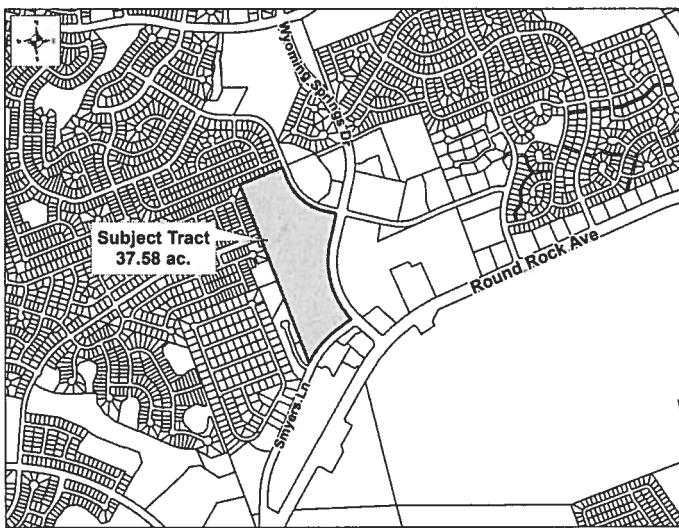


The Reserve at Wyoming Springs
PRELIM PLAT PP1806-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of preliminary plat

ZONING AT TIME OF APPLICATION: SF-3 (Single Family - Mixed Lot)

DESCRIPTION: 37.58 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across Park Valley Dr.) medical office and senior housing - OF (Office) and SR (Senior)
 South: (across Smyers Lane) bank and drug store - C-1 (General Commercial)
 East: (across Wyoming Springs Dr.) hospital - PF-3 (Public Facilities - high intensity)
 West: single family residential - ETJ (extraterritorial jurisdiction)

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	75	19.66
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	3	11.79
ROW:	2	6.13
Parkland:	0	0
Other:	0	0
TOTALS:	80	37.58

Owner: Robinson Land Ltd. Partners P.O. Box 9556 Austin, TX 78766-9556	Agent: Cunningham/Allen Bob Allen 3103 Bee Cave Rd., Ste. 202 Austin, TX 78746
--	---

**The Reserve at Wyoming Springs
PRELIMINARY PLAT PP-1806-002**

HISTORY: The property was rezoned to the SF-3 (Single Family – mixed lot) district in April of 2018 and a concept plan was approved by the Planning and Zoning Commission on May 16, 2018.

DATE OF REVIEW: March 6, 2019

LOCATION: Northwest corner of Wyoming Springs Dr. and Smyers Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential in the General Plan and is currently zoned as SF-3 (Single family – mixed lot).

SF-3 zoning district: The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes, with at least 40% of the total number consisting of estate lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features. This preliminary plat has 75 single family lots, with 34 estate lots and 41 standard lots, or 45% and 55% respectively of the total number of lots.

Connectivity Index requirement: The connectivity index is measured by dividing the number of links, which are the street segments between intersections, by the number of nodes, which are the intersections or the cul-de-sacs. The subdivision code sets the minimum index at 1.35 but includes an exception when natural features of the land make strict compliance impractical. The site has several karst features and is crossed by a significant drainage swale, which makes connecting the two parts of the property impractical. The connectivity index for the subdivision does not meet the minimum requirement, but it does qualify for the exception.

Extension of Liberty Walk: Liberty Walk is a collector roadway that traverses through the City's ETJ (extraterritorial jurisdiction) from the western side of the subject property, for more than one mile, to Great Oaks Drive. It provides a travel-way generally parallel to RM 620 for several neighborhoods and extending it was required in the concept plan. This preliminary plat includes the extension to Park Valley Drive.

Drainage: A flood study has been completed and approved by the City, however, the plat depicts floodplain and drainage easement encumbrances on Lots 12 and 13. In order to remove these, the applicant will be updating the flood study models to reflect grading modifications proposed in the SIP (Subdivision Improvement Plan). Once the SIP is approved, the encumbrances are to be removed.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

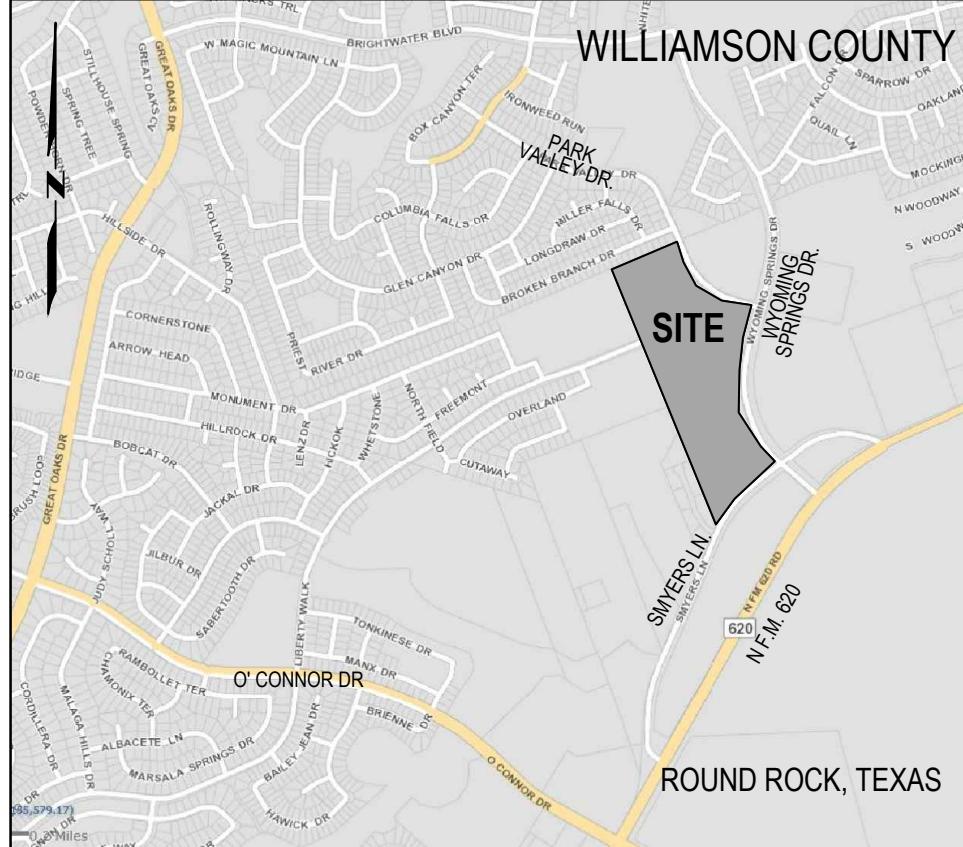
1. Reconcile the acreage listed in 'Acreage by Lot Type' with the total acreage.

**The Reserve at Wyoming Springs
PRELIMINARY PLAT PP-1806-002**

2. The plat depicts floodplain and drainage easement encumbrances on Lots 12 and 13 which must be removed following an update of the flood study and approval of a Subdivision Improvement Permit (SIP).



Subject Tract 37.58 ac.



LOCATION MAP
NOT TO SCALE

OWNERS: CALATLANTIC HOMES OF TEXAS, INC.

ACREAGE: 37.58 ACRES

SURVEYOR: TOMMY P. WATKINS, R.P.L.S. TEXAS REG. NO.4549

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 3272'

CONNECTIVITY INDEX: 1.25

SUBMITTAL DATE: 6/19/2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 6, 2019

BENCHMARKS:

TBM#1944-05: SQUARE CUT ON THE NORTHWEST CORNER OF A CURB INLET LOCATED ON TOP OF A CONCRETE DRAINAGE STRUCTURE APPROXIMATELY +/- 530 FEET NORTH OF THE INTERSECTION OF SMYERS LANE AND WYOMING SPRINGS DRIVE IN THE WEST RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE.

ELEVATION = 788.07' (NAVD88),(GEOD 12B)

TBM#1945-36: SQUARE CUT ON TOP OF CURB APPROXIMATELY +/- 25 FEET NORTH OF THE CENTERLINE OF LIBERTY WALK DRIVE AND APPROXIMATELY +/- 100 FEET EAST OF VALONA LOOP.

ELEVATION = 806.25' (NAVD88),(GEOD 12B)

ACREAGE BY LOT TYPE:
RIGHT OF WAY: 6.127 AC
OPEN SPACE: 11.759 AC
DEVELOPMENT: 19.969 AC

PATENT SURVEY: JACOB M. HARRELL SURVEY, ABSTRACT NO. 284

ENGINEER: CURTIS L. MORRISS, P.E. NO. 86337

NUMBER OF LOTS BY TYPE:

ROW: 2

BUFFER ZONE: 2

BUFFER ZONE/OPENSPACE/DRAINAGE EASEMENT: 1

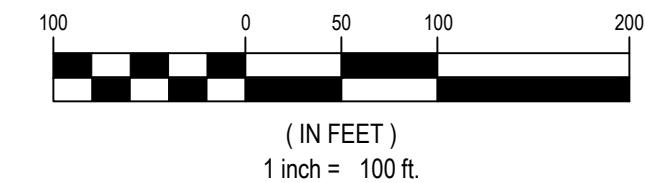
DEVELOPMENT: 75

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00011546981. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

ELEVATION REFERENCE:
VERTICAL POSITIONS WERE DETERMINED USING THE "TRIMBLE VRS NETWORK" AND GPS REAL TIME SURVEY METHODS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOD 12B.

RESERVE AT WYOMING SPRINGS PRELIMINARY PLAT

GRAPHIC SCALE



DETAIL A
NOT TO SCALE

SEE DETAIL A
THIS SHEET

JACOB M. HARRELL SURVEY
ABSTRACT 284
WILLIAMSON COUNTY, TEXAS



LEGEND

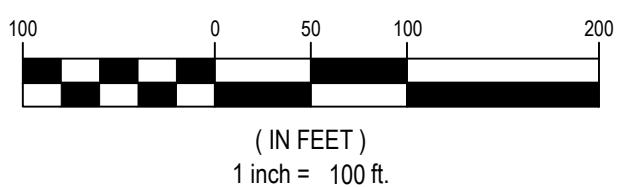
- ☒ "X" OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- ▢ TXDOT TYPE I MONUMENT FOUND
- S.F.B. NEIGHBORHOOD BOX UNIT
- ▢ N.B.U. BAKER-AICKLEN CAP
- ▢ D.E. JACOBS CORNER CAP
- ▢ W.R. VICKREY CAP
- ▢ PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- ▢ DR DEED RECORDS WILLIAMSON COUNTY, TEXAS
- ▢ OR OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- ▢ OPR OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- ▢ R.O.W. RIGHT OF WAY
- ▢ WTR ESMT. WATER EASEMENT
- ▢ SENSITIVE FEATURE BUFFER
- ▢ N.B.U. NEIGHBORHOOD BOX UNIT
- ▢ D.E. DRAINAGE EASEMENT
- ▢ W.R.E. WASTEWATER EASEMENT
- ▢ U.L.T. 1% ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ▢ U.W.E. UNDERGROUND WASTEWATER
- ▢ U.S.W. UNDERGROUND STORM SEWER
- ▢ U.G.S. UNDERGROUND GAS
- ▢ D.S.W. DRAINAGE SWALE
- ▢ S.M. STORMSEWER MANHOLE
- ▢ S.S.M. SANITARY SEWER MANHOLE

SUBMITTAL DATE: 6/18/2018

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com	Tel.: (512) 327-2946 Fax: (512) 327-2973
	Firm Registration: TBPE# F-284; TBPLS# 10000900 DATE: 06/2018 DRAWN BY: RCB	PROJECT NO.: 6740201 SHEET 1 OF 5

RESERVE AT WYOMING SPRINGS PRELIMINARY PLAT

GRAPHIC SCALE



LOT SUMMARY TABLE	
USE	NUMBER OF LOTS
RESIDENTIAL (REGULAR)	41
RESIDENTIAL (ESTATE)	34 (45%)
S.F.B.	2
DRAINAGE & STORMSEWER EASEMENT/OPEN SPACE	1
TOTAL	78

BLOCK A

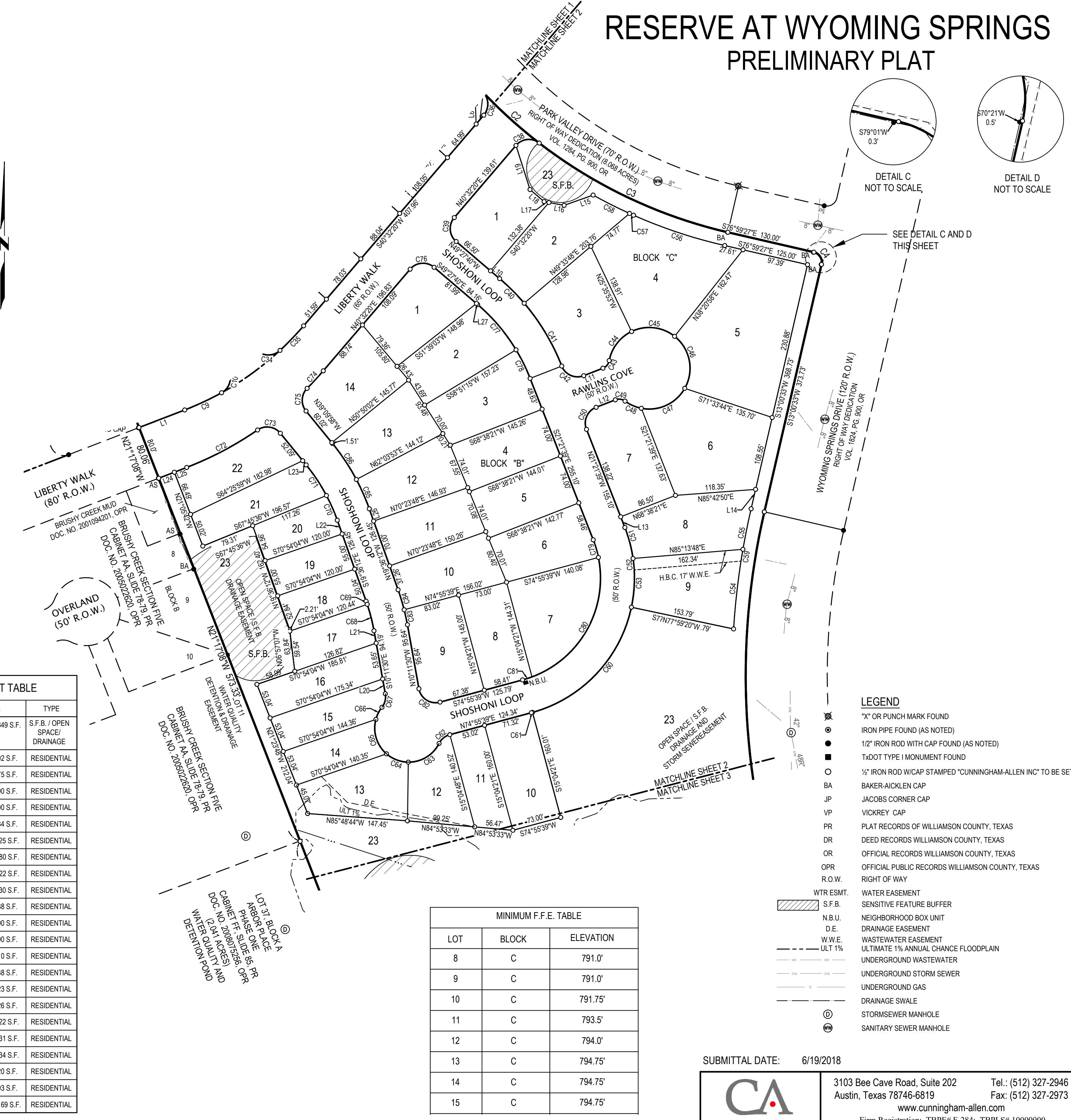
LOT TABLE		
LOT NO.	Area	TYPE
1	11845 S.F.	RESIDENTIAL
2	7385 S.F.	RESIDENTIAL
3	7191 S.F.	RESIDENTIAL
4	7197 S.F.	RESIDENTIAL
5	7207 S.F.	RESIDENTIAL
6	7218 S.F.	RESIDENTIAL
7	7228 S.F.	RESIDENTIAL
8	7242 S.F.	RESIDENTIAL
9	35642 S.F.	S.F.B.
10	11942 S.F.	RESIDENTIAL
11	15031 S.F.	RESIDENTIAL
12	14570 S.F.	RESIDENTIAL
13	13444 S.F.	RESIDENTIAL
14	19175 S.F.	RESIDENTIAL
15	12536 S.F.	RESIDENTIAL
16	12502 S.F.	RESIDENTIAL
17	13882 S.F.	RESIDENTIAL
18	16562 S.F.	RESIDENTIAL
19	87172 S.F.	S.F.B.

BLOCK B

LOT TABLE		
LOT NO.	Area	TYPE
1	12895 S.F.	RESIDENTIAL
2	12309 S.F.	RESIDENTIAL
3	12557 S.F.	RESIDENTIAL
4	10703 S.F.	RESIDENTIAL
5	10611 S.F.	RESIDENTIAL
6	11036 S.F.	RESIDENTIAL
7	15207 S.F.	RESIDENTIAL
8	10582 S.F.	RESIDENTIAL
9	12664 S.F.	RESIDENTIAL
10	11295 S.F.	RESIDENTIAL
11	10401 S.F.	RESIDENTIAL
12	11227 S.F.	RESIDENTIAL
13	11366 S.F.	RESIDENTIAL
14	13408 S.F.	RESIDENTIAL

BLOCK C

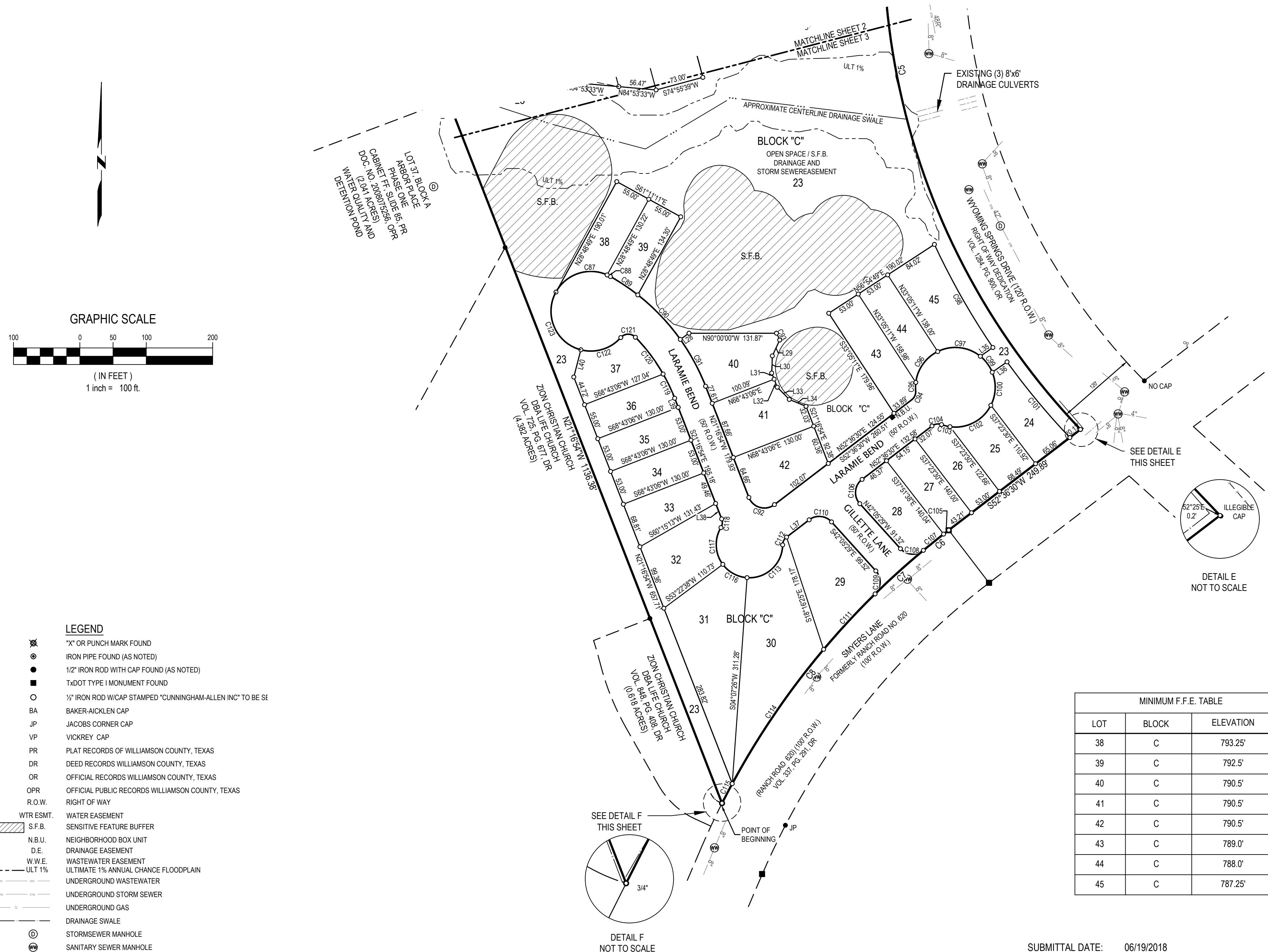
LOT TABLE		
LOT NO.	Area	TYPE
1	12694 S.F.	RESIDENTIAL
2	14450 S.F.	RESIDENTIAL
3	16553 S.F.	RESIDENTIAL
4	22876 S.F.	RESIDENTIAL
5	30256 S.F.	RESIDENTIAL
6	20852 S.F.	RESIDENTIAL
7	13631 S.F.	RESIDENTIAL
8	14842 S.F.	RESIDENTIAL
9	14538 S.F.	RESIDENTIAL
10	11680 S.F.	RESIDENTIAL
11	7965 S.F.	RESIDENTIAL
12	8847 S.F.	RESIDENTIAL
13	11570 S.F.	RESIDENTIAL
14	7271 S.F.	RESIDENTIAL
15	8757 S.F.	RESIDENTIAL
16	9571 S.F.	RESIDENTIAL
17	7243 S.F.	RESIDENTIAL
18	6601 S.F.	RESIDENTIAL
19	6600 S.F.	RESIDENTIAL
20	6904 S.F.	RESIDENTIAL
21	10590 S.F.	RESIDENTIAL
22	11242 S.F.	RESIDENTIAL



SUBMITTAL DATE: 6/19/2018

CA Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 Tel.: (512) 327-2946 Fax: (512) 327-2973 www.cunningham-allen.com
DATE: 06/18/2018	PROJECT NO.: 6740201

RESERVE AT WYOMING SPRINGS PRELIMINARY PLAT



RESERVE AT WYOMING SPRINGS PRELIMINARY PLAT

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 37.582 ACRE PARCEL OF LAND LOCATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 112.623 ACRE TRACT OF LAND CONVEYED TO A. H. ROBINSON, ETAL, IN A WARRANTY DEED RECORDED IN VOLUME 1465, PAGE 427, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 112.623 ACRE TRACT BEING A PORTION OF A 131.71 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 413, PAGE 626, OF THE DEED RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4 inch iron pipe found in the north right-of-way line of Smyers Lane (100 foot right-of-way), (formerly R.R. Highway No. 620 as described in Volume 337, Page 291, of the Deed Records of said County) for the southeast corner of a 25.18 acre tract of land conveyed to James A. and Ora L. Qualls, in a Warranty Deed recorded in Volume 574, Page 522, of said Deed Records, same being the southeast corner of a 0.618 of one acre tract described in a Deed recorded in Volume 848, Page 408, of said Deed Records and the southwest corner of said 112.623 acre tract, same being the southwest corner of the herein described tract;

THENCE, North 21°16'54" West (record: North 19°32'10" West), generally along a wire fence line with the west line of said 112.623 acre tract and the east line of said 25.18 acre tract, passing the northeast corner of said 0.618 acre tract at a distance of 298.9 feet, passing the northeast corner of a 0.5 acre tract of land described in a Deed recorded in Volume 725, Page 677, of said Deed Records, and the east corner of Lot 37, Block A, ARBOR PLACE PHASE ONE, according to the map or plat thereof recorded in Document No. 2008075256, of the Official Public Records of said County at a distance of 899.0 feet, and continuing for a total distance of 1136.38 feet to a 1/2 inch iron rod found for an angle point in said west line and for the north corner of said Lot 37, Block A, and the east corner of BRUSHY CREEK SECTION FIVE, according to the map or plat thereof recorded in Document No. 2005022620, of said Official Public Records;

THENCE, North 21°17'08" West (record: North 19°33' West), generally along a wire fence line and continuing with the west line of said 112.623 acre tract and the east line of said BRUSHY CREEK SECTION FIVE, passing a 1/2 inch iron rod found at the northeast corner of said BRUSHY CREEK SECTION FIVE and the east corner of a 0.102 acre tract of land described in a Deed recorded in Document No. 2001094201, of said Official Public Records, passing a 1/2 inch iron rod found at the north corner of said 0.102 acre tract and east terminus point of the south right-of-way line of Liberty Walk (80 foot right-of-way) as dedicated by AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30 OF BRUSHY CREEK SUBDIVISION SECTION TWO, according to the map or plat thereof recorded in Cabinet E, Slides 294-297, of the Plat Records of said County, at a distance of 573.3 feet, passing a 1/2 inch iron rod found at the east terminus of the north right-of-way line of said Liberty Walk at a distance of 653.3 feet, and continuing for a total distance of 1329.64 feet to a 1/2 inch iron rod found in the south line of FERNBLUFF SECTION THREE-A, according to the map or plat thereof recorded in Cabinet J, Slides 70-72, of said Plat Records, for the northwest corner of said 112.623 acre tract and northeast corner of said AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30 OF BRUSHY CREEK SUBDIVISION SECTION TWO, same being the northwest corner of the herein described tract;

THENCE, generally along a wire fence line and with the north line of said 112.623 acre tract and south line of said FERNBLUFF SECTION THREE-A, the following two (2) courses and distances:

1. North 67°47'53" East (record: North 69°32'40" East), a distance of 407.51 feet to an angle point in said north line;
2. North 67°45'31" East (record: North 69°30'20" East), passing a 1/2 inch iron rod found 0.2 feet south of line at a distance of 2.7 feet and continuing for a total distance of 187.77 feet to a point in the east right-of-way line of Park Valley Drive (70 foot right-of-way) for the westernmost northwest corner of a 8.086 acre tract described in a RIGHT-OF-WAY DEDICATION recorded in Volume 1284, Page 900, of said Official Records, and the southeast corner of said FERNBLUFF SECTION THREE-A, same being the northeast corner of the herein described tract, from which a 1/2 inch iron rod found with cap stamped "BAKER AIKLEN", bears North 11° West, 0.30 feet, and a 1/2 inch iron rod found for the westernmost northeast corner of said 8.086 acre tract, bears North 67°45'31" East, a distance of 70.00 feet;

THENCE, with the westerly line of said 8.086 acre tract, same being the southwest right-of-way line of said Park Valley Drive and west right-of-way line of Wyoming Springs Drive (120 foot right-of-way) the following five (5) courses and distances:

1. South 22°14'27" East (record: South 21°15'12" East), a distance of 150.00 feet to 1/2 inch iron rod found at the beginning of a curve to the left;
2. With said curve to the left, having a radius of 720.00 feet, an arc length of 688.01 feet, a delta angle of 54°45'00", and a chord which bears South 49°36'57" East (record: South 48°37'42" East), a distance of 662.13 feet to the end of said curve, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 76°09' West, a distance of 0.3 feet;
3. South 76°59'27" East (record: South 76°00'12" East), a distance of 130.00 feet to the beginning of a curve to the right, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 79°01' West, a distance of 0.8 feet;
4. With said curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta angle of 90°00'00", and a chord which bears South 31°59'27" East (record: South 31°00'12" East) a distance of 21.21 feet to the end of said curve, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 70°21' West, a distance of 0.5 feet;
5. South 13°00'33" West (record: South 13°59'48" West), a distance of 373.73 feet to the beginning of a curve to the left, from which a 1/2 inch iron rod found, bears South 66°28' West, 0.3 feet;
6. With said curve to the left, having a radius of 1070.00 feet, an arc length of 1059.39 feet, a delta angle of 56°43'39", and a chord which bears South 15°21'16" East (record: South 14°21'51" East), a distance of 1016.64 feet to a 1/2 inch iron rod found in the south line of said 112.623 acre tract, at the intersection of the east line of said 8.086 acre tract and the north right-of-way line of said Smyers Lane, for the southwest corner of said 8.086 acre tract, same being the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Smyers Lane and south line of said 112.623 acre tract the following two (2) courses and distances:

1. South 52°36'30" West (record: South 54°20'40" West), a distance of 249.89 feet to a TXDot Type 1 concrete right-of-way marker found at the beginning of a curve to the left;
2. With said curve to the left, having a radius of 1195.92 feet, an arc length of 539.35 feet, a delta angle of 25°50'24", and a chord which bears South 39°41'18" West (record: South 41°26' West) a distance of 534.79 (record: 535.12) feet to the POINT OF BEGINNING.

NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
2. A PORTION OF THIS TRACT IS ENCROACHED BY THE 1% AND 4% ULTIMATE ANNUAL CHANCE FLOOD PLAIN.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS
6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
7. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 16, 2018.
8. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
9. VEHICULAR ACCESS TO LIBERTY WALK RIGHT OF WAY IS PROHIBITED FROM LOTS 1, 14, 15, 16, 17, 18, BLOCK A, LOTS 1 AND 24, BLOCK C, AND LOTS 1 AND 14, BLOCK B.
10. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, AS THE OWNER OF THAT CERTAIN 37.58 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2018055803, OF THE OFFICIAL PUBLIC RECORDS OF 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 RESERVE AT WYOMING SPRINGS SUBDIVISION.

CALATLANTIC HOMES OF TEXAS, INC.

(NAME)

(TITLE)

(ADDRESS)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____ 20____ BY, [NAME OF AUTHORIZED OFFICER], AS [TITLE OF OFFICER] OF CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CALATLANTIC HOMES OF TEXAS, INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

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 & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, TOMMY P. WATKINS, 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.

TOMMY P. WATKINS, R.P.L.S. DATE
TEXAS REG. NO. 4549
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TX
PHONE: 512-327-2946
FAX: 512-327-2973
TBPLS FIRM NO. 10000900

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, 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.

CURTIS L. MORRISS, P.E. NO. 86337 DATE
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
(PHONE) 512-327-2946 (FAX) 512-327-2973
TBPE REG. NO. F-284

SUBMITTAL DATE: 06/19/2018

	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 Tel.: (512) 327-2946 Fax: (512) 327-2973 www.cunningham-allen.com
DATE: 06/2018 DRAWN BY: RCB	PROJECT NO.: 6740201 SHEET 4 OF 5

RESERVE AT WYOMING SPRINGS PRELIMINARY PLAT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	720.00'	26.23'	21°15'51"	S32°12'24"E	265.69'
C2	720.00'	111.29'	8°12'22"	S47°56'02"E	111.18'
C3	720.00'	309.57'	24°37'44"	S64°40'35"E	307.12'
C4	15.00'	23.56'	90°00'00"	S31°59'27"E	21.21'
C5	1070.00'	1058.39'	56°43'39"	S15°21'16"E	1016.64'
C6	1195.92'	48.81'	2°20'19"	S51°26'11"W	48.81'
C7	1195.92'	97.98'	4°14'38"	S47°55'22"W	97.95'
C8	1195.92'	382.56'	18°48'27"	S36°10'19"W	390.80'
C9	437.50'	59.92'	7°10'52"	S64°58'32"W	59.88'
C10	25.00'	43.73'	100°13'24"	S10°59'44"W	38.36'
C11	325.00'	27.56'	4°51'34"	S38°14'11"E	27.56'
C12	325.00'	55.65'	9°48'40"	S29°24'05"E	55.58'
C13	325.00'	19.29'	3°24'03"	S22°47'34"E	19.29'
C14	60.00'	11.56'	11°02'22"	S15°34'23"E	11.54'
C15	60.00'	65.38'	62°25'44"	S21°09'32"W	62.19'
C16	60.00'	46.13'	44°02'56"	S74°23'14"W	45.00'
C17	60.00'	46.13'	44°02'55"	N61°33'14"W	45.00'
C18	60.00'	66.95'	63°56'01"	N07°33'46"W	63.53'
C19	60.00'	42.62'	40°41'57"	N44°45'12"E	41.73'
C20	15.00'	22.54'	86°05'43"	N21°57'10"E	20.48'
C21	25.00'	41.72'	95°37'07"	N68°54'15"W	37.05'
C22	275.00'	100.59'	20°57'27"	S52°41'37"W	100.03'
C23	15.00'	15.03'	57°23'31"	S13°31'30"W	14.40'
C24	60.00'	111.42'	106°23'49"	S37°33'15"W	96.09'
C25	60.00'	71.13'	67°55'26"	N55°17'59"W	67.04'
C26	60.00'	74.06'	70°43'26"	N14°02'17"E	69.45'
C27	60.00'	52.98'	50°35'18"	N74°41'40"E	51.27'
C28	15.00'	15.12'	57°46'09"	N71°06'19"E	14.49'
C29	325.00'	2.46'	0°26'04"	N42°26'11"E	2.46'
C30	325.00'	78.85'	13°54'07"	N49°36'13"E	78.65'
C31	279.11'	46.86'	9°37'10"	N60°40'59"E	46.81'
C32	25.00'	37.46'	85°51'30"	N21°50'07"E	34.06'
C33	275.00'	88.74'	18°04'16"	N30°07'50"W	86.38'
C34	25.00'	42.89'	93°43'24"	N66°01'40"W	36.49'
C35	437.50'	50.18'	6°34'17"	S43°49'29"W	50.15'
C36	25.00'	36.67'	84°02'42"	S01°29'01"E	33.47'
C37	731.85'	117.39'	9°11'26"	N39°04'47"W	117.27'
C38	25.00'	38.00'	87°05'23"	N64°05'02"E	34.45'
C39	25.00'	39.27'	90°00'00"	S04°27'40"E	35.36'
C40	325.00'	51.19'	9°01'28"	N44°59'56"W	51.14'
C41	325.00'	108.20'	19°04'33"	N30°53'57"W	107.70'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C42	25.00'	39.27'	90°00'00"	N68°21'30"W	35.36'
C43	15.00'	15.12'	57°46'09"	S39°45'17"W	14.49'
C44	60.00'	56.06'	53°31'45"	S37°38'07"W	54.04'
C45	60.00'	67.00'	63°58'51"	N83°36'34"W	63.57'
C46	60.00'	84.91'	81°04'45"	N11°04'45"W	78.00'
C47	60.00'	75.08'	71°14'44"	N65°18'29"E	70.28'
C48	60.00'	26.44'	25°15'09"	S66°13'05"E	26.23'
C49	15.00'	15.12'	57°46'09"	S82°28'56"E	14.49'
C50	25.00'	39.27'	90°00'00"	N23°38'21"E	35.36'
C51	205.00'	47.31'	13°13'25"	N14°44'54"W	47.21'
C52	205.00'	17.01'	4°44'05"	N65°46'02"W	17.00'
C53	205.00'	72.09'	20°05'44"	S01°56'16"E	71.72'
C54	1090.00'	118.05'	61°21'18"	S66°42'22"W	117.99'
C55	1090.00'	60.89'	3°12'02"	N11°24'32"E	60.88'
C56	731.85'	141.67'	11°05'22"	S71°29'22"E	141.45'
C57	731.85'	6.51'	0°30'34"	S65°50'20"E	6.51'
C58	731.85'	60.08'	4°42'12"	S63°13'57"E	60.06'
C59	1990.00'	17.52'	0°56'16"	S69°20'52"W	17.52'
C60	205.00'	223.43'	62°26'49"	N43°14'04"E	212.53'
C61	205.00'	1.68'	0°28'08"	S74°41'43"W	1.68'
C62	25.00'	21.03'	48°11'23"	N60°49'57"E	20.41'
C63	50.01'	55.87'	64°03'39"	N68°45'03"E	53.01'
C64	50.02'	35.00'	40°05'44"	S69°20'34"E	34.29'
C65	50.01'	55.90'	64°02'07"	S17°05'48"E	53.03'
C66	50.00'	20.13'	23°04'02"	S26°27'52"W	19.99'
C67	25.00'	21.03'	48°11'23"	S13°54'11"W	20.41'
C68	275.00'	40.21'	8°22'41"	S14°22'50"E	40.18'
C69	275.00'	4.96'	1°02'01"	S19°05'11"E	4.96'
C70	275.00'	39.74'	8°16'59"	S23°44'37"E	39.71'
C71	275.00'	54.15'	11°18'56"	S33°31'03"E	54.06'
C72	502.50'	118.29'	13°29'15"	N62°09'41"E	118.02'
C73	25.00'	37.24'	85°21'08"	S81°50'22"E	33.89'
C74	502.50'	35.10'	4°00'08"	N42°32'42"E	35.09'
C75	25.00'	36.52'	83°42'27"	N02°41'15"E	33.36'
C76	25.00'	39.27'	90°00'00"	N85°32'20"E	35.36'
C77	275.00'	87.91'	18°18'55"	S40°18'12"E	87.53'
C78	275.00'	46.96'	9°47'07"	S26°15'12"E	46.91'
C79	155.00'	27.02'	9°59'14"	S16°22'02"E	25.98'
C80	155.00'	218.85'	80°53'54"	S29°04'32"W	201.12'
C81	155.00'	14.62'	5°21'07"	S72°13'39"W	14.61'
C82	25.00'	41.40'	94°52'51"	N57°37'56"W	36.83'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C83	325.00'	22.62'	3°59'14"	N12°11'07"W	22.61'
C84	325.00'	30.77'	5°25'27"	N16°53'26"W	30.76'
C85	325.00'	47.26'	8°19'56"	N23°46'10"W	47.22'
C86	325.00'	63.70'	11°13'51"	N33°33'07"W	63.60'
C87	60.00'	89.24'	85°13'11"	S71°25'24"W	81.24'
C88	60.00'	5.61'	5°21'42"	N63°17'09"W	5.61'
C89	325.00'	49.62'	8°14'55"	N56°13'50"W	49.58'
C90	325.00'	93.05'	16°24'16"	N43°39'15"W	92.73'
C91	325.00'	80.38'	14°10'12"	N28°22'01"W	80.17'
C92	25.00'	46.37'	10°58'30"	N74°20'12"W	39.96'
C93	455.00'	11.34'	1°25'43"	N25°13'37"W	11.34'
C94	15.00'	15.12'	57°46'09"	S23°43'26"W	14.49'
C95	60.00'	12.69'	12°07'09"	S00°53'56"W	12.67'
C96	60.00'	59.40'	56°43'11"	S35°19'06"W	57.00'
C97					