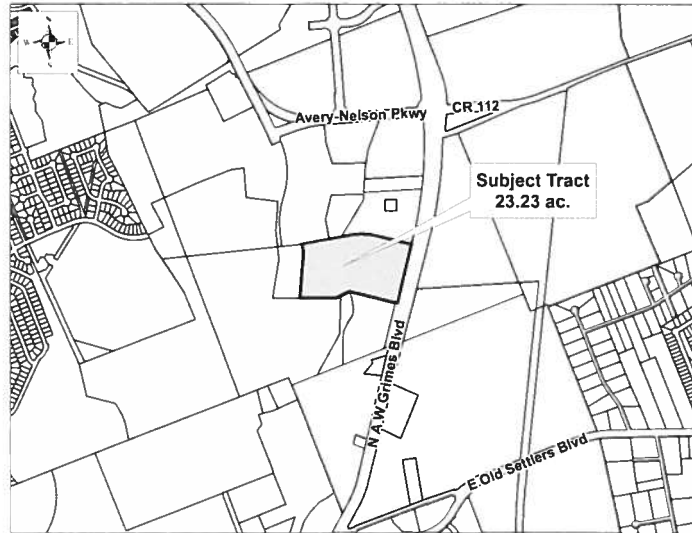


**Avery Centre South Lots 2, 3, 4, & 5 Blk. A  
FINAL PLAT FP1903-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final 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
<b>TOTALS:</b>	<b>5</b>	<b>23.23</b>

**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**  
**Final Plat      FP1903-001**

**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 Preliminary Plat: As shown, the Final Plat is in compliance with the Preliminary Plat (PP1903-001) being processed simultaneously with this application.

Traffic, Access and Roads: The subject tract will have access from N AW Grimes Boulevard and from a new 106 feet 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).

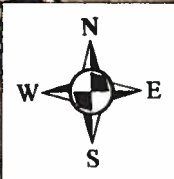
Parkland: Pursuant to the PUD, 1.8 acres for parkland and drainage will be platted with the development lots and conveyed to the City of Round Rock. An eight (8) foot wide concrete hike and bike trail matching the portion designed for the Avery Centre South property will be constructed by the Applicant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

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise survey tie information to include Thomas Toby Survey Abstract No. 625 in the callout description.
2. Relocate depicted survey tie across A.W. Grimes Boulevard to tie from a point on the boundary of the subject subdivision.
3. Add text "Lot 1" to Wallin-Bradley Drive and include a note stating "Right-of-way hereby dedicated to the City of Round Rock."





Avery-Nelson Pkwy

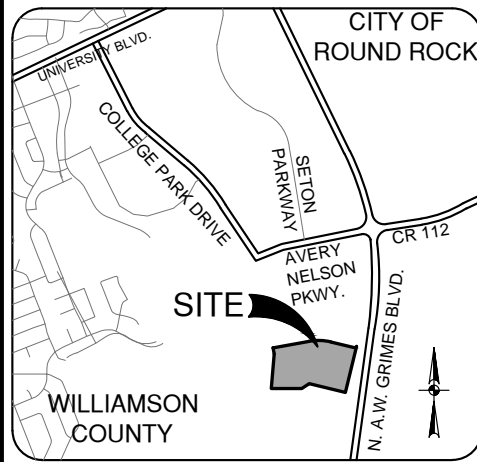
CR 112

**Subject Tract  
23.23 ac.**

N 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

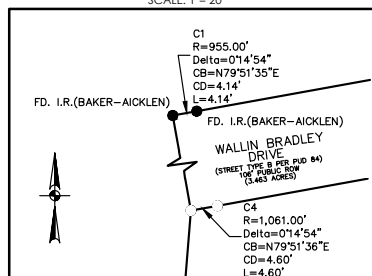
BENCHMARK DESCRIPTION AND ELEVATION:

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'



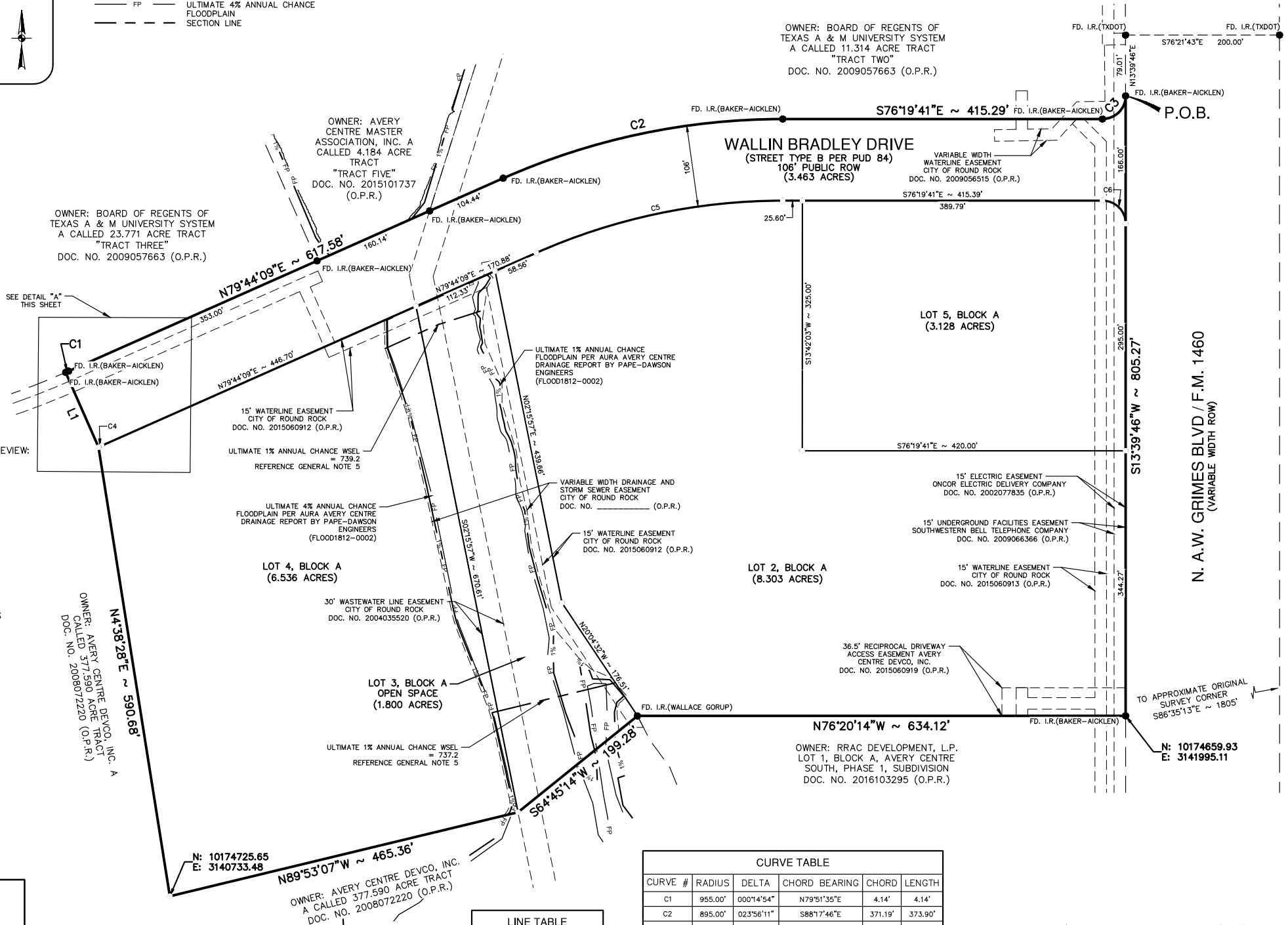
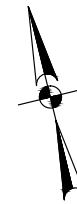
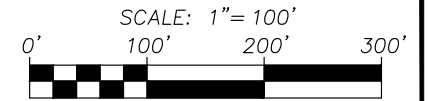
## LEGEND

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
(SURVEYOR)	FOUND 1/2" IRON ROD WITH CAP SET 1/2" IRON ROD (PD)
⊙	CALCULATED POINT
---	EASEMENT
---	PLAT BOUNDARY
---	ADJOINER LINE
---	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
---	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
---	SECTION LINE

## FINAL PLAT OF LOTS 2, 3, 4, & 5 BLOCK A AVERY CENTRE SOUTH

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. 2008072220 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.)



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N10°00'57"W	106.00'

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°56'11"	S88°17'46"E	327.23'	329.62'
C6	30.00'	089°58'54"	S31°20'14"E	42.42'	47.11'



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 3

FP1903-001

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

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. 2008072220 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. 2008072220 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 Pope-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 FLOODPLAIN 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 TO BE CONVEYED BY DEED TO THE CITY OF ROUND ROCK, A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCE THE DOCUMENT NUMBER OF THIS FINAL PLAT, SHALL BE RECORDED.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1903-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 3, 2019.



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

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. 2008072220 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.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Avery Centre Devco, Inc. as the owner of a called 377.590 acre tract conveyed to Avery Centre Devco, Inc., recorded in Document No. 2008072220 and corrected in Document No. 2008083894, both of the Official Public Records of Williamson County, Texas, situated in the Thomas Toby Survey, Abstract No. 625, in Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as LOTS 2, 3, 4, & 5 BLOCK A, AVERY CENTRE SOUTH Subdivision.

AVERY CENTRE DEVCO, INC.

John S. Avery, Sr.  
JOHN S. AVERY, SR.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

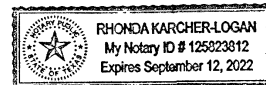
This instrument was acknowledged before me on the 18<sup>th</sup> day of March 2019 by,  
Avery Centre Devco, Inc.

Notary Public, State of Texas

Printed Name: Rhonda Karcher-Logan

My Commission Expires: September 12, 2022

Rhonda Karcher-Logan



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4, Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Parker J. Graham  
Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
10801 N MoPac Expy., Bldg. 3, Suite 200  
Austin, Texas, 78759

03/18/2019  
Date



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 4, Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.



Michael S. Fisher  
Michael S. Fisher  
Registered Professional Engineer No. 87704  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
10801 N MoPac Expy., Bldg. 3, Suite 200  
Austin, Texas, 78759

3/19/18  
Date

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

The property covered by this plat is within the city limits of the City of Round Rock, Texas.

David Pavliska, Chairman  
City of Round Rock Planning & Zoning Commission

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 201\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 201\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_m. in the plat records of said county, in document no. \_\_\_\_\_ Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, clerk, county court Williamson County, Texas

By: \_\_\_\_\_  
Deputy



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