

**Avery Centre College Park North Phase 2
PRELIM PLAT PP2009-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval to create 2 development lots and 3 right-of-way lots

ZONING AT TIME OF APPLICATION: PUD 84

DESCRIPTION: 9.4 acres out of the Abel L. Eaves Survey, Abstract No. 215.

CURRENT USE OF PROPERTY: Undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: PUD

ADJACENT LAND USE:

North: University Boulevard (ROW); Residential (ETJ; Terravista MUD)

South: Satellite View (ROW); Multifamily Residential (PUD 84)

East: College Park Drive (ROW); Undeveloped (PUD 84)

West: Memory Care Facility (PUD 83); Campus Village Drive (ROW)

PROPOSED LAND USE: Memory Care Expansion and To Be Determined

<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:	2	9.24
Industrial:	0	0
Open/Common Space:	0	0
ROW:	3	0.16
Parkland:	0	0
Other:	0	0
TOTALS:	5	9.4

Owner:
Avery Centre DevCo, Inc.
John S. Avery
400 E. Main St.
Round Rock, TX 78664

Agent:
Bleyl Engineering
Hector Vargas
12007 Technology Blvd., Ste. 150
Austin, TX 78727

**Avery Centre College Park North Phase 2
PRELIM PLAT PP2009-001**

HISTORY: The University Village PUD (Planned Unit Development No. 83) was approved by the City in October 2008. It allows for commercial, residential, office, open space, and senior living land uses. In May 2017, the City Council approved Avery Centre PUD (Planned Unit Development No. 84), which allows uses such as commercial, office, residential, senior living, business park, and open space land uses. The subject tract is within PUD No. 84 but will facilitate the expansion of a memory care facility located in PUD No. 83.

The expansion of the memory care facility into the adjacent lot to the east requires Preliminary Plat approval for the entire property between Campus Village Drive, University Boulevard, Satellite View, and College Park Drive because it is part of the parent tract. This Preliminary Plat will consist of two sections. Section 1 will be final platted in conjunction with a replat of the existing memory care lot that was platted in 2010. Both the final plat and replat for Section 1 are also on tonight's agenda. The remaining Section 2 will be final platted at a future date.

DATE OF REVIEW: November 4, 2020

LOCATION: Southwest corner of University Boulevard and College Park Drive

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use designation of this area is determined by PUDs No. 83 and 84 which contain a mixture of residential, commercial, office and senior living land uses. The western Section 1 will be developed as a memory care facility, which is categorized under assisted living facilities and are permitted by right in both PUD No. 83 and PUD No. 84.

Traffic, Access and Roads: The subject tract has access from University Boulevard, College Park Drive and Satellite View. With the proposed development of Section 1, the proposal will use the existing driveway off of Campus Village Drive. Access to Section 2 will be reviewed in more detail at a future date. A Traffic Impact Analysis (TIA) was deemed not necessary as the development does not meet the a.m. and p.m. peak hour trip threshold to require a TIA.

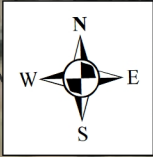
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water service will be provided via an existing 12-inch water line located along Satellite View. Wastewater service will be provided via an existing 8-inch wastewater line located along Satellite View.

Drainage: Storm water will be captured by an on-site detention pond and via curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to building permit issuance.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove floodplain note regarding zone "x".
2. Include the city tracking number ("PP2009-001") at the bottom, right hand side of each sheet inside the plat border.

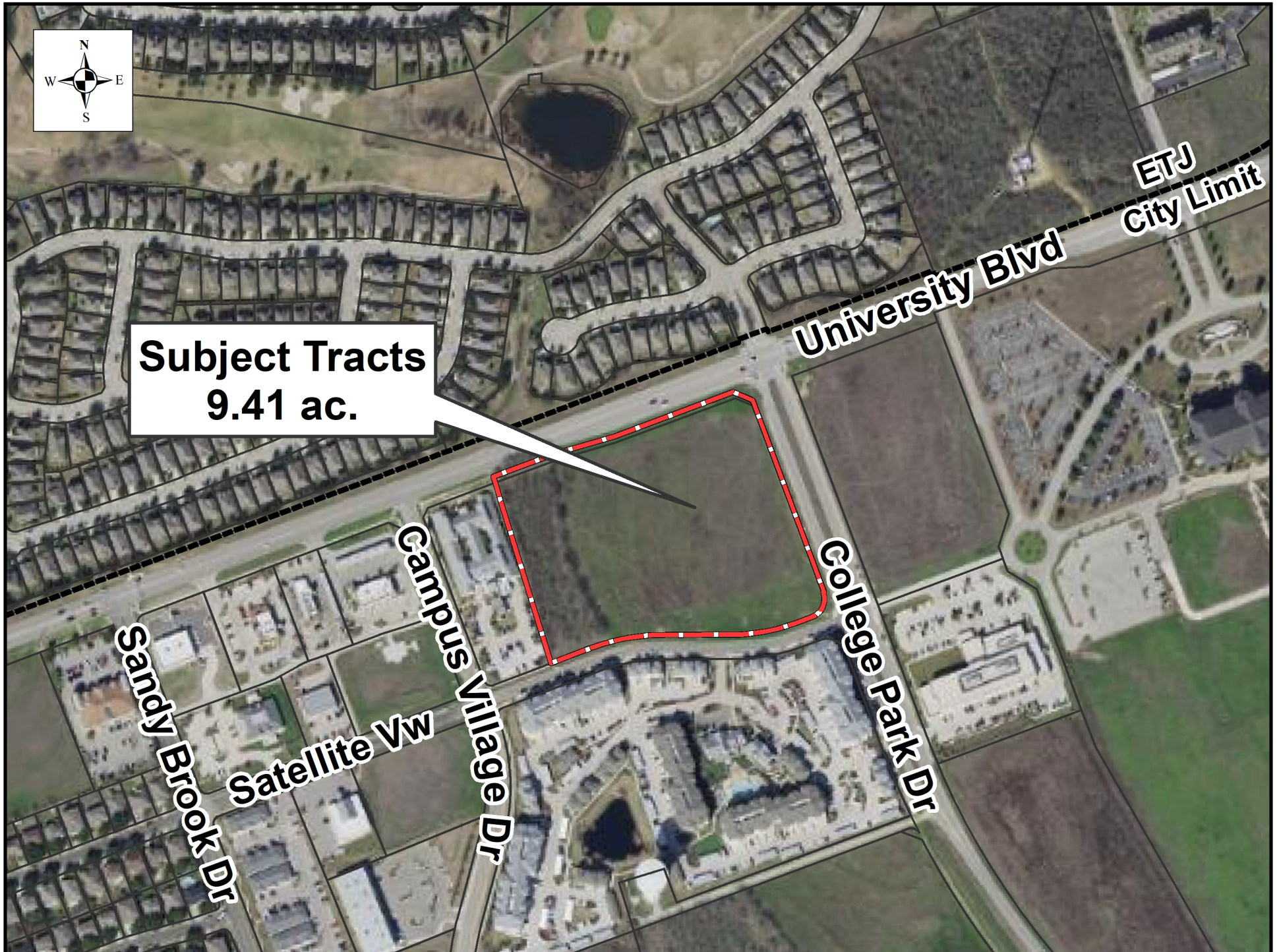


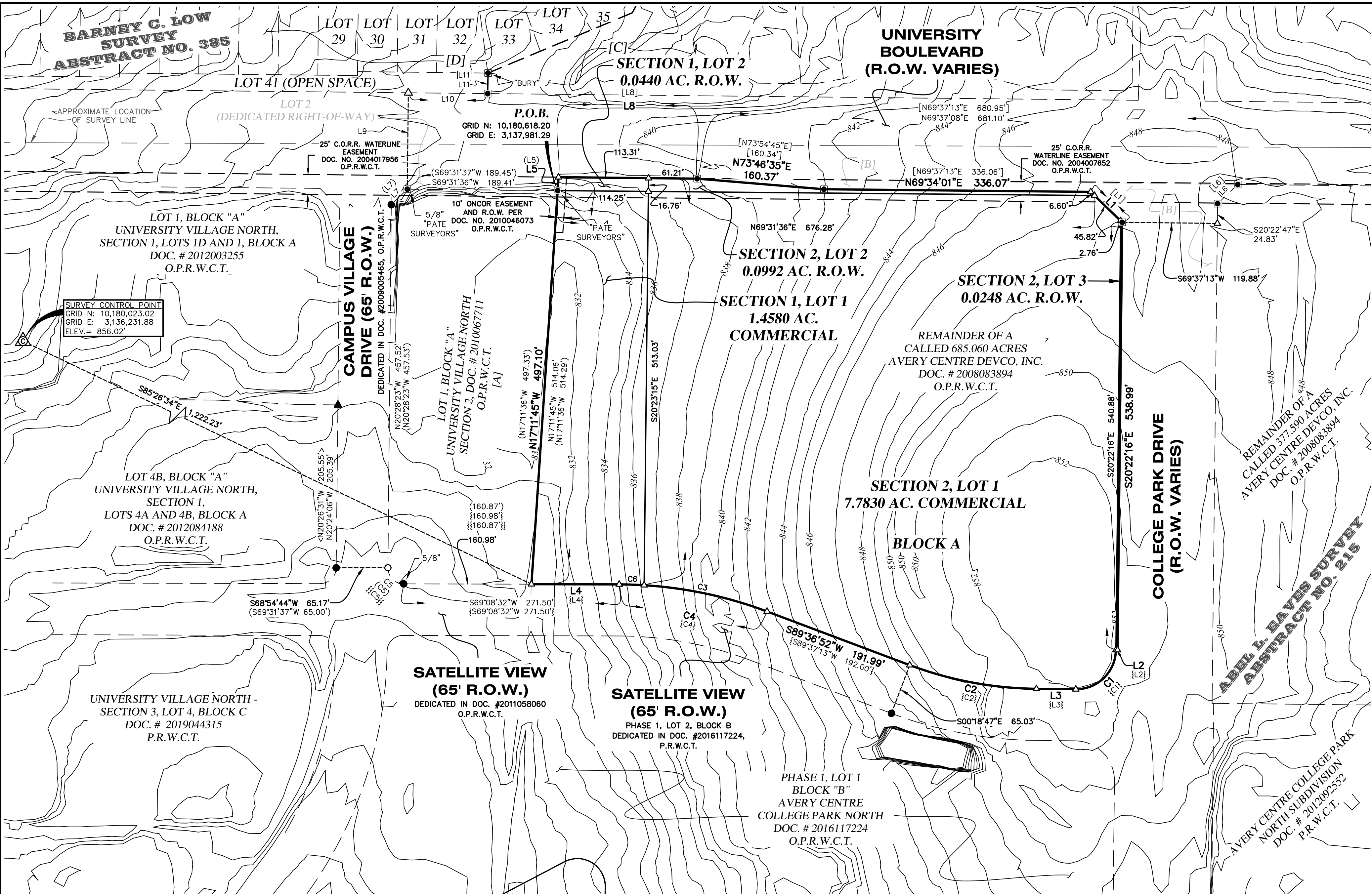
Subject Tracts
9.41 ac.

University Blvd
ETJ
City Limit

Sandy Brook Dr
Satellite Vw
Campus Village Dr

College Park Dr





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S66°54'07"E	55.17'
L2	S69°37'03"W	2.00'
L3	S69°36'51"W	49.67'
L4	S69°08'32"W	110.52'
L5	N17°11'45"W	16.96'
L6	S25°25'26"W	35.08'
L7	S24°55'04"W	28.13'
L8	N69°36'45"E	174.52'
L9	N20°24'29"W	121.53'
L10	N69°35'31"E	99.95'
L11	N19°53'26"W	25.90'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	S66°50'55"E	55.17'
[L2]	S69°37'24"W	2.00'
[L3]	S69°37'12"W	49.67'
[L4]	N24°31'37"E	110.52'
[L5]	N17°11'36"W	17.03'
[L6]	S24°37'13"W	35.36'
[L7]	S24°31'37"W	28.28'
[L8]	N69°37'13"E	174.61'
[L11]	N20°24'29"W	26.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	78.54'	50.00'	89°59'55"	S24°36'57"W	70.71'
C2	163.18'	467.50'	19°59'56"	S79°36'51"W	162.35'
C3	158.89'	532.50'	17°05'46"	S81°03'57"W	158.30'
C4	190.31'	532.50'	20°28'38"	S79°22'31"W	189.30'
C5	31.55'	20.00'	90°23'19"	N65°39'55"W	28.38'
C6	31.42'	532.50'	3°22'52"	S70°49'38"W	31.42'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C1]	78.54'	50.00'	89°59'48"	S24°37'18"W	70.71'
[C2]	163.19'	467.50'	20°00'00"	S79°37'12"W	162.36'
[C4]	190.32'	532.50'	20°28'41"	S79°22'52"W	189.31'
[C5]	31.55'	20.00'	90°23'19"	N65°39'55"W	28.38'
[C6]	31.55'	20.00'	90°23'19"	N65°39'55"W	28.38'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000130667795.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM OPUS SOLUTIONS TAKEN ON APRIL 12, 2019, 4WARD CONTROL POINT WAS CHECKED TO LORA GPS STATION A314, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,160,048.54, E 3,125,410.95, ELEV. 764.47'

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0485F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- GENERAL NOTES:**
- NO PORTION OF THIS TRACT IS ENROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - NO PORTION OF THIS TRACT IS ENROACHED BY ANY 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 48491C0485F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUD #84 AS AMENDED, AND WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 4, SUBDIVISION DESIGN AND CONSTRUCTION, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
 - THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 19, 2017, AS EXHIBIT C OF PUD#84, AS AMENDED, AND ADOPTED BY CITY COUNCIL ON MAY 11, 2017.
 - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE WILL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD #84 AS AMENDED, AND WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 9.4090 ACRES (409,858 SQUARE FEET) OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 685.060 ACRE TRACT CONVEYED TO AVERY CENTRE DEVCO, INC. IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 9.4090 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "PATE SURVEYORS" CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (AKA CHANDLER ROAD, AKA C.R. 114, RIGHT-OF-WAY VARIES), BEING IN THE WEST LINE OF SAID AVERY CENTRE DEVCO TRACT, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF UNIVERSITY VILLAGE NORTH, SECTION 2, RECORDED IN DOCUMENT NO. 2010067711 (O.P.R.W.C.T.), FOR A POINT ON LINE AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH "PATE SURVEYORS" CAP FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1, BEARS, S69°31'36"W, A DISTANCE OF 189.41 FEET;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD AND THE NORTH LINE OF SAID AVERY CENTRE DEVCO TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N17°11'45"W, A DISTANCE OF 16.96 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF, AND
- N69°36'45"E, A DISTANCE OF 174.52 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF A CALLED 18.178 ACRE RIGHT-OF-WAY DEDICATION (DESCRIBED AS TRACT 1) CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2005010992 (O.P.R.W.C.T.);

THENCE, IN PART WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD, WITH A SOUTH AND WEST LINE OF SAID RIGHT-OF-WAY DEDICATION, IN PART WITH THE WEST LINE OF COUNTY ROAD 112 (RIGHT-OF-WAY VARIES, DEDICATED IN SAID RIGHT-OF-WAY DEDICATION), OVER AND ACROSS SAID AVERY CENTRE DEVCO TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- N73°46'35"E, A DISTANCE OF 160.37 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR AN ANGLE POINT HEREOF,
- N69°34°01'E, A DISTANCE OF 336.07 FEET TO A CALCULATED POINT FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF,
- S66°54°07'E, A DISTANCE OF 55.17 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR THE MOST EASTERLY NORTHEAST CORNER HEREOF, AND
- S20°22'16"E, A DISTANCE OF 538.99 FEET TO A CALCULATED POINT FOR AN EXTERIOR ANGLE-POINT HEREOF, SAID POINT BEING THE BEGINNING OF A RIGHT-OF-WAY TRANSITION FROM SAID COUNTY ROAD 112 TO SATELLITE VIEW (65' RIGHT-OF-WAY, DEDICATED IN DOCUMENT NO. 2016117224, O.P.R.W.C.T.);

THENCE, WITH THE RIGHT-OF-WAY TRANSITION FROM SAID COUNTY ROAD 112 TO SAID SATELLITE VIEW, CONTINUING OVER AND ACROSS SAID AVERY CENTRE DEVCO TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S69°37°03'W, A DISTANCE OF 2.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF, AND
- ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 78.54 FEET, AND WHOSE CHORD BEARS S24°36'57"W, A DISTANCE OF 70.71 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SATELLITE VIEW, CONTINUING OVER AND ACROSS SAID AVERY CENTRE DEVCO TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S69°36'51"W, A DISTANCE OF 49.67 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 467.50 FEET, WHOSE ARC LENGTH IS 163.18 FEET, AND WHOSE CHORD BEARS S79°36'51"W, A DISTANCE OF 162.35 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- S89°36'52"W, A DISTANCE OF 191.99 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 532.50', WHOSE ARC LENGTH IS 190.31 FEET, AND WHOSE CHORD BEARS S79°22'31"W, A DISTANCE OF 189.30 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF, AND
- S69°08'32"W, A DISTANCE OF 110.52 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID SATELLITE VIEW (THIS PORTION HAVING BEEN DEDICATED IN DOCUMENT NO. 2011058060, O.P.R.W.C.T.), FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS, S69°08'32"W, A DISTANCE OF 160.98 FEET;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID SATELLITE VIEW, WITH THE COMMON LINE OF SAID AVERY CENTRE DEVCO TRACT AND SAID LOT 1, N17°11'45"W, A DISTANCE OF 497.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.4090 ACRES (409,858 SQUARE FEET) MORE OR LESS.

LOT SUMMARY					
TOTAL NUMBER OF LOTS : 5					
SECTION No	LOT No	No OF LOTS	ACREAGE (AC)	AREA (SF)	USEAGE
1	1	1	1.4571	63,513	DEVELOPMENT
1	2	1	0.044	1,917	ROW
2	1	1	7.783	339,029	DEVELOPMENT
2	2	1	0.0992	4,319	ROW
2	3	1	0.0248	1,080	ROW
TOTAL		5	9.4081	409,858	

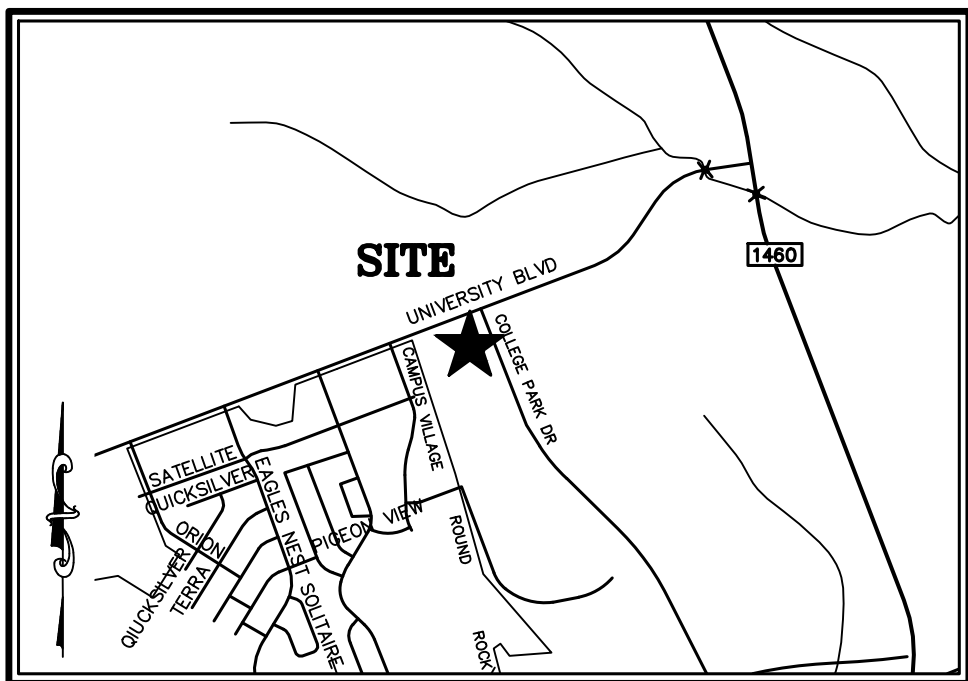
SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED, SPECIFICALLY, SECTIONS 663.13-663.19 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN TEXAS.

JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811

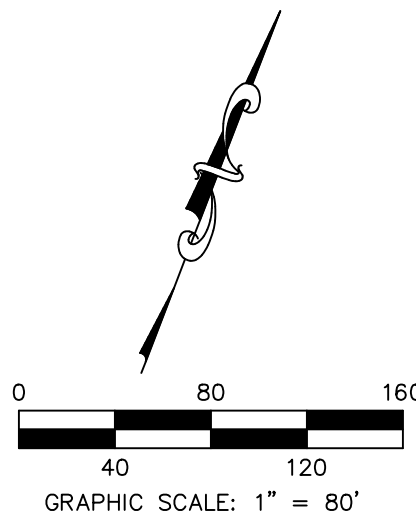
10/17/2020
DATE



NOTE:
SEE SHEET 2 FOR TREE SURVEY.



VICINITY MAP
SCALE: 1" = 2000'



LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
△	CALCULATED POINT
●	IRON ROD WITH "BAKER-AICKLEN" CAP FOUND (UNLESS NOTED)
▲	MAG NAIL FOUND
△	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. #2010067711
{.....}	RECORD INFORMATION PER DOC. #2016117224
[.....]	RECORD INFORMATION PER DOC. #2005010992
{.....}	RECORD INFORMATION PER PLAT DOC. #2011058060
<.....>	RECORD INFORMATION PER PLAT DOC. #2012084188

OWNER: AVERY CENTRE DEVCO, INC A TEXAS CORPORATION
400 E MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 255-5288
(512) 255-8717 FACSIMILE

ACREAGE: 9.409 AC

SURVEYOR: 4WARD LAND SURVEYING, LLC

No of BLOCKS: 1

LF OF NEW STREETS: 0 LF

SUBMITTAL DATE: SEPTEMBER 22, 2020

P&Z COMMISSION DATE: NOVEMBER 04, 2020

BENCHMARK: TBM #1 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE SOUTH MARGIN OF UNIVERSITY BOULEVARD, +/-243' NORTHEAST A STORM SEWER MANHOLE IN THE SOUTH MARGIN OF UNIVERSITY BOULEVARD, ELEVATION = 840.50' (NAVD 88)

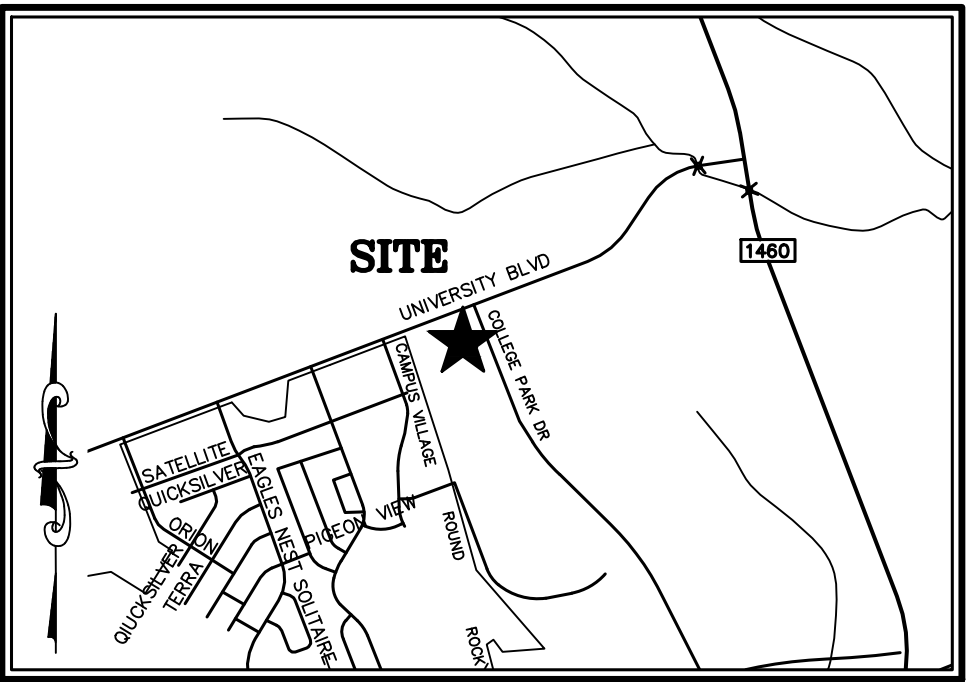
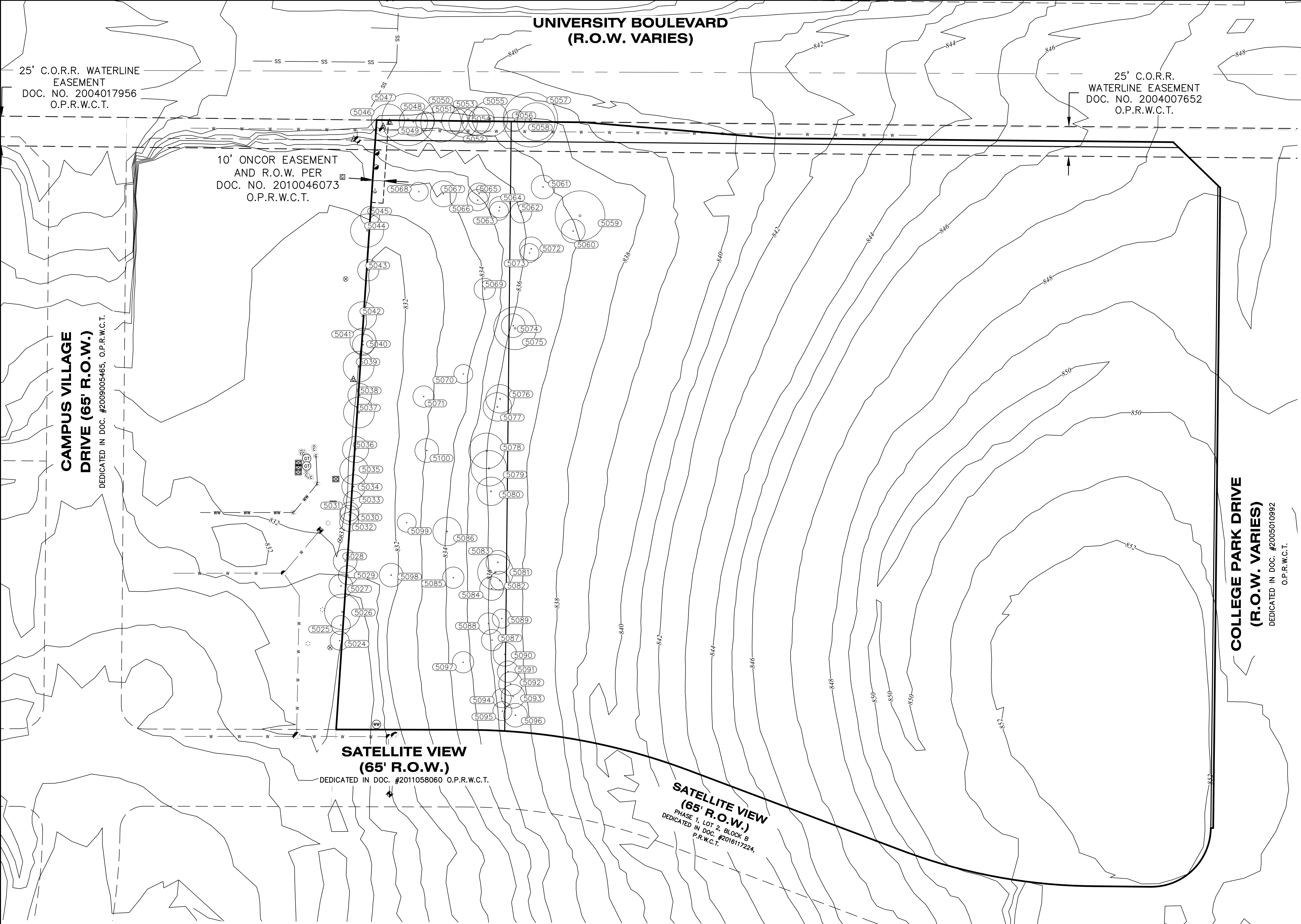
TBM #2 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE NORTH MARGIN OF UNIVERSITY BOULEVARD, +/-8' FROM A STORM SEWER MANHOLE IN THE NORTH MARGIN OF UNIVERSITY BOULEVARD. ELEVATION = 839.22' (NAVD 88)

PRELIMINARY PLAT OF AVERY CENTRE COLLEGE PARK NORTH, PHASE 2 City of Round Rock, Williamson County, Texas

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

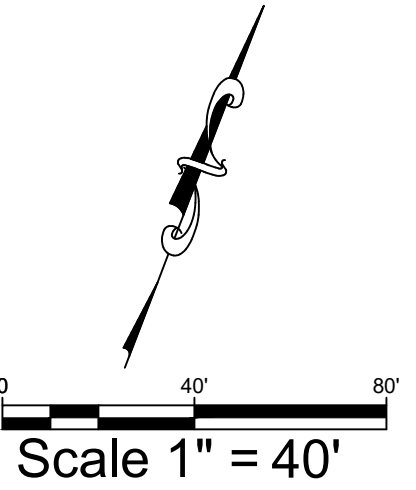
Date: 10/17/2020
Project: 01059
Scale: 1" = 100'
Reviewer: JSW
Tech: ABW
Field Crew: JO
Survey Date: AUG. 2020



VICINITY MAP
SCALE: 1" = 2000'

TREE LIST	
NUMBER	DESCRIPTION
5024	8" HACKBERRY
5025	8" HACKBERRY
5026	15" HACKBERRY 10-9
5027	10" HACKBERRY
5028	10" HACKBERRY
5029	8" HACKBERRY
5030	8" HACKBERRY
5031	8" HACKBERRY
5032	8" HACKBERRY
5033	8" HACKBERRY
5034	10" HACKBERRY
5035	12" MESQUITE 8-7
5036	11" HACKBERRY
5037	13" HACKBERRY
5038	10" HACKBERRY
5039	13" HACKBERRY
5040	9" HACKBERRY
5041	11" HACKBERRY
5042	12" HACKBERRY
5043	9" MESQUITE
5044	14" HACKBERRY 9-9
5045	8" HACKBERRY
5046	14" HACKBERRY
5047	22" HACKBERRY 16-12
5048	12" HACKBERRY 8-7
5049	8" HACKBERRY
5050	17" HACKBERRY 12-10
5051	11" HACKBERRY 8-5
5052	12" HACKBERRY
5053	12" HACKBERRY
5054	11" HACKBERRY
5055	15" HACKBERRY 10-10
5056	9" HACKBERRY
5057	23" HACKBERRY 18-9
5058	16" HACKBERRY 11-10
5059	21" MESQUITE 15-11
5060	10" MESQUITE
5061	10" HACKBERRY
5062	9" HACKBERRY
5063	8" HACKBERRY
5064	9" HACKBERRY
5065	9" HACKBERRY
5066	9" HACKBERRY
5067	11" HACKBERRY
5068	8" HACKBERRY
5069	9" HACKBERRY
5070	8" HACKBERRY
5071	9" HACKBERRY
5072	10" HACKBERRY
5073	8" HACKBERRY
5074	10" HACKBERRY 8-4
5075	18" HACKBERRY 13-9
5076	12" HACKBERRY
5077	12" HACKBERRY 9-6
5078	15" HACKBERRY 10-9
5079	15" HACKBERRY
5080	12" HACKBERRY
5081	15" HACKBERRY 10-9
5082	8" HACKBERRY
5083	10" HACKBERRY
5084	10" HACKBERRY
5085	9" HACKBERRY
5086	12" HACKBERRY 9-6
5087	9" HACKBERRY
5088	9" HACKBERRY
5089	8" HACKBERRY
5090	10" HACKBERRY
5091	9" HACKBERRY
5092	10" HACKBERRY
5093	10" HACKBERRY
5094	8" HACKBERRY
5095	8" HACKBERRY
5096	10" HACKBERRY
5097	9" HACKBERRY
5098	10" HACKBERRY
5099	8" HACKBERRY
5100	10" HACKBERRY

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
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●	IRON ROD WITH "BAKER-AICKLEN"CAP FOUND (UNLESS NOTED)
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DOC. #	DOCUMENT NUMBER
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O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. #2010067711
{.....}	RECORD INFORMATION PER DOC. #201617224
[.....]	RECORD INFORMATION PER DOC. #2005010992
{.....}	RECORD INFORMATION PER PLAT DOC. #2011058060
<.....>	RECORD INFORMATION PER PLAT DOC. #2012084188



**TREE SURVEY OF
AVERY CENTRE
COLLEGE PARK NORTH
PHASE 2
City of Round Rock,
Williamson County, Texas**

Benchmarks
TBM #1 - Square cut on top of concrete curb in the south margin of University Boulevard, ±243' northeast of a storm sewer manhole in the south margin of University Boulevard. Elevation = 840.50' (NAVD 88)
TBM #2 - Square cut on top of a concrete curb in the north margin of University Boulevard, ±8' from a storm sewer manhole in the north margin of University Boulevard. Elevation = 839.22' (NAVD 88)

Legal Description
9.409 Acres out of the Abel L. Eaves Survey Abstract No. 215

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.



BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT



Date: 10/17/2020
Project: 01059
Scale: 1" = 40'
Reviewer: JSW
Tech: ABW
Field Crew: JO
Survey Date: AUG. 2020