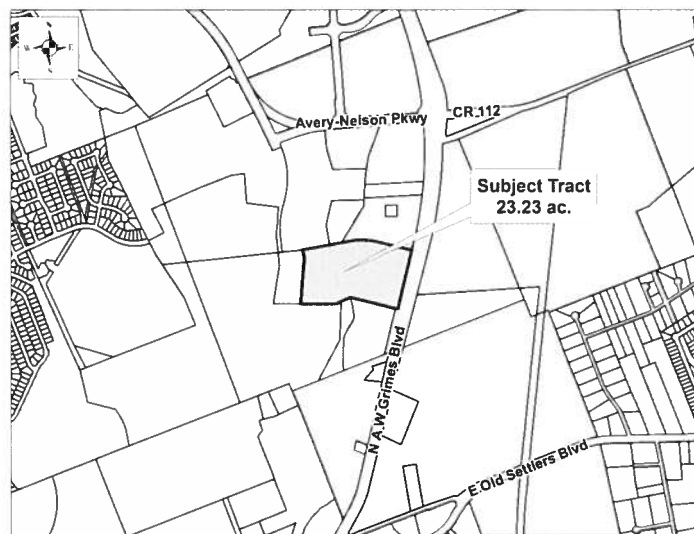


**Avery Centre South Lots 2, 3, 4, & 5 Blk. A
PRELIM PLAT PP1903-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat to create 3 development lots, 1 right-of-way lot and 1 open space lot

ZONING AT TIME OF APPLICATION: PUD No. 84

DESCRIPTION: 23.23 acres out of the Thomas Toby Survey, Abstract No. 625

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 84, which for this site is Mixed Use Parcel Number 6. This parcel allows a mixture of multifamily, townhouse, neighborhood park, commercial, office, daycare, and other similar land uses.

ADJACENT LAND USE:

North: Undeveloped Mixed Use & Texas A&M Health Science Center - Zoned PUD (Planned Unit Development) No. 84 and Unzoned

South: Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No 84

East: N AW Grimes Boulevard Right-of-Way

West: Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No. 84

PROPOSED LAND USE: Multifamily

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	2	14.8
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	1.8
ROW:	1	3.5
Parkland:	0	0
Other:	1	3.13
TOTALS:	5	23.23

Owner:
Avery Centre Devco, Inc.
John Avery Jr.
400 E. Main St.

Agent:
Pape-Dawson Engineers, Inc.
Michael Fisher
10801 N. Mopac Expressway, Bldg. 3, Ste. 200

Avery Centre South Lots 2-5, Block A
Preliminary Plat PP1903-001

HISTORY: The revised Avery Centre PUD (Planned Unit Development) No. 84 was approved by the City Council on May 11, 2017. It contains 342 acres for residential development, 507 acres for Mixed Use (MU) development and 57.9 acres of floodplain/open space/right-of-way land. The MU portion of the plan allows primarily retail, residential, entertainment, restaurants, educational and office components.

DATE OF REVIEW: April 3, 2019

LOCATION: Generally located southwest of the intersection of N. A.W. Grimes Blvd. and Avery Nelson Pkwy

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 84, which contains a mixture of commercial, retail, multifamily and single-family land uses. The property is zoned PUD No. 84 with a designation of Mixed Use District No. 6 and allows multifamily, townhomes, eating establishments, offices, hotel/motels, retail sales and other similar uses. Specific development standards are included in the PUD for development within Mixed Use District No. 6, and for high-density residential.

Compliance with the Concept Plan: As shown, the Preliminary Plat is in compliance with the lots depicted on the Concept Plan for PUD No. 84.

Traffic, Access and Roads: The subject tract will have access from N AW Grimes Boulevard and from a new 106-foot-wide major collector roadway (Wallin-Bradley Drive) that will be constructed by the Applicant pursuant to the PUD agreement. The Applicant will consult with TXDOT for any future driveway locations along N AW Grimes Boulevard. A revision to the approved Traffic Impact Analysis (TIA) is not required for this plat application since the submitted multifamily trip generation numbers conform to the approved TIA that was completed for the PUD.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject tract will be served via an existing 12-inch water line and existing 21-inch wastewater line that runs through the site.

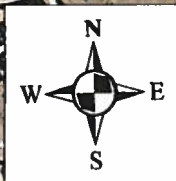
Drainage: Detention ponds will be developed and maintained for all lots in accordance with Section 14.3 of the PUD agreement (Amenity Lakes and Detention Facilities).

Parkland: Pursuant to the PUD, 1.8 acres for parkland and drainage will be platted with the development lots and conveyed to the City of Round Rock. An eight (8) foot wide concrete hike and bike trail matching the portion designed for the Avery Centre South property will be constructed by the Applicant on the parkland/drainage lot that traverses the subject tract from north to south.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The parkland/drainage lot shall be conveyed by deed to the City of Round Rock prior to final plat recordation.
2. Add text "Lot 1" to Wallin-Bradley Drive and include a note stating "Right-of-way to be dedicated to the City of Round Rock."
3. Revise survey tie information to include Thomas Toby Survey Abstract No. 625 in the callout description.
4. Relocate depicted survey tie across A.W. Grimes Boulevard to tie from a point on the boundary of the subject subdivision.



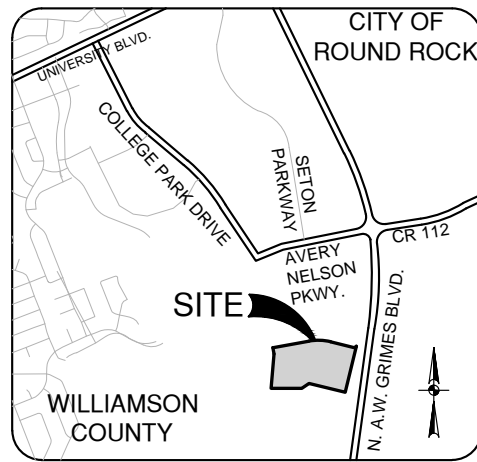
Avery-Nelson Pkwy

CR 112

Subject Tract
23.23 ac.

N A W Grimes Blvd

E Old Settlers Blvd



LOCATION MAP

NOT-TO-SCALE

OWNERS: AVERY CENTER DEVCO, INC.
400 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

ACREAGE: 23.230 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BUILDING 3, SUITE 200
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 1419'

SUBMITTAL DATE: MARCH 5, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 3, 2019

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 17.967 ACRES
ROW: 3.463 ACRES
OPEN SPACE: 1.800 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 3
ROW: 1
OPEN SPACE: 1

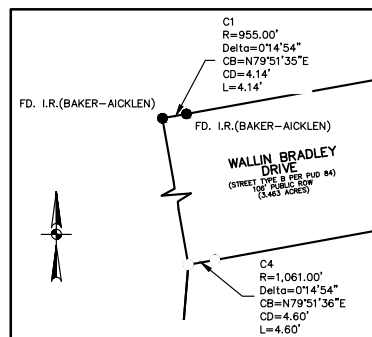
PATENT SURVEY: THOMAS TOBY SURVEY
ABSTRACT No. 625
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

BM-100 SET CUT SQUARE ON CURB INLET AT
MEDIAN OF A.W. GRIMES BOULEVARD
NAD 83 GRID COORDINATES
N: 10174907.3
E: 3142096.1
ELEVATION 749.54' (NAVD 1988)
GEOID 99

BM-101 SET CUT SQUARE ON CURB INLET AT
WEST SIDE OF A.W. GRIMES BOULEVARD
NAD 83 GRID COORDINATES
N: 10175473.3
E: 3142306.7
ELEVATION 755.91' (NAVD 1988)
GEOID 99



DETAIL "A"

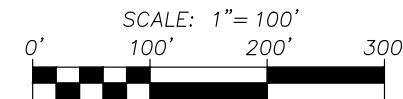
SCALE: 1"= 20'

LOTS 2, 3, 4, & 5 BLOCK A

AVERY CENTRE SOUTH

PRELIMINARY PLAT

A 23.230 ACRE, OR 1,011,881 SQUARE FOOT, TRACT OF LAND BEING OUT OF A CALLED 377,590 ACRE TRACT
CONVEYED TO AVERY CENTRE DEVCO, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 200807220 AND
CORRECTED IN DOCUMENT NO. 2008083894, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,
SITUATED IN THE THOMAS TOBY SURVEY, SECTION NO. 201, ABSTRACT NO. 625 IN WILLIAMSON COUNTY, TEXAS.



OWNER: BOARD OF REGENTS OF
TEXAS A & M UNIVERSITY SYSTEM
A CALLED 11.314 ACRE TRACT
"TRACT TWO"
DOC. NO. 2009057663 (O.P.R.)

OWNER: AVERY CENTRE
MASTER ASSOCIATION,
INC.
A CALLED 4.184 ACRE
TRACT "TRACT FIVE"
DOC. NO. 2015101737
(O.P.R.)

OWNER: BOARD OF REGENTS OF
TEXAS A & M UNIVERSITY SYSTEM
A CALLED 23.771 ACRE TRACT
"TRACT THREE"
DOC. NO. 2009057663 (O.P.R.)

WALLIN BRADLEY DRIVE
(STREET TYPE B PER PUD 84)
106' PUBLIC ROW
(3.463 ACRES)

VARIABLE WIDTH WATERLINE EASEMENT
CITY OF ROUND ROCK
DOC. NO. 2009056515 (O.P.R.)

LOT 5, BLOCK A
(3.128 ACRES)

ULTIMATE 1% ANNUAL CHANCE
FLOODPLAIN PER AURA AVERY
CENTRE DRAINAGE REPORT BY
PAPE-DAWSON ENGINEERS
(FLOOD1812-0002)

VARIABLE WIDTH DRAINAGE AND STORM SEWER
EASEMENT
CITY OF ROUND ROCK
DOC. NO. (O.P.R.)

THOMAS TOBY SURVEY
ABSTRACT No. 625

LOT 2, BLOCK A
(8.303 ACRES)

15' ELECTRIC EASEMENT
ONCOR ELECTRIC COMPANY
DOC. NO. 2002077835 (O.P.R.)

15' UNDERGROUND FACILITIES EASEMENT
SOUTHWESTERN BELL TELEPHONE COMPANY
DOC. NO. 2009066366 (O.P.R.)

15' WATERLINE EASEMENT
CITY OF ROUND ROCK
DOC. NO. 2015060913 (O.P.R.)

36.5' RECIPROCAL DRIVEWAY
ACCESS EASEMENT
AVERY CENTRE DEVCO, INC.
DOC. NO. 2015060919 (O.P.R.)

OWNER: RRAC DEVELOPMENT, L.P.
LOT 1, BLOCK A
AVERY CENTRE SOUTH, PHASE 1, SUBDIVISION
DOC. NO. 2016103295 (O.P.R.)

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	955.00'	000°14'54"	N79°51'35"E	4.14'	4.14'
C2	895.00'	023°56'11"	S88°17'46"E	371.19'	373.90'
C3	30.00'	090°08'26"	N58°43'59"E	42.48'	47.20'
C4	1061.00'	000°14'54"	N79°51'36"E	4.60'	4.60'
C5	789.00'	023°56'10"	S88°17'46"E	327.22'	329.62'
C6	30.00'	090°00'00"	S31°19'41"E	42.43'	47.12'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S64°45'14"W	199.28'
L2	N10°00'57"W	106.00'

OWNER: AVERY CENTRE DEVCO, INC.
A CALLED 377,590 ACRE TRACT
DOC. NO. 2008072220 (O.P.R.)



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

LEGEND

- DOC DOCUMENT NUMBER
- POB POINT OF BEGINNING
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT EASEMENT
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- FOUND 1/2" IRON ROD WITH CAP
- SET 1/2" IRON ROD (PD)
- ⊙ CALCULATED POINT
- EASEMENT
- PLAT BOUNDARY
- ADJOINER LINE
- 1% - FP
- 1% ANNUAL CHANCE FLOODPLAIN
- 4% ANNUAL CHANCE FLOODPLAIN
- SECTION LINE

SHEET 1 of 2

PP1903-001

LOTS 2, 3, 4, & 5 BLOCK A
AVERY CENTRE SOUTH
PRELIMINARY PLAT

A 23.230 ACRE, OR 1,011,881 SQUARE FOOT, TRACT OF LAND BEING OUT OF A CALLED 377.590 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 200807220 AND CORRECTED IN DOCUMENT NO. 2008083894, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE THOMAS TOBY SURVEY, SECTION NO. 201, ABSTRACT NO. 625 IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 23.230 ACRE, OR 1,011,881 SQUARE FOOT, TRACT OF LAND BEING OUT OF A CALLED 377.590 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 200807220 AND CORRECTED IN DOCUMENT NO. 2008083894, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE THOMAS TOBY SURVEY, SECTION NO. 201, ABSTRACT NO. 625, IN WILLIAMSON COUNTY, TEXAS. SAID 23.230 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 calculated point on the southeast corner of a called 11.314-acre tract recorded in Document No. 2009057663 of the Official Public Records of Williamson County, Texas, said point being in a west boundary line of a called 4.059-acre tract (Parcel 114) recorded in Document No. 2009038221 of the Official Public Records of Williamson County, Texas for a northeast corner and POINT OF BEGINNING hereof;

THENCE S 13°39'46" W, with the west boundary line of said 4.059-acre tract, same being an east boundary line of said 377.590-acre tract, a distance of 805.27 feet to an iron rod with cap marked "Baker Aicklen" found for a northeast corner of Lot 1, Block A of Avery Centre South, Phase 1, a subdivision according to the plat recorded in Document No. 2016103295 of the Official Public Records of Williamson County, Texas;

THENCE N 76°20'14" W, departing the west boundary line of said 4.059-acre tract, with the north boundary line of said Lot 1, Block A, a distance of 634.12 feet to a calculated point, said point being in the northwest corner of said Lot 1, Block A;

THENCE, departing the north boundary line of said Lot 1, Block A, through the interior of said 377.590-acre tract, the following four (4) courses and distances:

- 1.S 64°45'14" W, a distance of 199.28 feet to a calculated point,
- 2.N 89°53'07" W, a distance of 465.36 feet to a calculated point,
- 3.N 04°38'28" E, a distance of 590.68 feet to a calculated point, and
- 4.N 10°00'57" W, a distance of 106.00 feet to a calculated point of non-tangent curvature, said point being in the south boundary line of a called 23.771-acre tract recorded in Document No. 2009057663 of the Official Public Records of Williamson County, Texas for the northwest corner hereof;

THENCE, with the south boundary line of said 23.771-acre tract, and in part with the south boundary line of a called 4.184-acre tract recorded in Document No. 2015101737 of the Official Public Records of Williamson County, Texas, and in part with a said 11.314-acre tract the following five (5) courses and distances:

- 1.along the arc of a curve to the left, having a radius of 955.00 feet, a central angle of 00°14'54", a chord bearing and distance of N 79°51'35" E, 4.14 feet, an arc length of 4.14 feet to a calculated point of non-tangency,
- 2.N 79°44'09" E, a distance of 617.58 feet to a calculated point of tangent curvature, said point being in the south boundary line of said 11.314-acre tract,
- 3.along the arc of a curve to the right, having a radius of 895.00 feet, a central angle of 23°56'11", a chord bearing and distance of S 88°17'46" E, 371.19 feet, an arc length of 373.90 feet to a calculated point of tangency,
- 4.S 76°19'41" E, continuing with the south boundary line of said 11.314-acre tract, a distance of 415.29 feet to a calculated point of non-tangent curvature, and
- 5.along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 90°08'26", a chord bearing and distance of N 58°43'59" E, 42.48 feet, an arc length of 47.20 feet to the POINT OF BEGINNING, and containing 23.230 acres in Williamson County, Texas Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc. under Job No. 51037-02.

GENERAL 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 OR AS MODIFIED BY PUD NO. 84, WHEN ADJACENT TO AN EXISTING WATER MAIN, ALL STRUCTURES SHALL MAINTAIN A 15' OFFSET DIMENSION FROM PUBLIC WATER PIPELINE INFRASTRUCTURE.
- 2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED OR AS MODIFIED BY PUD NO. 84 AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE A.W. GRIMES BOULEVARD SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS, PER EXHIBITS "E" AND "F" WITHIN PUD 84. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT IS NOT DEDICATED FOR STREET SIDE PROPERTY LOTS ALONG WALLIN BRADLEY DRIVE.
- 4. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. 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. REFERENCE THE AURA AVERY CENTRE DRAINAGE REPORT (FLOOD1812-0002)
- 5. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. ALL MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. REFERENCE THE AURA AVERY CENTRE DRAINAGE REPORT (FLOOD1812-0002).
- 6. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 7. PARKLAND SHALL BE CONVEYED TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO THE RECORDATION OF THE FINAL PLAT.
- 8. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD 84 AS APPROVED BY THE CITY COUNCIL ON MAY 11, 2017.



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