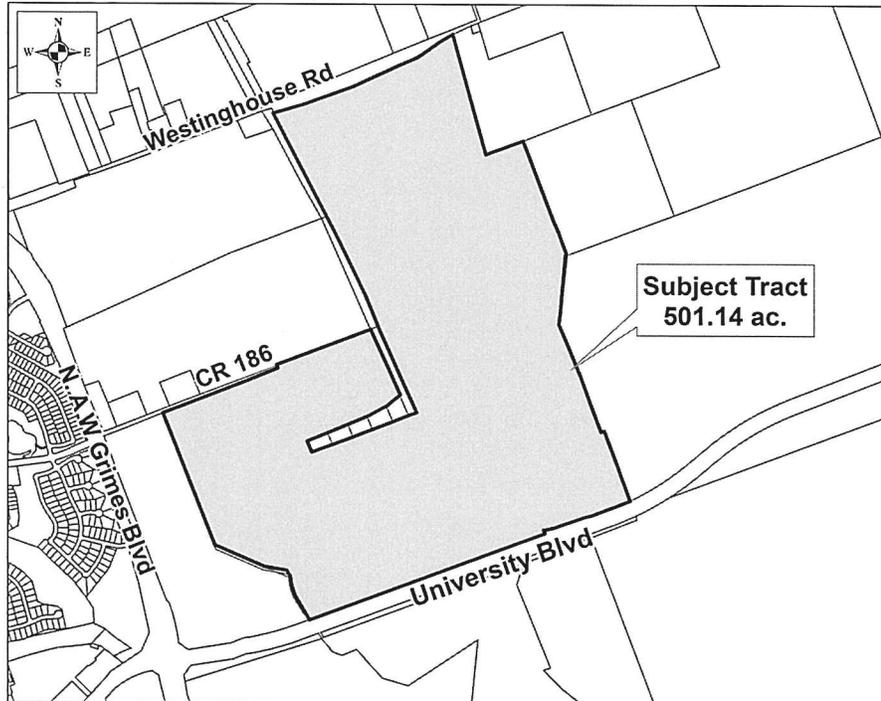


Vizcaya Revised Preliminary Plat
 PRELIM PLAT PP1605-001



CASE PLANNER: David Fowler

REQUEST: Approval of Revised Preliminary Plat

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 501.14 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Partially developed master-planned mixed-use development.

GENERAL PLAN LAND USE DESIGNATION: Mixed Use

ADJACENT LAND USE:

- North: Vacant
- South: Vacant
- East: Vacant, Park
- West: Vacant

PROPOSED LAND USE: Mixed Use Development

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1,212	246.40
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	3	25.30
Industrial:	0	0.00
Open/Common Space:	53	19.30
ROW:	2	89.60
Parkland:	29	109.00
Other:	7	11.54
TOTALS:	1,306	501.14

Owner:
 AVERY RANCH COMPANY LTD & LSA
 TRUST
 % JOHN S AVERY
 2803 PECOS ST

Agent
 Pape-Dawson Engineers, Inc.
 Michael Fischer
 7800 Shoal Creek Blvd., Suite 220 West
 Austin, TX 78757

Vizcaya Revised Preliminary Plat
PRELIM PLAT PP1605-001

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

DATE OF REVIEW: June 1, 2016

LOCATION: Near northeast corner of University Boulevard and A.W. Grimes Boulevard

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 PUD is divided into two use districts: approximately 25 acres of commercial development and approximately 473 acres of residential development and parkland/open space, plus a fire station site of 3 acres. A significant feature of the PUD plan is its requirement for a range of residential housing, including a requirement for larger single family residential lots. Thirty percent (30%) of the total units must be 7,500 square feet or greater, including fifteen percent (15%) which must be 9,100 square feet or larger. The other single family housing types included are standard lots, 6,100 square feet minimum and Casita lots, 5,000 square feet minimum. The Casita lots are limited to 30% of the total. Townhome lots are also allowed and are limited to 10% of the total units. While there are limits on the overall number of each type of residential units, there is no overall residential unit limit in the PUD.

All residential dwelling units will be at least 75% masonry, defined as stone, simulated stone, brick or 2-step hard coat stucco. The front and both sides of the structure must be 100% masonry, with no more than 75% of the building consisting of 2-step hard coat stucco. Homes that back up to collector level or primary streets shall be masonry on all four sides. Upgraded garage doors are required for any garages which extend more than ten (10) feet in front of the street facing elevation of the home. Upgrades include metal doors with the addition of window panels, faux wood doors with decorative hardware, or wood clad doors.

Traffic, Access and Roads: The site is covered under the Traffic Impact Analysis done for the Avery North development before the development's name was changed to Vizcaya. The primary entrances to the subdivision are two existing roads which connect to University Parkway. A future connection to A.W. Grimes will utilize the existing CR 186 right-of-way. The preliminary plat also shows stub streets at the north and east extremes of the plat area.

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 have been connected 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: Drainage will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for the preliminary plat is covered in a report for the entire subdivision completed in 2014.

Additional Considerations: This revised preliminary plat has been submitted for two reasons: to

Vizcaya Revised Preliminary Plat
PRELIM PLAT PP1605-001

update the street configuration to reflect changes made during Phase 3E, and the applicant's request to change the overall residential lot configurations, resulting in an increase of residential lots. The requested increase in residential lots would keep the number of units of each respective lot type within the allowable ranges detailed in PUD 96. The specific change in residential lot configuration requested involves the following:

- 1) Increasing the number of single family estate lots from 178 to 196;
- 2) Decreasing the number of single family large lots from 277 to 237 and;
- 3) Increasing the number of single family standard lots from 501 to 545.

The number of casita lots (234) and townhouse lots (0) are proposed to remain unchanged. The overall result of the proposed changes in lot allotment is an increase from 1,190 residential units to 1,212 units. Despite these changes, all types of residential units would remain within their allowed ranges.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Update legend on all sheets.
2. Provide a note referencing the Letter of Map Revision for Phase 2C1
3. Clarify line types in relation to the phase lines. (i.e. Phase 4B and floodplain line conflicts)
4. Clearly indicate if the FEMA floodplain encroaches into Phase 4B
5. Rectify discrepancy between PUD and preliminary plat acreage figures



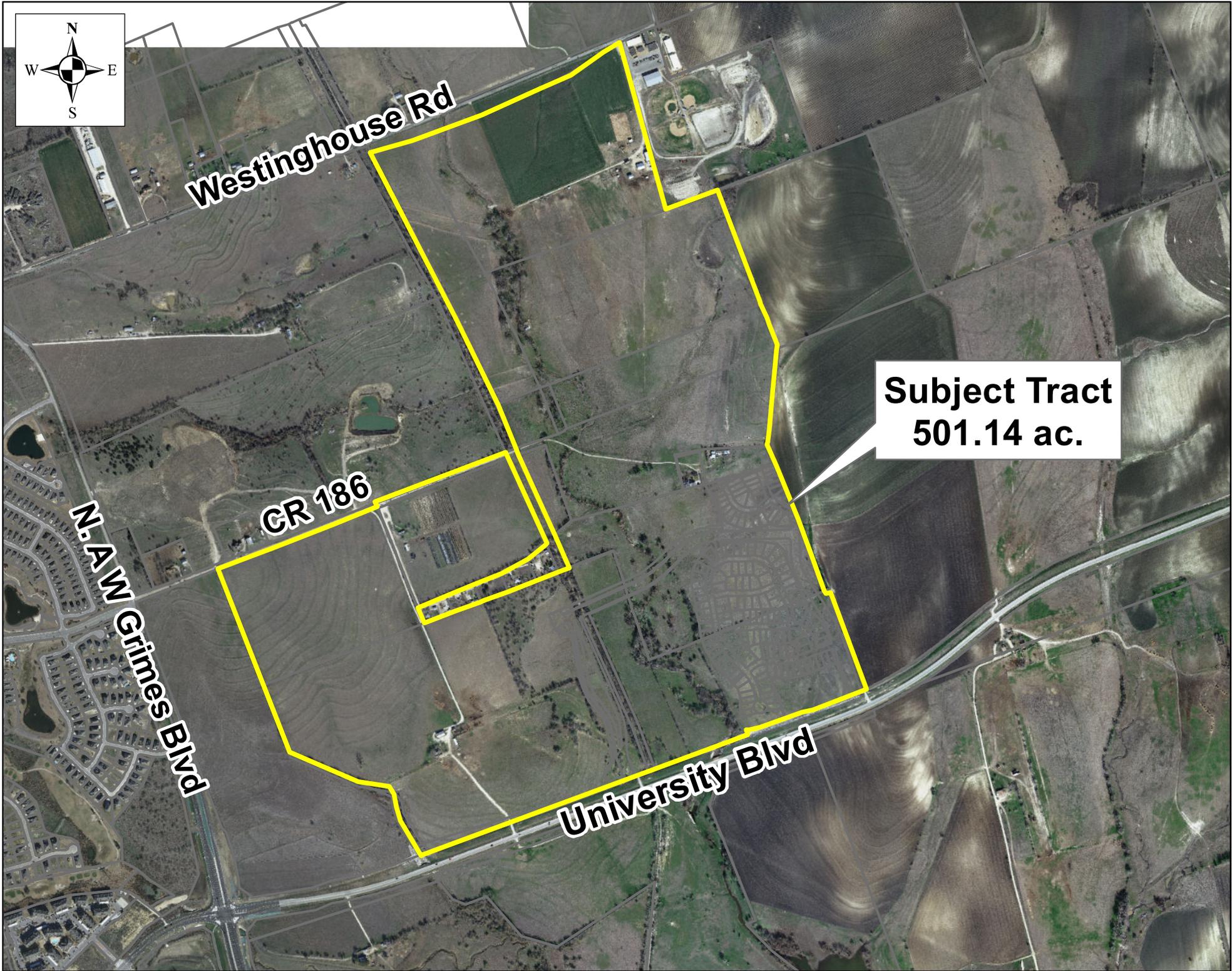
Westinghouse Rd

CR 186

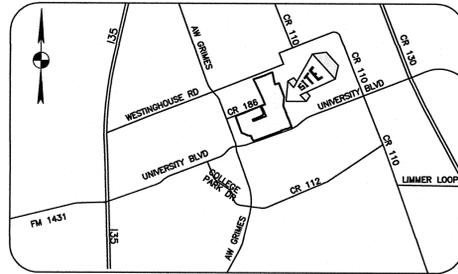
N. A. W. Grimes Blvd

University Blvd

**Subject Tract
501.14 ac.**



ROUND ROCK



VICINITY MAP
NOT TO SCALE

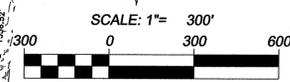
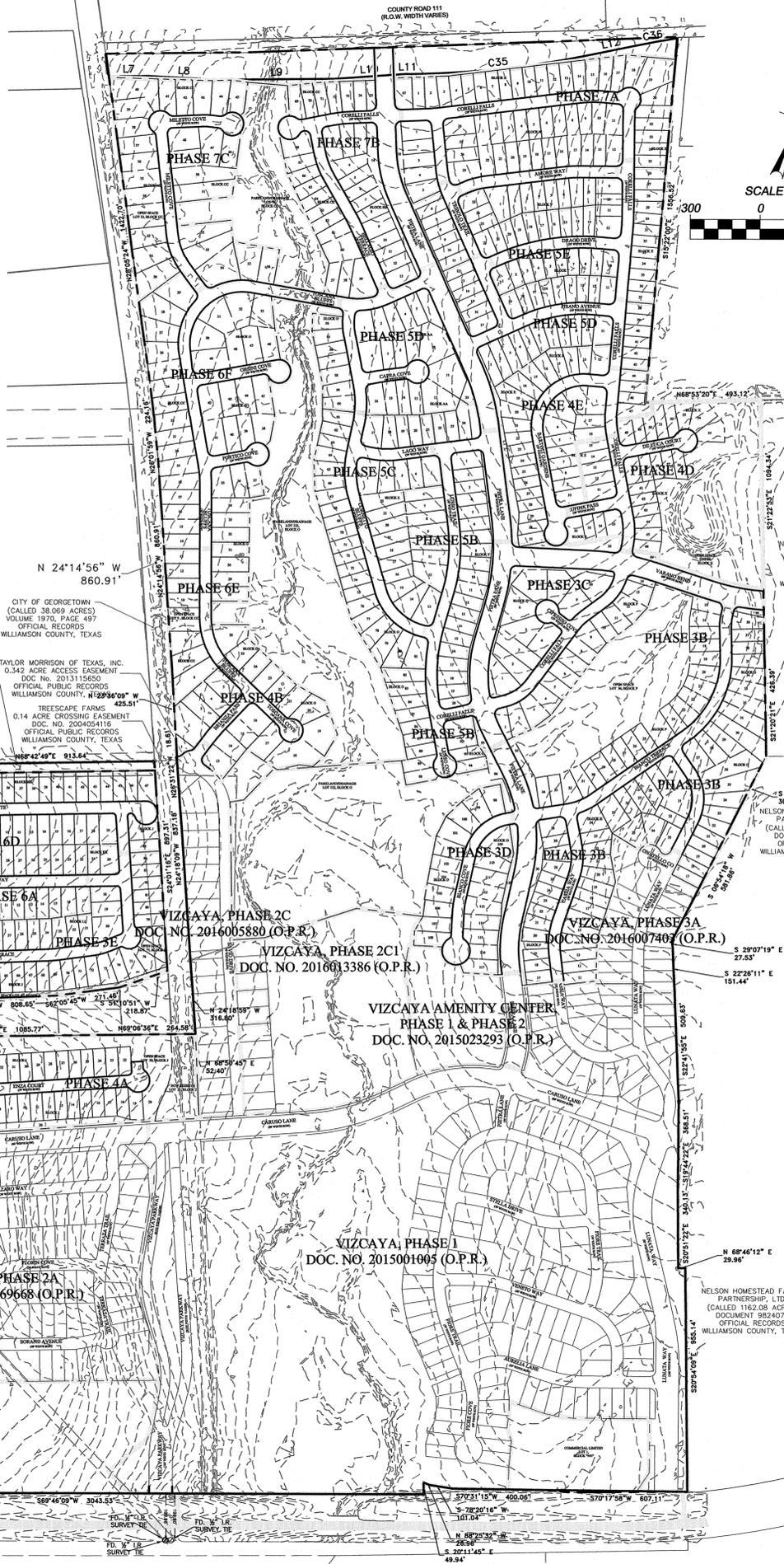
VIZCAYA

(FORMERLY AVERY NORTH)

REVISED PRELIMINARY PLAT

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- INUNDATION ELEVATION
- ROW LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- ▨ FLOODPLAIN RECLAIM AREA



GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO PUD NO. 96 APPROVED BY CITY COUNCIL ON JUNE 26, 2014.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
7. A PORTION OF THIS TRACT IS ENCRUMBED BY 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 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
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. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. LOT 45, BLOCK A, LOTS 121-123, BLOCK O, LOT 68, BLOCK K, AND LOT 78, BLOCK CC SHALL BE DEDICATED AS PARKLAND TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO PLAT RECORDATION.
11. ALL LANDSCAPE LOTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. LOT 48, BLOCK A, LOT 2, BLOCK J, AND LOT 21, BLOCK J ARE TRANSPORTATION CORRIDOR LOTS TO BE PRESERVED FOR FUTURE ROW FOR TRANSPORTATION PURPOSES, EXCLUDING FREIGHT RAIL. IN THE INTERIM, THE LOT MAY BE USED FOR ACCESS, LANDSCAPING, SUBDIVISION WALLS, SIDEWALKS, SIDEWALKS, BIWAY TRAIL, DRAINAGE AND CITY UTILITIES, HOWEVER, IF NECESSARY, ANY CITY UTILITIES, LANDSCAPING, OR OTHER IMPROVEMENTS WILL BE RELOCATED AT THE OWNER'S EXPENSE UPON NOTICE OF INTENT FROM THE APPROPRIATE GOVERNMENTAL AGENCY TO UTILIZE THE CORRIDOR FOR TRANSPORTATION PURPOSES.
13. LOT 3, BLOCK J AND LOT 2, BLOCK I ARE RESERVE RIGHT OF WAY TO BE USED FOR THE FUTURE EXTENSION OF VIZCAYA PARKWAY AND AURELIA LANE, RESPECTIVELY.
14. ROAD CONSTRUCTION SHALL BE PHASED IN ACCORDANCE WITH THE FIRST AMENDED DEVELOPMENT AGREEMENT DOC NO. 2014053864.
15. 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.

OWNERS:

JOYCE GREINERT
JOHN S. AVERY
CHARLES N. AVERY
TAYLOR MORRISON OF TEXAS, INC.

ADDITIONAL EASEMENTS:

- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 386, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY, (APPLIES)
- FLOOD CONTROL EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 OF WILLIAMSON AND MILAN COUNTIES, RECORDED IN VOLUME 446, PAGE 299, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (APPLIES)
- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 862, PAGE 97, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT PROPERTY, (UNABLE TO PLOT)
- TERMS, PROVISIONS AND CONDITIONS OF BOUNDARY LINE AGREEMENT DATED AUGUST 23, 1984, EXECUTED BY AND BETWEEN N.G. WHITLOW, TRUSTEE AND THOMAS E. NELSON, JR., RECORDED IN VOLUME 1066, PAGE 926, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, (APPLIES)
- AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 304, PAGE 500, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY, (UNABLE TO DETERMINE BEARINGS PROVIDED ARE TOO VAGUE AND NO WIDTH PROVIDED FOR EASEMENT)

ACREAGE: 501.14 ACRES
SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
ENGINEER: PAPE-DAWSON ENGINEERS, INC.

NUMBER OF BLOCKS: 40
LINEAR FEET OF NEW STREETS: 45,827.89 LF
SUBMITTAL DATE: MAY 3, 2016
DATE OF PLANNING AND ZONING COMMISSION REVIEW: JUNE 1, 2016

BENCHMARK:
POINT No. 4, DESCRIPTION:
Iron Rod with Cap set in concrete.
VERTICAL DATUM:
NAVD83
POINT ELEVATION:
744.91'
GRID NORTHING: 10186420.3896'
GRID EASTING: 3143787.9335'
PATENT SURVEY: JOSEPH MOTT NO. 427
ENGINEER: PAPE-DAWSON ENGINEERS, INC.

PARKLAND DEDICATION REQUIREMENTS PER SUBDIVISION ORDINANCE			
ZONING TYPE	ACREAGE	PARKLAND REQUIREMENT	(% OF TOTAL ACREAGE)
RESIDENTIAL (SF-3)	478.6	38.3	8%
NON-RESIDENTIAL	24.9	\$19,920	(\$800/ACRE)
FIRE STATION	3.0		
TOTAL PUD 96 ACREAGE:	506.5		
TOTAL PARKLAND DEDICATION REQUIREMENTS:	38.3 ACRES and \$19,920		

PARKLAND DEDICATION PROVIDED IN AVERY NORTH PUD:			
PARKLAND TYPE	ACREAGE	ACRES CREDITED TOWARD PARKLAND REQUIREMENTS	(50% CREDIT)
PRIVATE AMENITY CENTERS (2)	7.0	3.50	(50% CREDIT)
PARKLAND/FLOODEPLAIN	40.1	19.1	(MAX 50% OF REQUIREMENT)
PARK/OPEN SPACE & PARK/DRAINAGE	46.9	46.9	(100% CREDIT)
TOTAL PARKLAND DEDICATION PROVIDED:	69.5		
TOTAL RESIDENTIAL PARKLAND DEDICATION REQUIREMENT:	38.3		
DIFFERENCE BETWEEN REQUIREMENT & PROVIDED:	31.2		
CREDIT TO SATISFY NON-RESIDENTIAL REQUIREMENTS:	1.0		(6% OF 24.9 ACRES)
REMAINING PARKLAND REQUIREMENT CREDIT:	30.2		

Acresage Summary

ACREAGE CATEGORY	ACREAGE
RESIDENTIAL DEVELOPMENT AND RIGHT-OF-WAY	336.1
SINGLE UNIT TOWNHOUSE	0.0
SINGLE FAMILY DETACHED ESTATE LOTS	53.9
SINGLE FAMILY DETACHED LARGE LOTS	23.7
SINGLE FAMILY DETACHED STANDARD LOTS	102.3
SINGLE FAMILY DETACHED CASITA LOTS	36.3
RIGHT-OF-WAY	89.6
LANDSCAPE	19.3
PARKLAND/DRAINAGE ESMT./OPEN SPACE	107.0
SPECIAL USE	3.4
PRIVATE AMENITY CENTER	7.0
FIRE STATION	1.1
COMMERCIAL	25.3
TOTAL PRELIM. PLAT ACREAGE:	501.14

NUMBER OF LOTS BY TYPE:

LOT CATEGORY	OVERALL LOT COUNT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% OF OVERALL LOTS	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
RESIDENTIAL				
SINGLE UNIT TOWNHOUSE	0	119 (MAX)	0.0	16 (MAX)
SINGLE FAMILY DETACHED ESTATE LOTS	196	178 (MIN)	36.5	15 (MIN)
SINGLE FAMILY DETACHED LARGE LOTS	237	178 (MIN)	19.9	15 (MIN)
SINGLE FAMILY DETACHED STANDARD LOTS	545	357 (MIN)	45.8	30 (MIN)
SINGLE FAMILY DETACHED CASITA LOTS	234	357 (MAX)	23.7	30 (MAX)
SUBTOTAL	1212		100.0	
NON-RESIDENTIAL				
RIGHT-OF-WAY RESERVE	2			
LANDSCAPE	53			
PARKLAND/DRAINAGE ESMT./OPEN SPACE	29			
SPECIAL USE	3			
PRIVATE AMENITY CENTER	3			
FIRE STATION	1			
COMMERCIAL	9			
SUBTOTAL	94			
TOTAL	1306			

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REVISIONS

PAPE-DAWSON ENGINEERS

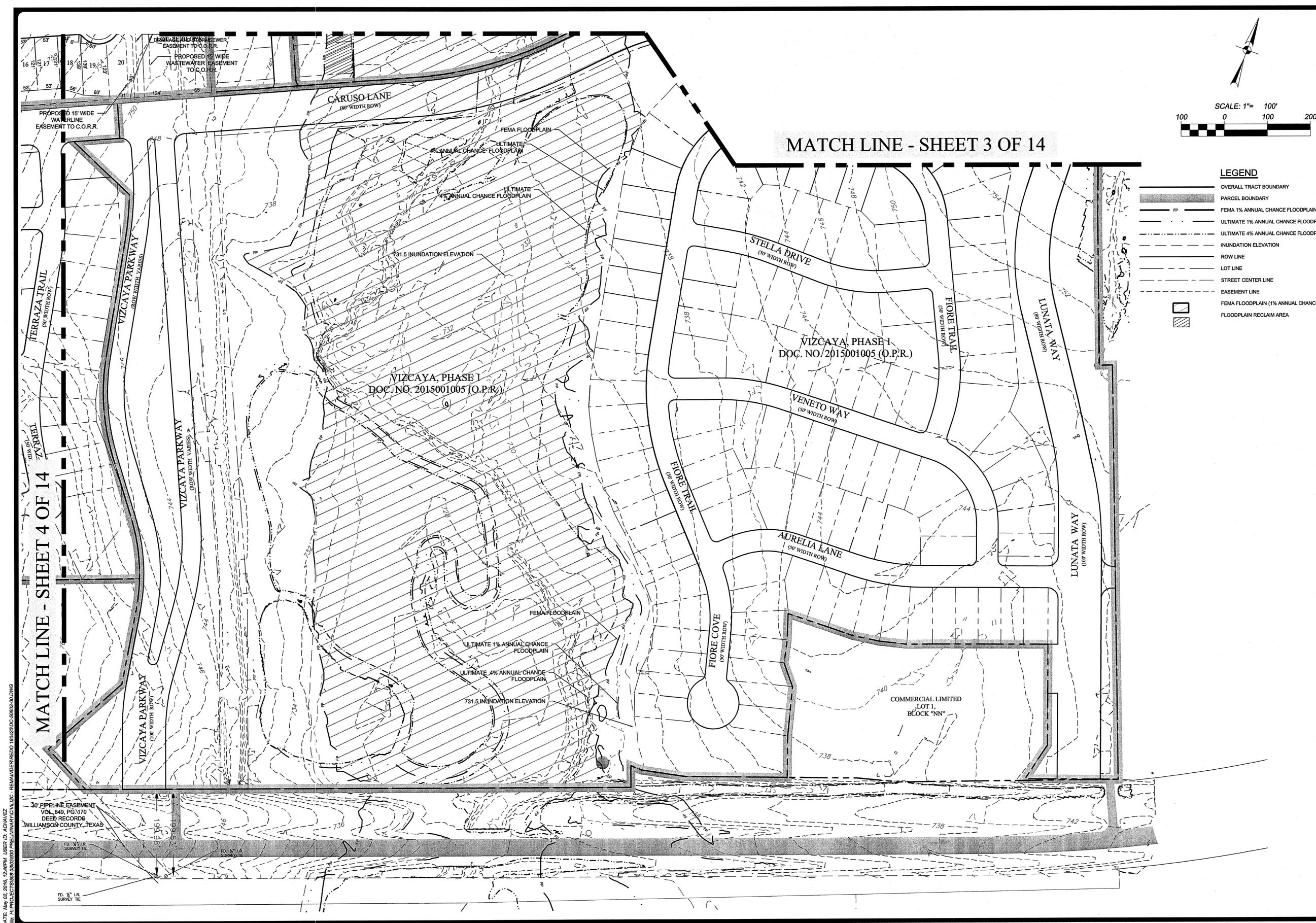
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SUITE 250 WEST
AUSTIN, TEXAS 78717
PHONE: 612-454-8711
FAX: 612-459-8887
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VIZCAYA REVISED PRELIMINARY PLAT OVERALL

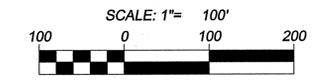
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DESIGNER
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MATCH LINE - SHEET 3 OF 14



LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- INUNDATION ELEVATION
- ROW LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- FLOODPLAIN RECLAIM AREA

REVISIONS:



PAPE-DAWSON ENGINEERS

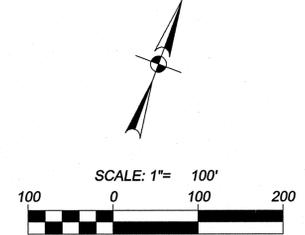
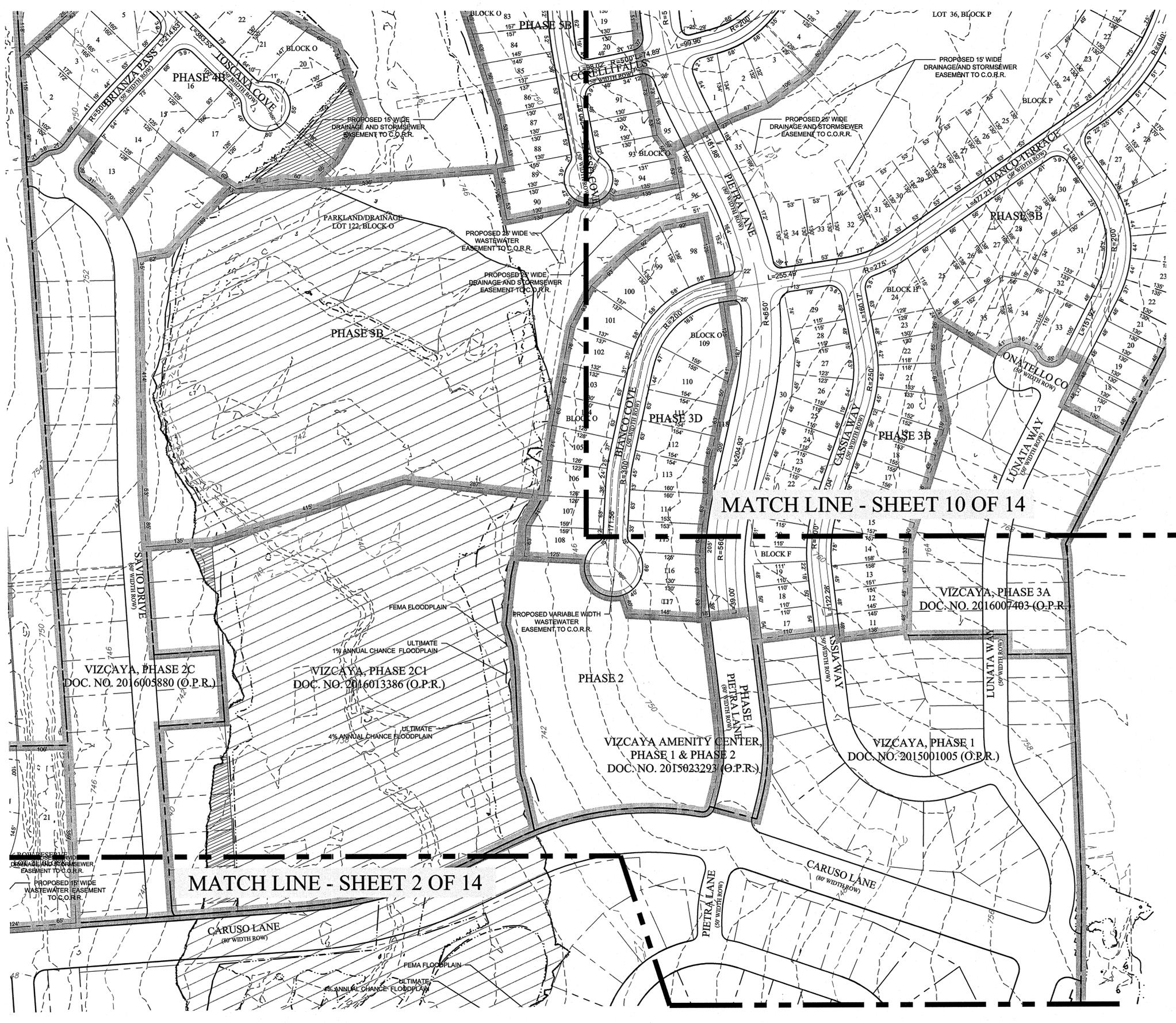
7800 SUGAR CREEK BLVD | PHONE: 512.466.8711
SUITE 220 WEST | AUSTIN, TEXAS 78757 | FAX: 512.468.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 2 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 2 OF 14

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LEGEND

	OVERALL TRACT BOUNDARY
	PARCEL BOUNDARY
	FEMA 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
	INUNDATION ELEVATION
	ROW LINE
	LOT LINE
	STREET CENTER LINE
	EASEMENT LINE
	FEMA FLOODPLAIN (1% ANNUAL CHANCE)
	FLOODPLAIN RECLAIM AREA

REVISIONS:



PARE-DAWSON ENGINEERS

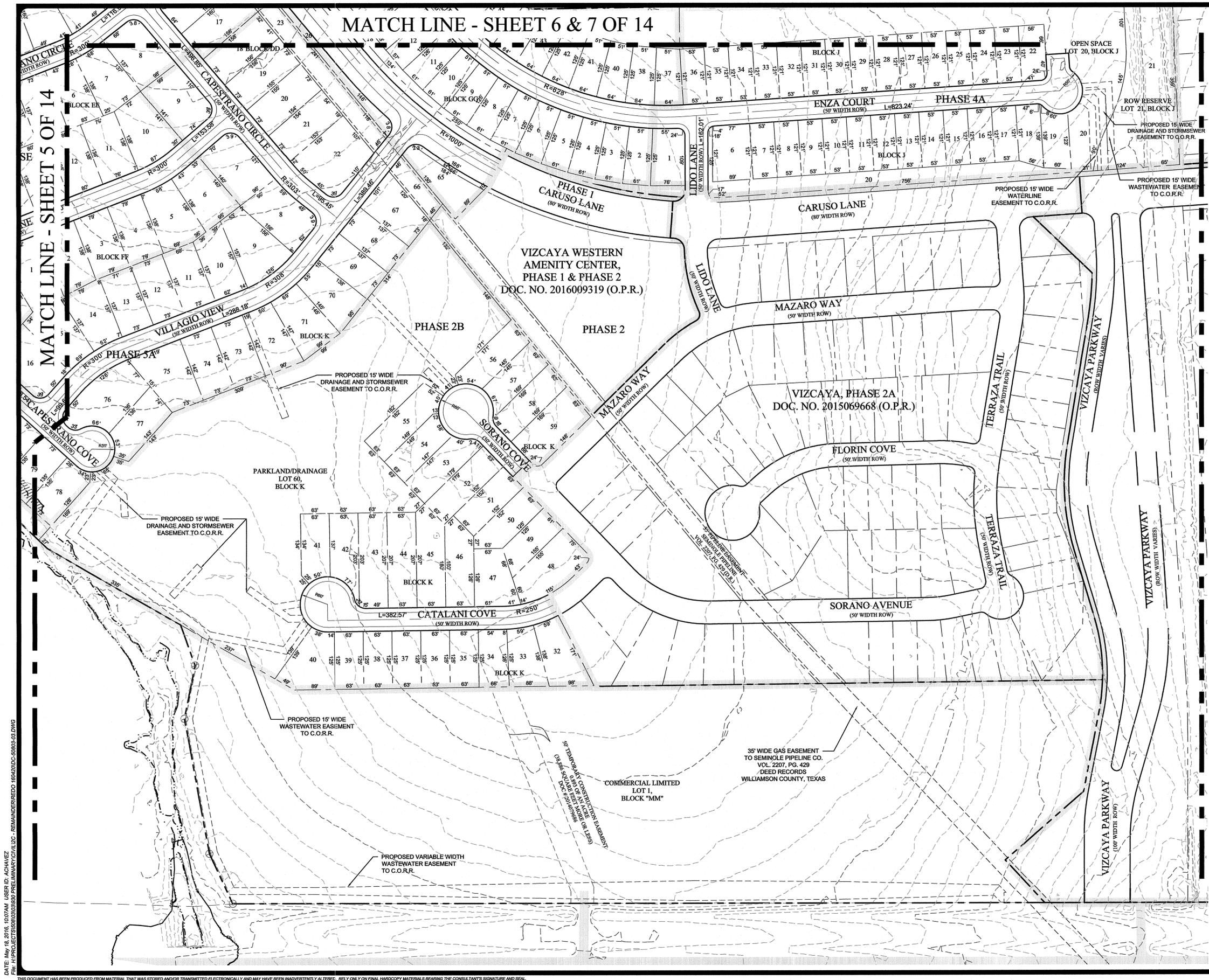
2002 SOUTH CREEK BLVD. SUITE 200 WEST AUSTIN TEXAS 78757
 PHONE: 512.468.8711 FAX: 512.468.8867
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

**VIZCAYA
 REVISED PRELIMINARY PLAT**

SHEET 3 OF 14

JOB NO.	50809-03
DATE	May 2016
DESIGNER	
CHECKED	DRAWN VE
SHEET	3 OF 14

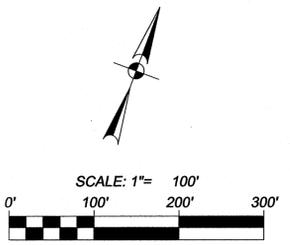
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MATCH LINE - SHEET 6 & 7 OF 14

MATCH LINE - SHEET 5 OF 14

MATCH LINE - SHEET 2 OF 14



SCALE: 1" = 100'

LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
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REVISIONS:



PAPE-DAWSON ENGINEERS

7890 SHOAL CREEK BLVD
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VIZCAYA
REVISED PRELIMINARY PLAT

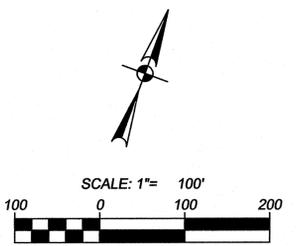
SHEET 4 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
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SHEET 4 OF 14

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MATCH LINE - SHEET 6 OF 14



- LEGEND**
- OVERALL TRACT BOUNDARY
 - PARCEL BOUNDARY
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
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 - FLOODPLAIN RECLAIM AREA

REVISIONS:



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SUITE 220 WEST
AUSTIN TEXAS 78757
PHONE: 512.464.8711
FAX: 512.468.8897
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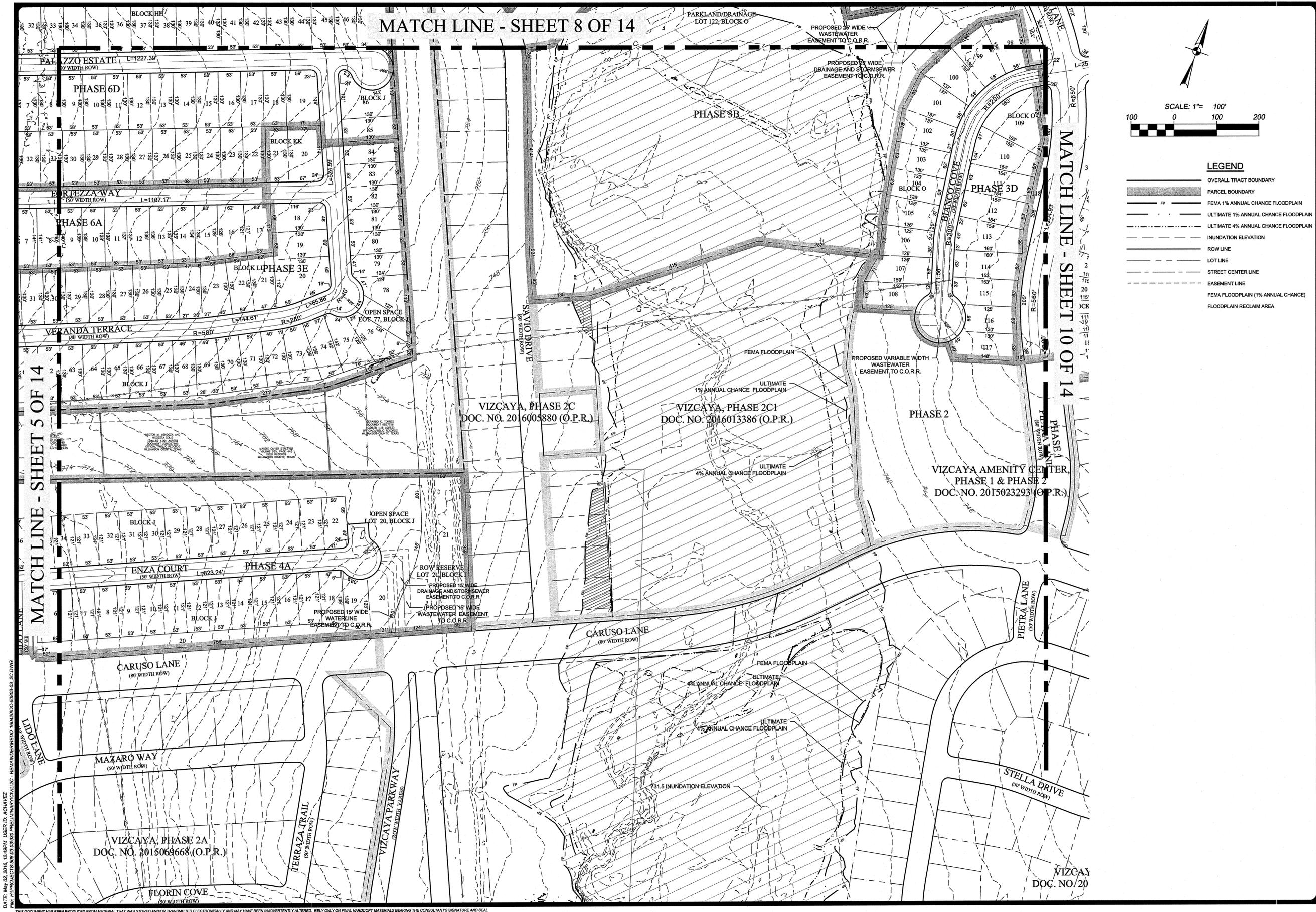
VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 5 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
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SHEET 5 OF 14

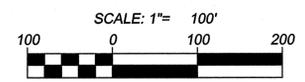
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MATCH LINE - SHEET 8 OF 14

MATCH LINE - SHEET 10 OF 14



LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- INUNDATION ELEVATION
- ROW LINE
- LOT LINE
- STREET CENTER LINE
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- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
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REVISIONS:



PAPE-DAWSON ENGINEERS

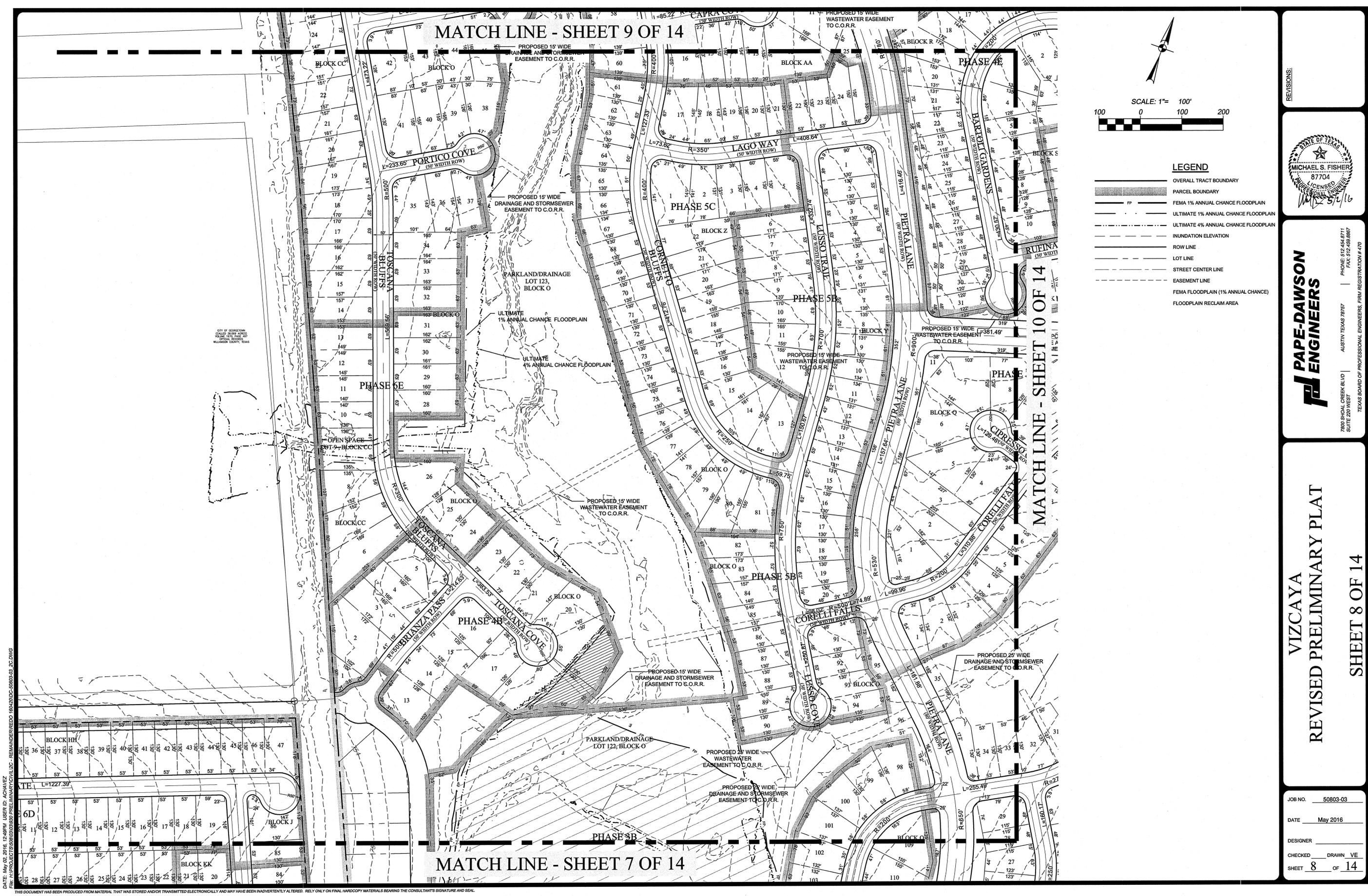
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 SUITE 220 WEST | AUSTIN, TEXAS 78757 | FAX: 512.468.8867
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
 REVISED PRELIMINARY PLAT

SHEET 7 OF 14

JOB NO.	50803-03
DATE	May 2016
DESIGNER	
CHECKED	DRAWN VE
SHEET	7 OF 14

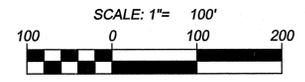
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MATCH LINE - SHEET 9 OF 14

MATCH LINE - SHEET 10 OF 14

MATCH LINE - SHEET 7 OF 14



LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- INUNDATION ELEVATION
- ROW LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- FLOODPLAIN RECLAIM AREA

REVISIONS:



PARE-DAWSON ENGINEERS

1900 RICHARD ROBEK BLVD | PHONE: 512.468.8711
 SUITE 220 WEST | FAX: 512.468.8887
 AUSTIN, TEXAS 78757 | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA REVISED PRELIMINARY PLAT

SHEET 8 OF 14

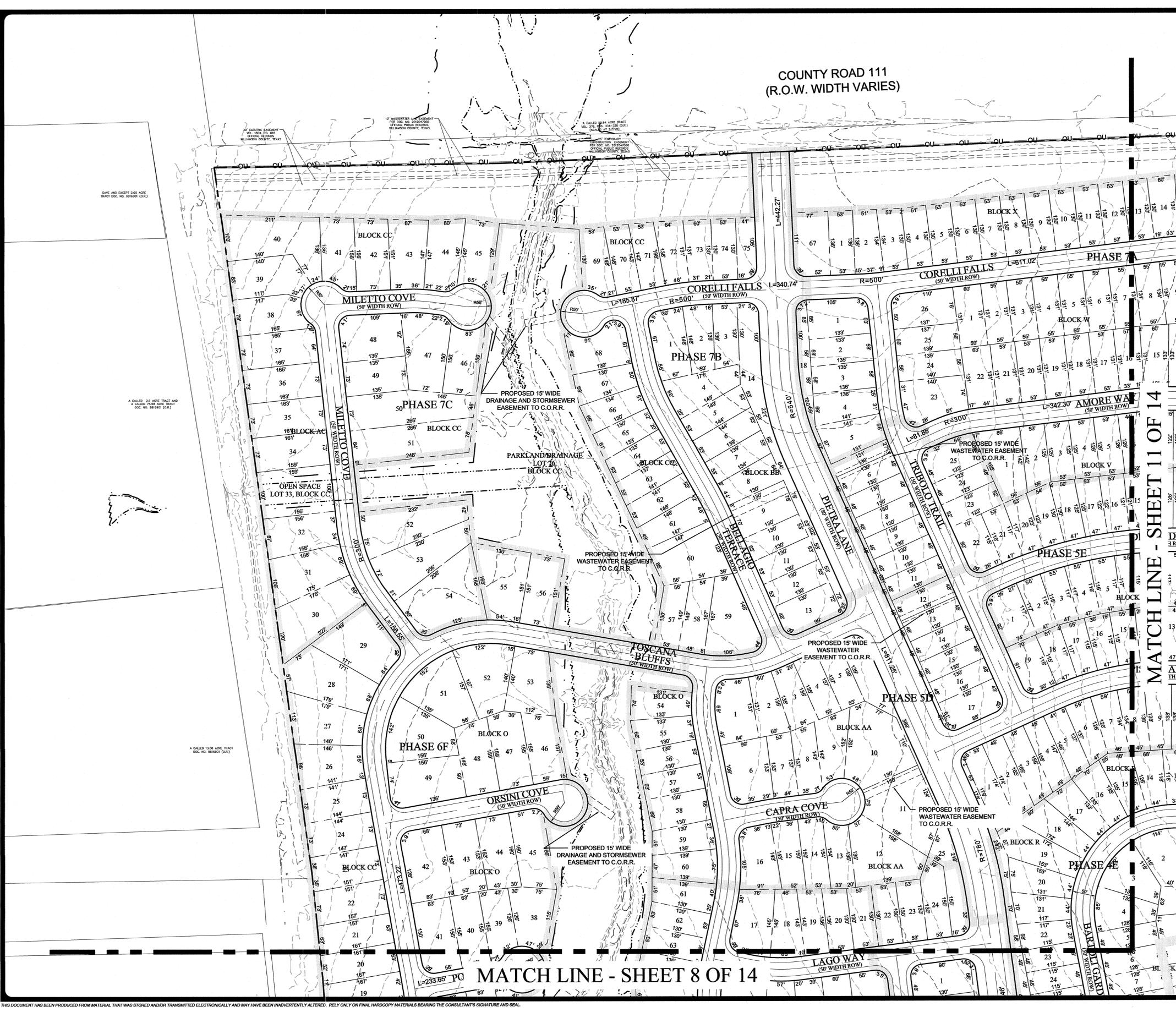
JOB NO. 50803-03
 DATE May 2016
 DESIGNER
 CHECKED DRAWN VE
 SHEET 8 OF 14

DATE: May 02, 2016, 12:49PM USER ID: ACHAVEZ
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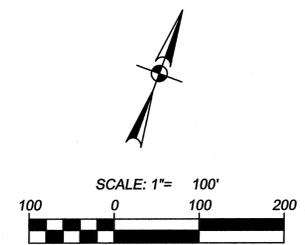
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FILE: P:\PROJECTS\50803\50803.DWG

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COUNTY ROAD 111
(R.O.W. WIDTH VARIES)



- LEGEND**
- OVERALL TRACT BOUNDARY
 - PARCEL BOUNDARY
 - FP FEMA 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - INUNDATION ELEVATION
 - ROW LINE
 - LOT LINE
 - STREET CENTER LINE
 - EASEMENT LINE
 - FEMA FLOODPLAIN (1% ANNUAL CHANCE)
 - FLOODPLAIN RECLAIM AREA

REVISIONS:



PAPE-DAWSON ENGINEERS

7800 SHILOH CREEK BLVD
SUITE 200 WEST
AUSTIN TEXAS 78757
PHONE: 512.454.8771
FAX: 512.454.8667
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

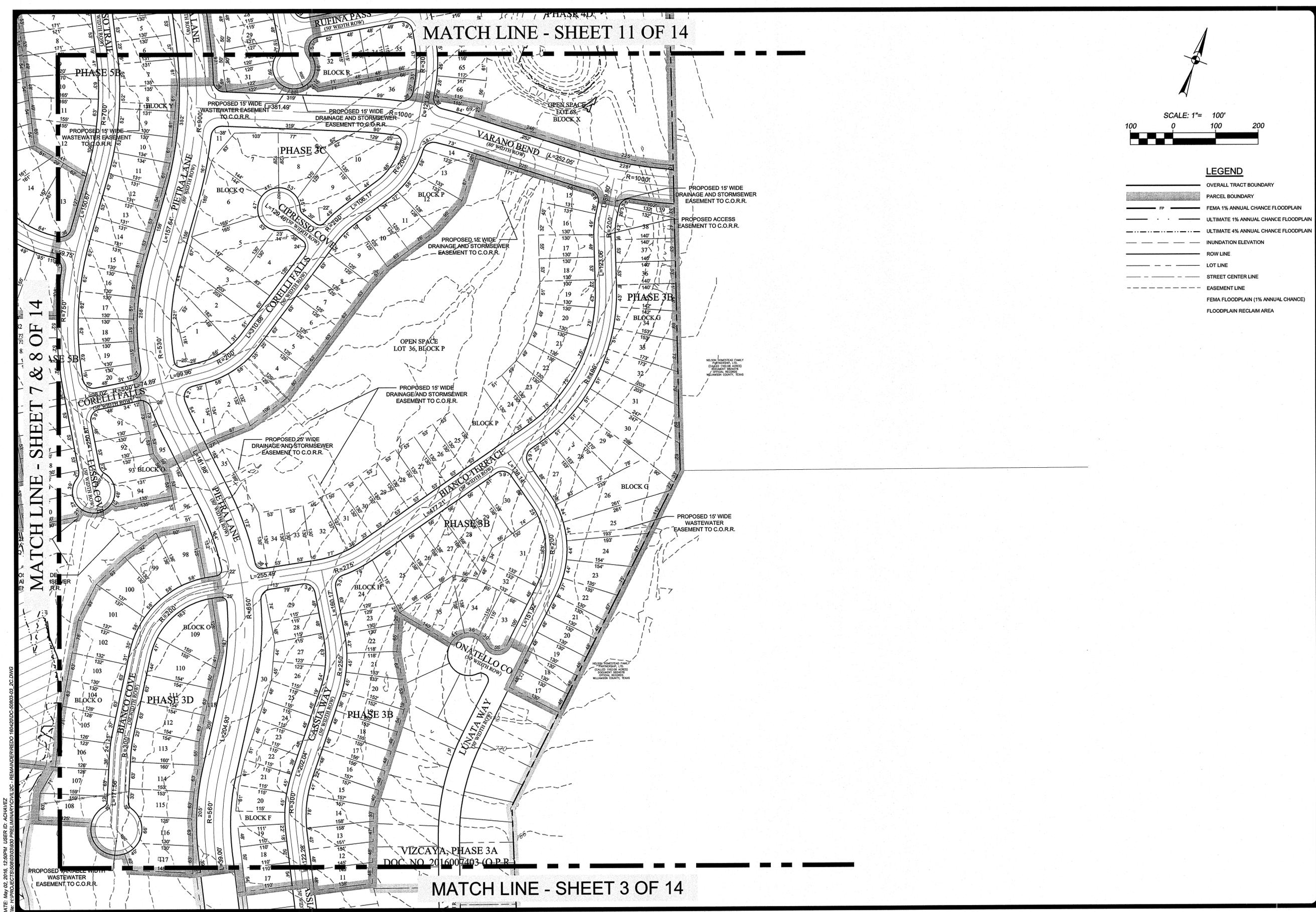
VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 9 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 9 OF 14

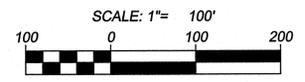
MATCH LINE - SHEET 8 OF 14

MATCH LINE - SHEET 11 OF 14



MATCH LINE - SHEET 11 OF 14

MATCH LINE - SHEET 3 OF 14



LEGEND

- OVERALL TRACT BOUNDARY
- PARCEL BOUNDARY
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- INUNDATION ELEVATION
- ROW LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- FEMA FLOODPLAIN (1% ANNUAL CHANCE)
- FLOODPLAIN RECLAIM AREA

REVISIONS:



PAPE-DAWSON ENGINEERS

7800 CUCKER CREEK BLVD
SUITE 220 WEST
AUSTIN TEXAS 78757
PHONE: 512.466.8711
FAX: 512.469.8857
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 479

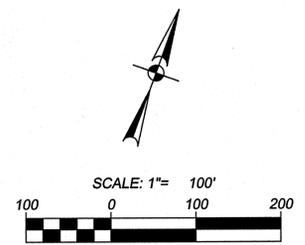
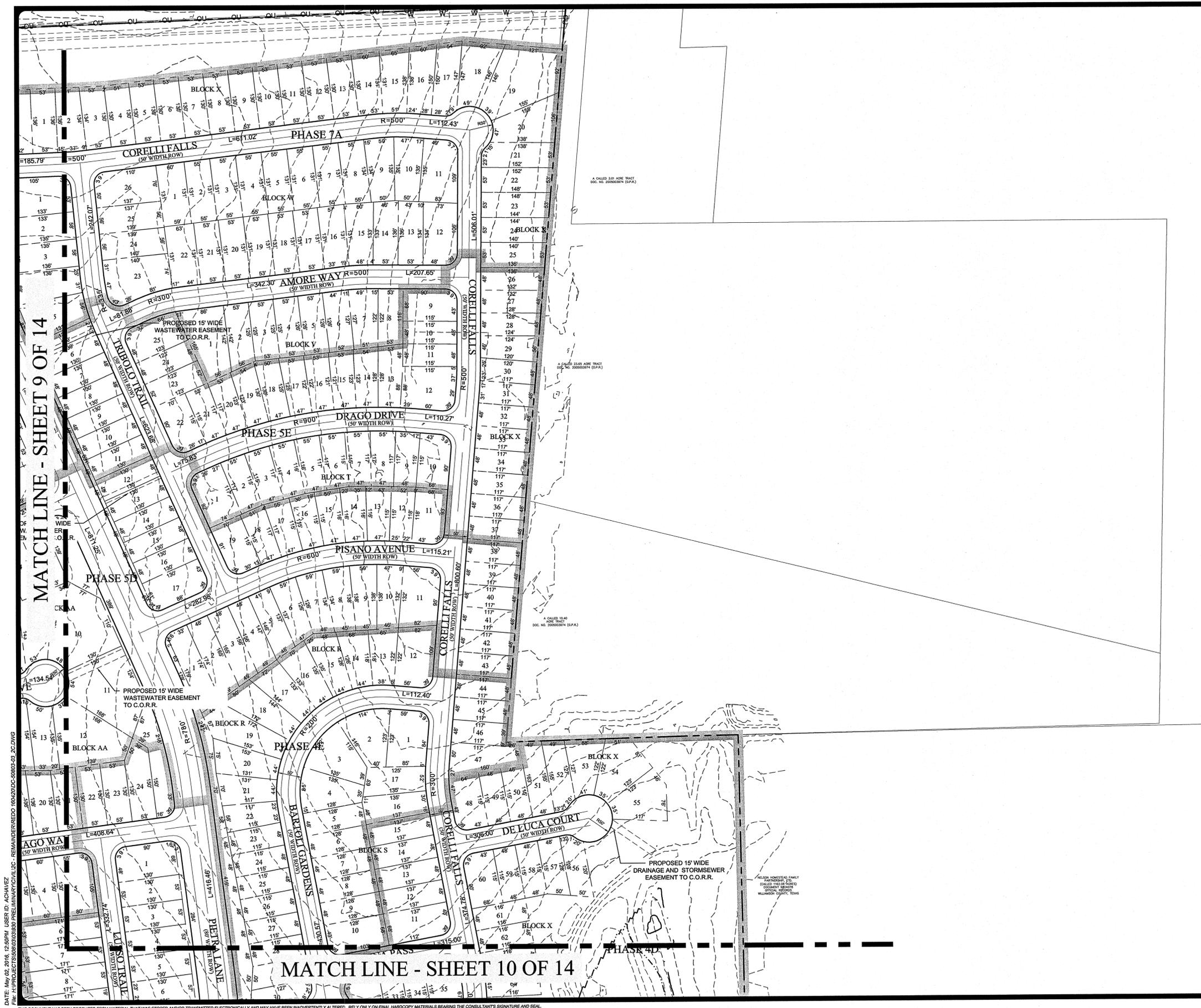
VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 10 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 10 OF 14

DATE: May 02, 2016, 12:50PM USER: ID: ACHAVEZ
PROJECT: 50803-03-03-03 PRELIMINARY CIVIL/EC REMANDE/REDO 686230DC-68623-03-3C-DWG

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LEGEND

	OVERALL TRACT BOUNDARY
	PARCEL BOUNDARY
	FEMA 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
	INUNDATION ELEVATION
	ROW LINE
	LOT LINE
	STREET CENTER LINE
	EASEMENT LINE
	FEMA FLOODPLAIN (1% ANNUAL CHANGE)
	FLOODPLAIN RECLAIM AREA

REVISIONS:



PAPE-DAWSON ENGINEERS

7800 BICAL CREEK BLVD
SUITE 200 WEST
AUSTIN, TEXAS 78757
PHONE: 512.458.8711
FAX: 512.458.8887
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

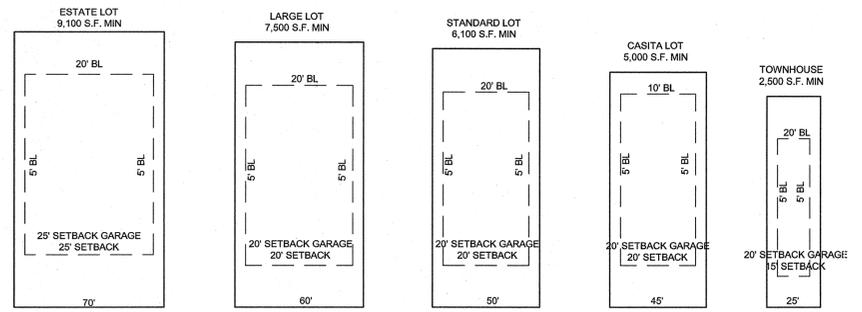
VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 11 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 11 OF 14

DATE: May 02, 2016, 12:50PM USER ID: ACHAVEZ
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ESTATE																													
LOT SUMMARY																													
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)									
1	FF	13384.09	5	FF	12505.15	9	FF	14179.54	13	EE	11068.62	18	FF	18521.82	26	CC	11226.58	54	CC	21495.68	84	K	11395.65	104	K	10611.17			
1	EE	16908.05	5	EE	9974.61	9	EE	13502.29	13	DD	10873.55	18	DD	11470.09	26	O	14162.11	44	O	11435.00	55	CC	15285.25	85	K	11656.60	105	K	10498.34
1	DD	17405.87	5	DD	9842.61	9	DD	10230.23	14	O	9899.88	18	O	21987.23	27	CC	14087.59	45	CC	10077.94	56	CC	11006.62	86	K	11860.24	107	K	10500.16
2	N	10120.95	6	N	10121.54	10	N	10145.02	14	N	10561.39	19	N	11828.83	28	CC	17268.30	45	O	12272.36	67	K	11967.85	87	K	11995.86	108	K	10124.98
2	O	9855.00	6	O	9855.00	10	O	9855.00	14	FF	11245.11	19	DD	11372.28	29	CC	16984.75	46	CC	10419.02	68	K	9987.88	88	K	10220.00	109	K	9855.00
2	FF	11225.06	6	FF	11819.86	10	FF	10882.97	14	EE	13143.52	19	O	17278.45	30	CC	17583.36	46	O	10590.53	69	K	10021.20	89	K	10663.96	110	K	9855.00
2	EE	19917.70	6	EE	10575.44	10	EE	13380.49	14	DD	22665.38	20	N	19058.26	31	CC	14133.49	47	CC	15011.21	70	K	11515.58	90	K	13779.25	111	K	12492.98
2	DD	12099.23	6	DD	10272.04	10	DD	11134.28	15	O	9125.00	20	DD	11279.22	32	CC	12275.98	47	O	11786.04	71	K	12106.33	91	K	23829.27	112	K	18091.95
3	N	10120.95	7	N	10129.32	11	O	9855.00	15	N	10631.51	20	O	12380.00	34	CC	11671.60	48	CC	12634.92	72	K	11352.85	92	K	11198.28	113	K	9855.00
3	O	9855.00	7	O	9855.00	11	FF	9986.59	15	FF	12128.97	21	DD	11185.74	35	CC	11822.67	48	O	11229.26	73	K	10368.19	93	K	9490.01	114	K	9855.00
3	FF	10917.60	7	FF	13506.11	11	EE	11222.30	15	DD	13086.01	21	O	10173.84	36	CC	11973.74	49	CC	9855.00	74	K	10368.19	94	K	9490.00	115	K	10104.52
3	EE	12621.50	7	EE	11549.17	11	DD	12904.79	16	O	11480.67	22	CC	11239.47	37	CC	12120.04	49	O	15049.56	75	K	13913.74	95	K	9490.00	116	K	10890.93
3	DD	10406.39	7	DD	10652.45	12	O	27172.46	16	N	10930.84	22	DD	17212.17	38	CC	11437.02	50	CC	17834.62	76	K	16563.89	96	K	9490.00			
4	N	10120.95	8	N	10139.24	12	N	10173.80	16	FF	13967.29	22	O	9490.00	39	CC	13296.12	50	O	14919.65	77	K	10713.35	97	K	9490.00			
4	O	9855.00	8	O	9855.00	12	FF	9986.59	16	DD	11744.37	23	CC	10804.32	40	CC	20484.40	51	CC	18760.95	78	K	9989.67	98	K	9490.00			
4	FF	10917.60	8	FF	13390.63	12	EE	11088.92	17	O	13026.55	23	O	9490.00	41	CC	10680.80	51	O	15213.07	79	K	9855.00	99	K	9490.00			
4	EE	9974.61	8	EE	12956.65	12	DD	13001.16	17	N	11230.17	24	CC	10633.09	42	CC	11172.22	52	CC	16936.99	80	K	9855.00	100	K	9490.00			
4	DD	10124.50	8	DD	15357.28	13	O	11809.24	17	FF	12279.17	24	O	9490.00	42	O	14122.40	52	O	14461.17	81	K	9855.00	101	K	9490.00			
5	N	10120.95	9	N	10149.16	13	N	10341.34	17	DD	11605.43	25	CC	10424.33	43	CC	11704.46	53	CC	16384.71	82	K	9855.00	102	K	10251.68			
5	O	9855.00	9	O	9855.00	13	FF	9986.59	18	N	11529.50	25	O	10481.06	43	O	11190.61	53	O	12640.99	83	K	9855.00	103	K	10448.06			

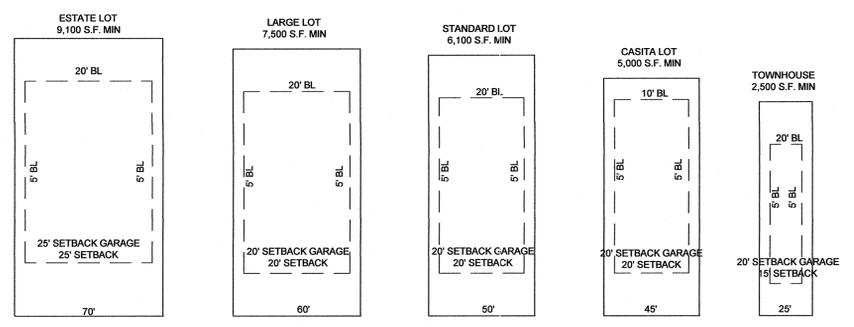


LARGE																							
LOT SUMMARY																							
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)			
1	Q	11052.77	6	II	13615.75	11	CC	8974.94	16	CC	10326.64	29	O	10119.71	40	K	12376.59	59	K	13732.64	117	O	9513.47
1	JJ	9112.38	6	JJ	7749.00	11	HH	8823.04	16	HH	7875.00	30	O	10169.39	41	O	12701.49	98	O	9605.42			
2	Q	12449.56	7	Q	16077.69	11	II	9011.56	16	II	7749.00	31	O	10219.07	41	K	8920.27	99	O	9834.53			
2	HH	10209.00	7	CC	12608.17	11	JJ	10209.19	16	JJ	7749.00	32	O	10268.75	42	K	9977.32	100	O	9880.52			
2	JJ	7749.00	7	HH	8337.06	12	CC	9245.28	17	CC	10596.58	32	K	11463.64	43	K	13019.45	101	O	10108.23			
3	Q	13543.07	7	II	14969.13	12	HH	7875.05	17	HH	7875.00	33	O	10318.44	44	K	13039.45	102	O	9336.89			
3	HH	7749.00	7	JJ	11208.42	12	II	7749.00	17	II	7816.59	33	K	9427.83	45	K	13039.45	103	O	8243.56			
3	II	13179.45	8	Q	12459.84	12	JJ	7749.00	17	JJ	9125.91	34	O	10368.12	46	K	11329.62	104	O	8126.60			
3	JJ	7749.00	8	CC	11365.61	13	CC	9515.62	18	CC	11177.07	34	K	8037.29	47	K	10354.67	105	O	8391.65			
4	Q	12127.72	8	HH	11916.97	13	HH	7875.00	18	HH	7875.00	35	O	11911.79	48	K	14148.19	106	O	8362.73			
4	HH	11131.34	8	II	14139.18	13	II	7749.00	19	CC	11903.03	36	K	7882.62	49	K	8523.14	107	O	8963.14			
4	II	21306.71	8	JJ	10380.94	13	JJ	7749.00	19	HH	7875.00	38	O	9327.26	50	K	9582.73	108	O	9017.47			
4	JJ	7749.00	9	Q	12650.46	14	CC	9785.96	20	CC	10322.22	36	K	7880.20	51	K	9582.73	109	O	13888.91			
5	Q	12915.51	9	HH	8788.22	14	HH	7875.00	20	HH	9176.17	37	O	8925.68	52	K	11292.36	110	O	10920.69			
5	HH	10787.20	9	II	7749.00	14	II	7749.00	21	CC	10021.85	37	K	7877.76	53	K	10901.11	111	O	9686.56			
5	II	19433.53	9	JJ	7623.00	14	JJ	7749.00	21	HH	8074.11	38	O	10537.50	54	K	9893.37	112	O	9686.56			
5	JJ	7749.00	10	Q	13653.88	15	CC	10056.30	22	HH	8279.69	38	K	7875.36	55	K	12079.36	113	O	10641.89			
6	Q	15653.56	10	CC	8704.60	15	HH	7875.00	23	HH	8731.35	39	O	8860.53	56	K	10779.57	114	O	10080.00			
6	CC	17342.72	10	II	8849.81	15	II	7749.00	24	HH	8814.26	39	K	7872.94	57	K	10103.89	115	O	9730.00			
6	HH	8848.17	10	JJ	9978.11	15	JJ	7749.00	28	O	10094.87	40	O	9742.70	58	K	10831.89	116	O	8958.11			

STANDARD																																									
LOT SUMMARY																																									
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)																					
1	BB	10882.12	2	LL	7801.18	4	Z	7800.00	6	Y	7136.45	8	W	7309.75	10	W	7759.92	12	W	9552.56	14	X	7274.82	16	Y	7415.33	18	Y	7415.33	20	Z	8846.25	22	J	6757.51	25	P	6890.00	28	P	6890.00
1	AA	10716.12	2	GG	7020.81	4	KK	6890.00	6	Z	9061.59	8	X	6890.00	10	X	6890.00	12	X	6890.00	14	Y	8962.91	16	Z	7107.36	18	Z	7916.80	20	II	7264.79	23	AA	6890.00	25	KK	6890.00	28	HH	6890.00
1	U	10508.63	3	BB	7134.95	4	LL	7688.54	6	KK	6890.00	8	Y	7470.57	10	Y	7470.57	12	Y	7043.11	14	Z	10948.06	16	KK	6890.00	18	II	9122.26	20	KK	10360.15	23	W	12123.63	25	LL	6890.00	28	KK	6890.00
1	V	11928.87	3	AA	7738.65	4	GG	7020.81	6	LL	7575.90	8	Z	9061.59	10	Z	9310.02	12	Z	13151.07	14	KK	6890.00	16	LL	8082.12	18	KK	6890.00	20	LL	12548.49	23	X	7732.86	25	J	6413.00	28	LL	6890.00
1	W	7817.53	3	U	7662.09	5	BB	7771.09	6	J	10298.24	8	KK	6890.00	10	KK	6890.00	14	LL	7125.36	16	J	6413.00	18	LL	8426.79	21	AA	6890.00	23	P	8113.63	26	H	7732.84	28	J	6413.00			
1	X	7209.22	3	V	6635.41	5	AA	7327.59	6	GG	7020.81	8	LL	7463.27	10	LL	7350.63	12	LL	7237.99	14	J	6413.00	16	GG	6625.00	18	J	6909.74	21	W	6921.97	23	II	6413.00	26	W	10098.86	29	H	7732.64
1	Y	8331.97	3	W	7226.82	5	U	9559.10	7	BB	7233.57	8	J	6413.00	10	J	6413.00	12	J	6413.00	14	GG	6625.00	17	AA	11389.04	21	X	7966.43	23	KK	6890.00	26	P	6890.00	29	G	11271.78			
1	Z	13968.73	3	X	7006.84	5	V	6680.12																																	

CASITA																																
LOT SUMMARY																																
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	S	9902.35	7	S	6152.29	11	H	6773.15	13	V	6672.00	16	T	5955.11	19	T	7821.32	23	R	5520.00	28	X	6062.92	35	X	5614.91	45	X	5912.32	64	X	6146.82
1	R	8571.80	7	R	6787.76	11	G	6457.75	14	H	8786.01	16	V	6086.19	19	V	6333.27	23	V	6403.76	29	F	8520.21	36	H	13008.34	46	H	7449.79	65	X	6167.13
1	T	6780.16	7	T	5908.84	11	S	9170.12	14	G	6240.00	17	F	6463.99	20	H	8211.85	24	H	10887.24	29	R	5811.66	36	X	5614.67	46	X	5612.28	66	X	5916.84
2	S	9471.44	8	G	6176.81	11	R	10100.96	14	S	6667.71	17	H	7454.33	20	F	6154.79	24	F	5525.30	29	X	6253.49	37	H	9446.00	47	X	8762.44			
2	R	8149.55	8	S	6152.29	11	U	6240.00	14	R	6758.69	17	G	6240.00	20	G	6240.00	24	G	10492.37	30	R	6145.47	37	X	5614.43	48	X	7621.83			
2	T	5931.35	8	R	7074.10	11	T	7871.89	14	U	6240.00	17	S	7311.85	20	R	8123.45	24	R	5520.00	30	X	5691.65	38	H	8376.82	49	X	5520.00			
3	S	9945.71	8	U	6240.00	11	V	5520.00	14	T	5921.50	17	R	7909.35	20	V	5991.91	24	V	5888.26	31	H	13204.00	38	X	5614.20	50	X	5520.00			
3	R	7705.45	8	T	5959.44	12	H	7100.04	14	V	6302.20	17	U	6870.36	21	H	6834.40	25	F	5521.77	31	R	5621.57	39	H	7617.35	51	X	7644.43			
3	T	5923.78	9	G	6106.09	12	G	6632.98	15	H	8204.42	17	T	5875.89	21	F	6154.79	25	G	14853.89	31	X	5617.51	39	X	5613.96	52	X	6982.47			
4	S	8969.88	9	S	6152.29	12	S	6667.71	15	G	6240.00	17	V	6194.53	21	G	6240.00	25	R	5520.00	32	H	6364.64	40	H	7424.91	53	X	7697.57			
4	R	7261.36	9	R	7148.59	12	R	10262.62	15	S	6667.71	18	F	6605.33	21	R	6879.94	25	V	8646.85	32	R	8568.95	40	X	5613.72	54	X	10363.42			
4	T	5948.38	9	U	6240.00	12	U	6240.00	15	R	7671.47	18	H	7386.82	21	V	5797.84	26	F	7083.98	32	X	5615.63	41	H	7415.70	55	X	9445.14			
5	S	6152.29	9	T	5797.63	12	T	5763.31	15	U	6240.00	18	G	6240.00	22	H	6678.27	26	G	17688.01	33	H	8374.60	41	X	5613.48	56	X	6126.36			
5	R	6896.24	9	V	7665.87	12	V	10442.95	15	T	5854.88	18	R	9331.99	22	F	5647.71	26	R	5520.00	33	R	5520.00	42	H	7713.87	57	X	5820.51			
5	T	5947.54	10	G	6534.03	13	H	7510.74	15	V	6121.83	18	T	5891.23	22	G	7300.91	26	X	6420.47	33	X	5615.39	42	X	5613.24	58	X	5520.00			
6	S	6152.29	10	S	8681.82	13	G	6838.14	16	H	7521.83	18	V	6446.26	22	R	5978.74	27	F	7307.79	34	H	9681.64	43	H	8124.17	59	X	5520.00			
6	R	6860.31	10	R	6916.69	13	S	6567.71	16	G	6240.00	19	F	6374.99	22	V	7765.40	27	R	5520.00	34	R	5520.00	43	X	5613.00	60	X	7695.97			
6	U	6240.00	10	U	6240.00	13	R	6520.95	16	S	7196.91	19	H	7678.08	23	H	6375.10	27	X	6241.70	34	X	5615.15	44	H	7788.82	61	X	5568.00			
6	T	5921.26	10	T	7665.34	13	U	6240.00	16	R	7599.11	19	G	6240.00	23	F	5628.84	28	F	5520.00	35	H	12091.98	44	X	5612.76	62	X	5568.00			
7	G	6252.33	10	V	5520.00	13	T	5868.97	16	U	6240.00	19	R	10884.82	23	G	8338.17	28	R	5520.00	35	R	8227.25	45	H	7402.51	63	X	5593.66			

NON-RESIDENTIAL											
LOT SUMMARY			LOT SUMMARY			LOT SUMMARY					
LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION	LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION	LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION
1	O	2731.12	LANDSCAPE	21	N	5489.85	OPEN SPACE	66	K	6225.91	OPEN SPACE
1	NN	191939.35	COMMERCIAL LIMITED	21	J	47676.84	ROW RESERVE	67	X	35754.61	LANDSCAPE
1	MM	908494.85	COMMERCIAL LIMITED	23	DD	17723.31	OPEN SPACE	68	X	8020.92	LANDSCAPE
1	N	6015.97	LANDSCAPE	24	DD	15693.91	OPEN SPACE	69	X	267279.70	OPEN SPACE
1	CC	3853.48	OPEN SPACE	25	AA	20021.99	LANDSCAPE	75	CC	5248.29	LANDSCAPE
1	P	6024.13	LANDSCAPE	25	HH	7985.75	ACCESS LOT	76	CC	242587.91	PARKLAND / DRAINAGE
1	HH	12018.26	LANDSCAPE	25	DD	6332.04	OPEN SPACE	77	J	5842.04	OPEN SPACE
1	II	4718.09	LANDSCAPE	26	DD	10454.89	LANDSCAPE	87	J	18885.84	OPEN SPACE
2	II	8242.66	LANDSCAPE	30	F	14511.99	LANDSCAPE	88	J	9227.37	OPEN SPACE
9	CC	13369.45	OPEN SPACE	31	F	4240.25	LANDSCAPE	89	J	25131.49	OPEN SPACE
10	HH	135391.69	FIRE STATION	33	CC	15743.27	OPEN SPACE	96	O	7087.06	LANDSCAPE
11	N	4888.38	OPEN SPACE	35	P	10222.23	LANDSCAPE	106	K	62768.22	OPEN SPACE
11	Q	15910.97	LANDSCAPE	36	R	34563.23	LANDSCAPE	117	K	21704.78	OPEN SPACE
14	P	3018.68	LANDSCAPE	36	P	289489.88	OPEN SPACE	118	O	10396.83	LANDSCAPE
14	BB	19182.85	LANDSCAPE	39	G	3135.35	LANDSCAPE	118	K	8803.54	LANDSCAPE
15	P	6765.76	LANDSCAPE	54	J	5979.06	ACCESS LOT	119	O	3902.99	LANDSCAPE
18	U	15744.81	LANDSCAPE	60	K	377416.45	PARKLAND/DRAINAGE	120	O	163435.74	AMENITY CENTER
18	GG	11426.46	LANDSCAPE	61	K	25036.62	OPEN SPACE	121	O	475412.95	PARKLAND/DRAINAGE
20	Y	14845.66	LANDSCAPE	62	K	123227.93	AMENITY CENTER	122	O	582202.78	PARKLAND/DRAINAGE
20	J	125610.26	LANDSCAPE	65	K	10407.35	OPEN SPACE	123	O	604167.24	PARKLAND/DRAINAGE



REVISIONS:



PAPE-DAWSON ENGINEERS

7600 SHOAL CREEK BLVD
SUITE 220 WEST
AUSTIN TEXAS 78757
PHONE: 512.468.8711
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 13 OF 14

JOB NO. 50803-03
DATE May 2016
DESIGNER
CHECKED DRAWN VE
SHEET 13 OF 14

DATE: May 16, 2016, 10:09AM USER ID: ACHAVEZ
FILE: H:\PROJECTS\50803\503 PRELIMINARY\CV\PLAT - REMAINDER.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

FIELD NOTES FOR

A 89.025 acre, or 3,877,948 square feet more or less, tract of land, a portion of a called 144.41 acre tract, conveyed to John S. Avery Sr. Trust, recorded in Document No. 2006112407 of the Official Public Records of Williamson County, Texas, and a portion of that certain called 61.733 acre tract (Tract One) conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115650 of the Official Records of Williamson County, Texas, situate in the Joseph Mott Survey, Abstract No. 427, in the City of Round Rock, Texas. Said 89.025 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:

COMMENTING: At a found 1/2" iron rod, the northwest corner of a called 5.468 acre tract, conveyed to Williamson County, recorded in Document No. 2014004559 of the Official Public Records of Williamson County, Texas, a point in the east line of a called 38.069 acre tract recorded in Volume 1970, Page 497 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of County Road 111/Westinghouse Road, a variable width right of way:

THENCE: S 28°07'37" E, along and with the west line of said called 5.468 acre tract and the east line of said called 38.069 acre tract, a distance of 20.16 feet to a found nail;

THENCE: S 28°40'07" E, along and with the west line of said called 5.468 acre tract and the east line of said called 38.069 acre tract, a distance of 77.01 feet to a calculated point, for the POINT OF BEGINNING of herein described tract;

THENCE: Departing the east line of said called 38.069 acre tract, along and with the south line of said called 5.468 acre tract the following calls and distances:

- N 69°06'24" E, a distance of 171.47 feet to a calculated point;
N 72°32'24" E, a distance of 300.54 feet to a calculated point;
N 69°06'24" E, a distance of 500.00 feet to a calculated point;
N 65°40'24" E, a distance of 300.54 feet to a calculated point;
N 69°06'24" E, a distance of 17.90 feet to a calculated point;

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 20°53'27" W, a radius of 4,068.00 feet, a central angle of 10°53'19", a chord bearing and distance of N 63°39'54" E, 771.93 feet, an arc length of 773.00 feet to a calculated point;

N 58°13'09" E, a distance of 215.35 feet to a calculated point;

THENCE: Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 31°48'35" E, a radius of 3,332.00 feet, a central angle of 02°34'48", a chord bearing and distance of N 59°30'48" E, 177.01 feet, an arc length of 177.02 feet to a calculated point, from which a found 1/2" iron rod bears N 15°22'00" W, 4.89 feet, the northeast corner of said called 5.468 acre tract, the northwest corner of a called 23.65 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of the aforementioned County Road 111;

THENCE: S 15°22'00" E, along and with the east line of said called 144.41 acre tract and the west line of said called 23.65 acre tract, at a distance of 1052.55 feet passing a found 1/2" iron rod, the southwest corner of said called 23.65 acre tract and the northwest corner of a called 10.40 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas, continuing along and with the east line of said called 144.41 acre tract and the west line of said called 10.40 acre tract for a total distance of 1556.52 feet to a found 1/2" iron rod, the southwest corner of said called 10.40 acre tract;

THENCE: S 68°57'13" W, over and across said called 144.41 acre tract, a distance of 1711.38 feet to a calculated point;

THENCE: Southeasterly, along a non-tangent curve to the right, over and across said called 144.41 acre tract, said curve having a radial bearing of S 62°02'55" W, a radius of 11,901.20 feet, a central angle of 07°21'53", a chord bearing and distance of S 24°16'08" E, 1,528.72 feet, at an arc length of 1,088.77 passing the south line of said called 144.41 acre tract and the north line of the aforementioned called 61.733 acre tract, continuing over and across said called 61.733 acre tract for a total arc length of 1,529.78 feet to a calculated point;

THENCE: Over and across said called 61.733 acre tract the following calls and distances:

- S 70°27'39" W, a distance of 114.57 feet to a 24, Hackberry tree;
S 75°17'13" W, a distance of 7.68 feet to a 20, Hackberry tree;

THENCE: S 71°54'42" W, a distance of 281.91 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a point in a west line of said called 61.733 acre tract and a point in the east line of the aforementioned 38.069 acre tract, from which a found Mag nail with Washer stamped "Baker-Aicklen", bears S 28°24'48" E, 19.23 feet;

THENCE: N 23°36'09" W, along and with a west line of said called 61.733 acre tract and the east line of said called 38.069 acre tract, a distance of 425.51 feet to a found 1/2" iron rod, the southwest corner of said called 144.41 acre tract;

THENCE: Along and with the west line of said called 144.41 acre tract and the east line of said called 38.069 acre tract the following calls and distances:

- N 24°14'58" W, at a distance of 796.82 feet passing a found iron rod with brass cap marked SDHPT-6436, continuing for a total distance of 860.91 feet to a found 1/2" iron rod;
N 28°01'59" W, a distance of 224.16 feet to a found bed post;

THENCE: N 28°05'24" W, at a distance of 115.95 feet passing a found iron rod with cap marked 8281, continuing for a total distance of 1,422.70 feet to the POINT OF BEGINNING and containing 89.025 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-00 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 6, 2014
REVISED: April 10, 2014, July 1, 2014
JOB No.: 50803-00
DOC ID: H:\survey\CIVIL\50803-00\WORD\50803-00_Rev.PLD.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

FIELD NOTES FOR

A 412.024 acre, or 17,947,781 square feet, more or less, tract of land, a portion of a called 300.48 acre tract recorded in Volume 305, Pages 228-236 of the Deed Records of Williamson County, Texas, a portion of the remaining portion of a called 28.76 acre tract recorded in Volume 2711, Page 151 of the Official Public Records of Williamson County, Texas, all of a called 53.02 acre tract recorded in Document No. 2004074664 of the Official Public Records of Williamson County, Texas, a portion of a called 118.53 acre tract recorded in Volume 2711, Pages 151-162 of the Deed Records of Williamson County, Texas, all of a called 3.79 acre tract recorded in Document No. 2004054116 of the Official Public Records of Williamson County, Texas, all of a called 28.98 acre tract recorded in 2004054116 in the Official Public Records of Williamson County, Texas, a portion of a called 4.8926 acre tract recorded in Document No. 981098 of the Official Records of Williamson County, Texas and a portion of a called 144.41 acre tract recorded in Document No. 2006112407 of the Official Public Records of Williamson County, Texas, situate in the Joseph Mott, Survey No. 427, in the City of Round Rock, Texas, Williamson County, Texas. Said 412.024 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 set 1/2" iron rod with cap marked "Pape-Dawson", the northwest corner of said called 300.48 acre tract, the northeast corner of a called 111.30 acre tract recorded in Document No. 9824078 of the Official Records of Williamson County, Texas and a point in the south right of way line of County Road 186, a variable width right of way;

THENCE: N 68°30'04" E, along and with the north line of said called 300.48 acre tract and the south line of said County Road 186, at a distance of 123.89 feet passing a found 7" iron rod, continuing along and with the north line of said called 300.48 acre tract and the south right of way line of said County Road 186, a total distance of 1536.25 feet to a found 1/2" iron rod, the northeast corner of said called 300.48 acre tract, a point in the south right of way line of said County Road 186 and a point in the west line of the remaining portion of said called 28.76 acre tract;

THENCE: N 22°04'59" W, departing the south right of way line of said County Road 186, along and with the west line of the remaining portion of said called 28.76 acre tract, a distance of 30.92 feet to a found 1/2" iron rod, the northwest corner of said remaining portion of a called 28.76 acre tract;

THENCE: N 68°31'13" E, along and with the north line of said remaining portion of a called 28.76 acre tract, a distance of 334.41 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 68°42'49" E, along and with the north line of said remaining portion of a called 28.76 acre tract, a distance of 913.75 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the northeast corner of said remaining portion of a called 28.76 acre tract and a point in the west line of a called 38.069 acre tract recorded in Volume 1790, Page 497 of the Official Public Records of Williamson County, Texas;

THENCE: S 24°01'16" E, along and with the east line of said remaining portion of a called 28.76 acre tract and the west line of said called 38.069 acre tract, at a distance of 59.87 feet passing the southeast corner of said remaining portion of a called 28.76 acre tract and the northeast corner of said called 26.98 acre tract, a distance of 897.42 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the southeast corner of said called 26.98 acre tract, a point in the west line of said called 38.069 acre tract and the northwest corner of a called 1.16 acre tract recorded in Document No. 9827796 of the Official Records of Williamson County, Texas;

THENCE: S 11°01'51" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.16 acre tract, a distance of 218.30 feet to a found 1/2" iron rod, a southerly corner of said called 26.98 acre tract, the northwest corner of said called 1.16 acre tract and the northeast corner of a called 1.16 acre tract recorded in Volume 935, Page 443 of the Deed Records of Williamson County, Texas;

THENCE: S 62°05'45" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.16 acre tract, a distance of 271.50 feet to a found 1/2" iron rod, a southerly corner of said called 26.98 acre tract, the northwest corner of said called 1.16 acre tract and the northeast corner of said called 1.001 acre tract recorded in Document No. 2010057895 of the Official Public Records of Williamson County, Texas;

THENCE: S 67°32'56" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.001 acre tract, at a distance of 260.34 feet passing a found 1/2" iron rod, the northwest corner of said called 1.001 acre tract and a northeast corner of a called 1.00 acre tract recorded in Document No. 2005021145 of the Official Public Records of Williamson County, Texas, continuing along and with a south line of said called 26.98 acre tract and the north line of said called 1.00 acre tract, at a distance of 530.20 feet passing the northwest corner of said called 1.00 acre tract and the northeast corner of a called 1.00 acre tract recorded in Document No. 2008016323 of the Official Public Records of Williamson County, Texas, for a total distance of 808.75 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the southwest corner of said called 26.98 acre tract, the northwest corner of said called 1.00 acre tract and a point in an east line of the said called 300.48 acre tract;

THENCE: S 21°29'25" E, along and with an east line of said called 300.48 acre tract and the west line of said called 1.00 acre tract, a distance of 150.40 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a northeast corner of said called 300.48 acre tract and the southwest corner of said called 1.00 acre tract;

THENCE: N 68°57'15" E, along and with a north line of said called 300.48 acre tract and the south line of said called 1.00 acre tract, at a distance of 294.37 feet to a found 1/2" iron rod, the southeast corner of said called 1.00 acre tract and the southwest corner of said called 1.00 acre tract recorded in Document No. 2005021145, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.00 acre tract, at a distance of 554.89 feet to a found 1/2" iron rod, the southwest corner of said called 1.00 acre tract and the southwest corner of said called 1.001 acre tract recorded in Document No. 2010057895, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.001 acre tract, at a distance of 814.85 feet to a found 1/2" iron rod, the southeast corner of said called 1.001 acre tract and the southwest corner of said called 1.16 acre tract recorded in Volume 935, Page 443, from which a found 7" iron rod bears S 15°07'26" E, 0.38 feet, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.16 acre tract, a total distance of 1085.90 feet to a found 1/2" iron rod, the southeast corner of said called 1.16 acre tract and the southwest corner of said called 1.16 acre tract recorded in Document No. 9827796;

THENCE: N 69°06'38" E, along and with a north line of said called 300.48 acre tract and the south line of said called 1.16 acre tract, at a distance of 213.74 feet passing the southeast corner of said called 1.16 acre tract and the southwest corner of said called 38.069 acre tract, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 38.069 acre tract for a total distance of 264.61 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

THENCE: N 68°50'45" E, along and with a north line of said called 300.48 acre tract and the south line of said called 38.069 acre tract, a distance of 52.40 feet to a found 1/2" iron rod, the southeast corner of said called 38.069 acre tract and a southwest corner of the aforementioned called 53.02 acre tract.

THENCE: N 24°18'59" W, departing the north line of said called 300.48 acre tract, along and with an east line of said called 38.069 acre tract and the west line of said called 53.02 acre tract, a distance of 316.83 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a northwest corner of said called 53.02 acre tract, a point in the east line of said called 38.069 acre tract and the southwest corner of the aforementioned called 3.79 acre tract;

THENCE: N 24°18'09" W, along and with an east line of said called 38.069 acre tract and the west line of said called 3.79 acre tract, at a distance of 790.43 feet passing a found 1/2" iron rod with cap marked "RPLS-2281", a point in the east line of said called 38.069 acre tract, the northwest corner of said called 3.79 acre tract and a west corner of the aforementioned called 118.53 acre tract, continuing along and with an east line of said called 38.069 acre tract and a west line of said called 118.53 acre tract, a total distance of 837.28 feet to a found MAG nail with Washer stamped "Baker-Aicklen", a point in an east line of said called 38.069 acre tract and a point in the west line of said called 118.53 acre tract;

THENCE: N 28°24'48" W, along and with an east line of said called 38.069 acre tract and a west line of said called 118.53 acre tract, a distance of 18.23 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a point in the east line of said called 38.069 acre tract, a northwest corner of said called 118.53 acre tract and the southwest corner of the aforementioned called 4.8926 acre tract;

THENCE: N 71°54'42" E, departing an east line of said called 38.069 acre tract, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 291.91 feet to a found 20" Hackberry tree, a point in a northerly line of said called 118.53 acre tract and a southerly corner of said called 4.8926 acre tract;

THENCE: N 75°17'13" E, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 7.68 feet to a found 24" Hackberry tree, a point in a north line of said called 118.53 acre tract and a south corner of said called 4.8926 acre tract;

THENCE: N 70°27'39" E, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 114.57 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a point in a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a point of non-tangent curvature;

THENCE: Northwestwardly, over and across said called 4.8926 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 62°02'55" W, a radius of 11,901.20 feet, a central angle of 07°21'53", a chord bearing and distance of N 24°16'08" W, 1528.72 feet, at an arc length of 440.28 feet passing the north line of said called 4.8926 acre tract and the south line of the aforementioned called 144.42 acre tract, continuing over and across said called 114.42 acre tract, for a total arc length of 1529.78 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

THENCE: N 68°57'13" E, over and across said called 144.41 acre tract, a distance of 1711.38 feet to a found 1/2" iron rod, the northeast corner of said called 144.41 acre tract and the southwest corner of a called 10.40 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas;

THENCE: N 68°53'20" E, along and with a north line of said called 144.41 acre tract and the south line of said called 10.40 acre tract, a distance of 493.17 feet to a found 1/2" iron rod, the northeast corner of said called

144.41 acre tract, a point in the south line of said called 10.40 acre tract and a northwest corner of a called 1162.08 acre tract recorded in Document No. 9824078 of the Official Public Records of Williamson County, Texas;

THENCE: S 21°22'53" E, along and with the east line of said called 144.41 acre tract and a west line of said called 1162.08 acre tract, a distance of 1094.47 feet to a found 1/2" iron rod, the southeast corner of said called 144.41 acre tract, the northeast corner of said called 118.53 acre tract and a point in the west line of said called 1162.08 acre tract;

THENCE: Along and with an easterly line of said called 118.53 acre tract and a westerly line of said called 1162.08 acre tract the following calls and distances:

S 21°20'21" E, a distance of 426.45 feet to a found 1/2" iron rod;

S 06°20'01" W, a distance of 302.65 feet to a found nail in a fence post;

S 06°54'18" W, a distance of 581.93 feet to a fence post;

THENCE: S 29°07'19" E, a distance of 27.53 feet to a fence post;

THENCE: S 22°26'11" E, a distance of 151.45 feet to a found 1/2" iron rod with cap marked "RPLS-2218", a point in the west line of said called 1162.08 acre tract, the southeast corner of said called 118.53 acre tract and the northeast corner of said called 53.02 acre tract;

THENCE: Along and with the east line of said called 118.53 acre tract and a west line of said called 1162.08 acre tract the following calls and distances:

S 22°41'55" E, a distance of 509.69 feet to a found nail in a fence post;

S 19°44'22" E, a distance of 388.56 feet to a found nail in a fence post;

THENCE: S 20°51'22" E, at a distance of 339.86 feet passing a found 1/2" iron rod, continuing for a total distance of 340.17 feet to a calculated point, a point in the north line of said called 300.48 acre tract, the southeast corner of said called 53.02 acre tract and a southwest corner of said called 1162.08 acre tract;

THENCE: N 68°46'13" E, along and with a north line of said called 300.48 acre tract and a south line of said called 1162.08 acre tract, a distance of 29.96 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a northeast corner of said called 300.48 acre tract and a southwest corner of said called 1162.08 acre tract;

THENCE: S 20°54'09" E, along and with the east line of said called 300.48 acre tract and the west line of said called 1162.08 acre tract, a distance of 955.26 feet to a found 1/2" iron rod with cap marked "Capital", a point in the east line of said called 300.48 acre tract, a point in the west line of said called 1162.08 acre tract and a point in the north right of way line of University Boulevard, a 200 foot right of way;

THENCE: Along and with the north right of way line of said University Boulevard the following calls and distances:

S 70°17'47" W, a distance of 607.19 feet to a found 1/2" iron rod with cap marked "Capital";

S 70°31'32" W, at a distance of 99.99 feet passing a found 1/2" iron rod with cap marked "CEVANS-CONST", continuing for a total distance of 400.11 feet to a found 1/2" iron rod with cap marked "Capital";

S 78°20'16" W, a distance of 101.05 feet to a found 1/2" iron rod with cap marked "Capital";

N 88°25'23" W, a distance of 26.98 feet to a found 1/2" iron rod with cap marked "Capital";

S 20°11'45" E, a distance of 49.95 feet to a found 1/2" iron rod with cap marked "Capital";

THENCE: S 69°46'09" W, a distance of 3043.89 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a point in the north right of way line of said University Boulevard, a southwest corner of said called 300.48 acre tract and a southeast corner of the aforementioned 111.30 acre tract;

THENCE: Departing the north right of way line of said University Boulevard, along and with a west line of said called 300.48 acre tract and an east line of said called 111.30 acre tract the following calls and distances:

N 45°24'57" W, a distance of 120.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 30°43'57" W, a distance of 298.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 08°50'57" W, a distance of 118.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 40°09'57" W, a distance of 93.79 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 60°36'17" W, a distance of 334.80 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 67°00'15" W, a distance of 654.43 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 21°01'46" W, a distance of 1816.42 feet to the POINT OF BEGINNING and containing 412.024 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-00 by Pape Dawson Engineers, Inc. and that the property boundary closes as per minimum standards set forth by the Texas Board of Professional Land Surveying Code, as amended, specifically, Sections 663.19-663.19 which include provisions requiring 1:10,000 ± 10.10 feet precision for monuments found or set within the corporate limits of any city in Texas.

PREPARED BY: Pape-Dawson Engineers, Inc.
REVISED: October 4, 2013
JOB No.: 50803-00
DOC ID: H:\survey\CIVIL\50803-00\WORD\Field Notes 412.024 Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

REVISIONS:



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AUSTIN TEXAS 78757 | TEXAS BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION # 470

VIZCAYA REVISED PRELIMINARY PLAT

SHEET 14 OF 14

JOB NO. 50803-03

DATE May 2016

DESIGNER

CHECKED DRAWN VE

SHEET 14 OF 14

DATE: May 02, 2016, 12:51 PM USER ID: ACHAVEZ
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