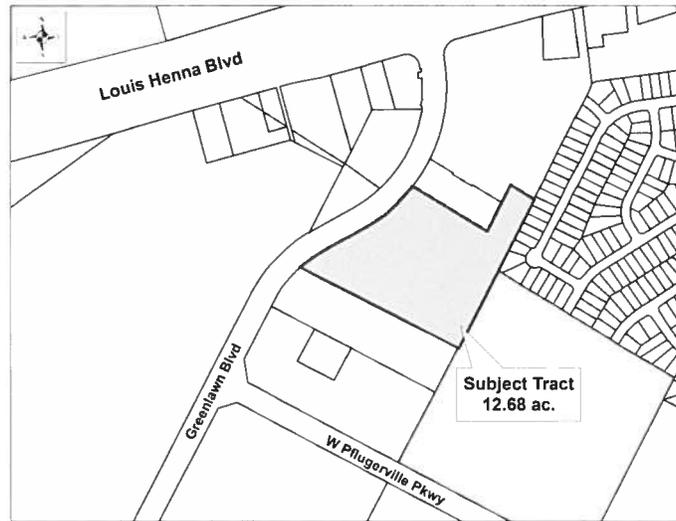


**IDEA Greenlawn Subdivision  
PRELIM PLAT PP1903-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of preliminary plat

**ZONING AT TIME OF APPLICATION:** PF-2 (Public Facilities - medium density)

**DESCRIPTION:** 12.91 acres out of the Memucan Hunt Survey, Abstract No. 314

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Dell/La Frontera Mixed Use

**ADJACENT LAND USE:**

North: commercial - C-1 (General Commercial)

South: undeveloped - PUD 107 (low density multi-family and commercial)

East: single family and undeveloped - SF-2 (Single Family - standard lot) and City of Pflugerville

West: undeveloped - C-1 (General Commercial) and C-1a (General Commercial - limited)

**PROPOSED LAND USE:** open enrollment charter school

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	12.91
<b>TOTALS:</b>	<b>1</b>	<b>12.91</b>

**Owner:**  
IDEA Public School  
2115 W. Pike Blvd.  
Weslaco, TX 78596

**Agent:**  
BIG RED DOG Engineering  
Cliff Kendall  
2021 E. 5th St., Ste. 200  
Austin, TX 78702

**IDEA Greenlawn Subdivision  
PRELIM PLAT PP1903-003**

**HISTORY:** The property was rezoned to PF-2 (Public Facilities – medium intensity) in January 2019, for use as a charter school.

**DATE OF REVIEW:** April 17, 2019

**LOCATION:** Southeast of Louis Henna Blvd. and east of Greenlawn Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The property is designated for Dell/La Frontera mixed use in the General Plan. It is currently zoned as PF-2 (Public Facilities – medium intensity).

Compliance with the Preliminary Plat: The preliminary plat contains one development lot consisting of 12.68 acres and one right-of-way lot of 0.24 acres.

Traffic, Access and Roads: The tract has access to Greenlawn Blvd. There is an existing median break which can be utilized.

Water and Wastewater Service: Water service will be taken from an existing 12-inch line located in the northern corner of the site. Wastewater will be conveyed to an existing offsite 8-inch wastewater main located at the southwest corner of Greenlawn Blvd. and Pflugerville Parkway.

Additional Considerations: The property is to be used for a charter school providing for grades K-12. The first phase being planned will serve grades K-8 and the second phase will serve grades 9-12. The PF-2 (Public Facilities – medium intensity) zoning district is designed for educational facilities of this size and type. The exterior wall finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU) with an ashlar pattern. Stucco, architecturally finished steel or metal, or architectural CMU shall not comprise more than 50 percent of the total exterior wall finish and fiber cement siding shall not comprise more than 25% of the total exterior wall finish. There are also building orientation and articulation standards.

**RECOMMENDED MOTION:**

Staff recommends approval with the following condition:

1. Remove the word 'approximate' from ties across Greenlawn, near line segment L14 and L16.

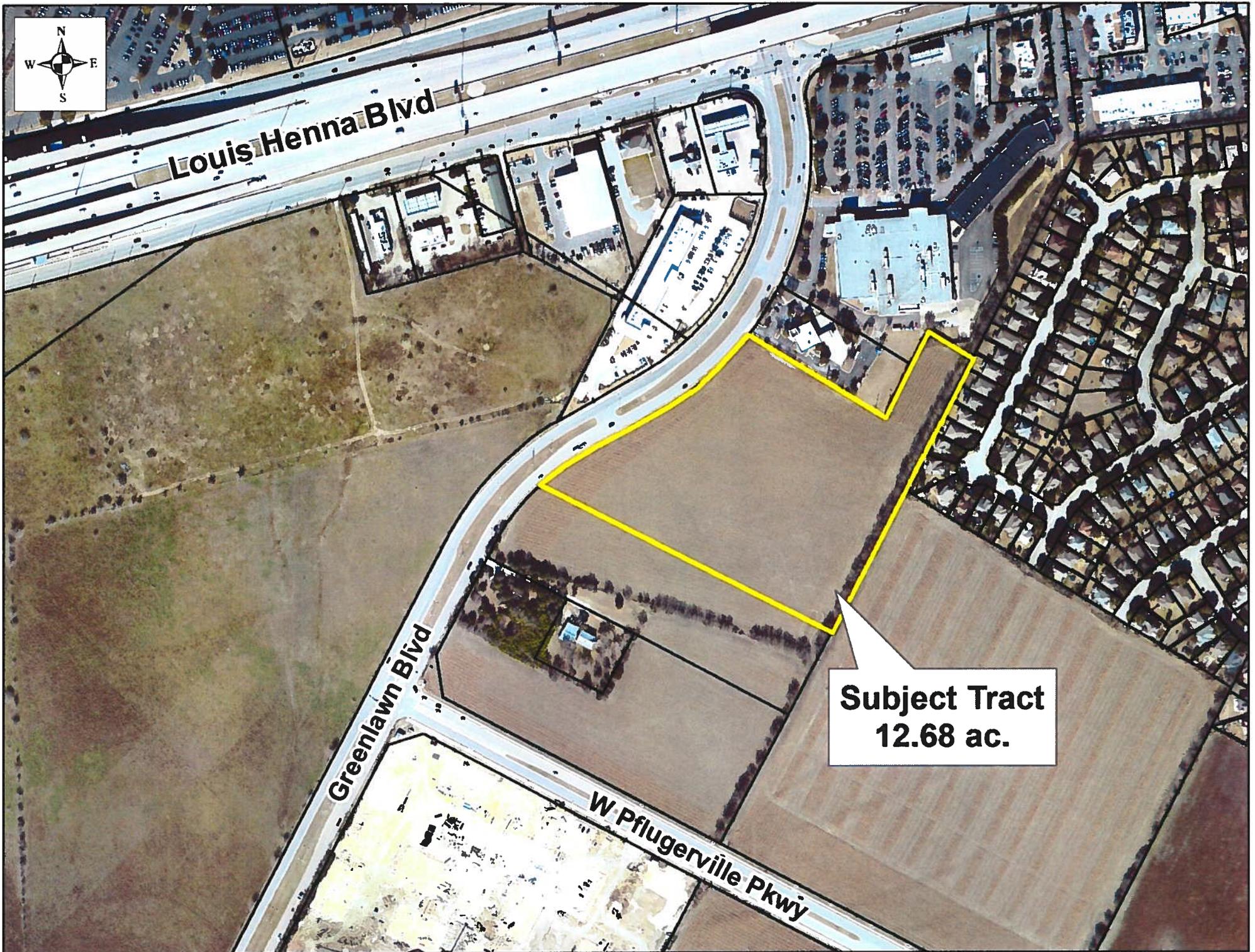


Louis Henna Blvd

Greenlawn Blvd

W Pflugerville Pkwy

**Subject Tract  
12.68 ac.**

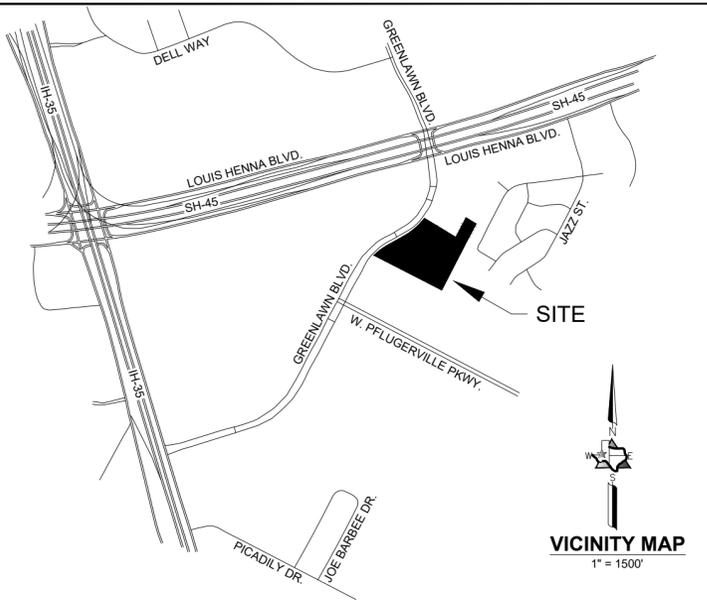


# PRELIMINARY PLAT OF IDEA GREENLAWN SUBDIVISION

0 100 200 Feet  
SCALE: 1" = 100'



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	201.30'	702.47'	16° 25' 07"	N52° 27' 00"E	200.61'
C2	345.64'	860.00'	23° 01' 40"	N49° 15' 20"E	343.32'
C3	350.77'	870.00'	23° 06' 02"	N49° 13' 07"E	348.40'
C4	77.35'	682.47'	6° 29' 37"	N57° 24' 45"E	77.31'
C5	60.35'	692.47'	4° 59' 35"	N46° 59' 28"E	60.33'
C6	169.24'	860.00'	11° 16' 31"	N31° 57' 00"E	168.97'
C7	201.38'	702.47'	16° 25' 31"	N36° 01' 41"E	200.69'



**OWNER:** IDEA PUBLIC SCHOOLS  
**ADDRESS:** 505 ANGELITA DRIVE WESLACO, TEXAS 78596

**SUBDIVISION ACREAGE:** 12.913

**SURVEYOR:** CHARLES M. BENSON REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863 EAGLE EYE CONSTRUCTION LAYOUT, FIRM #10194139

**ADDRESS:** 1807 S. US HIGHWAY 183 LEANDER, TEXAS 78641 (512) 528-5308

**SUBDIVISION BLOCKS:** ONE (1)

**SUBMITTAL DATE:** MARCH 19, 2019

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** APRIL 17, 2019

**BENCHMARK DESCRIPTIONS:**

**B.M. # 100**  
DESCRIPTION: CAPPED 1/2-INCH IRON ROD SET IN THE CENTER MEDIAN OF GREENLAWN BLVD., HAVING A 120-FOOT RIGHT-OF-WAY WIDTH, (± 13.81' WEST OF THE WESTERLY NORTHBOUND EDGE OF PAVEMENT; ± 56.28' WEST OF THE CURVING EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BLVD., AND ± 117' SOUTHWEST OF THE NORTHERLY MOST CORNER OF THE SUBJECT TRACT), AS SHOWN HEREON.

GRID COORDINATES: NORTHING: 10148471.8420'; EASTING: 3138294.5760'; ELEVATION: 821.79'

**B.M. #101**  
DESCRIPTION: CAPPED 1/2-INCH IRON ROD SET IN THE CENTER MEDIAN OF GREENLAWN BLVD., HAVING A 120-FOOT RIGHT-OF-WAY WIDTH, (± 9.37' WEST OF THE WESTERLY NORTHBOUND EDGE OF PAVEMENT; ± 41.94' WEST OF THE CURVING EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BLVD., AND ± 83' SOUTHWEST OF THE SOUTHWESTERLY CORNER OF THE SUBJECT TRACT), AS SHOWN HEREON.

GRID COORDINATES: NORTHING: 10148129.1210'; EASTING: 3137787.0020'; ELEVATION: 821.00'

**DEVELOPMENT ACREAGE:** 12.677 ACRES (LOT 1, BLOCK A)  
**RIGHT-OF-WAY ACREAGE:** 0.2360 ACRES (LOT 2, BLOCK A)

**PATENT SURVEY(S):** TEXAS

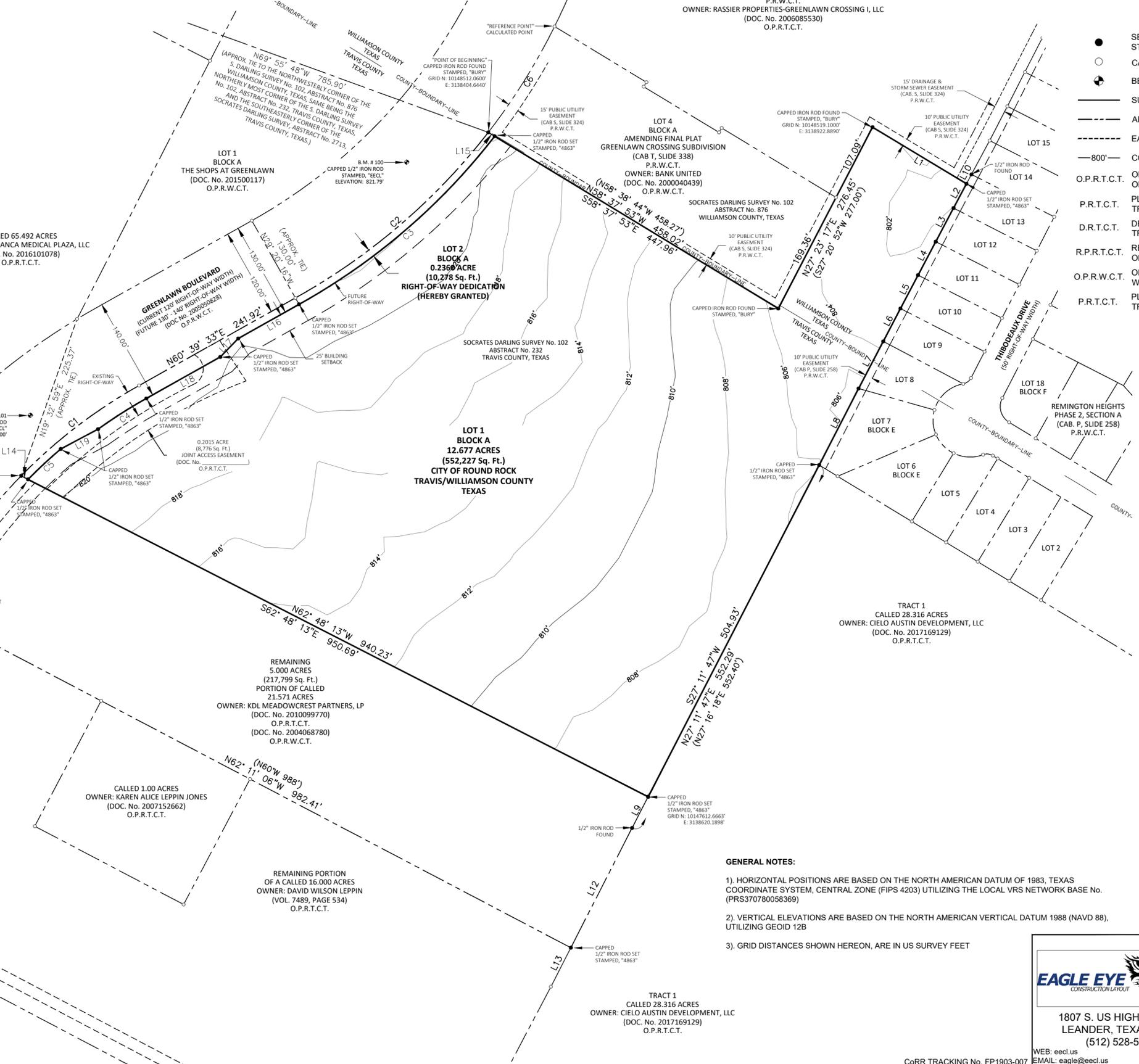
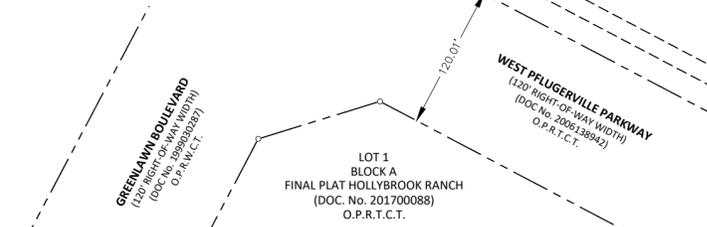
**WILLIAMSON COUNTY:** SOCRATES DARLING SURVEY No. 102 ABSTRACT No. 876

**TRAVIS COUNTY:** SOCRATES DARLING SURVEY No. 102 ABSTRACT No. 232

**ENGINEER:** MICHAEL V. REYES PROFESSIONAL ENGINEER, TEXAS REGISTRATION No. 111664 BIG RED DOG, A DIVISION OF WGI, FIRM # 11201

**ADDRESS:** 2021 E. 5TH STREET, SUITE 200 AUSTIN, TEXAS 78704 (512) 669-5560

**LOT DETAILS:**  
**TOTAL No. OF DEVELOPMENT LOT(S):** ONE (1)  
**TOTAL No. OF RIGHT-OF-WAY LOT(S):** ONE (1)



LOT 3  
BLOCK A  
AMENDING FINAL PLAT  
GREENLAWN CROSSING SUBDIVISION  
(CAB. T, SLIDE 338)  
P.R.W.C.T.  
OWNER: RASSIER PROPERTIES-GREENLAWN CROSSING I, LLC  
(DOC. No. 2006085530)  
O.P.R.T.C.T.

LOT 4  
BLOCK A  
AMENDING FINAL PLAT  
GREENLAWN CROSSING SUBDIVISION  
(CAB T, SLIDE 338)  
P.R.W.C.T.  
OWNER: BANK UNITED  
(DOC. No. 2000040439)  
O.P.R.W.C.T.

LOT 2  
BLOCK A  
0.2360 ACRE  
(10,278 Sq. Ft.)  
RIGHT-OF-WAY DEDICATION  
(HEREBY GRANTED)

LOT 1  
BLOCK A  
12.677 ACRES  
(552,227 Sq. Ft.)  
CITY OF ROUND ROCK  
TRAVIS/WILLIAMSON COUNTY  
TEXAS

TRACT 1  
CALLED 28.316 ACRES  
OWNER: CIELO AUSTIN DEVELOPMENT, LLC  
(DOC. No. 2017169129)  
O.P.R.T.C.T.

REMAINING  
5.000 ACRES  
(217,799 Sq. Ft.)  
PORTION OF CALLED  
21.571 ACRES  
OWNER: KDL MEADOWCREST PARTNERS, LP  
(DOC. No. 2010099770)  
O.P.R.T.C.T.  
(DOC. No. 2004068780)  
O.P.R.W.C.T.

CALLLED 1.00 ACRES  
OWNER: KAREN ALICE LEPPIN JONES  
(DOC. No. 2007152662)  
O.P.R.T.C.T.

REMAINING PORTION  
OF A CALLED 16.000 ACRES  
OWNER: DAVID WILSON LEPPIN  
(VOL. 7489, PAGE 534)  
O.P.R.T.C.T.

**GENERAL NOTES:**

- HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369)
- VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B
- GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET

**LEGEND**

- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- SUBJECT PROPERTY LINE
- - - ADJOINING TRACTS PROPERTY LINE
- - - EASEMENT
- 800'— CONTOUR
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Line Table		
Line #	Length	Direction
L1	148.02'	S58° 50' 30"E
(L1)	(148.16')	(N58° 38' 44"W)
L2	37.26'	S27° 58' 10"W
L3	51.39'	S27° 49' 17"W
(L3)	(51.39')	(N30° 59' 43"E)
L4	51.20'	S27° 44' 48"W
(L4)	(51.20')	(N30° 55' 14"E)
L5	51.03'	S27° 42' 17"W
(L5)	(51.03')	(N30° 52' 43"E)
L6	50.13'	S27° 28' 59"W
(L6)	(50.13')	(N30° 39' 25"E)
L7	71.92'	S27° 35' 29"W
(L7)	(71.92')	(N30° 45' 55"E)
L8	116.50'	S27° 07' 42"W
(L8)	(116.50')	(N30° 18' 08"E)
L9	47.36'	S27° 11' 47"W
L10	14.38'	N27° 58' 10"E
(L10)	(14.36')	(S27° 49' 59"W)
L11	20.36'	N27° 48' 34"E
(L11)	(20.36')	(S27° 48' 54"W)
L12	181.92'	S26° 59' 58"W
L13	56.29'	S26° 59' 50"W
L14	10.47'	N62° 48' 13"W
L15	10.06'	S58° 37' 53"E
L16	94.08'	N60° 39' 33"E
L17	34.88'	N44° 00' 03"E
L18	114.41'	N60° 39' 33"E
L19	57.00'	N61° 55' 22"E

**EAGLE EYE**  
CONSTRUCTION LAYOUT

PROJECT: IDEA GREENLAWN  
CLIENT: BIG RED DOG  
DATE: 04/11/2019  
SCALE: 1" = 100'  
BY: rc/cmb

1807 S. US HIGHWAY 183  
LEANDER, TEXAS 78641  
(512) 528-5308

WEB: eecul.us  
EMAIL: eagle@eecul.us

T.B.P.L.S. FIRM  
#10194139

SHEET  
01 of 02

# PRELIMINARY PLAT OF IDEA GREENLAWN SUBDIVISION

**LEGAL DESCRIPTION:**

**A DESCRIPTION TO ACCOMPANY A SKETCH OF A 12.913 ACRE (APPROX. 562,505 SQ. FT.) TRACT OF LAND, SITUATED IN THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 876, WILLIAMSON COUNTY, TEXAS AND THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN RESIDUE OF A CALLED 21.571 ACRE TRACT OF LAND BEING DESCRIBED IN A WARRANTY DEED, CONVEYED TO KDL MEADOWCREST PARTNERS, LP, DATED AUGUST 25, 2004 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2004068780 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2010099770 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 12.913 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** AT A FOUND IRON ROD WITH PLASTIC CAP, STAMPED "BURY" FOR THE NORTHWESTERLY (NORTHERLY CENTER) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND, SAME BEING A POINT ALONG THE EASTERLY CURVING RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, HAVING A CALLED 120-FOOT RIGHT-OF-WAY WIDTH, ACCORDING TO THAT CERTAIN AGREED JUDGEMENT, DATED DECEMBER 3, 2001 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2005050828 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK A OF THE AMENDING FINAL PLAT OF GREENLAWN CROSSING SUBDIVISION, A SUBDIVISION APPEARING OF RECORD UNDER CABINET T, SLIDE 338 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DULY RECORDED UNDER DOCUMENT NO. 2001003900 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FROM WHICH A CALCULATED POINT BEARS NORTHEAST WITH THE CURVING EASTERLY RIGHT-OF-WAY LINE OF SAID GREENLAWN BOULEVARD WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 169.24 FEET, A RADIUS OF 860.00 FEET, A DELTA ANGLE OF 11° 16' 31" AND A CHORD WHICH BEARS NORTH 31° 57' 00" EAST, A DISTANCE OF 168.97 FEET, FOR THE NORTHWESTERLY CORNER OF SAID LOT 4, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK A, OF SAID GREENLAWN CROSSING SUBDIVISION;

**THENCE** TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND AND SOUTHERLY LINE THE AFORESAID GREENLAWN CROSSING SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1). **SOUTH 58° 37' 53" EAST**, A DISTANCE OF **458.02 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED "BURY" FOR AN ELL-CORNER ALONG THE NORTHERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 4, BLOCK A;

2). **NORTH 27° 23' 17" EAST**, A DISTANCE OF 169.36 FEET TO A CALCULATED POINT FOR THE NORTHEASTERLY CORNER OF AFORESAID LOT 4, SAME BEING THE SOUTHERLY MOST CORNER OF THE AFORESAID LOT 3, BLOCK A, THENCE CONTINUING AN ADDITIONAL 107.09 FEET, FOR A TOTAL DISTANCE OF **276.45 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED "BURY" FOR THE NORTHERLY MOST CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING AND ELL-CORNER ALONG THE SOUTHERLY LOT LINE OF SAID LOT 3;

3). **SOUTH 58° 50' 30" EAST**, A DISTANCE OF **148.02 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE NORTHEASTERLY (EASTERLY MOST) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 3, BLOCK A, SAME BEING A POINT ALONG THE NORTHWESTERLY LOT LINE OF LOT 13, BLOCK E, OF THE REMINGTON HEIGHTS PHASE 2 SECTION A, A SUBDIVISION APPEARING OF RECORD UNDER CABINET P, SLIDE 258 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE** TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THAT CERTAIN CALLED 21.571 ACRE TRACT OF LAND AND THE NORTHWESTERLY COMMON LINE OF LOT(S) 13 THOUGH 7, BLOCK A OF THE AFORESAID REMINGTON HEIGHTS PHASE 2 SECTION A, SAME BEING THE SOUTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND WITH THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1). **SOUTH 27° 58' 10" WEST**, A DISTANCE OF **37.26 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

2). **SOUTH 27° 49' 17" WEST**, A DISTANCE OF **51.39 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

3). **SOUTH 27° 44' 48" WEST**, A DISTANCE OF **51.20 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

4). **SOUTH 27° 42' 17" WEST**, A DISTANCE OF **51.03 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

5). **SOUTH 27° 28' 59" WEST**, A DISTANCE OF **50.13 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

6). **SOUTH 27° 35' 29" WEST**, A DISTANCE OF **71.92 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

7). **SOUTH 27° 07' 42" WEST**, A DISTANCE OF **116.50 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE SOUTHWESTERLY CORNER OF SAID LOT 7, SAME BEING THE NORTHWESTERLY CORNER OF A CALLED 28.316 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT 1 IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO CIELO AUSTIN DEVELOPMENT, DATED OCTOBER 19, 2017 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2017169129 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A POINT OF ANGLE ALONG THE SOUTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND;

**THENCE SOUTH 27° 11' 47" WEST**, CONTINUING ALONG THE SOUTHEASTERLY PROPERTY LINE OF THE AFOREMENTIONED RESIDUE OF A CALLED 21.571 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY PROPERTY LINE OF THE AFORESAID TRACT 1, A DISTANCE OF **504.93 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE SOUTHEASTERLY CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND;

**THENCE NORTH 62° 48' 13" WEST**, OVER AND ACROSS THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND, A DISTANCE OF **950.69 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE SOUTHWESTERLY (WESTERLY MOST) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING A POINT ALONG THE CURVING SOUTHEASTERLY (EASTERLY) RIGHT-OF-WAY LINE OF THE AFORESAID GREENLAWN BOULEVARD;

**THENCE** TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THAT CERTAIN CALLED 21.571 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY (EASTERLY) RIGHT-OF-WAY LINE OF THE AFORESAID GREENLAWN BOULEVARD AND THE NORTHWESTERLY (NORTHERLY) PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1). WITH A CURVE TO THE RIGHT, HAVING AN **ARC LENGTH** OF **201.30 FEET**, A **RADIUS** OF **702.47 FEET**, A **DELTA ANGLE** OF **16° 25' 07"** AND A **CHORD** WHICH BEARS **NORTH 52° 27' 00" EAST**, A **DISTANCE** OF **200.61 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

2). **NORTH 60° 39' 33" EAST**, A DISTANCE OF **241.92 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

3). WITH A CURVE TO THE LEFT, HAVING AN **ARC LENGTH** OF **345.64 FEET**, A **RADIUS** OF **860.00 FEET**, A **DELTA ANGLE** OF **23° 01' 40"** AND A **CHORD** WHICH BEARS **NORTH 49° 15' 20" EAST**, A **DISTANCE** OF **343.32 FEET** TO THE **POINT OF BEGINNING**, CONTAINING THE HEREON, DESCRIBED 12.913 ACRE (APPROX. 562,505 SQ. FT.) TRACT OF LAND, MORE OR LESS.

**CITY OF ROUND ROCK GENERAL NOTES:**

1). NO PORTION OF THIS TRACT IS ENCROACHMENT BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

2). NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

3). 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, 2018, AS AMENDED.

4). SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

5). SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

6). A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING GREENLAWN BOULEVARD.

 <p><b>EAGLE EYE</b> CONSTRUCTION LAYOUT</p>	<p><b>PROJECT:</b> IDEA GREENLAWN</p> <p><b>CLIENT:</b> BIG RED DOG</p> <p><b>DATE:</b> 04/11/2019</p> <p><b>SCALE:</b> 1" = 100'</p> <p><b>BY:</b> ro/cmb</p>
<p>1807 S. US HIGHWAY 183 LEANDER, TEXAS 78641 (512) 528-5308</p>	<p><b>WEB:</b> eecl.us      <b>T.B.P.L.S. FIRM</b></p> <p><b>EMAIL:</b> eagle@eecl.us      <b>#10194139</b></p>
<p><b>SHEET</b> 02 of 02</p>	