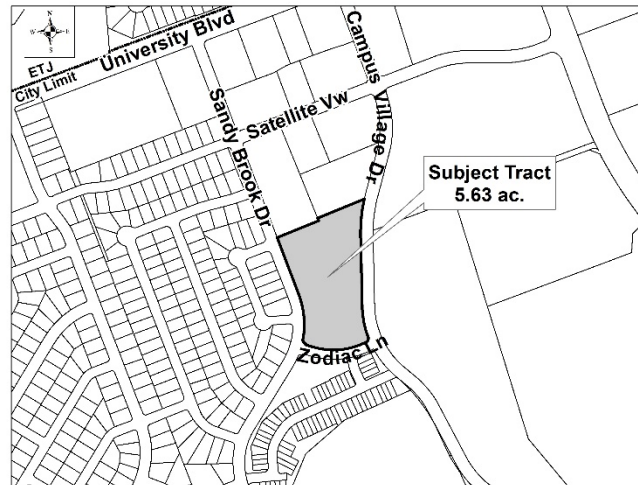


Replat of University Village North Sec. 4, Lot 5, Block C **FINAL PLAT FP2006-001**



CASE PLANNER: Caitlyn Reeves

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

ZONING AT TIME OF APPLICATION: PUD No. 83

DESCRIPTION: 5.63 acres out of the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD (Planned Unit Development) No. 83, Amendment 8, which allows for places of worship and office land uses.

ADJACENT LAND USE:

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

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	3	5.63
TOTALS:	3	5.63

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

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

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

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

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

DATE OF REVIEW: July 15, 2020

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

STAFF REVIEW AND ANALYSIS:

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

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

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The lot will be served with water via an existing 12-inch water line along Campus Village Drive. Wastewater will be provided via an existing 10-inch wastewater line along Campus Village Drive.

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

RECOMMENDED MOTION:

Staff recommends approval.



**Subject Tract
5.63 ac.**

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



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

ADJOINER LINE

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

ACREAGE: 5.632 ACRES

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

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: JUNE 16, 2020

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

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 5.632 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 3

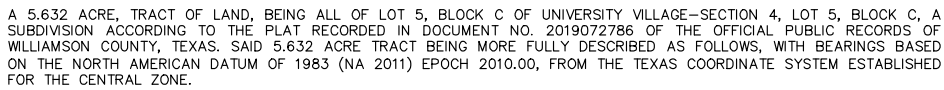
PATENT SURVEY:
ABEL L. EAVES SURVEY
ABSTRACT No. 215
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	792.50'	013°56'41"	S05°42'13"W	192.40'	192.88'
C2	482.50'	049°45'55"	S10°53'53"E	165.76'	166.59'
C3	20.00'	084°57'01"	S21°57'36"W	27.01'	29.65'
C4	375.00'	042°03'39"	S85°28'15"W	269.15'	275.29'
C5	20.00'	083°05'29"	N31°39'35"W	26.72'	29.27'
C6	435.35'	031°33'37"	N05°17'51"W	233.12'	235.99'
C7	435.35'	008°33'52"	N05°57'00"E	65.01'	65.07'
C8	435.35'	022°11'07"	N09°25'30"W	167.52'	168.57'
C9	435.35'	000°18'34"	N20°40'20"W	2.35'	2.35'



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

THENCE N 67°52'28" E, departing the east right-of-way line of said Lot 1, same being a north boundary line of said Lot 5, marked "Pape-Dawson" found, the southeast corner of said Lot 1, same being an interior corner of said Lot 5, for an

THENCE N 22°09'29" W, with the east boundary line of said Lot 1, a west boundary line of said Lot 5, a distance of 14.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, the southwest corner of Lot 2, Block C of the Capital Gymnastics Subdivision recorded in Document No. 2015105548 of the Official Public Records of Williamson County, Texas, same being an exterior corner of said Lot 5, for an angle point hereof;

THENCE N 67°50'31" E, departing the east boundary line of said Lot 1, with the south boundary line of said Lot 2, same being a north boundary line of said Lot 5, a distance of 263.89 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point, on the west right-of-way line of Campus Village Drive, a 65-foot right-of-way, said point being the southeast corner of said Lot 2, same being the northeast corner of said Lot 5, for a point of non-tangent curvature and the northeast corner hereof;

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

1. with the arc of a non-tangent curve to the left, having a radius of 792.50 feet, a delta of 13°56'41", a chord bearing and distance of S 05°42'13" W, 192.40 feet, an arc length of 192.88 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, for a point of non-tangency hereof,
2. S 01°15'32" E, a distance of 366.01 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, for a point of non-tangent curvature hereof, and,
3. with the arc of a non-tangent curve to the left, having a radius of 482.50 feet, a delta of 19°46'55", a chord bearing and distance of S 10°53'53" E, 165.76 feet, an arc length of 166.59 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point, at the north end of the curve return for the north right-of-way line of Zodiac Lane, a 50-foot right-of-way, dedicated in Document No. 2011058060 of the Official Public Records of Williamson County, Texas, said point being a southeast corner of said Lot 5, for a point of non-tangent curvature hereof;

THENCE with the arc of a non-tangent curve to the right, having a radius of 20.00 feet, a delta of $84^{\circ}57'01''$, a chord bearing and distance of S $21^{\circ}57'36''$ W, 27.01 feet, an arc length of 29.65 feet to a $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found, at the southwest end of said curve, same being a southeast corner of said Lot 5, for a point of non-tangency hereof;

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

1. S 64°26'29" W, a distance of 10.02 feet to an iron rod with a yellow cap marked "Pape-Dawson" found, for a point of non-tangent curvature hereof,
2. with the arc of a non-tangent curve to the right, having a radius of 375.00 feet, a delta of 42°03'39", a chord bearing and distance of S 85°28'15" W, 269.15 feet, an arc length of 275.29 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, for a point of non-tangency hereof,
3. N 73°29'59" W, a distance of 42.31 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, for an angle point hereof, and
4. N 16°29'46" E, a distance of 5.01 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, at the southeast end of the curve return for the northeast right-of-way line of the aforementioned Sandy Brook Drive, same being the north right-of-way line of said Zodiac Lane, same being a southwest corner of said Lot 5, for a point of non-tangent curvature hereof,

THENCE with said curve to the right having a radius of 20.00 feet, a delta of 83°50'29", a chord bearing and distance of N 31°39'35" W, 26.72 feet, an arc length of 29.27 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, at the northwest end of said curve, for a point of reverse curvature hereof;

THENCE with the east right-of-way line of said Sandy Brook Drive, same being the southwest boundary line of said Lot 5, with the arc of said curve to the left, having a radius of 435.35 feet, a delta of $31^{\circ}03'33''$, a chord bearing and distance of N $05^{\circ}17'51''$ W, 233.12 feet, an arc length of 235.99 feet to a $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found for a point of non-tangency,

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

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



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

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

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That The Church in Round Rock, as the owner of that certain tract of and being all of Lot 5, Block C of University Village-Section 4, Lot 5, Block C, a subdivision according to the plat recorded in Document No. 2019072786 of the Official Public Records of Williamson County, Texas, also as described in conveyance to The Church in Round Rock, in Warranty Deed with Vendor's Lien, recorded in Document No. 2015087996 of the Official Records of Williamson County, Texas, does hereby certify dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as the REPLAT OF UNIVERSITY VILLAGE - SECTION 4, LOT 5, BLOCK C.

The Church in Round Rock,

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 47C
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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



Parker J. Graham 07/01/2020
Date

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

Approved this _____ day of _____, 2020, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

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

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, A.D., 2020, at _____ o'clock _____ m. and duly recorded on the _____ day of _____, A.D., 2020 at _____ o'clock _____ m. in the plat records of said county, in document no. 2019_____. Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



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