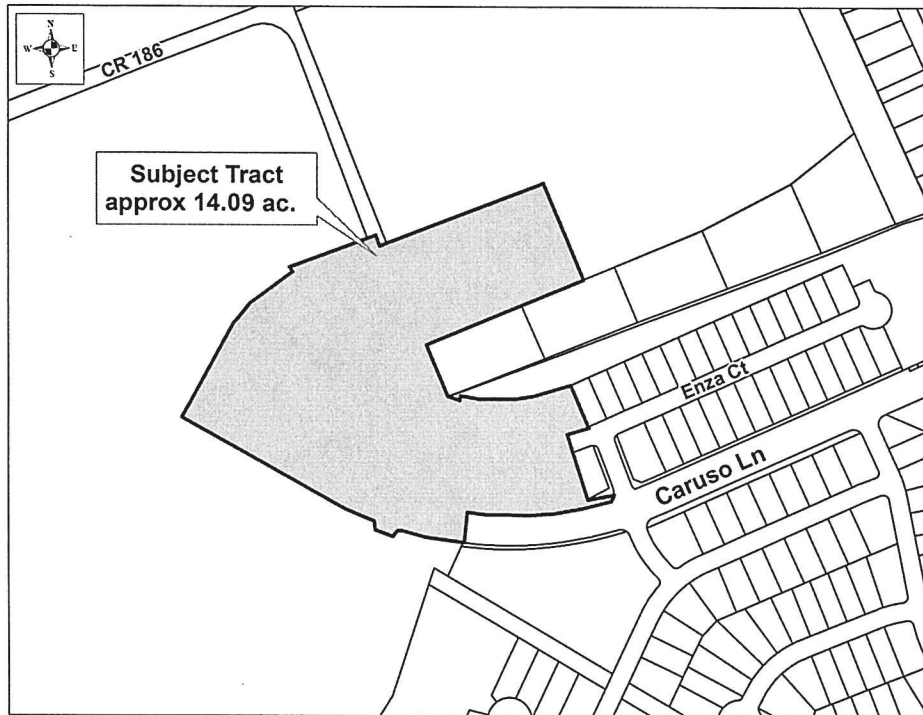


**Vizcaya, Phase 3E
FINAL PLAT FP1701-002**



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 14.09 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: Vacant
 East: Residential
 West: Vacant

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	51	8.84
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	5	0.79
ROW:	0	4.04
Parkland:	0	0.00
Other:	1	0.42
TOTALS:	57	14.09

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

Agent
 Pape-Dawson Engineers, Inc.

Austin, TX 78757

Vizcaya, Phase 3E
FINAL PLAT FP1701-002

HISTORY: City Council approved PUD 96 on June 26, 2014. The Planning and Zoning Commission approved the Avery North Preliminary Plat November 20, 2013, revised as Vizcaya Preliminary Plat November 5, 2014, November 4, 2015, June 1, 2016 and December 21, 2016. The Planning and Zoning Commission approved a previous version of Vizcaya Phase 3E Final Plat on March 2, 2016.

DATE OF REVIEW: February 1, 2017

LOCATION: Current western terminus of Caruso Lane. Caruso Lane connects to University Boulevard via Vizcaya Parkway.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The general plan designation for the plat area is residential. The zoning designation for the site is PUD 96, Vizcaya. The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards. Phase 3E contains a mix of standard and large lots, with 6 single-family large lots and 45 single-family standard lots. The Vizcaya PUD ordinance states that minimum lot size for the large lots is 7,500 square feet with a 60-foot lot width, while the minimum lot size for standard lots is 6,100 square feet with a 50-foot lot width. The plat includes a table showing the running total of each type of lot relative to the approved totals for the entire development as shown in the approved preliminary plat.

Compliance with the Concept Plan/Preliminary Plat: The subject plat conforms to the amended preliminary plat as approved by the Planning and Zoning commission on December 21, 2016.

Traffic, Access and Roads: Phase 3E has access to the Caruso Lane connector, which connects to University Boulevard and Vizcaya Parkway. A Traffic Impact Analysis done for the Avery North development before the development's name changed to Vizcaya covers the plat site. A second access easement has been provided to connect Veranda Terrace to the driveway connecting the isolated residential lots south of phase 3E to County Road 186.

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 3E 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: This section replaces the Section 3E Final Plat, which the Planning and Zoning Commission approved on March 2, 2016. As the previous Section 3E plat has not been recorded, no action to vacate that plat is required. The boundaries of the subject plat differ from the previous plat, reflecting changes in the boundaries of several sections that occurred with the approval of the most recent Preliminary Plat in December 2016.

Vizcaya, Phase 3E
FINAL PLAT FP1701-002

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Add Block K to the lot tables (for the landscape lot, 64).
2. This plat must be recorded in tandem with the Amended Plat of Vizcaya Western Amenity Center Phase 1 & 2.
3. All offsite Drainage and Storm sewer easements must be recorded prior to release of the subdivision improvements permit or recordation, whichever happens first.
4. Any portion of the 30' access easement traversing Portici Pass must be released prior to plat recordation.
5. Change the suffix on the east part of Enza to "Court."

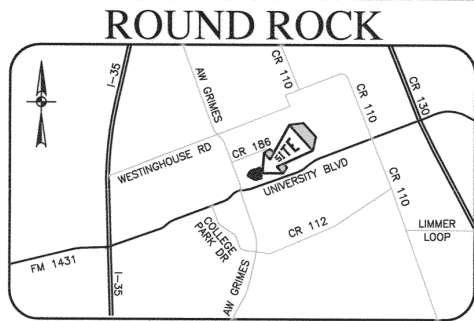


CR 186

Subject Tract
approx 14.09 ac.

Enza Ct

Garuso Ln



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

OWNER: TREESCAPE FARMS GP, LLC
1508 S. LAMAR BLVD.
AUSTIN, TX 78704

OWNER: AVERY RANCH COMPANY, LTD.
2803 PECOS STREET
AUSTIN, TX 78703

ACREAGE: 14.265 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

FINAL PLAT OF VIZCAYA, PHASE 3E

A 14.265 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, A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1) AND OF A CALLED 22.89 ACRE TRACT (TRACT 2), BOTH DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A REMAINDER OF A CALLED 26.98 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TREESCAPE FARMS GP, LLC IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF A REMAINDER OF A CALLED 300.48 ACRE TRACT, DESCRIBED IN CONVEYANCE TO AVERY RANCH COMPANY LTD. & LSA TRUST IN TRUSTEE DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2002071336 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
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.	PLAT 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
MFPE	MINIMUM FINISHED FLOOR ELEVATION (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

NUMBER OF BLOCKS: 8

LINEAR FEET OF NEW STREETS: 3185'

SUBMITTAL DATE: JANUARY 3, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
FEBRUARY 1, 2017

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 1399 FOUND IRON ROD W/CAP MARKED "RPLS 2216"
NAD 83 GRID COORDINATES
N: 10186191.6
E: 3145722.6
ELEVATION 764.63' (NAVD 1988)
GEOID 03

PT No. 4209 1/2" IRON ROD W/YELLOW CAP MARKED
"PAPE-DAWSON"
NAD 83 GRID COORDINATES
N: 10183382.8
E: 3144187.4
ELEVATION 759.82' (NAVD 1988)
GEOID 03

ACREAGE BY LOT TYPE:

ROW: 4.037 ACRES
DEVELOPMENT LOTS: 8.842 ACRES
OPEN SPACE LOTS: 0.242 ACRES
LANDSCAPE LOTS: 0.721 ACRES
ACCESS LOTS: 0.423 ACRES

NUMBER OF LOTS BY TYPE:

DEVELOPMENT LOTS: 51
LANDSCAPE LOTS: 4
OPEN SPACE LOTS: 1
ACCESS LOTS: 1

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

**PAPE-DAWSON
ENGINEERS**

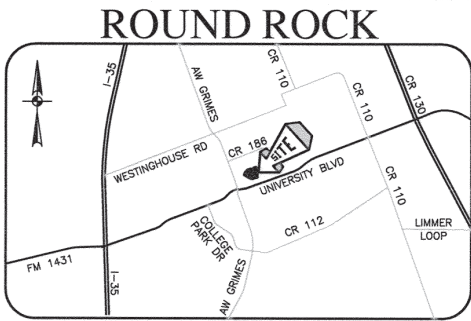
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 4

VIZCAYA, PHASE 3E

Civil Job No. 50803-22; Survey Job No. 50803-00

Date: Jan 18, 2017, 5:54am User ID: VJZjzrhr
File: F:\Survey\Civil\50803-22\PAPE\50803-22.dwg



LOCATION MAP
NOT TO SCALE

FINAL PLAT
OF
VIZCAYA, PHASE 3E

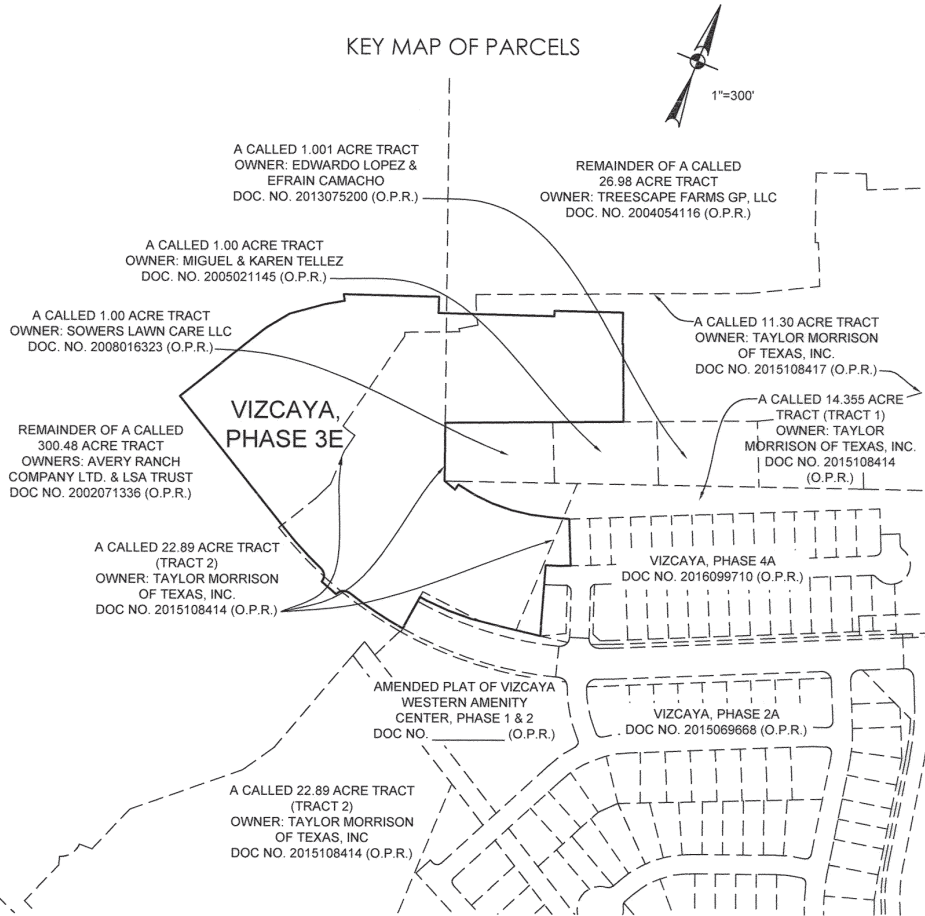
A 14.265 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1) AND OF A CALLED 22.89 ACRE TRACT (TRACT 2), BOTH DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A REMAINDER OF A CALLED 26.98 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TREESCAPE FARMS GP, LLC IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF A REMAINDER OF A CALLED 300.48 ACRE TRACT, DESCRIBED IN CONVEYANCE TO AVERY RANCH COMPANY LTD. & LSA TRUST IN TRUSTEE DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2002071336 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 3E Lot Summary

LOT SUMMARY	TOTAL LOT COUNT													OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (12/21/2016)
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3D	PHASE 4A	PHASE 4B	PHASE 6A	PHASE 3E	TOTAL	
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	0
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	15	-	-	44	196
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	20	-	-	31	6	169	265
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	30	-	-	45	223	392
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	93	362
SUBTOTAL	147	78	28	21	8	21	79	20	30	15	31	51	529	1215
LANDSCAPE LOTS	3	5	-	1	1	-	6	-	-	-	-	4	20	
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	-	2	2	-	1	10	
TOTAL	164	85	29	24	10	21	87	20	32	2	1	6	578	

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1050.00'	010°02'40"	N77°51'22"W	183.84'	184.07'
C2	25.00'	034°43'08"	S36°07'58"W	14.92'	15.15'
C3	25.00'	035°04'06"	N01°14'21"E	15.06'	15.30'
C4	1050.00'	009°07'50"	N65°05'27"W	167.15'	167.33'
C5	310.00'	003°10'33"	N30°18'22"W	17.18'	17.18'
C6	602.00'	006°09'56"	S69°03'42"W	64.75'	64.78'
C7	25.22'	059°19'03"	S44°43'26"W	24.96'	26.11'
C8	960.00'	023°04'04"	S85°24'47"W	383.90'	386.51'
C9	275.00'	031°02'31"	S52°01'40"W	147.18'	148.99'
C10	15.00'	097°01'57"	S12°00'34"E	22.47'	25.40'
C11	602.00'	047°19'47"	S84°11'26"E	483.27'	497.29'
C12	652.00'	047°19'42"	N84°11'23"W	523.39'	538.57'
C13	15.00'	090°02'34"	S74°27'10"W	21.22'	23.57'
C14	25.00'	090°00'00"	S15°34'07"E	35.36'	39.27'
C15	960.00'	022°29'04"	S71°48'38"E	374.32'	376.73'
C16	1040.00'	009°08'07"	N78°29'07"W	165.64'	165.82'
C17	25.00'	052°35'25"	S79°47'14"W	22.15'	22.95'
C18	25.00'	052°14'27"	N42°24'55"W	22.01'	22.79'
C19	1040.00'	007°58'02"	N64°33'08"W	144.50'	144.62'
C20	25.00'	090°00'00"	N74°25'53"E	35.36'	39.27'
C21	325.00'	020°40'42"	S39°46'14"E	116.66'	117.29'
C22	15.00'	083°14'43"	N08°29'13"E	19.93'	21.79'
C23	360.00'	001°14'29"	N32°30'54"W	7.80'	7.80'
C24	310.00'	001°14'29"	S32°30'54"E	6.72'	6.72'
C25	15.00'	083°14'37"	S74°45'27"E	19.93'	21.79'
C26	325.00'	003°55'41"	N65°35'05"E	22.28'	22.28'
C27	15.00'	088°07'16"	N23°29'18"E	20.86'	23.07'
C28	15.00'	091°52'44"	S66°30'42"E	21.56'	24.05'
C29	15.00'	088°07'16"	N23°29'18"E	20.86'	23.07'
C30	15.00'	091°52'44"	S66°30'42"E	21.56'	24.05'

KEY MAP OF PARCELS



BLOCK J		
LOT #	AREA (SQ. FT.)	USAGE TYPE
37	7,158	STANDARD LOT
38	7,117	STANDARD LOT
39	7,189	STANDARD LOT
40	7,189	STANDARD LOT
41	7,189	STANDARD LOT
42	7,189	STANDARD LOT
43	6,448	STANDARD LOT
44	7,189	STANDARD LOT
45	7,076	STANDARD LOT
46	6,625	STANDARD LOT
47	10,763	STANDARD LOT
48	10,320	STANDARD LOT
49	7,117	STANDARD LOT
50	6,890	STANDARD LOT
51	7,020	STANDARD LOT
52	6,890	STANDARD LOT
53	18,424	ACCESS
54	6,890	STANDARD LOT
55	6,890	STANDARD LOT
56	6,890	STANDARD LOT
57	6,890	STANDARD LOT
58	6,890	STANDARD LOT
59	6,890	STANDARD LOT
60	6,890	STANDARD LOT
61	6,890	STANDARD LOT
88	10,562	OPEN SPACE

BLOCK GG		
LOT #	AREA (SQ. FT.)	USAGE TYPE
3	7,312	STANDARD LOT
4	7,012	STANDARD LOT
5	6,979	STANDARD LOT
6	7,021	STANDARD LOT
7	7,021	STANDARD LOT
8	7,021	STANDARD LOT
9	7,021	STANDARD LOT
10	7,021	STANDARD LOT
11	7,021	STANDARD LOT
12	7,021	STANDARD LOT
13	6,814	STANDARD LOT
14	6,625	STANDARD LOT
15	6,625	STANDARD LOT
16	6,625	STANDARD LOT
17	6,625	STANDARD LOT
18	8,443	STANDARD LOT
19	18,645	LANDSCAPE

BLOCK II		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	5,115	LANDSCAPE
2	6,890	STANDARD LOT
3	6,890	STANDARD LOT
4	7,194	STANDARD LOT
5	7,734	STANDARD LOT
6	9,787	STANDARD LOT

BLOCK JJ		
LOT #	AREA (SQ. FT.)	USAGE TYPE
8	11,420	LARGE LOT
9	8,116	LARGE LOT
10	10,436	LARGE LOT

BLOCK LL		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	9,872	LARGE LOT
2	9,367	LARGE LOT

BLOCK QQ		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	10,660	LARGE LOT

BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
26	5,896	LANDSCAPE

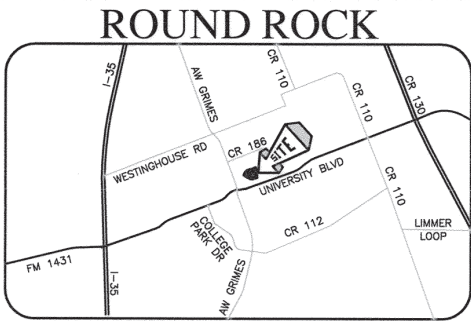
BLOCK K		
LOT #	AREA (SQ. FT.)	USAGE TYPE
64	1,789	LANDSCAPE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S24°41'11"W	10.49'
L2	N71°13'36"W	50.00'
L3	N29°25'53"E	236.42'
L4	N30°06'07"E	58.97'
L5	N36°59'35"E	69.90'
L6	N52°54'01"E	96.66'
L7	N58°06'21"E	50.00'
L8	S20°34'20"E	41.98'
L9	N20°34'20"W	14.11'
L10	N69°25'40"E	177.60'
L11	S21°18'09"E	81.50'
L12	N67°32'56"E	1.26'
L13	S21°29'38"E	150.40'
L14	S71°27'13"E	35.19'
L15	N12°27'53"E	15.81'
L16	S80°34'03"E	50.67'
L17	S86°39'26"E	50.67'
L18	N87°15'12"E	50.67'
L19	N81°09'50"E	50.67'
L20	N75°04'29"E	50.67'
L21	N73°28'29"E	51.04'
L22	S24°01'16"E	121.00'
L23	S65°57'28"W	0.31'
L24	S17°50'06"E	183.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L25	N81°12'44"E	73.54'
L26	S06°56'50"W	80.00'
L27	N33°08'08"W	99.77'
L28	S33°08'08"E	99.77'
L29	N20°34'20"W	68.57'
L30	S20°34'20"E	65.94'
L31	N20°34'20"W	58.73'
L32	S20°34'20"E	70.21'
L33	N67°32'56"E	113.21'
L34	S61°03'52"E	56.93'
L35	S64°54'45"E	61.28'
L36	S69°25'56"E	61.28'
L37	S73°57'07"E	61.28'
L38	S78°28'18"E	61.28'
L39	S82°59'30"E	61.28'
L40	S87°30'42"E	61.28'
L41	N87°58'07"E	61.28'
L42	N82°09'31"E	61.24'
L43	N29°28'28"E	39.93'
L44	S67°32'56"W	28.91'
L45	S62°24'54"E	51.14'
L46	S68°23'20"E	50.67'
L47	N71°27'13"W	17.09'



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



LOCATION MAP
NOT TO SCALE

FIELD NOTES
FOR

A 14.265 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, A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1) AND OF A CALLED 22.89 ACRE TRACT (TRACT 2), BOTH DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A REMAINDER OF A CALLED 26.98 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TREESCAPE FARMS GP, LLC IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF A REMAINDER OF A CALLED 300.48 ACRE TRACT, DESCRIBED IN CONVEYANCE TO AVERY RANCH COMPANY LTD. & LSA TRUST IN TRUSTEE DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2002071336 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 14.265 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" found, the southwest right-of-way corner of Caruso Lane, an 80-foot right-of-way, dedicated in the Amended Plat of Vizcaya Western Amenity Center, Phase 1 & Phase 2 subdivision recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, same being the northwest corner of Lot 63, Block K recorded in the said Amended Plat of Vizcaya Western Amenity Center, Phase 1 & Phase 2 subdivision

THENCE S 24°41'11" W, with the west line of said Vizcaya Amenity Center, Phase 1 & Phase 2, a distance of **10.49 feet** to ½" iron rod with a yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,;

THENCE departing the west line of said Vizcaya Amenity Center, Phase 1 & Phase 2, through the interiors of said 22.89 acre tract, said 300.48 acre tract and said 11.30 the following twenty (20) courses and distances:

- with the arc of curve to the right having a radius of **1050.00 feet**, a central angle of **10°02'40"**, a chord bearing and distance of **N 77°51'22" W, 183.84 feet**, an arc length of **184.07 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of reverse curvature,
- with the arc of a reverse curve to the left having radius of **25.00 feet**, a central angle of **34°43'08"**, a chord bearing and distance of **S 36°07'58" W, 14.92 feet**, at an arc length of **15.15 feet**, to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency,
- N 71°13'36" 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 and,
- with the arc of said non-tangent curve to the left having a radius of **25.00 feet**, a central angle of **35°04'06"**, a chord bearing and distance of **N 01°14'21" E, 15.06 feet**, an arc length of **15.30 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of reverse curvature,
- with the arc of a reverse curve to the right having radius of **1050.00 feet**, a central angle of **09°07'50"**, a chord bearing and distance of **N 65°05'27" W, 167.15 feet**, an arc length of **167.33 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of tangency,
- N 60°34'07" W**, a distance of **429.92 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 29°25'53" E**, a distance of **236.42 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 30°06'07" E**, a distance of **58.97 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 36°59'35" E**, a distance of **69.90 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 52°54'01" E**, a distance of **96.66 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 58°06'21" E**, 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 the arc of a non-tangent curve to the right having a radius of **310.00 feet**, a central angle of **03°10'33"**, a chord bearing and distance of **N 30°18'22" W, 17.18 feet**, an arc length of **17.18 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency,
- N 69°25'40" E**, a distance of **246.87 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 20°34'20" E**, a distance of **41.98 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set and,
- N 69°25'40" E**, a distance of **300.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 20°34'20" W**, a distance of **14.11 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 69°25'40" E**, a distance of **177.60 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 21°18'09" E**, a distance of **81.50 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 67°32'56" E**, a distance of **1.26 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set and,
- S 22°27'04" E**, a distance of **200.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, on the north line of a called 1.00 acre tract, described in conveyance to Miguel & Karen Tellez in Special Warranty Deed recorded in Document No. 2005021145 of the Official Public Records of Williamson County, Texas, same being the south line of said called 11.30 acre tract;

FINAL PLAT
OF
VIZCAYA, PHASE 3E

A 14.265 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, A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1) AND OF A CALLED 22.89 ACRE TRACT (TRACT 2), BOTH DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A REMAINDER OF A CALLED 26.98 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TREESCAPE FARMS GP, LLC IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF A REMAINDER OF A CALLED 300.48 ACRE TRACT, DESCRIBED IN CONVEYANCE TO AVERY RANCH COMPANY LTD. & LSA TRUST IN TRUSTEE DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2002071336 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.

THENCE S 67°32'56" W, with the north line of said Miguel & Karen Tellez called 1.00 acre tract, same being the south line of said called 11.30 acre tract, at a distance of **182.71 feet**, passing through the northeast corner of a called 1.00 acre tract, described in conveyance to Sowers Lawn Care LLC in Warranty Deed recorded in Document No. 2008016323 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said Miguel & Karen Tellez called 1.00 acre tract, continuing with the south line of said called 11.30 acre tract, same being the north line of said Sowers Lawn Care LLC called 1.00 acre tract, for a total distance of **461.39 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, on an east line of said called 22.89 acre tract, the southwest corner of said called 11.30 acre tract, same being the northwest corner of said Sowers Lawn Care LLC called 1.00 acre tract;

THENCE S 21°29'38" E, with an east line of said called 22.89 acre tract, same being the west line of said Sowers Lawn Care LLC called 1.00 acre tract, a distance of **150.40 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, an interior corner of said called 22.89 acre tract, same being the southwest corner of said Sowers Lawn Care LLC called 1.00 acre tract.

THENCE through the interior of said called 22.89 acre tract, the following eight (8) courses and distances:

- S 71°27'13" E**, a distance of **35.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 12°27'53" E**, a distance of **15.81 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 80°34'03" E**, a distance of **50.67 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 86°39'26" E**, a distance of **50.67 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 87°15'12" E**, a distance of **50.67 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 81°09'50" E**, a distance of **50.67 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 75°04'29" E**, a distance of **50.67 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set and,
- N 73°28'29" E**, at a distance of **34.95 feet**, passing through the northwest line of the aforementioned called 14.355 acre tract, same being the southeast line of said called 22.89 acre tract, through the interior of said called 14.355 acre tract, for a total distance of **51.04 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the northwest corner of Lot 36, Block J of the Vizcaya, Phase 4A Subdivision recorded in Document No. 2016099710 of the Official Public Records of Williamson County, Texas;

THENCE with the west line of said Vizcaya, Phase 4A Subdivision, the following four (4) courses and distances:

- S 24°01'16" E**, a distance of **121.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found,
- S 65°57'28" W**, a distance of **0.31 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of non-tangent curvature,
- with the arc of a non-tangent curve to the right having a radius of **602.00 feet**, a central angle of **06°09'56"**, a chord bearing and distance of **S 69°03'42 W, 64.75 feet**, an arc length of **64.78 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of non-tangency and,
- S 17°50'06" E**, a distance of **183.43 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner of said Vizcaya, Phase 4A,

THENCE N 81°12'44" E, with a south line of said Vizcaya, Phase 4A, a distance of **73.54 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a southwest corner of said Vizcaya Phase 4A for the easternmost southeast corner hereof and point of non-tangent curvature;

THENCE with the north right-of-way line of said Caruso Lane the following two (2) courses and distances:

- along the arc of a curve to the right, said curve having a radius of **25.22 feet**, a central angle of **59°19'03"**, a chord bearing and distance of **S 44°43'26" W, 24.96 feet**, an arc length of **26.11 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of compound curvature, and
- along the arc of a curve to the right, said curve having a radius of **960.00 feet**, a central angle of **23°04'04"**, a chord bearing and distance of **S 85°24'47" W, 383.90 feet**, an arc length of **386.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest terminus of said Caruso Lane,

THENCE S 06°56'50" W, with the northwest terminus of said Caruso Lane a distance of **80.00 feet** to the **POINT OF BEGINNING** and containing 14.265 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. 50803-22 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 ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED 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 48491CD485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- LOT 1, BLOCK II, LOT 19, BLOCK GG, LOT 53 AND 88, BLOCK J, LOT 64, BLOCK K, AND LOT 26, BLOCK DD 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.



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

FINAL PLAT
OF
VIZCAYA, PHASE 3E

A 14.265 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, A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1) AND OF A CALLED 22.89 ACRE TRACT (TRACT 2), BOTH DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A REMAINDER OF A CALLED 26.98 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TREESCAPE FARMS GP, LLC IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF A REMAINDER OF A CALLED 300.48 ACRE TRACT, DESCRIBED IN CONVEYANCE TO AVERY RANCH COMPANY LTD. & LSA TRUST IN TRUSTEE DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2002071336 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 a called 14.355 acre tract and a called 22.89 conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2015108414 of the Official Public Records of Williamson County, Texas and 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, 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 3E 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 LTD., & LSA Trust as the owner of a called 300.48 acre tract conveyed to Avery Ranch Company LTD., & LSA Trust, recorded in Document No. 2002071336 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 3E Subdivision.

Avery Ranch Company LTD., & LSA Trust.

John S. Avery, Sr.
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 Treescape Farms GP, LLC as the owner of a called 26.98 acre tract conveyed to Treescape Farms GP, LLC, recorded in Document No. 2004054116 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 3E Subdivision.

Treescape Farms GP, LLC

John S. Avery, Sr.
President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, John S. Avery, Sr., as President of Treescape Farms GP, LLC., a Texas corporation.

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

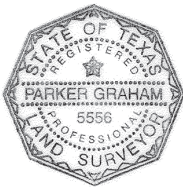
Date

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

01/18/2017
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

**PAPE-DAWSON
ENGINEERS**

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