

**Turtle Creek Village Phase 8 - Replat
FINAL PLAT FP1605-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Replat for Turtle Creek Village Phase Eight

ZONING AT TIME OF APPLICATION: Turtle Creek Village PUD No. 47

DESCRIPTION: 10.93 acres out of the P.A. Holder Survey No. 9, Abstract No. 297

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: single family - Turtle Creek Village PUD No. 47

South: single family - Turtle Creek Village PUD No. 47

East: single family - Turtle Creek Village PUD No. 47

West: open space - Turtle Creek Village PUD No. 47

PROPOSED LAND USE: single family attached condominiums

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	2	9.82
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	1.11
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	10.93

Owner:
Continental Homes of Texas, LP
Kevin Pape
10700 Pecan Park Blvd., Ste. 400
Austin, TX 78750

Agent
Gray Engineering, Inc.
Steven J. Bertke, P.E.
8834 N. Capital of TX Hwy., Ste. 140
Austin, TX 78759

**Turtle Creek Village Phase 8 - Replat
FINAL PLAT FP1605-003**

HISTORY: The Planning and Zoning Commission approved the preliminary plat for Turtle Creek Village on August 11, 2004 and the final plat for Phase 8 on September 15, 2004. A portion of the final plat was amended in 2005.

DATE OF REVIEW: June 15, 2016

LOCATION: Westside of S. A.W. Grimes at Logan Dr.

STAFF REVIEW AND ANALYSIS:

This replat makes changes to Lot 4, Block Q of the final plat recorded on December 21, 2004. The changes include the addition of right-of-way for Logan Drive, a hike and bike trail easement and the inclusion of adjacent property previously owned by the City. The City Council approved a resolution authorizing a contract to purchase right-of-way from Continental Homes for Logan Drive on June 9, 2016. The inclusion of the Logan Drive right-of-way creates two lots, replacing the single lot previously platted. The purpose of a replat is to resubdivide all or part of a recorded plat, without the vacation of the preceding plat. A public hearing is required with the consideration of a replat.

General Plan and Zoning: The General Plan designates the property as residential and open space. It is zoned as PUD (Planned Unit Development) No. 47 – Turtle Creek Village. This portion of the property is designated in the PUD for single family attached residential. With the approval of this replat, Lot 1, located on the north side of the Logan Drive right-of-way, will not be suitable for single family attached residential units, therefore a rezoning of PUD No. 47 for this lot will be proposed. It is anticipated that limited office or day care will be the uses recommended for this property.

Traffic, Access and Roads: The inclusion of Logan Drive right-of-way is to accommodate a potential connection of Logan Drive in the Greenslopes neighborhood to the west with the intersection of Logan Drive and A.W. Grimes Boulevard on the east side of the tract. In order to make this connection, a bridge would be required in order to cross the creek located to the west of the property. At this time, this potential road connection has not been designed or funded.

Water and Wastewater Service: Water service will be provided from an existing line located along A.W. Grimes Boulevard. A wastewater connection is located within the creek on the north side of the property.

Drainage: The property drains from south to north.

Additional Considerations: An emergency access road is located on the City property to the west of the tract, providing gated access to Phase Four, Section B of Turtle Creek Village. The road connects Logan Drive in the Greenslopes subdivision to Heritage Springs Trail in Turtle Creek Village. Its purpose is to provide a second point of access for the homes located in Turtle Creek Village. This emergency access road is not on the property being platted and it will not be affected by the plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise Date of Planning and Zoning Commission Review to state July 20, 2016.
2. Add trail easement document number(s) prior to recordation.

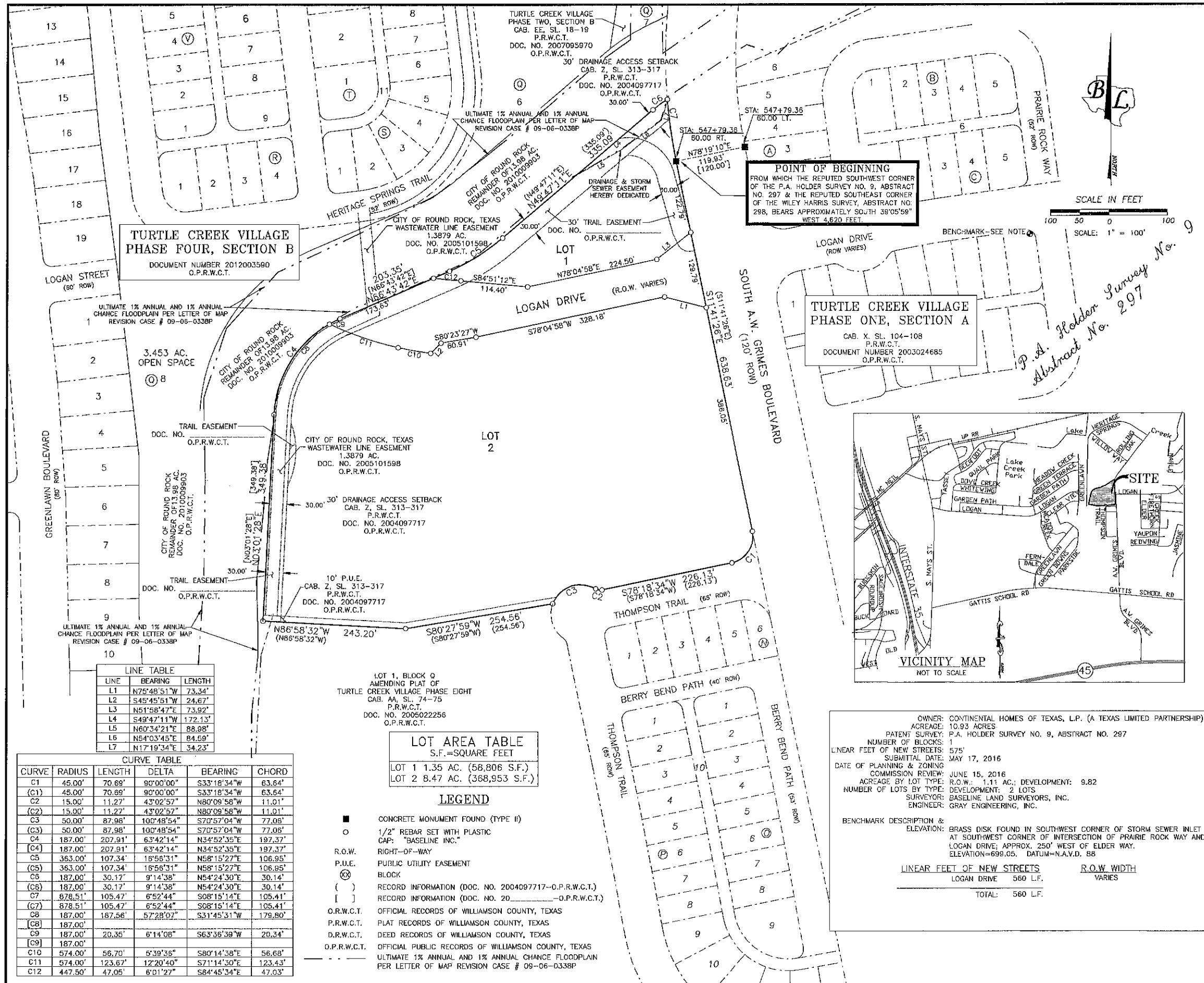


**Subject Tract
10.93 ac.**

Logan Dr

SAM Grimes Blvd





THE REPLAT
OF THE AMENDING PLAT
OF TURTLE CREEK VILLAGE
PHASE EIGHT

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
ron-baseline@austin.tx.com
Registered Firm #10015100

File: \CD\Ph 8 2015\Draw\TCV 8 Final Plat 2016	Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 06/01/16	Checked By: JSL	Drawn By: RLW
Revision 1:	Revision 2:	Revision 3:
Revision 4:		

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH RICHARD MAIER, VICE PRESIDENT, BEING THE OWNER OF THE REMAINDER OF A 151.37 ACRE TRACT SITUATED IN P.A. HOLDER SURVEY NO. 9, ABSTRACT NO. 297, CONVEYED BY INSTRUMENTS OF RECORD IN DOCUMENTS NO. 2000068004 & 2000068006; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE REMAINDER OF A 33.61 ACRE TRACT CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2000065504 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES 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 REPLAT OF THE AMENDING PLAT OF TURTLE CREEK VILLAGE PHASE EIGHT".

CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

BY: CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS GENERAL PARTNER

BY: _____
NAME: RICHARD MAIER
TITLE: VICE PRESIDENT

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY RICHARD MAIER, VICE PRESIDENT OF CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CHTEX OF TEXAS, INC.

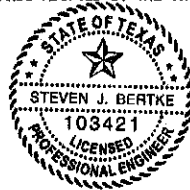
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

THAT I, STEVEN J. BERTKE, P.E., 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.

Steven J. Bertke 6/8/16
STEVEN J. BERTKE, P.E. 103421 DATE
GRAY ENGINEERING, INC.
TPE FIRM NUMBER 2948
8834 N. CAPITAL OF TEXAS HWY., SUITE 140
AUSTIN, TEXAS 78759
(PHONE) 512-452-0371 (FAX) 512-454-9933



THAT I, RONNIE WALLACE, 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.

Ronnie Wallace 8 June 2016
RONNIE WALLACE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5222
BASELINE LAND SURVEYORS, INC.
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(PHONE) 512-374-9722 (FAX) 512-873-8743



APPROVED THIS _____ DAY OF _____, 20____, 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 PAVLSKA, CHAIRMAN

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 _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

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

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, INCLUDING THE PROVISIONS OF P.U.D. NO. 47.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS, AS MODIFIED BY P.U.D. NO. 47.
3. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. THIS PLAT IS SUBJECT TO ALL RESTRICTIONS CONTAINED IN CITY OF ROUND ROCK ORDINANCE NO. Z-01-07-12-1082 (P.U.D. NO. 47).
5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON AUGUST 11, 2004.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. 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.
8. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD INUNDAED 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 48491C0405E, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR WILLIAMSON COUNTY, TEXAS; LETTER OF MAP REVISION CASE #09-06-0338P.
9. THE FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS WILL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH PUD 47.
11. THE MINIMUM FINISHED FLOOR ELEVATION FOR LOT 1 WILL BE 706.00.

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREBY 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 HEREINAFORE 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 OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREBY 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 PREMISE 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 TO 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; 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 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 ANY 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 THE GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY 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 GRANTOR'S PRIVATE ROADS OR LANES ON THE LANDS;
- (c) TO THE EXTENT ALLOWED BY THE 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 THIS EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHT 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, ITS 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.

METES AND BOUNDS DESCRIPTION

BEING 10.93 ACRES OF LAND OUT OF THE P.A. HOLDER SURVEY NO. 9, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 4, BLOCK Q, TURTLE CREEK VILLAGE PHASE EIGHT; A SUBDIVISION OF RECORD IN CABINET 7, SLIDES 313-317 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NUMBER 2004097717 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A 1.357 ACRE TRACT OF LAND VACATED BY THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015____; SAID 1.357 ACRE TRACT BEING A PORTION OF A 13.98 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK, TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2010009803 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT Type II concrete monument found in the east line of said Lot 4, Block Q, Turtle Creek Village Phase Eight and being in the west right-of-way line of South A.W. Grimes Boulevard (120' R.O.W.) 80.00 feet right of and perpendicular to engineer's centerline station 547+79.36;

THENCE South 11°41'28" East (record: South 11°41'28" East), along the east line of Lot 4, Block Q, Turtle Creek Village Phase Eight and said west right-of-way line of South A.W. Grimes Boulevard a distance of 638.63 feet (record: 638.63 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the easternmost southeast corner of Lot 4, Block Q, Turtle Creek Village Phase Eight and being at the intersection of the west right-of-way line of South A.W. Grimes Boulevard with the north right-of-way line of Thompson Trail (65' R.O.W.);

THENCE along the south line of Lot 4, Block Q, Turtle Creek Village Phase Eight and said north right-of-way line of Thompson Trail the following four (4) courses:

1. Along a tangential curve to the right, having a radius of 45.00 feet (record: 45.00 feet), a length of 70.69 feet (record: 70.69 feet), a delta angle of 80°00'00" (record: 80°00'00") and a chord which bears South 33°18'34" West a distance of 63.64 feet (record: South 33°18'34" West a distance of 63.64 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of tangency;
2. South 78°18'34" West a distance of 226.13 feet (record: South 78°18'34" West a distance of 226.13 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;
3. Along a tangential curve to the right, having a radius of 15.00 feet (record: 15.00 feet), a length of 11.27 feet (record: 11.27 feet), a delta angle of 43°02'57" (record: 43°02'57") and a chord which bears North 80°09'58" West a distance of 11.01 feet (record: North 80°09'58" West a distance of 11.01 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of reverse curvature;
4. Along a reverse curve to the left, having a radius of 50.00 feet (record: 50.00 feet), a length of 87.98 feet (record: 87.98 feet), a delta angle of 100°48'54" (record: 100°48'54") and a chord which bears South 70°57'04" West a distance of 77.06 feet (record: South 70°57'04" West a distance of 77.06 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." in the westerly right-of-way line of Thompson Trail and being the northeast corner of Lot 1, Block Q, Amending Plat of Turtle Creek Village Phase Eight; a subdivision of record in Cabinet A, Slides 74-75 of the Plat Records of Williamson County, Texas and Document Number 2005022256 of the Official Public Records of Williamson County, Texas;

THENCE South 80°27'59" West (record: South 80°27'59" West), continuing along the south line of Lot 4, Block Q, Turtle Creek Village Phase Eight and the north line of said Lot 1, Block Q, Amending Plat of Turtle Creek Village Phase Eight a distance of 254.56 feet (record: 254.56 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc.";

THENCE North 86°58'32" West (record: North 86°58'32" West), continuing along the south line of Lot 4, Block Q, Turtle Creek Village Phase Eight, the south line of said 1.357 acre tract and the north line of Lot 1, Block Q, Amending Plat of Turtle Creek Village Phase Eight a distance of 243.20 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 1.357 acre tract and being in the east line of the remainder of said 13.98 acre tract;

THENCE along the west line of the 1.357 acre tract and the east line of the remainder of a 13.98 acre tract the following two (2) courses:

1. North 03°01'28" East a distance of 349.38 feet (record: North 03°01'28" East a distance of 349.38 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;
2. Along a tangential curve to the right, having a radius of 187.00 feet (record: 187.00 feet), a length of 207.81 feet (record: 207.81 feet), a delta angle of 63°42'14" (record: 63°42'14") and a chord, which bears North 34°52'35" East a distance of 197.37 feet (record: North 34°52'35" East a distance of 197.37 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of tangency;

THENCE North 66°43'42" East (North 66°43'42" East), continuing along the west line of the 1.357 acre tract, the east line of the remainder of a 13.98 acre tract and the northerly line of Lot 4, Block Q, Turtle Creek Village Phase Eight a distance of 203.35 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;

THENCE along the north line of Lot 4, Block Q, Turtle Creek Village Phase Eight and the south line of the remainder of the 13.98 acre tract the following three (3) courses:

1. Along a tangential curve to the left, having a radius of 363.00 feet (record: 363.00 feet), a length of 107.34 feet (record: 107.34 feet), a delta angle of 16°56'31" (record: 16°56'31") and a chord, which bears North 58°15'27" East a distance of 106.95 feet (record: North 58°15'27" East a distance of 106.95 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of tangency;
2. North 49°47'11" East a distance of 335.09 feet (record: North 49°47'11" East a distance of 335.09 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;
3. Along a tangential curve to the right, having a radius of 187.00 feet (record: 187.00 feet), a length of 30.17 feet (record: 30.17 feet), a delta angle of 9°14'38" (record: 9°14'38") and a chord, which bears North 54°24'30" East a distance of 30.14 feet (record: North 54°24'30" East a distance of 30.14 feet) to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the northeast corner of Lot 4, Block Q, Turtle Creek Village Phase Eight and being in the west right-of-way line of South A.W. Grimes Boulevard;

THENCE along the east line of Lot 4, Block Q, Turtle Creek Village Phase Eight and the west right-of-way line of South A.W. Grimes Boulevard, being a non-tangential curve to the left, having a radius of 878.51 feet (record: 878.51 feet), a length of 105.47 feet (record: 105.47 feet), a delta angle of 6°52'44" (record: 6°52'44") and a chord, which bears South 08°15'14" East a distance of 105.41 feet (record: South 08°15'14" East a distance of 105.41 feet) to the POINT OF BEGINNING;

This parcel contains 10.93 acres of land, more or less, out of P.A. Holder Survey No. 9, Abstract No. 297 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83, using a surface adjustment factor of 1.00012.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8833 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
ron-baseline@austlnr.com
Registered Firm #10015100

THE REPLAT
OF THE AMENDING PLAT
OF TURTLE CREEK VILLAGE
PHASE EIGHT

File: \CV\Ph 8 2015\Orig\TCV 8 Final Plat 2016	
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 06/01/16	Drawn By: RLW
Checked By: JSL	Revision 1:
Revision 2:	Revision 3:
Revision 4:	

SHEET
2 of 2