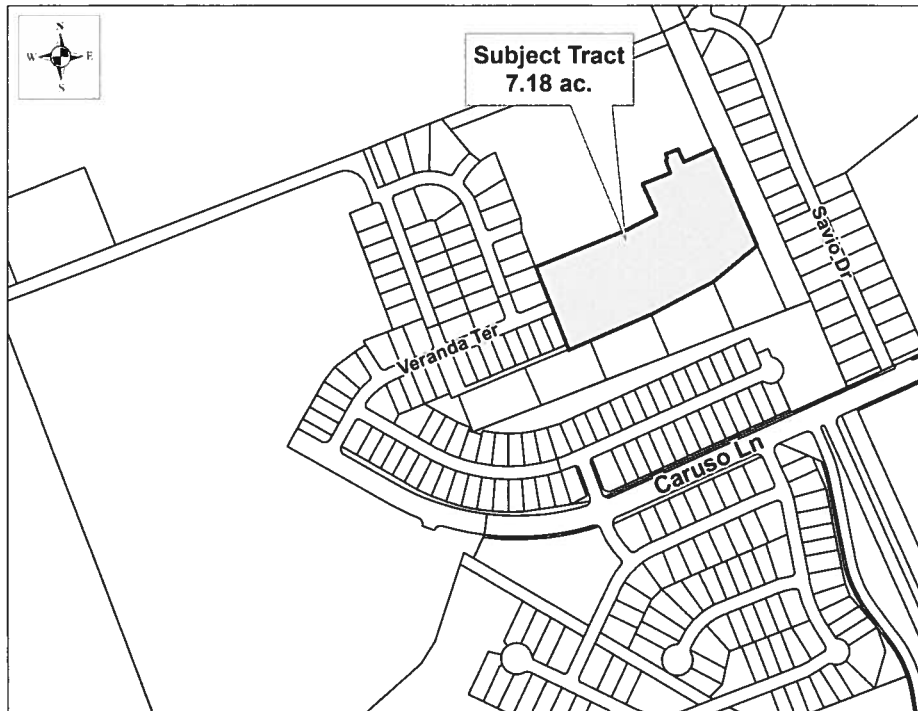


Vizcaya, Phase 3F
FINAL PLAT FP1705-001



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 7.18 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vacant
 South: Residential
 East: Vacant
 West: Vacant

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	31	5.46
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	0.51
ROW:	0	1.21
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	33	7.18

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

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

Vizcaya, Phase 3F
FINAL PLAT FP1705-001

HISTORY: City Council approved PUD 96 on June 26, 2014. The Planning and Zoning Commission approved the Avery North Preliminary Plat on November 20, 2013, revised as Vizcaya Preliminary Plat on November 5, 2014, November 4, 2015, June 1, 2016 and December 21, 2016.

DATE OF REVIEW: June 21, 2017

LOCATION: Veranda Terrace, north of Caruso Lane

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site's general plan designation is Residential and the zoning is Planned Unit Development 96, Vizcaya (formerly Avery North). The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards. Phase 3F contains 31 residential lots, all of which are in the standard lot category. The Vizcaya PUD ordinance states that the minimum lot size for the standard lots is 6,100 square feet with a 50-foot lot width. Minimum front and rear setbacks for standard lots are 20 feet, while the minimum side setback is 5 feet.

Traffic, Access and Roads: This plat is located at the east end of Veranda Terrace, which continues from Phase 3E. Phase 3E has been approved but not yet recorded. The city's Transportation Department has approved the Traffic Impact Analysis for the Vizcaya development.

Water and Wastewater Service: The city has constructed a 36-inch water line to the Vizcaya property. The site will be served by 16 and 12-inch water lines that connect to the 36-inch water line at University Boulevard. The city also constructed a 36-inch interceptor sewer line, to which the local system within Vizcaya connects.

Drainage: The drainage for Section 6A will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for this section is covered in a report for the entire subdivision completed in 2014.

Additional Considerations: None

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation, correct proposed utility and temporary access easements; if dedicated by separate instrument, add document number.
2. Add City of Round Rock as beneficiary to all existing easements, or add a note that the city is the beneficiary of all existing utility easements unless otherwise noted.

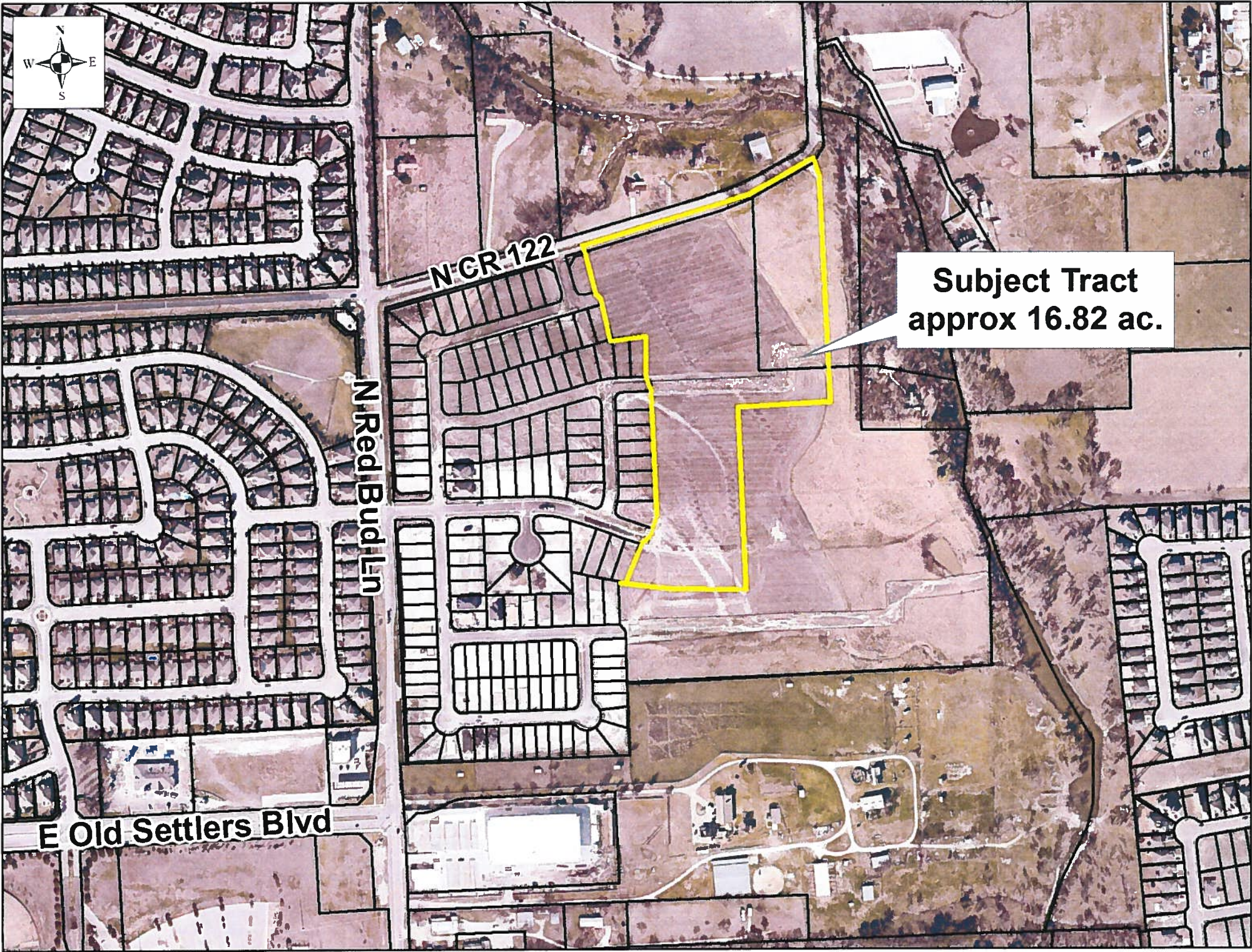


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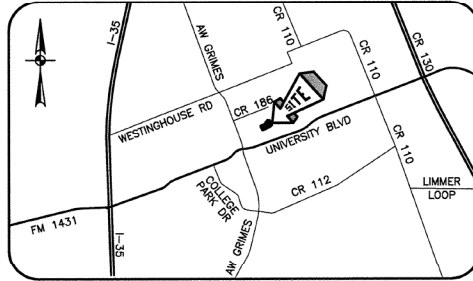
N Red Bud Ln

E Old Settlers Blvd

Subject Tract
approx 16.82 ac.



ROUND ROCK



LOCATION MAP
NOT TO SCALE

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

ACREAGE: 7.183 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 2

LINEAR FEET OF NEW STREETS: 1019'

SUBMITTAL DATE: MAY 9, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JUNE 7, 2017

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 121 CUT SQUARE IN CURB INLET
NAD 83 GRID COORDINATES
N: 10185446.6
E: 3143183.2
ELEVATION 780.56' (NAVD 1988)
GEOID 03

PT No. 122 CUT SQUARE IN CURB INLET
NAD 83 GRID COORDINATES
N: 10185791.1
E: 3144003.4
ELEVATION 756.87' (NAVD 1988)
GEOID 03

ACREAGE BY LOT TYPE:
ROW: 1.206 ACRES
DEVELOPMENT LOTS: 5.469 ACRES
OPEN SPACE LOTS: 0.508 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 31
OPEN SPACE LOTS: 2

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

LEGEND

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

BLOCK J		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 2	10,204	STANDARD LOT
LOT 3	7,431	STANDARD LOT
LOT 4	7,375	STANDARD LOT
LOT 5	7,319	STANDARD LOT
LOT 6	7,262	STANDARD LOT
LOT 7	7,201	STANDARD LOT
LOT 8	8,586	STANDARD LOT
LOT 9	6,890	STANDARD LOT
LOT 10	7,465	STANDARD LOT
LOT 11	12,510	STANDARD LOT
LOT 12	8,190	STANDARD LOT
LOT 13	10,420	STANDARD LOT

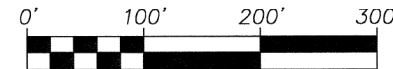
BLOCK QQ		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 62	6,890	STANDARD LOT
LOT 63	6,890	STANDARD LOT
LOT 64	6,890	STANDARD LOT
LOT 65	6,890	STANDARD LOT
LOT 66	6,890	STANDARD LOT
LOT 67	6,890	STANDARD LOT
LOT 68	7,447	STANDARD LOT
LOT 69	6,890	STANDARD LOT
LOT 70	6,890	STANDARD LOT
LOT 71	7,151	STANDARD LOT
LOT 72	7,824	STANDARD LOT
LOT 73	7,661	STANDARD LOT
LOT 74	7,199	STANDARD LOT
LOT 75	9,094	STANDARD LOT
LOT 76	5,358	OPEN SPACE LOT
LOT 77	8,344	STANDARD LOT
LOT 78	6,875	STANDARD LOT
LOT 79	6,890	STANDARD LOT
LOT 80	6,890	STANDARD LOT
LOT 81	6,890	STANDARD LOT
LOT 86	16,751	OPEN SPACE LOT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N21°18'09"W	142.19'
L2	N62°05'45"E	131.37'
L3	N24°01'16"W	128.62'
L4	N68°41'51"E	112.04'
L5	N21°18'09"W	50.00'
L6	N65°58'44"E	50.00'
L7	S24°01'16"E	48.92'
L8	N65°58'44"E	130.00'
L9	S67°32'56"W	1.26'
L10	N47°36'11"E	58.66'
L11	S68°41'51"W	3.80'
L12	S47°36'11"W	43.50'
L13	S51°34'50"E	4.68'

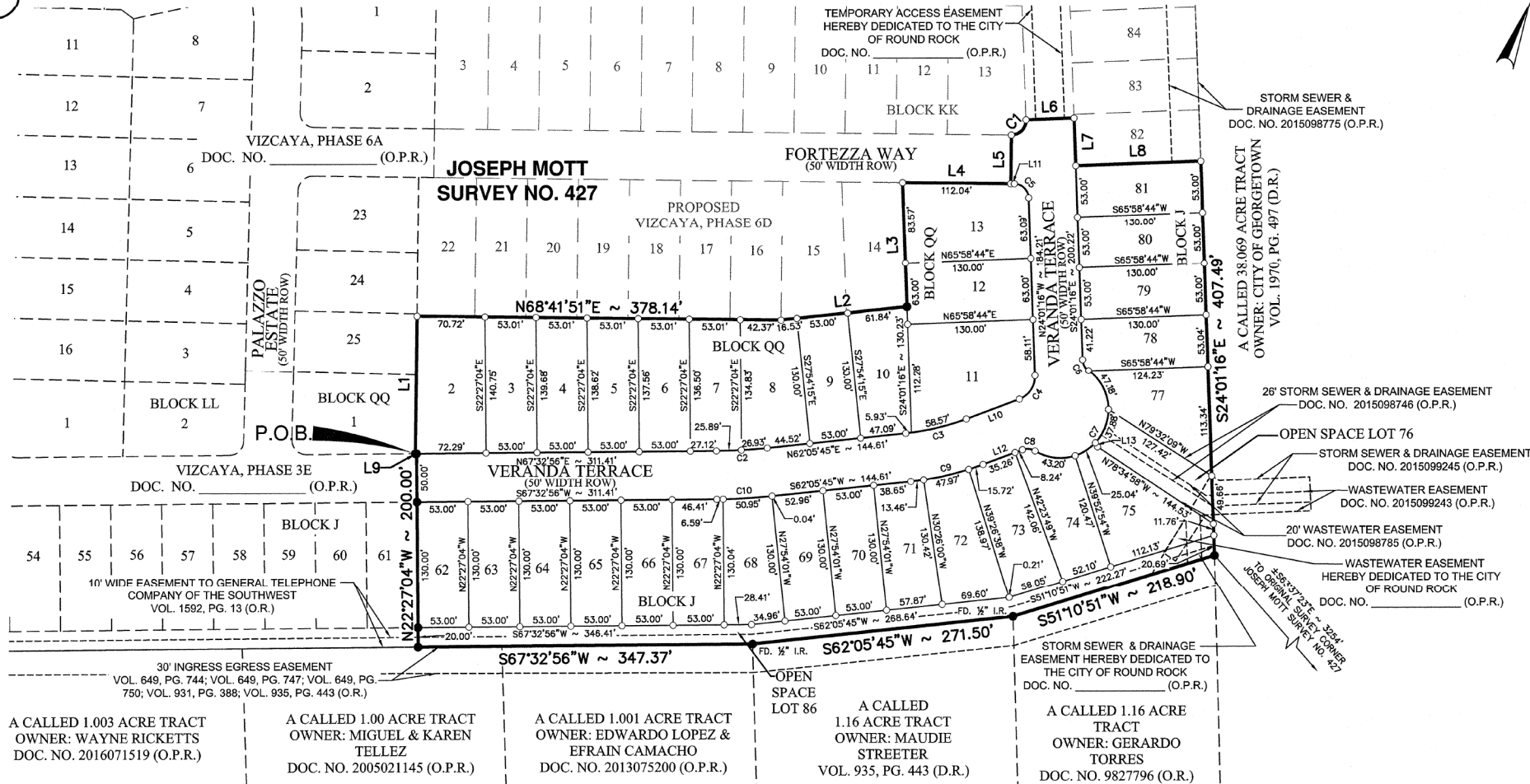
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	092°43'07"	N22°20'17"E	21.71'	24.27'
C2	555.00'	005°27'11"	N64°49'21"E	52.80'	52.82'
C3	255.00'	014°29'35"	N54°50'58"E	64.33'	64.50'
C4	25.00'	071°37'27"	N11°47'27"E	29.26'	31.25'
C5	15.00'	087°16'53"	N67°39'43"W	20.70'	22.85'
C6	15.00'	052°01'12"	S50°01'52"E	13.16'	13.62'
C7	50.00'	175°39'52"	S11°47'27"W	99.93'	153.30'
C8	15.00'	052°01'12"	N73°36'47"E	13.16'	13.62'
C9	305.00'	014°29'35"	S54°50'58"W	76.94'	77.15'
C10	805.00'	005°27'11"	N64°49'21"E	57.56'	57.58'

FINAL PLAT OF VIZCAYA, PHASE 3F

A 7.183 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016115778 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

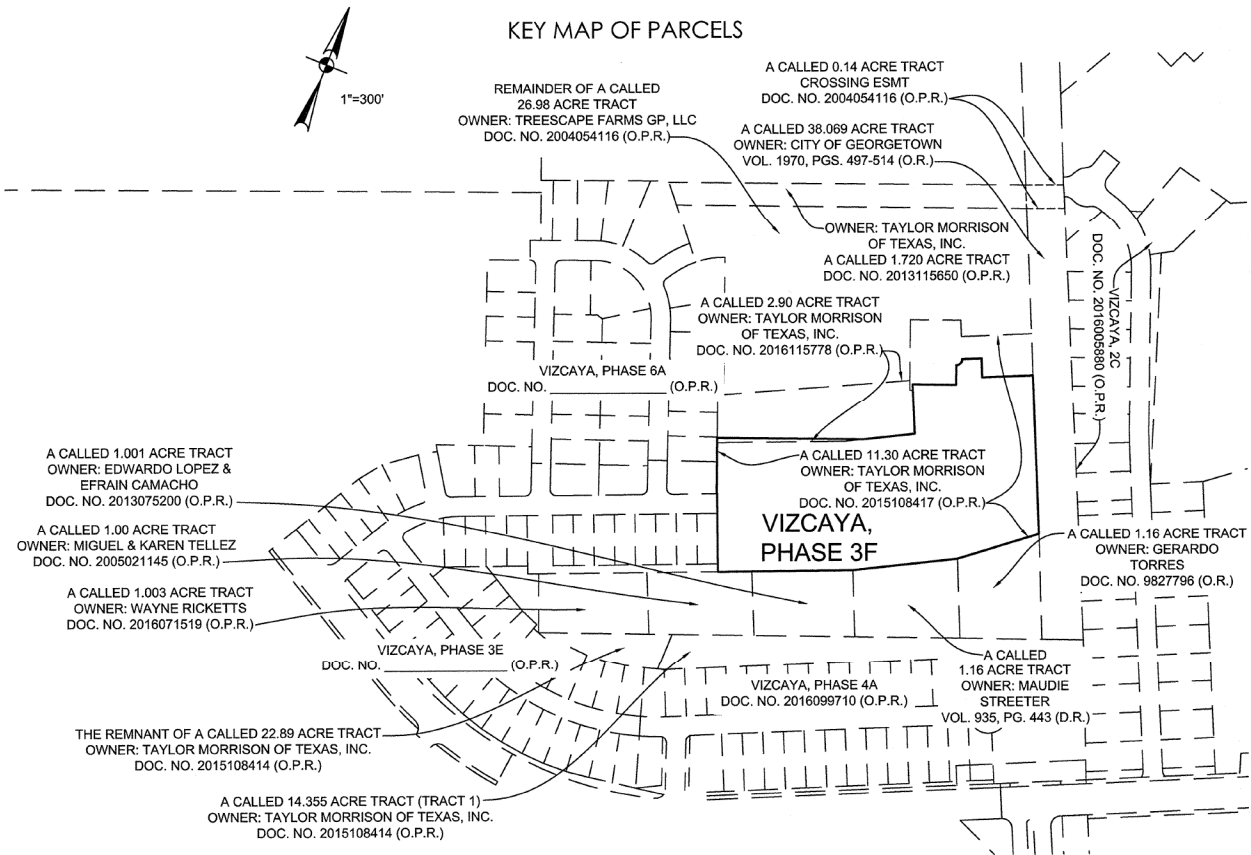
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FINAL PLAT
OF
VIZCAYA, PHASE 3F

A 7.183 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016115778 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 3F Lot Summary

LOT SUMMARY	TOTAL LOT COUNT														OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (12/21/2016)	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 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	-	-	15	-	44	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	20	6	-	-	-	31	169	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	45	31	30	-	-	254	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	93	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	20	51	31	30	15	31	560	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	-	3	-	-	-	-	19			
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	-	12			
TOTAL	164	85	29	24	10	21	87	20	5	2	32	2	1	610			



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FINAL PLAT
OF
VIZCAYA, PHASE 3F

A 7.183 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016115778 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 7.183 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016115778 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 7.183 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 a yellow cap marked "Pape-Dawson" set, on the north right-of-way line of Veranda Terrace, a 50-foot right-of-way dedicated in the Vizcaya, Phase 3E Subdivision recorded in Document No. _____ of the Official Public Records of Williamson County, Texas;

THENCE N 21°18'09" W, with the east line of said Vizcaya, Phase 3E Subdivision, at a distance of 81.50 feet, passing through the northeast corner of said Vizcaya, Phase 3E Subdivision, through the interior of said called 2.90 acre tract, continuing for a total distance of **142.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE N 68°41'51" E, continuing through the interior of said called 2.90 acre tract, a distance of **378.14 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, on the a north line of said called 11.30 acre tract, the south line of said called 2.90 acre tract;

THENCE N 62°05'45" E, with the north line of said called 11.30 acre tract, same being the south line of said called 2.90 acre tract, a distance of **131.37 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, an interior corner of said called 11.30 acre tract, the southeast corner of said called 2.90 acre tract;

THENCE N 24°01'16" W, with the east line of said called 2.90 acre tract, same being a west line of said called 11.30 acre tract, at a distance of 113.29 feet, passing through a northeast corner of said called 2.90 acre tract, same being an interior corner of said called 11.30 acre tract, through the interior of said called 11.30 tract, continuing for a total distance of **128.62 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE continuing through the interior of said called 11.30 acre tract, the following six (6) courses and distances:

- N 68°41'51" E**, a distance of **112.04 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 21°18'09" W**, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangent curvature,
- with a non-tangent curve to the left having a radius of **15.00 feet**, a central angle of **92°43'07"**, a chord bearing and distance of **N 22°20'17" E, 21.71 feet**, an arc length of **24.27 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency,
- N 65°58'44" E**, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 24°01'16" E**, a distance of **48.92 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and
- N 65°58'44" E**, a distance of **130.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, on the west line of a called 38.069 acre tract recorded in Volume 1970, Page 497 of the Deed Records of Williamson County, Texas, same being the east line of said called 11.30 acre tract,

THENCE S 24°01'16" E, with the east line of said called 11.30 acre tract, same the west line of said called 38.069 acre tract, a distance of **407.49 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the northeast corner of a called 1.16 acre tract, described in conveyance to Gerardo Torres in deed recorded in Document No. 9827796 of the Official Records of Williamson County, Texas, same being the south east corner of said called 11.30 acre tract;

THENCE S 51°10'51" W, with the south line of said called 11.30 acre tract, same being the north line of said called 1.16 acre tract, described in conveyance to Gerardo Torres, a distance of **218.90 feet** to a ½" iron rod found, the northeast corner of a called 1.16 acre tract, described in conveyance to Maudie Streeter in deed recorded in Volume 935, Page 443 of the Deed Records of Williamson County, Texas, same being the northwest corner of said called 1.16 acre tract, described in conveyance to Gerardo Torres, same being an angle point in the south line of said called 11.30 acre tract;

THENCE S 62°05'45" W, continuing with the south line of said called 11.30 acre tract, same being the north line of said called 1.16 acre tract, described in conveyance to Maudie Streeter, a distance of **271.50 feet** to a ½" iron rod found, the northeast corner of a called 1.001 acre tract recorded in Document No. 2013075200 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said called 1.16 acre tract, described in conveyance to Maudie Streeter, same being an angle point in the south line of said called 11.30 acre tract;

THENCE S 67°32'56" W, continuing with the south line of said called 11.30 acre tract, same being the north line of said called 1.001 acre tract, at a distance of 260.24 feet passing through the northeast corner of a called 1.00 acre tract recorded in Document No. 2005021145 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said called 1.001 acre tract, continuing with the south line of said called 11.30 acre tract, same being the north line of said called 1.00 acre tract, for a total distance of **347.37 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the southeast corner of the aforementioned Vizcaya, Phase 3E;

THENCE N 22°27'04" W, departing the north line of said called 1.00 acre tract, with the east line of said Vizcaya, Phase 3E Subdivision, at a distance of 150.00 feet, passing through the south right-of-way line of the aforementioned Veranda Terrace, continuing with the east line of said of said Vizcaya, Phase 3E Subdivision, for a total distance of **200.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, on the north right-of-way line of said Veranda Terrace, same being an angle point in the east line of said Vizcaya, Phase 3E Subdivision;

THENCE S 67°32'56" W, with the north right-of-way line of said Veranda Terrace, a distance of **1.26 feet** to the **POINT OF BEGINNING** and containing 7.183 Acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey plat prepared by Pape Dawson Engineers, Inc. under Job No. 50803-23 by Pape Dawson Engineers, Inc.

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION DECEMBER 21, 2016.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4849100486E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- LOT 76 AND 86, BLOCK J, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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.



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FINAL PLAT
OF
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A 7.183 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016115778 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, 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 a called 11.30 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2015108417 of the Official Public Records of Williamson County, Texas and a called 2.90 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2016115778 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Vizcaya, Phase 3F 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.

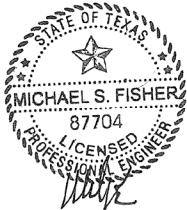
Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

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

5/22/17
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
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

05/22/2017
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.

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
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801