



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 Kristin Stevens
Commissioner Rob Wendt

Wednesday, November 4, 2020

6:00 PM

City Council Chambers, 221 East Main St.

SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be 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 will be present in the City Council chambers while others will attend via Zoom video conferencing. Members of the public are to speak during Citizen Communication and public hearings by attending the meeting in person in the City Council chambers, however those members of the public that do not want to attend the meeting in person were able to speak via videoconferencing.

This meeting is also viewable live online at www.roundrocktexas.gov/tv, and on Spectrum Channel 10 and U-Verse Channel 99.

- 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. ELECTION OF OFFICERS:

- E.1 Consider the nomination and election of a Chairperson.
- E.2 Consider the nomination and election of a Vice Chairperson.
- E.3 Consider the nomination and election of an Alternate Vice Chairperson.

F. CONSENT AGENDA:

- F.1 Consider approval of the minutes for the October 21, 2020, Planning and Zoning Commission meeting.
- F.2 Consider a 30-day extension request for the Homestead at Old Settlers Park Phases 3, 5, 6, & 10 Final Plat, generally located on the south side of E. Old Settlers Park and west of Brenda Ln. Case No. FP2009-003
- F.3 Consider a 30-day extension request for the University Heights Phase 7 Final Plat, generally located on the north side of University Blvd. and east of CR 110. Case No. FP2009-002

G. PLATTING:

- G.1 Consider approval of the Chester Ranch Ph. 1 Final Plat, generally located on the northeast of the intersection of N. Red Bud Ln. and Cr. 122. Case No. FP2010-002
- G.2 Consider approval of the Avery Centre College Park North, Phase 2 Preliminary Plat, generally located at the southwest corner of University Blvd. and College Park Dr. Case No. PP2009-001
- G.3 Consider public testimony regarding and approval of the Replat of University Village North Sec. 2, Lot 1, Block A, and Avery Centre College Park North Ph. 2, Sec. 1 Final Plat, generally located on the southeast corner of University Blvd. and Campus Village Dr. Case No. FP2010-001

H. OTHER ACTION ITEMS:

- H.1 Consider approval of the 2021 Planning and Zoning Commission meeting schedule.
- H.2 Consider review of the Rules of Procedure.

I. STAFF REPORT:

- I.1 Consider an update regarding Council actions related to Planning and Zoning items.

J. 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 29th day of October 2020 at 6:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, October 21, 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 board members were present in the City Council chambers while others attended via videoconferencing. Members of the public are 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 are 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 on Wednesday, October 21, 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 5 - Chairman David Pavliska
Vice Chair Jennifer Henderson
Commissioner Paul Emerson
Commissioner Kristin Stevens
Commissioner Rob Wendt

Absent 4 - Alternate Vice Chair Greg Rabaey
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Jennifer Sellers

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:

All items listed on the Consent Agenda were enacted by one motion. There was no separate discussion of these items and no items were removed from the Consent Agenda.

A motion was made by Vice Chair Henderson seconded by Commissioner Wendt to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Chairman Pavliska
Vice Chair Henderson
Commissioner Emerson
Commissioner Stevens
Commissioner Wendt

Nay: 0

Absent: 4 - Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Sellers

- E.1** Consider approval of the minutes for the October 6, 2020, Planning and Zoning Commission meeting.

This item was approved on the Consent Agenda.

- E.2** Consider a 30-day extension request for the Avery Centre College Park North, Phase 2 Preliminary Plat, generally located at the southwest corner of University Blvd. and College Park Dr. Case No. PP2009-001

This item was approved on the Consent Agenda.

- E.3** Consider a 30-day extension request for University Heights Phase 7 Final Plat, generally located on the north side of University Blvd. and east of CR 110. Case No. FP2009-002

This item was approved on the Consent Agenda.

- E.4** Consider a 30-day extension request for Old Settlers Park Phases 3, 5, 6, & 10 Final Plat, generally located on the south side of E. Old Settlers Park and west of Brenda Ln. Case No. FP2009-003

This item was approved on the Consent Agenda.

STAFF REPORT:

- F.1** Consider an update regarding Council actions related to Planning and Zoning items.

Brad Wiseman, Planning & Development Services Director, made the staff

presentation.

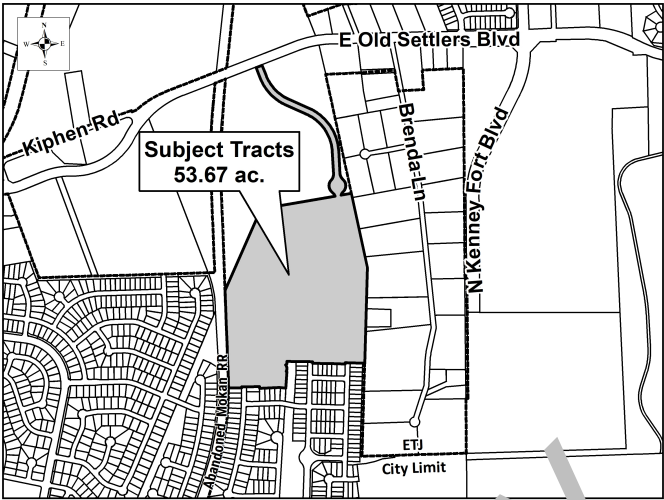
ADJOURNMENT

There being no further business, Chairman Pavliska adjourned the meeting at 6:04 PM.

Respectfully Submitted,

Veronica Chandler, Planning Technician

**Homestead at Old Settlers Park Ph. 3, 5, 6, & 10
FINAL PLAT FP2009-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 53.67 acres out of the Willis Donahoe Survey Abstract No. 1115

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

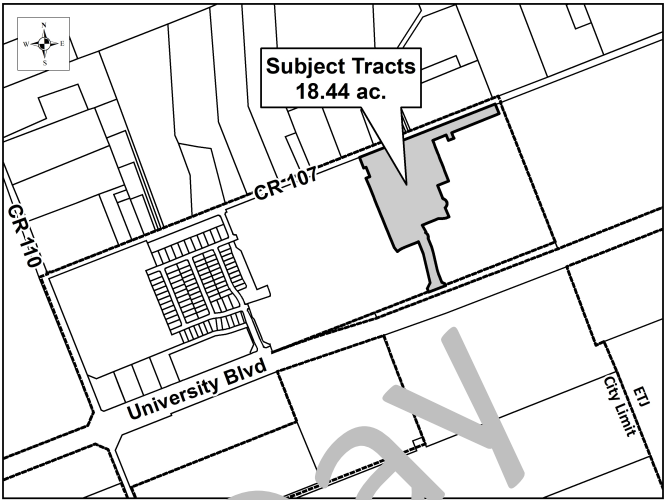
PROPOSED LAND USE:

<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:	0	0
TOTALS:	200	53.67

Owner:
Brian Cressman
3200 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
KTCivil
Peggy Carrasquillo
6805 N. Capital of Texas Hwy., Ste. 315
Austin, TX 78731

University Heights Phase 7
FINAL PLAT FP2009-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 18.44 acres out of the Millard H. Survey, Abstract No. 52

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

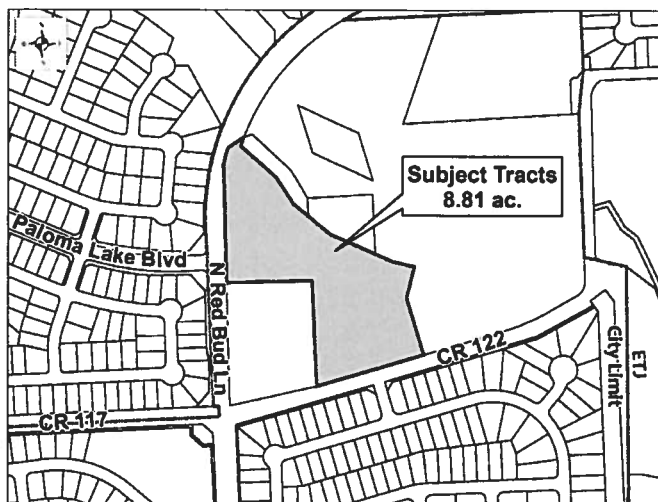
PROPOSED LAND USE:

<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:	0	0
TOTALS:	113	18.44

Owner:
JSL North Investments, LLC
John S. Lloyd
6504 West Courtyard Dr.
Austin, TX 78730

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

**Chester Ranch Ph 1
FINAL PLAT FP2010-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 1 common lot for single family residential development and 2 right-of-way lots

ZONING AT TIME OF APPLICATION: PUD No. 119

DESCRIPTION: 8.81 acres out of the Robert McNutt Survey, Abstract No. 422

CURRENT USE OF PROPERTY: Rural single family residences and agriculture

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Parkland/Open Space - OS (Open Space)

South: Single family residence, County Road 122 Right-of-Way, and Madsen Ranch Residential Subdivision - C-2 (Local Commercial), Unzoned and PUD (Planned Unit Development) No. 98

East: Single Family and Agriculture (ETJ and Unzoned)

West: Red Bud Lane Right-of-Way/Single Family (Paloma Lake Subdivision)/Undeveloped Commercial Lot - (Unzoned and Paloma Lake MUD#1 and C-2, Local Commercial)

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1	8.37
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	2	0.44
Parkland:	0	0
Other:	0	0
TOTALS:	3	8.81

Owner:
Pinehurst Builders, LLC
Steve Meid
4700 Snake Eagle Cv.
Austin, TX 78738

Agent:
Bleyl Engineering
Steve Ihnen, P.E.
12007 Technology Blvd., Ste. 150
Austin, TX 78727

**Chester Ranch Ph 1
FINAL PLAT FP2010-002**

HISTORY: The Planning and Zoning Commission approved the Preliminary Plat ("PP2007-001") for this tract on September 2, 2020. This final plat is Phase 1 out of a total of four phases.

DATE OF REVIEW: November 4, 2020

LOCATION: Northeast of the intersection of North Red Bud Lane and County Road 122

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Round Rock 2030 Comprehensive Plan designates the tract for residential purposes. The Chester Ranch Subdivision consists of 37.57 acres for residential development. The residential acreage is further defined to include approximately 6 acres of parkland/open space. There are two zoning districts within the northern part of this subdivision. There is an OS (Open Space) area along McNutt Creek which separates the northern portion of the site from the southern portion. The majority of the northern portion of the subdivision is zoned SF-3 (Single Family Mixed Lot). The southern portion of the tract where Phase 1 is located is zoned PUD No. 119 and allows single family detached units on a common lot.

For the purposes of this Phase, 1 common lot will be established to develop single family detached units. Private drive aisles will provide access to the units. The Applicant anticipates developing 62 detached single-family units. Lastly, there will be 2 right-of-way lots proposed within this phase along Red Bud Lane and County Road 122. This proposal complies with the Round Rock 2030 Comprehensive 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 ("PP2007-001").

Traffic, Access and Roads: The site will have access to both County Road 122 and N. Red Bud Lane. A TIA (Traffic Impact Analysis) has been approved by the City and the Applicant will be required to contribute a pro rata share of funding toward a future traffic signal at the intersection of N. Red Bud Lane and County Road 122 and for intersection improvements at N. Red Bud Lane and Old Settlers Blvd. (US 79).

Water and Wastewater Service: The project proposes connections to existing water lines along N. Red Bud Lane and along County Road 122. Wastewater will be discharged into an existing sewer line located in McNutt Creek.

Drainage: The SF-3 zoned portion of the subdivision will have two detention ponds that will discharge to McNutt Creek. Runoff associated with drainage in the PUD zoned portion of the subdivision will be conveyed via inlets to the detention ponds.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

GENERAL:

1. Add the text "Final Plat" to the title of the plat. Also, update in the ownership signature block.
2. Prior to plat recordation, all offsite wastewater improvements must have easements recorded, and SIP (Subdivision Improvement Permit) permit issued with improvements installed and accepted or SIP permit issued and acceptable fiscal posted with easements recorded.

**Chester Ranch Ph 1
FINAL PLAT FP2010-002**

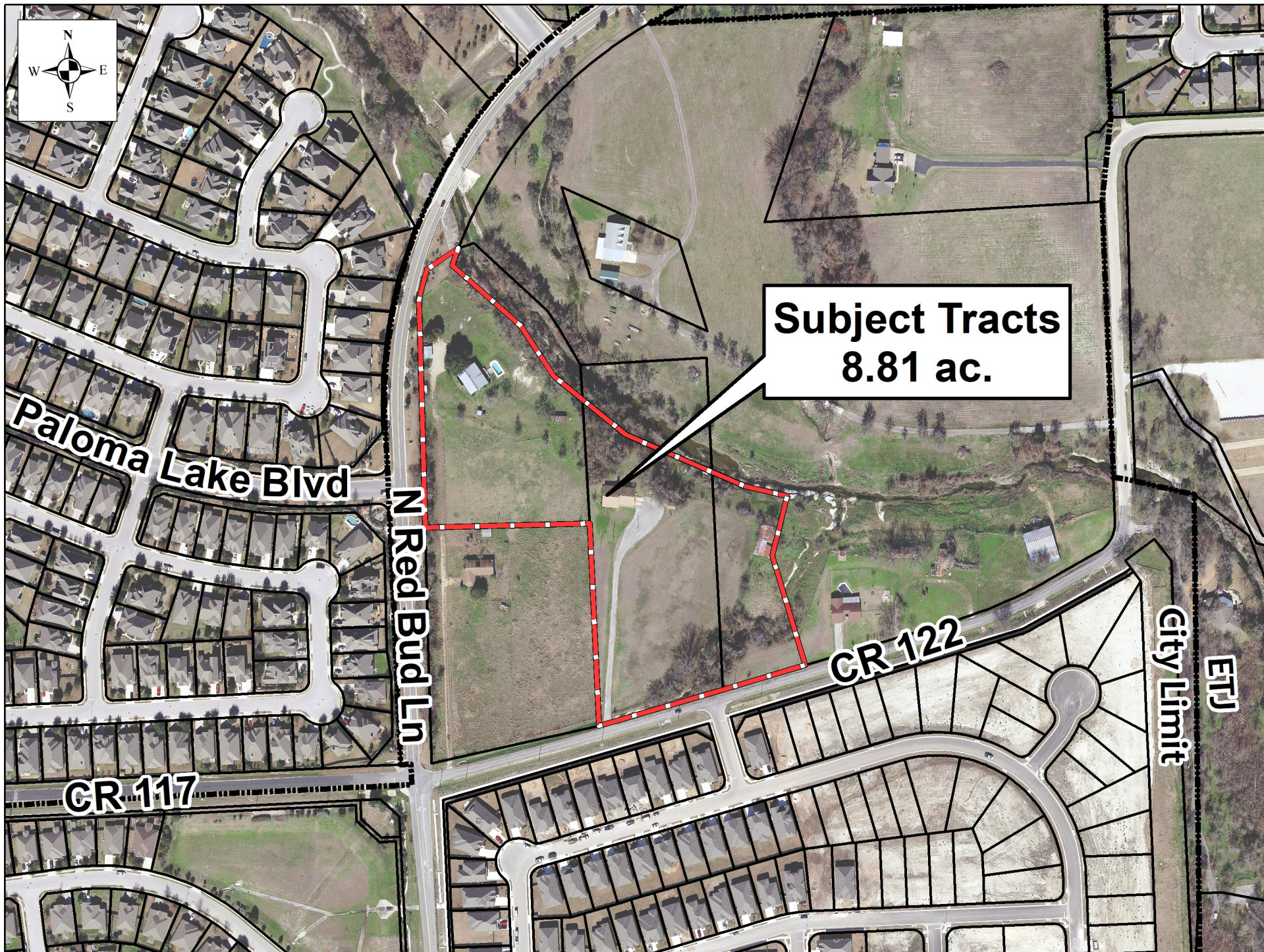
3. Prior to plat recordation, the flood study shall be approved by PDS (Planning & Development Services Department). Depict Ultimate 1% floodplain limits per approved study. City of Round Rock Storm Sewer & Drainage Easements shall be recorded prior to plat recordation. All other easements and easement releases shall be recorded prior to plat recordation.
4. Pro-rata cost share for City of Round Rock funded traffic improvements shall be paid with each SIP permit.

SHEET 1 of 2:

5. For clarity purposes, depict the 10' Public Utility Easement & Sidewalk Easement along the new boundary adjacent to Red Bud and County Road 122 right-of-way dedication.
6. The applicant shall clearly define the location of the Ultimate 1% Water Surface Elevations (WSE).
7. Revise plat to clearly depict the right-of-way for County Road 122 excluding the previously platted right-of-way lot within the Madsen Ranch Subdivision.
8. Remove verbiage "to be dedicated" from easement recordation callouts.

SHEET 2 of 2:

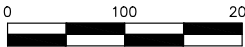
9. Revise plat note number 12 by removing verbiage "to be" from the dedication statement.



**Subject Tracts
8.81 ac.**

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH "4WARD CONTROL" WASHER SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JUNE 14, 2019, STATIC DATA PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO CITY OF ROUND ROCK MONUMENT 01-026, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,172,072.60, E 3,149,634.91, ELEV. 705.30'.



SURVEY CONTROL POINT
GRID N: 10,176,374.12
GRID E: 3,152,508.76
ELEV. = 677.95'

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000120668897.

[B]
LOT 54, BLOCK E
PALOMA LAKE SECTION 6
CAB. GG, SLD. 224-227
P.R.W.C.T.
DOC. # 2010033040
O.P.R.W.C.T.

[C]
REMAINING PORTION OF A
CALLED 4.4485 ACRES
PINEHURST BUILDERS, LLC
DOC. # 2020103189
O.P.R.W.C.T.

[D]
REMAINING PORTION OF A
CALLED 4.86 ACRES
PINEHURST BUILDERS, LLC
DOC. #2020103187
O.P.R.W.C.T.

REMAINING PORTION OF A
CALLED 20.7683 ACRES
PINEHURST BUILDERS LLC
DOC. #2020103600
O.P.R.W.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°03'21"E	82.15'
L2	S33°20'08"E	131.50'
L3	S78°29'08"E	94.32'
L4	S14°09'12"W	133.22'
L5	N56°03'21"E	54.87'
L6	S73°23'38"W	49.62'

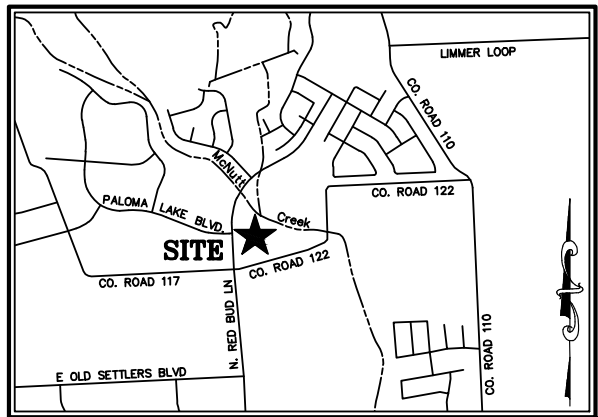
RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N58°57'11"E	82.15'
(L5)	N58°57'11"E	54.87'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	69.68'	1,000.00'	3°59'33"	N14°40'32"E	69.67'
C2	39.75'	955.00'	2°23'05"	S19°18'12"W	39.74'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	69.68'	1,000.00'	3°59'34"	N17°34'22"E	69.67'

VICINITY MAP

SCALE: 1" = 2000'

**LEGEND**

—	PROPERTY LINE	⊙	BENCHMARK	DOC. #	DOCUMENT NUMBER	(.....)	RECORD INFORMATION PER PLAT CAB. DD SLD. 227-228
- - -	EXISTING PROPERTY LINES	⚠	SURVEY CONTROL POINT	R.O.W.	RIGHT-OF-WAY	[.....]	RECORD INFORMATION PER VOL. 745, PG. 671
- - -	EXISTING EASEMENTS	⚠	FEMA ZONE AE	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS	{.....}	RECORD INFORMATION PER DOC. NO. 2010065362
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	—	C.L.	S.S.E.	STORM SEWER EASEMENT	((.....))	RECORD INFORMATION PER VOL. 792, PG. 319
●	1/2" IRON ROD FOUND (UNLESS NOTED)	⚠	P.O.B.	D.E.	DRAINAGE EASEMENT	[[.....]]	RECORD INFORMATION PER DOC. NO. 2018077903
▲	HILTI NAIL FOUND (UNLESS NOTED)	⚠	P.O.C.	W.W.E.	WASTEWATER EASEMENT		
●	IRON ROD WITH "RJ SURVEYING" CAP FOUND (UNLESS NOTED)	⚠	VOL./PG.	P.U.E.	PUBLIC UTILITY EASEMENT		
△	CALCULATED POINT	⚠	CAB./SLD.	C.O.R.R.	CITY OF ROUND ROCK		

OWNERS: PINEHURST BUILDERS, LLC

ACREAGE: 8.8085

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING

SUBMITTAL DATE: OCTOBER 6, 2020

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 4, 2020

ACREAGE BY LOT TYPE:

LOT 1 (DEVELOPMENT)	8.3742 ACRES	364,779 SQ. FT.
LOT 2 (ROW)	0.0391 ACRES	1,702 SQ. FT.
LOT 3 (ROW)	0.3952 ACRES	17,216 SQ. FT.
TOTAL:	8.8085 ACRES	383,697 SQ. FT.

NUMBER OF LOTS BY TYPE:

ROW:	2
DEVELOPMENT:	1
TOTAL:	3

PATENT SURVEY: ROBERT McNUTT SURVEY, ABSTRACT NO. 422

ENGINEER: STEVEN L. IHNNEN, P.E., BLEYL ENGINEERING

BENCHMARK #1- SQUARE CUT ON TOP OF A CONCRETE CURB INLET ON THE WEST SIDE OF N. RED BUD LANE, AND BEING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF N. RED BUD LANE AND PALOMA LAKE BOULEVARD, BEING +/-70' WEST OF THE MOST WESTERLY SOUTHWEST CORNER OF THE SUBJECT TRACT. (NAVD 88, GEIOD 18) ELEVATION = 686.73'.

**CHESTER RANCH
PHASE 1**

**City of Round Rock,
Williamson County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/21/2020
Project:	00879
Scale:	1" = 100'
Reviewer:	DV
Tech:	BAP
Field Crew:	JZ/FH
Survey Date:	JULY 2019
Sheet:	1 OF 2

#FP2010-002

P:\00879\Draw\00879_Plat Phase 1.dwg

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT PINEHURST BUILDERS, AS OWNERS OF THAT CERTAIN 4.86 ACRE (383,696 SQ. FT.) TRACT OF LAND, CONVEYED TO PINEHURST BUILDERS LLC IN DOCUMENT NO. 2020103187 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 4.4485 ACRE TRACT CONVEYED TO PINEHURST BUILDERS, LLC IN DOCUMENT NO. 2020103189 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A CALLED 20.7683 ACRES TRACT CONVEYED TO PINEHURST BUILDERS, LLC IN DOCUMENT NO. 2020103600 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE 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:

CHESTER RANCH PHASE 1

BY: PINEHURST BUILDERS, LLC,

BY: STEVE MEID, OWNER
4700 SNAKE EAGLE CV.,
AUSTIN, TX 78738

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE MEID, AS OWNER OF PINEHURST BUILDERS, LLC, 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, IN THE CAPACITY THEREIN STATED.

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

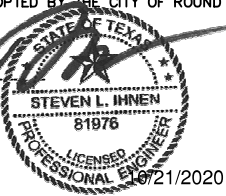
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____ MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, STEVEN L. IHNEN, 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..

STEVEN L. IHNEN P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 81976
BLEYL ENGINEERING
T.B.P.E. FIRM 678
12007 TECHNOLOGY BLVD., STE. 150
AUSTIN, TEXAS 78727

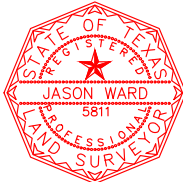


SURVEYOR'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JASON WARD, 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 WE 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

JASON WARD, R.P.L.S. DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS

10/21/2020



FIELD NOTES

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.8085 ACRES (383,696 SQUARE FEET) OUT OF THE ROBERT MCNUITT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.86 ACRE TRACT CONVEYED TO PINEHURST BUILDERS, LLC, RECORDED IN DOCUMENT NO. 2020103187 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), BEING A PORTION OF A CALLED 4.4485 ACRE TRACT CONVEYED TO PINEHURST BUILDERS, LLC, RECORDED IN DOCUMENT NO. 2020103189 (O.P.R.W.C.T.), ALSO BEING A PORTION OF A CALLED 20.7683 ACRE TRACT CONVEYED TO PINEHURST BUILDERS, LLC, RECORDED IN DOCUMENT NO. 2020103600 (O.P.R.W.C.T.), SAID 8.8085 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 122 (RIGHT-OF-WAY VARIES) AND THE EAST RIGHT-OF-WAY LINE OF N. RED BUD LANE (RIGHT-OF-WAY VARIES), FOR THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT (REFERRED TO AS 'TRACT I'), CONVEYED TO LONESTAR PRESCHOOLS, LLC IN DOCUMENT NO. 2018077903 (O.P.R.W.C.T.), FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LONESTAR PRESCHOOLS TRACT I, BEING THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT (REFERRED TO AS 'TRACT II'), CONVEYED O LONESTAR PRESCHOOLS IN SAID DOCUMENT NO. 2018077903 (O.P.R.W.C.T.) BEARS, N01°43'26"W, A DISTANCE OF 273.63 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 122 AND THE SOUTH LINE OF SAID LONESTAR PRESCHOOLS TRACT I, N77°23'53"E, A DISTANCE OF 374.35 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LONESTAR PRESCHOOLS TRACT I, AND BEING THE SOUTHWEST CORNER OF SAID 4.86 ACRE PINEHURST TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 122, IN PART WITH THE COMMON LINE OF SAID 4.86 ACRE PINEHURST TRACT AND SAID LONESTAR PRESCHOOLS TRACT I, IN PART WITH THE COMMON LINE OF SAID 4.86 ACRE PINEHURST TRACT AND SAID LONESTAR PRESCHOOLS TRACT II, N02°39'06"W, AT A DISTANCE OF 201.51 FEET PASSING A DISTURBED 1/2-INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID LONESTAR PRESCHOOLS TRACT I AND SAID LONESTAR PRESCHOOLS TRACT II, CONTINUING FOR A TOTAL DISTANCE OF 442.02 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID LONESTAR PRESCHOOLS TRACT II, ALSO BEING THE SOUTHEAST CORNER OF SAID 4.4485 ACRE PINEHURST TRACT;

THENCE, WITH THE COMMON LINE OF SAID LONESTAR PRESCHOOLS TRACT II AND SAID 4.4485 ACRE PINEHURST TRACT, S88°34'13"W, A DISTANCE OF 358.77 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 4.4485 ACRE PINEHURST TRACT, ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE AND THE WEST LINE OF SAID 4.4485 ACRE PINEHURST TRACT, N01°34'24"W, A DISTANCE OF 496.69 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR A POINT OF CURVATURE HEREOF;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE, OVER AND ACROSS SAID 4.4485 ACRE PINEHURST TRACT, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 1,000.00 FEET, WHOSE ARC LENGTH IS 69.68 FEET, AND WHOSE CHORD BEARS, N14°40'32"E, A DISTANCE OF 69.67 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE, ALSO BEING IN THE NORTHWEST LINE OF SAID 4.4485 ACRE PINEHURST TRACT;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE AND THE NORTHWEST LINE OF SAID 4.4485 ACRE PINEHURST TRACT, N56°03'21"E, A DISTANCE OF 82.15 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR A POINT OF CURVATURE HEREOF, SAID POINT BEING AN ANGLE POINT IN THE WEST LINE OF SAID 20.7683 ACRE PINEHURST TRACT, FROM WHICH A HILTI NAIL FOUND FOR THE NORTH CORNER OF SAID 4.4485 ACRE PINEHURST TRACT, BEING AN ANGLE POINT IN THE WEST LINE OF SAID 20.7683 ACRE PINEHURST TRACT BEARS, N56°03'21"E, A DISTANCE OF 54.87 FEET;

THENCE, LEAVING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. RED BUD LANE, IN PART OVER AND ACROSS SAID 4.4485 ACRE PINEHURST TRACT, IN PART OVER AND ACROSS SAID 4.86 ACRE PINEHURST TRACT AND IN PART OVER AND ACROSS SAID 20.7683 ACRE PINEHURST TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 955.00 FEET, WHOSE ARC LENGTH IS 39.75 FEET, AND WHOSE CHORD BEARS S19°18'12"W, A DISTANCE OF 39.74 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF,
- 2) S48°30'55"E, A DISTANCE OF 199.16 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF,
- 3) S33°20'08"E, A DISTANCE OF 131.50 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF,
- 4) S50°54'44"E, A DISTANCE OF 202.05 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF,
- 5) S68°39'11"E, A DISTANCE OF 283.95 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF, AND
- 6) S76°29'08"E, A DISTANCE OF 94.32 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID 20.7683 ACRE PINEHURST TRACT, ALSO BEING IN THE WEST LINE OF A REMAINDER OF A 161.11 ACRE TRACT CONVEYED TO CHESTER MADSEN AND JOYCE MADSEN, AS TRUSTEES OF THE MADSEN FAMILY REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 2012088599 (O.P.R.W.C.T.);

THENCE, WITH THE COMMON LINE OF SAID 20.7683 ACRE PINEHURST TRACT AND SAID REMAINDER OF 161.11 ACRE MADSEN TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S14°09'12"W, A DISTANCE OF 133.22 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR AN ANGLE POINT HEREOF, AND
- 2) S16°43'49"E, A DISTANCE OF 249.89 FEET TO A 1/2-INCH IRON ROD WITH '4WARD BOUNDARY' CAP SET FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTRY ROAD 122, BEING THE SOUTHEAST CORNER OF SAID 20.7683 ACRE PINEHURST TRACT AND BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF 161.11 ACRE MADSEN TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTRY ROAD 122, IN PART WITH THE SOUTH LINE OF SAID 20.7683 ACRE PINEHURST TRACT, IN PART WITH THE SOUTH LINE OF SAID 4.86 ACRE PINEHURST TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S73°16'32"W, A DISTANCE OF 186.96 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
- 2) S73°46'53"W, A DISTANCE OF 282.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.8085 ACRES (383,696 SQUARE FEET) MORE OR LESS.

PLAT NOTES:

- 1) 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 BY PUD NO. 119 FOR BLOCK E, LOTS 1, 2 AND 3.
- 2) NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS. A PORTION OF THE TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 3) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 119 FOR BLOCK E, LOTS 1, 2 AND 3.
- 4) A TEN (10') SIDEWALK EASEMENT IS ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 5) NO DEDICATION OF RIGHT-OF-WAY FOR COUNTY ROAD 122 WAS FOUND IN THIS AREA. OFFSETS FROM SUBDIVISION PLATS ON THE SOUTH SIDE OF THE ROAD WERE USED TO ESTABLISH THE APPROXIMATE LOCATION OF THE RIGHT-OF-WAY LINE IN THIS AREA. NO FENCES EXIST ALONG THIS AREA EITHER. SEVERAL DEEDS IN THE VICINITY (EITHER SUBJECT TRACT DEEDS OR ADJOINING DEEDS), APPEAR TO HAVE USED EXISTING FENCE LINE LOCATIONS, TO ESTABLISH RIGHT-OF-WAY LINE LOCATION ALONG THIS PORTION OF COUNTY ROAD 122.
- 6) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- 7) A PORTION OF THIS TRACT IS ENCROACHED BY 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 8) ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 2' MINIMUM ABOVE THE ULTIMATE 1% WSE.
- 9) ALL OPEN SPACE, DRAINAGE LOTS, PARKLAND, DRAINAGE EASEMENTS AND DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- 10) 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.
- 11) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT ("PP2007-001") APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 2, 2020.
- 12) ALL PROPOSED ON-SITE DRAINAGE EASEMENTS IDENTIFIED UNDER THIS PLAT ARE CITY OF ROUND ROCK STORM SEWER AND DRAINAGE EASEMENTS TO BE DEDICATED IN DOC. NO. _____

PLANNING AND ZONING COMMISSION:

APPROVED THIS ____ DAY OF _____, 202____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND 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 ON THE ____ DAY OF

_____, 20____ A.D., AT ____ O'CLOCK ____ M., IN THE SAID COUNTY

IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE ____ DAY OF _____, 20____ A.D.

NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY, COUNTY CLERK

CHESTER RANCH
PHASE 1
City of Round Rock,
Williamson County, Texas

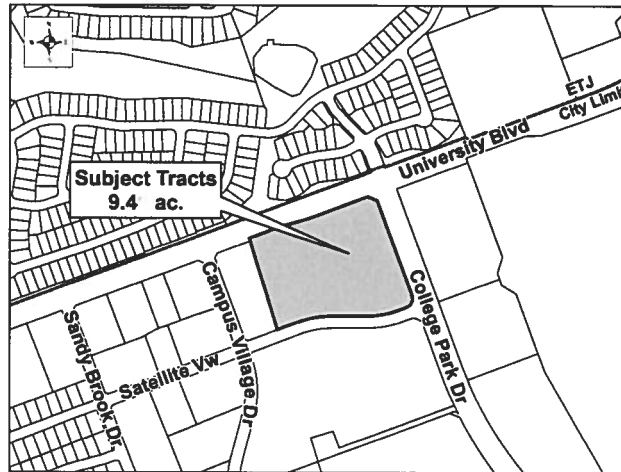


PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/21/2020
Project:	00879
Scale:	N/A
Reviewer:	DV
Tech:	BAP
Field Crew:	JZ/FH
Survey Date:	JULY 2019
Sheet:	2 OF 2

#FP2010-002

**Avery Centre College Park North Phase 2
PRELIM PLAT PP2009-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 2 development lots and 3 right-of-way lots

ZONING AT TIME OF APPLICATION: PUD 84

DESCRIPTION: 9.4 acres out of the Abel L. Eaves Survey, Abstract No. 215.

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: PUD

ADJACENT LAND USE:

North: University Boulevard (ROW); Residential (ETJ; Terravista MUD)

South: Satellite View (ROW); Multifamily Residential (PUD 84)

East: College Park Drive (ROW); Undeveloped (PUD 84)

West: Memory Care Facility (PUD 83); Campus Village Drive (ROW)

PROPOSED LAND USE: Memory Care Expansion and To Be Determined

<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:	2	9.24
Industrial:	0	0
Open/Common Space:	0	0
ROW:	3	0.16
Parkland:	0	0
Other:	0	0
TOTALS:	5	9.4

Owner:
Avery Centre DevCo, Inc.
John S. Avery
400 E. Main St.
Round Rock, TX 78664

Agent:
Bleyl Engineering
Hector Vargas
12007 Technology Blvd., Ste. 150
Austin, TX 78727

**Avery Centre College Park North Phase 2
PRELIM PLAT PP2009-001**

HISTORY: The University Village PUD (Planned Unit Development No. 83) was approved by the City in October 2008. It allows for commercial, residential, office, open space, and senior living land uses. In May 2017, the City Council approved Avery Centre PUD (Planned Unit Development No. 84), which allows uses such as commercial, office, residential, senior living, business park, and open space land uses. The subject tract is within PUD No. 84 but will facilitate the expansion of a memory care facility located in PUD No. 83.

The expansion of the memory care facility into the adjacent lot to the east requires Preliminary Plat approval for the entire property between Campus Village Drive, University Boulevard, Satellite View, and College Park Drive because it is part of the parent tract. This Preliminary Plat will consist of two sections. Section 1 will be final platted in conjunction with a replat of the existing memory care lot that was platted in 2010. Both the final plat and replat for Section 1 are also on tonight's agenda. The remaining Section 2 will be final platted at a future date.

DATE OF REVIEW: November 4, 2020

LOCATION: Southwest corner of University Boulevard and College Park Drive

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use designation of this area is determined by PUDs No. 83 and 84 which contain a mixture of residential, commercial, office and senior living land uses. The western Section 1 will be developed as a memory care facility, which is categorized under assisted living facilities and are permitted by right in both PUD No. 83 and PUD No. 84.

Traffic, Access and Roads: The subject tract has access from University Boulevard, College Park Drive and Satellite View. With the proposed development of Section 1, the proposal will use the existing driveway off of Campus Village Drive. Access to Section 2 will be reviewed in more detail at a future date. A Traffic Impact Analysis (TIA) was deemed not necessary as the development does not meet the a.m. and p.m. peak hour trip threshold to require a TIA.

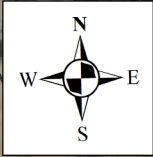
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service will be provided via an existing 12-inch water line located along Satellite View. Wastewater service will be provided via an existing 8-inch wastewater line located along Satellite View.

Drainage: Storm water will be captured by an on-site detention pond and via curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to building permit issuance.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove floodplain note regarding zone "x".
2. Include the city tracking number ("PP2009-001") at the bottom, right hand side of each sheet inside the plat border.

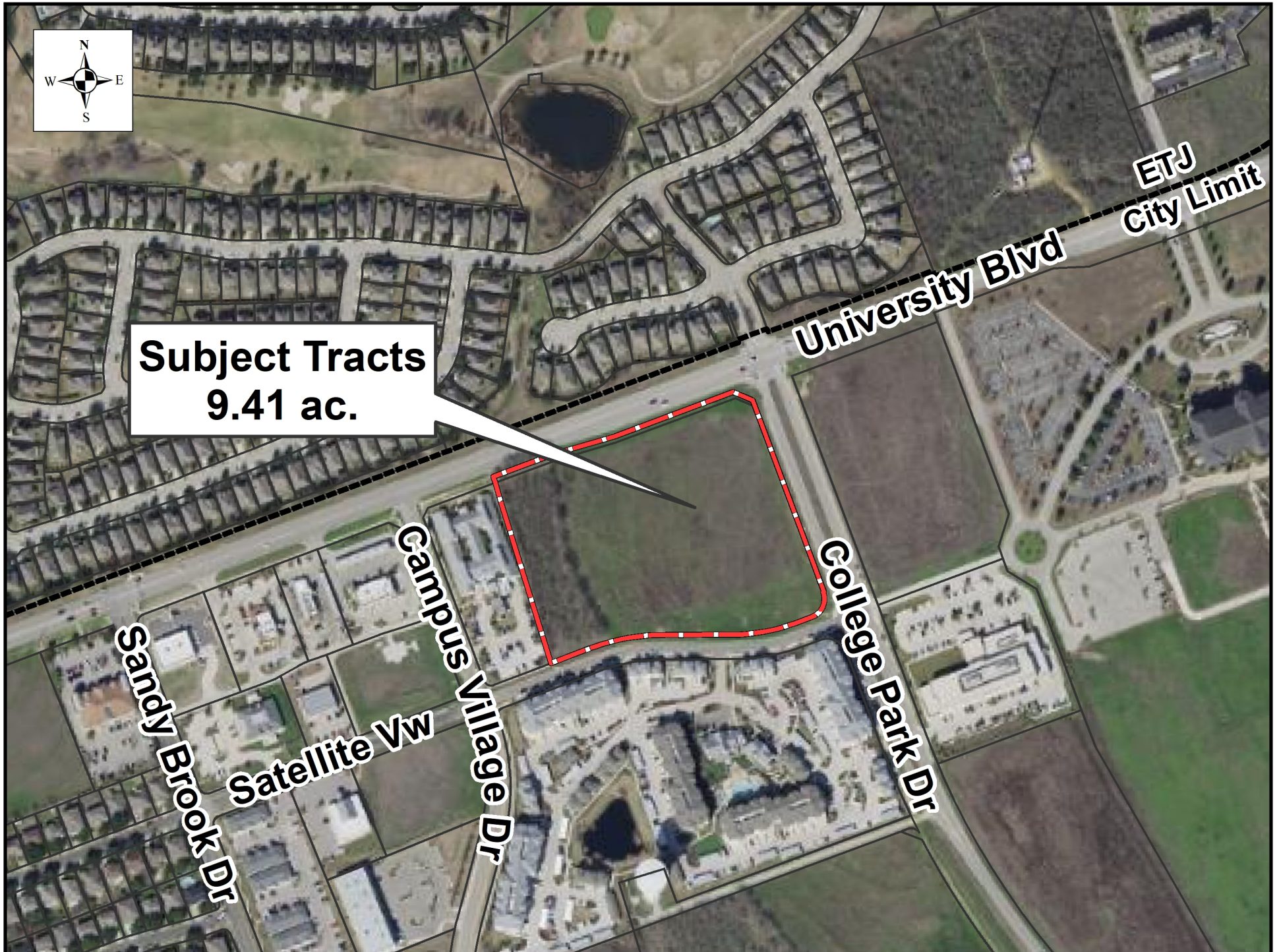


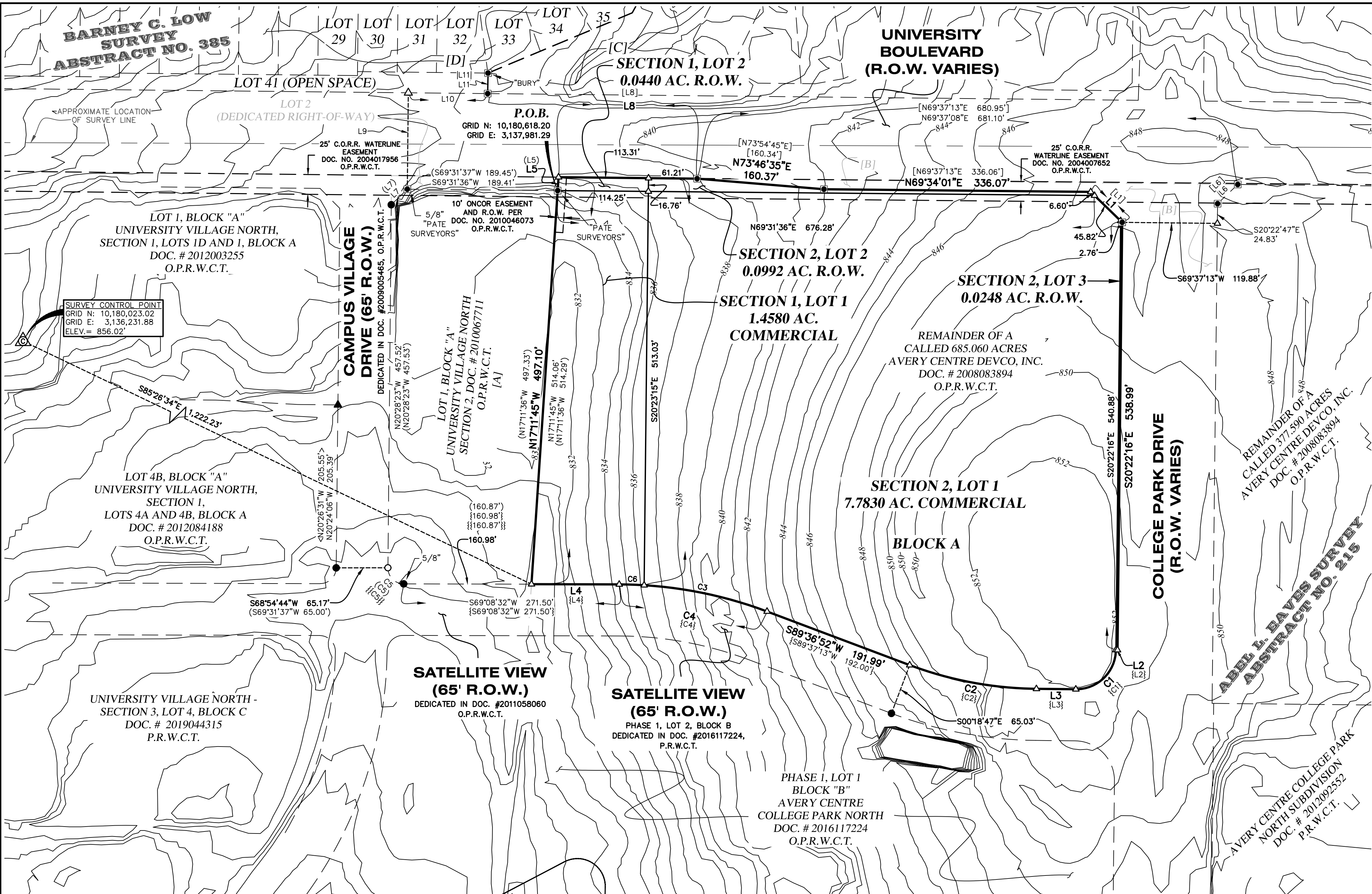
Subject Tracts
9.41 ac.

University Blvd
ETJ
City Limit

Sandy Brook Dr
Satellite Vw
Campus Village Dr

College Park Dr





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S66°54'07"E	55.17'
L2	S69°37'03"W	2.00'
L3	S69°36'51"W	49.67'
L4	S69°08'32"W	110.52'
L5	N17°11'45"W	16.96'
L6	S25°25'26"W	35.08'
L7	S24°55'04"W	28.13'
L8	N69°36'45"E	174.52'
L9	N20°24'29"W	121.53'
L10	N69°35'31"E	99.95'
L11	N19°53'26"W	25.90'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	S66°50'55"E	55.17'
[L2]	S69°37'24"W	2.00'
[L3]	S69°37'12"W	49.67'
[L4]	N24°31'37"E	110.52'
[L5]	N17°11'36"W	17.03'
[L6]	S24°37'13"W	35.36'
[L7]	S24°31'37"W	28.28'
[L8]	N69°37'13"E	174.61'
[L11]	N20°24'29"W	26.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	78.54'	50.00'	89°59'55"	S24°36'57"W	70.71'
C2	163.18'	467.50'	19°59'56"	S79°36'51"W	162.35'
C3	158.89'	532.50'	17°05'46"	S81°03'57"W	158.30'
C4	190.31'	532.50'	20°28'38"	S79°22'31"W	189.30'
C5	31.55'	20.00'	90°23'19"	N65°39'55"W	28.38'
C6	31.42'	532.50'	3°22'52"	S70°49'38"W	31.42'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C1]	78.54'	50.00'	89°59'48"	S24°37'18"W	70.71'
[C2]	163.19'	467.50'	20°00'00"	S79°37'12"W	162.36'
[C4]	190.32'	532.50'	20°28'41"	S79°22'52"W	189.31'
[C5]	31.55'	20.00'	90°23'19"	N65°39'55"W	28.38'
[C6]	31.55'	20.00'	90°23'19"	N65°39'55"W	28.38'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000130667795.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM OPUS SOLUTIONS TAKEN ON APRIL 12, 2019, 4WARD CONTROL POINT WAS CHECKED TO LORA GPS STATION A314, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,160,048.54, E 3,125,410.95, ELEV. 764.47'

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0485F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- GENERAL NOTES:**
- NO PORTION OF THIS TRACT IS ENROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - NO PORTION OF THIS TRACT IS ENROACHED 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 48491C0485F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUD #84 AS AMENDED, AND WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 - THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 19, 2017, AS EXHIBIT C OF PUD#84, AS AMENDED, AND ADOPTED BY CITY COUNCIL ON MAY 11, 2017.
 - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE WILL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD #84 AS AMENDED, AND WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 9.4090 ACRES (409,858 SQUARE FEET) OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 9.4090 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "PATE SURVEYORS" CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (AKA CHANDLER ROAD, AKA C.R. 114, RIGHT-OF-WAY VARIES), BEING IN THE WEST LINE OF SAID AVERY CENTRE DEVCO TRACT, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF UNIVERSITY VILLAGE NORTH, SECTION 2, RECORDED IN DOCUMENT NO. 2010067711 (O.P.R.W.C.T.), FOR A POINT ON LINE AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH "PATE SURVEYORS" CAP FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1, BEARS, S69°31'36"W, A DISTANCE OF 189.41 FEET;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD AND THE NORTH LINE OF SAID AVERY CENTRE DEVCO TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N17°11'45"W, A DISTANCE OF 16.96 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF, AND
- N69°36'45"E, A DISTANCE OF 174.52 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF A CALLED 18.178 ACRE RIGHT-OF-WAY DEDICATION (DESCRIBED AS TRACT 1) CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2005010992 (O.P.R.W.C.T.);

THENCE, IN PART WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD, WITH A SOUTH AND WEST LINE OF SAID RIGHT-OF-WAY DEDICATION, IN PART WITH THE WEST LINE OF COUNTY ROAD 112 (RIGHT-OF-WAY VARIES, DEDICATED IN SAID RIGHT-OF-WAY DEDICATION), OVER AND ACROSS SAID AVERY CENTRE DEVCO TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- N73°46'35"E, A DISTANCE OF 160.37 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR AN ANGLE POINT HEREOF,
- N69°34°01'E, A DISTANCE OF 336.07 FEET TO A CALCULATED POINT FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF,
- S66°54°07'E, A DISTANCE OF 55.17 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR THE MOST EASTERLY NORTHEAST CORNER HEREOF, AND
- S20°22'16"E, A DISTANCE OF 538.99 FEET TO A CALCULATED POINT FOR AN EXTERIOR ANGLE-POINT HEREOF, SAID POINT BEING THE BEGINNING OF A RIGHT-OF-WAY TRANSITION FROM SAID COUNTY ROAD 112 TO SATELLITE VIEW (65' RIGHT-OF-WAY, DEDICATED IN DOCUMENT NO. 2016117224, O.P.R.W.C.T.);

THENCE, WITH THE RIGHT-OF-WAY TRANSITION FROM SAID COUNTY ROAD 112 TO SAID SATELLITE VIEW, CONTINUING OVER AND ACROSS SAID AVERY CENTRE DEVCO TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S69°37°03"W, A DISTANCE OF 2.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF, AND
- ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 78.54 FEET, AND WHOSE CHORD BEARS S24°36'57"W, A DISTANCE OF 70.71 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SATELLITE VIEW, CONTINUING OVER AND ACROSS SAID AVERY CENTRE DEVCO TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S69°36'51"W, A DISTANCE OF 49.67 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 467.50 FEET, WHOSE ARC LENGTH IS 163.18 FEET, AND WHOSE CHORD BEARS S79°36'51"W, A DISTANCE OF 162.35 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- S89°36'52"W, A DISTANCE OF 191.99 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 532.50', WHOSE ARC LENGTH IS 190.31 FEET, AND WHOSE CHORD BEARS S79°22'31"W, A DISTANCE OF 189.30 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF, AND
- S69°08'32"W, A DISTANCE OF 110.52 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID SATELLITE VIEW (THIS PORTION HAVING BEEN DEDICATED IN DOCUMENT NO. 2011058060, O.P.R.W.C.T.), FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS, S69°08'32"W, A DISTANCE OF 160.98 FEET;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID SATELLITE VIEW, WITH THE COMMON LINE OF SAID AVERY CENTRE DEVCO TRACT AND SAID LOT 1, N17°11'45"W, A DISTANCE OF 497.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.4090 ACRES (409,858 SQUARE FEET) MORE OR LESS.

LOT SUMMARY					
TOTAL NUMBER OF LOTS : 5					
SECTION No	LOT No	No OF LOTS	ACREAGE (AC)	AREA (SF)	USEAGE
1	1	1	1.4571	63,513	DEVELOPMENT
1	2	1	0.044	1,917	ROW
2	1	1	7.783	339,029	DEVELOPMENT
2	2	1	0.0992	4,319	ROW
2	3	1	0.0248	1,080	ROW
TOTAL		5	9.4081	409,858	

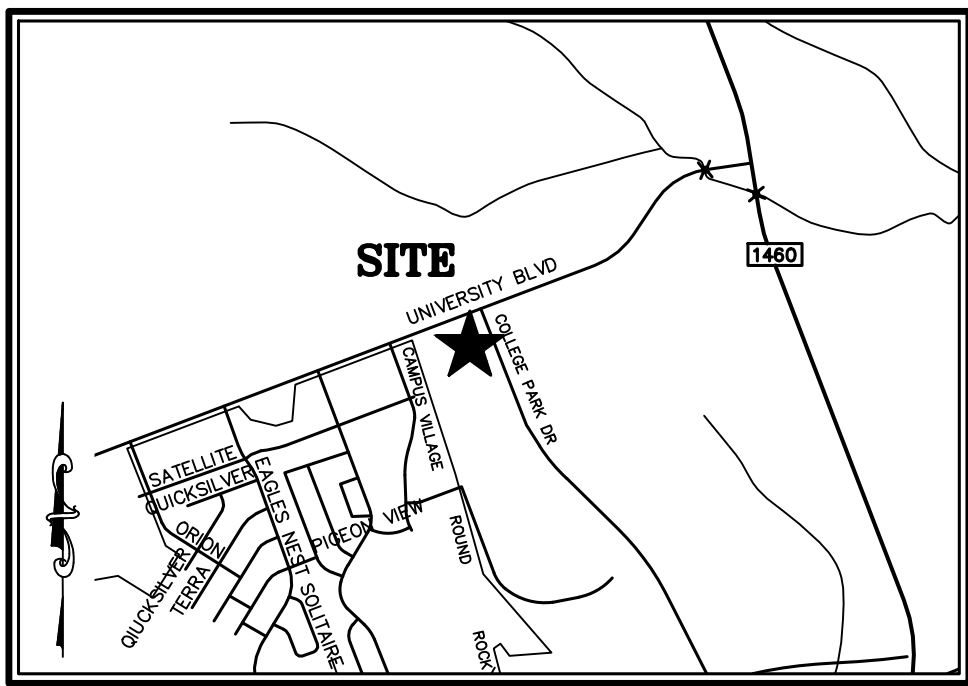
SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED, SPECIFICALLY, SECTIONS 663.13-663.19 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN TEXAS.

JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811

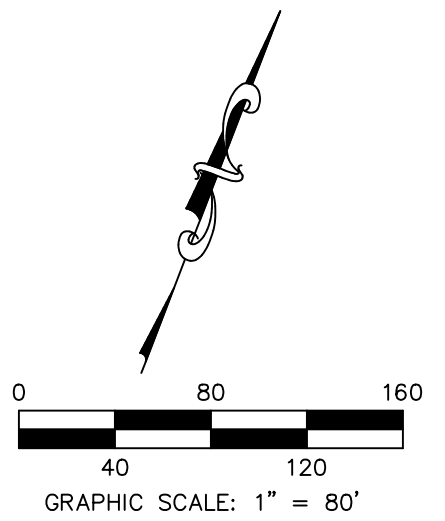
10/17/2020
DATE



NOTE:
SEE SHEET 2 FOR TREE SURVEY.



VICINITY MAP
SCALE: 1" = 2000'



LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
△	CALCULATED POINT
●	IRON ROD WITH "BAKER-AICKLEN" CAP FOUND (UNLESS NOTED)
▲	MAG NAIL FOUND
△	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. #2010067711
{.....}	RECORD INFORMATION PER DOC. #2016117224
[.....]	RECORD INFORMATION PER DOC. #2005010992
{.....}	RECORD INFORMATION PER PLAT DOC. #2011058060
<.....>	RECORD INFORMATION PER PLAT DOC. #2012084188

OWNER: AVERY CENTRE DEVCO, INC A TEXAS CORPORATION
400 E MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 255-5288
(512) 255-8717 FACSIMILE

ACREAGE: 9.409 AC

SURVEYOR: 4WARD LAND SURVEYING, LLC

No of BLOCKS: 1

LF OF NEW STREETS: 0 LF

SUBMITTAL DATE: SEPTEMBER 22, 2020

P&Z COMMISSION DATE: NOVEMBER 04, 2020

BENCHMARK: TBM #1 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE SOUTH MARGIN OF UNIVERSITY BOULEVARD, +/-243' NORTHEAST A STORM SEWER MANHOLE IN THE SOUTH MARGIN OF UNIVERSITY BOULEVARD. ELEVATION = 840.50' (NAVD 88)

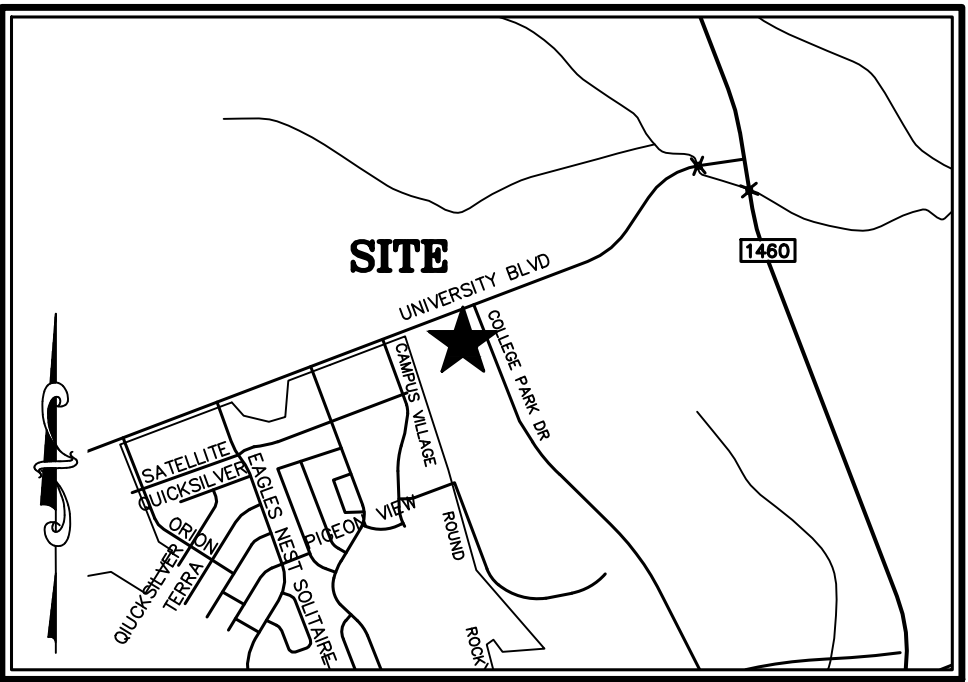
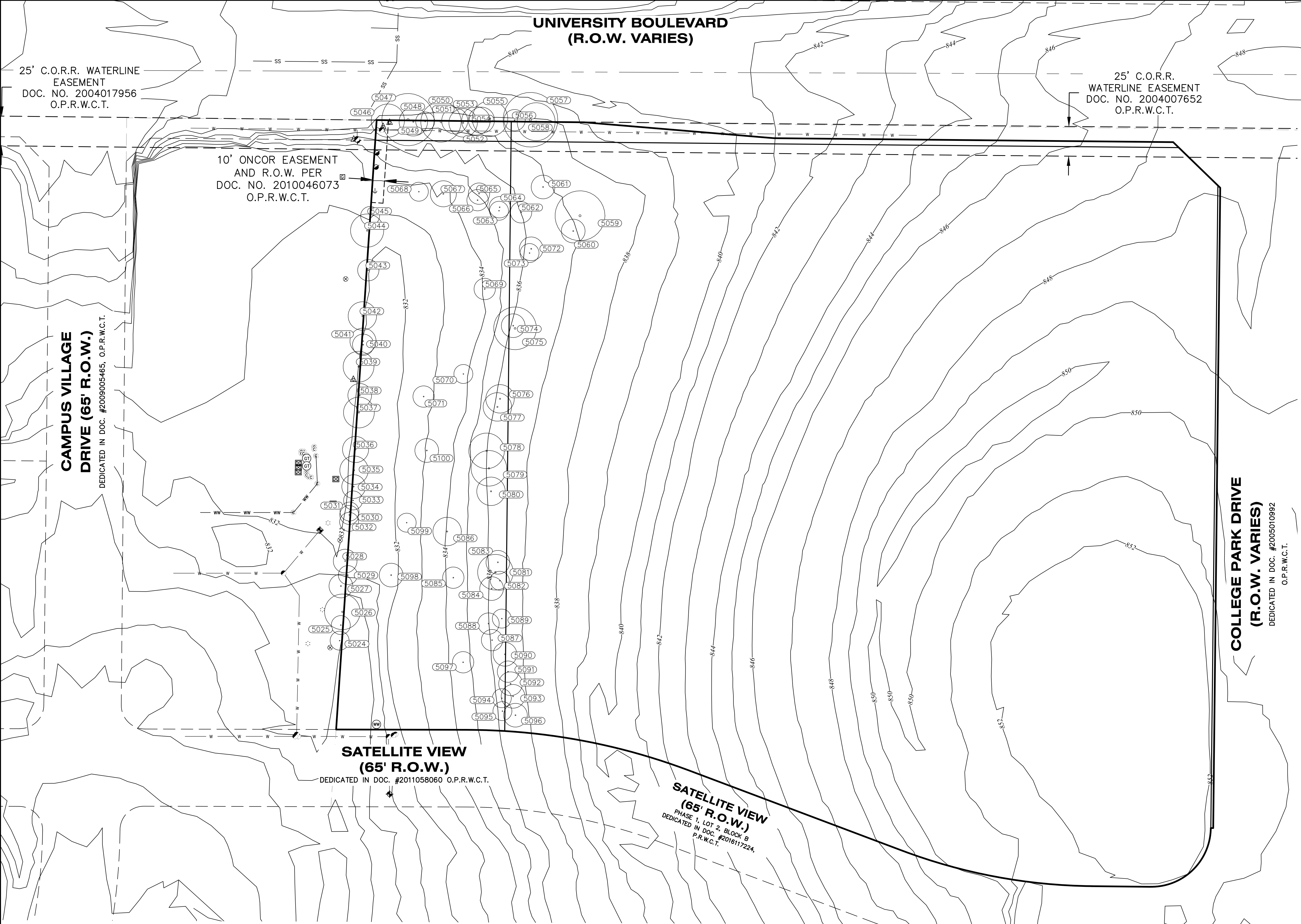
TBM #2 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE NORTH MARGIN OF UNIVERSITY BOULEVARD, +/-8' FROM A STORM SEWER MANHOLE IN THE NORTH MARGIN OF UNIVERSITY BOULEVARD. ELEVATION = 839.22' (NAVD 88)

PRELIMINARY PLAT OF AVERY CENTRE COLLEGE PARK NORTH, PHASE 2 City of Round Rock, Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

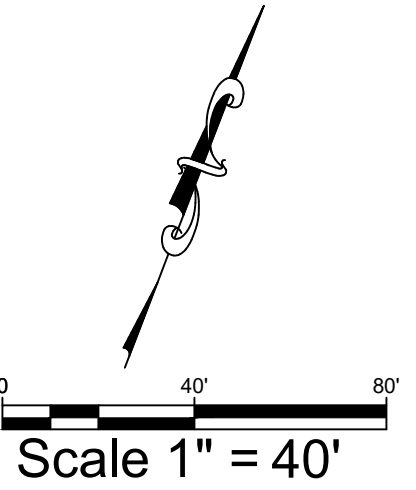
Date: 10/17/2020
Project: 01059
Scale: 1" = 100'
Reviewer: JSW
Tech: ABW
Field Crew: JO
Survey Date: AUG. 2020



VICINITY MAP
SCALE: 1" = 2000'

TREE LIST	
NUMBER	DESCRIPTION
5024	8" HACKBERRY
5025	8" HACKBERRY
5026	15" HACKBERRY 10-9
5027	10" HACKBERRY
5028	10" HACKBERRY
5029	8" HACKBERRY
5030	8" HACKBERRY
5031	8" HACKBERRY
5032	8" HACKBERRY
5033	8" HACKBERRY
5034	10" HACKBERRY
5035	12" MESQUITE 8-7
5036	11" HACKBERRY
5037	13" HACKBERRY
5038	10" HACKBERRY
5039	13" HACKBERRY
5040	9" HACKBERRY
5041	11" HACKBERRY
5042	12" HACKBERRY
5043	9" MESQUITE
5044	14" HACKBERRY 9-9
5045	8" HACKBERRY
5046	14" HACKBERRY
5047	22" HACKBERRY 16-12
5048	12" HACKBERRY 8-7
5049	8" HACKBERRY
5050	17" HACKBERRY 12-10
5051	11" HACKBERRY 8-5
5052	12" HACKBERRY
5053	12" HACKBERRY
5054	11" HACKBERRY
5055	15" HACKBERRY 10-10
5056	9" HACKBERRY
5057	23" HACKBERRY 18-9
5058	16" HACKBERRY 11-10
5059	21" MESQUITE 15-11
5060	10" MESQUITE
5061	10" HACKBERRY
5062	9" HACKBERRY
5063	8" HACKBERRY
5064	9" HACKBERRY
5065	9" HACKBERRY
5066	9" HACKBERRY
5067	11" HACKBERRY
5068	8" HACKBERRY
5069	9" HACKBERRY
5070	8" HACKBERRY
5071	9" HACKBERRY
5072	10" HACKBERRY
5073	8" HACKBERRY
5074	10" HACKBERRY 8-4
5075	18" HACKBERRY 13-9
5076	12" HACKBERRY
5077	12" HACKBERRY 9-6
5078	15" HACKBERRY 10-9
5079	15" HACKBERRY
5080	12" HACKBERRY
5081	15" HACKBERRY 10-9
5082	8" HACKBERRY
5083	10" HACKBERRY
5084	10" HACKBERRY
5085	9" HACKBERRY
5086	12" HACKBERRY 9-6
5087	9" HACKBERRY
5088	9" HACKBERRY
5089	8" HACKBERRY
5090	10" HACKBERRY
5091	9" HACKBERRY
5092	10" HACKBERRY
5093	10" HACKBERRY
5094	8" HACKBERRY
5095	8" HACKBERRY
5096	10" HACKBERRY
5097	9" HACKBERRY
5098	10" HACKBERRY
5099	8" HACKBERRY
5100	10" HACKBERRY

LEGEND	
—	PROPERTY LINE
---	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
△	CALCULATED POINT
⊙	IRON ROD WITH "BAKER-AICKLEN"CAP FOUND (UNLESS NOTED)
▲	MAG NAIL FOUND
△	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. #2010067711
{.....}	RECORD INFORMATION PER DOC. #201617224
[.....]	RECORD INFORMATION PER DOC. #2005010992
{.....}	RECORD INFORMATION PER PLAT DOC. #2011058060
<.....>	RECORD INFORMATION PER PLAT DOC. #2012084188



**TREE SURVEY OF
AVERY CENTRE
COLLEGE PARK NORTH
PHASE 2
City of Round Rock,
Williamson County, Texas**

Benchmarks
TBM #1 - Square cut on top of concrete curb in the south margin of University Boulevard, ±243' northeast of a storm sewer manhole in the south margin of University Boulevard. Elevation = 840.50' (NAVD 88)
TBM #2 - Square cut on top of a concrete curb in the north margin of University Boulevard, ±8' from a storm sewer manhole in the north margin of University Boulevard. Elevation = 839.22' (NAVD 88)

Legal Description
9.409 Acres out of the Abel L. Eaves Survey Abstract No. 215

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

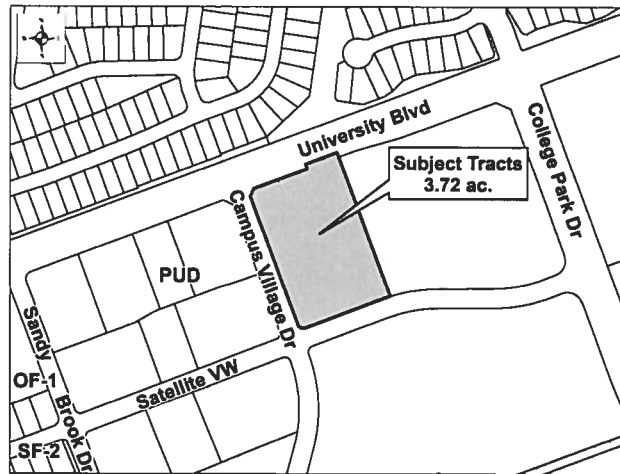


BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT



Date: 10/17/2020
Project: 01059
Scale: 1" = 40'
Reviewer: JSW
Tech: ABW
Field Crew: JO
Survey Date: AUG. 2020

**Avery Centre College Park North, Phase 2, Section 1
FINAL PLAT FP2010-001**



CASE PLANNER: JUAN ENRIQUEZ

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

ZONING AT TIME OF APPLICATION: PUDs 83 and 84

DESCRIPTION: 3.72 acres out of the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Memory Care Facility and Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: PUD

ADJACENT LAND USE:

North: University Boulevard (ROW); Residential (ETJ; Terravista MUD)
 South: Satellite View (ROW); Multifamily Residential (PUD 83 & PUD 84)
 East: Undeveloped (Commercial; PUD 84); College Park Drive (ROW)
 West: Campus Village Drive (ROW); Commercial & Proposed Medical Office (PUD 83)

PROPOSED LAND USE: Memory Care Expansion and TBD

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	1	3.67
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.05
Parkland:	0	0
Other:	0	0
TOTALS:	2	3.72

Owner:
 UV Memory Care LLC
 Paul T. DeNucci
 4701 Campus Village Dr.
 Round Rock, TX 78665

Agent:
 Bleyl Engineering
 Hector Vargas
 12007 Technology Blvd.
 Austin, TX 78727

**Avery Centre Final Plat and University Village North Sec 2, Replat of Lot 1
FINAL PLAT FP2010-001**

HISTORY: The University Village PUD (Planned Unit Development# 83) was approved by the City in October 2008. It allows for commercial, residential, office, open space, and senior living land uses. In May 2017, the City Council approved Avery Centre PUD (Planned Unit Development# 84), which allows uses such as commercial, office, residential, senior living, business park, and open space land uses. The subject tract is within both PUD's. On April 14, 2010, the Planning & Zoning Commission approved the Final Plat for University Village North, Section 2 (Doc No. 2010067711), which consisted of one 2.22-acre lot. This final plat and replat request would add additional acreage to the 1.50 platted lot and create one 3.72-acre lot.

DATE OF REVIEW: November 4, 2020

LOCATION: Southeast corner of University Blvd. and Campus Village Dr.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use designation is determined by PUDs No. 83 and 84 which contain a mixture of residential, commercial, office and assisted living land uses. The western half of the tract where the existing memory care facility is located is zoned PUD No. 83 and the eastern half is zoned PUD No. 84. The existing memory care facility is proposing a 1-story, 12,853 square foot building expansion into an area zoned PUD No. 84. Memory care facilities are categorized under assisted living facilities and are permitted by right in both PUD No. 83 and PUD No. 84.

Traffic, Access and Roads: The subject tract has access from Campus Village Drive. With the proposed development, the proposal will use the existing driveway off of Campus Village Drive. A Traffic Impact Analysis (TIA) was deemed not necessary as the development does not meet the a.m. and p.m. peak hour trip threshold to require a TIA.

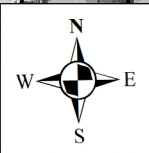
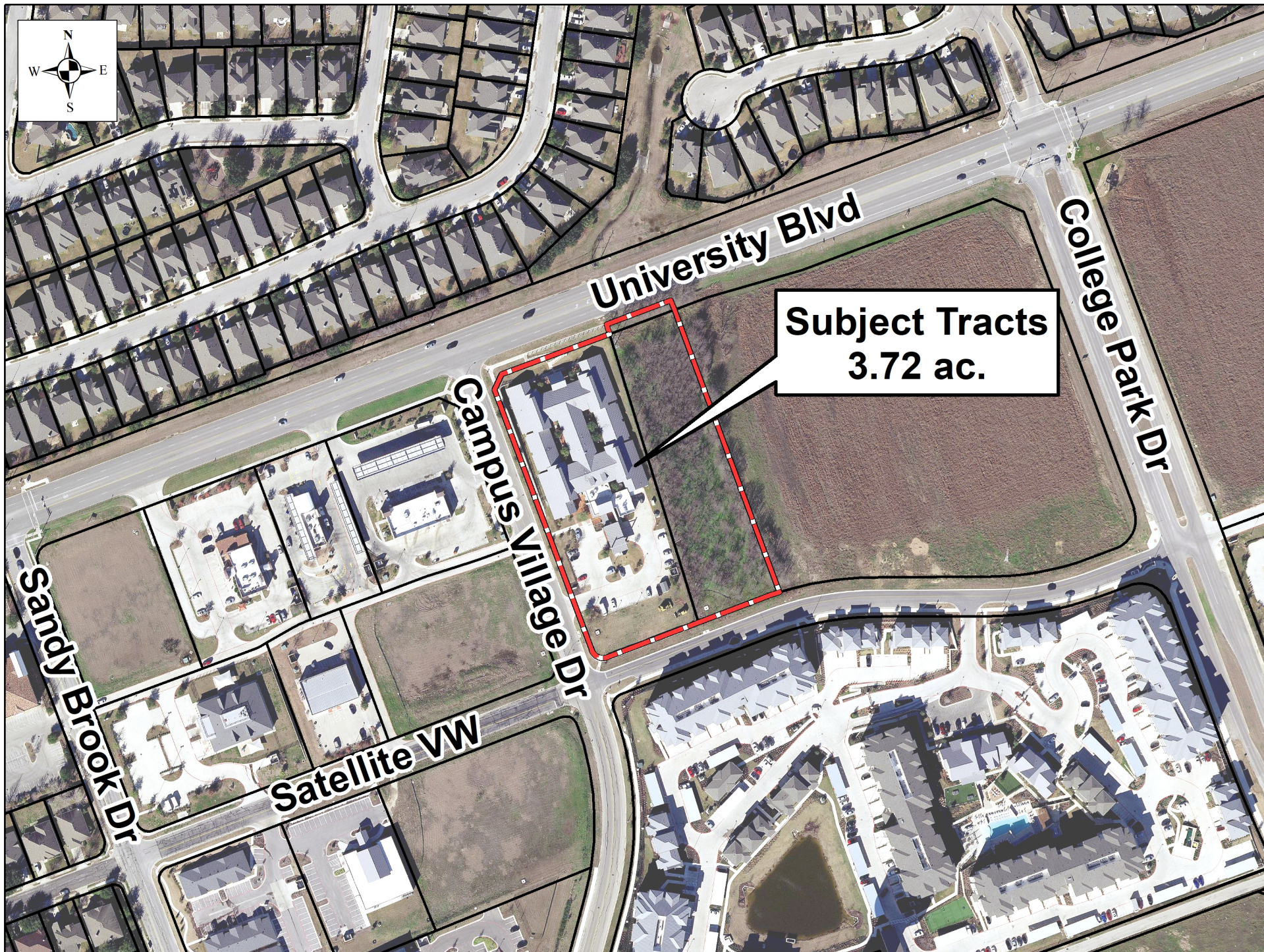
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service will be provided via an existing 12-inch water line located along Satellite View. Wastewater service will be provided via an existing 8-inch wastewater line located along Satellite View.

Drainage: Storm water will be captured by an on-site detention pond and via curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to building permit issuance.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Delete the future Phase 2, Section 2 plat recordation label.
2. Complete date of Planning & Zoning Commission review date (November 4, 2020) on the cover sheet.
3. Prior to plat recordation, provide all signatures on sheet 2.
4. Revise the right-of-way acreage on the table in sheet 1 to show 0.05 acres.
5. Include the city tracking number ("FP2010-001") at the bottom, right hand side of each sheet inside the plat border.



University Blvd

College Park Dr

Campus Village Dr

Satellite VW

Sandy Brook Dr

Subject Tracts
3.72 ac.

BARNEY C. LOW
SURVEY
ABSTRACT NO. 385

UNIVERSITY BOULEVARD
(R.O.W. VARIES)

25' WATERLINE EASEMENT
DOC. NO. 2004017956
O.P.R.W.C.T.

LOT 41 (OPEN SPACE)

P.O.B.
GRID N: 10180308.99
GRID E: 3137113.87

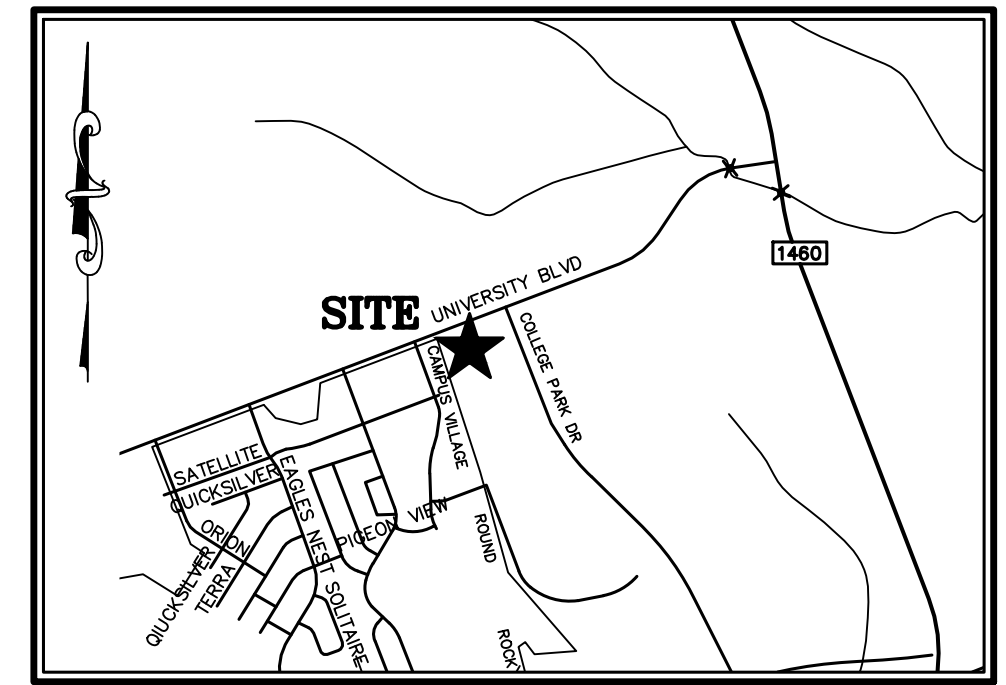
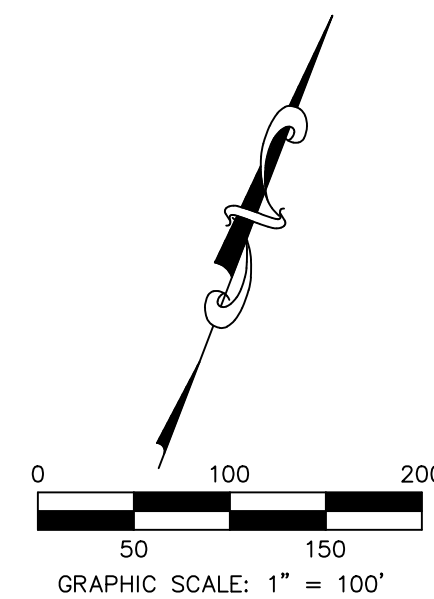
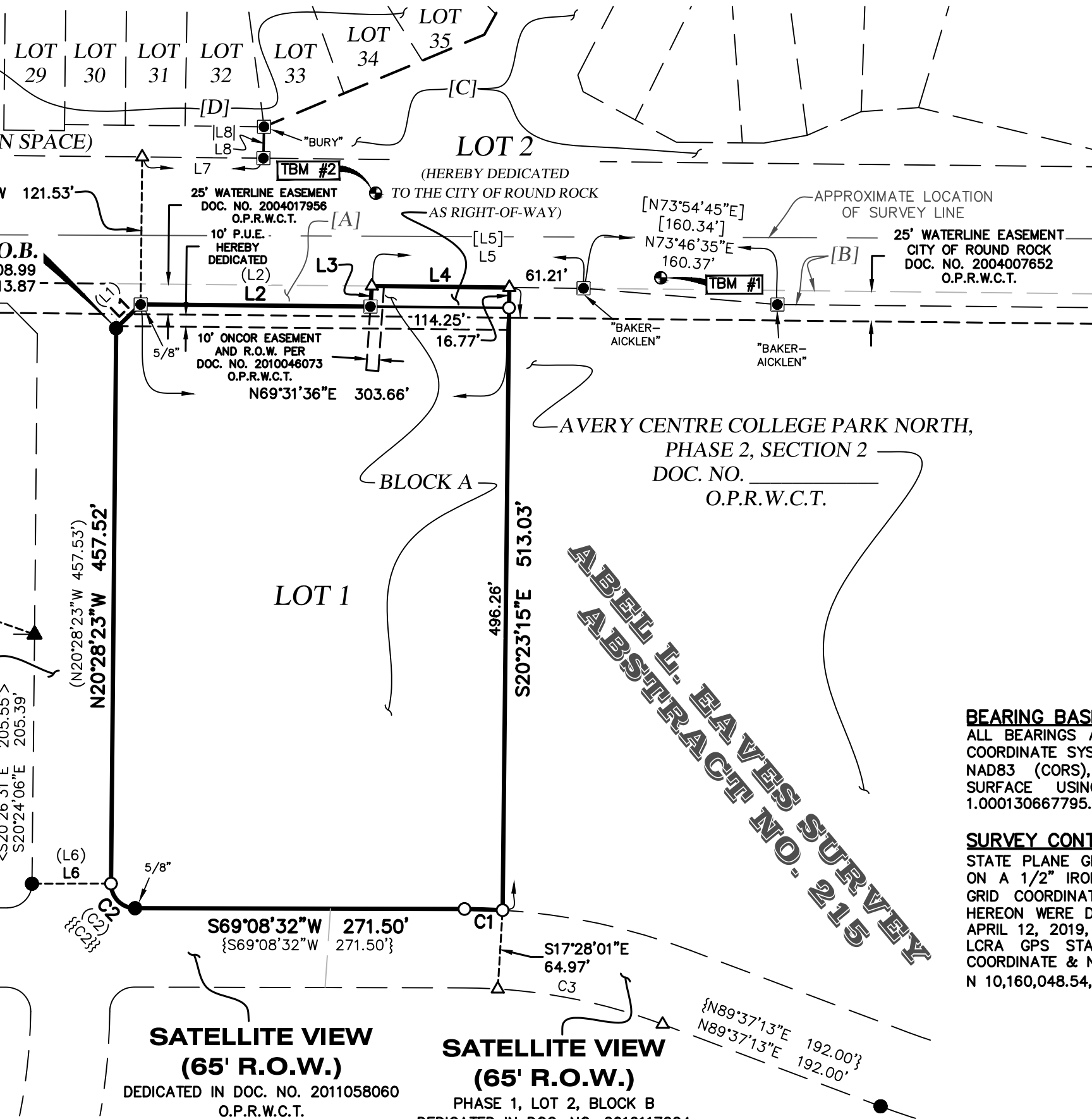
LOT 1, BLOCK "A"
UNIVERSITY VILLAGE NORTH,
SECTION 1, LOTS 1D
AND 1, BLOCK A
DOC. NO. 2012003255
O.P.R.W.C.T.

SURVEY CONTROL POINT
GRID N: 10,180,023.02
GRID E: 3,136,231.88
ELEV. = 856.02'

CAMPUS VILLAGE
DRIVE (65' R.O.W.)
DEDICATED IN DOC. NO. 2009005465, O.P.R.W.C.T.

LOT 4B, BLOCK "A"
UNIVERSITY VILLAGE NORTH,
SECTION 1,
LOTS 4A AND 4B, BLOCK A
DOC. NO. 2012084188
O.P.R.W.C.T.

UNIVERSITY VILLAGE NORTH -
SECTION 3, LOT 4, BLOCK C
DOC. NO. 2019044315
P.R.W.C.T.



VICINITY MAP
SCALE: 1" = 2000'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000130667795.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM OPUS SOLUTIONS TAKEN ON APRIL 12, 2019, 4WARD CONTROL POINT WAS CHECKED TO LCRA GPS STATION A314, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,160,048.54, E 3,125,410.95, ELEV. 764.47'

LEGEND

—	PROPERTY LINE	R.O.W.	RIGHT-OF-WAY
- - -	EXISTING PROPERTY LINES	P.O.B.	POINT OF BEGINNING
- - -	EXISTING EASEMENTS	P.R.T.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND (UNLESS NOTED)	(.....)	RECORD INFORMATION PER PLAT DOC. #2010067711
▲	MAG NAIL FOUND	{.....}	RECORD INFORMATION PER DOC. #2016117224
■	IRON ROD WITH "PATE SURVEYORS" CAP FOUND UNLESS NOTED	[.....]	RECORD INFORMATION PER DOC. #2005010992
△	CALCULATED POINT	{.....}	RECORD INFORMATION PER PLAT DOC. #2011058060
⊕	SURVEY CONTROL POINT	<.....>	RECORD INFORMATION PER PLAT DOC. #2012084188
⊙	BENCHMARK	[.....]	RECORD INFORMATION PER PLAT DOC. #2011084357
P.U.E.	PUBLIC UTILITY EASEMENT		
VOL./PG.	VOLUME, PAGE		
DOC. NO.	DOCUMENT NUMBER		
C.O.R.R.	CITY OF ROUND ROCK		

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	31.42'	532.50'	3°22'52"	S70°49'38"W	31.42'
C2	31.55'	20.00'	90°23'19"	N65°23'42"W	28.38'
C3	167.09'	467.50'	20°28'41"	S79°22'52"W	166.20'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
{C2}	31.55'	20.00'	90°23'19"	N65°39'55"W	28.38'
{{C2}}	31.55'	20.00'	90°23'19"	N65°39'55"W	28.38'
{C3}	190.32'	532.50'	20°28'41"	N79°22'52"E	189.31'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N24°55'04"E	28.13'
L2	N69°31'36"E	189.41'
L3	N17°11'45"W	16.96'
L4	N69°36'45"E	113.31'
L5	N69°36'45"E	174.52'
L6	S68°54'44"W	65.17'
L7	N69°35'31"E	99.95'
L8	N19°53'26"W	25.90'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N24°31'37"E	28.28'
(L2)	N69°31'37"E	189.45'
(L5)	N69°37'13"E	174.61'
(L6)	S69°31'37"W	65.00'
[L8]	N20°24'29"W	26.00'

SATELLITE VIEW
(65' R.O.W.)
DEDICATED IN DOC. NO. 2011058060
O.P.R.W.C.T.

SATELLITE VIEW
(65' R.O.W.)
PHASE 1, LOT 2, BLOCK B
DEDICATED IN DOC. NO. 2016117224
P.R.W.C.T.

PHASE 1, LOT 1
BLOCK "B"
AVERY CENTRE
COLLEGE PARK NORTH
DOC. NO. 2016117224
O.P.R.W.C.T.

OWNERS: UV MEMORY CARE, LLC AND AVERY CENTRE DEVCO, INC

ACREAGE: 3.7223 ACRES

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: OCTOBER 21, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

BENCHMARKS (NAVD88, GEOID 18):

TBM #1 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE SOUTH MARGIN OF UNIVERSITY BOULEVARD, +/-243' NORTHEAST A STORM SEWER MANHOLE IN THE SOUTH MARGIN OF UNIVERSITY BOULEVARD. ELEVATION = 840.50' (NAVD 88)

TBM #2 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE NORTH MARGIN OF UNIVERSITY BOULEVARD, +/-8' FROM A STORM SEWER MANHOLE IN THE NORTH MARGIN OF UNIVERSITY BOULEVARD. ELEVATION = 839.22' (NAVD 88)

ACREAGE BY LOT TYPE:
LOT 1 (DEVELOPMENT) 3.6783 ACRES (160,226 SQ. FT.)
LOT 2 (ROW) 0.2621 ACRES (1,917 SQ. FT.)
TOTAL 3.7223 ACRES (162,143 SQ. FT.)

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

ENGINEER: JASON RODGERS, P.E.

NUMBER OF LOTS BY TYPE:
DEVELOPMENT: 1 LOT
ROW: 1 LOT

[A]
LOT 2
(DEDICATED RIGHT-OF-WAY)
BLOCK "A"
UNIVERSITY VILLAGE NORTH,
SECTION 2
DOC. NO. 2010067711
O.P.R.W.C.T.

[B]
CALLED 18.178 ACRES
(TRACT 1)
WILLIAMSON COUNTY,
TEXAS
DOC. # 2005010992
O.P.R.W.C.T.

[C]
LOT 1 (OPEN SPACE)
BLOCK 1
TERAVISTA SECTION 19
DOC. NO. 2011084357
O.P.R.W.C.T.

[D]
BLOCK "1"
TERAVISTA SECTION 18B
DOC. NO. 2007062574
O.P.R.W.C.T.

BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 10/19/2020
Project: 01059
Scale: 1" = 100'
Reviewer: DV
Tech: BAP
Field Crew: JCR/KDL
Survey Date: MAR. 2013
Sheet: 1 OF 2

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT UV MEMORY CARE, LLC AND AVERY CENTRE DEVCO, INC, AS OWNERS OF 3.6783 ACRES (160,226 SQUARE FEET), SAID TRACT OF LAND BEING ALL OF LOT 1, BLOCK A, OF UNIVERSITY VILLAGE NORTH SECTION 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2010067711 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS CONVEYED TO UV MEMORY CARE, LLC IN DOCUMENT NO. 2010075802, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING A PORTION OF A REMAINDER OF A CALLED 685.060 ACRES CONVEYED TO AVERY CENTRE DEVCO, INC. IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO RECORDED 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:

AVERY CENTRE COLLEGE PARK NORTH, PHASE 2, SECTION 1: A REPLAT OF LOT 1, BLOCK A, UNIVERSITY VILLAGE NORTH, SECTION 2 AND FINAL PLAT OF SECTION 1, AVERY CENTRE COLLEGE PARK NORTH, PHASE 2.

BY: UV MEMORY CARE, LLC

PAUL T. DENUCCI, MANAGER
UV MEMORY CARE, LLC

AVERY CENTRE DEVCO, INC.

JOHN S. AVERY SR., ATTORNEY AT LAW, OWNER
AVERY CENTRE DEVCO, INC.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL DENUCCI, AS INDIVIDUAL AND AS MANAGER OF UV MEMORY CARE, LLC, 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, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____ MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. AVERY SR., AS INDIVIDUAL AND AS OWNER OF THE AVERY CENTRE DEVCO, INC., 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, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

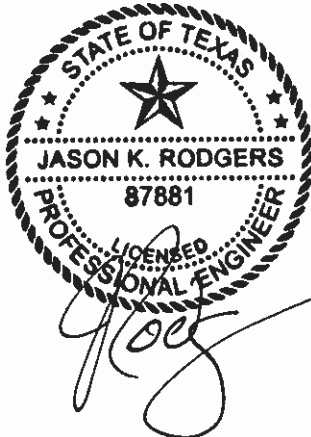
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____ MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JASON K. RODGERS 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.

JASON K. RODGERS P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87881
BLEYL ENGINEERING
FIRM 678
12007 TECHNOLOGY BLVD.
AUSTIN, TEXAS 78727



LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.7223 ACRES (162,143 SQUARE FEET) OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 'A', OF UNIVERSITY VILLAGE NORTH, SECTION 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2010067711 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), HAVING BEEN CONVEYED TO UV MEMORY CARE, LLC, IN DOCUMENT NO. 2010075802 (O.P.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN DOCUMENT NO. 2008083894 (O.P.R.W.C.T.), SAID 3.7223 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF CAMPUS VILLAGE DRIVE (65' RIGHT-OF-WAY, DEDICATED AS TRACT 1' IN DOCUMENT NO. 2009005465, O.P.R.W.C.T.), BEING THE BEGINNING OF A RIGHT-OF-WAY TRANSITION FROM THE EAST RIGHT-OF-WAY LINE OF SAID CAMPUS VILLAGE DRIVE TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (AKA CHANDLER ROAD, AKA C.R. 114, RIGHT-OF-WAY VARIES), FOR THE COMMON WEST CORNER OF SAID LOT 1 UNIVERSITY VILLAGE NORTH, AND LOT 2 OF SAID BLOCK A, UNIVERSITY VILLAGE NORTH, SECTION 2, SAID LOT 2 HAVING BEEN DEDICATED TO THE CITY OF ROUND ROCK FOR RIGHT-OF-WAY PURPOSES, FOR THE MOST WESTERLY NORTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE RIGHT-OF-WAY TRANSITION FROM SAID CAMPUS VILLAGE DRIVE TO SAID UNIVERSITY BOULEVARD, WITH THE NORTHWEST LINE OF SAID LOT 1, UNIVERSITY VILLAGE NORTH, N24°55'04"E, A DISTANCE OF 28.13 FEET TO A 5/8-INCH IRON ROD WITH 'PAPE SURVEYORS' CAP FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD, FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1, UNIVERSITY VILLAGE NORTH;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD AND THE NORTH LINE OF SAID LOT 1, UNIVERSITY VILLAGE NORTH, N69°31'36"E, A DISTANCE OF 189.41 FEET TO A 1/2-INCH IRON ROD WITH 'PAPE SURVEYORS' CAP FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, UNIVERSITY VILLAGE NORTH, ALSO BEING IN THE WEST LINE OF SAID 685.060 ACRE AVERY CENTRE DEVCO, INC. TRACT;

THENCE, WITH THE SOUTH LINE OF SAID UNIVERSITY BOULEVARD AND THE WEST LINE OF SAID 685.060 ACRE AVERY CENTRE DEVCO, INC. TRACT, N17°11'45"W, A DISTANCE OF 16.96 FEET TO A CALCULATED POINT FOR AN EXTERIOR ANGLE POINT HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 685.060 ACRE AVERY CENTRE DEVCO, INC. TRACT;

THENCE, WITH THE SOUTH LINE OF SAID UNIVERSITY BOULEVARD AND THE NORTH LINE OF SAID 685.060 ACRE AVERY CENTRE DEVCO, INC. TRACT, N69°36'45"E, A DISTANCE OF 113.31 FEET TO A CALCULATED POINT AND NORTHEAST CORNER HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH 'BAKER-AICKLEN' CAP FOUND FOR THE NORTHWEST CORNER OF A CALLED 18.178 ACRE RIGHT-OF-WAY DEDICATION (DESCRIBED AS TRACT 1') CONVEYED TO WILLIAMSON COUNTY, TEXAS IN DOCUMENT NO. 2005010992 (O.P.R.W.C.T.), BEARS, N69°36'45"E, A DISTANCE OF 61.21 FEET;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD, OVER AND ACROSS SAID 685.060 ACRE AVERY CENTRE DEVCO, INC. TRACT, S20°23'15"E, AT A DISTANCE OF 16.76 FEET PASSING A 1/2-INCH IRON ROD WITH 'WARD BOUNDARY' SET, AND CONTINUING FOR A TOTAL A DISTANCE OF 513.03 FEET TO A 1/2-INCH IRON ROD WITH 'WARD BOUNDARY' CAP SET FOR A POINT OF CURVATURE AND THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF SATELLITE VIEW (55' RIGHT-OF-WAY, THIS PORTION OF SAID SATELLITE VIEW HAVING BEEN DEDICATED AS PHASE 1 LOT 2, BLOCK B OF AVERY CENTRE COLLEGE PARK NORTH, A SUBDIVISION RECORDED IN DOCUMENT NO. 2016117224, O.P.R.W.C.T.);

THENCE, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SATELLITE VIEW, OVER AND ACROSS SAID 685.060 ACRE AVERY CENTRE DEVCO, INC. TRACT, ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 532.50 FEET, WHOSE ARC LENGTH IS 31.42 FEET, AND WHOSE CHORD BEARS, S70°49'38"W, A DISTANCE OF 31.42 FEET TO A 1/2-INCH IRON ROD WITH 'WARD BOUNDARY' CAP SET FOR A POINT OF TANGENCY HEREOF;

THENCE, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SATELLITE VIEW, IN PART OVER AND ACROSS SAID 685.060 ACRE AVERY CENTRE DEVCO, INC. TRACT, IN PART WITH THE SOUTH LINE OF SAID LOT 1, UNIVERSITY VILLAGE NORTH, S69°08'32"W, A DISTANCE OF 271.50 FEET TO A 5/8-INCH IRON ROD FOUND FOR A POINT OF CURVATURE AND MOST SOUTHERLY SOUTHWEST CORNER HEREOF, SAID POINT BEING MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1, UNIVERSITY VILLAGE NORTH, BEING IN THE NORTH LINE OF SAID SATELLITE VIEW (THIS PORTION OF SAID SATELLITE VIEW HAVING BEEN DEDICATED TO THE CITY OF ROUND ROCK, AS A 0.2713 ACRE TRACT, DESCRIBED AS 'EXHIBIT B' IN DOCUMENT NO. 2011058060, O.P.R.T.C.T.), AND BEING THE BEGINNING OF A RIGHT-OF-WAY TRANSITION FROM SAID SATELLITE VIEW TO SAID CAMPUS VILLAGE DRIVE;

THENCE, CONTINUING WITH THE RIGHT-OF-WAY TRANSITION FROM SAID SATELLITE VIEW TO SAID CAMPUS VILLAGE DRIVE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 20.00 FEET, WHOSE ARC LENGTH IS 31.55 FEET, AND WHOSE CHORD BEARS N65°23'42"W, A DISTANCE OF 28.38 FEET TO A 1/2-INCH IRON ROD WITH 'WARD BOUNDARY' CAP SET FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1, UNIVERSITY VILLAGE NORTH, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE IN THE SOUTHEAST LINE OF LOT 4B, BLOCK A OF UNIVERSITY VILLAGE NORTH, SECTION 1, LOTS 4A AND 4B, BLOCK A, A SUBDIVISION RECORDED IN DOCUMENT NO. 2012084188 (O.P.R.W.C.T.) BEARS, S68°54'44"W, A DISTANCE OF 65.17 FEET;

THENCE, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID CAMPUS VILLAGE DRIVE, AND WITH THE WEST LINE OF SAID LOT 1, UNIVERSITY NORTH, N20°28'23"W, A DISTANCE OF 457.52 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.7223 ACRES (162,143 SQUARE FEET) MORE OR LESS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JASON WARD, 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, THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED, SPECIFICALLY SECTIONS 663.13 – 663.19.

JASON WARD R.P.L.S. 5811
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744



GENERAL NOTES:

- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 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 48491C0485F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUD #84, AS AMENDED, AND WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP2009-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 4, 2020.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD #84 AS AMENDED, AND WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

PLANNING AND ZONING COMMISSION:

APPROVED THIS ____ DAY OF _____, 202____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF

AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF

_____, A.D., 201____ AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____

DAY OF _____, A.D., 201____ AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF

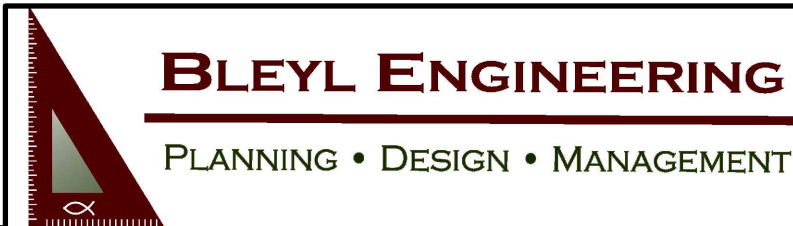
SAID COUNTY, IN INSTRUMENT NO. _____

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
WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

AVERY CENTRE COLLEGE
PARK NORTH, PHASE 2,
SECTION 1: A REPLAT OF
LOT 1, BLOCK A,
UNIVERSITY VILLAGE
NORTH, SECTION 2
AND FINAL PLAT OF
SECTION 1, AVERY CENTRE
COLLEGE PARK
NORTH, PHASE 2
City of Round Rock,
Williamson County, Texas



Date:	10/19/2020
Project:	01059
Scale:	N/A
Reviewer:	DV
Tech:	BAP
Field Crew:	JCR/KDL
Survey Date:	MAR. 2013
Sheet:	2 OF 2

City of Round Rock, Texas
2021 - Planning and Zoning Commission Schedule

(Gray = 2020 and 2022 P&Z meeting schedule)			
Submittal Day 12 Noon Deadline (Tuesday*)	** Public Notice/Sign Posting Deadline (Monday*)	1st Available P&Z Meeting (Wednesday*)	Target City Council Meeting (Thursday*)
Oct 20	Nov 2	Nov 18	Dec 17
Nov 3	Nov 16	Dec 2	Jan 14
Nov 17	Nov 30	Dec 16	Jan 28
Dec 15	Dec 28	Jan 13	Feb 11
Only 1 meeting in January.			
Jan 5	Jan 15 (Fri)	Feb 3	Mar 11
Jan 19	Feb 1	Feb 17	Mar 25
Feb 2	Feb 12 (Fri)	Mar 3	Apr 8
Only 1 meeting in March due to Spring Break			
Mar 9	Mar 22	Apr 7	May 13
Mar 23	Apr 5	Apr 21	May 27
Apr 6	Apr 19	May 5	Jun 10
Apr 20	May 3	May 19	Jun 24
May 4	May 17	Jun 2	Jul 8
May 18	May 28 (Fri)	Jun 16	Jul 22
Only 1 meeting in July due to the Independence Day Holiday			
Jun 22	July 2 (Fri)	Jul 21	Aug 26
Jul 6	Jul 19	Aug 4	Sep 9
Jul 20	Aug 2	Aug 18	Sep 23
Aug 3	Aug 16	Sep 1	Oct 14
Aug 17	Aug 30	Sep 15	Oct 28
Sep 7	Sep 20	Oct 6	Nov 9 (Tues)
Sep 21	Oct 4	Oct 20	Nov 23 (Tues)
Oct 5	Oct 18	Nov 3	Dec 2
Oct 19	Nov 1	Nov 17	Dec 16
Nov 2	Nov 15	Dec 1	Jan 13
Nov 16	Nov 29	Dec 15	Jan 27
Dec 14	Dec 27	Jan 12	Feb 10

All information for platting and zoning submittals must be delivered to the Planning Department designated representative by the 12 Noon deadline on the date indicated as Submittal Day. Applications must be hand delivered by the applicant and/or authorized agent (no runners or couriers).

Target Council meeting dates are approximately 1 month after the P&Z meeting. For additional information, please contact Veronica Chandler at 512-341-3320 or 512-218-5428.

Notes:

The Planning and Zoning Commission meetings are held at the City Council Chambers, located at 221 East Main Street, Round Rock, Texas 78664. **Meetings begin at 6:00 p.m.**

* Day of week unless otherwise noted.

** Zoning and Concept Plan notification deadlines. For Replat application deadlines, please contact staff.

CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION

RULES OF PROCEDURE (Guidelines)

Section 1: Purpose and Intent

These rules of procedure are established pursuant to the Code of Ordinances, Part III – Zoning and Development Code, Chapter 10-68(d)(5). The purpose of these rules and procedures is to assist the Planning and Zoning Commission (the “Commission”) and city staff in preparation of agendas and conduct of Commission meetings. These rules of procedure, intended to be used as guidelines, shall be reviewed at least annually and approved by majority vote of the Commissioners present at the meeting.

Section 2: Staff

The Planning and Development Services Director (the “Director”) shall be the staff liaison to the Commission. The Director may designate staff member(s) to prepare agendas, produce meeting packets, take and prepare minutes, manage records and perform other duties necessary for the proper function of the Commission.

Section 3: Election of Officers

In addition to the offices designated in Code of Ordinances, Part III – Zoning and Development Code, Chapter 10-68(d) (1), the Commission designates an additional office; Alternate Vice-Chair.

The Commission shall elect a chair, vice-chair and alternate vice-chair annually. The election shall be made at the later of either the first Commission meeting in November, or 2 months after the majority of the Commission positions have been filled by the City Council per the Code of Ordinances, Part III – Zoning and Development Code, Chapter 10-68(c). The Commission officers shall be elected by the majority vote of Commissioners present at the meeting.

If an officer position becomes vacant prior to expiration of its term, the Commission shall elect a new officer at the next regular Commission meeting. In the absence of the chair, vice-chair and alternate vice-chair, the first order of business shall be the election of a temporary chair. The election of a temporary chair does not survive the meeting in which it is made.

Section 4: Agenda

- 4.1. Preparation. The Director shall prepare or cause to be prepared an agenda for each Commission meeting, work session, or retreat.
- 4.2. Order of the agenda. Agenda shall be generally organized as follows:
 - a. Call to order;
 - b. Roll call;
 - c. Pledges of allegiance;
 - d. Consent agenda items;
 - e. Meeting minutes;

City of Round Rock - P&Z Rules of Procedures (Guidelines)

- f. Platting and zoning – public hearing required;
- g. Platting – no public hearing;
- h. Presentations and other business
- i. Staff and Commission updates;
- j. Adjournment.

The Director shall have the authority to reorganize the agenda prior to its publication upon consideration of volume of projects under each category or anticipated public attendance. At the beginning of a Commission meeting, the chair may take items out of sequences if there are no objections from other Commissioners.

- 4.3. Public availability of agenda. In addition to the requirements of the Texas Open Meetings Act, V.T.C.A., Government Code Ch. 551, the Commission agenda and supporting materials, excluding exempt materials, shall be made available to any member of the public who properly requests it. However, any member of the public requesting the Commission packet or staff report(s), excluding exempt materials, shall pay all costs associated with the reproduction of the same. The Commission meeting agendas shall also be made available to the public on the city's internet website.
- 4.4. Consent agenda.
 - a. Definition. Any items to be brought before the Commission that do not require a public hearing and which are considered by the Director to be routine and noncontroversial, may be placed on the consent agenda.
 - b. Placement on consent agenda.
 - 1. All items placed on the consent agenda shall be marked with an asterisk (*), and shall be treated as one agenda item. Each item included on the consent agenda shall be numbered separately and be reasonably explained.
 - 2. The consent agenda portion of the printed agenda shall be preceded by an explanatory note to the public, in substantially the same wording as follows: "All matters listed hereunder as the consent agenda are considered to be routine by the Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda upon the request of any Commission member and will be considered separately."
 - c. Consideration of items on consent agenda.
 - 1. Questions and explanation of consent agenda items will be permitted, but there shall be no general discussion or debate.

City of Round Rock - P&Z Rules of Procedures (Guidelines)

2. The Commission shall vote on the consent agenda as one item, so passage of the consent agenda will be passage of each item included thereon. Failure to pass the consent agenda will not defeat each item included thereon; in such event, each item shall be considered individually.
 3. Prior to the consent agenda being voted upon, any item included thereon shall be removed upon the request of any Commission member. A request for removal from the consent agenda may be made either in writing or verbally. Any item removed from the consent agenda shall be considered as a separate action item at the meeting on which such item appears on the consent agenda.
- 4.5. Placement of agenda items by Commission members. Any Commission member may request the placement of any item on the agenda provided that at least one additional Commissioner supports the item to be placed on the agenda, at the next commission meeting. There is no vote on this request. A Commissioner may request the placement of any item on the agenda only during staff and Commission updates, as defined in Section 4.2.

Section 5: Conduct of Commission meetings

- 5.1. Chair. All Commission meetings shall be presided over and conducted by the chair or, in his absence, the vice-chair. In the absence of the vice-chair, the meeting shall be presided by the alternate vice-chair.
- 5.2. Rules of Order. All meetings of the Commission shall be conducted generally in accordance with Robert's Rules of Order, in its most current revised edition. The Robert's Rules of Order shall be liberally interpreted and failure to fully comply shall not nullify any action by the Commission.
- 5.3. Parliamentarian. The city attorney, any assistant to the city attorney or in his absence the Director, shall be designated as parliamentarian and shall make rulings on parliamentary procedure when requested to do so by a Commission member or when the validity of a Commission action might be affected.
- 5.4. Call of agenda items. The chair may call each agenda item by number or short caption only. It shall not be necessary to call an agenda item by its complete caption.
- 5.5. Presentation by city staff. With the exception of the consent agenda, city staff shall make any presentation necessary for a public hearing or before any item on the agenda.
- 5.6. Presentation by applicant. Upon completion of presentation by staff, the applicant or his agent shall have the opportunity to present the item under consideration by the Commission. The presentation shall be limited to no more than 10 minutes. However, the chair may expand the time limit set forth up to 5 additional minutes if the presenter requests an extension and if no Commission member objects. If a Commission member objects to the presenter's request for an extension, then the Commission shall vote to approve or disapprove the request for extension.

City of Round Rock - P&Z Rules of Procedures (Guidelines)

- 5.7. Procedure for citizens addressing the Commission during public hearings.
- a. Any person wishing to address the Commission concerning a public hearing may do so provided that he or she limits such presentation to three minutes, and provided that he or she has previously delivered to the Commission chair a registration card identifying the public hearing item on which the person desires to address the Commission.
 - b. The registration card shall include the following information:
 - (i) Full name;
 - (ii) Business and/or residential address;
 - (iii) Business and/or residential telephone number;
 - (iv) Representation;
 - (v) The topic of the public hearing, or agenda number;
 - (vi) Brief statement of position, e.g., for or against an agenda item or summary of communication.
 - c. Persons addressing the Commission concerning a public hearing shall be limited to no more than three minutes. However, the chair may expand the time limit set forth up to one additional three-minute period if the presenter requests an extension and if no Commission member objects. If a Commission member objects to the presenter's request for an extension, then the Commission shall vote to approve or disapprove the request for extension.
 - d. If the number of persons signing up to address the Commission during a public hearing exceeds a total of ten, the chair may limit the time for each person to less than three minutes unless a Commission member objects. If a Commission member objects to the time limitation, then the Commission shall vote to approve or disapprove the time limitation.
 - e. The Director shall serve as timekeeper for any presentation made to the Commission.
 - f. The chair may deny any person the opportunity to address the Commission if the presentation made or offered is substantially repetitive of a presentation previously made or is not relevant to the matter for which the public hearing is held.
- 5.8. Discussion by Commission. Upon hearing presentations and closing the public hearing, the Commission may discuss and deliberate the item before them. The Commission may ask additional questions or seek clarifications from staff, the applicant or a member of the public.

City of Round Rock - P&Z Rules of Procedures (Guidelines)

- 5.9. Commission vote. The Commission Chairman shall state who made the motion and who provided a second. The Director shall maintain, and the minutes shall reflect, all votes made by the Commission in open meeting.