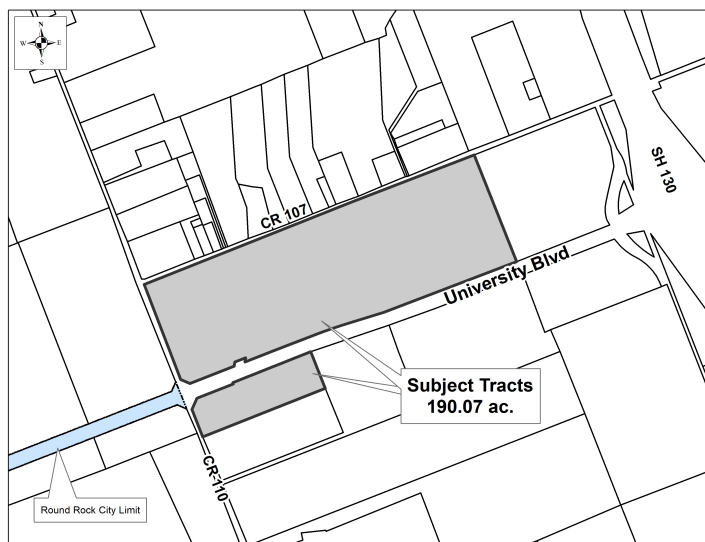


## University Heights Preliminary Plat PRELIMINARY PLAT PP1911-003



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat approval to create residential lots, commercial lots, an amenity lot and other lots for drainage, landscaping and private parkland.

**ZONING AT TIME OF APPLICATION:** C-1a; SF3; TF; MF-1; MF-2

**DESCRIPTION:** 190.07 acres out of the Henry Millard Survey, Abstract No. 452

**CURRENT USE OF PROPERTY:** Undeveloped (C1-a; SF3; TF; MF-1; MF-2)

**GENERAL PLAN LAND USE DESIGNATION:** Commercial and Residential

**ADJACENT LAND USE:**

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

South: Builders First Source (ETJ; Unzoned); University Boulevard; Undeveloped (C-1a); High Rock Office Park (ETJ; Unzoned); Undeveloped C-1a)

East: Undeveloped (ETJ; Unzoned)

West: CR 110; Undeveloped (ETJ; Unzoned)

**PROPOSED LAND USE:** Single-, Two-, and Multi-Family Residential with Commercial

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 423                   | 83.99          |
| Residential - Multi Unit:     | 2                     | 29.82          |
| Office:                       | 0                     | 0              |
| Commercial:                   | 6                     | 26.29          |
| Industrial:                   | 0                     | 0              |
| Open/Common Space:            | 0                     | 0              |
| ROW:                          | 12                    | 22.08          |
| Parkland:                     | 0                     | 0              |
| Other:                        | 146                   | 27.89          |
| <b>TOTALS:</b>                | <b>589</b>            | <b>190.07</b>  |

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

**Agent:**  
Randall Jones & Associates Engineering, Inc.  
Israel Ramirez  
2900 Jazz Street  
Round Rock, TX 78664

**University Heights**  
**PRELIMINARY PLAT      PP1911-003**

**HISTORY:** On March 6, 2019, the Planning and Zoning Commission approved the Concept Plan (CP1807-001) on this 190.07-acre tract, contingent on annexation and zoning. The tract was annexed into the City on June 27, 2019 and zoned SF-3 (Single-Family – Mixed Lot) 104.39 acres; TF (Townhouse) 22.10 acres; MF-2 (Multifamily – Medium Density) 19.97 acres; MF-1 (Multifamily – Low Density) 10.00 acres; C-1a (General Commercial – Limited) 26.51 acres and approximately 22 acres were dedicated for right-of-way.

**DATE OF REVIEW:** May 6, 2020

**LOCATION:** East of CR 110, South of CR 107; West of SH 130, and North and South of University Boulevard

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the tracts for residential and commercial purposes. There are a total of five zoning districts within this subdivision. There are six commercial lots totaling 26.51 acres zoned C-1a (General Commercial - Limited). The C-1a district provides for limited general commercial uses, with a maximum height of 5 stories. There are 22.10 acres of TF (Two-Family) for duplex development. The TF district allows for duplex development with a maximum building height of 2.5 stories. There are 10.00 acres of MF-1 (Multifamily Low Density). The MF-1 district provides for multifamily housing at a maximum density of 12 units per acre and a maximum building height of 2.5 stories. Apartments and townhouses are permitted. There are 19.97 acres of MF-2 (Multifamily Medium Density). The MF-2 district provides for multifamily housing at a maximum density of 20 units per acre. Residential structures shall be permitted to reach four (4) stories in height provided that the first level is garage parking and the upper three (3) stories are dwelling units.

The majority of the subdivision is zoned SF-3 (Single Family Mixed Lot). The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: Estate lots of at least 10,000 square feet, Standard lots of at least 6,500 square feet and Small lots of at least 5,000 square feet. The district is designed to provide a minimum of the three lot size compositions, with at least 40% of the total number consisting of estate lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than outlined above if it has a connectivity index of 1.4 or greater and includes certain design features. This preliminary plat has 423 single family lots, with 41 estate lots (9.7%), 204 standard lots (48.2%) and 178 small lots (42.1%) with a connectivity index of 1.51. This subdivision will also include arterial and collector road landscaping, enhanced detention facilities and bridge/culvert design, usable open spaces which exceed the parkland requirement and natural stone subdivision walls for the design features.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1807-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) was required for this project. There will be infrastructure improvements such as turn lanes and deceleration lanes along University Boulevard and County Roads 110 and 107 for this development at different locations. A new traffic signal will be installed at the eastern portion of the development near the City/Williamson County jurisdiction border along University Boulevard.

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

**University Heights**  
**PRELIMINARY PLAT      PP1911-003**

privately owned and maintained lift station that will serve a portion of the development along the northeastern part of the subdivision.

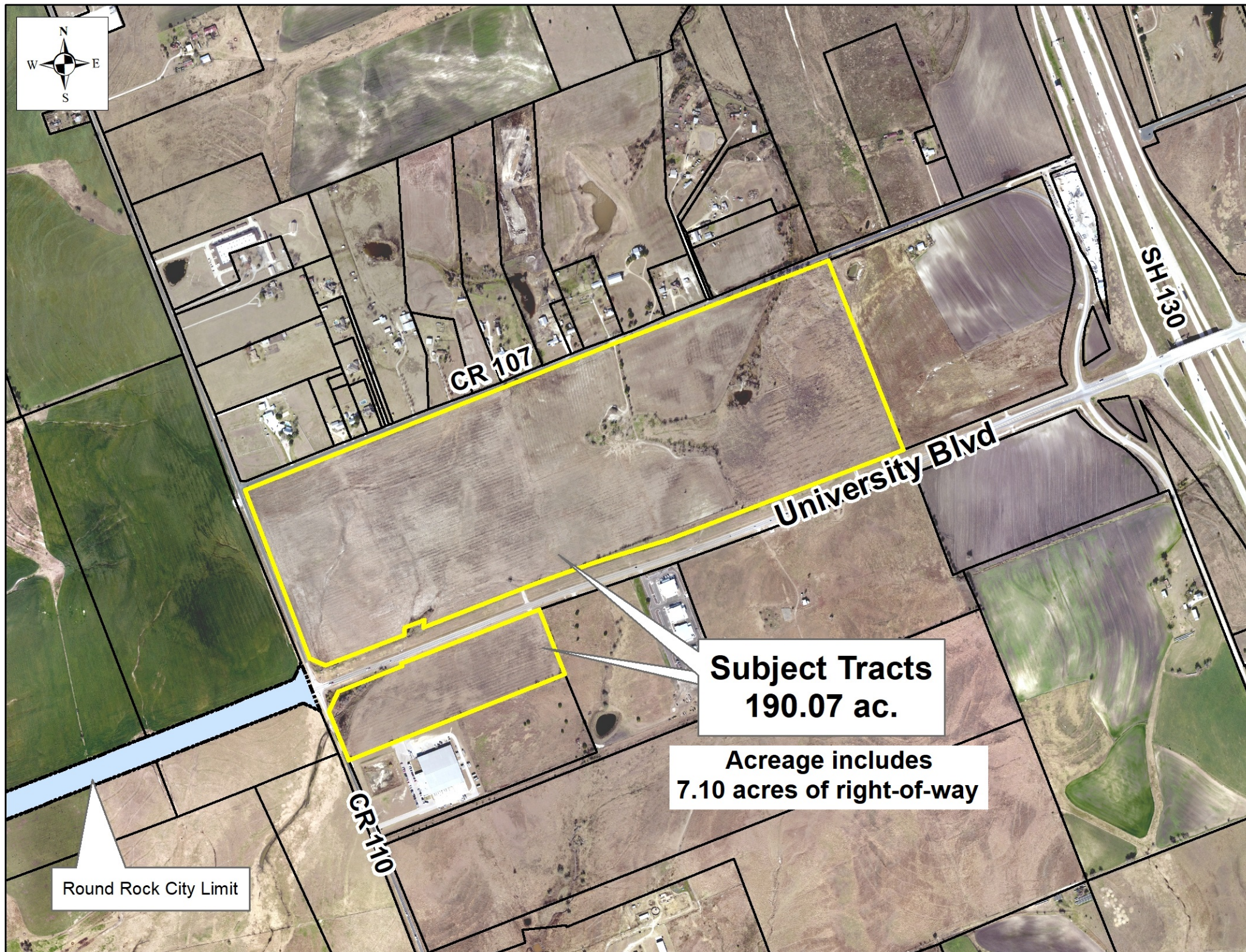
Drainage: A flood study is required for the special purpose lot on Block S, Lot 22A. Staff will review a more detailed drainage plan prior to site development plan permitting. Also, drainage for the proposed development will be provided by an on-site detention pond as shown on the preliminary plat.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Prior to final plat submittal for phases 6, 7, or 8, whichever occurs first, the intersection design where Regents Place knuckles to the south to meet University Boulevard shall be redesigned to the satisfaction of the City's Transportation Department.
2. Prior to the first final plat approval, provide service confirmation letter from Jonah Water SUD, water service provider.
3. Prior to final plat approval for any lot served by the proposed wastewater lift station, provide for review a Wastewater Lift Station Engineering Report detailing all items listed in the Utility Criteria Manual, Section I, Item H. and TCEQ. The proposed discharge force main route must be approved by the City of Round Rock Utilities.
4. Prior to final plat approval for Phase 7 or 8, whichever occurs first, provide the Planning & Development Services Department with an approved flood study identifying limits of Ultimate 1% and Ultimate 4% within Lot 22, Block S, and depict MMFE for all floodplain adjacent lots.
5. Designate Block S, Lot 22A, the proposed wastewater lift station, as a Special Purpose Lot, and revise lot/acreage summary tables accordingly.
6. Revise the cover sheet of the preliminary plat to show the acreage for the development lots under Acreage by Lot Types.
7. Revise the cover sheet of the preliminary plat to show the Planning & Zoning Commission meeting date as May 6, 2020.





CR 107

SH 130

University Blvd

CR 110

Round Rock City Limit

**Subject Tracts  
190.07 ac.**

**Acreage includes  
7.10 acres of right-of-way**



PRELIMINARY PLAT OF  
**UNIVERSITY HEIGHTS**  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

OWNER:  
JSL NORTH INVESTMENTS, LLC  
JOHN S. LLOYD  
4720-4 ROCKCLIFF ROAD  
AUSTIN, TEXAS 78746

SURVEYOR: RJ SURVEYING & ASSOCIATES, INC.

ACREAGE: 190.069 ACRES  
NUMBER OF BLOCKS: 22  
LINEAR FEET OF NEW STREETS: 20,052'

SUBMITTAL DATE: NOVEMBER 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 1, 2020  
BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL DATUM:

ROUND ROCK 01-037, CITY OF ROUND ROCK  
BRASS DISK SET IN CONCRETE AS SHOWN ON  
SHEET 1 OF 5.  
NORTHING: 10188005.9814  
EASTING: 3151363.4109  
ELEVATION: 808.30'

ROUND ROCK 01-038, CITY OF ROUND ROCK BRASS DISK  
SET IN CONCRETE AS SHOWN ON SHEET 3 OF 5.  
NORTHING: 10178429.1049  
EASTING: 3154785.3870  
ELEVATION: 716.20'

HORIZONTAL DATUM NAD 83/HARN 93, VERTICAL DATUM NAVD  
88 (GEOD 99) ACCORDING TO THE GPS DATA SHEET  
PUBLISHED BY THE CITY OF ROUND ROCK, TEXAS, FOR NO.  
01-037 AND NO. 01-038.

PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452  
ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.

NUMBER OF LOTS BY TYPE OF DEVELOPMENT:

|  |           |
|--|-----------|
| SINGLE FAMILY = 423                            |           |
| TWO-FAMILY = 112                               |           |
| MULTIFAMILY (MF-1) = 1                         |           |
| MULTIFAMILY (MF-2) = 1                         |           |
| AMENITY (PRIVATE) = 1                          |           |
| PARKLAND LOTS (HQA LOT) = 4                    |           |
| LANDSCAPE LOTS = 24                            |           |
| DRAINAGE EASEMENT/WASTEWATER EASEMENT LOTS = 5 |           |
| DEVELOPMENT LOTS = 6                           |           |
| DEVELOPMENT PONDS = 2                          |           |
| ROAD DEDICATION LOTS = 14                      |           |
| ACREAGE BY LOT TYPE:                           |           |
| SINGLE-FAMILY LOTS:                            | 83.991 AC |
| TWO-FAMILY LOTS:                               | 8.999 AC  |
| MULTI-FAMILY (MF-1) LOTS:                      | 9.974 AC  |
| MULTI-FAMILY (MF-2) LOTS:                      | 19.850 AC |
| AMENITY LOT:                                   | 1.834 AC  |
| PARKLAND LOTS:                                 | 0.989 AC  |
| LANDSCAPE LOTS:                                | 15.806 AC |
| DRAINAGE/WWE LOTS:                             | 0.472 AC  |

LOT SUMMARY TABLE

| LOT SIZE (SQ)                        | No. LOTS | % OF LOTS |
|--------------------------------------|----------|-----------|
| SINGLE FAMILY DETACHED SMALL LOTS    | 178      | 42.1%     |
| SINGLE FAMILY DETACHED STANDARD LOTS | 204      | 48.2%     |
| SINGLE FAMILY DETACHED ESTATE LOTS   | 41       | 9.7%      |
| TOTAL                                | 423      | 100.00%   |

STREETS TABLE:

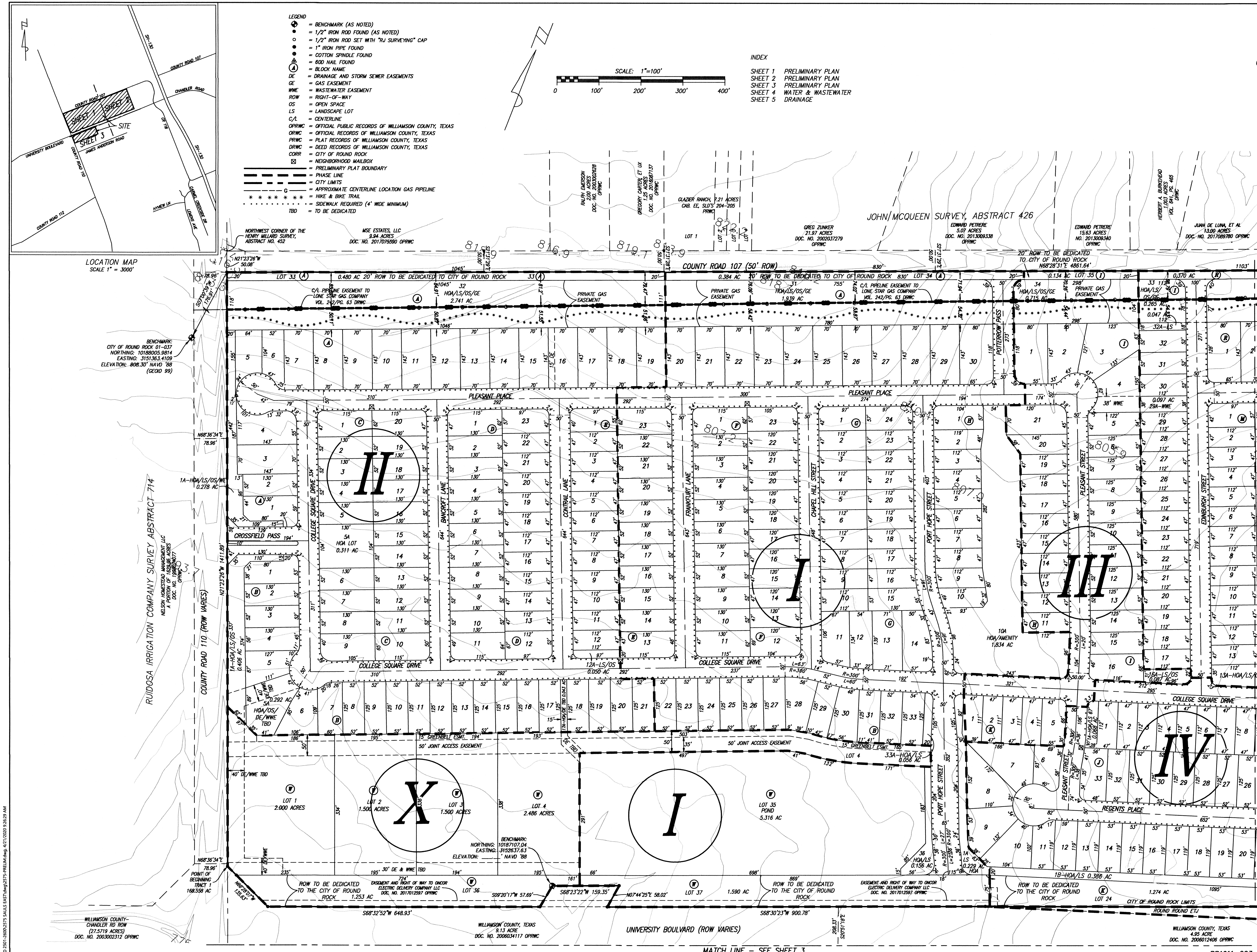
| STREET NAME          | LENGTH  | RIGHT-OF-WAY WIDTH |
|----------------------|---------|--------------------|
| CROSSFIELD PASS      | 194'    | 66'                |
| PLEASANT PLACE       | 1,957'  | 50'                |
| COLLEGE SQUARE DRIVE | 3,361'  | 50'                |
| REGENTS PLACE        | 1,833'  | 50'                |
| SWANSTON DRIVE       | 1,647'  | 50'                |
| AUTUMN SUNSET BEND   | 957'    | 50'                |
| BANKPORT LANE        | 644'    | 50'                |
| CONTRAL LANE         | 644'    | 50'                |
| FRANKFURT LANE       | 643'    | 50'                |
| CHAPEL HILL STREET   | 648'    | 50'                |
| PORT HOPE STREET     | 1,146'  | VARIES             |
| PLEASANT STREET      | 990'    | 50'                |
| EDINBURGH STREET     | 989'    | 50'                |
| GLENCOE LANE         | 735'    | 50'                |
| HECHAM DRIVE         | 1,037'  | 50'                |
| ROYAL MILE ROAD      | 1,083'  | 50'                |
| GARDEN POINT DRIVE   | 1,107'  | 50'                |
| BAYLESS PASS         | 164'    | 65'                |
| POTTERROW PASS       | 273'    | 50'                |
| TOTAL                | 20,052' |                    |

\*ALL STREETS ARE PUBLIC

DATE: AUGUST 17, 2019 SCALE: 1" = 100'

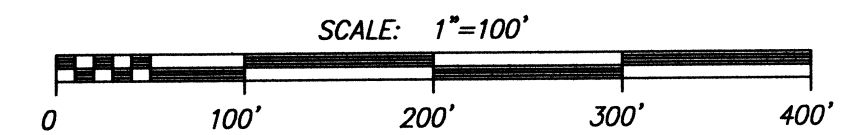
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

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





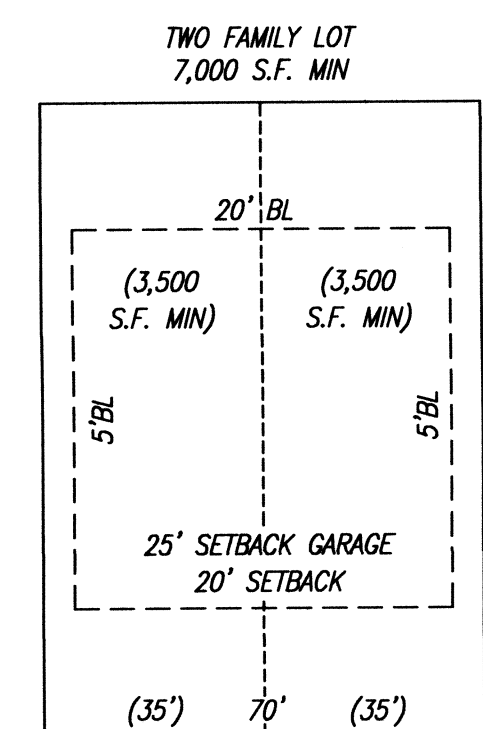
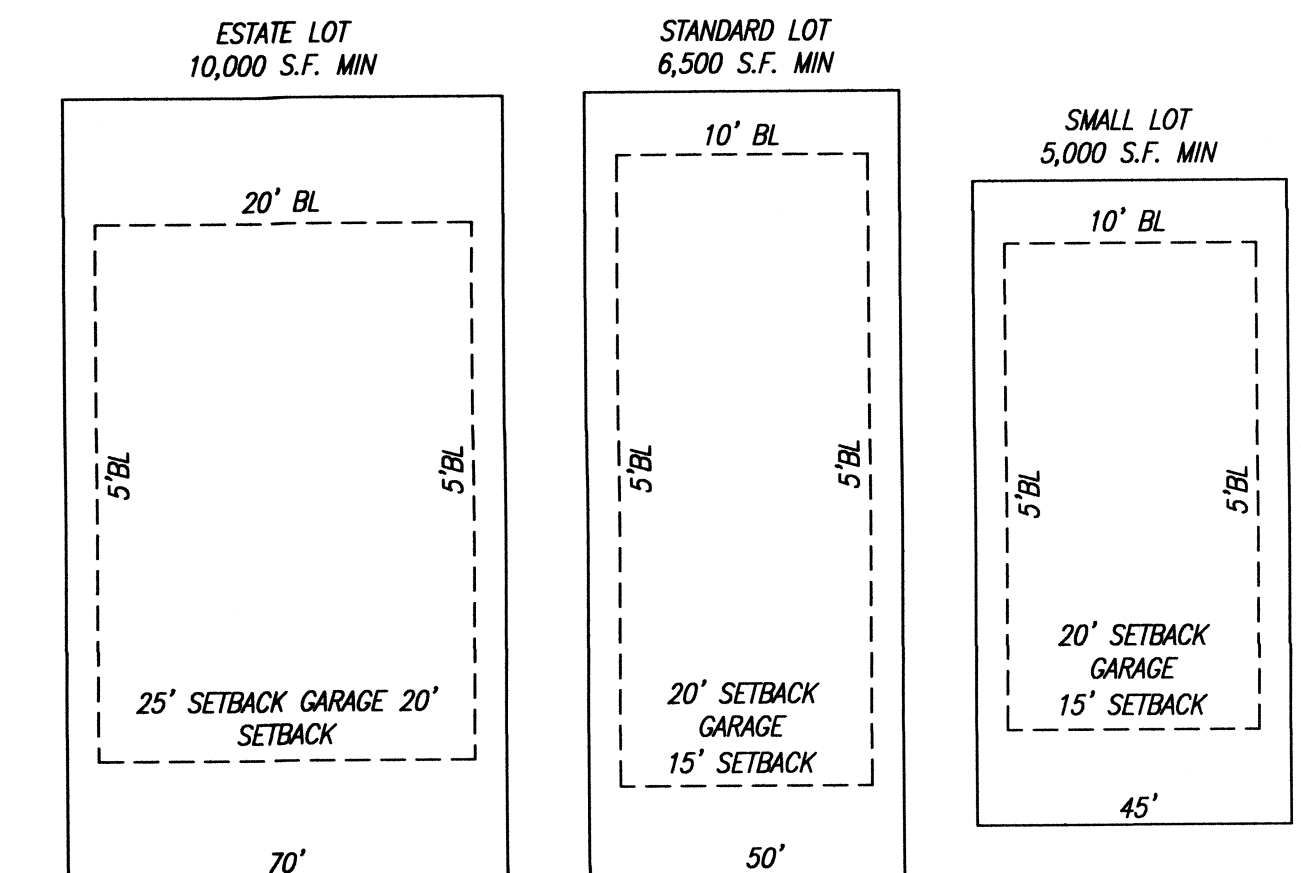
PRELIMINARY PLAT OF  
**UNIVERSITY HEIGHTS**  
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



- LEGEND
- = BENCHMARK (AS NOTED)
  - = 1/2" IRON ROD FOUND (AS NOTED)
  - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
  - = 1" IRON PIPE FOUND
  - = COTTON SPINDLE FOUND
  - = 600 NAIL FOUND
  - Ⓐ = BLOCK NAME
  - DE = DRAINAGE AND STORM SEWER EASEMENTS
  - GE = GAS EASEMENT
  - WME = WASTEWATER EASEMENT
  - ROW = RIGHT-OF-WAY
  - OS = OPEN SPACE
  - LS = LANDSCAPE LOT
  - C/L = CENTERLINE
  - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
  - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
  - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - CORR = CITY OF ROUND ROCK
  - ES = NEIGHBORHOOD MAILBOX
  - = PRELIMINARY PLAT BOUNDARY
  - = PHASE LINE
  - = CITY LIMITS
  - = APPROXIMATE CENTERLINE LOCATION GAS PIPELINE
  - \*\*\* = HIKE & BIKE TRAIL
  - \*\*\*\*\* = SIDEWALK REQUIRED (4' WIDE MINIMUM)
  - TBD = TO BE DEDICATED

EASEMENT NOTES:

- ELECTRIC TRANSMISSION EASEMENT TO TEXAS POWER & LIGHT COMPANY - VOLUME 353/PAGE 60 DRWC - UNLOCATABLE.
- WATER LINE EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 572/PAGE 190 DRWC - BLANKET TYPE AND UNLOCATABLE.



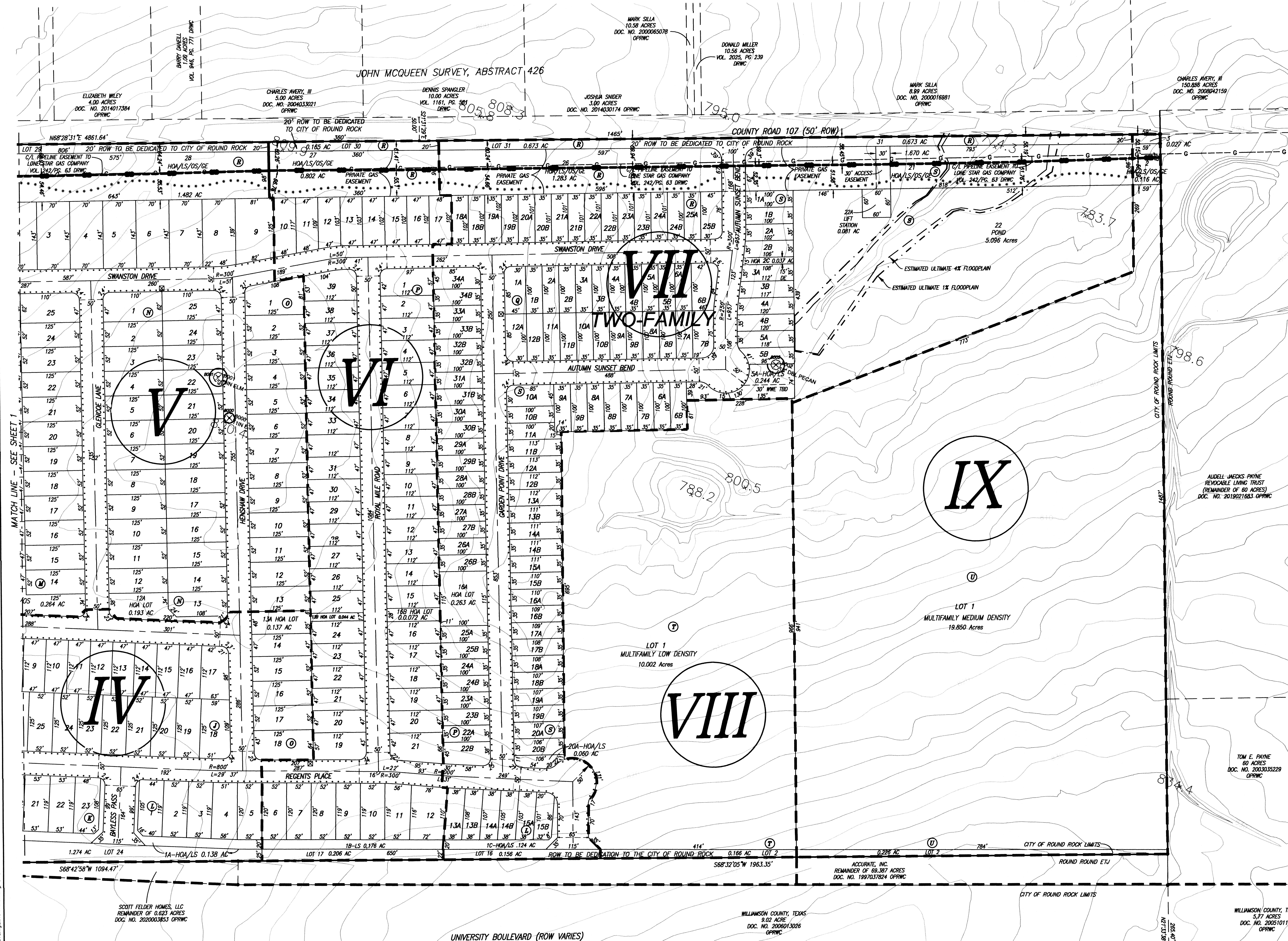
| TAG # | TYPE          |
|-------|---------------|
| 8000  | 11" ELM       |
| 8001  | 19" ELM       |
| 8002  | 18" DBL PECAN |

DATE: AUGUST 17, 2019 SCALE: 1" = 100'

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(512) 836-4793 FAX: (512) 836-4817 F-10015400

PP1911-003  
SHEET 2 OF 5 SHEETS





## LEGAL DESCRIPTION:

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 190.089 ACRE TRACT OF LAND COMPRISED OF TWO TRACTS, TRACT 1 BEING A 168.558 ACRE TRACT AND TRACT 2 BEING A 21.511 ACRE TRACT, BOTH HAVING BEEN CONVEYED TO SSC NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## TRACT 1 - 168.558 ACRES

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (RIGHT-OF-WAY VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (RIGHT-OF-WAY VARIES) MONUMENTING THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 168.558 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 168.558 ACRE TRACT, N21°23'26"W A DISTANCE OF 1411.89 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (50' RIGHT-OF-WAY), FROM WHICH THE NORTHWEST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 BEARS N21°23'26"W A DISTANCE OF 50.08 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 107, N68°28'31"E A DISTANCE OF 4861.64 FEET TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE REMAINDER OF A 60 ACRE TRACT CONVEYED TO AUDELL JAECKS PAYNE REVOCABLE LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 2019021683, OPRWC;

THENCE ALONG THE WEST LINE OF SAID 60 ACRE TRACT, S21°29'06"E A DISTANCE OF 1516.68 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE REMAINDER OF A 69.387 ACRE TRACT CONVEYED TO ACCURATE, INC. BY DEED RECORDED IN DOCUMENT NO. 1997037824, OPRWC;

THENCE ALONG THE SOUTH LINE OF SAID 168.558 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 69.387 ACRE TRACT, THE NORTH LINE OF THE REMAINDER OF A 34.70 ACRE TRACT CONVEYED TO HENRY DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004089842, OPRWC, AND THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE, THE FOLLOWING EIGHT (8) COURSES:

1. S68°32'05"W A DISTANCE OF 1963.35 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 34.70 ACRE TRACT;
2. S68°42'38"W A DISTANCE OF 1094.47 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 34.70 ACRE TRACT ON THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE;
3. S68°30'23"W A DISTANCE OF 900.78 FEET TO A 1/2" IRON ROD FOUND;
4. N07°44'25"E A DISTANCE OF 58.02 FEET TO A 1/2" IRON ROD FOUND;
5. S68°23'22"W A DISTANCE OF 159.35 FEET TO A 1/2" IRON ROD FOUND;
6. S09°20'17"W A DISTANCE OF 57.69 FEET TO A 1/2" IRON ROD FOUND;
7. S68°32'52"W A DISTANCE OF 648.93 FEET TO A 1/2" IRON ROD FOUND;
8. N68°28'07"W A DISTANCE OF 135.63 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 168.558 ACRES, MORE OR LESS.

## TRACT 2 - 21.511 ACRES

BEGINNING AT A 600 NAIL FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110 (RIGHT-OF-WAY VARIES) MONUMENTING THE SOUTHWEST CORNER OF SAID 21.511 ACRE TRACT;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110, N21°23'26"W A DISTANCE OF 406.82 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY DRIVE, THE FOLLOWING FOUR (4) COURSES:

1. N24°16'55"E A DISTANCE OF 168.53 FEET TO A 1/2" IRON ROD FOUND;
2. N68°40'41"E A DISTANCE OF 534.88 FEET TO A 1/2" IRON ROD FOUND;
3. N21°21'44"W A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND;
4. N69°08'42"E A DISTANCE OF 1136.09 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE REMAINDER OF A 34.70 ACRE TRACT CONVEYED TO HENRY DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004089842, OPRWC;

THENCE ALONG THE WEST LINE OF SAID 34.70 ACRE TRACT, S20°51'18"E A DISTANCE OF 522.01 FEET TO A COTTON SPINDLE FOUND AT THE NORTHEAST CORNER OF A 25.97 ACRE TRACT CONVEYED TO PRO-BUILD REAL ESTATE HOLDINGS, LLC BY DEED RECORDED IN DOCUMENT NO. 2006067193, OPRWC;

THENCE ALONG THE NORTH LINE OF SAID 25.97 ACRE TRACT, S68°14'45"W A DISTANCE OF 1786.65 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 21.511 ACRES, MORE OR LESS.

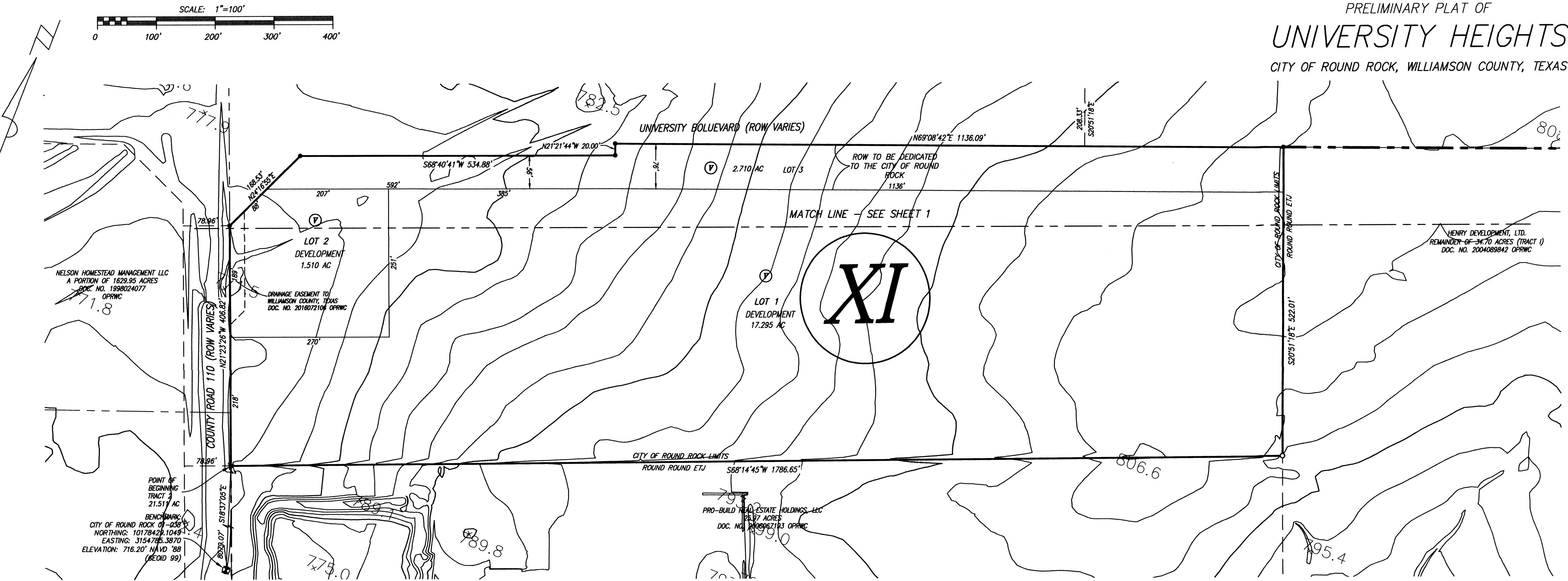
ALL IRON RODS SET OR FOUND HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (+203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R40135 AND R474736.

## PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCRAGED 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 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
2. A PORTION OF THIS TRACT IS ENCRAGED BY THE ESTIMATED 4% ULTIMATE FLOODPLAIN AND THE ESTIMATED 1% ULTIMATE FLOODPLAIN.
3. 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.
4. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
6. 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.
7. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
9. 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. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 6, 2019.
10. JONAH WATER SUD INFRASTRUCTURE WILL BE WITHIN PRIVATE EASEMENT DEDICATED WITH FINAL PLATS(S).
11. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPED FIRE CODE AS AMENDED, SHALL BE REQUIRED ON ALL RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
12. THE HOME OWNERS ASSOCIATION WILL OWN MAINTAIN ALL NON-RESIDENTIAL AND NON-COMMERCIAL LOTS INSIDE THE LIMITS OF THIS PLAT.
13. RIGHT-OF-WAY FOR THE MOVING OF UNIVERSITY BOULEVARD SHALL BE CONVEYED TO THE CITY OF ROUND ROCK BY DEED AT THE TIME OF FINAL PLAT REORDINATION AND REFERENCE THE PHASE IN WHICH SAID RIGHT-OF-WAY IS LOCATED.
15. THE DEVELOPER(S) OF WHAT IS NOW LOTS 1-4, BLOCK W, WILL BE RESPONSIBLE FOR MAINTENANCE OF THE 15' WIDE GREENBELT EASEMENT



| ESTATE LOT SUMMARY | LOT | AREA SQ.FT. |
|--------------------|-----|-------------|
| A                  | 3   | 10,010      |
| A                  | 4   | 11,127      |
| A                  | 5   | 8,689       |
| A                  | 7   | 10,000      |
| A                  | 8   | 10,000      |
| A                  | 9   | 10,000      |
| A                  | 10  | 10,000      |
| A                  | 11  | 10,000      |
| A                  | 12  | 10,000      |
| A                  | 13  | 10,000      |
| A                  | 14  | 10,000      |
| A                  | 15  | 10,000      |
| A                  | 17  | 10,000      |
| A                  | 18  | 10,000      |
| A                  | 19  | 10,000      |
| A                  | 20  | 10,000      |
| A                  | 21  | 10,000      |
| A                  | 22  | 10,000      |
| A                  | 23  | 10,000      |
| A                  | 24  | 10,000      |
| A                  | 25  | 10,000      |
| A                  | 26  | 10,000      |
| A                  | 27  | 10,000      |
| A                  | 28  | 10,000      |
| A                  | 29  | 10,000      |
| A                  | 30  | 11,381      |

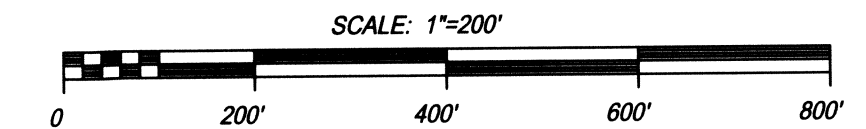
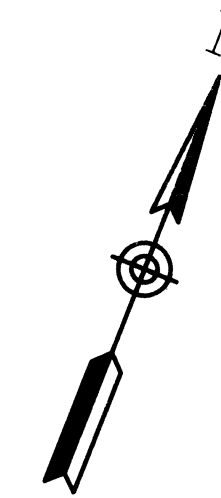
| STANDARD LOT SUMMARY | LOT | AREA SQ.FT. |
|----------------------|-----|-------------|
| A                    | 1   | 8,085       |
| A                    | 2   | 6,760       |
| A                    | 3   | 6,760       |
| A                    | 4   | 6,760       |
| A                    | 5   | 6,760       |
| A                    | 6   | 6,760       |
| A                    | 7   | 6,760       |
| A                    | 8   | 6,760       |
| A                    | 9   | 6,760       |
| A                    | 10  | 6,760       |
| A                    | 11  | 6,760       |
| A                    | 12  | 6,760       |
| A                    | 13  | 6,760       |
| A                    | 14  | 6,760       |
| A                    | 15  | 6,760       |
| A                    | 16  | 6,760       |
| A                    | 17  | 6,760       |
| A                    | 18  | 6,760       |
| A                    | 19  | 6,760       |
| A                    | 20  | 6,760       |
| A                    | 21  | 6,760       |
| A                    | 22  | 6,760       |
| A                    | 23  | 6,760       |
| A                    | 24  | 6,760       |
| A                    | 25  | 6,760       |
| A                    | 26  | 6,760       |
| A                    | 27  | 6,760       |
| A                    | 28  | 6,760       |
| A                    | 29  | 6,760       |
| A                    | 30  | 6,760       |

| SMALL LOT SUMMARY | LOT | AREA SQ.FT. |
|-------------------|-----|-------------|
| D                 | 12  | 7,402       |
| D                 | 13  | 5,264       |
| D                 | 14  | 5,264       |
| D                 | 15  | 5,264       |
| D                 | 16  | 5,264       |
| D                 | 17  | 5,264       |
| D                 | 18  | 5,264       |
| D                 | 19  | 5,264       |
| D                 | 20  | 5,264       |
| D                 | 21  | 5,264       |
| D                 | 22  | 5,264       |
| D                 | 23  | 6,367       |
| D                 | 24  | 5,264       |
| D                 | 25  | 5,264       |
| D                 | 26  | 5,264       |
| D                 | 27  | 5,264       |
| D                 | 28  | 5,264       |
| D                 | 29  | 5,264       |
| D                 | 30  | 5,264       |
| D                 | 31  | 5,264       |
| D                 | 32  | 5,264       |
| D                 | 33  | 5,264       |
| D                 | 34  | 5,264       |
| D                 | 35  | 5,264       |
| D                 | 36  | 5,264       |
| D                 | 37  | 5,264       |
| D                 | 38  | 5,264       |
| D                 | 39  | 5,264       |
| D                 | 40  | 5,264       |
| D                 | 41  | 5,264       |
| D                 | 42  | 5,264       |
| D                 | 43  | 5,264       |
| D                 | 44  | 5,264       |
| D                 | 45  | 5,264       |
| D                 | 46  | 5,264       |
| D                 | 47  | 5,264       |
| D                 | 48  | 5,264       |
| D                 | 49  | 5,264       |
| D                 | 50  | 5,264       |
| D                 | 51  | 5,264       |
| D                 | 52  | 5,264       |
| D                 | 53  | 5,264       |
| D                 | 54  | 5,264       |
| D                 | 55  | 5,264       |
| D                 | 56  | 5,264       |
| D                 | 57  | 5,264       |
| D                 | 58  | 5,264       |
| D                 | 59  | 5,264       |
| D                 | 60  | 5,264       |
| D                 | 61  | 5,264       |
| D                 | 62  | 5,264       |
| D                 | 63  | 5,264       |
| D                 | 64  | 5,264       |
| D                 | 65  | 5,264       |
| D                 | 66  | 5,264       |
| D                 | 67  | 5,264       |
| D                 | 68  | 5,264       |
| D                 | 69  | 5,264       |
| D                 | 70  | 5,264       |
| D                 | 71  | 5,264       |
| D                 | 72  | 5,264       |
| D                 | 73  | 5,264       |
| D                 | 74  | 5,264       |
| D                 | 75  | 5,264       |
| D                 | 76  | 5,264       |
| D                 | 77  | 5,264       |
| D                 | 78  | 5,264       |
| D                 | 79  | 5,264       |
| D                 | 80  | 5,264       |
| D                 | 81  | 5,264       |
| D                 | 82  | 5,264       |
| D                 | 83  | 5,264       |
| D                 | 84  | 5,264       |
| D                 | 85  | 5,264       |
| D                 | 86  | 5,264       |
| D                 | 87  | 5,264       |
| D                 | 88  | 5,264       |
| D                 | 89  | 5,264       |
| D                 | 90  | 5,264       |
| D                 | 91  | 5,264       |
| D                 | 92  | 5,264       |
| D                 | 93  | 5,264       |
| D                 | 94  | 5,264       |
| D                 | 95  | 5,264       |
| D                 | 96  | 5,264       |
| D                 | 97  | 5,264       |
| D                 | 98  | 5,264       |
| D                 | 99  | 5,264       |
| D                 | 100 | 5,264       |

| TWO FAMILY<br>LOT SUMMARY |     |             |
|---------------------------|-----|-------------|
| BLOCK                     | LOT | AREA SQ.FT. |

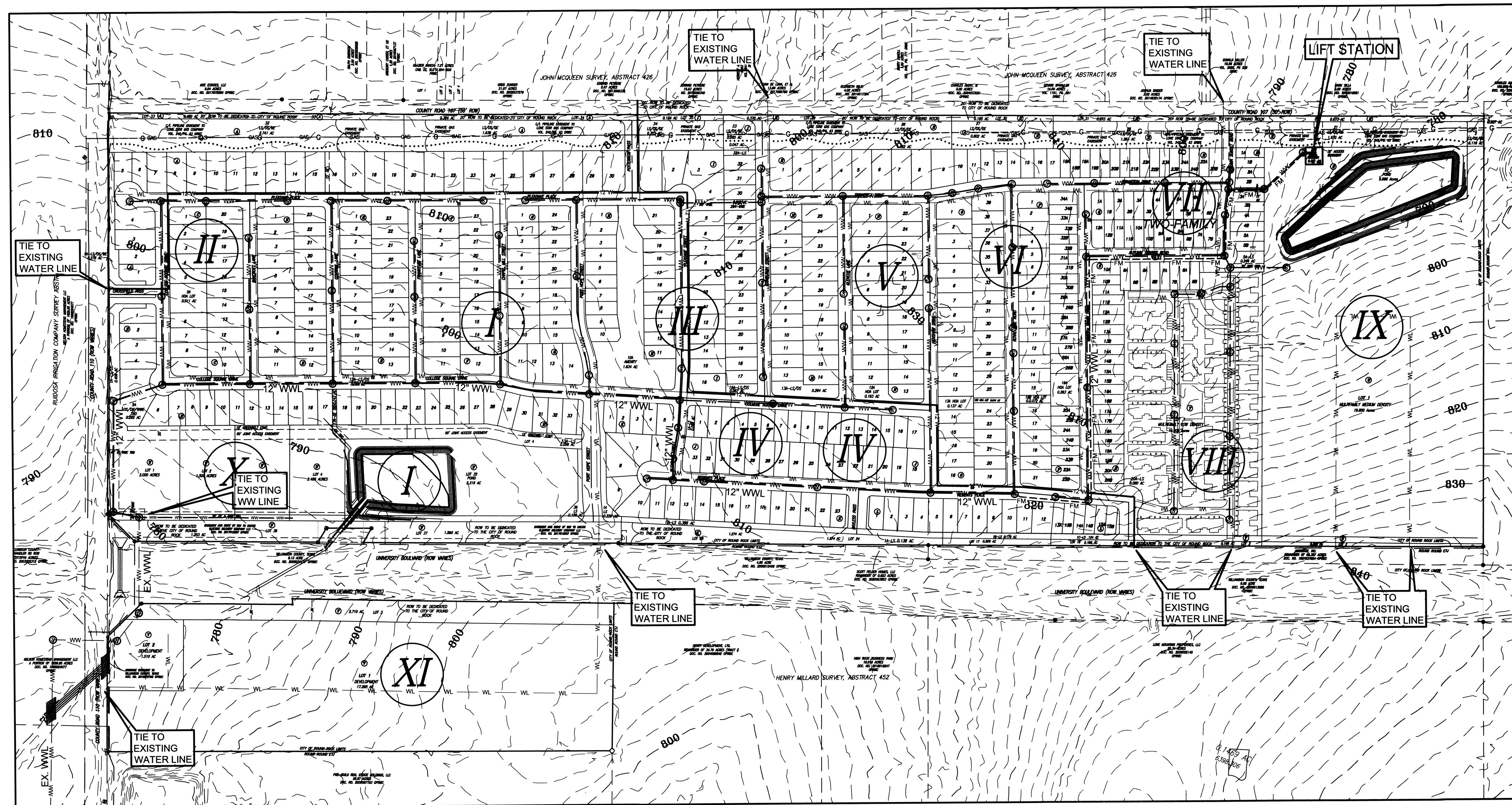


PRELIMINARY PLAT OF  
**UNIVERSITY HEIGHTS**  
**WATER & WASTEWATER PLAN**



**LEGEND**

- 12"W— = 12" WATER LINE
- WL— = 8" WATER LINE
- WW— = 8" WASTEWATER LINE
- FM— = FORCE MAIN
- ⊙ = WASTEWATER MANHOLE



PP1911-003  
DATE: SEPT. 19, 2019  
SCALE: 1"=200'

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

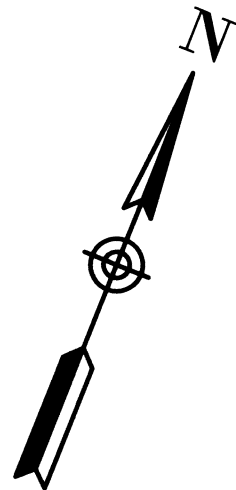
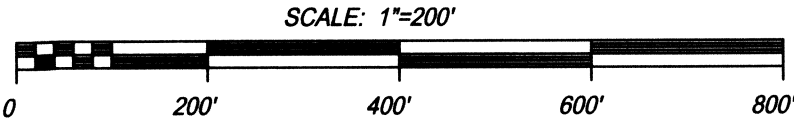
**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

SHEET 4 OF 5 SHEETS

F-10015400



PRELIMINARY PLAT OF  
**UNIVERSITY HEIGHTS**  
**DRAINAGE PLAN**



ASSUME EXISTING BASIN  
ROUTED AROUND SITE

ASSUME EXISTING BASIN  
FLOWS THROUGH SITE  
TO POND.

EXISTING  
30" CULVERT

EXISTING  
36" CULVERT

EXISTING  
48" CULVERT

PROPOSED  
POND

PROPOSED  
POND

EXISTING  
2'-6"X3' BOX

EXISTING  
12'X3' BOX

PP1911-003  
DATE: SEPT. 19, 2019  
SCALE: 1" = 200'

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