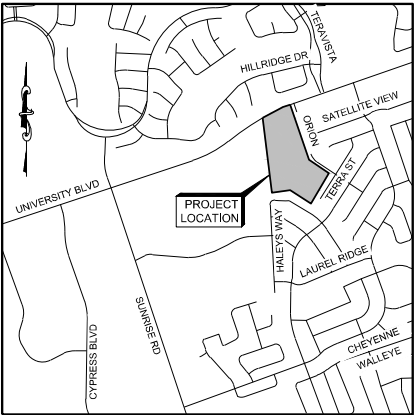
ENGINEER:

BURGESS & NIPLE

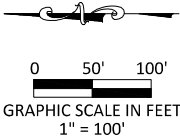
12750 MERIT DRIVE, SUITE 425
DALLAS, TEXAS 75251
PH: (972) 620-1255 x6015
TBPE FIRM NO. F-10834
ATTN: VANESSA McELROY, P.E.

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 19033



* VICINITY MAP *
(NOT TO SCALE)



* LEGEND *

CIRF	IRON ROD FOUND WITH CAP
CIRS	5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
IRF	IRON ROD FOUND
P.F.C.	POINT FOR CORNER
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
W.C.C.I. NO.	WILLIAMSON COUNTY CLERK'S INSTRUMENT NUMBER
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
UTIL.	UTILITY
---	ABSTRACT LINE
---	ADJOINING LOT LINE
---	CONTOUR LINE (MAJOR)
---	CONTOUR LINE (MINOR)
---	EASEMENT LINE
---	R.O.W. LINE (ABANDONED)
---	R.O.W. LINE (EXISTING)
---	R.O.W. DEDICATION
---	SUBJECT PROPERTY LINE
---	RIGHT-OF-WAY DEDICATION



NOTE
See Page 2 of 2 for Metes & Bounds
Description and Plat Notes.

FINAL PLAT OF
LOT 1, BLOCK A
INTEGRATED
SENIOR LIVING
FP2006-002

*METES AND BOUNDS DESCRIPTION *

BEING a 21.280 acre tract of land located in the N.B. Anderson Survey, Abstract No. 29, and the Abel L. Eaves Survey, Abstract No. 215, City of Round Rock, Williamson County, Texas, said 21.280 acre tract of land being all of the remainder of a called 21.81 acre tract of land conveyed to **CAAP, L.P.**, by deed thereof filed for record in Williamson County Clerk's Instrument No. 2008011241, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), said 21.280 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "RPLS 1847" found (Controlling Monument) at the southwest property corner of a called 0.120 acre tract of land conveyed to Williamson County, by deed thereof filed for record in Volume 1707, Page 394, Deed Records, Williamson County, Texas, said iron rod found also being at the most northerly northeast lot corner of Lot 1, Block B, Bartz Phase One, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2013047200, O.P.R.W.C.T., from which a 1/2 inch iron rod with a cap stamped "AUSTIN SURVEYORS" found (Controlling Monument) at the most northerly northwest lot corner of said Lot 1 bears South 56°10'19" West (Chord Bearing), a distance of 56.41 feet (Chord Length), said beginning point also being at the beginning of a curve to the right having a radius of 1,955.00 feet;

THENCE along the south property line of the said 0.120 acre tract, said south property line being the existing south right-of-way line of University Boulevard (being a variable width public right-of-way), with said curve the right, an arc length of 345.86 feet, and across a chord which bears North 61°23'36" East, a chord length of 345.41 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the east property corner of the said 0.120 acre tract;

THENCE North 68°36'28" East, continuing along the said south right-of-way line, a distance of 122.93 feet to an iron rod set at the northeast property corner of the herein described tract of land, same being the northwest corner of Block A, Laurel Ridge Section 7, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2000008685, O.P.R.W.C.T.;

THENCE South 22°39'11" East, along the west block line of the said Block A, a distance of 377.70 feet to an iron rod set;

THENCE South 22°38'06" East, continuing along the said block line, a distance of 44.50 feet to a 1/2 inch iron rod found at the southwest block corner of said Block A, same being the northwest lot corner of Lot 1, Block F, Vista Heights Section 3-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Slide 19, Plat Records, Williamson County, Texas (P.R.W.C.T.);

THENCE South 22°45'38" East, in part along the west block line of said Block F, in part along the west block line of Block E, of said Vista Heights Section 3-A, and in part along a west block line of Block A, Indian Ridge Section 1-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet J, Slide 151, P.R.W.C.T., a distance of 505.31 feet to point for corner in an angle point in the said west block line of Block A, Indian Ridge Section 1-A, from which a 1/2 inch iron rod found bears North 51°39'05" East, a distance of 0.70 feet;

THENCE South 53°06'13" East, continuing along the said west block line of Block A, Indian Ridge Section 1-A, a distance of 398.97 feet to a point for corner at an interior ell block corner of said Block A, from which a 60D nail in a 10 inch wood post found bears South 18°24'03" East, a distance of 0.32 feet ;

THENCE South 31°12'58" West, along a northwest block line of said Block A, Indian Ridge Section 1-A, at a distance of 105.23 feet passing a northwest block corner of said Block A, Indian Ridge Section 1-A, same being the northeast block corner of Block A, Laurel Ridge Section One, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet N, Slide 186-187, P.R.W.C.T., and continuing along the northwest block line of said Block A, Laurel Ridge Section One, in all a total distance of 470.35 feet to a point for corner at a northwest block corner of said Block A, Laurel Ridge Section One, same being on a northeast block line of Block J, Laurel Ridge Section Two, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet P, Slide 55-57, P.R.W.C.T., from which a 60D nail found in a 8 inch wood post bears South 74°58'41" West, a distance of 1.09 feet;

THENCE along a northeast and north block line of said Block J the following courses and distances:

North 59°29'37" West, a distance of 447.57 feet to a point for corner from which a 1/2 inch iron rod bears South 06°50'34" East, a distance of 0.66 feet;

South 70°30'52" West, a distance of 410.39 feet to a 1/2 inch iron rod found (Controlling Monument) at a northwest block corner of said Block J, said iron rod found also being on the east lot line of the aforementioned Lot 1, Block B, Bartz Phase One;

THENCE North 03°45'25" West, along the said east lot line of Lot 1, Block B, a distance of 1,199.43 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains a computed area of **21.280 acres (926,957 square feet)** of land, more or less.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That we, CAAP, LP, a Texas Limited Partnership, as the owner of that certain 21.81 acre tract of land recorded in Document No. 2008011241 of the Official Public Records of Williamson County, Texas, do hereby certify that there are no lien holders and 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:

LOT 1, BLOCK A, INTEGRATED SENIOR LIVING

CAAP, L.P.
a Texas Limited Partnership

Duly Authorized Agent

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §


This instrument was acknowledged before me on the _____ day of _____, 2020, by _____, a duly authorized agent for CAAP, L.P., on behalf of said CAAP, L.P

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

That I, Eric S. Spooner, 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 property placed under my personal supervision, in accordance with Chapter 4- Subdivision Design and Construction, Part III - Zoning and Development Code of Ordinances, City of Round Rock, 2018 Edition as amended.

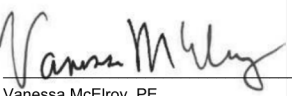

Eric S. Spooner, RPLS
Texas Registration No. 5922

6-30-20
Date



STATE OF TEXAS §
COUNTY OF DALLAS §

That I, Vanessa McElroy, 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 Construction Standards adopted by the City of Round Rock, Texas.


Vanessa McElroy, PE
Texas Registration No. 97261

6/30/20
Date



PLAT NOTES

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 10,179,191.31 and E: 3,134,505.89 using a combined scale factor of 1.0001261744. All areas shown hereon are calculated based on surface measurements.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were calculated by applying vertical shifts derived from Geoid Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, 2011 adjustment.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48491C0485E; map revised September 26, 2008, for Williamson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This Final Plat was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by Stewart Title Guaranty Company, G.F. No. 190074570, having an effective date of April 11, 2019 and issued April 24, 2019; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in Schedule B of said Commitment, was preformed by Spooner & Associates, Inc.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- No portion of this tract is encroached by the ultimate 1% annual floodplain.
- 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 48491C0485E, dated September 26, 2008, for Williamson Cunt, Texas.
- 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, 2018, as amended.
- Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
- A ten foot Public Utility and Sidewalk Easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
- A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing greater than 29 dwelling units.
- This plat conforms to the Preliminary Plat (PP2006-001) approved by the Planning and Zoning Commission on July 15, 2020.

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., 202__, at _____ O'clock ____M. and duly recorded on the _____ day of _____, A.D., 202__, 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

ENGINEER:

BURGESS & NIPLE

12750 MERIT DRIVE, SUITE 425
DALLAS, TEXAS 75251
PH: (972) 620-1255 x6015
TBPE FIRM NO. F-10834
ATTN: VANESSA McELROY, P.E.

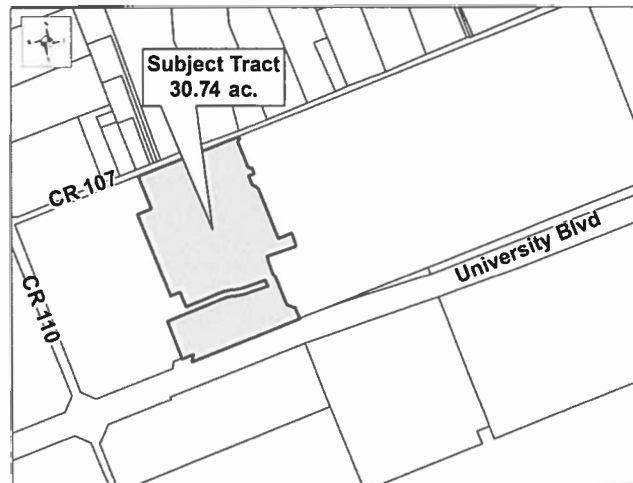
SURVEYOR:



FINAL PLAT OF
LOT 1, BLOCK A
INTEGRATED
SENIOR LIVING

FP2006-002

**University Heights Phase 1
FINAL PLAT FP2005-004**

**CASE PLANNER: JUAN ENRIQUEZ**

REQUEST: Final Plat approval to create 91 development lots, 4 landscape/open space/greenbelt lots, 1 amenity lot, 1 drainage pond lot and 8 right-of-way lots.

ZONING AT TIME OF APPLICATION: SF-3 (Single-Family Mixed Lot) and C-1a (General Commercial - Limited)

DESCRIPTION: 30.74 acres out of the Millard H. Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential and Commercial

ADJACENT LAND USE:

North: CR 107; Rural Residential (Georgetown ETJ; unzoned)

South: University Boulevard right-of-way (Unzoned); Undeveloped commercial lot (C-1a); Builders First Source (ETJ: Unzoned)

East: University Heights Proposed Phases 3 and 4 - Zoned SF-3

West: University Heights Proposed Phases 2 and 10 - Zoned SF-3 & C-1a

PROPOSED LAND USE: Residential and Drainage Pond

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	91	14.14
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	1.83
ROW:	8	7.07
Parkland:	0	0
Other:	5	7.7
TOTALS:	105	30.74

Owner:
JSL North Investments, LLC
John S. Lloyd
4720
Austin, TX 78746

Agent:
Randall Jones & Associates Engineering, Inc.
Israel Ramirez, P.E.
2900 Jazz St.
Round Rock, TX 78664

**University Heights Phase 1
FINAL PLAT FP2005-004**

HISTORY: On May 6, 2020, the Planning and Zoning Commission approved the Preliminary Plat (PP1911-003) on this 190.07-acre tract.

DATE OF REVIEW: July 15, 2020

LOCATION: East of County Road 110; north of University Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the tracts for residential and commercial purposes. The University Heights development consists of approximately 190-acres of land with a total of five zoning districts within this subdivision ranging from SF-3 (Single Family Mixed Lot) to TF (Two Family) to MF-1 (Multifamily -Low Density)/MF-2 (Multifamily-Medium Density) and C-1a (General Commercial – Limited).

Phase 1 consists of single-family residential lots zoned SF-3 and a drainage lot zoned C-1a. The SF-3 zoning district provides for three sizes of single-family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The C-1 a district allows for commercial land use such as offices, retail sales, hotels, and fuel stations.

For the purpose of this phase, 12 single-family estate lots are proposed with a minimum lot width of 70-feet; 36 single-family standard lots are proposed with a minimum lot width of 50-feet; and 43 single-family small lots are proposed with a minimum lot width of 45-feet. Lastly, there will be 4 landscape/open space lots, 1 amenity lot, 1 drainage lot and 8 right-of-way lots. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved Preliminary Plat.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1911-003).

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

Water and Wastewater Service: The site will be served by the Jonah Water Special Utility District as this tract is not within the City of Round Rock's CCN (Certificate of Convenience and Necessity). Wastewater service will be provided by the City of Round Rock. The City of Round Rock recently installed a 15-inch wastewater interceptor along County Road 110 and the developer will connect to this interceptor for wastewater service into the development.

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 site development plan permitting.

RECOMMENDED MOTION:

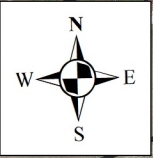
Staff recommends approval with the following conditions:

1. Revise the right -of-way reserve lot text to "R.O.W. hereby dedicated to the City of Round Rock" along County Road 107.
2. Remove the text "ROW" after each street name for clarity purposes.
3. Label the adjacent future phases including the lots with a dashed line.
4. Include the number of right-of-way lots under acreage by lot type.
5. Complete information (elevation, datum & GEIOD) for all benchmarks depicted.
6. All offsite water, wastewater & drainage easements shall be depicted individually for each utility

**University Heights Phase 1
FINAL PLAT FP2005-004**

with beneficiary dimensions and recordation information. Remove temporary easement designations from the plat. Easement designations need to be reflected as permanent or to be vacated.

7. Clearly label adjacent 50' Access Easement & 15' Greenbelt Easement exterior to south boundary of Block "B" as shown in the approved Preliminary Plat.
8. Prior to plat recordation all utilities and street improvements must have SIP permit issued with improvements installed and accepted or SIP permits issued and acceptable fiscal posted with easement acquisition completed and easements recorded.

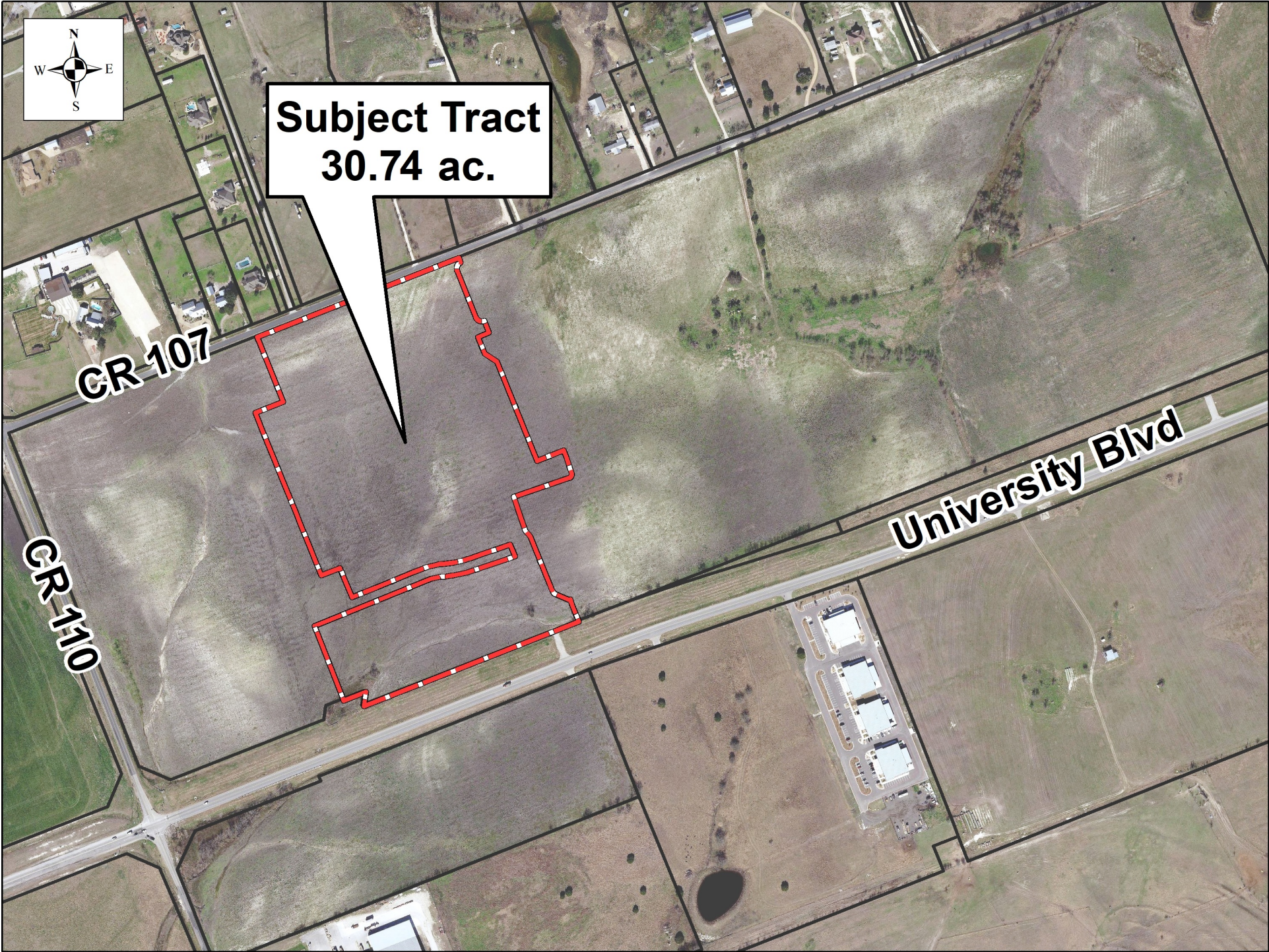


**Subject Tract
30.74 ac.**

CR 107

CR 110

University Blvd



FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 1
CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS

SCALE: 1"=100'

- LEGEND
- ⊕ = BENCHMARK (AS NOTED)
 - = 1/2" IRON ROD FOUND (AS NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1" IRON PIPE FOUND
 - = COTTON SPINDLE FOUND
 - = 60D NAIL FOUND
 - Ⓐ = BLOCK NAME
 - DE = DRAINAGE AND STORM SEWER EASEMENTS
 - C/L = CENTER LINE
 - WWE = WASTEWATER EASEMENT
 - OS = OPEN SPACE
 - LS = LANDSCAPE
 - GE = GAS EASEMENT
 - ROW = RIGHT-OF-WAY
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLAMSON COUNTY, TEXAS
 - = CITY LIMITS
 - G — = APPROXIMATE CENTERLINE LOCATION GAS PIPELINE
 - ☐ = MAIL BOX
 - = PHASE NUMBERS

BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

LOCATION MAP
SCALE: 1" = 3000'

BENCHMARK:
CITY OF ROUND ROCK 01-037
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30' NAVD '88
(GEOID 99)

OWNER:
JSL NORTH INVESTMENTS, LLC.
JOHN S. LLOYD, MANAGER
6504 WEST COURTYARD DRIVE
AUSTIN, TX 78730

ACREAGE: 30.748 ACRES

SURVEYOR: RJ SURVEYING & ASSOCIATES, INC.
NUMBER OF BLOCKS: 8
LINEAR FEET OF NEW STREETS: 4,506
SUBMITTAL DATE: MAY 19, 2020
DATE OF PLANNING AND ZONING COMMISSION
REVIEW: JULY 15, 2020

BENCHMARK:
ROUND ROCK 01-037, CITY OF ROUND ROCK
BRASS DISK SET IN CONCRETE
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30'
HORIZONTAL DATUM: NAD 83/HARN 93
VERTICAL DATUM: NAVD '88 (GEOID 99)
ACCORDING TO THE GPS DATA SHEET PUBLISHED
BY THE CITY OF ROUND ROCK, TEXAS.

ACREAGE BY LOT TYPE:

91 SINGLE-FAMILY LOTS	14.139 ACRES
1 LS/OS/GE LOT	1.936 ACRES
3 LS LOTS	0.440 ACRES
1 AMENITY LOT	1.834 ACRES
1 DRAINAGE POND	5.316 ACRES
ROW DEDICATION	7.069 ACRES

PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.

TEMPORARY WATER & WASTEWATER EASEMENT
TO CITY OF ROUND ROCK
BY DOCUMENT NO. _____ OPRWC

JSL NORTH INVESTMENTS, LLC.
168.558 ACRES
DOC. NO. 2017057905 OPRWC

TEMPORARY WATER & WASTEWATER EASEMENT
TO CITY OF ROUND ROCK
BY DOCUMENT NO. _____ OPRWC

BENCHMARK:
NORTHING: 10187107.04
EASTING: 3152637.63
ELEVATION: _____ NAVD '88
(GEOID 99)

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

SHEET 1 OF 3 SHEETS

UNIVERSITY BOULEVARD
RIGHT-OF-WAY WIDTH VARIES

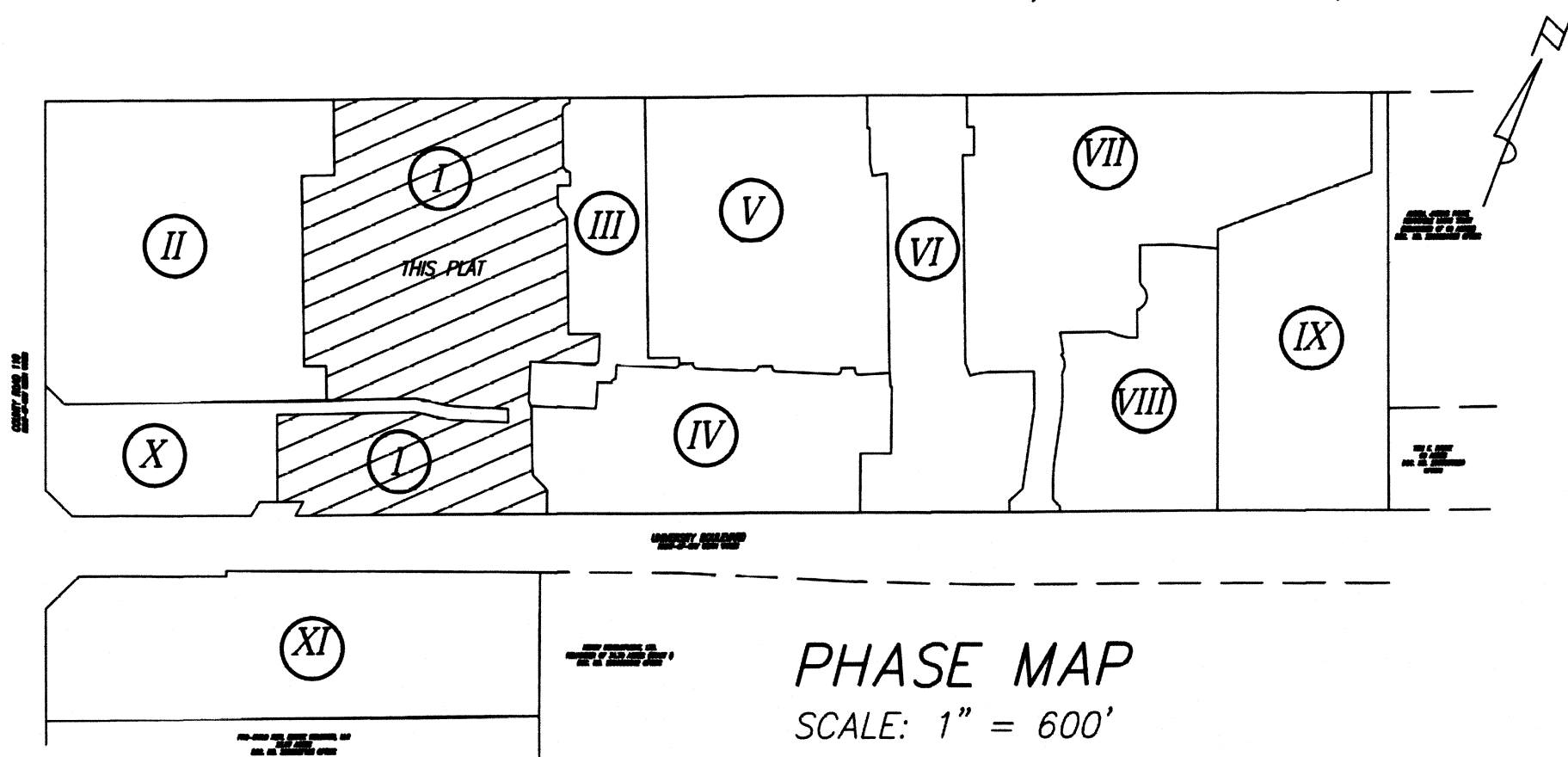
ROUND ROCK ETJ
CITY OF ROUND ROCK LIMITS
N=10187442.02
E=3153625.70
SCOTT FELDER HOMES, LLC
0.623 ACRE
DOC. NO. 202003853 OPRWC

FP2005-004

- LEGEND
- ⊕ = BENCHMARK (AS NOTED)
 - = 1/2" IRON ROD FOUND (AS NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1" IRON PIPE FOUND
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 - = PHASE NUMBERS

BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 1
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



PHASE MAP
SCALE: 1" = 600'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°53'48"E	50.00'
L2	S68°06'12"W	36.16'
L3	S22°04'44"E	70.55'
L4	S56°55'33"E	57.58'
L5	S22°04'44"E	14.37'
L6	S18°41'10"E	20.00'
L7	S71°18'50"W	8.68'
L8	S78°07'39"W	48.85'
L9	N82°40'53"E	51.94'
L10	N82°40'53"E	35.17'
L11	S68°46'54"W	66.01'
L12	N78°07'39"E	40.67'
L13	N22°04'44"W	50.09'
L14	S22°04'44"E	5.64'
L15	S22°04'44"E	0.90'
L16	N27°11'58"W	36.29'
L17	N71°18'50"E	7.40'
L18	N39°26'51"W	43.14'
L19	S39°26'51"E	43.14'
L20	N22°04'44"W	19.21'
L21	S22°04'44"E	23.95'
L22	N71°18'50"E	12.14'
L23	S15°22'06"W	18.72'
L24	N22°04'44"W	57.11'
L25	S13°28'36"E	47.53'
L26	S27°11'58"E	36.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S21°29'37"E	15.00'
L28	N07°44'25"E	58.02'
L29	S68°23'22"W	94.20'
L30	N21°25'10"W	24.88'
L31	S27°11'58"E	17.13'
L32	N71°18'50"E	4.46'
L33	S17°59'35"E	125.01'
L34	S67°55'16"W	9.47'
L35	N78°07'39"E	38.66'
L36	N78°07'39"E	10.19'
L37	N71°18'50"E	6.94'
L38	S21°31'29"E	20.00'
L39	N68°12'45"E	50.00'
L40	N68°12'45"E	50.00'
L41	N68°12'45"E	50.00'
L42	N21°53'48"W	50.00'
L43	S68°06'12"W	50.00'
L44	N67°55'16"E	50.00'
L45	N67°55'16"E	50.00'
L46	S67°55'16"W	50.00'
L47	S18°41'10"E	50.00'
L48	N22°04'44"W	50.00'
L49	N67°55'16"E	65.00'
L50	S62°48'02"W	65.00'

NOTES:

- 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 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 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 AND AS DEPICTED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 6, 2020.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK REFERRING THE, DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
- WATER SERVICE IS PROVIDED BY JONAH WATER SUD, RECORDED EASEMENTS SHALL BE RECORDED FOR ALL ASSOCIATED WATER SYSTEM IMPROVEMENTS ON PRIVATE PROPERTY, OPEN SPACES AND PUBLIC RIGHT OF WAY.
- ALL OPEN SPACE, LANDSCAPE LOTS AND OPEN SPACE DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.

LOT SUMMARY	TOTAL LOT COUNT											TOTAL
	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII	PHASE IX	PHASE X	PHASE XI	
SINGLE FAMILY ESTATE LOTS	12	15	5		9							41
SINGLE FAMILY STANDARD LOTS	36	56	12	42	50	14						210
SINGLE FAMILY SMALL LOTS	43	24	15	21	29	49						181
TWO FAMILY LOTS							104					104
COMMERCIAL LOTS										4	2	6
MULTI FAMILY LOTS								1	1			2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	23.56'	15.00'	090°00'00"	S66°53'48"E	21.21'
C2	17.95'	275.00'	003°44'23"	S20°12'32"E	17.95'
C3	23.47'	15.00'	089°39'11"	S26°29'15"W	21.15'
C4	131.80'	500.00'	015°06'13"	N78°51'57"E	131.42'
C5	38.28'	25.00'	087°44'33"	S67°37'20"E	34.65'
C6	122.15'	450.00'	015°33'10"	S79°05'26"W	121.78'
C7	20.01'	332.50'	003°26'55"	N25°28'31"W	20.01'
C8	23.91'	267.50'	005°07'15"	S24°38'21"E	23.90'
C9	29.72'	332.50'	005°07'15"	S24°38'21"E	29.71'
C10	11.10'	267.50'	002°22'37"	N26°00'40"W	11.10'
C11	24.45'	15.00'	093°23'34"	S24°37'03"W	21.83'
C12	64.48'	325.00'	011°22'03"	N76°59'52"E	64.37'
C13	70.84'	275.00'	014°45'37"	S75°18'05"W	70.65'
C14	22.67'	15.00'	086°36'26"	S65°22'57"E	20.58'
C15	24.45'	15.00'	093°23'34"	N24°37'03"E	21.83'
C16	22.67'	15.00'	086°36'26"	S65°22'57"E	20.58'
C17	54.56'	275.00'	011°22'03"	N76°59'52"E	54.47'
C18	19.70'	15.00'	075°14'23"	S59°41'55"E	18.31'
C19	24.57'	15.00'	093°51'07"	N24°50'50"E	21.91'
C20	21.85'	325.00'	003°51'07"	S69°50'50"W	21.85'
C21	98.52'	325.00'	017°22'08"	N30°45'48"W	98.14'
C22	83.36'	275.00'	017°22'08"	N30°45'48"W	83.05'
C23	23.56'	15.00'	090°00'00"	S67°04'44"E	21.21'
C24	23.56'	15.00'	090°00'00"	N22°55'16"E	21.21'
C25	23.51'	15.00'	089°49'05"	N66°59'16"W	21.18'
C26	23.61'	15.00'	090°10'55"	S23°00'44"W	21.25'
C27	23.51'	15.00'	089°49'05"	N66°59'16"W	21.18'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C28	23.61'	15.00'	090°10'55"	S23°00'44"W	21.25'
C29	23.51'	15.00'	089°49'05"	N66°59'16"W	21.18'
C30	23.61'	15.00'	090°10'55"	S23°00'44"W	21.25'
C31	23.56'	15.00'	090°00'00"	N23°06'12"E	21.21'
C32	98.52'	325.00'	017°22'08"	S30°45'48"E	98.14'
C33	83.36'	275.00'	017°22'08"	S30°45'48"E	83.05'
C34	72.69'	450.00'	009°15'20"	N76°54'30"E	72.61'
C35	41.87'	450.00'	005°19'51"	N84°12'05"E	41.85'
C36	22.12'	247.50'	005°07'15"	S24°38'21"E	22.11'
C37	70.84'	275.00'	014°45'37"	S75°18'05"W	70.65'
C38	9.00'	325.00'	001°35'10"	N81°53'18"E	9.00'
C39	47.89'	325.00'	008°26'35"	N76°52'26"E	47.85'
C40	32.54'	275.00'	006°46'44"	N74°42'13"E	32.52'
C41	22.02'	275.00'	004°35'19"	N80°23'14"E	22.02'
C42	8.83'	275.00'	001°50'26"	S22°59'57"E	8.83'
C43	47.39'	275.00'	009°52'25"	S28°51'22"E	47.33'
C44	27.14'	275.00'	005°39'17"	S36°37'13"E	27.13'
C45	43.43'	325.00'	007°39'23"	S35°37'10"E	43.40'
C46	47.26'	325.00'	008°19'56"	S27°37'31"E	47.22'
C47	39.11'	25.00'	089°37'40"	N66°42'39"W	35.24'
C48	39.43'	25.00'	090°22'20"	S23°17'21"W	35.47'
C49	7.83'	325.00'	001°22'49"	S22°46'08"E	7.83'
C50	40.72'	25.00'	093°19'44"	N21°50'31"E	36.37'
C51	7.59'	325.00'	001°20'18"	N71°59'00"E	7.59'
C52	7.59'	450.00'	000°58'00"	N71°47'50"E	7.59'

LOT AREA

BLOCK A	
20	10,000 SQ FT
21	10,000 SQ FT
22	10,000 SQ FT
23	10,000 SQ FT
24	10,000 SQ FT
25	10,000 SQ FT
26	10,000 SQ FT
27	10,000 SQ FT
28	10,000 SQ FT
29	10,000 SQ FT
30	11,381 SQ FT
31	1.936 AC LS/OS/GE
34	0.393 AC ROW

BLOCK B	
22	6,500 SQ FT
23	6,500 SQ FT
24	6,500 SQ FT
25	6,500 SQ FT
26	6,500 SQ FT
27	6,500 SQ FT
28	8,045 SQ FT
29	8,479 SQ FT
30	7,536 SQ FT
31	6,500 SQ FT
32	6,500 SQ FT
33	6,594 SQ FT
33A	0.056 AC LS

BLOCK E	
13	8,092 SQ FT
14	6,760 SQ FT
15	6,760 SQ FT
16	6,760 SQ FT
17	6,760 SQ FT
18	6,760 SQ FT
19	6,760 SQ FT
20	6,760 SQ FT
21	6,760 SQ FT
22	6,760 SQ FT
23	8,049 SQ FT

BLOCK F	
1	8,054 SQ FT
2	6,760 SQ FT
3	6,760 SQ FT
4	6,760 SQ FT
5	6,760 SQ FT
6	6,760 SQ FT
7	6,760 SQ FT
8	6,760 SQ FT
9	6,760 SQ FT
10	6,760 SQ FT
11	8,012 SQ FT
12	7,169 SQ FT
13	5,640 SQ FT
14	5,640 SQ FT
15	5,640 SQ FT
16	5,640 SQ FT
17	5,640 SQ FT
18	5,640 SQ FT
19	5,640 SQ FT
20	5,640 SQ FT
21	5,640 SQ FT
22	5,640 SQ FT
23	7,384 SQ FT

BLOCK G	
1	6,355 SQ FT
2	5,264 SQ FT
3	5,264 SQ FT
4	5,264 SQ FT
5	5,264 SQ FT
6	5,264 SQ FT
7	5,264 SQ FT
8	5,264 SQ FT
9	5,264 SQ FT
10	5,938 SQ FT
11	8,374 SQ FT
12	7,431 SQ FT
13	9,734 SQ FT
14	9,888 SQ FT
15	6,507 SQ FT
16	5,349 SQ FT
17	5,264 SQ FT
18	5,264 SQ FT
19	5,264 SQ FT

20	5,264 SQ FT
21	5,264 SQ FT
22	5,264 SQ FT
23	5,264 SQ FT
24	6,316 SQ FT

BLOCK H	
1	6,776 SQ FT
2	5,431 SQ FT
3	5,264 SQ FT
4	5,264 SQ FT
5	5,264 SQ FT
6	5,264 SQ FT
7	5,264 SQ FT
8	5,264 SQ FT
9	5,317 SQ FT
10	5,080 SQ FT
10A	1.834 AC AMENITY

BLOCK K	
1A	0.229 AC LS

BLOCK W	
35	5.316 AC OPEN SPACE DRAINAGE LOT
36	0.155 AC LS
37	1.590 AC ROW

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

FP2005-004
SHEET 2 OF 3 SHEETS
F-10015400

EXISTING EASEMENT NOTES:

- EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY, LLC - DOCUMENT NO. 2017012597 OPRWC - SHOWN ON PLAT.
- CENTERLINE OF GAS PIPELINE EASEMENT TO LONE STAR GAS COMPANY - VOLUME 242/PAGE 63 DRWC - NO WIDTH GIVEN. SHOWN ON PLAT.
- WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET TYPE AND UNLOCATABLE.

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 1
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

30.734 ACES

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 168.558 ACRE TRACT OF LAND CONVEYED TO JSL NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (50' WDE RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD ROD FOUND AT THE NORTHWEST CORNER OF SAID 168.558 ACRE TRACT BEARS, S68°28'31"W A DISTANCE OF 1044.78 FEET;

THENCE N68°28'31"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 107 A DISTANCE OF 855.31 FEET;

THENCE ACROSS SAID 165.558 ACRE TRACT THE FOLLOWING 24 COURSES:

1. S21°31'29"E A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.43 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°22'20" AND A CHORD BEARING S23°17'21"W, 35.47 FEET TO A 1/2" IRON ROD SET;
3. S21°53'48"E A DISTANCE OF 208.13 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S66°53'48"E, 21.21 FEET TO A 1/2" IRON ROD SET;
5. S21°53'48"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
6. S68°06'12"W A DISTANCE OF 36.16 FEET TO A 1/2" IRON ROD SET;
7. S22°04'44"E A DISTANCE OF 70.55 FEET TO A 1/2" IRON ROD SET;
8. S56°55'33"E A DISTANCE OF 57.58 FEET TO A 1/2" IRON ROD SET;
9. S22°04'44"E A DISTANCE OF 423.00 FEET TO A 1/2" IRON ROD SET;
10. N67°55'16"E A DISTANCE OF 112.00 FEET TO A 1/2" IRON ROD SET;
11. S22°04'44"E A DISTANCE OF 14.37 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
12. SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 17.95 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 03°44'23", AND A CHORD BEARING S2012°32"E, 17.95 FEET TO A 1/2" IRON ROD SET;
13. S18°20'21"E A DISTANCE OF 63.74 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
14. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 23.47 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°39'11", AND A CHORD BEARING S26°29'15"W, 21.15 FEET TO A 1/2" IRON ROD SET;
15. S71°18'50"W A DISTANCE OF 231.07 FEET TO A 1/2" IRON ROD SET;
16. S18°41'10"E A DISTANCE OF 142.00 FEET TO A 1/2" IRON ROD SET;
17. S41°12'42"E A DISTANCE OF 29.51 FEET TO A 1/2" IRON ROD SET;
18. S22°04'44"E A DISTANCE OF 204.81 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
19. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 22.12 FEET, SAID CURVE HAVING A RADIUS OF 247.50 FEET, A CENTRAL ANGLE OF 05°07'15", AND A CHORD BEARING S24°38'21"E, 22.11 FEET TO A 1/2" IRON ROD SET;
20. S27°11'58"E A DISTANCE OF 17.13 FEE TO A 1/2" IRON ROD SET;
21. S65°50'33"E A DISTANCE OF 63.12 FEET TO A 1/2" IRON ROD SET;
22. N71°18'50"E A DISTANCE OF 6.94 FEET TO A 1/2" IRON ROD SET;
23. S18°41'10"E A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET;
24. S21°19'50"E A DISTANCE OF 74.61 FEET TO A 1/2" IRON ROD ROD SET ON THE NORTH LINE OF UNIVERSITY DRIVE;

THENCE ALONG THE NORTH LINE OF SAID UNIVERSITY DRIVE THE FOLLOWING FOUR COURSES;

1. S68°42'58"W A DISTANCE OF 10.30 FEET TO A 1/2" IRON ROD ROD FOUND;
2. S68°30'23"W A DISTANCE OF 900.78 FEET TO A 1/2" IRON ROD ROD FOUND;
3. N07°44'25"E A DISTANCE OF 58.02 FEET TO A 1/2" IRON ROD ROD FOUND;
4. S68°23'22"W A DISTANCE OF 94.20 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 165.558 ACRE TRACT THE FOLLOWING 15 COURSES:

1. N21°25'10"W A DISTANCE OF 315.60 FEET TO A 1/2" IRON ROD SET;
2. N67°55'16"E A DISTANCE OF 496.66 FEET TO A 1/2" IRON ROD SET;
3. N78°07'39"E A DISTANCE OF 40.67 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
4. EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.80 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15°06'13" AND A CHORD BEARING N78°51'57"E, 131.42 FEET TO A 1/2" IRON ROD SET;
5. N71°18'50"E A DISTANCE OF 171.37 FEET TO A 1/2" IRON ROD SET;
6. N22°04'44"W A DISTANCE OF 50.09 FEET TO A 1/2" IRON ROD SET;
7. S71°18'50"W A DISTANCE OF 168.41 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
8. WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 122.15 FEET, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 15°33'10", AND A CHORD BEARING S79°05'26"W, 121.78 FEET TO A 1/2" IRON ROD SET;
9. S78°07'39"W A DISTANCE OF 48.85 FEET TO A 1/2" IRON ROD SET;
10. S67°55'16"W A DISTANCE OF 321.47 FEET TO A 1/2" IRON ROD SET;
11. N22°04'44"W A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET;
12. S67°55'16"W A DISTANCE OF 79.60 FEET TO A 1/2" IRON ROD SET;
13. N22°04'44"W A DISTANCE OF 693.11 FEET TO A 1/2" IRON ROD SET;
14. N68°06'12"E A DISTANCE OF 118.15 FEET TO A 1/2" IRON ROD SET;
15. N21°53'48"W A DISTANCE OF 273.69 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 30.734 ACRES, MORE OR LESS
ALL IRON ROD RODS SET HAVE RJ SURVEYING CAPS
BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

THAT JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF ROUND ROCK AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "UNIVERSITY HEIGHTS PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____ 20____.

JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JOHN S. LLOYD, MANAGER
JSL NORTH INVESTMENTS, LLC.
6504 W COURTYARD DR
AUSTIN, TEXAS 78730

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY JOHN S. LLOYD, AS MANAGER OF JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID JSL NORTH INVESTMENTS, LLC.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (c) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- (a) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- (c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, STEPHEN R. LAWRENCE, 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.

Stephen R. Lawrence 6/30/2020
STEPHEN R. LAWRENCE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS

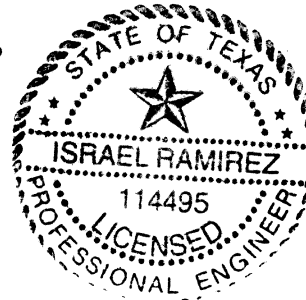


STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, ISRAEL RAMIREZ, 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.

Israel Ramirez 6.30.2020
ISRAEL RAMIREZ DATE
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



CITY APPROVAL

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 PAVLJKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

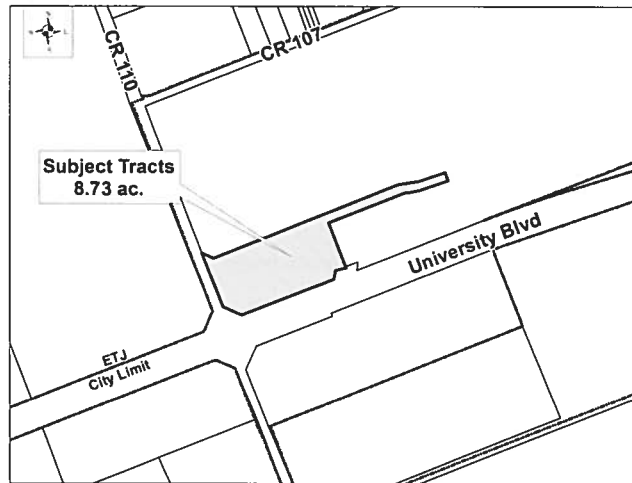
NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

**University Heights Phase 10
FINAL PLAT FP2006-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 4 development lots and 1 right-of-way lot

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 8.73 acres out of the Millard H. Survey, Abstract No. 452

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential and Commercial

ADJACENT LAND USE:

North: University Heights Proposed Phases 1 and 2 - Zoned SF-3

South: University Boulevard right-of-way (Unzoned); Undeveloped commercial lot (C-1a); Builders First Source (ETJ: Unzoned)

East: University Heights Proposed Phase 1 - Zoned SF-3 & C-1a

West: County Road 110 Right-of-Way - Unzoned

PROPOSED LAND USE: Commercial

<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:	4	7.48
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	1.25
Parkland:	0	0
Other:	0	0
TOTALS:	5	8.73

Owner:
JSL North Investments, LLC
John S. Lloyd
4720-4 Rockcliff Road
Austin, TX 78746

Agent:
Randall Jones & Associates Engineering, Inc.
Israel Ramirez, P.E.
2900 Jazz St.
Round Rock, TX 78664

**University Heights Phase 10
FINAL PLAT FP2006-003**

HISTORY: On May 6, 2020, the Planning and Zoning Commission approved the Preliminary Plat (PP1911-003) on this 190.07-acre tract.

DATE OF REVIEW: July 15, 2020

LOCATION: Northeast corner of University Boulevard and County Road 110

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the University Heights tracts for residential and commercial purposes. The University Heights development consists of approximately 190-acres of land with a total of five zoning districts within this subdivision ranging from single family to duplexes to multifamily and commercial.

Phase 10 consists of one 1.25-acre right-of-way lot and four development lots totaling 7.48-acres which are zoned C-1a (General Commercial – Limited). The C-1a district provides for limited general commercial uses such as offices, hotels, retail and restaurants, with a maximum height of 5 stories.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1911-003).

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

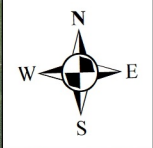
Water and Wastewater Service: The site will be served by the Jonah Water Special Utility District as these tracts are not within the City of Round Rock's CCN (Certificate of Convenience and Necessity). Wastewater service will be provided by the City of Round Rock. The City of Round Rock recently installed a 15-inch wastewater interceptor along County Road 110 and the developer will connect to this interceptor for wastewater service into the development.

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 site development plan permitting.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 2, remove the text "This Plat" from the Phase 1 map.
2. Revise Plat Note #11 to state: "water service is provided by Jonah Water SUD, recorded easements shall be recorded for all associated water system improvements on private property, open spaces and public right of way".
3. All offsite water, wastewater & drainage easements shall be depicted individually for each utility with beneficiary dimensions and recordation information. Remove temporary easement designations from the plat. Easement designations need to be reflected as permanent or to be vacated.
4. State beneficiary for all easements depicted on the plat.
5. Prior to plat recordation, all utilities and street improvements must have SIP permit issued with improvements installed and accepted or SIP permits issued and acceptable fiscal posted with easement acquisition completed and easements recorded.



CR 110

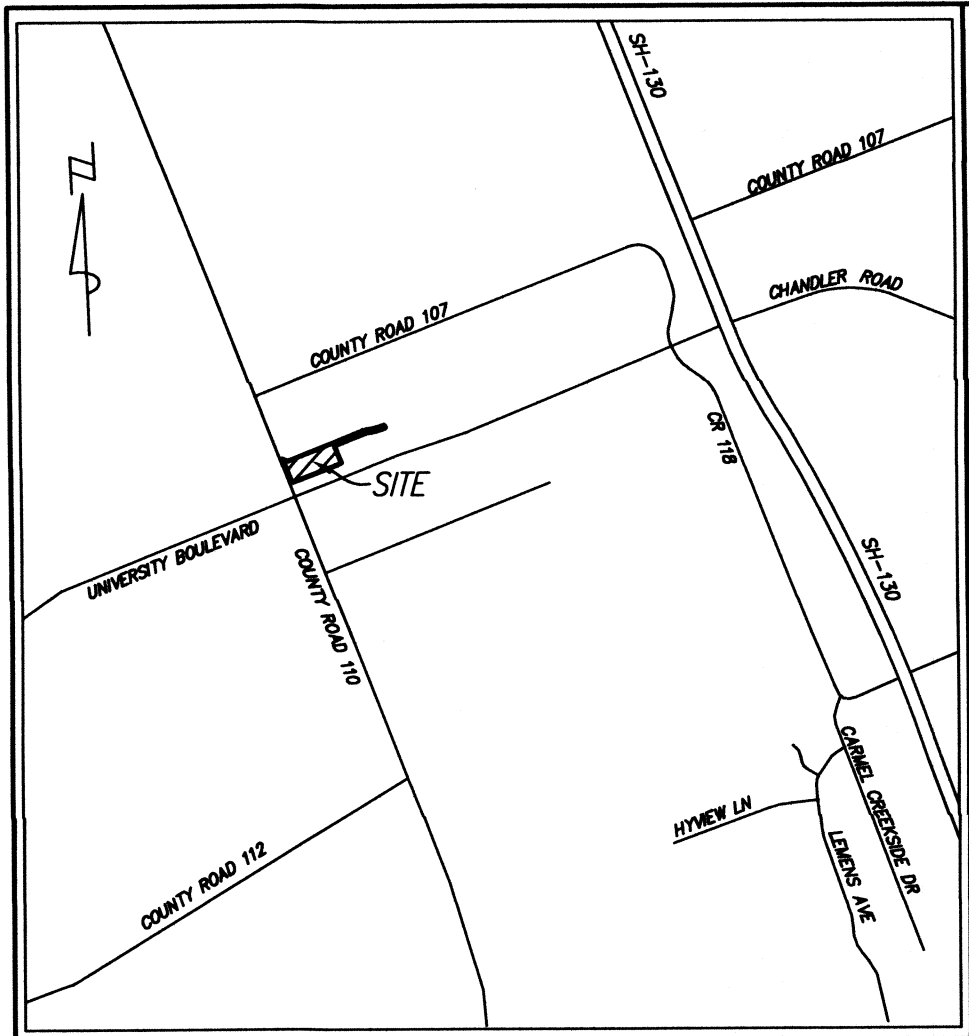
CR 107

Subject Tracts
8.73 ac.

University Blvd

ETJ
City Limit





LOCATION MAP
SCALE: 1" = 3000'

- LEGEND
- = BENCHMARK (AS NOTED)
 - = 1/2" IRON ROD FOUND (AS NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - Ⓐ = BLOCK NAME
 - DE = DRAINAGE AND STORM SEWER EASEMENTS
 - GE = GREENBELT EASEMENT
 - SE = SIDEWALK EASEMENT
 - WWE = WASTEWATER EASEMENT
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

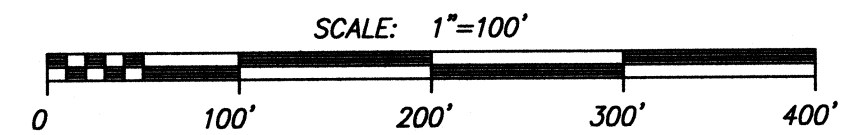
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°04'44"E	97.00'
L2	N78°07'39"E	48.85'
L3	S22°04'44"E	50.09'
L4	S78°07'39"W	40.67'
L5	S68°46'54"W	94.55'
L6	N66°28'07"W	29.53'
L7	S66°28'07"E	106.10'
L8	N68°32'52"E	110.76'
L9	N21°27'08"W	40.00'
L10	S68°32'52"W	91.62'
L11	N68°23'22"E	65.16'
L12	N09°20'17"E	57.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S67°04'44"E	55.90'
L14	N67°04'44"W	60.94'
L15	N22°04'44"W	29.07'
L16	N67°55'16"E	15.00'
L17	S22°04'44"E	8.71'
L18	S67°04'44"E	58.39'
L19	S67°55'16"W	12.94'
L20	S21°25'10"E	22.16'

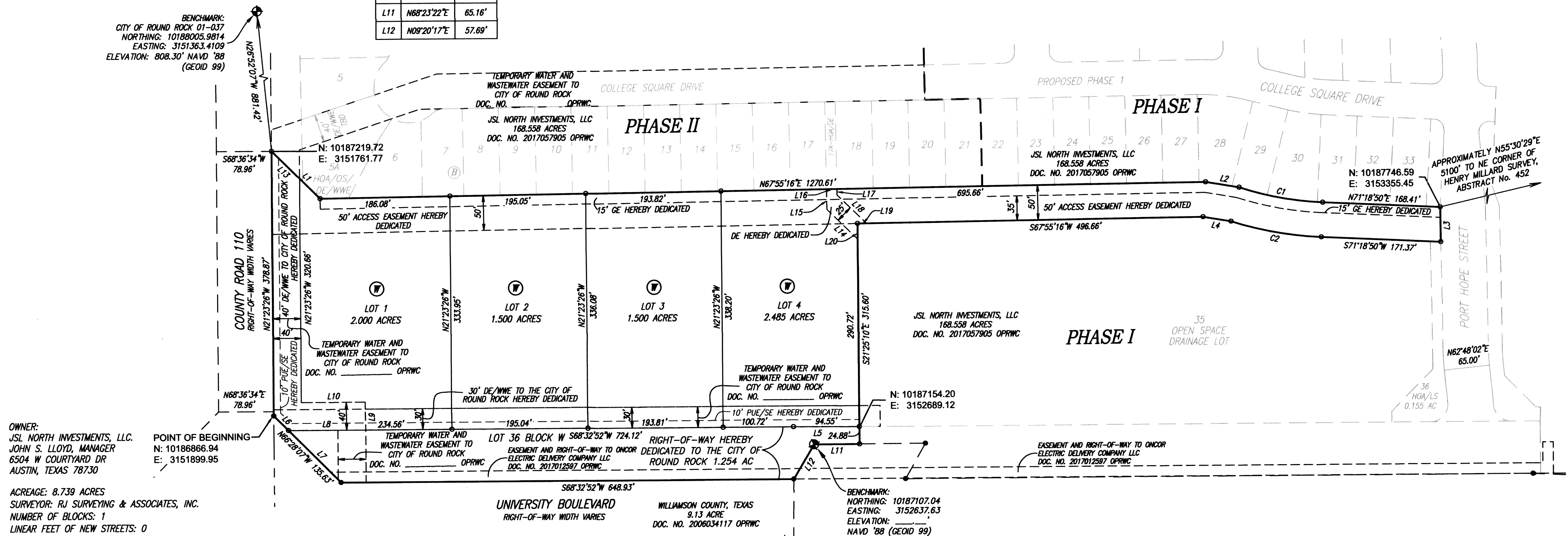
PLAT NOTES:

- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY 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 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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, 2018, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 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 AS SHOWN HEREON AND AS DEPICTED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1911-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 6, 2020.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- THE DEVELOPER(S)/OWNER(S) OF LOTS 1-4, BLOCK W, WILL BE RESPONSIBLE FOR MAINTENANCE OF THE 15' WIDE GREENBELT EASEMENT.
- WATER SERVICE IS PROVIDED BY JONAH WATER SUD.

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 10
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	122.15'	450.00'	015°33'10"	N79°05'26"E	121.78'
C2	131.80'	500.00'	015°06'13"	S78°51'57"W	131.42'



OWNER:
JSL NORTH INVESTMENTS, LLC.
JOHN S. LLOYD, MANAGER
6504 W COURTYARD DR
AUSTIN, TEXAS 78730

ACREAGE: 8.739 ACRES
SURVEYOR: RJ SURVEYING & ASSOCIATES, INC.
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: JUNE 16, 2020
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 15, 2020
BENCHMARK:
ROUND ROCK 01-037, CITY OF ROUND ROCK BRASS DISK SET IN CONCRETE
NORTHING: 10188005.9814
EASTING: 3151363.4109
ELEVATION: 808.30'
HORIZONTAL DATUM: NAD 83/HARN 93
VERTICAL DATUM: NAVD '88
ACCORDING TO THE GPS DATA SHEET PUBLISHED BY THE CITY OF ROUND ROCK, TEXAS.
ACREAGE BY LOT TYPE:
DEVELOPMENT LOTS 7.485 ACRES
RIGHT-OF-WAY LOT 1.254 ACRES
PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452
ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.
NUMBER OF LOTS BY TYPE:
4 - DEVELOPMENT LOTS
1 - RIGHT-OF-WAY LOT

EASEMENT NOTES:

- EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY, LLC - DOCUMENT NO. 2017012597 OPRWC - SHOWN ON PLAT.
- WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET TYPE AND UNLOCATABLE - NOT SHOWN ON PLAT.

CoRR TRACKING # FP2006-003
SHEET 1 OF 3 SHEETS

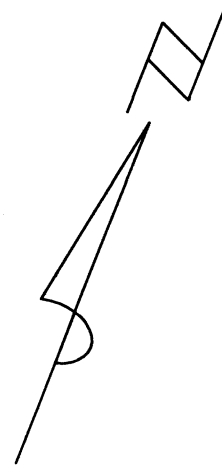
SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 10
CITY OF ROUND ROCK, WILLAMSON COUNTY, TEXAS

COUNTY ROAD 110
RIGHT-OF-WAY WIDTH VARIES

HENRY DEVELOPMENT, LTD.
REMAINDER OF 34.70 ACRES (TRACT I)
DOC. NO. 2004089842 OPRWC

PRO-BUILD REAL ESTATE HOLDINGS, LLC
25.97 ACRES
DOC. NO. 2008067193 OPRWC

LOT SUMMARY	TOTAL LOT COUNT											
	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	TOTAL
	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	
SINGLE FAMILY ESTATE LOTS	12	15	5		9							41
SINGLE FAMILY STANDARD LOTS	36	56	12	42	50	14						210
SINGLE FAMILY SMALL LOTS	43	24	15	21	29	49						181
TWO FAMILY LOTS							104					104
COMMERCIAL LOTS										4	2	6
MULTI FAMILY LOTS								1	1			2

PHASE MAP

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

RJ SURVEYING & ASSOCIATES, INC.

CoRR TRACKING # FP2006-003
SHEET 2 OF 3 SHEETS

F-10015400

FINAL PLAT OF
UNIVERSITY HEIGHTS PHASE 10
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 168.558 ACRE TRACT OF LAND CONVEYED TO JSL NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (VARIABLE-WIDTH RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID 168.558 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF THAT 9.13 ACRE TRACT (CHANDLER ROAD, NOW CALLED UNIVERSITY DRIVE - A VARIABLE-WIDTH RIGHT-OF-WAY) CONVEYED TO WILLIAMSON COUNTY, TEXAS BY DEED RECORDED IN DOCUMENT NO. 2006034117, OPRWC;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 110, ALONG THE WEST LINE OF SAID 168.558 ACRE TRACT, N21°23'26"W A DISTANCE OF 378.87 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 168.558 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES:

1. S67°04'44"E A DISTANCE OF 97.00 FEET TO A 1/2" IRON ROD SET;
2. N67°55'16"E A DISTANCE OF 1,270.61 FEET TO A 1/2" IRON ROD SET;
3. N78°07'39"E A DISTANCE OF 48.85 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
4. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 122.15 FEET, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 15°33'10", AND A CHORD BEARING N79°05'26"E, 121.78 FEET TO A 1/2" IRON ROD SET;
5. N71°18'50"E A DISTANCE OF 168.41 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE NORTHEAST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 BEARS APPROXIMATELY N55°30'29"E A DISTANCE OF 5100 FEET;
6. S22°04'44"E A DISTANCE OF 50.09 FEET TO A 1/2" IRON ROD SET;
7. S71°18'50"W A DISTANCE OF 171.37 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
8. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 131.80 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15°06'13", AND A CHORD BEARING S78°51'57"W, 131.42 FEET TO A 1/2" IRON ROD SET;
9. S78°07'39"W A DISTANCE OF 40.67 FEET TO A 1/2" IRON ROD SET;
10. S67°55'16"W A DISTANCE OF 496.66 FEET TO A 1/2" IRON ROD SET;
11. S21°25'10"E A DISTANCE OF 315.60 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT OF SAID 9.13 ACRE TRACT, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE;

THENCE ALONG THE NORTH LINE OF SAID 9.13 ACRE TRACT, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE, THE FOLLOWING FOUR (4) COURSES:

1. S68°23'22"W A DISTANCE OF 65.16 FEET TO A 1/2" IRON ROD SET;
2. S09°20'17"W A DISTANCE OF 57.69 FEET TO A 1/2" IRON ROD FOUND;
3. S68°32'52"W A DISTANCE OF 648.93 FEET TO A 1/2" IRON ROD FOUND;
4. N66°28'07"W A DISTANCE OF 135.63 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 8.739 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS. ALL IRON RODS FOUND ARE UNCAPPED UNLESS NOTED OTHERWISE.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R040135.

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, STEPHEN R. LAWRENCE, 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.

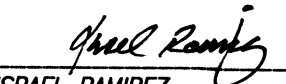

STEPHEN R. LAWRENCE DATE 7/1/2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT I, ISRAEL RAMIREZ, 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.


ISRAEL RAMIREZ DATE 7.1.2020
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



EASEMENT NOTES:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (c) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- (a) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
- (c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

THAT JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF ROUND ROCK AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "UNIVERSITY HEIGHTS PHASE 10".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

JSL NORTH INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JOHN S. LLOYD, MANAGER
JSL NORTH INVESTMENTS, LLC.
6504 W COURTYARD DR
AUSTIN, TEXAS 78730

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____ A.D.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

CITY APPROVAL

APPROVED THIS ____ DAY OF _____, 20____, 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 AND ZONING COMMISSION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

CoRR TRACKING # FP2006-003
SHEET 3 OF 3 SHEETS

F-10015400

Code Revision
Side and Rear Setbacks in SF-1, SF-2 and SF-3

DATE: July 15, 2020

CODE AMENDMENT SECTIONS: Section 2-26 – Residential Lot and Building Dimensional Standards

STAFF REVIEW AND ANALYSIS:

Background

The Code establishes side and rear setbacks for accessory buildings and structures in single family districts to prevent them from being too close to one another when located on adjacent lots. These include swimming pools, pool houses/cabanas, workshops, decks, storage sheds, barbeque structures, detached garages, playscapes, tree houses and other similar buildings or structures.

This setback requirement is not necessary when the residential lot abuts property other than another residential lot, such as a drainage area or open space. The proposed revision to the setback requirement states that no setback is required when a rear or side lot line does not abut a developed or planned single-family lot. This allows property owners in these instances to place accessory structures closer to the property line.

RECOMMENDED MOTION: Recommendation of approval for the amendments to 2-26 – Residential Lot and Building Dimensional Standards with regard to side and rear accessory building setbacks.

‘Dwelling Unit’ Public Hearing

DATE: July 15, 2020

CODE SECTION: Chapter 1, Article II – Definitions

STAFF REVIEW AND ANALYSIS:

Background:

With the remodeling of a home in Round Rock West, staff was asked by a member of the Planning and Zoning Commission about the City’s regulations regarding a second dwelling unit in single family zoning districts. While second dwelling units, also known as accessory dwelling units, are prohibited, there must be a direct conflict with the code in order to effectively enforce this. A draft code revision, providing a definition for a cooking facility/kitchen and a slight change to the dwelling unit definition, resulted from two discussions held by the Planning and Zoning Commission, held on April 15th and May 6th.

The Commission held a public hearing on June 17th regarding the cooking facility/kitchen and dwelling unit definitions. David Glenn, representing the Home Builders Association of Greater Austin, reported that some builders have a new multi-generational product designed to accommodate an elderly family member or caretaker. These units are designed to serve the needs of the family living in the home and they are becoming more popular, particularly with increasing housing prices and the ongoing pandemic. After further discussion, the Commission voted 5-3 to table action on the proposed code revision.

Update:

Staff had considered a different approach to regulating second dwelling units. Instead of using cooking facilities/kitchens as the defining feature of a dwelling unit, the number of front doors on the house would be used to define a dwelling unit. After discussion with the Home Builders Association and representatives from Lennar, it was determined that this proposal was not workable for the multi-generational product. The following agenda item provides an opportunity for further discussion.

Discussion
Single Family Housing & Second Living Areas
Options for Regulating Second Dwelling Units

DATE: July 15, 2020

DISCUSSION:

Staff had a discussion with David Glenn, from the Home Builders Association of Greater Austin, and representatives of Lennar, one of the builders who are marketing multi-generational housing. Lennar made the following comments about their product:

- a) They have a goal of making 10% of their product this type of housing, for which their registered trademark name is 'Next Gen'.
- b) The 'Next Gen' suite has a kitchenette, bedroom, bathroom, common area, and single car garage, with an inside door connecting to the main home.
- c) The suite also has a private entrance at the front of the house. This is a defining feature of the 'home within a home' concept, providing privacy.

Further discussion included the following topics:

- Disadvantages of regulating second dwelling units by limiting cooking areas/kitchens
- Builders offering multi-generational products as an option in newer neighborhoods
 - Madsen Ranch
 - Warner Ranch
 - Mayfield Ranch
- Potential for providing for multi-generational options in single family areas in new neighborhoods only, while being more restrictive in older neighborhoods such as Round Rock West