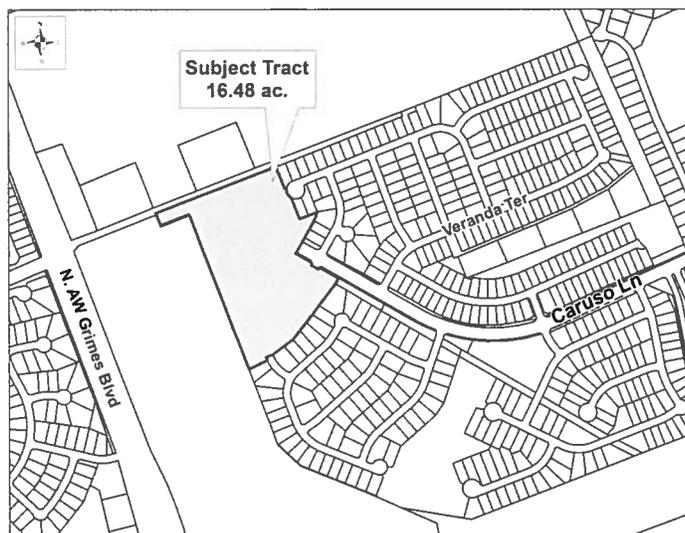


**Vizcaya Phase 6B & 7D
FINAL PLAT FP1905-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 33 residential lots, 2 right-of-way lots, 1 fire station lot, and 5 landscape/open space lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 16.48 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: Single-Family Dwelling - ETJ & Unzoned
- South: Vizcaya Phase 6C
- East: Vizcaya Phase 4C
- West: Vacant and Undeveloped - ETJ Unzoned

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	33	8.68
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	5	1.13
ROW:	2	3.81
Parkland:	0	0
Other:	1	2.86
TOTALS:	41	16.48

Owner:
Taylor Morrison of Texas, Inc.
Michael Slack
11200 Lakeline Blvd., ste. 150A
Austin, TX 78717

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

**Vizcaya Subdivision Phases 6B & 7D
FINAL PLAT FP1905-003**

HISTORY: The Planning and Zoning Commission (P&Z) first approved the Vizcaya Preliminary Plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the P&Z and some that were administratively approved. The most recent Preliminary Plat revision (PP1904-003) was approved by the P&Z on May 1, 2019.

DATE OF REVIEW: June 19, 2019

LOCATION: East of A.W. Grimes Boulevard and north of University Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 96, which designates this tract for residential purposes and other tracts for commercial uses. The subject tract is zoned PUD No. 96 and allows for residential land uses. The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage includes approximately 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a 3-acre site for a fire station site that has been deeded to the City of Round Rock. The fire station lot is also being platted with Phase 7D of this application.

For the purposes of these phases, 17 single-family detached Estate Lots are proposed with a minimum lot size of 9,100 square feet and 70-feet in width and 16 single-family detached Large Lots with a minimum 7,500 square feet and 60-foot in width. Additionally, there will be 1 fire station lot, 2 right-of-way lots and 5 landscape/open space lots proposed within this application. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat (PP1904-003).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. These phases will not require a TIA revision.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock.

Drainage: There are no drainage concerns for these phases. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting the subdivision improvement plan.

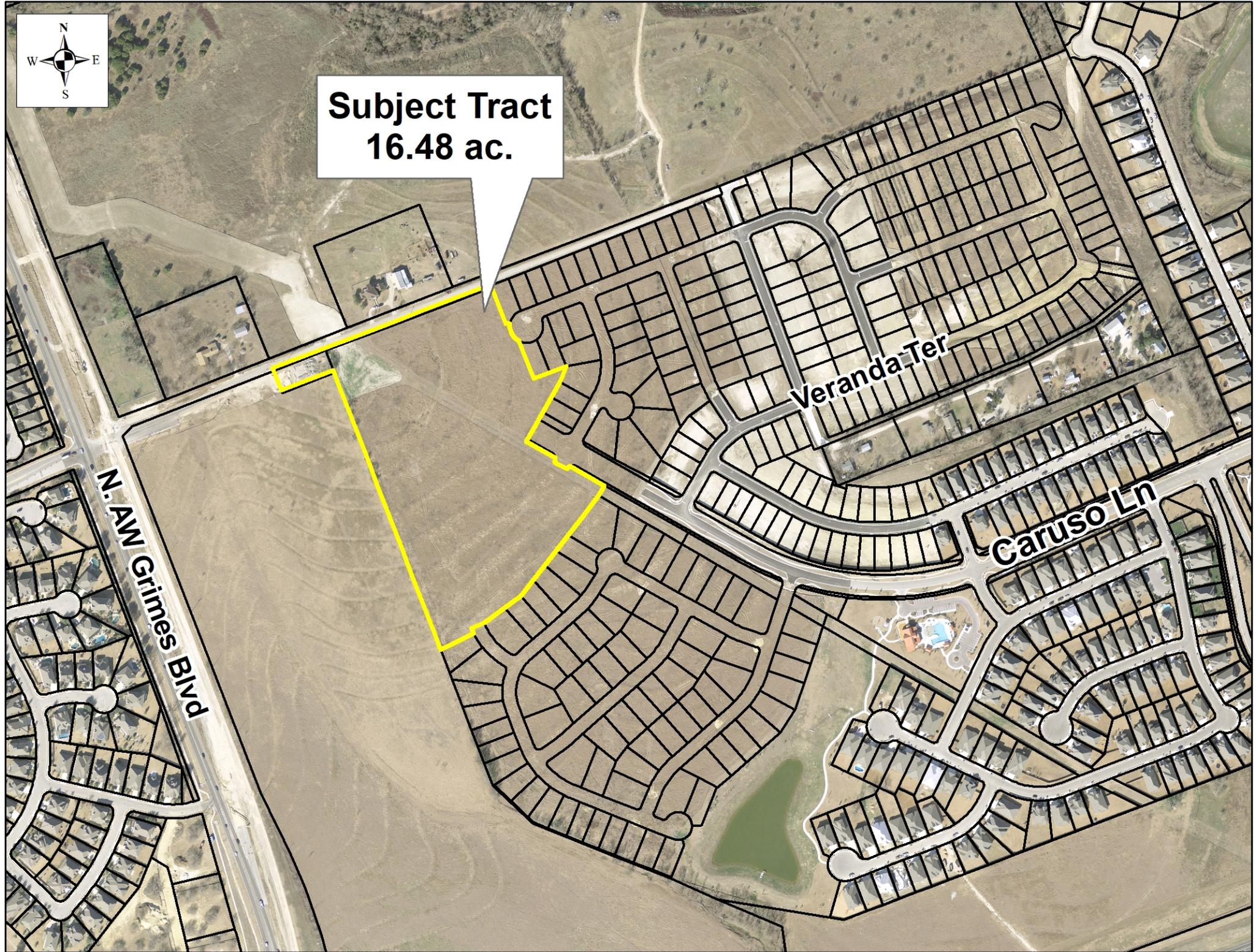
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide recordation information for Vizcaya Phase 6C.
2. Revise right-of-way dimension at Caruso Lane Label at Landscape Lot 27.
3. Provide necessary easement release for Phase 7D, Lot 10, Block "HH"



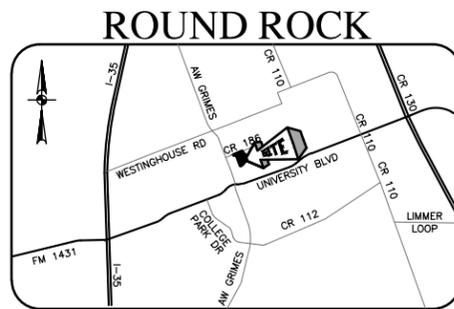
**Subject Tract
16.48 ac.**



N. AW Grimes Blvd

Veranda Ter

Caruso Ln



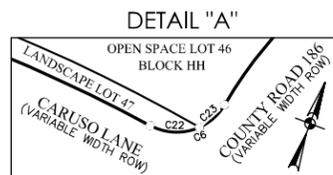
LOCATION MAP
NOT TO SCALE

FINAL PLAT OF VIZCAYA, PHASE 6B & 7D

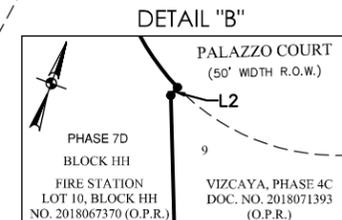
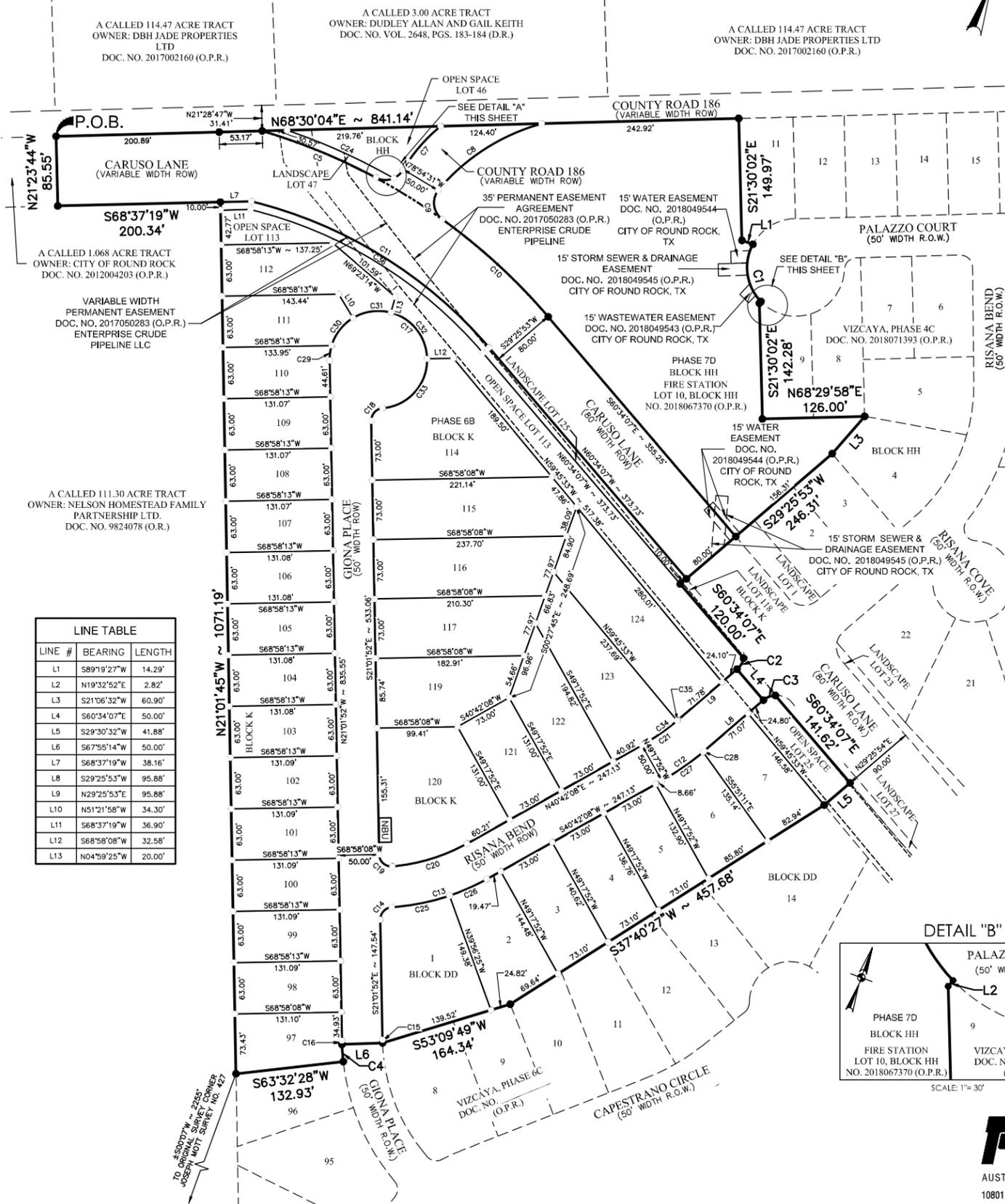
A 16.484 ACRE TRACT OF LAND BEING OUT OF THE REMAINDER PORTION OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3.186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	LENGTH
C1	60.00'	072°27'17"	N27°56'29"W	70.92'
C2	25.00'	036°52'12"	S10°59'47"W	15.81'
C3	25.00'	036°52'08"	N47°52'00"E	15.81'
C4	275.00'	004°23'55"	N24°16'09"W	21.11'
C5	740.00'	011°43'40"	N87°39'11"W	151.21'
C6	25.00'	087°27'50"	S54°28'44"W	34.56'
C7	205.00'	020°01'22"	S20°45'31"W	71.28'
C8	255.00'	034°34'24"	S37°14'22"W	151.55'
C9	25.00'	085°23'06"	S31°36'04"E	33.90'
C10	740.00'	013°43'30"	S67°25'52"E	176.84'
C11	560.00'	035°44'17"	N78°26'15"W	343.66'
C12	325.00'	011°16'15"	S35°04'01"W	63.83'
C13	275.00'	025°40'13"	S53°32'14"W	122.18'
C14	15.00'	087°23'02"	S22°40'14"W	20.73'
C15	225.00'	001°00'03"	N21°31'54"W	3.93'
C16	275.00'	000°43'13"	N21°34'38"W	4.85'
C17	60.00'	266°10'40"	S67°56'33"E	87.64'
C18	15.00'	086°10'40"	S22°03'27"W	20.49'
C19	15.00'	093°35'12"	S67°49'28"E	21.87'
C20	225.00'	024°40'48"	N53°02'32"E	96.17'
C21	275.00'	011°16'15"	N35°04'01"E	54.01'
C22	25.00'	052°22'39"	S72°01'20"W	22.07'
C23	25.00'	035°05'11"	S28°17'25"W	15.07'
C24	750.00'	011°01'09"	S85°47'09"E	144.02'
C25	275.00'	015°11'26"	N58°46'38"E	72.70'
C26	275.00'	010°28'47"	N45°56'32"E	50.23'
C27	325.00'	010°55'27"	N35°14'25"E	61.87'
C28	325.00'	000°20'48"	N29°36'17"E	1.97'
C29	60.00'	017°50'50"	N12°06'28"W	18.61'
C30	60.00'	041°49'05"	N17°43'30"E	42.83'
C31	60.00'	046°22'33"	N61°49'19"E	47.25'
C32	60.00'	073°57'32"	S58°00'39"E	72.18'
C33	60.00'	086°10'40"	S22°03'27"W	81.98'
C34	275.00'	011°00'55"	N35°11'41"E	52.79'
C35	275.00'	000°15'20"	N29°33'33"E	1.23'
C36	550.00'	035°36'03"	N78°22'08"W	336.27'

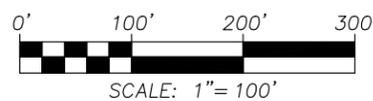
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°19'27"W	14.29'
L2	N19°32'52"E	2.82'
L3	S21°06'32"W	60.90'
L4	S60°34'07"E	50.00'
L5	S29°30'32"W	41.88'
L6	S67°55'14"W	50.00'
L7	S68°37'19"W	38.16'
L8	S29°25'53"W	95.88'
L9	N29°25'53"E	95.88'
L10	N51°21'58"W	34.30'
L11	S68°37'19"W	36.90'
L12	S68°58'08"W	32.58'
L13	N04°59'25"W	20.00'



SCALE: 1" = 50'



SCALE: 1" = 30'



LEGEND

- AC ACRE(S)
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT EASEMENT
- FD. IR. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PAGE(S) PAGE(S)
- PUE PUBLIC UTILITY EASEMENT
- (SURVEYOR) FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
- (NBU) SET 1/2" IRON ROD W/PAPE-DAWSON CAP NEIGHBORHOOD BOX UNIT
- EASEMENT
- EXISTING PHASES/TRACTS
- PLAT BOUNDARY
- PHASE LINE

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

OWNER: CITY OF ROUND ROCK
221 EAST MAIN ST.
ROUND ROCK, TX 78664
(512) 218-5428 P

ACREAGE: 16.484 ACRES

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

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

ACREAGE BY LOT TYPE:
ROW: 3.814 ACRES
DEVELOPMENT LOTS: 8.684 ACRES
OPEN SPACE LOTS: 0.916 ACRES
FIRE STATION LOTS: 2.861 ACRES
LANDSCAPE LOTS: 0.209 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 33
OPEN SPACE LOTS: 3
FIRE STATION LOTS: 1
LANDSCAPE LOTS: 2
RIGHT-OF-WAY: 2

PATENT SURVEY: JOSEPH MOTT SURVEY
ABSTRACT NO. 427
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 3
LINEAR FEET OF NEW STREETS: 2,590'

SUBMITTAL DATE: MAY 21, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JUNE 19, 2019

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 117 CUT SQUARE IN CURB
INLET
N: 10184413.4
E: 3142971.2
ELEVATION 783.22' (NAVD 1988)
GEOID 03

PT No. 125 CUT SQUARE ON
SOUTHWEST CORNER OF ELECTRIC
BOX PAD
NAD 83 GRID COORDINATES
N: 10184774.3
E: 3141894.3
ELEVATION 807.02' (NAVD88)
GEOID 03



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

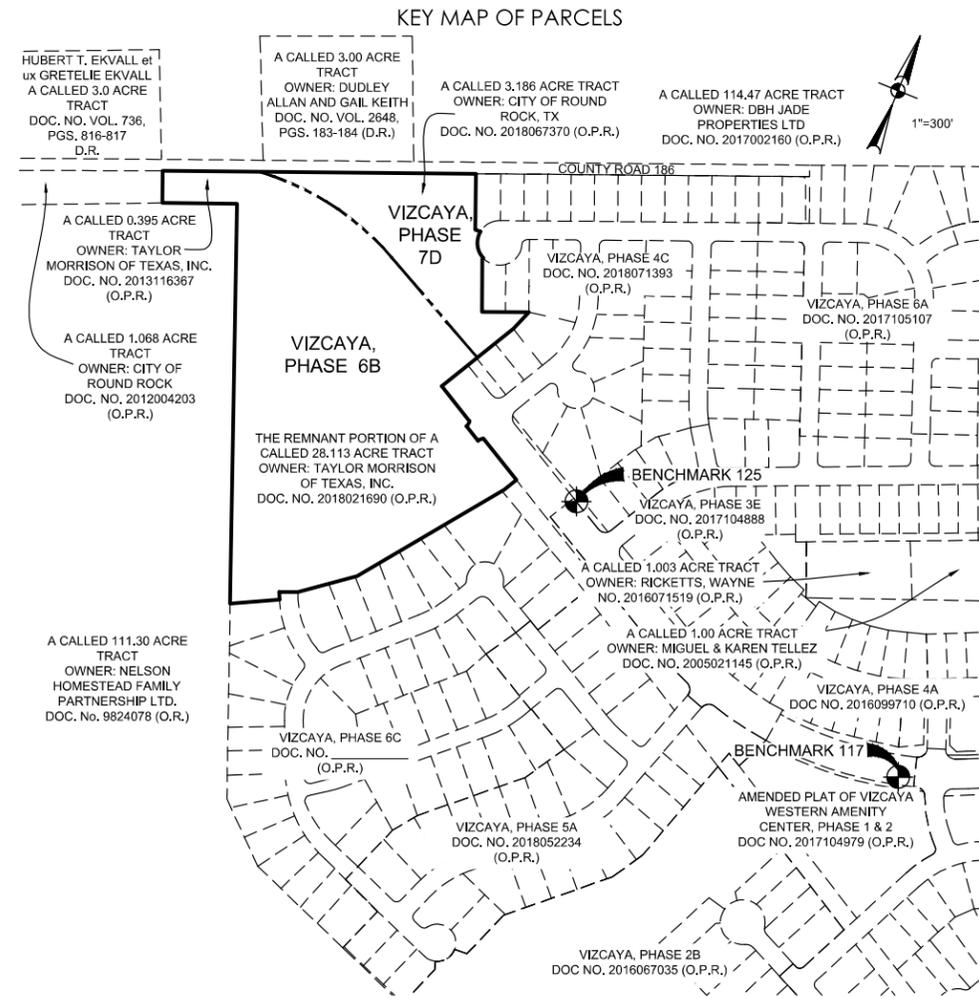
Civil Job No. 50803-33; Survey Job No. 50803-00 VIZCAYA, PHASE 6B & 7D

FINAL PLAT OF VIZCAYA, PHASE 6B & 7D

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Final Plat: Phase 6B & 7D Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																											OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (05/01/2019)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96	
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 6A	PHASE 6B	PHASE 6C	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7B	PHASE 7C				PHASE 7D
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	30	-	-	-	-	17	32	-	14	29	-	17	-	184	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	31	15	13	-	27	-	-	-	293	183 (MIN.)	15 (MIN.)		
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	-	-	-	43	31	30	-	-	-	3	4C	28	-	-	-	51	-	-	16	11	-	401	368 (MIN.)	NO MIN OR MAX REQ.	
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	-	43	-	-	-	-	-	-	-	-	-	-	164	349	357 (MAX.)	
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	30	46	40	28	31	33	45	51	14	56	16	28	0	1042	1228	
LANDSCAPE LOTS	3	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44
LANDSCAPE/ACCESS/ DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10
LANDSCAPE/ DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
PARKLAND/ DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	1	2	-	1	-	-	-	2	-	1	-	-	2	1	22	-	
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	32	35	47	51	15	56	18	34	3	1133		



- ### LEGEND
- AC ACRE(S)
 - DOC. NO. DOCUMENT NUMBER
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 - (SURVEYOR) FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/PAPE-DAWSON CAP
 - NBU NEIGHBORHOOD BOX UNIT
 - EASEMENT
 - - - - EXISTING PHASES/TRACTS
 - ==== PLAT BOUNDARY
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PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Civil Job No. 50803-33; Survey Job No. 50803-00 VIZCAYA, PHASE 6B & 7D

FINAL PLAT
OF
VIZCAYA, PHASE 6B & 7D

A 16.484 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3.186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 16.484 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3.186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS, SAID 16.484 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 1/2" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said 0.395 acre tract, same being the northeast corner of a called 1.068 acre tract conveyed to the City of Round Rock, recorded in Document No. 2012004203 of the Official Public Records of Williamson County, Texas and being a point in the south right-of-way line of County Road 186, a variable width right-of-way, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE N 68°30'04" E, with the south right-of-way line of said County Road 186, same being the north line of said 0.395 acre tract, a distance of 200.89 feet passing through a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said 0.395 acre tract, same being the northwest corner of said Remnant Portion of a 28.113 acre tract, continuing with the south line of County Road 186, same being the north line of said Remnant Portion of a 28.113 acre tract, a distance of 53.17 feet passing through a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said Remnant Portion of a 28.113 acre tract, same being the northwest corner of said 3.186 acre tract, continuing with the south right-of-way line of said County Road 186, same being the north line of said 3.186 acre tract, for a total distance of **841.14 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said Remnant Portion of a 16.556 acre tract, same being the northwest corner of Vizcaya, Phase 4C, a subdivision according to the plat recorded in Document No. 2018071393 of the Official Public Records of Williamson County, Texas, also being a point in the south right-of-way line of said County Road 186 hereof;

THENCE with the west boundary line of said Vizcaya, Phase 4C, same being an east boundary line of said 3.186 acre tract, and in part, the east boundary line of the Remnant Portion of a 28.113 acre tract, the following thirteen (13) courses and distances:

1. **S 21°30'02" E**, a distance of **149.97 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
2. **N 89°19'27" E**, a distance of **14.29 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangent curvature hereof,
3. Along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 72°27'17", a chord bearing and distance of **S 27°56'29" E, 70.92 feet**, an arc length of 75.87 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangency hereof,
4. **S 19°32'52" W**, a distance of **2.82 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
5. **S 21°30'02" E**, a distance of **142.28 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
6. **N 68°29'58" E**, a distance of **126.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
7. **S 21°06'32" W**, a distance of **60.90 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
8. **S 29°25'53" W**, a distance of **246.31 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
9. **S 60°34'07" E**, a distance of **120.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangent curvature hereof,
10. Along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 36°52'12", a chord bearing and distance of **S 10°59'47" W, 15.81 feet**, an arc length of 16.09 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
11. **S 60°34'07" E**, a distance of **50.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangent curvature hereof,
12. Along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 36°52'08", a chord bearing and distance of **N 47°52'00" E, 15.81 feet**, an arc length of 16.09 feet to 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
13. **S 60°34'07" E**, a distance of **141.62 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the easternmost corner of said Remnant Portion of a 28.113 acre tract, same being the northwest corner of Vizcaya, Phase 6C, a subdivision according to the plat recorded in document No. _____ of the official Public Records of Williamson County, Texas hereof,

THENCE with the south boundary line of said Remnant portion of a 28.113 acre tract same being the north boundary line of said Vizcaya, Phase 6C, the following six (6) courses and distances:

1. **S 29°30'32" W**, a distance of **41.88 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
2. **S 37°40'27" W**, a distance of **457.68 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
3. **S 53°09'49" W**, a distance of **164.34 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
4. **S 67°55'14" W**, a distance of **50.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangency hereof,
5. Along the arc of a curve to the left, having a radius of 275.00 feet, a central angle of 04°23'55", a chord bearing and distance of **S 24°16'09" E, 21.11 feet**, an arc length of 21.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
6. **S 63°32'28" W**, a distance of **132.93 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on the east line of a called 111.30 acre tract conveyed to Nelson Homestead Family Partnership LTD., recorded in Document No. 9824078 of the Official Records of Williamson County, Texas, same being the northwest corner of said Vizcaya, Phase 6C, also being the southwest corner of the Remnant Portion of said 28.113 acre tract hereof,

THENCE N 21°01'45" W, with the west line of the Remnant Portion of said 28.113 acre tract, same being the east line of said 111.30 acre tract, a distance of **1071.19 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said 111.30 acre tract, same being the southeast corner of said 0.395 acre tract, and being a point in the east line of the Remnant Portion of said 28.113 acre tract hereof,

THENCE S 68°37'19" W, departing the west line of the Remnant Portion of said 28.113 acre tract, with the north line of said 111.30 acre tract, same being the south line of said 0.395 acre tract, a distance of **200.34 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner of said 0.395 acre tract, same being the southeast corner of said 1.068 acre tract, and being a point in the north line of said 111.30 acre tract hereof,

THENCE N 21°23'34" W, departing the north line of said 111.30 acre tract, with the west line of said 0.395 acre tract, same being the east line of said 1.068 acre tract, a distance of **85.55 feet** to the **POINT OF BEGINNING** and containing 16.484 acres in the City of Round Rock, Williamson County, Texas, said tract being described in accordance with a plat prepared by Pape-Dawson Engineers, Inc.

GENERAL NOTES:

1. 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, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. 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.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), PP1904-003, APPROVED BY THE PLANNING AND ZONING COMMISSION MAY 1, 2019.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
7. 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.
8. NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
9. NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN 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.
10. LOTS 113 & 125, BLOCK K, LOTS 46 & 47, BLOCK HH, AND LOT 25, BLOCK DD SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY SHALL HAVE NO RESPONSIBILITY OR OBLIGATION REGARDING THIS LOT.

BLOCK K		
LOT #	AREA (SQ. FT.)	USAGE TYPE
97	8,820	LARGE
98	8,259	LARGE
99	8,259	LARGE
100	8,259	LARGE
101	8,259	LARGE
102	8,258	LARGE
103	8,258	LARGE
104	8,258	LARGE
105	8,258	LARGE
106	8,258	LARGE
107	8,258	LARGE
108	8,258	LARGE
109	8,257	LARGE
110	8,275	LARGE
111	9,310	LARGE
112	12,298	LARGE
113	28,419	OPEN SPACE
114	20,454	ESTATE
115	17,531	ESTATE
116	16,352	ESTATE
117	14,352	ESTATE
119	13,417	ESTATE
120	20,824	ESTATE
121	9,563	ESTATE
122	11,892	ESTATE
123	16,082	ESTATE
124	18,896	ESTATE
125	7,568	LANDSCAPE

BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	17,298	ESTATE
2	12,099	ESTATE
3	10,406	ESTATE
4	10,124	ESTATE
5	9,843	ESTATE
6	10,368	ESTATE
7	10,946	ESTATE
25	5,963	OPEN SPACE

BLOCK HH		
LOT #	AREA (SQ. FT.)	USAGE TYPE
10	124,642	FIRE STATION
46	5,512	OPEN SPACE
47	1,515	LANDSCAPE



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 6B & 7D

A 16.484 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3.186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of the Remnant Portion of a called 28.113 acre tract recorded in Document No. 2018021690, recorded in the Official Public Records of Williamson County, Texas, and as owner of a called 0.395 acre tract recorded in Document No. 2013116367 of the Official Public Records of Williamson County, 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 the Final Plat of Vizcaya, Phase 6B & 7D Subdivision.

Taylor Morrison of Texas, Inc.

Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That the City of Round Rock, as the owner of a called 3.186 acre tract recorded in Document No. 2018067370, recorded in 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 the Final Plat of Vizcaya, Phase 6B & 7D Subdivision.

Craig Morgan
Mayor, City of Round Rock

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by Craig Morgan, on behalf of the City of Round Rock.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

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 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.
TSPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

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 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.
TSPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

Date

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. The property covered by this plat is within the City Limits of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning and 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., 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



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801