

**Integrated Senior Living  
FINAL PLAT FP2006-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary Plat approval to create 1 development lot and 1 right-of-way lot

**ZONING AT TIME OF APPLICATION:** MF-1 (Multi-Family – Low Density) and SR (Senior) districts

**DESCRIPTION:** 21.28 acres out of the NB Anderson Survey, Abstract No. 29 and Abel L. Eaves Survey, Abstract No. 215

**CURRENT USE OF PROPERTY:** Single-Family Residence

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: University Boulevard Right-of-Way (Unzoned)/Teravista Neighborhood (ETJ)

South: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot)

East: Single Family Residences - Zoned SF-2 (Single Family - Standard Lot) & TF (Two Family)

West: Multi-Family - Zoned PUD (Planned Unit Development) No. 90

**PROPOSED LAND USE:** Senior apartments and low-density multifamily apartments/townhomes

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	21.02
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	0.26
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>21.28</b>

**Owner:**  
CAAP, LP  
Gary Peterson  
3636 Broken Elm Dr.  
Spring, TX 77388

**Agent:**  
Burgess & Niple  
Vanessa McElroy, P.E.  
1750 Merit Dr., Ste. 425  
Dallas, TX 75251

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**HISTORY:** The Planning and Zoning Commission approved the Concept Plan ("CP1908-002") application for this site on September 18, 2019. The associated Preliminary Plat ("PP2006-001") is being processed concurrently with the Final Plat application. This Final Plat will create one platted development lot and one right-of-way lot.

**DATE OF REVIEW:** July 15, 2020

**LOCATION:** Southeast of the intersection of Eagles Nest St. and University Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property for residential land uses. The property contains 21.28 acres of land, with 10.73 acres designated for the MF-1 (Multi-Family – Low Density) district and 10.55 acres designated for the SR (Senior) district in one development lot. The MF-1 district allows a maximum density of 12 units per acre, in either apartments, townhouses or multi-family homes. The SR district allows apartments, townhouses (single lot or common lot), and assisted living facilities.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP2006-001).

Traffic, Access and Roads: The applicant intends to develop senior apartments and low-density multi-family apartments/townhomes. The subject tract will have one driveway along University Boulevard. Final driveway locations will be determined at the site development permit stage. A Traffic Impact Analysis (TIA) was not deemed necessary as the applicant will be dedicating right-of-way and adding turn lane improvements including a deceleration lane along University Boulevard.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The proposed development will connect to an existing 20-inch water line on University Boulevard to the north and an existing 8-inch water line near Satellite View to the east. Wastewater service will be obtained from the existing 6-inch wastewater line located near Satellite View, which will be upgraded to an 8-inch wastewater line. A private lift station will also be constructed.

Drainage: The site drains to the northwest of the subject tract and discharges near Bartz Ranch Apartments. The development will detain drainage on-site in a detention basin on the northwest corner of the subject tract. The basin discharge will either sheet flow to the adjacent properties or be collected in a pipe to discharge through the University Crossing development (to the west of site) into an existing culvert on University Boulevard.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise the right -of-way lot text to "R.O.W. hereby dedicated to the City of Round Rock."
2. Include the name of the person signing the plat and title in the ownership signature block.
3. Provide enlargement detail of ROW area to be dedicated for greater clarity. Small scale and amount of linework makes this area very busy.
4. Update the legend to include the following:
  - c. Adjoining Lot Line and R.O.W. Line (Existing) are too similar. Use more unique line types for clarity purposes; and
  - d. Clarify R.O.W. Line (Abandoned) entry and remove if not applicable/relevant.





**Subject Tract  
21.28 ac.**

**University Blvd**

**Orion St**

**Satellite Vw**





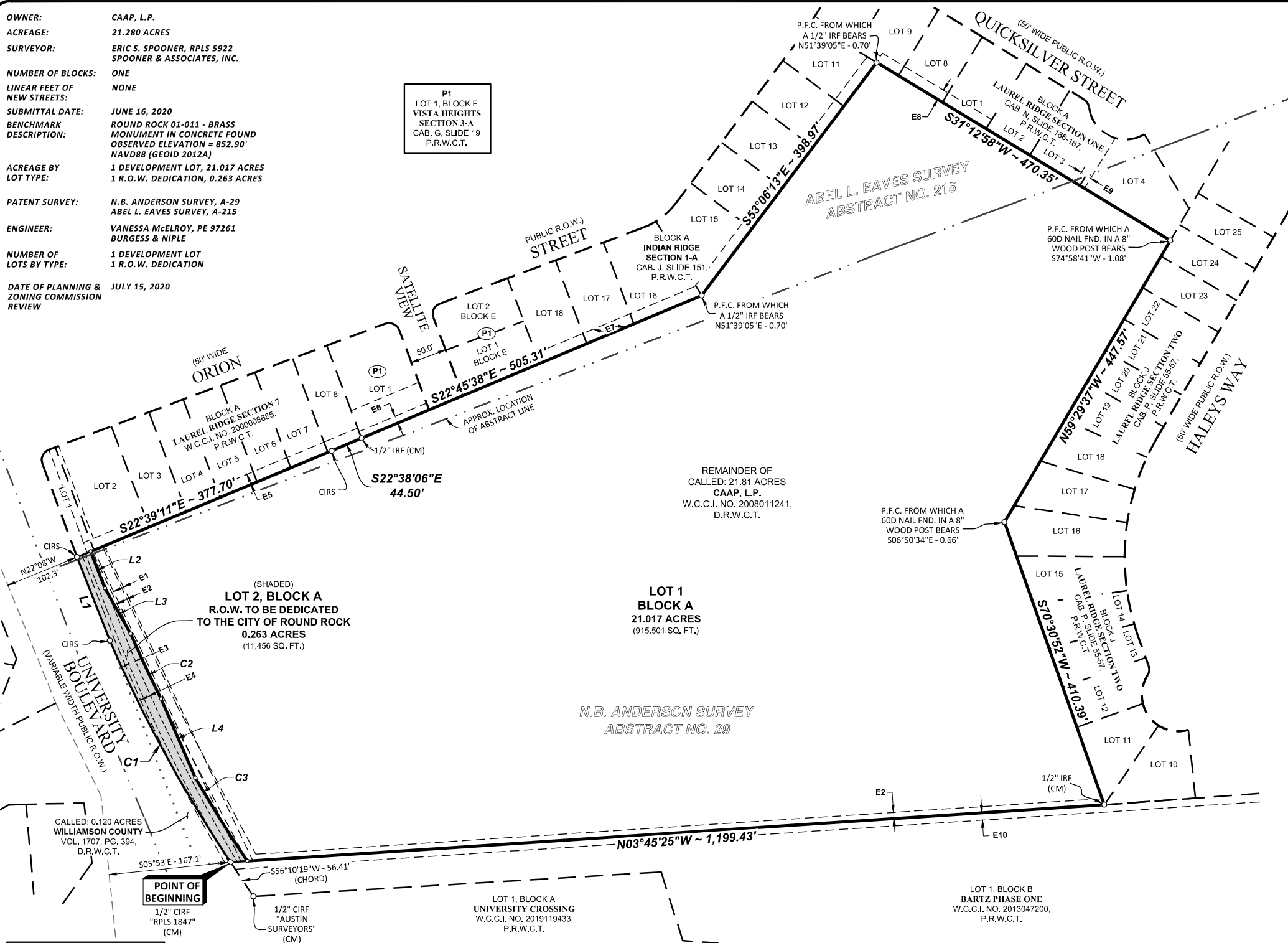
OWNER: CAAP, L.P.  
ACREAGE: 21.280 ACRES  
SURVEYOR: ERIC S. SPOONER, RPLS 5922  
SPOONER & ASSOCIATES, INC.  
NUMBER OF BLOCKS: ONE  
LINEAR FEET OF NEW STREETS: NONE  
SUBMITTAL DATE: JUNE 16, 2020  
BENCHMARK DESCRIPTION: ROUND ROCK 01-011 - BRASS MONUMENT IN CONCRETE FOUND OBSERVED ELEVATION = 852.90' NAVD88 (GEOID 2012A)  
ACREAGE BY LOT TYPE: 1 DEVELOPMENT LOT, 21.017 ACRES  
1 R.O.W. DEDICATION, 0.263 ACRES

PATENT SURVEY: N.B. ANDERSON SURVEY, A-29  
ABEL L. EAVES SURVEY, A-215  
ENGINEER: VANESSA McELROY, PE 97261  
BURGESS & NIPLE

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT LOT  
1 R.O.W. DEDICATION

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

P1  
LOT 1, BLOCK F  
VISTA HEIGHTS  
SECTION 3-A  
CAB. G, SLIDE 19  
P.R.W.C.T.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°36'28"E	122.93'
L2	S68°36'28"W	54.09'
L3	S60°30'06"W	71.48'
L4	S66°34'42"W	117.84'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	1,955.00'	345.86'	S61°23'36"W	345.41'
C2	1,925.00'	98.38'	S64°55'10"W	98.37'
C3	1,935.00'	134.60'	S57°58'36"W	134.57'

EXISTING EASEMENT TABLE				
E1 EX. 15' EASEMENT TO SOUTHWESTERN BELL TELEPHONE VOL. 1338, PG. 513, D.R.W.C.T.	E3 EX. 10' EASEMENT TO ENSEARCH CORPORATION VOL. 1314, PG. 151	E5 EX. 15' PUBLIC UTILITY ESMT. W.C.C.I. NO. 2000008685, P.R.W.C.T.	E7 EX. 15' PUBLIC UTILITY ESMT. CAB. J. SLIDE 151, P.R.W.C.T.	E9 EX. 15' PUBLIC UTILITY EASEMENT CAB. N. SLIDE 186-187, P.R.W.C.T.
E2 REMAINDER OF EX. 15' ESMT. & R.O.W. TO TEXAS POWER & LIGHT CO. VOL. 1369, PG. 106, D.R.W.C.T.	E4 EX. 15' EASEMENT TO THE CITY OF ROUND ROCK VOL. 1293, PG. 175, D.R.W.C.T.	E6 EX. 10' PUBLIC UTILITY ESMT. CAB. G, SLIDE 19, P.R.W.C.T.	E8 EX. 15' PUBLIC UTILITY ESMT. CAB. J. SLIDE 151, P.R.W.C.T.	E10 EX. 10' PUBLIC UTILITY EASEMENT W.C.C.I. NO. 2013047200, P.R.W.C.T.

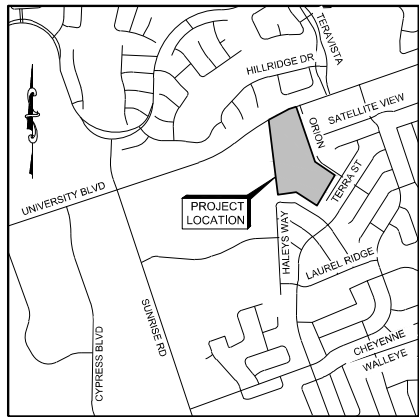
ENGINEER:

BURGESS & NIPLE

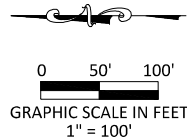
12750 MERIT DRIVE, SUITE 425  
DALLAS, TEXAS 75251  
PH: (972) 620-1255 x6015  
TBPE FIRM NO. F-10834  
ATTN: VANESSA McELROY, P.E.

SURVEYOR:

**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OVER 25 YEARS OF SERVICE  
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900 ~ S&A 19033



\* VICINITY MAP \*  
(NOT TO SCALE)



\* LEGEND \*

CIRF	IRON ROD FOUND WITH CAP
CIRS	5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
IRF	IRON ROD FOUND
P.F.C.	POINT FOR CORNER
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
W.C.C.I. NO.	WILLIAMSON COUNTY CLERK'S INSTRUMENT NUMBER
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
UTIL.	UTILITY
---	ABSTRACT LINE
---	ADJOINING LOT LINE
---	CONTOUR LINE (MAJOR)
---	CONTOUR LINE (MINOR)
---	EASEMENT LINE
---	R.O.W. LINE (ABANDONED)
---	R.O.W. LINE (EXISTING)
---	R.O.W. DEDICATION
---	SUBJECT PROPERTY LINE
---	RIGHT-OF-WAY DEDICATION



FINAL PLAT OF  
LOT 1, BLOCK A  
INTEGRATED  
SENIOR LIVING  
FP2006-002

\*METES AND BOUNDS DESCRIPTION \*

**BEING** a 21.280 acre tract of land located in the N.B. Anderson Survey, Abstract No. 29, and the Abel L. Eaves Survey, Abstract No. 215, City of Round Rock, Williamson County, Texas, said 21.280 acre tract of land being all of the remainder of a called 21.81 acre tract of land conveyed to **CAAP, L.P.**, by deed thereof filed for record in Williamson County Clerk's Instrument No. 2008011241, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), said 21.280 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with a cap stamped "RPLS 1847" found (Controlling Monument) at the southwest property corner of a called 0.120 acre tract of land conveyed to Williamson County, by deed thereof filed for record in Volume 1707, Page 394, Deed Records, Williamson County, Texas, said iron rod found also being at the most northerly northeast lot corner of Lot 1, Block B, Bartz Phase One, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2013047200, O.P.R.W.C.T., from which a 1/2 inch iron rod with a cap stamped "AUSTIN SURVEYORS" found (Controlling Monument) at the most northerly northwest lot corner of said Lot 1 bears South 56°10'19" West (Chord Bearing), a distance of 56.41 feet (Chord Length), said beginning point also being at the beginning of a curve to the right having a radius of 1,955.00 feet;

**THENCE** along the south property line of the said 0.120 acre tract, said south property line being the existing south right-of-way line of University Boulevard (being a variable width public right-of-way), with said curve the right, an arc length of 345.86 feet, and across a chord which bears North 61°23'36" East, a chord length of 345.41 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the east property corner of the said 0.120 acre tract;

**THENCE** North 68°36'28" East, continuing along the said south right-of-way line, a distance of 122.93 feet to an iron rod set at the northeast property corner of the herein described tract of land, same being the northwest corner of Block A, Laurel Ridge Section 7, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2000008685, O.P.R.W.C.T.;

**THENCE** South 22°39'11" East, along the west block line of the said Block A, a distance of 377.70 feet to an iron rod set;

**THENCE** South 22°38'06" East, continuing along the said block line, a distance of 44.50 feet to a 1/2 inch iron rod found at the southwest block corner of said Block A, same being the northwest lot corner of Lot 1, Block F, Vista Heights Section 3-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Slide 19, Plat Records, Williamson County, Texas (P.R.W.C.T.);

**THENCE** South 22°45'38" East, in part along the west block line of said Block F, in part along the west block line of Block E, of said Vista Heights Section 3-A, and in part along a west block line of Block A, Indian Ridge Section 1-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet J, Slide 151, P.R.W.C.T., a distance of 505.31 feet to point for corner in an angle point in the said west block line of Block A, Indian Ridge Section 1-A, from which a 1/2 inch iron rod found bears North 51°39'05" East, a distance of 0.70 feet;

**THENCE** South 53°06'13" East, continuing along the said west block line of Block A, Indian Ridge Section 1-A, a distance of 398.97 feet to a point for corner at an interior ell block corner of said Block A, from which a 60D nail in a 10 inch wood post found bears South 18°24'03" East, a distance of 0.32 feet ;

**THENCE** South 31°12'58" West, along a northwest block line of said Block A, Indian Ridge Section 1-A, at a distance of 105.23 feet passing a northwest block corner of said Block A, Indian Ridge Section 1-A, same being the northeast block corner of Block A, Laurel Ridge Section One, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet N, Slide 186-187, P.R.W.C.T., and continuing along the northwest block line of said Block A, Laurel Ridge Section One, in all a total distance of 470.35 feet to a point for corner at a northwest block corner of said Block A, Laurel Ridge Section One, same being on a northeast block line of Block J, Laurel Ridge Section Two, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet P, Slide 55-57, P.R.W.C.T., from which a 60D nail found in a 8 inch wood post bears South 74°58'41" West, a distance of 1.09 feet;

**THENCE** along a northeast and north block line of said Block J the following courses and distances:

North 59°29'37" West, a distance of 447.57 feet to a point for corner from which a 1/2 inch iron rod bears South 06°50'34" East, a distance of 0.66 feet;

South 70°30'52" West, a distance of 410.39 feet to a 1/2 inch iron rod found (Controlling Monument) at a northwest block corner of said Block J, said iron rod found also being on the east lot line of the aforementioned Lot 1, Block B, Bartz Phase One;

**THENCE** North 03°45'25" West, along the said east lot line of Lot 1, Block B, a distance of 1,199.43 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains a computed area of **21.280 acres (926,957 square feet)** of land, more or less.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That we, CAAP, LP, a Texas Limited Partnership, as the owner of that certain 21.81 acre tract of land recorded in Document No. 2008011241 of the Official Public Records of 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:

LOT 1, BLOCK A, INTEGRATED SENIOR LIVING

CAAP, L.P.  
a Texas Limited Partnership

Duly Authorized Agent

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §


This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, a duly authorized agent for CAAP, L.P., on behalf of said CAAP, L.P

Notary Public, State of Texas

Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §

That I, Eric S. Spooner, 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 property placed under my personal supervision, in accordance with Chapter 4- Subdivision Design and Construction, Part III - Zoning and Development Code of Ordinances, City of Round Rock, 2018 Edition as amended.

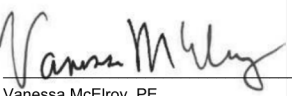
  
Eric S. Spooner, RPLS  
Texas Registration No. 5922

6-30-20  
Date



STATE OF TEXAS §  
COUNTY OF DALLAS §

That I, Vanessa McElroy, 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 Construction Standards adopted by the City of Round Rock, Texas.

  
Vanessa McElroy, PE  
Texas Registration No. 97261

6/30/20  
Date



\*PLAT NOTES\*

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 10,179,191.31 and E: 3,134,505.89 using a combined scale factor of 1.0001261744. All areas shown hereon are calculated based on surface measurements.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were calculated by applying vertical shifts derived from Geoid Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, 2011 adjustment.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48491C0485E; map revised September 26, 2008, for Williamson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This Final Plat was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by Stewart Title Guaranty Company, G.F. No. 190074570, having an effective date of April 11, 2019 and issued April 24, 2019; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in Schedule B of said Commitment, was preformed by Spooner & Associates, Inc.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- No portion of this tract is encroached by the ultimate 1% annual floodplain.
- 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 48491C0485E, dated September 26, 2008, for Williamson Cunt, Texas.
- 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.
- Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
- A ten foot Public Utility and Sidewalk Easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
- 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.
- This plat conforms to the Preliminary Plat (PP2006-001) approved by the Planning and Zoning Commission on July 15, 2020.

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., 202\_\_, at \_\_\_\_\_ O'clock \_\_\_\_M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 202\_\_, 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

ENGINEER:

BURGESS & NIPLE

12750 MERIT DRIVE, SUITE 425  
DALLAS, TEXAS 75251  
PH: (972) 620-1255 x6015  
TBPE FIRM NO. F-10834  
ATTN: VANESSA McELROY, P.E.

SURVEYOR:



FINAL PLAT OF  
LOT 1, BLOCK A  
INTEGRATED  
SENIOR LIVING

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