

**Vizcaya Phase 5D & 7B
FINAL PLAT FP1901-007**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval for 44 single-family standard lots, one right-of-way lot and six open space/drainage/landscape lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 33.85 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 7C
 South: Vizcaya Phases 1 & 2
 East: Vizcaya Phases 5E, 4E, and 3C
 West: Vizcaya Phases 6E, 6F, and 4B

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	44	9.08
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	6	20.44
ROW:	1	4.33
Parkland:	0	0
Other:	0	0
TOTALS:	51	33.85

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

**Vizcaya Phase 5D & 7B
FINAL PLAT FP1901-007**

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: February 20, 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 these phases 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 is further defined to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three-acre site for a fire station site that has been dedicated to the City of Round Rock.

For the purposes of these phases, 44 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Additionally, there will be 1 right-of-way lot and 6 open space/drainage/landscape lots proposed within these phases. 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. These phases 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 these phases. 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 with the following conditions:

1. Revise plat note No. 11 to state that parkland is being conveyed to the City of Round Rock.
2. Prior to plat recordation, parkland shall be conveyed by deed to the City of Round Rock.
3. Modify location of CORR Tracking number to ensure all characters are visible after reproduction.
4. Depict location of benchmark on plat with symbol and update legend. Provide descriptive information of exact benchmark location, e.g. street intersection, etc.
5. Revise Lot lines of Block O, Lot 123 to include entire length of the 15' wide storm sewer & drainage easements along Block O, Lot 50 & Lot 58, necessary to gain channel access.

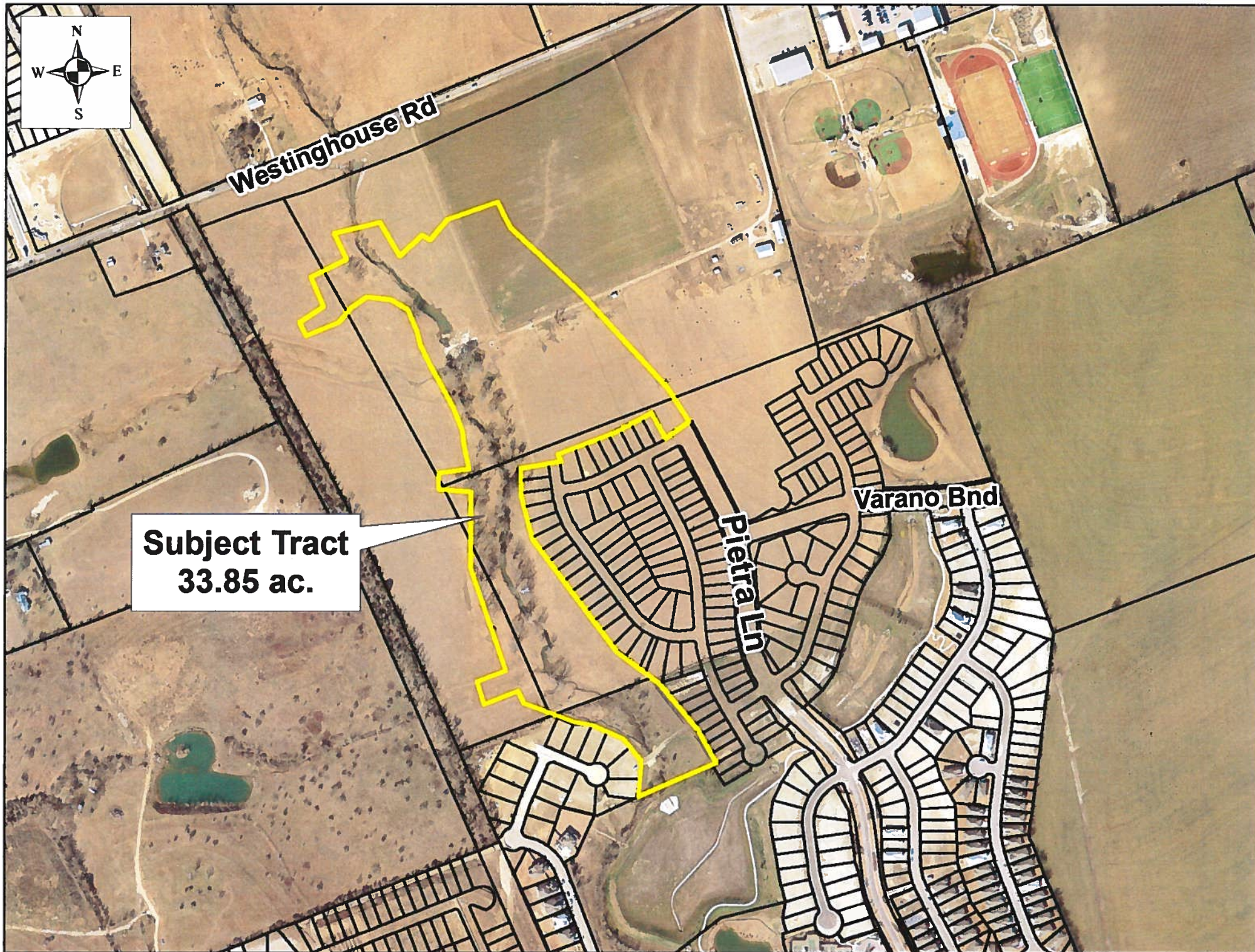


Westinghouse Rd

Subject Tract
33.85 ac.

Pietra Ln

Varano Bnd



LOCATION MAP
NOT TO SCALE

A 33852 ACRE TRACT BEING OUT OF A CALLED 70811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC. RECORDED IN DOCUMENT NO 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63581 ACRE TRACT, BEING OUT TO TAYLOR MORRISON OF TEXAS INC. RECORDED IN DOCUMENT NO 201807528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC RECORDED IN DOCUMENT NO 201801040 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH WOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

AC ACRES
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
O.F.F. OFFICIAL PUBLIC RECORD OF
WILLIAMSON COUNTY, TEXAS
O.E. OFFICIAL RECORD OF
WILLIAMSON COUNTY, TEXAS
D.R. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
ESMT EASEMENT
FD. L.R. FOUNDATION RECORD
ROW RIGHT OF WAY
VOL. VOLUME
PG. PAGE(S)
PLE PUBLIC UTILITY EASEMENT
MFE MINIMUM FINISHED FLOOR ELEVATION
(SURVEY) () FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP
() 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 FLOOD PLAIN
ULTIMATE 4% ANNUAL CHANCE FLOOD PLAIN
PHASE LINE

OWNERS: TAYLOR MORRISON OF TEXAS, INC.
1200 LAKELINE BLVD. SUITE 150A
AUSTIN, TX 78717
(512) 328-8866 P
(512) 328-7968 F

ACREAGE: 33.852 ACRES

SURVEYOR: FAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-3867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3 SUITE 200
AUSTIN, TX 78759
(512) 454-3711 F
(512) 459-3867 F

ACREAGE BY LOT TYPE:
ROW: 4.328 ACRES
DEVELOPMENT LOTS: 9.082 ACRES
PARKLAND LOT: 19.279 ACRES
LANDSCAPE LOTS: 1.163 ACRES

NUMBER OF LOTS BY TYPE:
RIGHT OF WAY: 1
DEVELOPMENT LOTS: 44
PARKLAND/DRAINAGE EASEMENT LOT: 1
LANDSCAPE LOTS: 5

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

NUMBER OF BLOCKS: 6

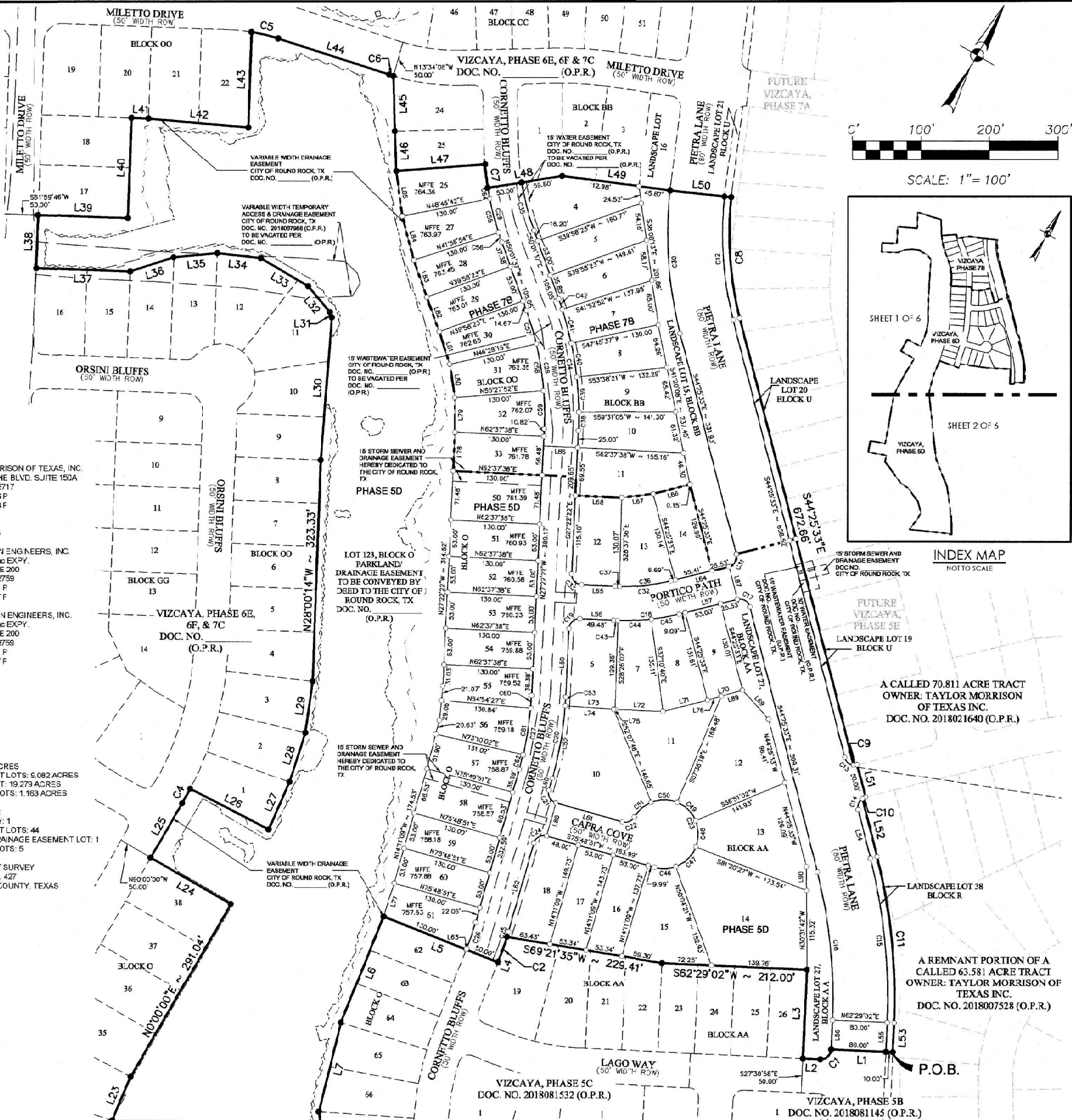
LINEAR FEET OF NEW STREETS: 2952

SUBMITTAL DATE: JANUARY 22, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
FEBRUARY 20, 2019



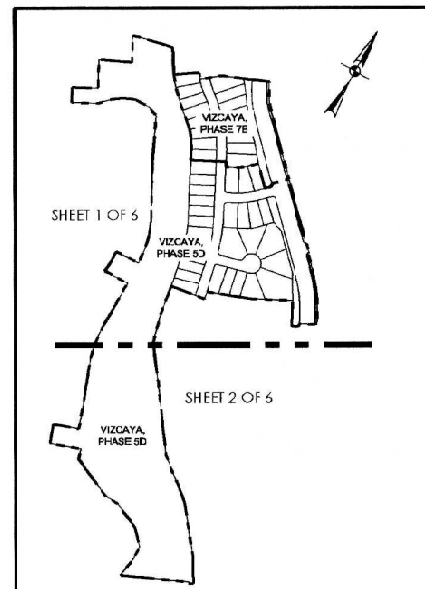
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028E01



SHEET 1 OF 6

LOCATION MAP
NOT TO SCALE

A 33.852 ACRES TRACT BEING OUT OF A CALLED 70.811 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 33.581 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 201807528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING REMNANT OF A CALLED 33.581 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 201315860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS.

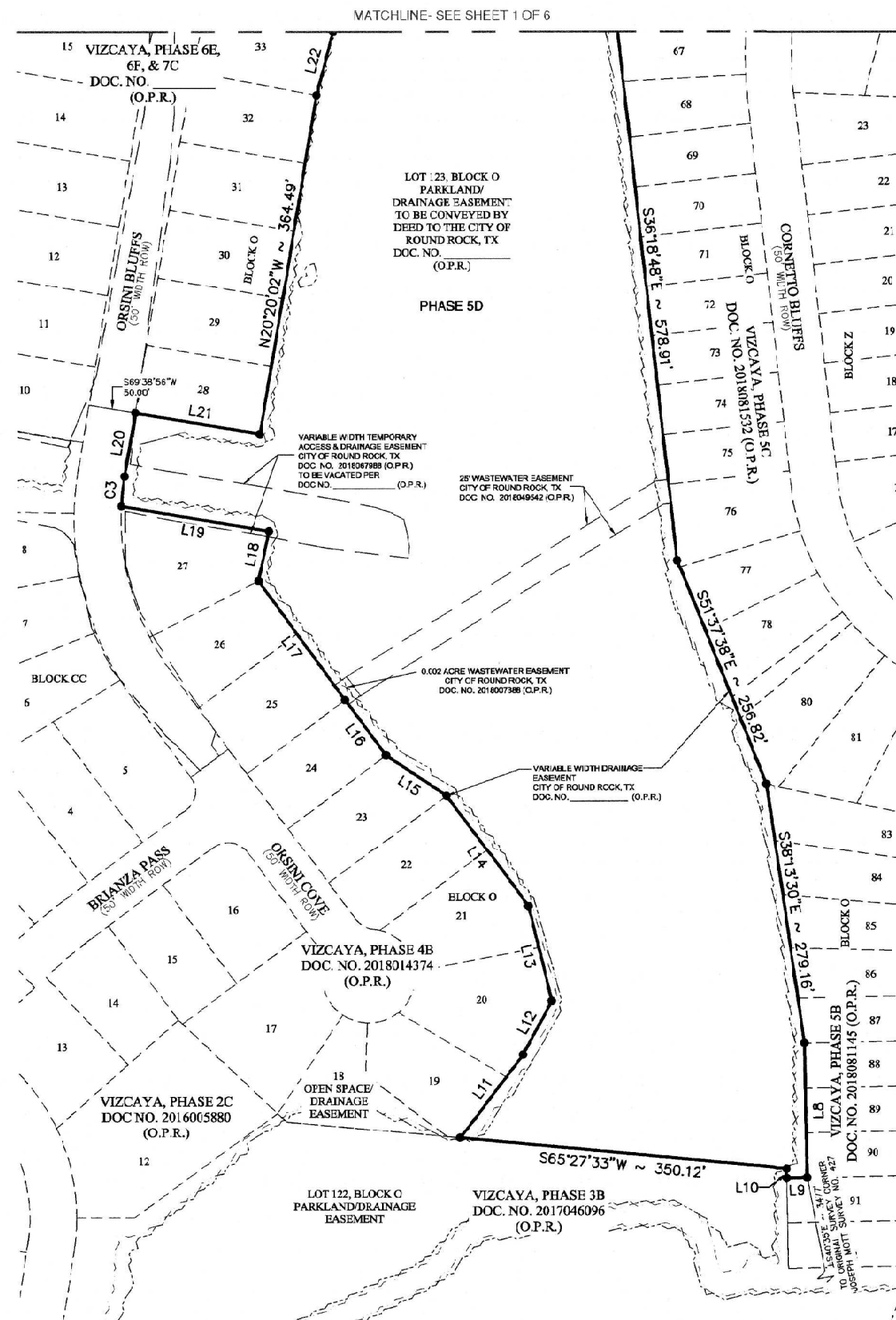


INDEX MAP

NOT TO SCALE



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRAT CN #470 | TBPLS FIRM REGISTRATION #10026801



SHEET 2 OF 6

FP1901-007

Civil Job No. 50803-42; Survey Job No. 50803-00

Date: Feb 06, 2018, 7:57am User ID: Usercom
file: Highway/CVL30003-12/Final/VF30003-12_5D_7D.dwg

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2016021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 53.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115653 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 5D & 7B Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																								OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (08/15/2018)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 95	% 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 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	-	-	-	-	-	14	29	-	17	135	184	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	31	-	-	-	27	-	254	292	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	-	37	-	-	43	31	30	-	-	-	3	40	28	-	51	-	-	16	11	401	400	368 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	-	43	-	-	-	-	-	-	-	-	154	349	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	30	46	40	28	31	51	14	56	16	28	954	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	-	-	-	1	-	2	19				
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	32	51	15	56	18	34	1047			

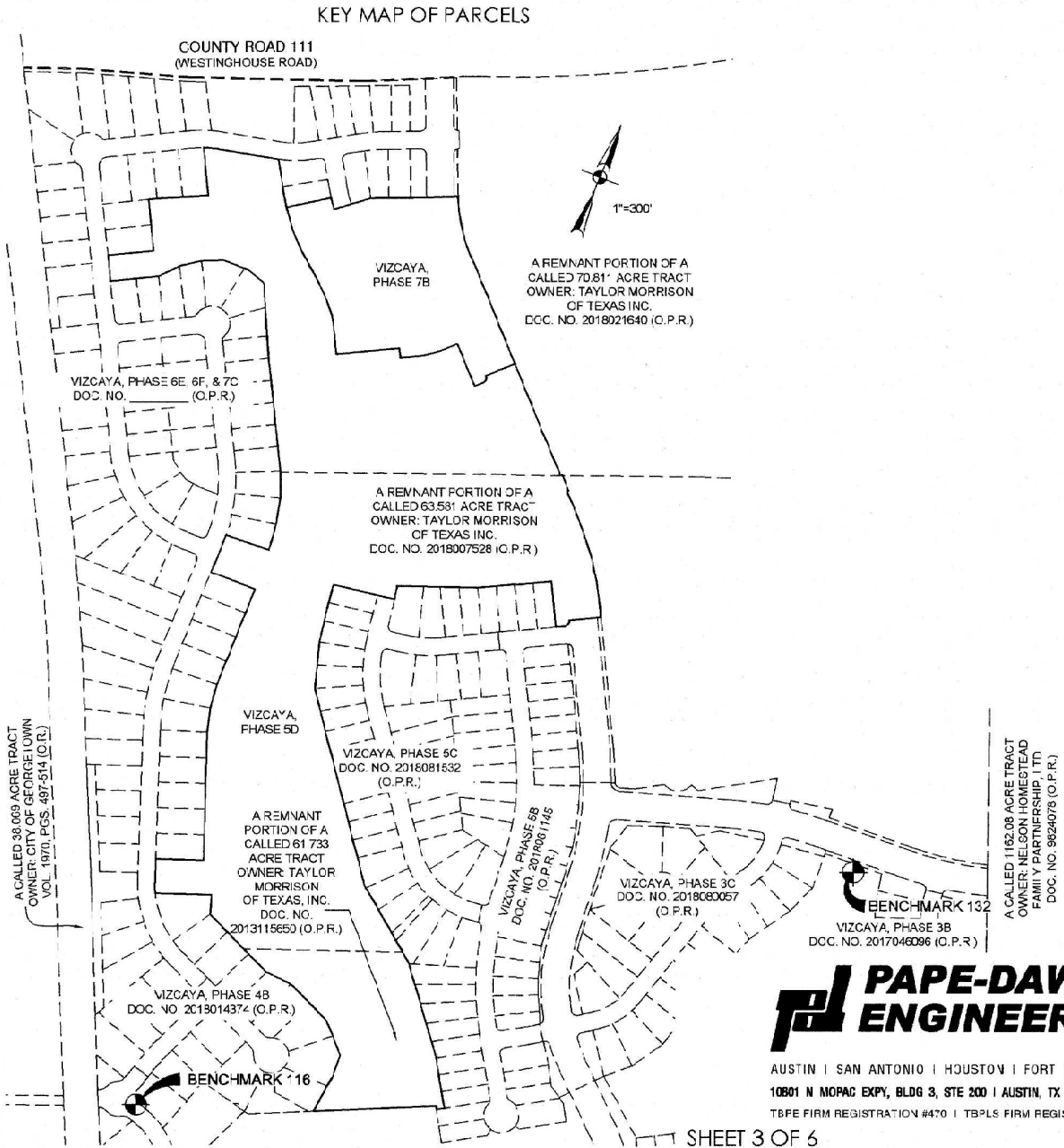
BLOCK AA		
LOT #	AREA (SQ. FT.)	USAGE TYPE
6	9,156	STANDARD LOT
7	7,830	STANDARD LOT
8	7,768	STANDARD LOT
9	6,933	STANDARD LOT
10	17,280	STANDARD LOT
11	13,147	STANDARD LOT
12	17,384	STANDARD LOT
13	14,586	STANDARD LOT
14	23,997	STANDARD LOT
15	11,335	STANDARD LOT
16	7,459	STANDARD LOT
17	7,777	STANDARD LOT
18	9,609	STANDARD LOT
27	19,102	LANDSCAPE LOT

BLOCK BB		
LOT #	AREA (SQ. FT.)	USAGE TYPE
4	10,182	STANDARD LOT
5	8,225	STANDARD LOT
6	7,861	STANDARD LOT
7	7,690	STANDARD LOT
8	7,508	STANDARD LOT
9	7,871	STANDARD LOT
10	6,265	STANDARD LOT
11	10,252	STANDARD LOT
12	6,939	STANDARD LOT
13	8,457	STANDARD LOT
14	7,211	STANDARD LOT
15	19,406	LANDSCAPE LOT

BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
38	3,692	LANDSCAPE LOT

BLOCK U		
LOT #	AREA (SQ. FT.)	USAGE TYPE
19	3,369	LANDSCAPE LOT
20	5,095	LANDSCAPE LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
50	9,233	STANDARD LOT
51	6,890	STANDARD LOT
52	6,890	STANDARD LOT
53	6,890	STANDARD LOT
54	6,890	STANDARD LOT
55	7,121	STANDARD LOT
56	7,714	STANDARD LOT
57	7,175	STANDARD LOT
58	8,939	STANDARD LOT
59	6,890	STANDARD LOT
60	6,890	STANDARD LOT
61	7,490	STANDARD LOT
123	839,788	PARKLAND/DRAINAGE EASEMENT



FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 201802640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	090°00'00"	S17°29'02"W	21.21'
C2	425.00'	005°08'49"	S10°51'24"E	38.15'
C3	275.00'	006°32'39"	N23°37'23"W	31.39'
C4	500.00'	002°46'24"	N01°23'12"W	24.20'
C5	275.00'	008°20'34"	N73°26'41"E	40.01'
C6	325.00'	001°11'05"	N77°01'25"E	5.72'
C7	425.00'	004°40'05"	S36°45'31"E	34.63'
C8	490.00'	020°34'05"	S34°08'31"E	174.96'
C9	15.00'	C19°28'16"	N55°18'35"E	5.07'
C10	15.00'	C19°28'16"	S35°50'19"W	5.07'
C11	830.00'	C16°54'35"	S35°58'15"E	244.07'
C12	500.00'	020°34'05"	S34°08'31"E	178.53'
C13	15.00'	090°00'00"	S89°25'33"E	21.21'
C14	15.00'	090°00'00"	S90°34'27"W	21.21'
C15	820.00'	C16°54'35"	S35°58'15"E	241.13'
C16	740.00'	C16°54'35"	N35°58'13"W	217.61'
C17	15.00'	090°00'00"	N89°25'33"W	21.21'
C18	325.00'	017°02'11"	S54°06'02"W	96.37'
C19	15.00'	090°00'00"	S17°37'38"W	21.21'
C20	525.00'	013°11'13"	S20°46'45"E	120.56'
C21	15.00'	089°58'59"	S59°11'03"E	21.21'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	15.00'	076°39'30"	N37°29'09"E	19.61'
C23	50.00'	258°58'41"	S52°21'15"E	79.27'
C24	15.00'	090°00'00"	S30°48'51"W	21.21'
C25	425.00'	001°03'55"	S13°57'46"E	7.90'
C26	375.00'	006°13'56"	N11°23'58"W	40.77'
C27	475.00'	013°11'13"	N20°45'45"W	109.08'
C28	445.00'	022°39'15"	N38°41'59"W	174.80'
C29	425.00'	010°56'03"	N44°33'35"W	80.98'
C30	530.00'	020°34'05"	N34°08'31"W	207.09'
C31	15.00'	090°00'00"	N60°34'27"E	21.21'
C32	275.00'	017°03'11"	N54°08'02"E	81.55'
C33	15.00'	090°00'00"	S72°22'22"E	21.21'
C34	495.00'	022°39'15"	S38°41'59"E	194.45'
C35	375.00'	010°56'03"	S44°33'35"E	71.45'
C36	275.00'	015°47'57"	S53°28'25"W	75.59'
C37	275.00'	001°15'14"	S62°00'01"W	6.02'
C38	495.00'	002°06'33"	N28°55'38"W	28.66'
C39	495.00'	005°52'44"	N33°25'11"W	50.77'
C40	495.00'	005°52'44"	N39°19'01"W	50.77'
C41	495.00'	005°52'44"	N45°10'46"W	50.77'
C42	495.00'	001°54'29"	N49°04'22"W	15.48'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C43	325.00'	001°03'40"	N62°05'48"E	6.02'
C44	325.00'	008°44'59"	N57°11'39"E	49.55'
C45	325.00'	007°14'53"	N49°11'53"E	41.09'
C46	50.00'	036°12'57"	N58°01'52"E	31.60'
C47	50.00'	048°35'11"	N15°38'03"E	41.14'
C48	50.00'	044°29'26"	N30°54'16"W	37.86'
C49	50.00'	044°29'26"	N75°23'42"W	37.86'
C50	50.00'	044°29'24"	S60°26'51"W	37.86'
C51	50.00'	038°42'45"	S13°50'47"W	33.44'
C52	525.00'	011°46'25"	N20°34'21"W	107.85'
C53	525.00'	001°24'48"	N25°39'58"W	12.95'
C54	425.00'	S02°07'44"	S40°09'26"E	15.79'
C55	425.00'	006°47'49"	S44°37'12"E	50.39'
C56	425.00'	002°00'30"	S49°01'22"E	14.90'
C57	445.00'	006°29'53"	S46°46'40"E	50.47'
C58	445.00'	008°59'55"	S39°01'56"E	89.78'
C59	445.00'	007°09'46"	S30°57'15"E	55.63'
C60	475.00'	002°16'49"	S26°13'57"E	18.90'
C61	475.00'	008°15'35"	S20°57'45"E	88.42'
C62	475.00'	002°38'49"	S15°36'33"E	21.94'

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

(a) the right to install additional Facilities on the Easement Tract;

(b) the right to grade the easement to 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;

(c) 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 row 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;

(d) 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;

(e) 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 when 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 thereon, 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, logs, brush and refuse wood shall be burned or removed by the Grantee.

(f) 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

(a) Grantee shall not fence the easement;

(b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantor's private roads or lanes on the lands;

(c) 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, its 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:

1. 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.

2. 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.

3. A TEN FOOT (10') PLE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.

4. 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 OR AS MODIFIED BY PUD NO. 96.

5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), FP1806-001, APPROVED BY THE PLANNING AND ZONING COMMISSION, AUGUST 15, 2018.

6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.

7. A PORTION OF THIS TRACT IS ENCRoACHED BY THE ULTIMATE (FUTURE) 1% ANNUAL CHANCE FLOODPLAIN. 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.

8. NO PORTION OF THIS TRACT IS ENCRoACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4849100485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

9. LOT 27, BLOCK AA; LOT 15, BLOCK BB; LOT 38, BLOCK R & LOTS 19 & 20, BLOCK U SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 123, BLOCK O SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.

10. 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.

11. FARMLAND DEDICATED TO THE CITY OF ROUND ROCK PER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S62°25'02"W	90.00'
L2	S62°25'02"W	25.64'
L3	N27°30'58"W	130.00'
L4	S08°17'00"E	1.27'
L5	S81°42'00"W	190.90'
L6	S08°17'00"E	197.24'
L7	S15°15'23"E	133.39'
L8	S31°33'23"E	144.90'
L9	S58°36'37"W	22.00'
L10	N31°02'23"W	10.00'
L11	N07°11'44"E	111.47'
L12	N01°36'23"W	65.01'
L13	N43°36'36"W	133.67'
L14	N66°19'41"W	147.57'
L15	N85°09'42"W	77.46'
L16	N63°36'59"W	73.00'
L17	N63°39'25"W	136.59'
L18	N18°00'46"W	55.00'
L19	S69°38'56"W	159.82'
L20	N20°21'04"W	68.66'
L21	N69°38'56"E	135.00'
L22	N14°56'05"W	69.62'
L23	N07°03'19"W	69.64'
L24	N93°00'00"W	135.00'
L25	N00°00'00"E	91.35'
L26	N87°13'36"E	128.92'
L27	N05°27'40"W	75.81'
L28	N12°36'00"W	75.91'
L29	N21°30'21"W	75.87'
L30	N25°42'59"W	208.57'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	N48°28'58"W	7.83'
L32	N70°01'39"W	45.51'
L33	N89°47'26"W	80.18'
L34	S63°30'55"W	63.69'
L35	S54°25'23"W	63.05'
L36	S42°03'39"W	67.02'
L37	S61°59'46"W	137.00'
L38	N28°00'44"W	76.93'
L39	N61°59'46"E	131.00'
L40	N28°00'44"W	146.90'
L41	N61°59'46"E	25.00'
L42	N64°57'36"E	146.20'
L43	N28°00'44"W	136.54'
L44	N77°36'56"E	189.56'
L45	S11°19'04"E	78.47'
L46	S32°06'36"E	58.64'
L47	N25°34'31"E	130.00'
L48	N50°54'26"E	109.80'
L49	N67°22'26"E	158.85'
L50	N66°08'31"E	90.00'
L51	S44°25'32"E	50.00'
L52	S44°25'32"E	86.87'
L53	S27°30'58"E	42.69'
L54	S44°25'32"E	72.73'
L55	S27°30'58"E	42.69'
L56	N27°30'58"W	42.69'
L57	S45°34'27"W	87.63'
L58	S62°37'38"W	49.48'
L59	S27°22'22"E	99.52'
L60	S14°11'09"E	8.49'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	N75°43'52"E	101.02'
L62	S141°1'09"E	133.93'
L63	N081°17'00"W	1.27'
L64	N45°31'27"E	87.63'
L65	N62°37'38"E	45.48'
L66	S45°34'27"W	55.42'
L67	S62°15'11"W	16.46'
L68	S62°37'38"W	57.65'
L69	N72°21'03"W	57.07'
L70	S43°56'36"W	53.02'
L71	S45°43'37"W	57.14'
L72	S61°53'54"W	65.95'
L73	S64°02'36"W	73.08'
L74	N64°02'26"E	70.89'
L75	N64°02'26"E	21.91'
L76	N43°50'36"E	20.86'
L77	N12°34'36"W	50.70'
L78	N27°22'22"W	56.48'
L79	N301°0'56"W	50.16'
L80	N39°01'56"W	45.39'
L81	N47°43'26"W	50.36'
L82	N50°01'37"W	53.00'
L83	N49°40'59"W	56.83'
L84	N44°37'12"W	65.80'
L85	N37°49'23"W	85.80'
L86	S62°37'38"W	50.00'
L87	S44°25'33"E	50.00'
L88	N141°1'09"W	50.00'
L89	N43°07'36"E	32.16'
L90	N30°31'42"W	34.69'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MIDCAP EXPY, BLDG 8, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBBE FIRM REGISTRATION #470 | TBBLS FIRM REGISTRATION # 0028801

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC. RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC. RECORDED IN DOCUMENT NO. 2018070528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115653 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of the dominant portion of a called 70.811 acre tract recorded in Document No. 213021640 of the Official Public Records of Williamson County, Texas, a called 63.581 acre tract recorded in Document No. 213007528 of the Official Public Records of Williamson County, Texas, and a called 61.733 acre tract recorded in Document No. 213115550 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as the Final Plat of Vircaya, Phase EC & 7B 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 Part II, Zoning and Development Code, Section, 10-25, City of Round Rock, Texas as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.



Michael S. Fisher
Registered Professional Engineer No. 87704
Page-Jawson 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 Part III, Zoning and Development Code, Section, 10-25, City of Round Rock, Texas 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 MoFrac Expy., Bldg 3, Suite 200
Austin, Texas, 78759

02/06/2019
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

**PAPE-DAWSON
ENGINEERS**

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 | TEPLS FIRM REGISTRATION #1002680