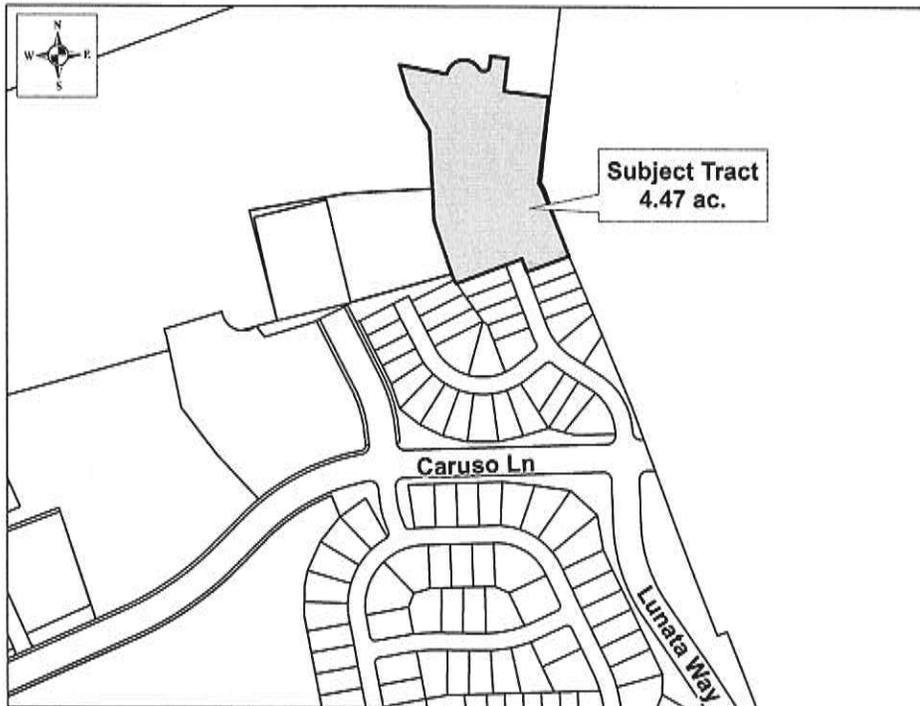


**Vizcaya Ph. 3A  
FINAL PLAT FP1504-002**



**CASE PLANNER:** Ashley Lumpkin  
**REQUEST:** Request approval of the Final Plat.  
**ZONING AT TIME OF APPLICATION:** PUD  
**CURRENT USE OF PROPERTY:** Undeveloped  
**GENERAL PLAN LAND USE DESIGNATION:** Residential  
**ADJACENT LAND USE:**

- North: Future Vizcaya Development (zoned PUD)
- South: Future Vizcaya Development (zoned PUD)
- East: Future Vizcaya Development (zoned PUD)
- West: Future Vizcaya Development (zoned PUD)

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	21	3.58
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:	0	0.89
Parkland:		
Other:	0	0.00
<b>TOTALS:</b>	<b>21</b>	<b>4.47</b>

**Owner:**  
 Taylor Morrison of Texas, Inc.  
 Adib R. Khoury  
 11200 Lakeline Blvd., Ste. 150A  
 Austin, TX 78717

**Agent**  
 Pape-Dawson Engineers, Inc.  
 Michael Fisher, P.E.  
 7800 Shoal Creek Blvd., Ste. 220 W.  
 Austin, TX 78757

**Vizcaya Ph. 3A  
FINAL PLAT FP1504-002**

**HISTORY:** The Planning and Zoning Commission approved the Preliminary Plat on November 5, 2014. The same Preliminary Plat was administratively approved to adjust phase lines in January 2015 and again in May 2015.

**DATE OF REVIEW:** May 20, 2015

**DESCRIPTION:** 4.47 acres out of the Joseph Mott Survey, Abstract No. 427.

**LOCATION:** North of the intersection of Lunata Way and Caruso Lane

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of the following: approximately 24.9 acres for commercial development and approximately 476.24 acres for residential development. The residential acreage is further subdivided to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three acre fire station site that will ultimately be dedicated to the City of Round Rock.

For the purposes of this phase, 21 casita lots are being proposed for development with a minimum lot size of 5,000 square feet, although all of the proposed lots within this phase are at least 1,000 square feet larger than the minimum.

The overall percentages of this portion of development are contained in a table on the Final Plat. The developer labeled densities on the residential development parcels demonstrating how the development conforms with the PUD. The proposal complies with the Zoning and Subdivision Ordinances and the approved PUD.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development.

Water and Wastewater Service:

Water and wastewater service will be provided by the City.

Drainage:

There are no concerns for this phase.

Additional Considerations:

There is an existing access easement within the proposed Lunata Way right-of-way shown on the schematic. This easement is no longer necessary with the extension of Lunata Way and will be released prior to the recordation of this plat.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. The secondary access shall be constructed prior to or in tandem with Phase 3A construction.
2. The schematic shall be updated to show the standard lot setback graphic.
3. Note 4 shall be updated to reflect the P&Z approval of November 5, 2014, and the administrative approvals in January and May 2015.
4. The submittal date shall be corrected to show the original submittal of April 7, 2014.
5. The phasing plan shall be either amended or expanded to demonstrate two points of access for every phase containing more than 30 homes.



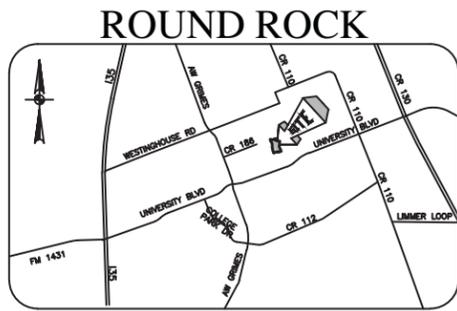


**Subject Tract  
4.47 ac.**

**Caruso Ln**

**Lunata Way**

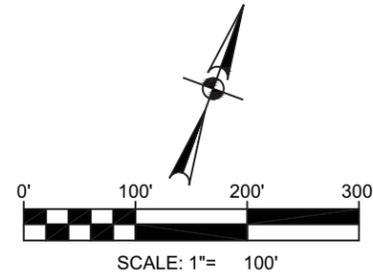




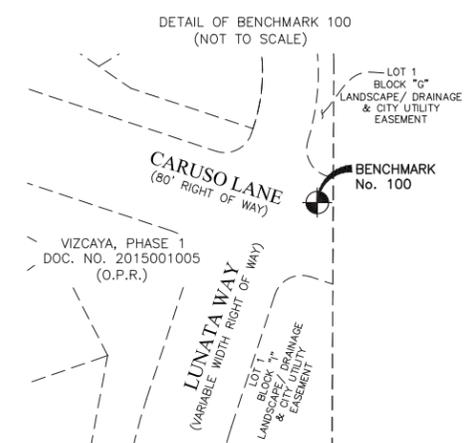
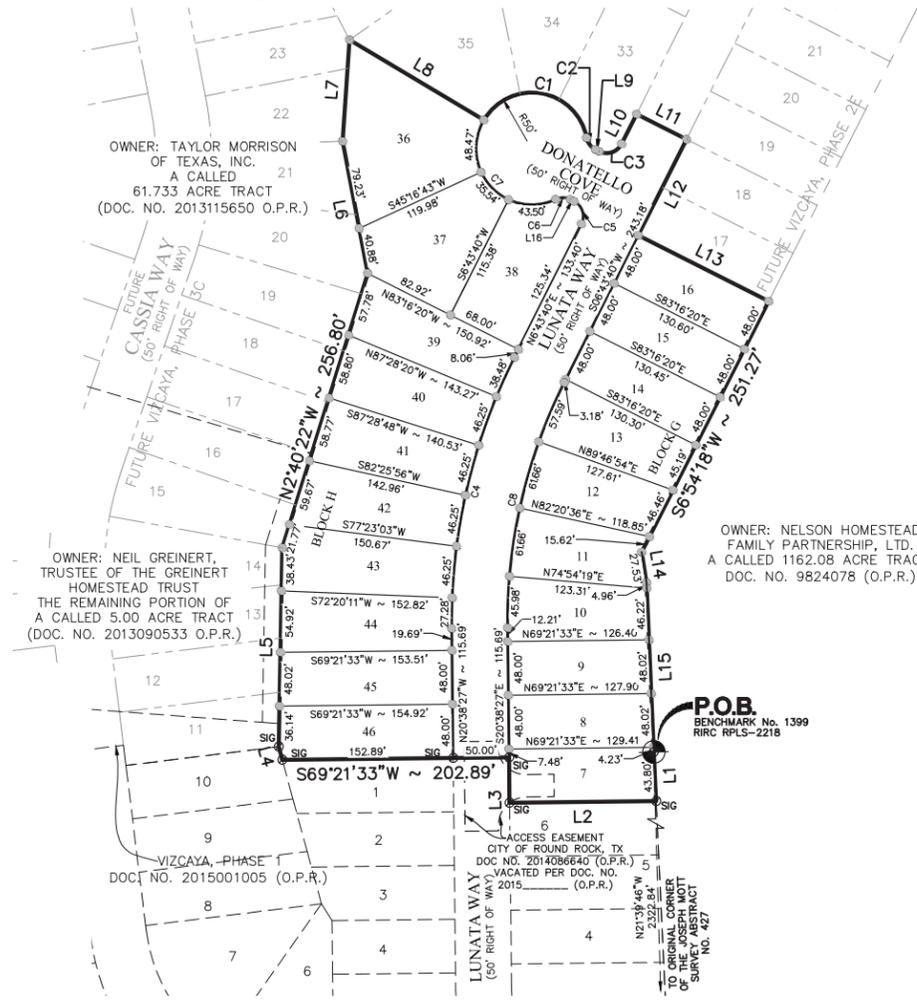
LOCATION MAP  
NOT TO SCALE

## FINAL PLAT OF VIZCAYA, PHASE 3A

A 4.473 ACRE, OR 194,859 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMNANT PORTION OF A CALLED 38.607 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 1.666 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



LEGEND	
⊙	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
⊙	FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
⊙	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
s.g.	FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
A	BLOCK LETTER
NEU	NEIGHBORHOOD BOX UNIT
D.R.	DEED RECORDS
FD.I.R.	FOUND IRON ROD (SIZE NOTED)
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S22°41'55"E	43.80'
L2	S69°21'33"W	131.11'
L3	N20°38'27"W	40.52'
L4	N35°14'07"W	12.27'
L5	N18°57'28"W	177.51'
L6	N30°49'09"W	120.10'
L7	N16°03'30"W	90.75'
L8	S79°10'42"E	139.85'
L9	S83°16'20"E	3.66'
L10	N6°43'40"E	29.77'
L11	S83°16'20"E	50.00'
L12	S6°43'40"W	96.00'
L13	S83°16'20"E	130.75'
L14	S29°07'19"E	27.53'
L15	S22°26'11"E	151.45'
L16	N83°16'20"W	3.66'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	137°55'35"	N79°47'05"E	93.33'	120.36'
C2	15.00'	52°01'12"	S57°15'44"E	13.16'	13.62'
C3	15.00'	90°00'00"	N51°43'40"E	21.21'	23.56'
C4	525.00'	27°22'07"	N6°57'23"W	248.40'	250.78'
C5	15.00'	90°00'00"	N38°16'20"W	21.21'	23.56'
C6	15.00'	52°01'12"	S70°43'04"W	13.16'	13.62'
C7	50.00'	148°06'50"	N62°14'07"W	95.66'	127.51'
C8	475.00'	27°22'07"	S6°57'23"E	224.74'	226.89'

BLOCK H		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 36	13008	CASITA
LOT 37	9448	CASITA
LOT 38	8786	CASITA
LOT 39	7617	CASITA
LOT 40	7425	CASITA
LOT 41	7416	CASITA
LOT 42	7714	CASITA
LOT 43	8124	CASITA
LOT 44	7789	CASITA
LOT 45	7403	CASITA
LOT 46	7450	CASITA

BLOCK G		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 7	6252	CASITA
LOT 8	6176	CASITA
LOT 9	6103	CASITA
LOT 10	6530	CASITA
LOT 11	6400	CASITA
LOT 12	6637	CASITA
LOT 13	6850	CASITA
LOT 14	6258	CASITA
LOT 15	6265	CASITA
LOT 16	6272	CASITA

Final Plat: Phase 3A Lot Summary

LOT SUMMARY	TOTAL LOT COUNT				TOTAL	OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2C	PHASE 3A				
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	0	119 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	21	-	21	178	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	-	-	84	275	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	111	503	357 (MIN.)	30 (MIN.)
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	21	51	234	357 (MAX.)	30 (MAX.)
<b>SUBTOTAL</b>	<b>147</b>	<b>78</b>	<b>21</b>	<b>21</b>	<b>267</b>	<b>1190</b>		
LANDSCAPE LOTS	3	5	1	-	9			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	4			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	-	-	1			
PRIVATE AMENITY CENTER	-	-	-	-	-			
OPEN SPACE	-	2	2	-	4			
<b>TOTAL</b>	<b>164</b>	<b>85</b>	<b>24</b>	<b>24</b>	<b>273</b>			

OWNER: TAYLOR MORRISON OF TEXAS, INC.  
11200 LAKELINE BLVD. SUITE 150A  
AUSTIN, TX 78717  
(512) 328-8866 P  
(512) 328-7988 F

ACREAGE: 4.473 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

NUMBER OF BLOCKS: 2

LINEAR FEET OF NEW STREETS: 482' +/-

SUBMITTAL DATE: APRIL 21, 2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
MAY 20, 2015

SURVEY: JOSEPH MOTT SURVEY  
ABSTRACT No. 427  
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 1399 FOUND CAP MARKED "RPLS-2216"  
NAD 83 GRID COORDINATES  
N: 10186191.6  
E: 3145722.6  
ELEVATION 764.63' (NAVD 1988)  
GEOID 03

PT No. 100 SET DISC IN CURB INLET MARKED CITY OF ROUND ROCK  
NAD 83 GRID COORDINATES  
N: 10185596.8  
E: 3145948.8  
ELEVATION 758.79' (NAVD 1988)  
GEOID 03

ACREAGE BY LOT TYPE:  
ROW: 0.894 ACRES  
DEVELOPMENT LOTS: 3.579 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 21



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 # 410  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT  
OF  
VIZCAYA, PHASE 3A

A 4.473 ACRE, OR 194,859 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMNANT PORTION OF A CALLED 38.607 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 1.666 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES  
FOR

A 4.473 acre, or 194,859 square feet more or less, tract of land out of the remnant portion of a called 38.607 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115908 of the Official Public Records of Williamson County, Texas, out of a called 1.666 acre tract conveyed to Taylor Morrison of Texas, Inc. recorded in Document No. 2014079755 of the Official Public Records of Williamson County, Texas, out of a called 61.733 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas. Said 4.473 acre tract 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 iron rod with cap marked "RPLS-2218", the southeast corner of said called 1.666 acre tract, the northeast corner of the remnant portion of said called 38.607 acre tract and a point in the west line of a called 1162.08 acre tract recorded in Document No. 9824078 of the Official Public Records of Williamson County, Texas;

**THENCE:** S 22°41'55" E, with the east line of the remnant portion of said called 38.607 acre tract and the west line of said called 1162.08 acre tract, a distance of 43.80 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", a point in the west line of said called 1162.08 acre tract, the southeast corner of the remnant portion of said called 38.607 acre tract and the northeast corner of the Final Plat of Vizcaya, Phase 1 recorded in Document No. 2015001005 of the Official Public Records of Williamson County, Texas;

**THENCE:** Departing the east line of the remnant portion of said called 38.607 acre tract and the west line of said called 1162.08 acre tract, with the north line of said Final Plat of Vizcaya, Phase 1 and the following bearings and distances:

S 69°21'33" W, a distance of 131.11 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 20°38'27" W, a distance of 40.52 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 69°21'33" W, a distance of 202.89 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 35°14'07" W, a distance of 12.27 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

**THENCE:** N 18°57'28" W, departing the north line of said Final Plat of Vizcaya, Phase 1, through the interior of the remnant portion of said called 38.607 acre tract, at a distance of 20.48 feet passing the north line of the remnant portion of said called 38.607 acre tract and the south line of said called 1.666 acre tract, continuing through the interior of said called 1.666 acre tract a total distance of 177.51 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

**THENCE:** N 02°40'22" W, continuing through the interior of said called 1.666 acre tract, at a distance of 88.21 feet passing the north line of said called 1.66 acre tract and the south line of said called 61.733 acre tract, continuing through the interior of said called 61.733 acre tract for a total distance of 256.80 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

**THENCE:** Continuing through the interior of said called 61.733 acre tract the following bearings and distances:

N 30°49'09" W, a distance of 120.10 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 16°03'30" W, a distance of 90.75 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 79°10'42" E, a distance of 139.85 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the right, said curve having a central angle of 137°55'35", a chord bearing and distance of N 79°47'05" E, 93.33 feet, an arc length of 120.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Southeasterly, along a reverse curve to the left, said curve having radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 57°15'44" E, 13.16 feet, an arc length of 13.62 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 83°16'20" E, a distance of 3.66 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 51°43'40" E, 21.21 feet, an arc length of 23.56 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 06°43'40" E, a distance of 29.77 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 83°16'20" E, a distance of 50.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 06°43'40" W, a distance of 96.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 83°16'20" E, a distance of 130.75 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", a point in the east line of said called 61.733 acre tract and a point in the west line of said aforementioned called 1162.08 acre tract;

**THENCE:** S 06°54'18" W, with the east line of said called 61.733 acre tract and the west line of said called 1162.08 acre tract, a distance of 251.27 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the southeast corner of said called 61.733 acre tract, the northeast corner of said called 1.666 acre tract and a point in the west line of said called 1162.08 acre tract;

**THENCE:** With the east line of said called 1.666 acre tract and the west line of said called 1162.08 acre tract the following bearings and distances:

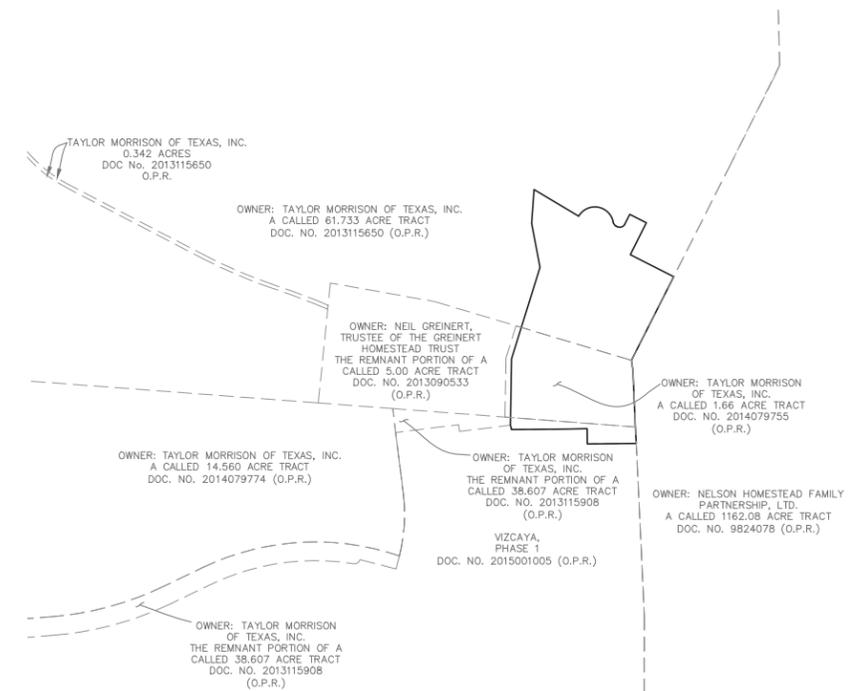
S 29°07'19" E, a distance of 27.53 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 22°26'11" E, a distance of 151.45 feet to the POINT OF BEGINNING and containing 4.473 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 survey map prepared by Pape Dawson Engineers, Inc. under Job No. 50803-04.

**GENERAL NOTES:**

- 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. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, 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.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION NOVEMBER 5, 2015 AND ADMINISTRATIVELY \_\_\_\_\_.
- 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 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

KEY MAP OF PARCELS



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 # 410  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT  
OF  
VIZCAYA, PHASE 3A

A 4.473 ACRE, OR 194,859 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMNANT PORTION OF A CALLED 38.607 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 1.666 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

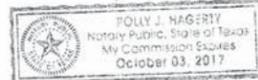
That Taylor Morrison of Texas Inc. as the owner of that certain remnant portion of a called 38.607 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115908 of the Official Public Records of Williamson County, Texas, out of a called 1.666 acre tract conveyed to Taylor Morrison of Texas, Inc. recorded in Document No. 2014079755 of the Official Public Records of Williamson County, Texas, out of a called 61.733 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, 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 Vizcaya, Phase 3A Subdivision.

Taylor Morrison of Texas Inc.  
*Michael Slack*  
Michael Slack,  
Vice President

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 4<sup>th</sup> day of May, 2015, by, Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

*Polly J. Hagerty*  
Polly J. Hagerty  
Notary Public, State of Texas



Printed Name: Polly J. Hagerty

My Commission Expires: 10-3-17

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, 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, Valerie Zurcher, 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.

*Valerie Zurcher*  
Valerie Zurcher  
Registered Professional Land Surveyor No. 6222  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757.

May 5<sup>th</sup>, 2015  
Date



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*  
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

5/5/15  
Date



*Michael S. Fisher*  
5/5/15

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