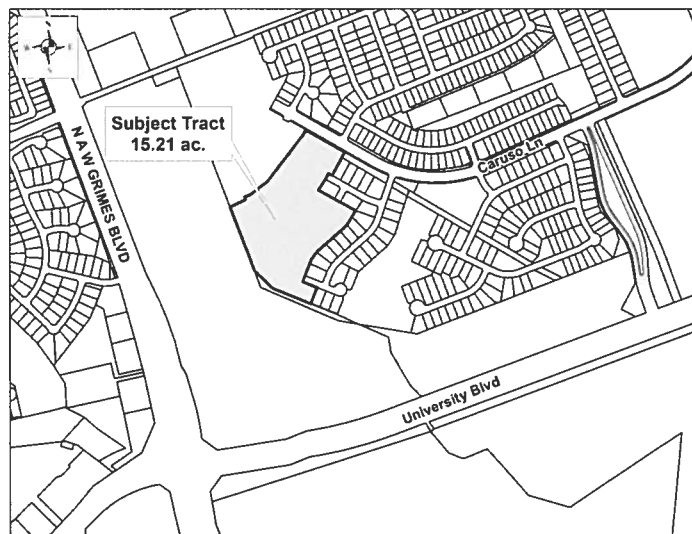


**Vizcaya Phase 6C
FINAL PLAT FP1903-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 45 residential lots, 1 Right-of-Way Lot and 2 open Space/Drainage Lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 15.21 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vizcaya Phase 6B (Residential)

South: Vizcaya Phase 5A (Residential)

East: Vizcaya Phase 3E (Residential & Amenity Center)

West: Vacant and Undeveloped ETJ

PROPOSED LAND USE: Single-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	45	12.32
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	2	0.36
ROW:	1	2.53
Parkland:	0	0
Other:	0	0
TOTALS:	48	15.21

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 Expressway, Bldg. 3, Ste. 200
Austin, TX 78759

**Vizcaya Subdivision Phase 6C
FINAL PLAT FP1903-002**

HISTORY: The Planning and Zoning Commission (P&Z) 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 that were administratively approved. The most recent Preliminary Plat revision (PP1806-001) was approved by the P&Z on August 15, 2018.

DATE OF REVIEW: April 3, 2019

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for this phase is Residential and zoned PUD No. 96 (Residential). 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 includes approximately 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a 3-acre site for a fire station site that has been dedicated to the City of Round Rock.

For the purposes of this phase, 32 single-family detached Estate Lots are proposed with a minimum lot size of 9,100 square feet and 70-feet in width and 13 single-family detached Large Lots with a minimum 7,500 square feet and 60-foot in width. Additionally, there will be 1 right-of-way lot and 2 open space/drainage lots proposed within this phase. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat (PP1806-001).

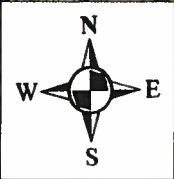
Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

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

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

RECOMMENDED MOTION:

Staff recommends approval of the final plat

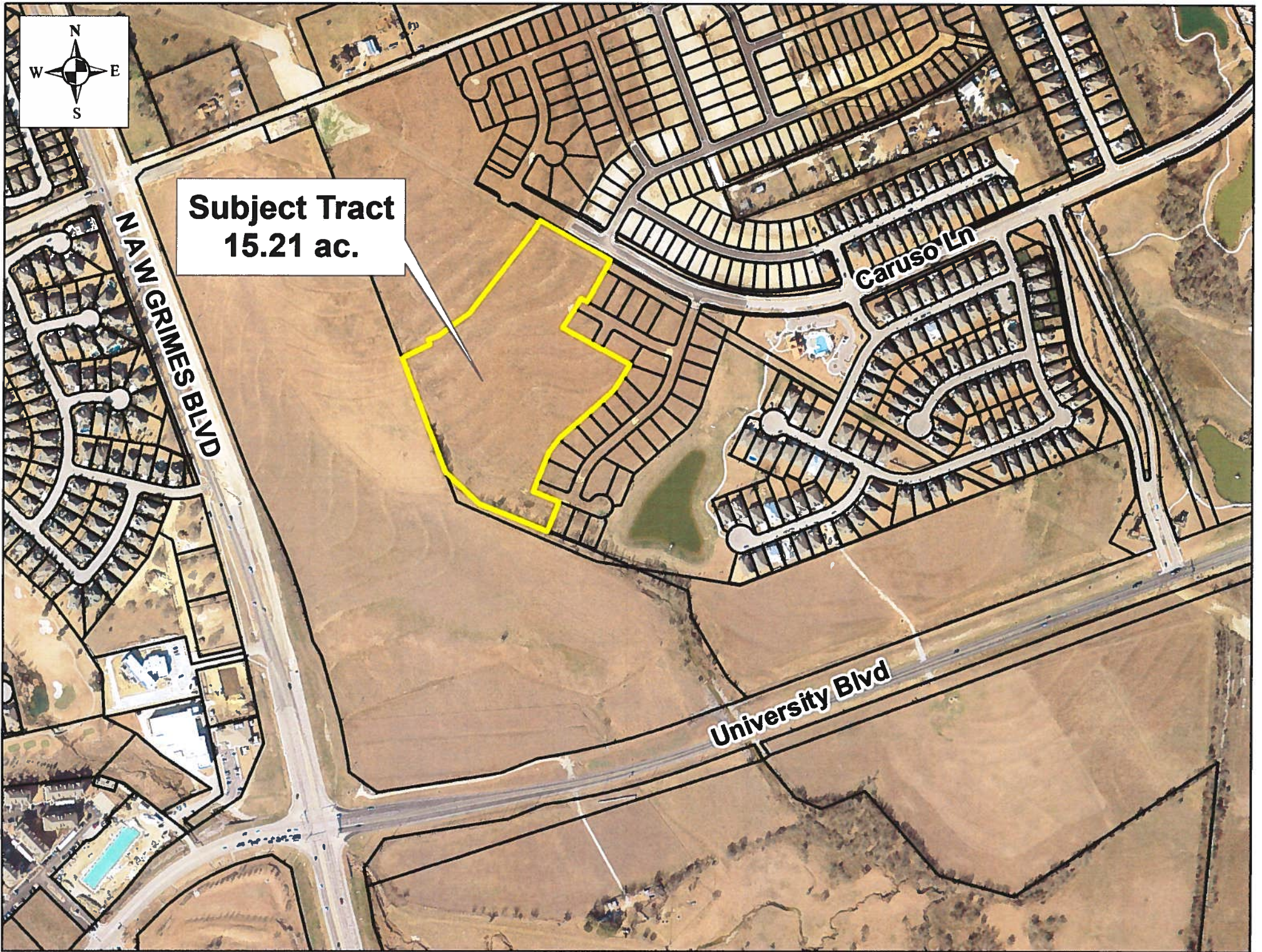


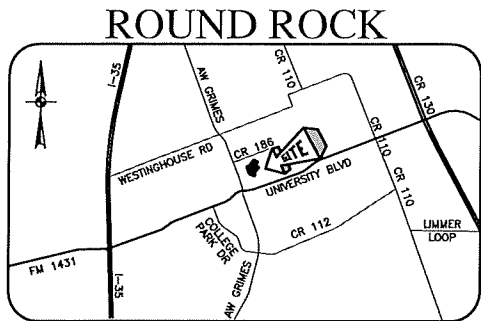
**Subject Tract
15.21 ac.**

NAM GRIMES BLVD

Caruso Ln

University Blvd





LOCATION MAP
NOT TO SCALE

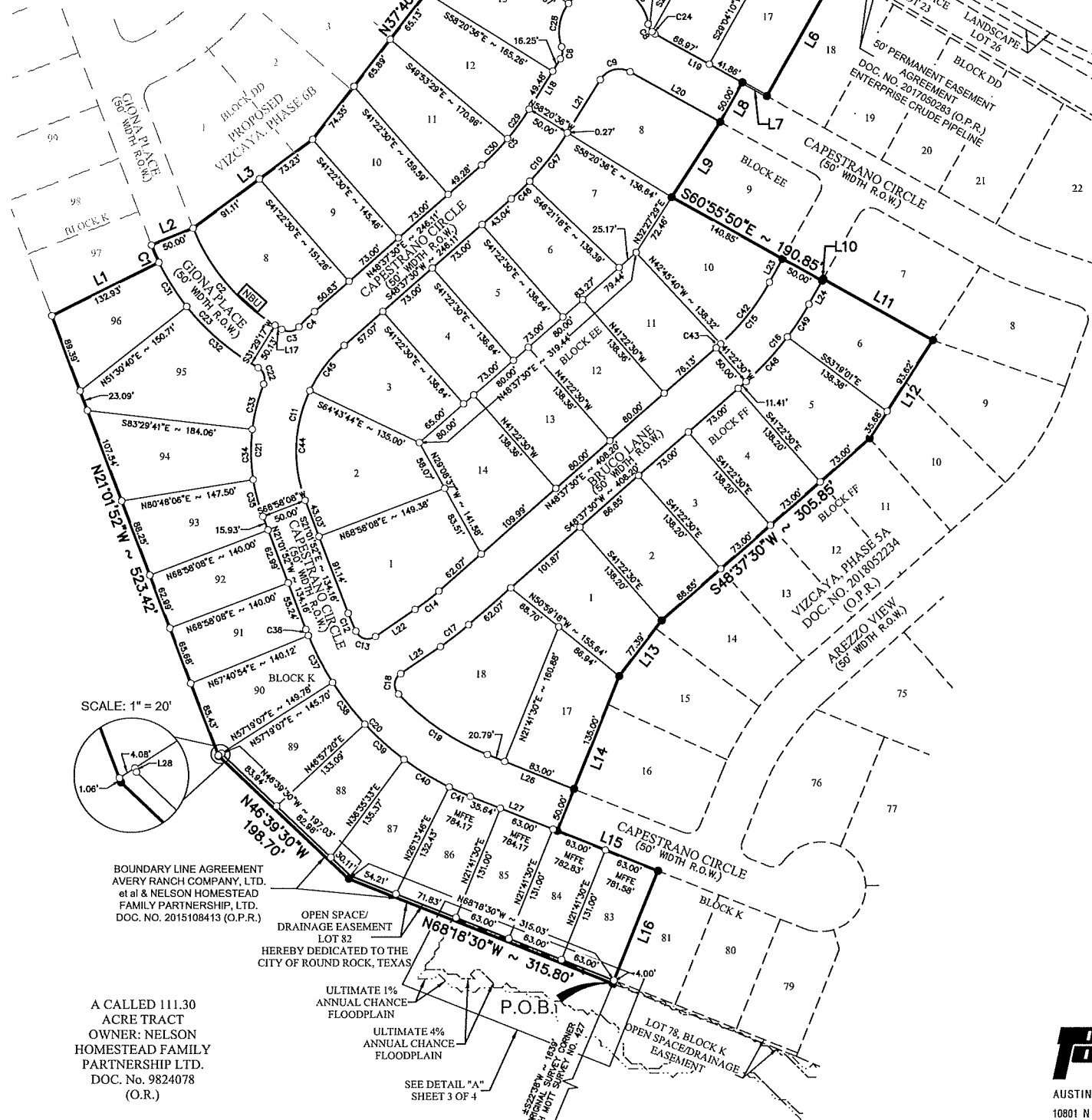
FINAL PLAT OF VIZCAYA, PHASE 6C

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

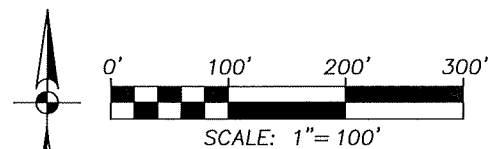
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.00'	004°23'55"	N24°16'09"W	21.11'
C2	225.00'	036°32'03"	S40°17'57"E	141.05'
C3	15.00'	079°31'28"	N81°40'18"E	19.19'
C4	155.00'	008°53'08"	N45°16'02"E	24.01'
C5	275.00'	016°58'06"	N40°08'27"E	81.15'
C6	15.00'	052°01'14"	N05°38'49"E	13.16'
C7	50.00'	191°27'11"	N75°21'47"E	99.50'
C8	15.00'	052°01'16"	S34°55'11"E	13.16'
C9	25.00'	087°24'46"	S75°21'47"W	34.55'
C10	325.00'	016°58'06"	S40°08'27"W	95.90'
C11	155.00'	059°39'23"	S13°47'49"W	177.05'
C12	275.00'	004°31'25"	S23°17'35"E	21.71'
C13	15.00'	098°51'00"	S74°58'47"E	22.79'
C14	275.00'	006°58'13"	N52°06'37"E	33.43'
C15	275.00'	019°33'20"	N38°50'50"E	93.40'
C16	325.00'	019°33'20"	S38°50'50"W	110.39'
C17	325.00'	006°58'13"	S52°06'37"W	39.51'
C18	15.00'	098°51'00"	S06°10'13"W	22.79'
C19	275.00'	025°03'14"	S55°46'53"E	119.29'
C20	325.00'	047°16'36"	N44°40'11"W	260.63'
C21	205.00'	041°59'22"	N00°02'11"W	146.90'
C22	15.00'	079°31'28"	N18°48'14"W	19.19'
C23	275.00'	033°57'48"	N43°22'08"W	160.84'
C24	15.00'	015°34'52"	N53°08'23"W	4.07'
C25	15.00'	036°26'25"	N27°07'45"W	9.38'
C26	50.00'	072°28'16"	N45°08'46"W	59.11'
C27	50.00'	060°39'00"	S68°18'06"W	50.48'
C28	50.00'	058°20'55"	S08°48'39"W	48.75'
C29	275.00'	008°27'07"	S35°52'58"W	40.53'
C30	275.00'	008°30'59"	S44°22'01"W	40.84'
C31	275.00'	012°05'04"	S32°25'46"E	57.89'
C32	275.00'	021°52'44"	S49°24'39"E	104.37'
C33	205.00'	014°27'33"	S13°43'43"W	51.60'
C34	205.00'	015°41'20"	S01°20'43"E	55.95'
C35	205.00'	011°50'29"	S19°06'38"E	42.29'
C36	325.00'	001°17'14"	S21°40'30"E	7.30'
C37	325.00'	010°21'47"	S27°29'59"E	58.70'
C38	325.00'	010°21'47"	S37°51'47"E	58.70'
C39	325.00'	010°21'47"	S48°13'34"E	58.70'
C40	325.00'	010°21'47"	S58°35'21"E	58.70'
C41	325.00'	004°32'16"	S66°02'22"E	25.73'
C42	275.00'	018°10'10"	S38°09'15"W	86.84'
C43	275.00'	001°23'10"	S47°55'55"W	6.65'
C44	155.00'	046°18'09"	N02°07'12"E	121.88'
C45	155.00'	023°21'14"	N36°56'53"E	62.74'
C46	325.00'	004°58'48"	N46°08'06"E	28.24'
C47	325.00'	011°59'18"	N37°39'03"E	67.88'
C48	325.00'	011°56'32"	N42°39'14"E	67.62'
C49	325.00'	007°36'48"	N32°52'35"E	43.15'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N63°32'28"E	132.93'
L2	N87°55'14"E	50.00'
L3	N53°09'49"E	164.34'
L4	N29°30'33"E	41.88'
L5	S28°59'35"W	46.80'
L6	S29°04'10"W	158.51'
L7	N60°55'50"W	31.14'
L8	S29°04'10"W	50.00'
L9	S32°27'29"W	99.04'
L10	N29°04'10"E	2.35'
L11	S60°55'50"E	140.05'
L12	S32°35'53"W	129.30'
L13	S37°15'13"W	77.39'
L14	S21°41'30"W	185.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L15	S68°18'30"E	120.85'
L16	S21°41'30"W	135.00'
L17	S58°33'58"E	8.78'
L18	N31°39'24"E	65.73'
L19	S60°55'50"E	110.83'
L20	N60°55'50"W	114.27'
L21	S31°39'24"W	69.17'
L22	N55°35'43"E	53.12'
L23	N29°04'10"E	29.71'
L24	S29°04'10"W	32.06'
L25	S55°35'43"W	53.12'
L26	S68°18'30"E	103.79'
L27	N68°18'30"W	103.79'
L28	N21°01'52"W	0.97'



A CALLED 111.30 ACRE TRACT OWNER: NELSON HOMESTEAD FAMILY PARTNERSHIP LTD. DOC. No. 9824078 (O.R.)



- ### LEGEND
- AC ACRE(S)
 - DOC. NO. DOCUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - O.P.R. OFFICIAL PUBLIC RECORD 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 OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/PAPE-DAWSON CAP
 - NBU NEIGHBORHOOD BOX UNIT
 - EASEMENT
 - EXISTING PHASES/TRACTS
 - PLAT BOUNDARY
 - FUTURE PHASES
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)

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

ACREAGE: 15.211 ACRES

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

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

ACREAGE BY LOT TYPE:
ROW: 2.536 ACRES
DEVELOPMENT LOTS: 12.320 ACRES
OPEN SPACE LOTS: 0.355 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 45
OPEN SPACE LOTS: 1
OPEN SPACE / DRAINAGE LOTS: 1
RIGHT-OF-WAY: 1

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

NUMBER OF BLOCKS: 4

LINEAR FEET OF NEW STREETS: 2,176'

SUBMITTAL DATE: MARCH 5, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 3, 2019

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 117 CUT SQUARE IN CURB
INLET
N: 10184413.4
E: 3142971.2
ELEVATION 783.22' (NAVD 1988)
GEOID 03

PT No. 125 CUT SQUARE ON
SOUTHWEST CORNER OF ELECTRIC
BOX PAD
NAD 83 GRID COORDINATES
N: 10184774.3
E: 3141894.3
ELEVATION 807.02' (NAVD88)
GEOID 03



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

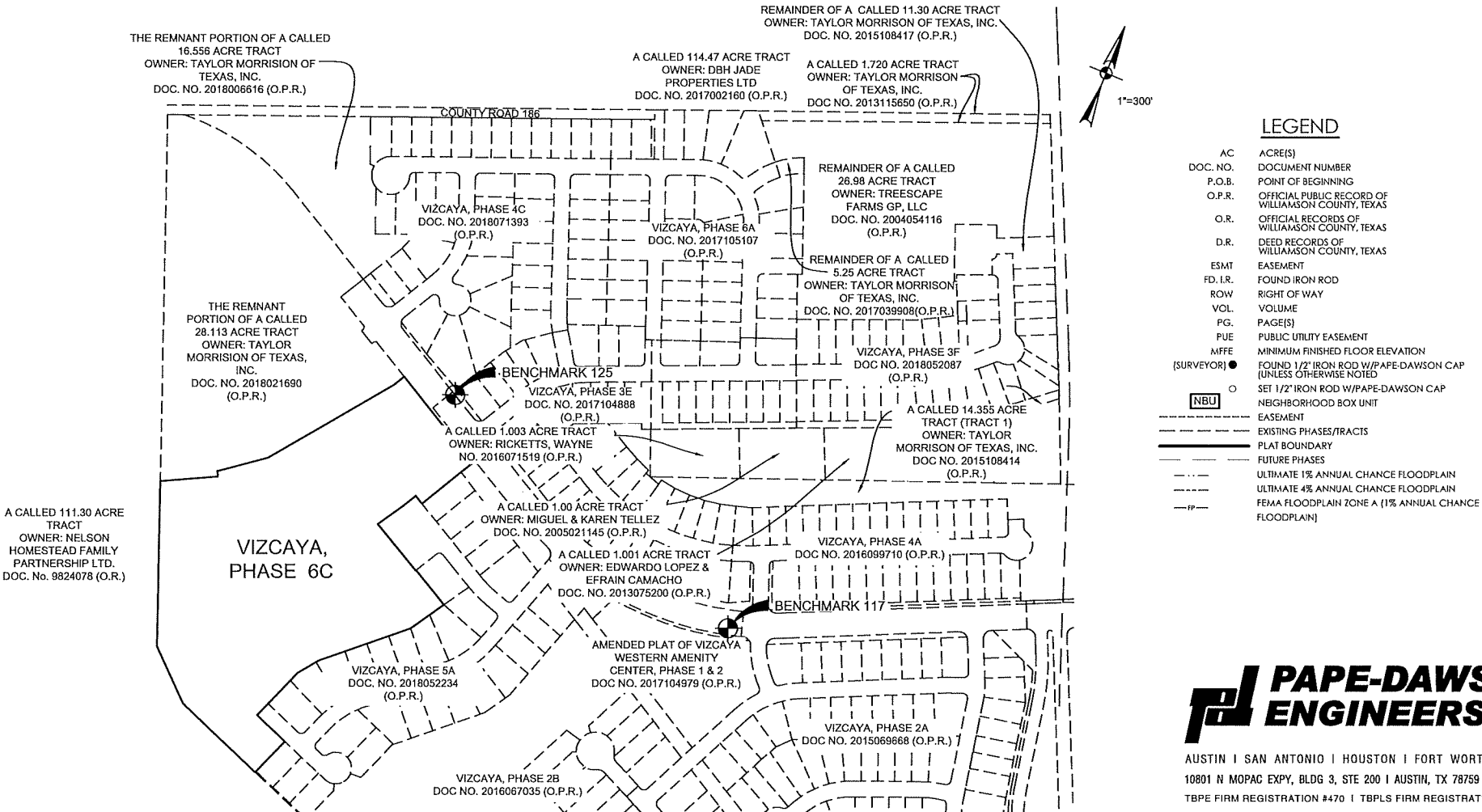
FINAL PLAT
OF
VIZCAYA, PHASE 6C

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 6C Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																											OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (08/15/2018)	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 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 6A	PHASE 6C	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7B	PHASE 7C	TOTAL				
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)	
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	1	-	-	15	-	-	-	30	-	-	-	-	32	-	14	29	-	17	167	184	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	31	13	-	-	27	-	-	277	292	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	3	40	29	-	-	51	-	-	16	11	402	400	368 (MIN.)	NO MIN OR MAX REQ.		
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	28	-	43	-	-	-	-	-	-	-	-	-	-	164	349	357 (MAX.)	30 (MAX.)	
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	30	46	40	29	31	45	51	14	56	16	28	1010	1225			
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	3	-	3	-	-	-	-	2	3	42					
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	1	8					
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5					
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2					
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2					
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	5					
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	1	2	-	1	-	-	2	-	1	-	-	2	21				
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	33	32	47	51	15	56	18	34	1095				

KEY MAP OF PARCELS



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18081 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 6C

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS, SAID 15.211 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:

FIELD NOTES
FOR

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS, SAID 15.211 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 southernmost corner of said 28.113 acre tract, same being the southwest corner of Vizcaya, Phase 5A, a subdivision according to the plat recorded in Document No. 2018052234 of the Official Public Records of Williamson County, Texas, same being the northeast line of a called 111.30 acre tract conveyed to Nelson Homestead Family Partnership, LTD, recorded in Document No. 9824078 of the Official Records of Williamson County, Texas and being a portion of that certain Boundary Line Agreement recorded in Document No. 2015108413 of the Official Public Records of Williamson County, Texas for the southernmost corner and POINT OF BEGINNING hereof;

THENCE N 68°18'30" W, with the southwest line of said 28.113 acre tract, same being the northeast line of said 111.30 acre tract, with said Boundary Line Agreement, a distance of **315.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof;

THENCE N 46°39'30" W, continuing with the southwest line of said 28.113 acre tract, same being the northeast line of said 111.30 acre tract, with said Boundary Line Agreement, a distance of **198.70 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof;

THENCE N 21°01'52" W, continuing with the west line of said 28.113 acre tract, same being the east line of said 111.30 acre tract, a distance of **523.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the westernmost corner hereof;

THENCE departing the east line of said 111.30 acre tract, through the interior of said 28.113 acre tract the following six (6) courses and distances:

- N 63°32'28" E**, a distance of **132.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,;
- along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 04°22'46"**, a **chord bearing and distance of N 24°16'09" W, 21.11 feet**, an **arc length of 21.11 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- N 67°55'14" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 53°09'49" E**, a distance of **164.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 37°40'27" E**, a distance of **458.07 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- N 29°25'53" E**, a distance of **41.48 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the southwest line of Vizcaya, Phase 4C, a subdivision according to the plat recorded in Document No. 2018071393 of the Official Public Records of Williamson County, Texas for the northernmost corner hereof;

THENCE S 60°34'07" E, with the northeast line of said 28.113 acre tract, same being the southwest line of said Vizcaya, Phase 4C and in part with the southwest line of Vizcaya, Phase 3E, a subdivision according to the plat recorded in Document No. 2017104888 of the Official Public Records of Williamson County, Texas, a distance of **348.19 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the easternmost corner of said 28.113 acre tract, same being a point in the south line of said Vizcaya, Phase 3E, also being the northwest corner of said Vizcaya, Phase 5A for the northernmost northeast corner hereof;

THENCE departing the southwest line of said Vizcaya, Phase 3E, with the east boundary line of said 28.113 acre tract, same being the west boundary line of said Vizcaya, Phase 5A the following fourteen (14) courses and distances:

- S 28°59'35" W**, a distance of **47.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 29°04'10" W**, a distance of **158.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- N 60°55'50" W**, a distance of **31.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 29°04'10" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 32°27'29" W**, a distance of **99.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 60°55'50" E**, a distance of **190.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- N 29°04'10" E**, a distance of **2.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 60°55'50" E**, a distance of **140.05 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 32°35'53" W**, a distance of **129.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 48°37'30" W**, a distance of **305.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 37°15'13" W**, a distance of **77.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 21°41'30" W**, a distance of **185.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof,
- S 68°18'30" E**, a distance of **120.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof, and
- S 21°41'30" W**, a distance of **135.00 feet** to the **POINT OF BEGINNING** and containing 15.211 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a plat prepared by Pape-Dawson Engineers, Inc.

EASEMENT DEDICATION NOTE:

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

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

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

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

Grantor further grants to Grantee

- the right to install additional Facilities on the Easement Tract;
- 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;
- the right of Ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- 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;
- the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by the Grantee;
- 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;

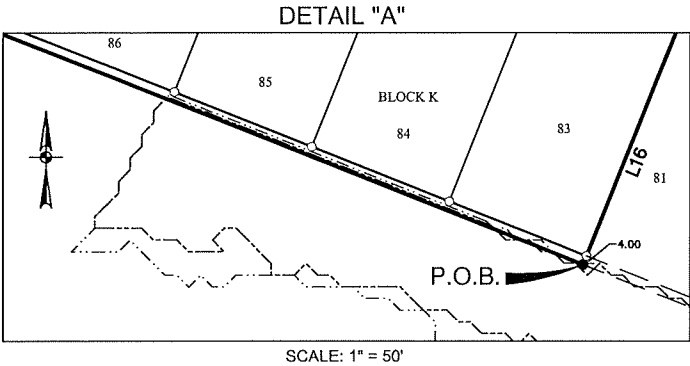
Grantee hereby covenants and agrees:

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

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

Grantor hereby dedicates the easement for the purposes stated herein.

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



GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, 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.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 15, 2018.
- 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 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.
- 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.
- A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE 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.
- LOT 82, BLOCK K, SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY SHALL HAVE NO RESPONSIBILITY OR OBLIGATION REGARDING THIS LOT.

BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
8	15,329	ESTATE
9	10,830	ESTATE
10	11,134	ESTATE
11	12,905	ESTATE
12	13,084	ESTATE
13	10,869	ESTATE
14	22,563	ESTATE
15	13,027	ESTATE
16	11,734	ESTATE
17	11,625	ESTATE
24	15,447	OPEN SPACE

BLOCK EE		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	17,037	ESTATE
2	15,918	ESTATE
3	12,622	ESTATE
4	9,975	ESTATE
5	9,975	ESTATE
6	10,575	ESTATE
7	11,457	ESTATE
8	13,049	ESTATE
10	13,380	ESTATE
11	11,222	ESTATE
12	11,069	ESTATE
13	11,069	ESTATE
14	13,144	ESTATE

BLOCK K		
LOT #	AREA (SQ. FT.)	USAGE TYPE
82	2,057	OPEN SPACE
83	8,253	LARGE
84	8,253	LARGE
85	8,253	LARGE
86	8,737	LARGE
87	9,690	LARGE
88	9,416	LARGE
89	9,859	LARGE
90	10,310	LARGE
91	8,976	LARGE
92	8,819	LARGE
93	10,364	LARGE
94	12,792	LARGE
95	16,169	ESTATE
96	10,193	LARGE

BLOCK FF		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	13,059	ESTATE
2	12,003	ESTATE
3	10,088	ESTATE
4	10,088	ESTATE
5	13,079	ESTATE
6	11,655	ESTATE
17	12,279	ESTATE
18	18,651	ESTATE



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18081 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 6C

A 15.211 ACRE TRACT OF LAND BEING OUT OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of a called 28.113 acre tract recorded in Document No. 2018021690, 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 the Final Plat of Vizcaya, Phase 6C 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 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

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 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

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
City of Round Rock Planning and Zoning Commission

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, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801