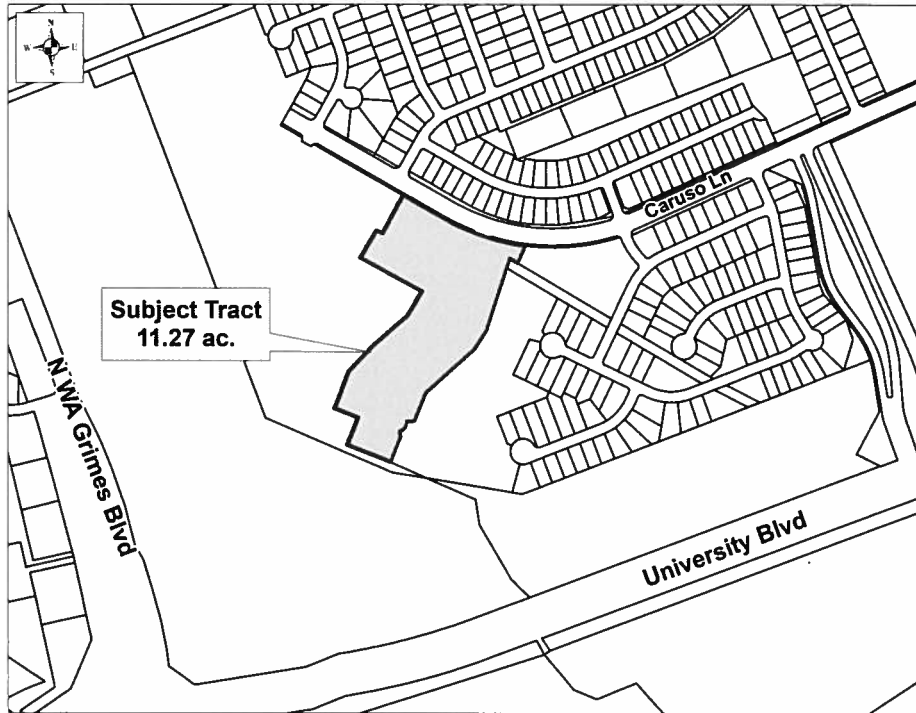


**Vizcaya Phase 5A
FINAL PLAT FP1712-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat for 30 single family residential lots and 4 open space/landscape/common/drainage lots

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 11.27 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Undeveloped (Zoned PUD 96)

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vizcaya Phase 3E
 South: Undeveloped ETJ
 East: Vizcaya Phase 2B
 West: Vizcaya Phase 6C

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	30	8.13
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	4	0.87
ROW:	0	2.27
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	34	11.27

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

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

**Vizcaya Phase 5A
FINAL PLAT FP1712-003**

HISTORY: The Planning and Zoning Commission 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 Commission and some were administrative. The most recent revision was approved by the Planning and Zoning Commission on August 2, 2017.

DATE OF REVIEW: January 10, 2018

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

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 approximately 24.9 acres for commercial development and 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. The General Plan designation for this phase is Residential.

For the purposes of this phase, 30 single-family detached estate lots are being proposed with a minimum 9,100 square feet in size and 70-feet in width. The PUD requires a minimum of 182 estate lots. With this plat, there will be a total of 75 estate lots for the subdivision. Lastly, there will be two (2) landscape/access/drainage lots and two (2) open space lots proposed with this phase. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

Compliance with the Concept Plan/Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

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

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

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

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 4 of 4, include an updated signature block for the new property owner.
2. Identify the location of the neighborhood box unit for this phase or note on the plat in what phase it will be included.
3. Phase 3E acceptance is required prior to acceptance of Phase 5A. Phase 3E substantial completion is required prior to recordation of Phase 5A.
4. Any on-site and offsite separate instrument easements shall be recorded prior to recordation of this Phase 5A plat.
5. Provide an offsite water easement via separate instrument through to Phase 2B cul-de-sac right-of-way line above the new water line alignment. Vacate existing water line easement simultaneously prior to requesting acceptance.
6. Denote existing offsite water line easement on the existing misaligned portion with this callout: "to be vacated."



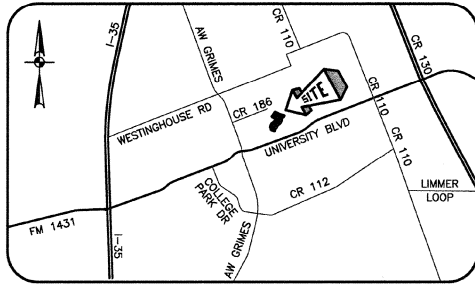
Subject Tract
11.27 ac.

Caruso Ln

NWA Grimes Blvd

University Blvd

ROUND ROCK



LOCATION MAP
NOT TO SCALE

OWNER: AVERY RANCH COMPANY LTD. & LSA TRUST
1508 S. LAMAR BLVD.
AUSTIN, TX 78704

ACREAGE: 11.274 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ACREAGE BY LOT TYPE:
ROW: 2.272 ACRES
DEVELOPMENT LOTS: 8.132 ACRES
OPEN SPACE LOTS: 0.613
LANDSCAPE LOTS: 0.237
OPEN SPACE/DRAINAGE LOT: 0.020

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 30
OPEN SPACE LOTS: 2
LANDSCAPE LOTS: 1
OPEN SPACE/DRAINAGE EASEMENT: 1

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

NUMBER OF BLOCKS: 4
LINEAR FEET OF NEW STREETS: 1,940'

SUBMITTAL DATE: DECEMBER 12, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JANUARY 10, 2018

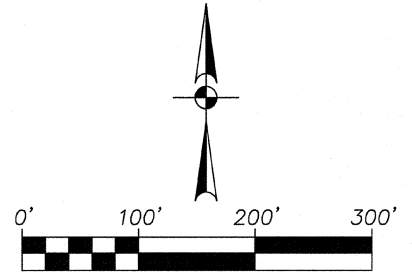
COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 131 CUT SQUARE IN CURB NEXT TO FIRE HYDRANT
N: 10187692.2
E: 3144836.9
ELEVATION 754.96' (NAVD 1988)
GEOID 03

PT No. 132 CUT SQUARE ON TOP OF HEADWALL
NAD 83 GRID COORDINATES
N: 10188550.9
E: 3145399.5
ELEVATION 761.75' (NAVD 1988)
GEOID 03

FINAL PLAT OF VIZCAYA, PHASE 5A

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY.



SCALE: 1" = 100'

LEGEND

- AC ACRES
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DE DRAINAGE EASEMENT
- ESMT EASEMENT
- FD, I.R. FOUND IRON ROD
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- ROW RIGHT OF WAY
- VOL VOLUME
- PG. PAGE(S)
- PUE PUBLIC UTILITY EASEMENT
- (SURVEYOR) FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- NBU NEIGHBORHOOD BOX UNIT
- EASEMENT
- EXISTING PHASES/TRACTS
- PLAT BOUNDARY
- FUTURE PHASES
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)

LINE #	BEARING	LENGTH
L1	S24°41'11"W	89.02'
L2	N59°20'54"W	43.05'
L3	S32°39'24"W	99.41'
L4	S21°41'30"W	143.03'
L5	S88°35'32"W	34.73'
L6	S16°43'46"E	22.56'
L7	S21°41'30"W	128.15'
L8	N21°41'30"E	135.00'
L9	N68°18'30"W	120.85'
L10	N37°15'13"E	77.39'
L11	N32°35'53"E	129.30'
L12	N60°55'50"W	140.05'
L13	S29°04'10"W	2.35'
L14	N32°27'29"E	99.04'

LINE #	BEARING	LENGTH
L15	N29°04'10"E	50.00'
L16	S00°55'50"E	31.14'
L17	N29°04'10"E	158.51'
L18	N28°59'35"E	46.80'
L19	S21°41'30"W	59.66'
L20	S68°18'30"E	21.30'
L21	N21°41'30"E	59.66'
L22	N18°46'24"E	74.29'
L23	N71°13'36"W	56.21'
L24	S29°04'10"W	81.52'
L25	N29°04'10"E	83.87'
L26	N60°55'50"W	120.00'
L27	S71°09'08"E	56.83'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	074°40'42"	S35°55'53"W	60.65'	65.17'
C2	1050.00'	022°23'42"	S71°40'52"E	407.80'	410.41'
C3	25.00'	034°43'07"	S36°07'57"W	14.92'	15.15'
C4	325.00'	029°49'23"	S33°41'05"W	167.26'	169.17'
C5	275.00'	026°12'18"	S34°47'39"W	124.68'	125.78'
C6	15.00'	090°00'00"	S23°18'30"E	21.21'	23.56'
C7	15.00'	076°39'26"	N73°21'45"E	18.61'	20.07'
C8	50.00'	256°39'27"	S16°38'14"E	78.45'	223.98'
C10	15.00'	090°00'00"	N68°18'30"E	21.21'	23.56'
C11	325.00'	026°15'47"	N34°49'23"E	147.67'	149.97'
C12	275.00'	029°50'49"	N33°41'49"E	141.64'	143.28'
C13	15.00'	090°00'00"	N28°13'36"W	21.21'	23.56'
C14	325.00'	010°17'47"	N66°04'43"W	58.33'	58.40'
C15	15.00'	090°00'00"	S74°04'10"W	21.21'	23.56'
C16	15.00'	090°00'00"	N15°55'50"W	21.21'	23.56'
C17	275.00'	010°15'09"	S66°03'24"E	49.14'	49.21'
C18	15.00'	090°00'00"	N63°46'24"E	21.21'	23.56'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	25.00'	034°43'07"	N01°24'50"E	14.92'	15.15'
C20	1050.00'	003°12'52"	N71°13'36"W	58.90'	58.91'
C21	1050.00'	010°02'40"	S77°51'23"E	183.84'	184.07'
C22	325.00'	011°37'25"	N24°35'06"E	65.82'	65.93'
C23	325.00'	011°34'45"	N36°11'11"E	65.57'	65.68'
C24	325.00'	006°37'13"	N45°17'10"E	37.53'	37.55'
C25	275.00'	003°27'30"	S46°10'03"W	16.60'	16.60'
C26	275.00'	022°44'48"	S33°03'54"W	108.46'	109.18'
C27	50.00'	080°47'16"	S75°25'41"W	64.80'	70.50'
C28	50.00'	062°46'13"	N32°47'34"W	52.08'	54.78'
C29	50.00'	038°25'16"	N87°31'08"W	32.90'	33.53'
C30	325.00'	003°13'44"	S23°18'22"W	18.31'	18.32'
C31	325.00'	012°08'46"	S30°59'38"W	68.77'	68.90'
C32	325.00'	010°53'16"	S42°30'39"W	61.67'	61.76'
C33	275.00'	003°28'37"	S46°52'55"W	16.68'	16.69'
C34	275.00'	026°22'13"	S31°57'30"W	125.45'	126.57'
C35	1050.00'	009°08'10"	N85°03'05"W	167.25'	167.43'



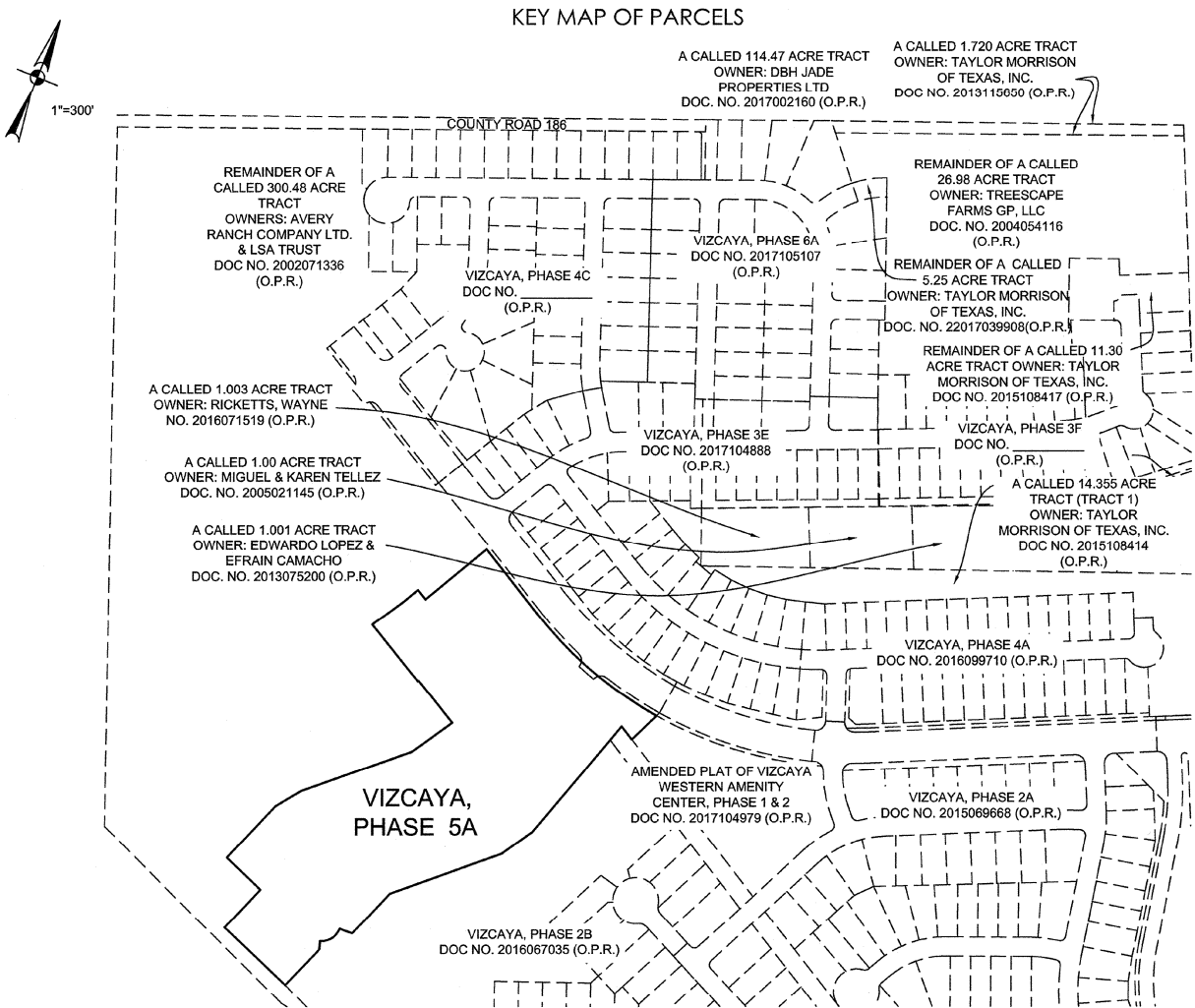
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5A

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY.

Final Plat: Phase 5A Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																		OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (08/02/2017)	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 5A	PHASE 5B	PHASE 5C	PHASE 6A	TOTAL		
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	30	-	-	-	75	196	182 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	31	237	265	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	3	40	-	295	392	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	-	43	-	-	136	362	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	30	46	40	31	743	1215	
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	1	3	-	-	34		
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	1	7		
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5		
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2		
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2		
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	4		
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	2	-	1	-	15		
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	34	49	41	32	812		



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, 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, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 2, 2017.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO PORTION OF THIS TRACT IS ENCROACHED 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.
9. LOT 65 & 66, BLOCK K; LOT 78, BLOCK K, AND LOT 23, BLOCK DD SHALL BE OWNED 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.

EASEMENT DEDICATION NOTE:

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, and patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories thereto (collectively the "Facilities").

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the of the County Clerk of Williamson County, Texas or Travis County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the Facilities thereon.

Grantor further grants to Grantee

- (a) the right to install additional Facilities on the Easement Tract;
- (b) the right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;
- (c) the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- (d) the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;
- (e) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by the Grantee;
- (f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

Grantee hereby covenants and agrees:

- (a) Grantee shall not fence the easement;
- (b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the lands;
- (c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, it's successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

FINAL PLAT
OF
VIZCAYA, PHASE 5A

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY.

FIELD NOTES
FOR

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY. SAID 11.274 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 ½" iron rod with yellow cap marked "Pape-Dawson" found in the west line of the Amended Plat of Vizcaya Western Amenity Center, Phase 1 & Phase 2, a subdivision according to the plat recorded in Document No. 2017104979 of the Official Public Records of Williamson County, Texas, also being a point in the east line of said Remnant Portion of the northeast corner and the **POINT OF BEGINNING** hereof;

THENCE with the west line of said Amended Plat of Vizcaya Western Amenity Center, Phase 1 & Phase 2, same being the east line of said Remnant Portion the following three (3) courses and distances:

S 24°41'11" W, a distance of **89.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

N 59°28'54" W, a distance of **43.05 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and

S 18°22'51" W, at a distance of 46.68 acre tract, passing a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said Amended Plat of Vizcaya Western Amenity Center, Phase 1 & Phase 2, same being the northwest corner of Lot 60, Block K of Vizcaya, Phase 2B, a subdivision according to the plat recorded in Document No. 2016067035 of the Official Public Records of Williamson County, Texas, with the east line of said Lot 63, Block K, same being the west line of said Remnant Portion, a total distance of **359.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found;

THENCE continuing with the east line of said Lot 63, Block K, same being the west line of said Remnant Portion, the following seven (7) courses and distances:

1. **S 32°39'24" W**, a distance of **99.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. **S 48°37'30" W**, a distance of **308.98 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. **S 21°41'30" W**, a distance of **143.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. **S 88°35'32" W**, a distance of **34.73 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
5. along the arc of a curve to the right, having a **radius of 50.00 feet**, a **central angle of 74°40'42"**, a **chord bearing and distance of S 35°55'53" W, 60.65 feet**, an **arc length of 65.17 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
6. **S 16°43'46" E**, a distance of **22.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
7. **S 21°41'30" W**, a distance of **128.15 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said Lot 60, Block K, same being a point in the east line of said Remnant Portion for the southeast corner hereof;

THENCE departing the west line of said Lot 60, Block K, through the interior of said Remnant Portion the following seventeen (17) courses and distances:

1. **N 68°18'30" W**, a distance of **219.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 21°41'30" E**, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **N 68°18'30" W**, a distance of **120.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. **N 21°41'30" E**, a distance of **185.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. **N 37°15'13" E**, a distance of **77.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. **N 48°37'30" E**, a distance of **305.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
7. **N 32°35'53" E**, a distance of **129.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
8. **N 60°55'50" W**, a distance of **140.05 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
9. **S 29°04'10" W**, a distance of **2.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
10. **N 60°55'50" W**, a distance of **190.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
11. **N 32°27'29" E**, a distance of **99.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
12. **N 29°04'10" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
13. **S 60°55'50" E**, a distance of **31.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
14. **N 29°04'10" E**, a distance of **158.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
15. **N 28°59'35" E**, a distance of **46.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
16. **S 60°34'07" E**, a distance of **215.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature, and
17. along the arc of a curve to the left, said curve having a **radius of 1050.00 feet**, a **central angle of 22°23'42"**, a **chord bearing and distance of S 71°40'52" E, 407.80 feet**, an **arc length of 410.41 feet** to the **POINT OF BEGINNING** and containing 11.274 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-08 by Pape-Dawson Engineers, Inc.

BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
18	11,517	ESTATE LOT
19	11,408	ESTATE LOT
20	11,299	ESTATE LOT
21	11,190	ESTATE LOT
22	17,797	ESTATE LOT
23	20,304	OPEN SPACE LOT

BLOCK EE		
LOT #	AREA (SQ. FT.)	USAGE TYPE
9	13,588	ESTATE LOT

BLOCK FF		
LOT #	AREA (SQ. FT.)	USAGE TYPE
7	13,757	ESTATE LOT
8	12,960	ESTATE LOT
9	14,396	ESTATE LOT
10	11,207	ESTATE LOT
11	9,987	ESTATE LOT
12	9,988	ESTATE LOT
13	9,088	ESTATE LOT
14	11,626	ESTATE LOT
15	12,351	ESTATE LOT
16	14,053	ESTATE LOT

BLOCK K		
LOT #	AREA (SQ. FT.)	USAGE TYPE
65	10,320	LANDSCAPE LOT
66	6,382	OPEN SPACE LOT
67	11,289	ESTATE LOT
68	9,985	ESTATE LOT
69	11,525	ESTATE LOT
70	12,799	ESTATE LOT
71	11,587	ESTATE LOT
72	10,090	ESTATE LOT
73	10,368	ESTATE LOT
74	10,367	ESTATE LOT
75	13,334	ESTATE LOT
76	15,698	ESTATE LOT
77	10,884	ESTATE LOT
78	876	OPEN SPACE/ DRAINAGE LOT
79	9,698	ESTATE LOT
80	9,563	ESTATE LOT
81	9,563	ESTATE LOT



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5A

A 11.274 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH MOTT SURVEY NO. 27, IN
WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED
300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LSA & LTD TRUST
RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL RECORDS OF SAID COUNTY.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Avery Ranch Company LSA & LTD Trust as the owner of remnant portion of a called 300.48 acre tract recorded in Document No. 2002071336 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 Vizcaya, Phase 5A Subdivision.

John S. Avery
President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, John S. Avery, as President of Avery Ranch Company LSA & LTD Trust.

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

12/21/17
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

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

12/21/2017
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



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801