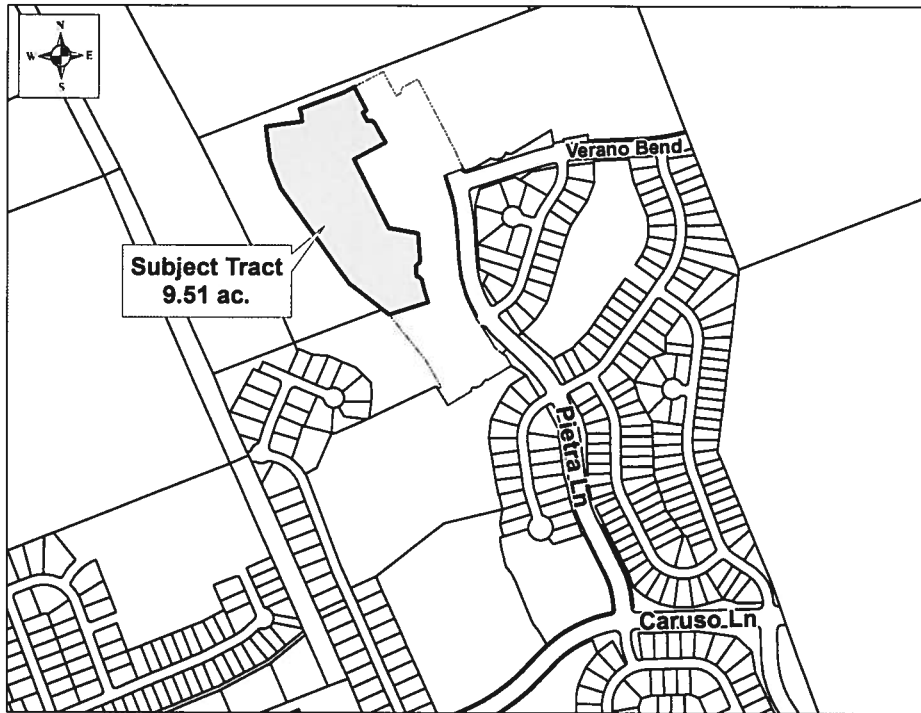


**Vizcaya Phase 5C
FINAL PLAT FP1710-005**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat for 40 residential and one (1) open space lots.

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 9.51 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 5D

South: Vizcaya Phase 5B

East: Vizcaya Phase 5B

West: Vizcaya Parkland/Drainage Lot

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	40	7.87
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	0.09
ROW:	0	1.55
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	41	9.51

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 5C
FINAL PLAT FP1710-005**

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

DATE OF REVIEW: December 6, 2017

LOCATION: East of A.W. Grimes Boulevard and south of Westinghouse Road

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, 40 single family detached standard lots with a minimum 6,100 square foot in size and 50 foot lot widths are being proposed. This brings the total single family standard lots to 295 with this plat and a total of 392 lots are permitted with the PUD. Lastly, there will be one (1) open space lot proposed with this phase, which will be owned by the homeowners association. 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

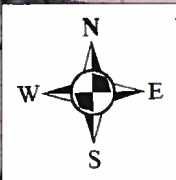
Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan with the Vizcaya 5C subdivision improvements permit application.

Additional Considerations: None

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Onsite and offsite easements shall be recorded prior to recordation of Phase 5C plat.
2. On sheet 1 of 4, revise the P&Z meeting date to December 6, 2017.
3. On sheet 2 of 4, provide the legend for each line type and abbreviation. Apply legend to Sheet 2, or provide note to cross reference legend listed on Sheet 1.
4. Complete the document number blanks in the field notes.
5. Platted adjacent subdivision recordation information is omitted; ensure final document includes all recordation items on all sheets provided.
6. Provide survey tie (bearing & distance) across Lusso Trail.
7. Portions of easements within right-of-way shall be vacated prior to recordation of Phase 5C plat.
8. Prior to Phase 5C plat recordation, Phases 3B, 3C and 5B shall be recorded and the associated subdivision improvements shall be constructed, substantially complete or accepted by the City of Round Rock.



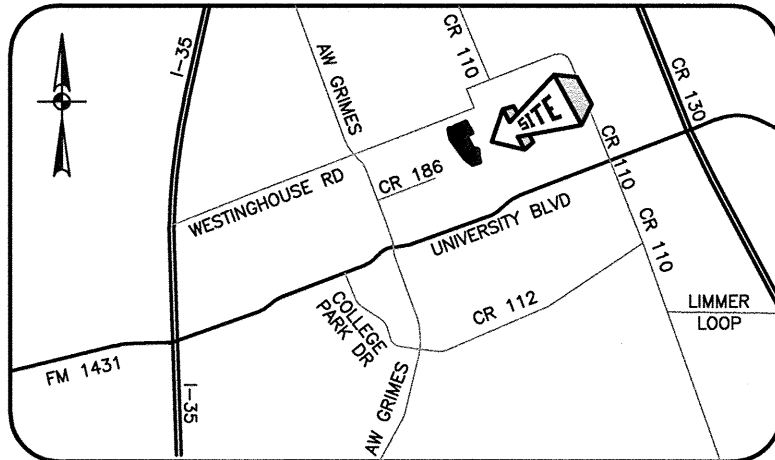
Subject Tract
9.51 ac.

Verano Bend

Pietra Ln

Caruso Ln

ROUND ROCK



LOCATION MAP
NOT TO SCALE

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

EVERY RANCH COMPANY LTD. & LSA TRUST
1508 S. Lamar Blvd.
AUSTIN, TX 78704

ACREAGE: 9.510 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: 1.551 ACRES
DEVELOPMENT LOTS: 7.870 ACRES
OPEN SPACE/DE LOTS: 0.089 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 40
OPEN SPACE/DE LOTS: 1

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

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 1374'

SUBMITTAL DATE: OCTOBER 17, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
NOVEMBER 15, 2017

COMBINED SCALE FACTOR: 0.99988

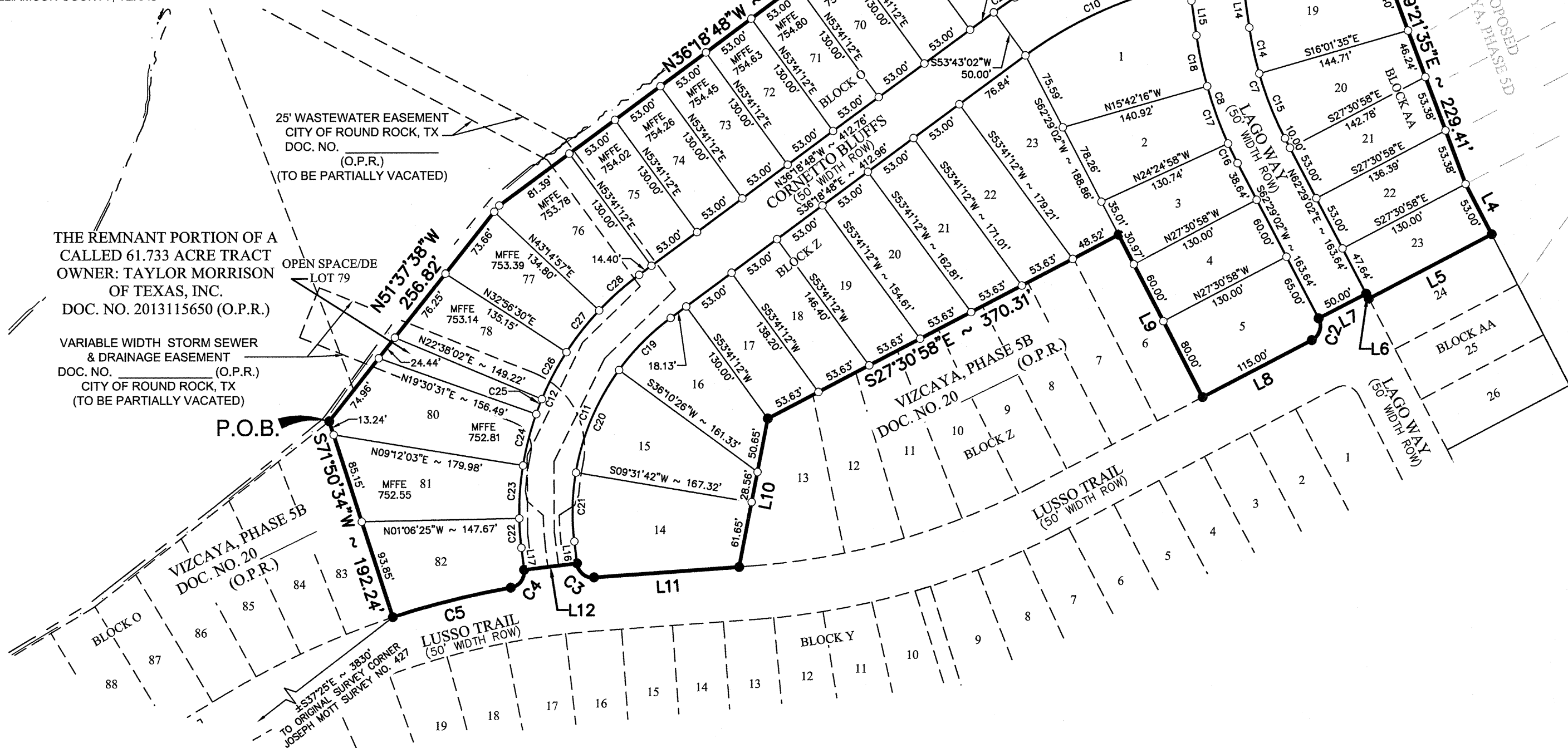
BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 131 CUT SQUARE IN CURB NEXT TO FIRE HYDRANT
N: 10187692.2
E: 3144936.9
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

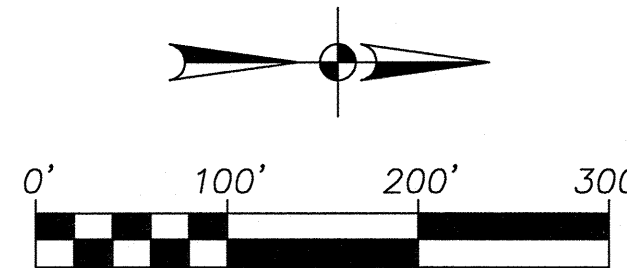
THE REMNANT PORTION OF A
CALLED 144.41 ACRE TRACT
JOHN S. AVERY, SR., TRUSTEE OF
THE JOHN S. AVERY EXEMPT TRUST
DOC. NO. 2006112407 (O.P.R.)

JOSEPH MOTT SURVEY NO. 427



FINAL PLAT OF VIZCAYA, PHASE 5C

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT
CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN
DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,
AND BEING OUT OF THE REMNANT PORTION 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.



SCALE: 1" = 100'

LEGEND

- AC ACRE(S)
- 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 FOUND IRON ROD
- FD, I.R. MINIMUM FINISHED FLOOR ELEVATION
- MFFE RIGHT OF WAY
- ROW VOLUME
- VOL. PAGE(S)
- PG. PUBLIC UTILITY EASEMENT
- PUE FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- NEU SET 1/2" IRON ROD (PD)
- NEIGHBORHOOD BOX UNIT
- EASEMENT
- EXISTING PHASES/TRACTS
- PLAT BOUNDARY
- FUTURE PHASES
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

LINE TABLE

LINE #	BEARING	LENGTH
L1	N16°15'23"W	133.39'
L2	N81°43'00"E	180.00'
L3	N08°17'00"W	1.27'
L4	N62°29'02"E	53.00'
L5	S27°30'58"E	130.00'
L6	S62°29'02"W	5.36'
L7	S27°30'58"E	50.00'
L8	S27°30'58"E	115.00'
L9	S62°29'02"W	170.97'
L10	S78°54'46"E	140.86'
L11	S04°02'29"E	136.58'
L12	S06°50'18"E	50.00'
L13	S08°17'00"E	75.60'
L14	N81°43'00"E	33.62'
L15	S81°43'00"W	32.41'
L16	N83°09'48"E	20.76'
L17	S83°09'48"W	20.76'
L18	N08°17'00"W	126.05'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	425.00'	005°08'49"	N10°51'24"W	38.16'	38.18'
C2	15.00'	090°00'00"	S72°30'58"E	21.21'	23.56'
C3	15.00'	087°11'57"	S39°33'39"W	20.69'	22.83'
C4	15.00'	087°05'52"	S53°17'16"E	20.67'	22.80'
C5	775.00'	008°25'06"	S13°56'53"E	113.77'	113.87'
C6	15.00'	090°00'00"	S53°17'00"E	21.21'	23.56'
C7	325.00'	019°13'58"	N72°06'01"E	108.58'	109.09'
C8	375.00'	019°13'58"	S72°06'01"W	125.29'	125.88'
C9	15.00'	094°42'28"	S34°21'46"W	22.07'	24.79'
C10	375.00'	023°17'30"	S24°38'13"E	151.40'	152.44'
C11	225.00'	060°31'24"	S66°34'30"E	226.78'	237.67'
C12	275.00'	060°31'24"	N66°34'30"W	277.17'	290.49'
C13	425.00'	028°01'48"	N22°17'54"W	205.85'	207.92'
C14	325.00'	007°44'35"	S77°50'43"W	43.89'	43.92'
C15	325.00'	011°29'23"	S68°13'44"W	65.06'	65.17'
C16	375.00'	003°06'00"	N64°02'02"E	20.29'	20.29'
C17	375.00'	008°42'42"	N69°56'23"E	56.96'	57.02'
C18	375.00'	007°25'16"	N78°00'22"E	48.54'	48.57'
C19	225.00'	017°30'46"	N45°04'11"W	68.51'	68.77'
C20	225.00'	026°38'43"	N67°08'56"W	103.70'	104.64'
C21	225.00'	016°21'55"	N88°39'15"W	64.05'	64.27'
C22	275.00'	005°43'47"	N86°01'41"E	27.49'	27.50'
C23	275.00'	010°18'28"	S85°57'11"E	49.41'	49.47'
C24	275.00'	010°18'28"	S75°38'43"E	49.41'	49.47'
C25	275.00'	003°07'31"	S68°55'44"E	15.00'	15.00'
C26	275.00'	010°18'28"	S62°12'44"E	49.41'	49.47'
C27	275.00'	010°18'28"	S51°54'17"E	49.41'	49.47'
C28	275.00'	010°26'14"	S41°31'55"E	50.03'	50.10'
C29	425.00'	003°18'07"	S34°39'45"E	24.49'	24.49'
C30	425.00'	006°49'41"	S29°35'51"E	50.62'	50.65'
C31	425.00'	006°49'41"	S22°46'10"E	50.62'	50.65'
C32	425.00'	006°49'41"	S15°56'29"E	50.62'	50.65'
C33	425.00'	004°14'39"	S10°24'19"E	31.47'	31.48'

**PAPE-DAWSON
ENGINEERS**

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

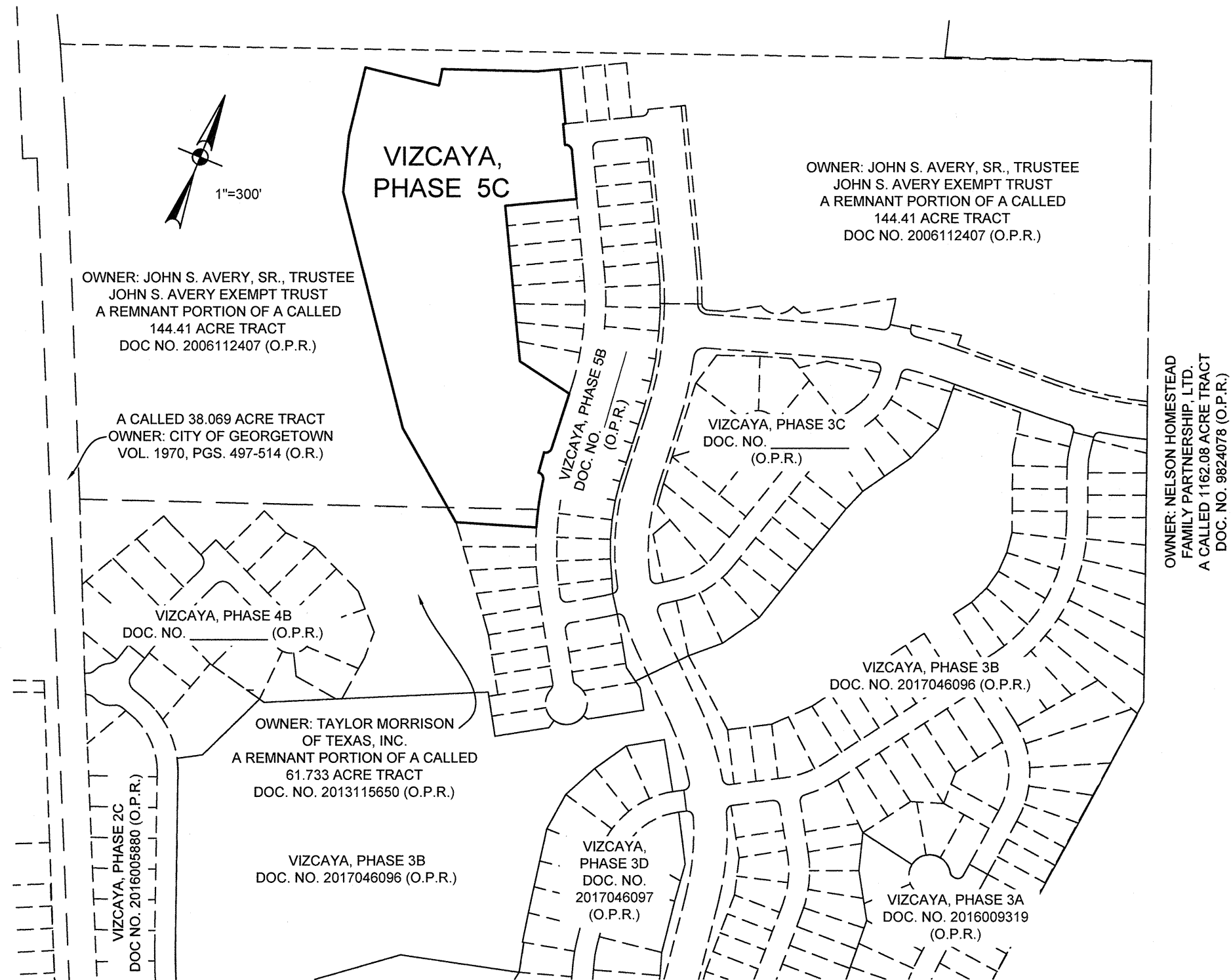
FINAL PLAT
OF
VIZCAYA, PHASE 5C

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION 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.

Final Plat: Phase 5C 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 5B	PHASE 5C	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	-	-	45	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	31	237	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	3	40	-	295	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	43	-	-	136	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	46	40	31	713	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	3	-	-	33			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	6			
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	-	-	1	-	13			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	49	41	32	778			

KEY MAP OF PARCELS



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 5C

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION 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 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION 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 9.510 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 at the northwest corner of Lot 83, Block O of Vizcaya, Phase 5B recorded in Document No. 20_____ of the Official Public Records of Williamson County, Texas, same being a southeast corner of a Remnant Portion of said 61.733 acre tract for the southwest corner and POINT OF BEGINNING hereof;

THENCE departing a north line of said Vizcaya, Phase 5B, through the interior of said Remnant Portion of a 61.733 acre tract and in part through the interior of a Remnant portion of said 144.41 acre tract the following nine (9) courses and distances

1. **N 51°37'38" W**, a distance of **256.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 36°18'48" W**, a distance of **578.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **N 16°15'23" W**, a distance of **133.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. **N 08°17'00" W**, a distance of **167.24 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northwest corner hereof,
5. **N 81°43'00" E**, a distance of **180.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. **N 08°17'00" W**, a distance of **1.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
7. along the arc of a curve to the left, having a **radius of 425.00 feet**, a **central angle of 05°08'49"**, a **chord bearing and distance of N 10°51'24" W, 38.16 feet**, an **arc length of 38.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
8. **N 69°21'35" E**, a distance of **229.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
9. **N 62°29'02" E**, a distance of **53.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northernmost northwest corner of said Vizcaya, Phase 5B for the northernmost corner hereof,

THENCE with the west boundary line of said Vizcaya, Phase 5B the following fourteen (14) courses and distances:

1. **S 27°30'58" E**, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. **S 62°29'02" W**, a distance of **5.36 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. **S 27°30'58" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
4. along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 90°00'00"**, a **chord bearing and distance of S 72°30'58" E, 21.21 feet**, an **arc length of 23.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
5. **S 27°30'58" E**, a distance of **115.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. **S 62°29'02" W**, a distance of **170.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
7. **S 27°30'58" E**, a distance of **370.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
8. **S 78°54'46" E**, a distance of **140.86 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
9. **S 04°02'29" E**, a distance of **136.58 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
10. along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 87°11'57"**, a **chord bearing and distance of S 39°33'30" W, 20.69 feet**, an **arc length of 22.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
11. **S 06°50'12" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
12. along the arc of a curve to the right, said curve having a **radius of 15.00 feet**, a **central angle of 87°05'52"**, a **chord bearing and distance of S 53°17'16" E, 20.67 feet**, an **arc length of 22.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
13. along the arc of a curve to the left, said curve having a **radius of 775.00 feet**, a **central angle of 08°25'06"**, a **chord bearing and distance of S 13°56'53" E, 113.77 feet**, an **arc length of 113.87 feet** to ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, and
14. **S 71°50'34" W**, a distance of **192.24 feet** to the **POINT OF BEGINNING** and containing 9.510 acres in the acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape-Dawson Engineers, Inc.

BLOCK AA		
LOT #	AREA (SQ. FT.)	USAGE TYPE
19	11,475	STANDARD LOT
20	8,774	STANDARD LOT
21	7,398	STANDARD LOT
22	7,059	STANDARD LOT
23	6,890	STANDARD LOT

BLOCK Z		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	13,995	STANDARD LOT
2	9,069	STANDARD LOT
3	8,124	STANDARD LOT
4	7,800	STANDARD LOT
5	10,352	STANDARD LOT
14	12,820	STANDARD LOT
15	10,948	STANDARD LOT
16	9,494	STANDARD LOT
17	7,107	STANDARD LOT
18	7,542	STANDARD LOT
19	7,977	STANDARD LOT
20	8,412	STANDARD LOT
21	8,846	STANDARD LOT
22	9,281	STANDARD LOT
23	11,467	STANDARD LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
62	6,890	STANDARD LOT
63	6,890	STANDARD LOT
64	7,346	STANDARD LOT
65	7,637	STANDARD LOT
66	7,877	STANDARD LOT
67	7,869	STANDARD LOT
68	7,238	STANDARD LOT
69	6,890	STANDARD LOT
70	6,890	STANDARD LOT
71	6,890	STANDARD LOT
72	6,890	STANDARD LOT
73	6,890	STANDARD LOT
74	6,890	STANDARD LOT
75	6,890	STANDARD LOT
76	10,083	STANDARD LOT
77	8,235	STANDARD LOT
78	8,764	STANDARD LOT
79	2,927	OPEN SPACE/DE
80	11,175	STANDARD LOT
81	10,402	STANDARD LOT
82	10,294	STANDARD LOT

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 79, BLOCK O 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.
11. MAILBOXES FOR THIS PHASE ARE LOCATED IN VIZCAYA, PHASE 5B.



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 5C

A 9.510 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION 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 the remnant portion of a called 61.733 acre tract recorded in Document No. 2013115650, 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 Vizcaya, Phase 5B 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 Avery Ranch Company LSA & LTD Trust as the owner of remnant portion of a called 144.41 acre tract recorded in Document No. 2006112407 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 5C 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.

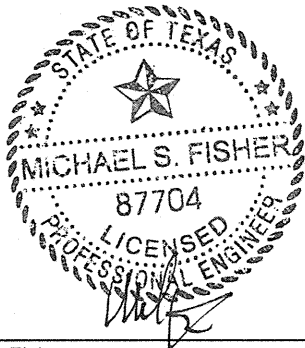
Notary Public, State of Texas

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
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

11/21/17
Date

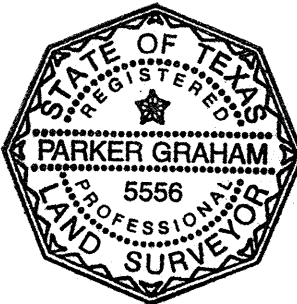
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Parker J. Graham

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

11/21/2017
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, 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