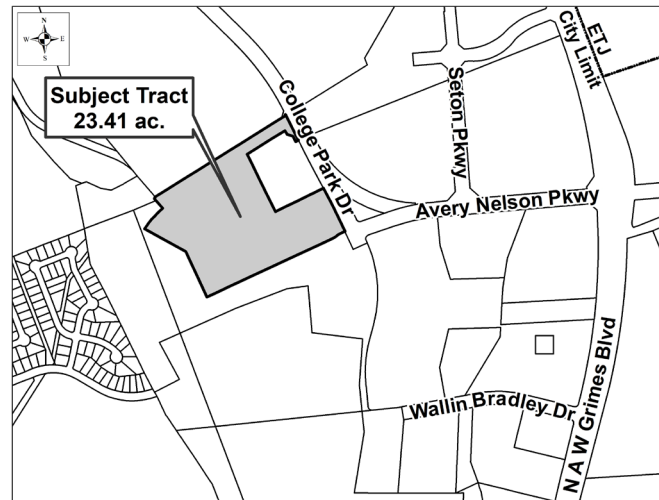


Coastal Ridge at Avery Centre FINAL PLAT FP2106-005



CASE PLANNER: CAITLYN REEVES

REQUEST: A Final Plat for one development lot, one right of way lot, and one HOA lot.

ZONING AT TIME OF APPLICATION: PUD No. 84

DESCRIPTION: 23.41 acres out of the Thomas Toby Survey, Abstract Nos. 624 & 625; Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Mixed-Use

ADJACENT LAND USE:

North: PF-3 (Public Facilities-High Intensity) Austin Community College

South: PUD No. 84 - Vacant and undeveloped

East: PUD No. 84 - San Gabriel Rehabilitation and Care Center

West: PUD No. 84 - Vacant and undeveloped

PROPOSED LAND USE: Multi-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	20.44
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	2.87
Parkland:	0	0
Other:	1	0.1

TOTALS:	3	23.41
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Owner:
AVERY CENTRE DEVCO INC
JOHN AVERY

2803 Pecos St
Austin, TX 78759

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

**Coastal Ridge at Avery Centre
FINAL PLAT FP2106-005**

HISTORY: The original Avery Centre PUD No. 84 was approved on November 13, 2008, and has since been amended to adjust the development standards for specific uses, to provide for additional complementary land uses, and to make modifications to the roadway network of the development.

DATE OF REVIEW: July 21, 2021

LOCATION: Generally located northeast of the intersection of College Park Dr and Avery Nelson Pkwy.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map (FLUM) designates the subject tract as Mixed-Use. The subject tract is zoned PUD No. 84 and falls within Mixed-Use (MU) District 3 and Residential (RES) District 4. The MU District 3 allows for mixed uses such as single-family detached, single-family common lot, multifamily, eating establishments and office uses. The RES District 4 allows for primarily residential uses such as single-family detached, two-family, townhouse, and multi-family uses. PUD amendment 9, approved by City Council on June 24, 2021, allows for a multifamily common lot cottage product in Districts 3 and 4.

Compliance with the Preliminary Plat: This Final Plat conforms to the Preliminary Plat (PP2105-003) approved by the Planning and Zoning Commission on June 16, 2021.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) update was not required because the proposed development was deemed consistent with the allowable peak trips generated with the approved TIA for PUD No. 84. Access to the subject tract will be provided by Medical Center Parkway via College Park Drive. Roadway Impact Fees will be assessed at the time of application for building permit.

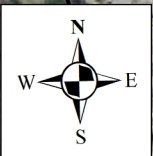
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water will be provided by an existing 8" water line stub at the western property boundary along with a 12" water stub from the line installed with the proposed Larkspur at Avery Centre development. Wastewater service will be provided via a 12" wastewater line with the proposed Larkspur at Avery Centre development.

Drainage: The tract is not encroached by the effective FEMA floodplain. As such, the applicant is not required to complete a flood study. The applicant intends to detain on site and final pond locations will be determined at the site development permit stage.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide the "lot line" line type within the legend.
2. Clearly state the datum for BM-102.
3. Remove "Street Type B1 per PUD 84" language from Medical Centre Parkway right of way.



Subject Tract
23.41 ac.

College Park Dr

Seton Pkwy

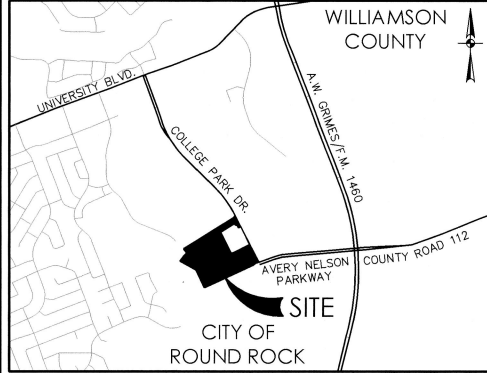
Avery Nelson Pkwy

City Limit

Wallin Bradley Dr

N A W Grimes Blvd





LOCATION MAP
SCALE: 1" = 2,000'

OWNER: AVERY CENTRE DEVCO, INC.
ADDRESS: 2803 PECOS STREET
AUSTIN, TEXAS 78703

ACREAGE: 23.410 ACRES

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

PATENT SURVEY: THOMAS TOBY SURVEY
ABSTRACT NO. 625
WILLIAMSON COUNTY, TEXAS
THOMAS TOBY SURVEY
ABSTRACT NO. 624
WILLIAMSON COUNTY, TEXAS
ABEL L. EAVES SURVEY
ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 20.439 ACRES
HOA LOT: 0.102 ACRES
ROW: 2.869 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 1
HOA LOT: 1
ROW: 1
NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 1240'

SUBMITTAL DATE: JUNE 22, 2021

DATE OF PLANNING AND ZONING
COMMISSION REVIEW:
JULY 21, 2021

BENCHMARK DESCRIPTION AND ELEVATION:

BM-100
SET CHISELED SQUARE ON CURB INLET
LOCATED ON THE EAST SIDE OF
COLLEGE PARK DRIVE
GRID NORTHING: 10176936.5'
GRID EASTING: 3140377.6'
ELEVATION: 772.53'
NAVD 88 (GEOID99)

BM-101
SET CHISELED SQUARE ON CURB INLET
LOCATED ON THE WEST SIDE OF
COLLEGE PARK DRIVE
GRID NORTHING: 10177326.1'
GRID EASTING: 3140086.2'
ELEVATION: 782.87'
NAVD 88 (GEOID99)

BM-102
SET CUT SQUARE ON SOUTHEAST
CORNER OF CURB INLET ON THE WEST SIDE OF
COLLEGE PARK DRIVE
GRID NORTHING: 10177802.9'
GRID EASTING: 3139842.8'
ELEVATION: 787.26'
NA 88 (GEOID99)

COMBINED SCALE FACTOR: 0.99998

**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 #10028801

LEGEND
DOC. NO. DOCUMENT NUMBER
O.P.R. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
FD. I.R. FOUND IRON ROD
P.U.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
(SURVEYOR) ● FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
--- ADJOINER LINE
--- PLAT BOUNDARY
--- EASEMENT LINE

FINAL PLAT OF COASTAL RIDGE AT AVERY CENTRE

A 23.410 ACRE TRACT OF LAND BEING SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 625, AND IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, ALSO IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 624, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 685.060 ACRE TRACT, CONVEYED TO AVERY CENTRE DEVCO, INC., RECORDED IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER: AUSTIN COMMUNITY COLLEGE DISTRICT
LOT 1, BLOCK A
AUSTIN COMMUNITY COLLEGE
DISTRICT-ROUND ROCK CAMPUS
DOC. NO. 2009028011 (O.P.R.)

LOT 3, BLOCK A
R.O.W. DEDICATION
AUSTIN COMMUNITY COLLEGE
DISTRICT-ROUND ROCK CAMPUS
DOC. NO. 2009028011 (O.P.R.)

LOT 3, BLOCK A
HOA LOT
(0.102 AC)
FD. I.R. (RJ SURVEYING)

LOT 3, BLOCK A
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LOT 3, BLOCK A
HOA LOT
(0.102 AC)
FD. I.R. (RJ SURVEYING)

OWNER: AVERY CENTRE DEVCO, INC.
A REMNANT PORTION OF
A CALLED 685.060 ACRE TRACT
DOC. NO. 2008083894 (O.P.R.)

P.O.C.
FD. MAG NAIL

P.O.C.
FD. MAG NAIL

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FD. MAG NAIL

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S65°01'47"W	31.50'
L2	N44°44'02"E	51.18'
L3	N41°47'55"W	101.75'
L4	S63°13'47"W	25.00'
L5	N26°46'13"W	48.16'
L6	N72°41'10"W	47.90'
L7	N31°18'20"W	36.05'
L8	S87°07'09"E	45.84'
L9	N58°04'46"E	22.51'

SCALE: 1" = 100'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	878.00'	001°25'57"	N24°15'19"W	21.90'
C2	203.50'	01°3'08'25"	S58°27'33"W	46.57'
C3	178.50'	01°3'08'21"	S58°27'32"W	40.93'
C4	563.90'	01°3'25'15"	N38°01'25"E	131.78'
C5	630.00'	003°28'03"	N46°28'04"E	38.12'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	15.00'	081°19'50"	N21°36'02"E	15.30'
C7	25.00'	051°59'02"	N32°05'09"E	21.91'
C8	11781.00'	000°05'48"	S28°41'18"E	19.87'
C9	3920.78'	003°45'54"	S26°51'15"E	257.59'
C10	630.00'	009°52'40"	N53°08'25"E	108.48'

SHEET 1 OF 3

FP2106-005

COASTAL RIDGE AT AVERY CENTRE

Civil Job No. 51199-01; Survey Job No. 51199-01

Date: JUL 07, 2021, 10:50 AM User: G:\PROJ\2021\51199-01\VP\A\LOT 1 BLOCK A COASTAL RIDGE AT AVERY CENTRE\A-51199-01.dwg
Plot: H:\Survey\51199-01\VP\A\LOT 1 BLOCK A COASTAL RIDGE AT AVERY CENTRE\A-51199-01.dwg

FINAL PLAT
OF
COASTAL RIDGE AT AVERY CENTRE

A 23.410 ACRE TRACT OF LAND BEING SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 625, AND IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, ALSO IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 624, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 685.060 ACRE TRACT, CONVEYED TO AVERY CENTRE DEVCO, INC., RECORDED IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 23.410 ACRE TRACT OF LAND BEING SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 625, AND IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, ALSO IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 624, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 685.060 ACRE TRACT, CONVEYED TO AVERY CENTRE DEVCO, INC., RECORDED IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 23.410 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

COMMENCING at a MAG nail found on a point in the southwest terminus of College Park Drive, a 124.00 foot right-of-way, recorded in Document No. 2010078995 of the Official Public Records of Williamson County, Texas, said point being an east corner of the Remnant Portion of said 685.060 acre tract;

THENCE, departing the southwest terminus of College Park Drive, with the west right-of-way line of said College Park Drive, same being the east boundary line of the Remnant Portion of said 685.060 acre tract, the following two (2) courses and distances:

- Along the arc of a curve to the left, having a radius of 876.00 feet, a central angle of 1°25'57", a chord bearing and distance of N 24°15'19" W, 21.90 feet, an arc length of 21.90 feet to an iron rod with cap marked "Baker-Aicklen" found at the end of said curve, and
- N 24°58'18" W, a distance of 136.43 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, for the easternmost southeast corner and POINT OF BEGINNING hereof;

THENCE, departing the west right-of-way line of said College Park Drive, through the interior of the Remnant Portion of said 685.060 acre tract the following twelve (12) courses and distances:

- S 65°01'47" W, a distance of 31.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point on tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 203.50 feet, a central angle of 13°08'25", a chord bearing and distance of S 58°27'33" W, 46.57 feet, an arc length of 46.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point of reverse curvature hereof,
- along the arc of a curve to the right, having a radius of 178.50 feet, a central angle of 13°08'21", a chord bearing and distance of S 58°27'32" W, 40.84 feet, an arc length of 40.93 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
- S 65°01'42" W, a distance of 1109.77 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southernmost southwest corner hereof,
- N 24°58'18" W, a distance of 402.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 61°11'43" W, a distance of 378.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 563.90 feet, a central angle of 13°25'15", a chord bearing and distance of N 38°01'25" E, 131.78 feet, an arc length of 132.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- N 44°44'02" E, a distance of 51.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 630.00 feet, a central angle of 03°28'03", a chord bearing and distance of N 46°28'04" E, 38.12 feet, an arc length of 38.13 feet to ½" iron rod with yellow cap marked "Pape-Dawson" found, for a point of tangency hereof,
- N 41°47'55" W, a distance of 101.75 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of non-tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 61°19'50", a chord bearing and distance of N 21°36'02" E, 15.30 feet, an arc length of 16.06 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of non-tangency, for the westernmost northwest corner hereof, and

PLAT NOTES:

- 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.
- 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.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE COLLEGE PARK DRIVE SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, EXCEPT ON LOT 3, BLOCK A, 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 MEDICAL CENTER PARKWAY AND AVERY NELSON PARKWAY.
- LOT 3, BLOCK A IS TO BE OWNED AND MAINTAINED BY THE HOA.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE 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 NUMBER 48491C0491F AND 48491C0492F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP2105-003) APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 18, 2021.

- N 58°04'46" E, at a distance of 2.14 feet passing through the southwest corner of Lot 1, Block A of Austin Community College District - Round Rock Campus, a subdivision according to the plat recorded in in Document No. 2009028011 of said Official Public Records, continuing with a north boundary line of the Remnant Portion of said 685.060 acre tract, same being the south boundary line of said Austin Community College subdivision of record, for a total distance of 1221.91 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of non-tangent curvature hereof;

THENCE, continuing with the south boundary line of said Lot 3, Block A of Austin Community College of record, same being a north boundary line of the Remnant Portion of said 685.060 acre tract, along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 51°59'02", a chord bearing and distance of N 32°05'09" E, 21.91 feet, an arc length of 22.68 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of non-tangency in the west right-of-way line of said College Park Drive, same being an east boundary line of the Remnant Portion of said 685.060 acre tract, for the northernmost northeast corner hereof;

THENCE S 26°46'12" E, with the west right-of-way line of said College Park Drive, being an east boundary line of the Remnant Portion of said 685.060 acre tract, a distance of 233.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point in the north boundary line of Lot 1, Block A of Avery Centre District 3 Tract 1 Final Plat, a subdivision according to the plat recorded in Document No. 2010084334 of said Official Public Records, same being a north boundary line of the Remnant Portion of said 685.060 acre tract for an angle point hereof;

THENCE, with the north boundary line of said Lot 1, Block A, same being a south boundary line of the Remnant Portion of said 685.060 acre tract, the following five (5) courses and distances:

- S 63°13'47" W, a distance of 25.00 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for an angle point hereof,
- N 26°46'13" W, a distance of 48.16 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for an angle point hereof,
- N 72°41'10" W, a distance of 47.90 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set, for an angle point hereof,
- N 31°18'20" W, a distance of 36.05 feet to an iron rod with cap marked "RJ Surveying" found for an angle point hereof, and
- S 58°04'46" W, a distance of 358.40 feet to an iron rod with cap marked "RJ-Surveying" found for the northwest corner of said Lot 1, Block A, for an angle point hereof;

THENCE S 26°18'15" E, with the west boundary line of said Lot 1, Block A, same being an east boundary line of the Remnant Portion of said 685.060 acre tract, a distance of 515.44 feet to an iron rod with an illegible plastic cap found in the south west corner of said Lot 1, Block A, for an angle point hereof;

THENCE N 63°48'25" E, with the south boundary line of said Lot 1, Block A, same being a north boundary line of the Remnant Portion of said 685.060 acre tract, a distance of 429.70 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point of non-tangent curvature in the west right-of-way line of said College Park Drive, same being an east boundary line of the Remnant Portion of said 685.060 acre tract, for an angle point hereof;

THENCE, departing the south boundary line of said Lot 1, Block A, with the west right-of-way line of said College Park Drive, same being an east boundary line of the Remnant Portion of said 685.060 acre tract, the following three (3) courses and distances:

- along the arc of a curve to the left, having a radius of 11781.00 feet, a central angle of 00°05'48", a chord bearing and distance of S 28°41'18" E, 19.87 feet, an arc length of 19.87 feet to an iron rod with cap marked "Stanley" found for a point of composed curvature hereof,
- along the arc of a curve to the right, having a radius of 3920.78 feet, a central angle of 03°45'54", a chord bearing and distance of S 26°51'15" E, 257.59 feet, an arc length of 257.64 feet to an iron rod with cap marked "4WARD Boundary" found for a point of tangency hereof, and
- S 24°58'18" E, a distance of 110.47 feet to the POINT OF BEGINNING, and containing 23.410 acres in Williamson County, Texas, County, Texas.



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 #10028801

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OF
COASTAL RIDGE AT AVERY CENTRE

A 23.410 ACRE TRACT OF LAND BEING SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 625, AND IN THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, ALSO IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 624, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 685.060 ACRE TRACT, CONVEYED TO AVERY CENTRE DEVCO, INC., RECORDED IN DOCUMENT NO. 2008083894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

That Avery Centre Devco, Inc., as the owner of the remnant portion of a called 685.060 acre tract of land recorded in Document No. 2008083894, of the Official 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:
Coastal Ridge at Avery Centre subdivision.

Avery Centre Devco, Inc.

John S. Avery, Sr.
President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, _____, as _____ of Avery Centre Devco, Inc., on behalf of said Avery Centre Devco, Inc.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

7/7/21
Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPLS, Firm Registration No. 10028801
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

07/07/2021
Date



Approved this ____ day of _____, 202____, 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.

Jennifer Henderson, Chair
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., 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

**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 #10028801

SHEET 3 OF 3

FP2106-005

COASTAL RIDGE AT AVERY CENTRE

Civil Job No. 51199-01: Survey Job No. 51199-01

FILE: H:\Survey\COASTAL RIDGE AT AVERY CENTRE\VP-5119901.dwg
DATE: 07/07/2021 10:28:04 USER: G. BRADSHAW
PLOT: H:\Survey\COASTAL RIDGE AT AVERY CENTRE\VP-5119901.dwg