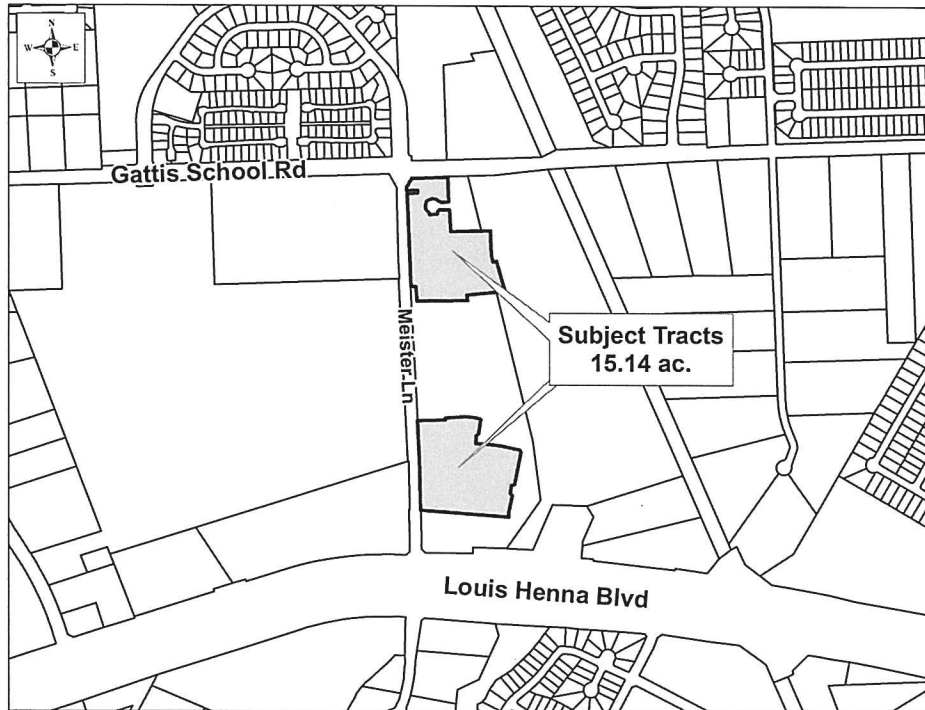


**Northfields Phase 2
FINAL PLAT FP1607-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

ZONING AT TIME OF APPLICATION: PUD 22

DESCRIPTION: 15.14 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD 22

ADJACENT LAND USE:

North: Gattis School Road right of way

South: undeveloped - PUD 22

East: undeveloped - PUD 22

West: Meister Lane right of way and Cedar Ridge High School - PUD 20

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	65	12.47
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	0.20
ROW:	0	2.47
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	66	15.14

Owner:
Meritage Homes of Texas
Joe Copeland
8920 Business Park Drive, Ste. 350
Austin, TX 78759

Agent
Pape-Dawson Engineers
Salvador Baeza
7800 Shoal Creek Boulevard, Ste. 220W
Austin, TX 78757

**Northfields Phase 2
FINAL PLAT FP1607-001**

HISTORY: The Planning and Zoning Commission approved the Northfields Preliminary Plat on April 1, 2015.

DATE OF REVIEW: August 17, 2016

LOCATION: Southeast corner of Gattis School Road and Meister Lane.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as business park and open space in the General Plan 2020, however it is zoned as PUD (Planned Unit Development) No. 22, which allows three different sized single family residential lots on this parcel. The lots located to the north of Tall Rider Lane are a minimum of 10,000 square feet in size. The lots located to the south of Tall Rider Lane are either a minimum of 6,500 square feet or a minimum of 4,500 square feet. The smaller lots are served by alleys and are limited to 50% of the total number of lots in this section. The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees.

Compliance with the Preliminary Plat: The final plat conforms to the approved preliminary plat. The final plat includes 65 single family lots and one landscape lot, located at the corner of Gattis School Road and Meister Lane. Phase 2 is divided into two sections, the 'North Section' which contains the northwestern end of Hat Bender Loop and the 'South Section' which contains the southwestern end of Hat Bender Loop.

Traffic, Access and Roads: The lots take access from Meister Lane via Tall Rider Lane, through Phase 1 of the project.

Water and Wastewater Service: Connections to the water system are located along Gattis School Road and the SH 45 frontage road. This phase of the development will use a wastewater connection located on the east side of the property.

Drainage: The site drains from west to east.

Additional Considerations: The applicant was to have provided the City with a survey tie from the property across SH 45 and confirmation of the property limits along SH 45 prior to the meeting. If this information has not been provided, staff will recommend action on this item be delayed.

RECOMMENDED MOTION:

Staff recommends approval of the final plat for Northfields, Phase 2, with the following conditions:

1. Provide documentation for all easements indicated on Phase 1 after they are recorded.
2. The Northfields, Phase 1 Final Plat must be recorded and the Subdivision Improvement Permit acceptance letter issued before the Northfields, Phase 2 plat is recorded.
3. Provide correct date of Planning and Zoning Commission review.

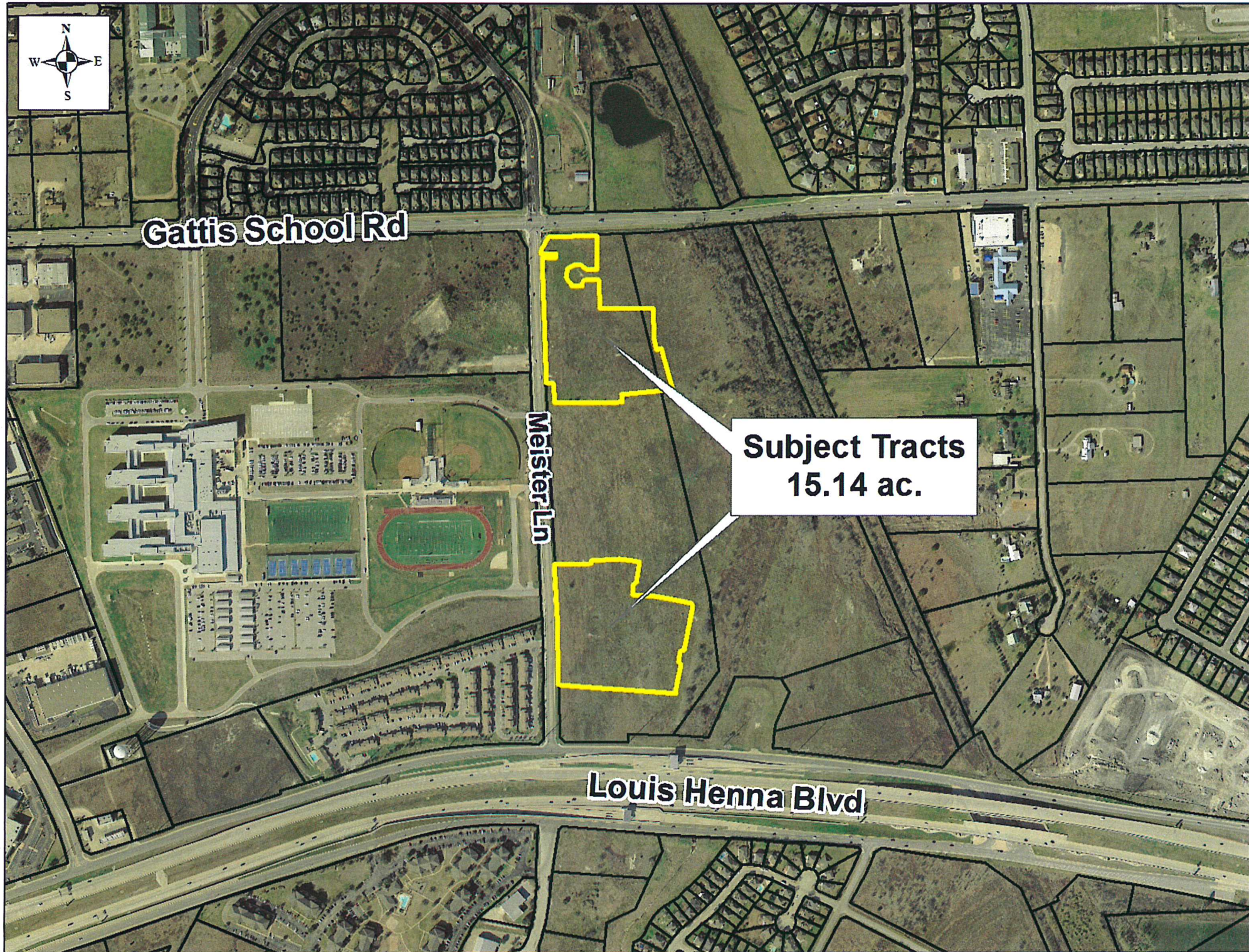


Gattis School Rd

Meister Ln

**Subject Tracts
15.14 ac.**

Louis Henna Blvd



OWNER: MERITAGE HOME OF TEXAS, LLC
8920 BUSINESS PARK DRIVE
SUITE 350
AUSTIN, TEXAS 78759

ACREAGE: 15.137 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220
WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220
WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

ACREAGE BY LOT TYPE:
ROW: 2.472 ACRES
DEVELOPMENT LOTS: 12.665 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 65
OPEN SPACE LOTS: 1

SURVEY: ASA THOMAS SURVEY
ABSTRACT NO. 609
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 7

LINEAR FEET OF NEW STREETS: 2917'

SUBMITTAL DATE: JULY 5, 2016

DATE OF PLANNING AND ZONING COMMISSION
REVIEW:

COMBINED SCALE FACTOR: 0.99988

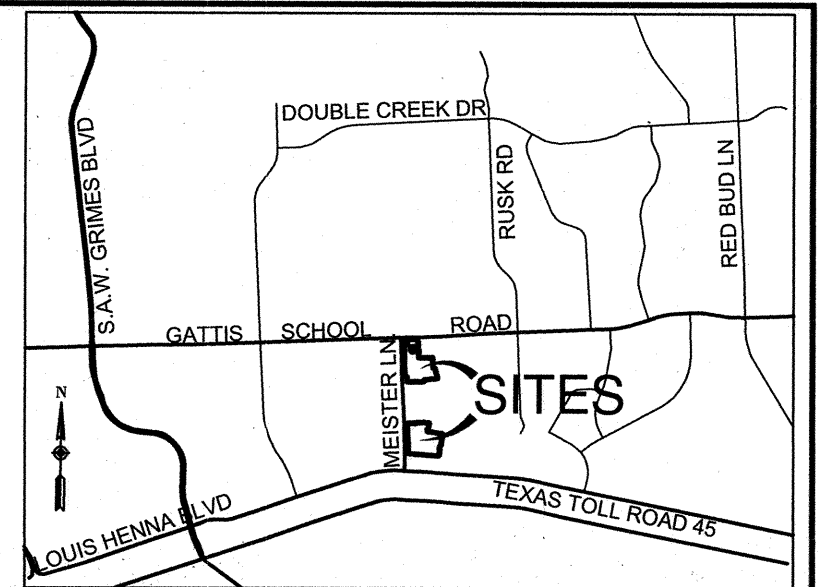
BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK No. 1
FOUND CHISELED SQUARE ON TOP OF CONCRETE SLAB AT THE N.W.
INTERSECTION OF TEXAS TOLL ROAD 45 AND MEISTER LANE
NAD 83 GRID COORDINATES
N: 10152029.4
E: 3146025.5
ELEVATION 797.06 (NAVD 1988)
GEOID 03

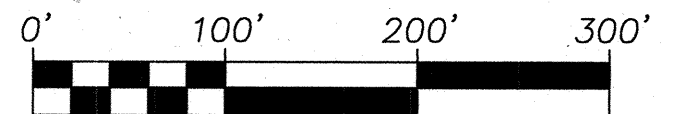
BENCHMARK No. 2
FOUND CHISELED SQUARE ON TOP OF CONCRETE BASE OF LIGHT POLE,
ON THE NORTHSIDE OF TEXAS TOLL ROAD 45, 1760 +/- FEET EAST OF
THE INTERSECTION OF TEXAS TOLL ROAD 45 AND MEISTER LANE
NAD 83 GRID COORDINATES
N: 10151904.9
E: 3147834.9
ELEVATION 768.90 (NAVD 1988)
GEOID 03

FINAL PLAT OF NORTHFIELDS, PHASE 2

A 7.481 ACRE TRACT OF LAND AND A 7.656 ACRE TRACT OF LAND, BOTH BEING OUT OF A CALLED
50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT
NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON
COUNTY, TEXAS.

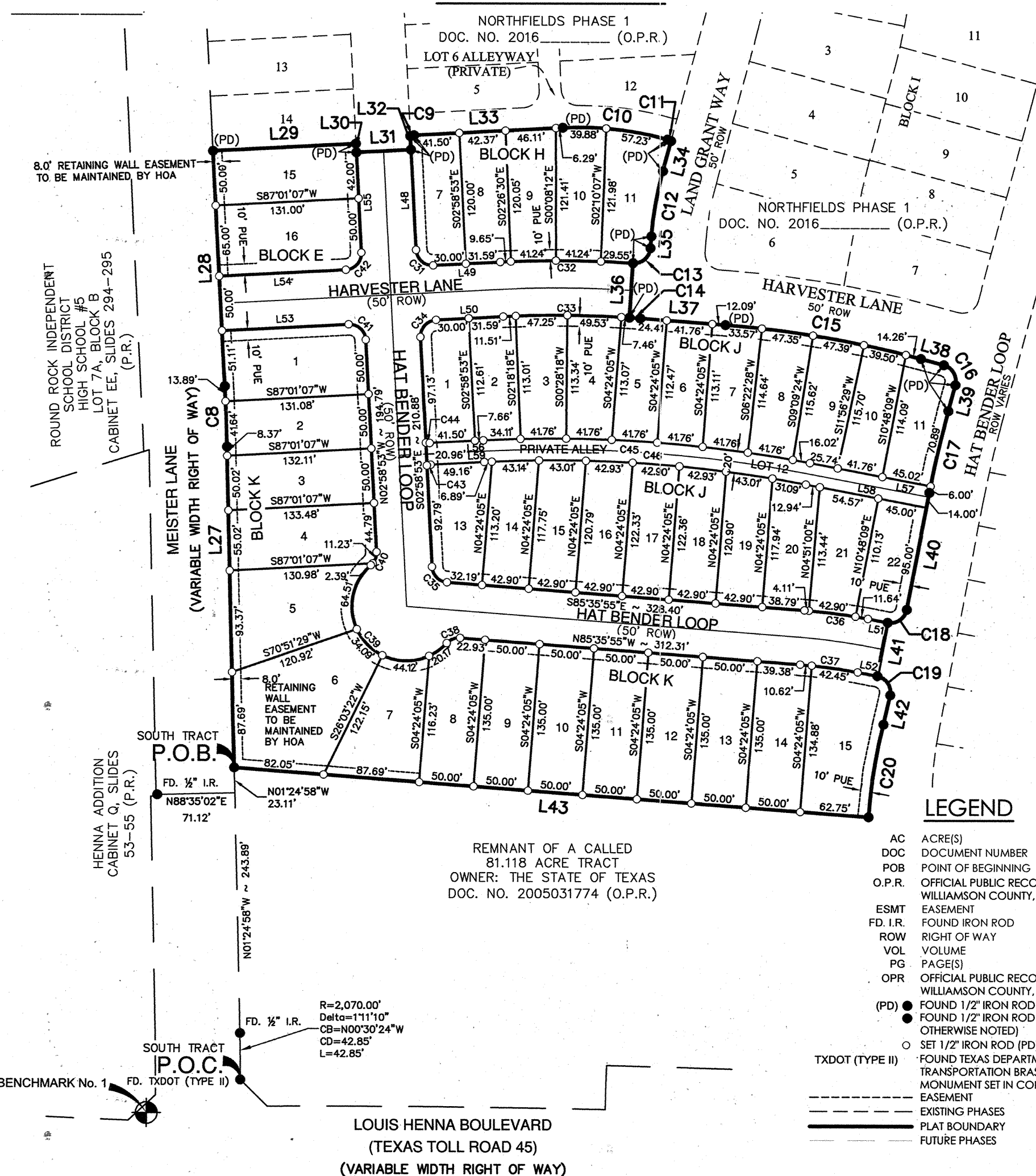


LOCATION MAP
NOT-TO-SCALE

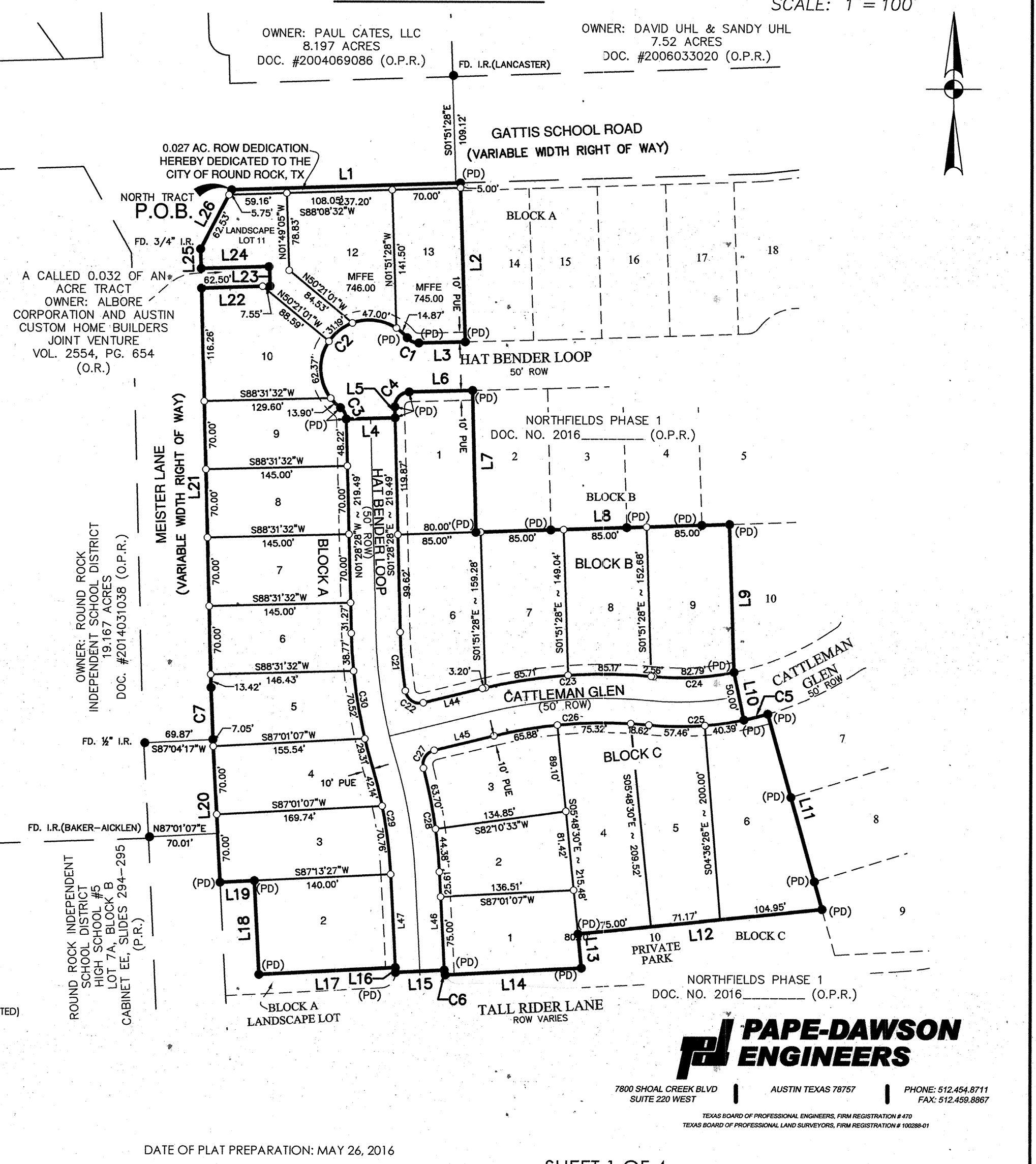


SCALE: 1" = 100'

SOUTH SECTION



NORTH SECTION



**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711
FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: MAY 26, 2016
DATE OF APPLICATION SUBMITTAL: JULY 5, 2016

SHEET 1 OF 4

C8-2013-0092.01.3A

FINAL PLAT
OF
NORTHFIELDS, PHASE 2

A 7.481 ACRE TRACT OF LAND AND A 7.656 ACRE TRACT OF LAND, BOTH BEING OUT OF A CALLED
50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT
NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON
COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	052°01'12"	N65°27'52"W	13.16'	13.62'
C2	50.00'	194°02'25"	S43°31'32"W	99.25'	169.33'
C3	15.00'	052°01'12"	S27°29'04"E	13.16'	13.62'
C4	15.00'	090°00'00"	N43°31'32"E	21.21'	23.56'
C5	325.00'	004°25'46"	N76°03'27"E	25.12'	25.12'
C6	15.00'	019°28'16"	N12°43'01"W	5.07'	5.10'
C7	1965.00'	001°33'24"	N02°10'49"W	53.39'	53.39'
C8	2035.00'	001°33'49"	N02°04'01"W	55.54'	55.54'
C9	13.00'	015°37'07"	N79°12'34"E	3.53'	3.54'
C10	300.00'	018°32'51"	S83°42'27"E	96.69'	97.11'
C11	13.00'	015°09'11"	S66°51'26"E	3.43'	3.44'
C12	323.89'	010°46'09"	S09°45'04"W	60.79'	60.88'
C13	15.00'	089°25'08"	S49°06'39"W	21.11'	23.41'
C14	975.00'	000°34'52"	S85°53'21"E	9.89'	9.89'
C15	975.00'	010°41'57"	S80°14'56"E	181.80'	182.07'
C16	15.00'	090°00'00"	S29°53'57"E	21.21'	23.56'
C17	1025.00'	004°17'53"	S12°57'06"W	76.87'	76.89'
C18	15.00'	090°00'00"	S55°48'09"W	21.21'	23.56'
C19	15.00'	090°00'00"	S34°11'51"E	21.21'	23.56'
C20	488.81'	010°07'12"	S09°02'44"W	86.23'	86.34'
C21	475.00'	007°17'32"	S05°07'14"E	60.41'	60.46'
C22	15.00'	094°59'19"	S56°15'40"E	22.12'	24.87'
C23	525.00'	019°16'38"	N85°53'00"E	175.80'	176.64'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C24	275.00'	017°14'59"	N86°53'49"E	82.48'	82.79'
C25	325.00'	017°14'59"	S86°53'49"W	97.48'	97.85'
C26	475.00'	019°16'33"	S85°53'00"W	159.06'	159.81'
C27	15.00'	091°01'15"	S30°44'03"W	21.40'	23.83'
C28	525.00'	011°47'41"	S08°52'43"E	107.89'	108.08'
C29	475.00'	013°37'08"	N09°47'26"W	112.63'	112.90'
C30	525.00'	015°07'30"	N09°02'13"W	138.19'	138.59'
C31	15.00'	090°00'00"	S47°58'53"E	21.21'	23.56'
C32	1024.99'	006°48'06"	S89°34'50"E	121.61'	121.68'
C33	975.00'	006°48'05"	N89°34'50"W	115.67'	115.74'
C34	15.00'	090°00'00"	S42°01'07"W	21.21'	23.56'
C35	15.00'	082°37'02"	S44°17'24"E	19.80'	21.63'
C36	525.00'	006°24'04"	S82°23'53"E	58.62'	58.65'
C37	475.00'	006°24'04"	N82°23'53"W	53.04'	53.07'
C38	15.00'	052°01'12"	S68°23'29"W	13.16'	13.62'
C39	50.00'	186°39'27"	N44°17'24"W	99.83'	162.89'
C40	15.00'	052°01'12"	N23°01'43"E	13.16'	13.62'
C41	15.00'	090°00'00"	N47°58'53"W	21.21'	23.56'
C42	15.00'	090°00'00"	N42°01'07"E	21.21'	23.56'
C43	13.00'	015°37'07"	N79°12'34"E	3.53'	3.54'
C44	13.00'	015°37'07"	N85°10'19"W	3.53'	3.54'
C45	1250.00'	013°47'02"	S86°05'22"E	299.99'	300.72'
C46	1230.00'	013°47'02"	N86°05'22"W	295.19'	295.91'

BLOCK A			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
2	0.308	13,421	SINGLE FAMILY
3	0.279	12,162	SINGLE FAMILY
4	0.262	11,404	SINGLE FAMILY
5	0.248	10,810	SINGLE FAMILY
6	0.233	10,168	SINGLE FAMILY
7	0.233	10,150	SINGLE FAMILY
8	0.233	10,150	SINGLE FAMILY
9	0.230	10,019	SINGLE FAMILY
10	0.293	12,758	SINGLE FAMILY
11	0.197	8,580	OPEN SPACE
12	0.294	12,786	SINGLE FAMILY
13	0.250	10,897	SINGLE FAMILY
14	0.027	1,179	R.O.W. DEDICATION

BLOCK B			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
1	0.267	11,619	SINGLE FAMILY
6	0.326	14,185	SINGLE FAMILY
7	0.299	13,004	SINGLE FAMILY
8	0.292	12,725	SINGLE FAMILY
9	0.301	13,102	SINGLE FAMILY

BLOCK C			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
1	0.254	11,078	SINGLE FAMILY
2	0.235	10,222	SINGLE FAMILY
3	0.271	11,796	SINGLE FAMILY
4	0.368	16,012	SINGLE FAMILY
5	0.343	14,925	SINGLE FAMILY
6	0.395	17,202	SINGLE FAMILY

BLOCK E			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
15	0.150	6,550	SINGLE FAMILY
16	0.194	8,467	SINGLE FAMILY

BLOCK H			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
7	0.123	5,351	SINGLE FAMILY
8	0.115	5,017	SINGLE FAMILY
9	0.121	5,265	SINGLE FAMILY
10	0.122	5,335	SINGLE FAMILY
11	0.136	5,919	SINGLE FAMILY

BLOCK J			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
1	0.115	5,018	SINGLE FAMILY
2	0.110	4,783	SINGLE FAMILY
3	0.116	5,039	SINGLE FAMILY
4	0.119	5,169	SINGLE FAMILY
5	0.108	4,706	SINGLE FAMILY
6	0.108	4,705	SINGLE FAMILY
7	0.114	4,978	SINGLE FAMILY
8	0.118	5,131	SINGLE FAMILY
9	0.118	5,161	SINGLE FAMILY
10	0.107	4,672	SINGLE FAMILY
11	0.121	5,262	SINGLE FAMILY
13	0.131	5,702	SINGLE FAMILY
14	0.114	4,960	SINGLE FAMILY
15	0.118	5,122	SINGLE FAMILY
16	0.120	5,221	SINGLE FAMILY
17	0.121	5,254	SINGLE FAMILY
18	0.120	5,224	SINGLE FAMILY
19	0.118	5,129	SINGLE FAMILY
20	0.115	5,020	SINGLE FAMILY
21	0.124	5,423	SINGLE FAMILY
22	0.113	4,902	SINGLE FAMILY

BLOCK K			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
1	0.194	8,467	SINGLE FAMILY
2	0.151	6,576	SINGLE FAMILY
3	0.152	6,640	SINGLE FAMILY
4	0.169	7,370	SINGLE FAMILY
5	0.203	8,835	SINGLE FAMILY
6	0.286	12,471	SINGLE FAMILY
7	0.168	7,317	SINGLE FAMILY
8	0.150	6,529	SINGLE FAMILY
9	0.155	6,750	SINGLE FAMILY
10	0.155	6,750	SINGLE FAMILY
11	0.155	6,750	SINGLE FAMILY
12	0.155	6,750	SINGLE FAMILY
13	0.155	6,750	SINGLE FAMILY
14	0.155	6,750	SINGLE FAMILY
15	0.205	8,912	SINGLE FAMILY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°08'32"E	234.37'
L2	S01°51'28"E	162.93'
L3	S88°31'32"W	47.54'
L4	N88°31'32"E	50.00'
L5	N01°28'28"W	11.23'
L6	N88°31'32"E	65.00'
L7	S01°28'28"E	145.57'
L8	N88°08'32"E	260.00'
L9	S01°51'28"E	151.21'
L10	S11°43'41"E	50.00'
L11	S15°38'32"E	208.23'
L12	S84°11'30"W	251.12'
L13	S05°48'30"E	35.14'
L14	S87°01'07"W	139.61'
L15	S87°01'07"W	50.00'
L16	N02°58'53"W	5.00'
L17	S87°01'07"W	140.00'
L18	N02°58'53"W	96.11'
L19	S87°01'07"W	35.00'
L20	N02°58'53"W	147.05'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N01°28'28"W	409.69'
L22	N88°09'04"E	70.05'
L23	N01°07'08"W	20.00'
L24	S88°15'08"W	70.06'
L25	N01°42'51"W	19.81'
L26	N27°42'16"E	68.28'
L27	N01°24'58"W	294.47'
L28	N02°58'53"W	216.11'
L29	N87°01'07"E	131.00'
L30	S02°58'53"E	8.00'
L31	N87°01'07"E	50.00'
L32	N02°58'53"W	12.52'
L33	N87°01'07"E	136.27'
L34	S15°08'09"W	28.46'
L35	S04°24'05"W	10.90'
L36	S03°49'13"W	50.00'
L37	S85°35'55"E	41.76'
L38	S74°53'57"E	21.73'
L39	S15°06'03"W	24.66'
L40	S10°48'09"W	109.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	S10°48'09"W	50.00'
L42	S12°52'04"W	27.77'
L43	N85°35'55"W	582.49'
L45	S76°14'41"W	63.05'
L46	S02°58'53"E	100.61'
L47	N02°58'53"W	95.61'
L48	S02°58'55"E	92.00'
L49	N87°01'07"E	61.59'
L50	S87°01'07"W	61.59'
L51	S79°11'48"E	18.36'
L52	N79°11'48"W	18.36'
L53	S87°01'07"W	116.00'
L54	N87°01'07"E	116.00'
L55	N02°58'55"W	92.00'
L56	N87°01'07"E	49.16'
L57	S79°11'51"E	112.52'
L58	N79°11'51"W	112.50'
L59	S87°01'07"W	49.16'



7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: MAY 26, 2016
DATE OF APPLICATION SUBMITTAL: JULY 5, 2016

SHEET 2 OF 4

C8-2013-0092.01.3A

FINAL PLAT
OF
NORTHFIELDS, PHASE 2

A 7.481 ACRE TRACT OF LAND AND A 7.656 ACRE TRACT OF LAND, BOTH BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2005031774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 7.481 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

FIELD NOTES
FOR NORTHFIELDS PHASE 2
(NORTH)

A 7.481 ACRE TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2005031774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 7.481 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a found 1/2" iron rod, the northwest corner of said called 81.118 acre tract, same being a point in the south right of way line of Gattis School Road, a variable width right of way, also being the northeast terminus of Meister Lane, a variable width right of way for the northwest corner hereof;

THENCE N 88°08'32" E, with the south right of way line of said Gattis School Road, same being the north line of said 81.118 acre tract, a distance of 234.37 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of Northfields, Phase 1 recorded in Document No. 2016 _____ of the Official Public Records of Williamson County, Texas for the northeast corner hereof;

THENCE with the western perimeter of said Northfields, Phase 1 the following twenty-four (24) courses and distances:

1. S 01°51'28" E, a distance of 162.93 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found;
2. S 88°31'32" W, a distance of 47.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
3. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of N 65°27'52" W, 13.16 feet, an arc length of 13.62 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
4. along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 194°02'25", a chord bearing and distance of S 43°31'32" W, 99.25 feet, an arc length of 169.33 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
5. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 27°29'04" E, 13.16 feet, an arc length of 13.62 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
6. N 88°31'32" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
7. N 01°28'28" W, a distance of 11.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
8. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 43°31'32" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
9. N 88°31'32" E, a distance of 65.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
10. S 01°28'28" E, a distance of 145.57 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
11. N 88°08'32" E, a distance of 260.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
12. S 01°51'28" E, a distance of 151.21 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
13. S 11°43'41" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
14. along the arc of said curve to the left, having a radius of 325.00 feet, a central angle of 04°25'46", a chord bearing and distance of N 76°03'27" E, 25.12 feet, an arc length of 25.12 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
15. S 15°38'32" E, a distance of 208.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
16. S 84°11'30" W, a distance of 251.12 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
17. S 05°48'30" E, a distance of 35.14 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
18. S 87°01'07" W, a distance of 139.61 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
19. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 19°28'16", a chord bearing and distance of N 12°43'01" W, 5.07 feet, an arc length of 5.10 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
20. S 87°01'07" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
21. N 02°58'53" W, a distance of 5.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
22. S 87°01'07" W, a distance of 140.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
23. N 02°58'53" W, a distance of 96.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
24. S 87°01'07" W, a distance of 35.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found in the east right of way line of said Meister Lane;

THENCE with the east right of way line of said Meister Lane, same being the west line of said 81.118 acre tract the following () courses and distances:

1. N 02°58'53" W, a distance of 147.05 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
2. along the arc of said curve to the right, having a radius of 1965.00 feet, a central angle of 01°33'24", a chord bearing and distance of N 02°10'49" W, 53.39 feet, an arc length of 53.39 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
3. N 01°28'28" W, a distance of 409.69 feet to a 1/2" iron rod found for the southwest corner of a called 0.032 of an acre tract conveyed to Albore Corporation and Austin Custom Home Builder Joint Venture recorded in Volume 2554, Page 654 of the Official Records of Williamson County, Texas;

THENCE N 88°09'04" E, departing the east right of way line of said Meister Lane, with a north line of said 81.118 acre tract, same being the south line of said 0.032 of an acre tract, a distance of 70.05 feet to a 1/2" iron rod found for the southeast corner of said 0.032 of an acre tract;

THENCE N 01°07'08" W, with a west line of said 81.118 acre tract, same being the east line of said 0.032 of an acre tract, a distance of 20.00 feet to a 1/2" iron rod found for the northeast corner of said 0.032 of an acre tract;

THENCE S 88°15'08" W, with a south line of said 81.118 acre tract, same being the north line of said 0.032 of an acre tract, a distance of 70.06 feet to a 1/2" iron rod found for the northwest corner of said 0.032 of an acre tract, same being a southwest corner of said 81.118 acre tract, also being a point in the east right of way line of said Meister Lane,

THENCE N 01°42'51" W, with the east right of way line of said Meister Lane, same being the west line of said 81.118 acre tract, a distance of 19.81 feet to a 1/2" iron rod found for the northwest corner of said 81.118 acre tract and northwest corner hereof;

THENCE N 27°42'16" E, with the southeast right of way line of said Meister Lane, same being a northwest line of said 81.118 acre tract, a distance of 68.28 feet to the POINT OF BEGINNING and containing 7.481 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a map prepared under Job No. 50841-02 by Pape-Dawson Engineers, Inc.

FIELD NOTES
FOR NORTHFIELDS PHASE 2
(SOUTH)

A 7.656 ACRE TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2005031774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 7.656 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

COMMENCING at a TXDOT Type II monument found for the southwest corner of said 81.118 acre tract, same being a point in the east line of Meister Lane, a variable width right of way, also being a northern terminus of Texas Toll Road 45, a variable width right of way;

THENCE departing the north right of way line of said Texas Toll Road 45, with the west line of said 81.118 acre tract, same being the east right of way line of said Meister Lane the following two (2) courses and distances:

1. along the arc of a curve to the left, having a radius of 2070.00 feet, a central angle of 01°11'10", a chord bearing and distance of N 00°30'24" W, 42.85 feet, an arc length of 42.85 feet to a 1/2" iron rod found, and
2. N 01°24'58" W, a distance of 243.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner and POINT OF BEGINNING hereof;

THENCE continuing with the west line of said 81.118 acre tract, same being the east right of way line of said Meister Lane the following three (3) courses and distances:

1. N 01°24'58" W, a distance of 294.47 feet to a 1/2" iron rod found for a point of non-tangent curvature,
2. along the arc of said curve to the left, having a radius of 2035.00 feet, a central angle of 01°33'49", a chord bearing and distance of N 02°04'01" W, 55.54 feet, an arc length of 55.54 feet to a 1/2" iron rod found for a point of tangency, and
3. N 02°58'53" W, a distance of 216.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the westernmost southwest corner of Northfields, Phase 1 recorded in Document No. 2016 _____ of the Official Public Records of Williamson County, Texas, same being a point in the east right of way line of said Meister Lane for the northwest corner hereof;

THENCE departing the east right of way line of said Meister Lane, with the western perimeter of said Northfields Section 1 the following () courses and distances:

1. N 87°01'07" E, a distance of 131.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 02°58'53" E, a distance of 8.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
3. N 87°01'07" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
4. N 02°58'53" W, a distance of 12.52 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
5. along the arc of said curve to the right, having a radius of 13.00 feet, a central angle of 15°37'07", a chord bearing and distance of N 79°12'34" E, 3.53 feet, an arc length of 3.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
6. N 87°01'07" E, a distance of 136.27 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
7. along the arc of said curve to the right, having a radius of 300.00 feet, a central angle of 18°32'51", a chord bearing and distance of S 83°42'27" E, 96.69 feet, an arc length of 97.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of compound curvature,
8. along the arc of said curve to the right, having a radius of 13.00 feet, a central angle of 15°09'11", a chord bearing and distance of S 66°51'26" E, 3.43 feet, an arc length of 3.44 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
9. S 15°08'09" W, a distance of 28.46 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
10. along the arc of said curve to the left, having a radius of 323.89 feet, a central angle of 10°46'09", a chord bearing and distance of S 09°45'04" W, 60.79 feet, an arc length of 60.88 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
11. S 04°24'05" W, a distance of 10.90 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
12. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 89°25'08", a chord bearing and distance of S 49°06'39" W, 21.11 feet, an arc length of 23.41 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
13. S 03°49'13" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
14. along the arc of said curve to the right, having a radius of 975.00 feet, a central angle of 00°34'52", a chord bearing and distance of S 85°53'21" E, 9.89 feet, an arc length of 9.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
15. S 85°35'55" E, a distance of 78.26 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
16. along the arc of said curve to the right, having a radius of 975.00 feet, a central angle of 10°41'57", a chord bearing and distance of S 80°14'56" E, 181.80 feet, an arc length of 182.07 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
17. S 74°53'57" E, a distance of 21.73 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
18. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 29°53'57" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
19. S 15°06'03" W, a distance of 24.66 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
20. along the arc of said curve to the left, having a radius of 1025.00 feet, a central angle of 04°17'53", a chord bearing and distance of S 12°57'06" W, 76.87 feet, an arc length of 76.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
21. S 10°48'09" W, a distance of 109.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
22. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 55°48'09" W, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
23. S 10°48'09" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
24. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 34°11'51" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
25. S 12°52'04" W, a distance of 27.77 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature, and
26. along the arc of said curve to the left, having a radius of 488.81 feet, a central angle of 10°07'12", a chord bearing and distance of S 09°02'44" W, 86.23 feet, an arc length of 86.34 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,

THENCE N 85°35'55" W, departing the western perimeter of said Northfields Phase 1, a distance of 582.49 feet to the POINT OF BEGINNING and containing 7.656 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a map prepared under Job No. 50841-02 by Pape-Dawson Engineers, Inc.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
4. THIS PLAT CONFORMS TO THE NORTHFIELDS PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 1, 2015.
5. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS.
6. NO PORTION OF THIS TRACT IS ENCLOSED 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 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN.
8. NO ACCESS SHALL BE GRANTED THROUGH LANDSCAPE LOT 11, BLOCK A AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
9. LOT 11, BLOCK A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. 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.
11. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
12. 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.



7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: MAY 26, 2016
DATE OF APPLICATION SUBMITTAL: JULY 5, 2016

SHEET 3 OF 4

C8-2013-0092.01.3A

FINAL PLAT
OF
NORTHFIELDS, PHASE 2

A 7.481 ACRE TRACT OF LAND AND A 7.656 ACRE TRACT OF LAND, BOTH BEING OUT OF A CALLED
50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT
NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON
COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

Know All Men by the Presents:

That on behalf of Permanent School Fund, being the owner of 7.656 acre tract and 7.481 acre tract, both out of a
called 81.118 acre tract conveyed to the state of Texas for the use and benefit of the Permanent School Fund
recorded in Document No. 2005031774 of the Official Public Records of Williamson County, Texas, situated in
the ASA Thomas Survey, Abstract No. 609, in the city of Round Rock, Williamson County, Texas;

Do hereby subdivide said 7.656 acre tract and 7.481 acre tract in accordance with the map or plat attached hereto,
to be known as

NorthFields, Phase 2

And do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys,
casements, and all other lands inteded for public dedication as shown hereon.

Witness my hand this the ____ day of _____, 20__ AD..

by:
Rene D. Truan, Director, PSF Income Division

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the ____ day of _____, 2016, by
_____, as _____ of Meritage Homes of Texas, LLC on behalf of said State of Texas.

Notary Public, State of Texas

Printed Name

My Commission Expires

Approved this ____ day of _____, 2016, 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.

David Pavliska, Chairman

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 36,
Subdivisions, Code of Ordinances, City of Round Rock, 2010 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
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

8/3/16
Date

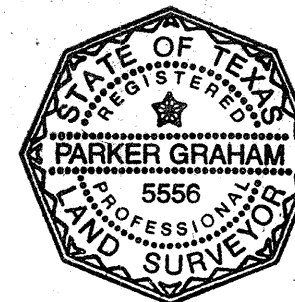


THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition
as amended.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

08/03/2016
Date



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., 201__, at ____ o'clock ____ m. and duly recorded on the ____ day of _____, A.D., 201__ 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**

7800 SHOAL CREEK BLVD
SUITE 220 WEST

AUSTIN TEXAS 78757

PHONE: 512.454.8711
FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: MAY 26, 2016
DATE OF APPLICATION SUBMITTAL: JULY 5, 2016

SHEET 4 OF 4

C8-2013-0092.01.3A