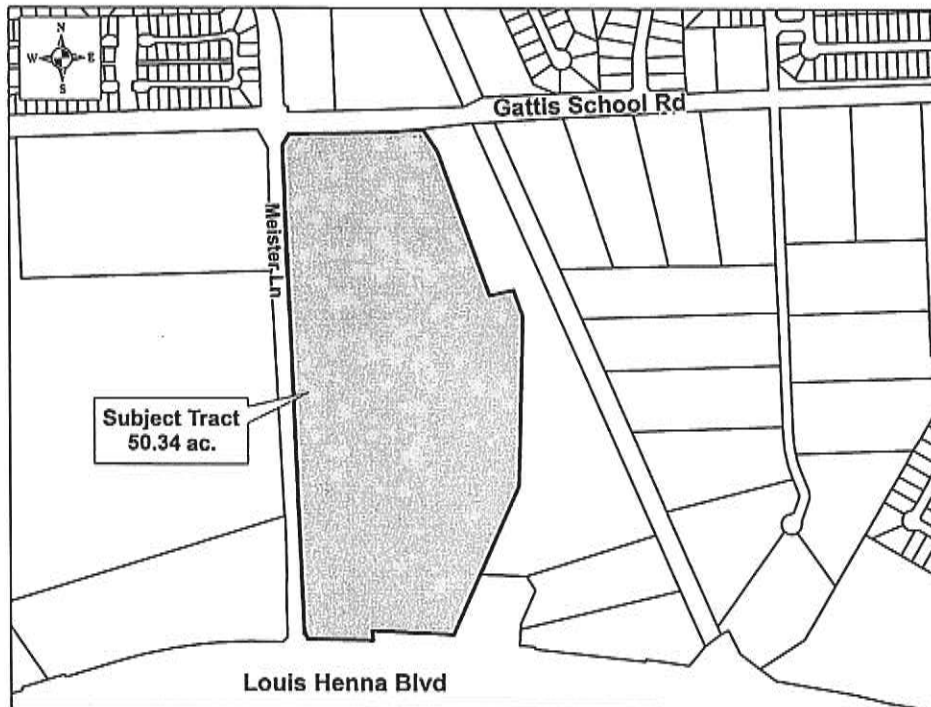


Northfields (GLO Tract - PUD 22)
PRELIM PLAT PP1502-001



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Preliminary Plat

ZONING AT TIME OF APPLICATION: PUD 22

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD

ADJACENT LAND USE:

North: Gattis School Rd ROW

South: Louis Henna Blvd. ROW

East: Undeveloped (ETJ)

West: Meister Lane ROW and existing multi-family and Cedar Ridge High School (Zoned PUD 20)

PROPOSED LAND USE: Single-family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	182	32.10
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	3	10.98
Parkland:	9	7.26
Other:	0	0.00
TOTALS:	194	50.34

Owner:
 State of Texas
 Permanent School Fund
 P.O. Box 12873
 Austin, TX 78711

Agent
 Pape Dawson Engineers
 James McCann
 7800 Shoal Creek Blvd., Ste. 220 West
 Austin, TX 78757

**Northfields (GLO Tract - PUD 22)
PRELIM PLAT PP1502-001**

HISTORY: The Planning and Zoning Commission approved the Concept Plan and PUD amendment on December 4, 2014.

DATE OF REVIEW: April 1, 2015

DESCRIPTION: 50.34 acres out of the ASA Thomas Survey, Abstract No. 609.

LOCATION: Northeast corner of Louis Henna Blvd. and Meister Lane

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

The recently approved PUD amendment allows for single-family and open space on this tract. The single family development consists of three different lot sizes: large lots (10,000 sq. ft.), standard lots (6,500 sq. ft.) and alley lots (4,500 sq. ft.). The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees. These standards are consistent with recently adopted PUD zoning districts with single family uses.

The proposed Preliminary Plat consists of two phases of development. The first phase will contain a mix of 74 standard residential lots, 64 alley-access residential lots, three landscape lots, three alley lots, and two parkland lots. The second phase proposes 44 large residential lots, three landscape lots, and one parkland lot.

Traffic, Access and Roads: The traffic impact analysis was approved with the PUD amendment allowing for single-family uses. Hat Bender Loop will need to extend south, across TXDOT owned property. That connection will be confirmed with the submittal of the Phase 1 Final Plat.

Water and Wastewater Service: Both water and wastewater will be provided by extending existing City of Round Rock services. Wastewater exists east of the subject tract and existing waterlines are located within both Meister Lane and Louis Henna Blvd.

Drainage: The floodplain study is currently under review and will be approved prior to any Final Plat recordation. Currently, Lot 19, Block A (approximately 12,734sf) contains a portion of the ultimate 4% floodplain on the lot. Per the city ordinance, the area within the ultimate 4% floodplain does not count towards the minimum lot area requirement. A condition of approval to either modify the floodplain or remove the lot with the Final Plat submittal is included with the recommendation.

Additional Considerations: None.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. The tract acreage will be updated to reflect 50.340 total acres.
2. The lot tables will be updated to reflect the correct lot total percentages (specifically standard lots should show 53.6% and alley lot should show 46.3% for phase 1 and 100% large lots in Phase 2).
3. Indicate how right-of-way outside the limits of this plat for the extension of Hat Bender Loop to Louis Henna Blvd. will be dedicated to the City of Round Rock.
4. Ensure Lot 19, Block A will meet the minimum lot area requirement or remove the development lot prior to Final Plat submittal.

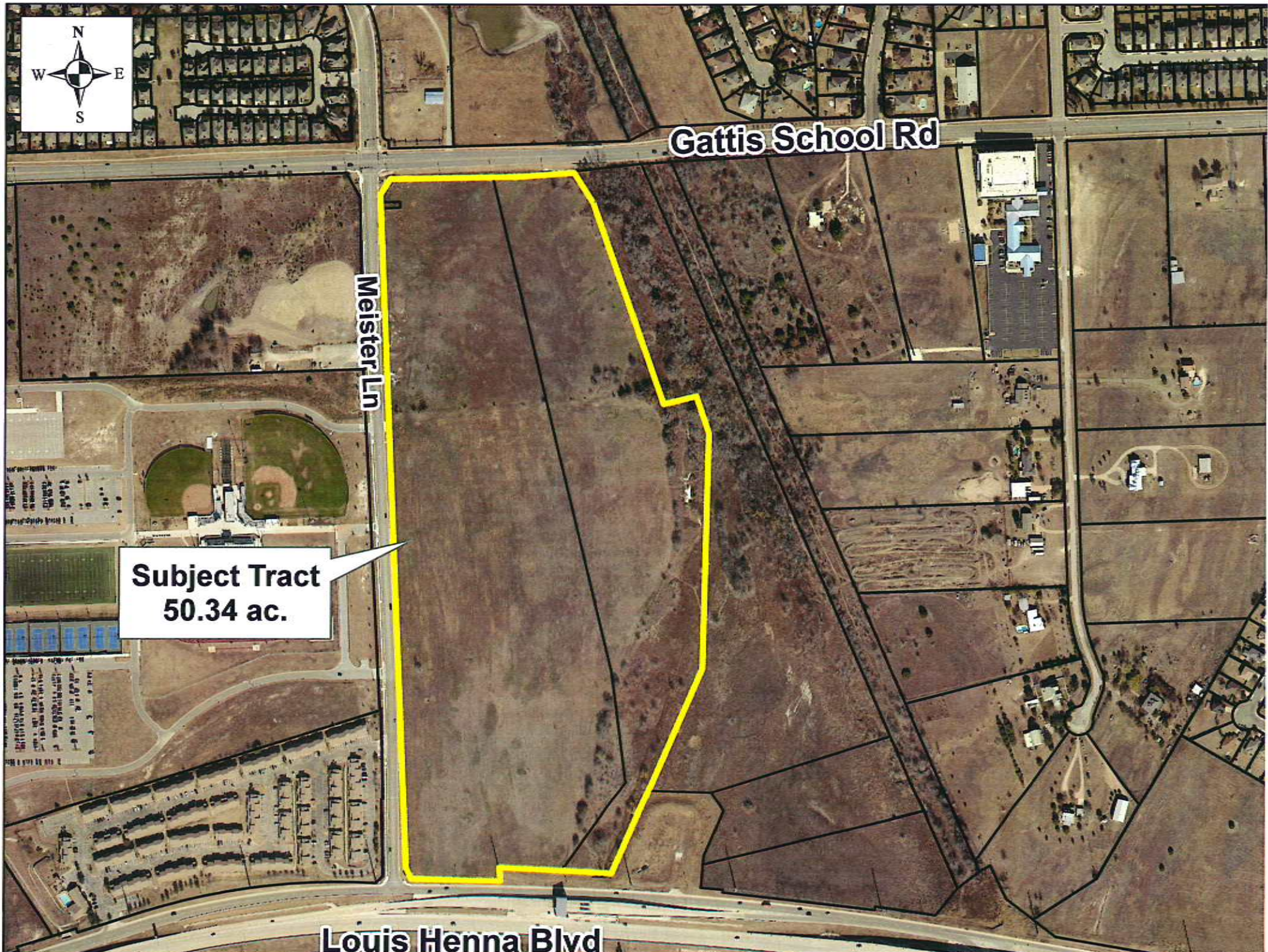


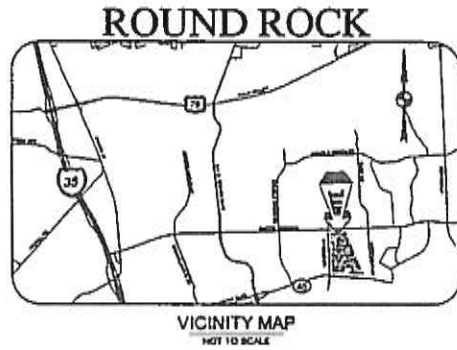
Gattis School Rd

Meister Ln

**Subject Tract
50.34 ac.**

Louis Henna Blvd





NORTHFIELDS PRELIMINARY PLAT

PARKLAND DEDICATION REQUIREMENTS PER SUBDIVISION ORDINANCE (O. 2014-2051)			
ZONING TYPE	ACREAGE	PARKLAND REQUIREMENT	PARKLAND PROVIDED
RESIDENTIAL (SF-2)	50.349		
NORTHFIELDS PHASE 1	34.570		5.00 DEDICATED, 0.855 PRIVATE
NORTHFIELDS PHASE 2	15.770		0.484 PRIVATE
TOTAL PHASE 22 ACREAGE (OUT OF 93.195 AC):	50.349	5.00 DEDICATED, 0.50 PRIVATE	5.00 DEDICATED, 1.339 PRIVATE

GENERAL NOTES

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 48, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
- SIDEWALKS SHALL BE 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, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 30, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
- THIS PLAT CONFORMS TO PUD NO. 22 APPROVED BY CITY COUNCIL ON DECEMBER 24, 2014.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INDICATED 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 48510004E, EFFECTIVE DATE SEPTEMBER 23, 2009, FOR WILLAMSON COUNTY, TEXAS.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- ALL PARKLAND LOT 1, BLOCK H NOTED AS BEING DECATED TO THE CITY OF ROUND ROCK SHALL BE DEDICATED TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO PLAT RECORDATION.
- ALL LANDSCAPE LOTS LOT 1, BLOCK A, LOT 29, BLOCK A, LOT 1, BLOCK E, LOT 1, BLOCK A, LOT 19, BLOCK C, LOT 1, BLOCK C, LOT 1, BLOCK H SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATE FOR ALL LOTS ABUTTING SAME.
- ALLEY LOTS (BLOCK F, LOT 18, BLOCK H, LOT 8, BLOCK J, LOT 12) SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER

MORTGAGE HOMES
ACREAGE: 45.254 ACRES
SURVEYOR: PAPE DAWSON ENGINEERS, P.C.
ENGINEER: PAPE DAWSON ENGINEERS, P.C.
NUMBER OF BLOCKS: 12
TOTAL PART OF NEW STRIPS: 7,914.08 LF
SUBMITTAL DATE: FEBRUARY 3, 2015
DATE OF PLATING AND RECORDATION REVIEW:
MARCH 9, 2015
RECORDATION #:
POINT NO. 1190, DESCRIPTION:
NAD 83 WITH CAP 40 IN 1000 FEET
VERTICAL DATUM:
NAVD83
POINT ELEVATION:
787.08
GRID NORTHING: 10152.136 2007
GRID EASTING: 3148151.3007
SCALE FACTOR: 1.00004
PATENT SURVEY: JOSEPH MOFF NO. 427
ENGINEER: PAPE DAWSON ENGINEERS, P.C.

ADDITIONAL EASEMENTS

- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 596, DEED RECORDS OF WILLAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY (APPLIES).
- FLOOD CONTROL EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 OF WILLAMSON AND MALAY COUNTIES, RECORDED IN VOLUME 484, PAGE 289, DEED RECORDS OF WILLAMSON COUNTY, TEXAS, (APPLIES).
- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 186, PAGE 87, DEED RECORDS OF WILLAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY (UNABLE TO PLOT).
- TELEPHONE PROVISIONS AND CONNECTIONS OF BOUNDARY LINE AGREEMENT DATED AUGUST 23, 1961, EXECUTED BY AND BETWEEN H. C. WYTHELOW, JR. AND THOMAS E. NELSON, JR., RECORDED IN VOLUME 1086, PAGE 626, OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS, (APPLIES).
- AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 394, PAGE 502, DEED RECORDS OF WILLAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY (UNABLE TO DETERMINE BEARINGS PROVIDED ARE TOO VAGUE AND NO WIDTH PROVIDED FOR EASEMENT).

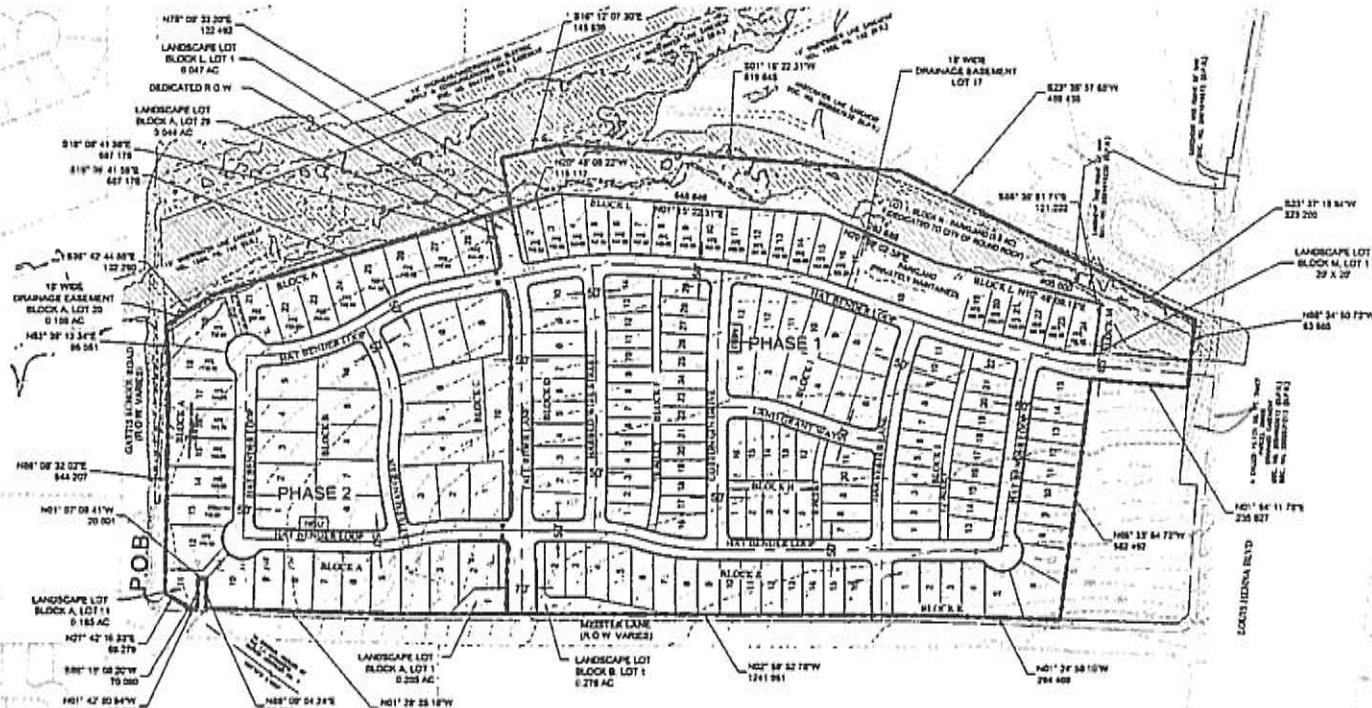
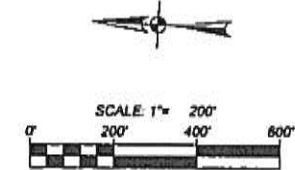
LEGEND

- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- ROW LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- NEIGHBORHOOD BOX UNIT
- FEMA FLOODPLAIN (ZONE AE)
- MINIMUM FINISHED FLOOR ELEV 2FT ABOVE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- P.O.B. (POINT OF BEGINNING)

LOT CATEGORY - PHASE 1	OVERALL LOT COUNT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 22	% OF TOTAL LOTS	% REQUIREMENTS BY CATEGORY PER PUD NO. 22
RESIDENTIAL	24	4.00 DEDICATED	16.67%	8.00 DEDICATED
LANDSCAPE	64	4.00 DEDICATED	27.78%	8.00 DEDICATED
TOTAL RESIDENTIAL	128		44.44%	16.00 DEDICATED
NON-RESIDENTIAL	1		0.78%	
LANDSCAPE	1		0.78%	
LANDSCAPE	1		0.78%	
TOTAL NON-RESIDENTIAL	3		2.34%	
TOTAL	131		46.78%	16.00 DEDICATED
LOT CATEGORY - PHASE 2	OVERALL LOT COUNT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 22	% OF TOTAL LOTS	% REQUIREMENTS BY CATEGORY PER PUD NO. 22
RESIDENTIAL	64	20.00 DEDICATED	31.25%	20.00 DEDICATED
LANDSCAPE	64		31.25%	
TOTAL RESIDENTIAL	128		62.50%	20.00 DEDICATED
NON-RESIDENTIAL	1		0.78%	
LANDSCAPE	1		0.78%	
TOTAL NON-RESIDENTIAL	2		1.56%	
TOTAL	130		64.06%	20.00 DEDICATED
TOTAL RESIDENTIAL LOTS (PHASES 1 & 2)	132			
TOTAL NON-RESIDENTIAL LOTS (PHASES 1 & 2)	3			
TOTAL LOTS PHASES 1 & 2	135			

ACREAGE CATEGORY - PHASE 1	ACREAGE
SINGLE FAMILY DETACHED 4,500 SF	12.565
SINGLE FAMILY DETACHED 4,000 SF	7.433
RIGHT-OF-WAY	7.638
ALLEYS	0.099
LANDSCAPE	0.332
PARKLAND (DEDICATED AND PRIVATE)	5.855
DRAINAGE/UTILITY ESMT.	0.048
TOTAL PHASE 1 PLAT ACREAGE	34.570

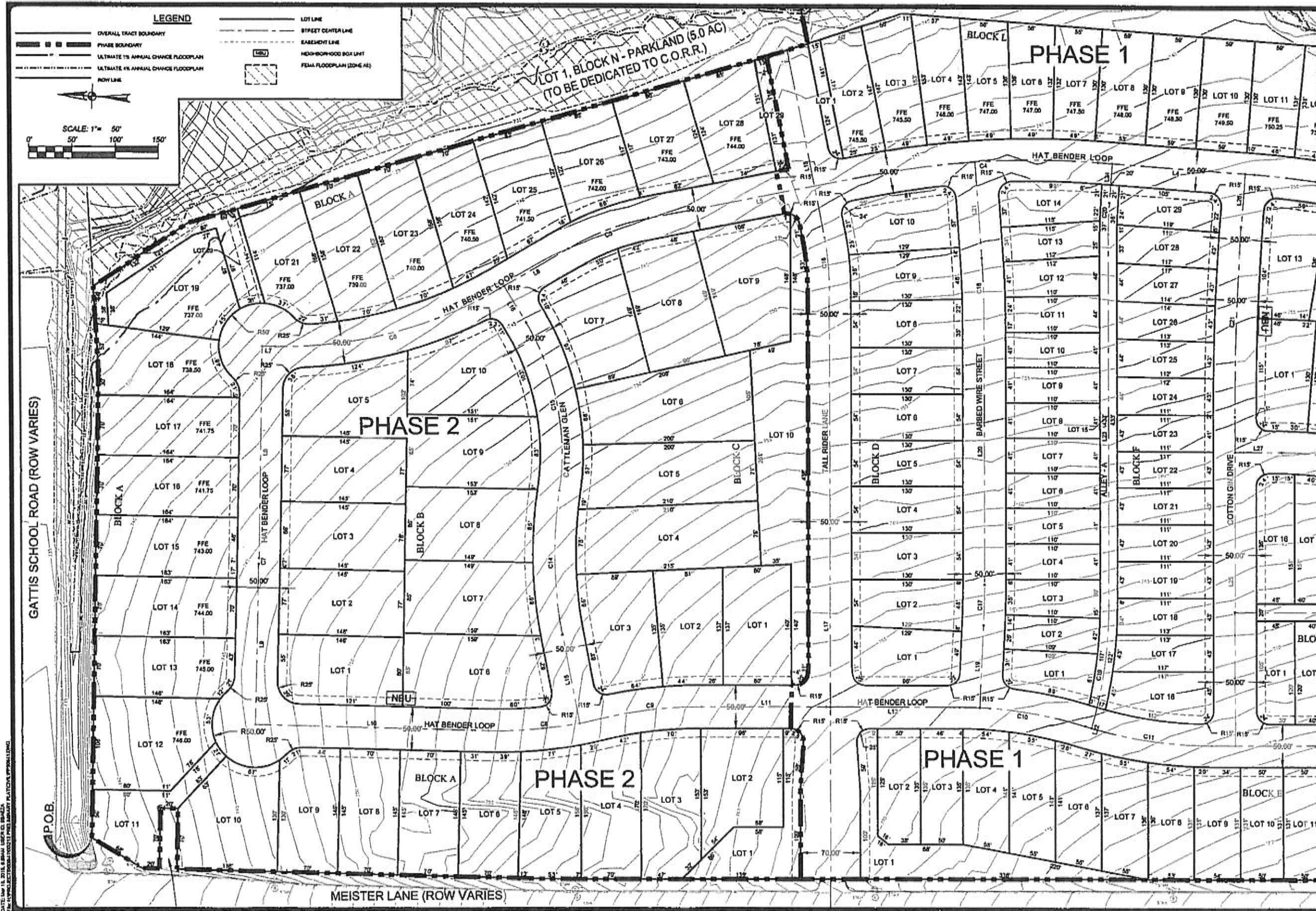
ACREAGE CATEGORY - PHASE 2	ACREAGE
SINGLE FAMILY DETACHED 10,000 SF	12.105
RIGHT-OF-WAY	2.641
LANDSCAPE	0.434
PARKLAND (PRIVATE)	0.454
DRAINAGE/UTILITY ESMT.	0.106
TOTAL PHASE 2 PLAT ACREAGE	15.770



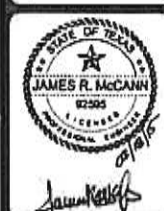
PAPE DAWSON ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
AUSTIN, TEXAS
PAPE DAWSON ENGINEERS, P.C.
10000 N. MOORE AVE., SUITE 200, WEST
LAKE ARVILLE, TEXAS 78150
TELEPHONE: 512.336.1111
FAX: 512.336.1112
WWW.PAPE-DAWSON.COM

**NORTHFIELDS
PRELIMINARY PLAT
PRELIMINARY PLAT OVERALL**

JOB NO: 50841-00
DATE: JANUARY 2015
DRAWN: MCS/TV
CHECKED: MCS/PS
DATE: 01-05



REVISIONS

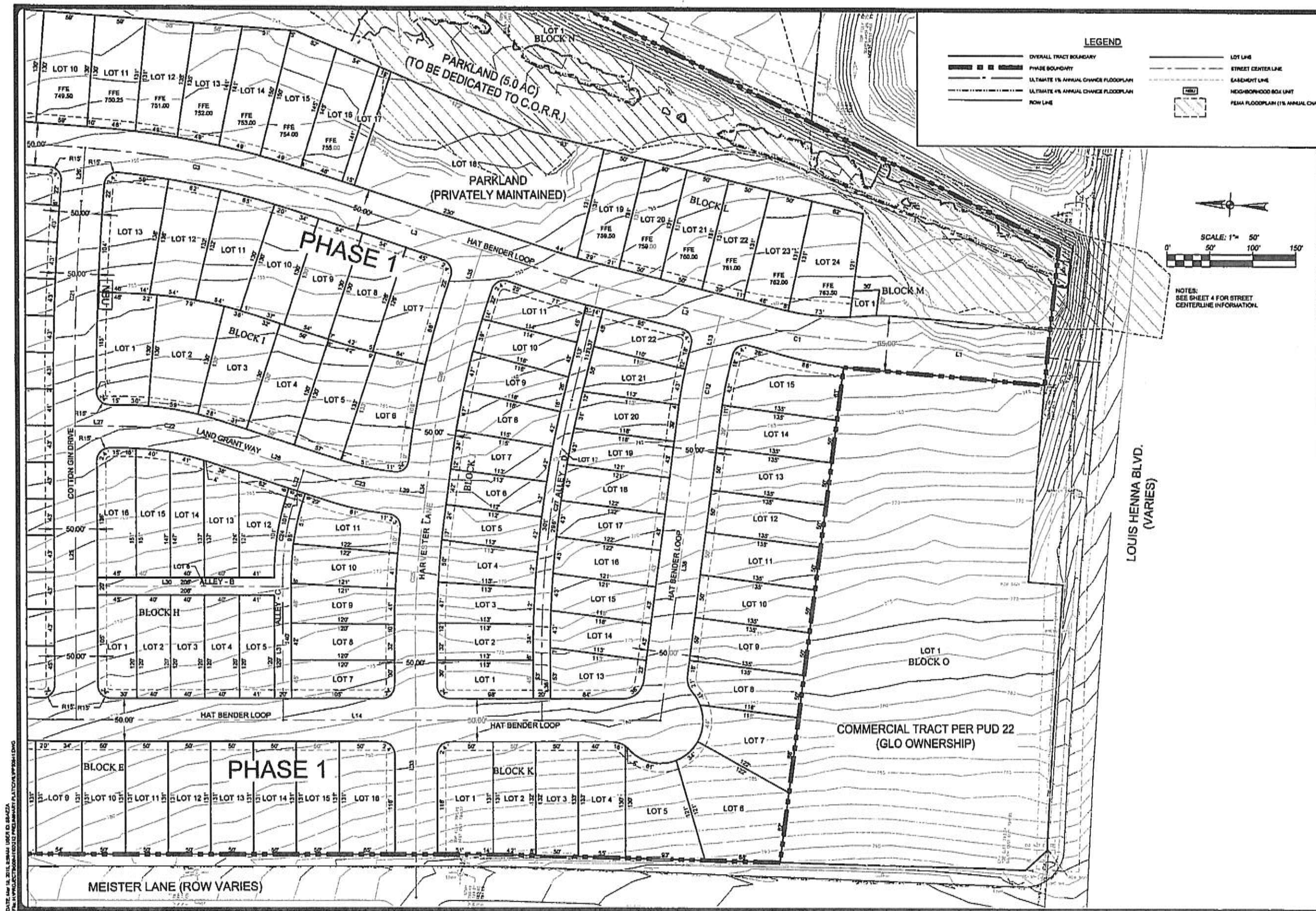


**PAPE-DAWSON
ENGINEERS**

THIS SPECIAL ORDER BEING
MADE BY THE BOARD OF PROFESSIONAL ENGINEERS, FPM REGISTRATION # 479
AUSTIN, TEXAS 78701
PO BOX 313 AUSTIN
TX 78768-0313

**NORTHFIELDS
PRELIMINARY PLAT
SHEET 2 OF 5**

JOB NO. 50641-02
DATE JANUARY 2016
DRAWN MCS/RY
CHECKED MCS/RY
SHEET 02 OF 05



LEGEND

- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- ROW LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- NEIGHBORHOOD BOX UNIT
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)

SCALE: 1" = 50'

0' 50' 100' 150'

NOTES:
SEE SHEET 4 FOR STREET
CENTERLINE INFORMATION.



PAPE-DAWSON ENGINEERS

PAPE-DAWSON ENGINEERS
10000 WEST 10TH STREET
SUITE 200
FORT WORTH, TEXAS 76116
PHONE: 817.341.1111
FAX: 817.341.1112
TEAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # 175

**NORTHFIELDS
PRELIMINARY PLAT
SHEET 3 OF 5**

JOB NO. 50841.00
DATE: JANUARY 2013
DRAFT: MCS / EV
DESIGNER: MCS / PS
CHECKED BY: SS
SHEET 03 OF 05

DATE: JAN 18, 2013, 10:58 AM USER: ID: BRADY
THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT BE RELEASED TO THE PUBLIC WITHOUT THE WRITTEN AUTHORIZATION OF THE U.S. DEPARTMENT OF JUSTICE.

ALLEY - A					
Number	Length	Radius	Line/Chord Direction	Chord Length	
C18	144.45	150.00	S84° 52' 03.54"W	143.98	
C20	34.34	480.00	N69° 07' 14.17"E	34.33	
L21	0.18		S78° 46' 13.51"E	0.19	
L23	432.79		N67° 01' 07.52"E	432.79	
L24	46.00		S68° 48' 37.89"E	46.00	

ALL Y - B					
Line	Length	Ac. at	to	Back	Chord
L30	341.22		S60° 30' 32.79"E		341.23

ALLEY - C					
Number	Length	Radius	Line/Chord Direction	Chord Length	
C34	87.83	310.00	S63° 58' 25.10"E	87.43	
L31	184.77		N67° 01' 07.52"E	184.77	
L32	30.83		S74° 57' 57.42"E	30.83	

ALLEY - D					
Number	Length	Radius	Line/Chord Direction	Chord Length	
C37	298.31	1340.00	S88° 07' 21.62"E	297.38	
L36	77.88		N67° 01' 07.52"E	77.88	
L37	137.81		S79° 11' 50.87"E	137.81	

LOT TABLE				
Lot #	Block #	Area (sq ft)	Segment Lengths	Segment Bearings
23	A	11298.47	127.50	N70° 57' 18.60"E
			70.39	N70° 57' 18.60"E
			162.00	N70° 57' 18.60"E
			34.90	S14° 02' 41.20"E
24	A	10542.18	70.40	N63° 18' 25.17"E
			46.79	N52° 37' 15.30"E
			107.08	N70° 57' 18.60"E
			79.03	S14° 02' 41.20"E
			142.38	S70° 57' 18.60"E
25	A	10878.90	32.63	S14° 02' 41.20"E
			121.87	S10° 00' 16.62"
			18.19	S1° 02' 34.14"
			142.38	N 10° 55.15"
26	A	10908.80	80.20	S14° 02' 41.20"E
			116.94	N52° 37' 28.47"E
			121.87	N70° 57' 18.60"E
			66.30	S14° 02' 41.20"E
27	A	10403.32	134.49	N70° 57' 18.60"E
			96.80	N14° 02' 41.20"E
			6.14	N14° 20' 34.87"E
			146.94	N70° 57' 18.60"E
28	A	10162.60	76.20	N14° 02' 41.20"E
			134.49	N70° 57' 18.60"E
			131.42	S10° 00' 16.62"
			131.42	S70° 57' 18.60"E
29	A	1936.43	119.12	S70° 57' 18.60"E
			2.58	N69° 02' 41.20"E
			23.46	N70° 57' 18.60"E
			131.63	S14° 02' 41.20"E
			12.88	S30° 49' 08.22"E

LOT TABLE				
Lot #	Block #	Area (sq ft)	Segment Lengths	Segment Bearings
1	B	11952.89	121.10	N01° 20' 28.14"E
			20.27	N40° 31' 31.87"E
			58.00	N40° 31' 31.87"E
			160.60	N01° 20' 28.14"E
			142.38	S30° 49' 08.22"E

3	D	11218.30	14.71	84P OF 32.02P
			6.88	84P OF 32.02P
			146.58	84P OF 32.02P
			4.30	84P OF 32.02P
			8.88	84P OF 32.02P
4	D	11148.73	146.00	84P OF 32.02P
			56.84	84P OF 32.02P
			146.00	84P OF 32.02P
			76.88	84P OF 32.02P
			125.91	84P OF 32.02P
5	D	11252.88	73.90	84P OF 32.02P
			146.00	84P OF 32.02P
			37.08	84P OF 32.02P
			80.08	84P OF 32.02P
			84.08	84P OF 32.02P
6	D	11186.10	188.38	84P OF 32.02P
			3.30	84P OF 32.02P
			82.84	84P OF 32.02P
			24.87	84P OF 32.02P
			40.48	84P OF 32.02P
7	D	12003.83	90.00	84P OF 32.02P
			5.00	84P OF 32.02P
			146.04	84P OF 32.02P
			56.71	84P OF 32.02P
			188.28	84P OF 32.02P
8	D	12752.83	146.24	84P OF 32.02P
			84.78	84P OF 32.02P
			20.30	84P OF 32.02P
			62.78	84P OF 32.02P
			12.60	84P OF 32.02P
9	D	12671.68	146.04	84P OF 32.02P
			28.38	84P OF 32.02P
			191.21	84P OF 32.02P
			86.88	84P OF 32.02P
			22.80	84P OF 32.02P
10	D	12976.17	10.81	84P OF 32.02P
			102.84	84P OF 32.02P
			116.13	84P OF 32.02P
			23.81	84P OF 32.02P
			86.88	84P OF 32.02P

LOT TABLE				
Lot #	Block #	Area (sqft)	Engineered Lenghts	Engineered Areas
1	C	11776.08	44.88	8259' 46" 35.19" H
			38.14	8259' 46" 35.19" H
			142.48	8259' 46" 35.19" H
			80.00	8259' 46" 35.19" H
			178.31	8259' 46" 35.19" H
2	C	10223.08	81.42	8259' 46" 35.19" H
			158.81	8259' 46" 35.19" H
			29.81	8259' 46" 35.19" H
			44.23	8259' 46" 35.19" H
			154.56	8259' 46" 35.19" H
3	C	11776.98	88.10	8259' 46" 35.19" H
			134.56	8259' 46" 35.19" H
			63.70	8259' 46" 35.19" H
			63.70	8259' 46" 35.19" H
			83.20	8259' 46" 35.19" H
4	C	15013.51	82.83	8259' 46" 35.19" H
			71.02	8259' 46" 35.19" H
			44.56	8259' 46" 35.19" H
			85.20	8259' 46" 35.19" H
			75.33	8259' 46" 35.19" H
5	C	14829.33	88.30	8259' 46" 35.19" H
			35.00	8259' 46" 35.19" H
			71.02	8259' 46" 35.19" H
			15.42	8259' 46" 35.19" H
			39.47	8259' 46" 35.19" H

LOT TABLE				
Lot #	Block #	Area (sqft)	Segment Lengths	Segment Breadths
6	E	7474.82	37.40 136.86 144.48 26.25	B17P 34' 41.82" B47P 07' 07.22" N02P 29' 53.97" N05P 07' 07.22" S12P 22' 26.25"
7	E	7398.82	84.70 159.88 84.86	B06P 07' 17.97" B47P 07' 07.22" N02P 39' 53.97" N05P 07' 07.22"
8	E	7196.47	53.89 131.26 82.82 1.28 138.00	B02P 07' 07.19" B47P 07' 07.22" N02P 36' 53.97" N05P 39' 53.97" N07P 07' 07.22"
9	E	7041.80	35.71 131.03 83.78 131.28 35.24	B47P 07' 07.22" N02P 36' 53.97" N05P 07' 07.22" N07P 07' 07.22"
10	E	6860.25	80.00 131.02 80.00 131.02	B02P 36' 53.97" B47P 07' 07.22" N02P 36' 53.97" N05P 07' 07.22"
11	E	6200.03	80.00 131.02 80.00 131.00	B02P 36' 53.97" B47P 07' 07.22" N02P 36' 53.97" N05P 07' 07.22"
12	E	6080.03	80.00 131.03 80.00 131.00	B02P 36' 53.97" B47P 07' 07.22" N02P 36' 53.97" N05P 07' 07.22"
13	E	6200.25	80.00 131.02 80.00 131.00	B02P 36' 53.97" B47P 07' 07.22" N02P 36' 53.97" N05P 07' 07.22"
14	E	6060.03	80.00 131.02 80.00 131.00	B02P 36' 53.97" B47P 07' 07.22" N02P 36' 53.97" N05P 07' 07.22"

		0000.71	92.00	N02° 05' 31.70"
			131.09	N07° 01' 07.22"
LOT TABLE				
Lot #	Block #	Area (sq ft)	Segment Lengths	Segment Bearings
1	F	5,565.68	139.38	S20° 19' 41.32"
			89.81	N67° 04' 23.34"
			85.14	N26° 16' 02.23"
			32.46	N07° 04' 15.74"
2	F	4,668.25	116.82	N08° 06' 13.30"
			139.38	N07° 18' 41.32"
			39.11	N06° 04' 23.34"
			170.64	S01° 02' 16.66"
3	F	4,735.54	110.02	S02° 06' 52.79"
			36.19	S47° 01' 07.22"
			164.88	S47° 19' 39.69"
			116.64	N02° 02' 16.66"
4	F	4,532.54	34.77	N07° 06' 25.83"
			6.24	N07° 01' 07.22"
			110.02	S02° 06' 52.79"
			111.11	S47° 01' 07.22"
5	F	4,222.88	110.02	S02° 06' 52.79"
			41.11	S47° 01' 07.22"
			110.02	N07° 06' 25.83"
			41.11	N02° 01' 07.22"
6	F	4,532.50	110.02	S02° 06' 52.79"
			110.02	S47° 01' 07.22"
			110.02	N07° 06' 25.83"
			41.11	N02° 01' 07.22"
7	F	4,532.50	110.02	S02° 06' 52.79"
			110.02	S47° 01' 07.22"
			110.02	N07° 06' 25.83"
			41.11	N02° 01' 07.22"
8	F	4,532.58	110.02	S02° 06' 52.79"
			41.11	S47° 01' 07.22"
			110.02	N07° 06' 25.83"
			41.11	N02° 01' 07.22"
9	F	4,222.88	110.02	S02° 06' 52.79"
			41.11	S47° 01' 07.22"
			110.02	N07° 06' 25.83"
			41.11	N02° 01' 07.22"

			15.025	SCOT 89 35.791
			41.11	BAT 07 01.232
10	F	4822.38	15.031	NOCT 89 43.171
			41.11	NATP 06 07.222
			15.031	SCOT 10 45.772
			43.71	NOCT 10 01.232
11	F	4947.89	15.020	NATP 10 01.232
			15.87	NOCT 10 01.232
			34.14	NOCT 30 34.251
			11.230	SCOT 30 44.381
12	F	4817.84	43.82	BAT 07 01.232
			15.031	NOCT 10 01.232
			41.11	NATP 31 15.124
			15.836	SCOT 89 33.342
			15.87	BAT 89 33.342
13	F	4588.83	22.43	BAT 07 01.232
			11.230	NOCT 10 01.232
			6.21	NOCT 11 04.041
			15.836	NOCT 30 34.251
			11.81	NOCT 89 34.141
			15.139	NOCT 89 33.342
			37.37	NOCT 07 20.468
14	F	3739.21	24.19	NOCT 07 20.468
			NOCT	NOCT 10 01.232
			4.48	NOCT 10 01.232
			1.025	NOCT 10 01.232

LOT TABLE				
Lot #	Block #	Area (sq ft)	Expend Lengths	Expend Bearings
1	H	4361.71	45.00	S02° 56' 52.79"
			130.00	S81° 01' 01.22"
			30.00	N02° 56' 52.79"
			29.88	N02° 56' 07.32"
			105.00	N02° 56' 07.32"
3	H	4800.00	40.00	S02° 56' 52.79"
			130.00	S81° 01' 01.22"
			40.00	N02° 56' 52.79"
			130.00	N02° 56' 07.32"
			130.00	N02° 56' 07.32"
3	H	4800.00	40.00	S02° 56' 52.79"
			130.00	S81° 01' 01.22"
			40.00	N02° 56' 52.79"
			130.00	N02° 56' 07.32"
			130.00	N02° 56' 07.32"
4	H	4835.30	40.22	S02° 56' 52.79"
			130.00	S81° 01' 01.22"
			40.32	N02° 56' 52.79"
			120.00	N02° 56' 07.32"
			120.00	N02° 56' 07.32"
8	H	4820.00	41.00	S02° 56' 52.79"
			130.00	S81° 01' 01.22"
			130.00	N02° 56' 52.79"
			130.00	N02° 56' 07.32"
			130.00	N02° 56' 07.32"
6	H	8853.13	39.89	N02° 56' 07.32"
			48.00	S02° 56' 52.79"
			49.93	S02° 56' 52.79"
			40.00	S02° 56' 52.79"
			40.32	N02° 56' 52.79"
			41.00	S02° 56' 52.79"
			109.76	S02° 56' 52.79"
			6.62	S14° 02' 10.35"
			6.62	S14° 02' 10.35"
			5.00	S14° 02' 10.35"
			10.78	N02° 56' 07.32"
			38.68	N02° 56' 07.32"
			48.11	N02° 56' 07.32"
			42.57	S02° 56' 07.32"
			30.00	S02° 56' 07.32"
130.00	N02° 56' 07.32"			
1	H	4800.00	41.00	S02° 56' 52.79"
			130.00	S81° 01' 01.22"
			40.00	N02° 56' 52.79"
			130.00	N02° 56' 07.32"
			130.00	N02° 56' 07.32"

[illegible]

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TELEPHONE BOARD OF PROFESSIONAL ENGINEERING, 1994 REGISTRATION # 179

NORTHFIELDS
RELIMINARY PLAT
SHEET 4 OF 5

JOB NO. 50941-00
DATE JANUARY 2015
DRAWN MCS / EV
DESIGNER MCS / PS
CHECKED BY SS
SHEET 04 OF 05

