

**Vizcaya Phase 5D & 7B**  
**FINAL PLAT FP1903-006**



**CASE PLANNER: JUAN ENRIQUEZ**

**REQUEST:** Final Plat approval for 45 single-family standard lots, 1 right-of-way lot and 6 parkland/drainage/landscape lots

**ZONING AT TIME OF APPLICATION:** PUD No. 96

**DESCRIPTION:** 33.85 acres out of the Joseph Motto 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:	45	9.08
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	4.33
Parkland:	1	19.28
Other:	5	1.16
<b>TOTALS:</b>	<b>52</b>	<b>33.85</b>

**Owner:**  
 Taylor Morrison of Texas, Inc.  
 Michael Slack  
 11200 Lakeline Blvd., Ste. 150A  
 Austin, TX 78717

**Agent:**  
 Pape-Dawson Engineers, Inc.  
 Michael Fisher  
 10801 N. Mopac Expressway, Bldg. 3, Ste. 200  
 Austin, TX 78759

**Vizcaya Subdivision Phases 5D & 7B  
FINAL PLAT FP1903-006**

**HISTORY:** The Planning and Zoning Commission (P&Z) previously approved Phases 5D and 7B at the February 20, 2019 meeting for a total of 44 development lots. However, the plat was not recorded and the Applicant is now adding a new development lot for a total of 45 development lots. Therefore, P&Z approval is required for an increase in number of lots.

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

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

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 96, which designates this tract for residential purposes and other tracts for commercial uses. The subject tract is zoned PUD No. 96 and allows for residential land uses. The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage includes approximately 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a 3-acre site for a fire station site that has been dedicated to the City of Round Rock.

For the purposes of these phases, 45 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, 5 landscape lots and 1 parkland/drainage lot 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).

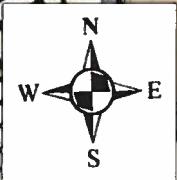
Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

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

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

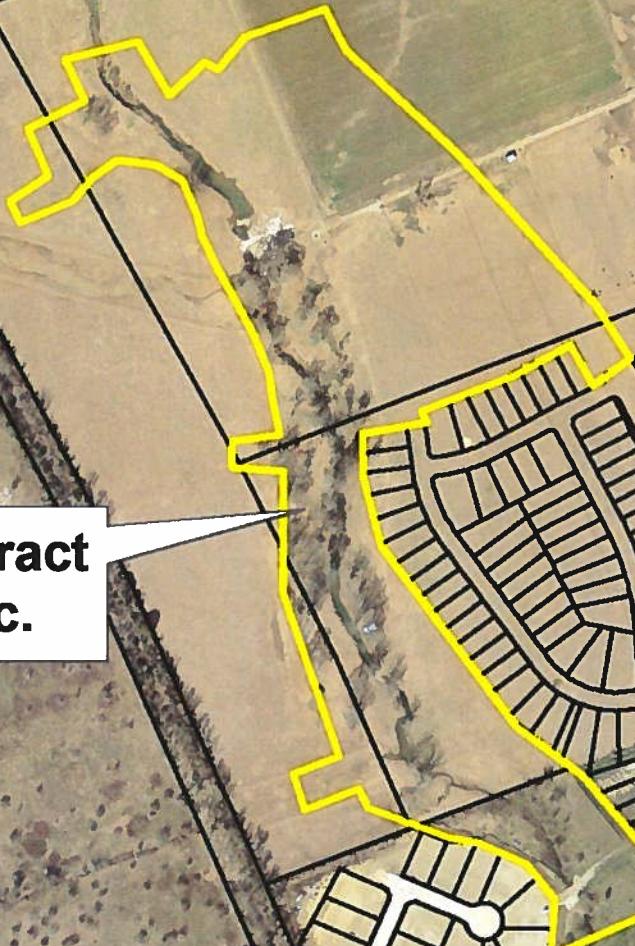
**RECOMMENDED MOTION:**

Staff recommends approval of the final plat application



Westinghouse Rd

**Subject Tract  
33.85 ac.**

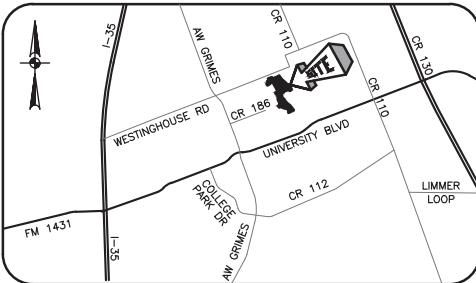


Varano Bnd

Pietra Ln



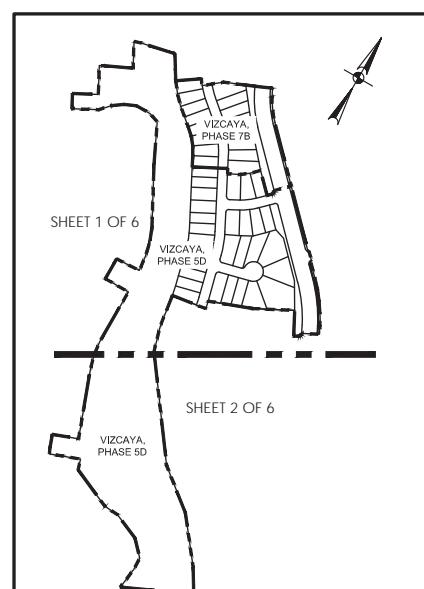
## ROUND ROCK



**LOCATION MAP**  
NOT TO SCALE

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. 201807528 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 ROBIN BOCK, WILLIAMSON COUNTY, TEXAS



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INDEX MA

**P D PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TRPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #1002886

MATCHLINE- SEE SHEET 1 OF

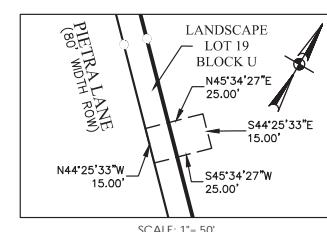
SCALE: 1" = 100'



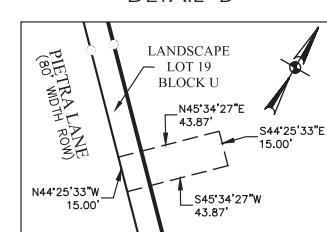
## LEGEND

AC	ACRE(S)
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
WSE	WATER SURFACE ELEVATION
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR) ●	FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
●	SET 1 1/2" IRON ROD W/PAPE-DAWSON CAP
●	NEIGHBORHOOD BOX UNIT
—	EASEMENT
—	EXISTING PHASES/TRACTS
—	PLAT BOUNDARY
—	FUTURE PHASES
—	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
—	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
—	PHASE LINE

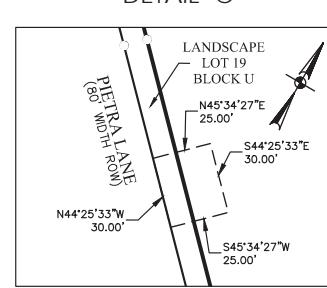
## DETAIL "A"



## DETAIL "B"



## DETAIL "C"



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. 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.

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. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96												
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 6A	PHASE 6B	PHASE 6C	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	-	-	264	292	183 (MIN.)	15 (MIN.)								
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	3	40	29	-	51	-	-	16	11	402	368 (MIN.)	NO MIN OR MAX REQ.								
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	28	-	43	-	-	-	-	-	-	-	-	164	349	357 (MAX.)	30 (MAX.)								
<b>SUBTOTAL</b>	<b>147</b>	<b>78</b>	<b>28</b>	<b>21</b>	<b>8</b>	<b>21</b>	<b>79</b>	<b>22</b>	<b>20</b>	<b>51</b>	<b>31</b>	<b>30</b>	<b>15</b>	<b>45</b>	<b>28</b>	<b>30</b>	<b>46</b>	<b>40</b>	<b>29</b>	<b>31</b>	<b>51</b>	<b>14</b>	<b>56</b>	<b>16</b>	<b>28</b>	<b>965</b>	<b>1225</b>								
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										
<b>TOTAL</b>	<b>164</b>	<b>85</b>	<b>29</b>	<b>24</b>	<b>10</b>	<b>21</b>	<b>87</b>	<b>29</b>	<b>20</b>	<b>56</b>	<b>33</b>	<b>32</b>	<b>17</b>	<b>49</b>	<b>29</b>	<b>34</b>	<b>49</b>	<b>41</b>	<b>33</b>	<b>32</b>	<b>51</b>	<b>15</b>	<b>56</b>	<b>18</b>	<b>34</b>	<b>1048</b>									

KEY MAP OF PARCELS

BLOCK AA		
LOT #	AREA (SQ. FT.)	USAGE TYPE
5	9,156	STANDARD LOT
6	7,830	STANDARD LOT
7	7,768	STANDARD LOT
8	6,933	STANDARD LOT
9	10,953	STANDARD LOT
10	8,717	STANDARD LOT
11	10,736	STANDARD LOT
12	17,384	STANDARD LOT
13	14,588	STANDARD LOT
14	23,997	STANDARD LOT
15	11,935	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	8,265	STANDARD LOT
11	10,252	STANDARD LOT
12	8,939	STANDARD LOT
13	8,457	STANDARD LOT
14	7,211	STANDARD LOT
15	19,406	LANDSCAPE LOT

BLOCK OO		
LOT #	AREA (SQ. FT.)	USAGE TYPE
26	7,514	STANDARD LOT
27	7,514	STANDARD LOT
28	7,084	STANDARD LOT
29	6,890	STANDARD LOT
30	7,537	STANDARD LOT
31	7,786	STANDARD LOT
32	7,612	STANDARD LOT
33	6,890	STANDARD LOT

BLOCK U		
LOT #	AREA (SQ. FT.)	USAGE TYPE
19	3,369	LANDSCAPE LOT
20	5,096	LANDSCAPE LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
50	6,890	STANDARD LOT
51	6,890	STANDARD LOT
52	8,446	STANDARD LOT
53	8,190	STANDARD LOT
54	6,890	STANDARD LOT
55	7,121	STANDARD LOT
56	7,714	STANDARD LOT
57	7,175	STANDARD LOT
58	8,909	STANDARD LOT
59	6,890	STANDARD LOT
60	6,890	STANDARD LOT
61	7,490	STANDARD LOT
123	839,804	PARKLAND/DRAINAGE EASEMENT

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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S17°29'02"E	21.21'	23.56'
C2	425.00'	005°08'49"	S105°12'24"E	38.16'	38.18'
C3	275.00'	006°32'39"	N23°37'23"W	31.39'	31.41'
C4	500.00'	002°46'24"	N01°23'12"W	24.20'	24.20'
C5	275.00'	008°20'34"	N7°32'64"E	40.04'	40.04'
C6	325.00'	001°11'06"	N77°01'25"E	6.72'	6.72'
C7	425.00'	004°40'05"	S36°45'31"E	34.62'	34.63'
C8	490.00'	020°34'05"	S34°08'31"E	174.96'	175.90'
C9	15.00'	019°28'16"	N55°18'35"E	5.07'	5.10'
C10	15.00'	019°28'16"	S35°50'19"W	5.07'	5.10'
C11	830.00'	016°54'35"	S35°58'16"E	244.07'	244.96'
C12	500.00'	020°34'05"	S34°08'31"E	178.53'	179.49'
C13	15.00'	090°00'00"	S89°25'33"E	21.21'	23.56'
C14	15.00'	090°00'00"	S00°34'27"W	21.21'	23.56'
C15	820.00'	016°54'35"	S35°58'16"E	241.13'	242.01'
C16	740.00'	016°54'35"	N35°58'16"W	217.61'	218.40'
C17	15.00'	090°00'00"	N89°25'33"W	21.21'	23.56'
C18	325.00'	017°03'11"	S54°06'02"W	96.37'	96.73'
C19	15.00'	090°00'00"	S17°37'38"W	21.21'	23.56'
C20	525.00'	013°11'13"	S20°46'45"E	120.56'	120.83'
C21	15.00'	089°59'59"	S59°11'08"E	21.21'	23.56'
C22	15.00'	076°39'30"	N37°29'07"E	18.61'	20.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	50.00'	256°58'41"	S52°21'15"E	78.27'	224.26'
C24	15.00'	090°00'00"	S30°48'51"W	21.21'	23.56'
C25	425.00'	001°03'55"	S13°57'46"E	7.90'	7.90'
C26	375.00'	006°13'56"	N11°23'58"W	40.77'	40.79'
C27	475.00'	013°11'13"	N20°46'45"W	109.08'	109.32'
C28	445.00'	022°39'15"	N38°41'59"W	174.80'	175.92'
C29	425.00'	010°56'03"	N44°33'35"W	80.98'	81.11'
C30	580.00'	020°34'05"	N34°08'31"W	207.09'	208.21'
C31	15.00'	090°00'00"	N00°34'27"E	21.21'	23.56'
C32	275.00'	017°03'11"	N54°06'02"E	81.55'	81.85'
C33	15.00'	090°00'00"	S72°22'22"E	21.21'	23.56'
C34	495.00'	022°39'15"	S38°41'59"E	194.45'	195.72'
C35	375.00'	010°56'03"	S44°33'35"E	71.45'	71.56'
C36	275.00'	015°47'57"	S53°28'25"W	75.59'	75.83'
C37	275.00'	001°15'14"	S62°00'01"W	6.02'	6.02'
C38	495.00'	003°06'33"	N28°55'38"W	26.86'	26.86'
C39	495.00'	005°52'44"	N33°25'17"W	50.77'	50.79'
C40	495.00'	005°52'44"	N39°18'01"W	50.77'	50.79'
C41	495.00'	005°52'44"	N45°10'46"W	50.77'	50.79'
C42	495.00'	001°54'29"	N49°04'22"W	16.48'	16.48'
C43	325.00'	001°03'40"	N62°05'48"E	6.02'	6.02'
C44	325.00'	008°44'39"	N57°11'39"E	49.55'	49.60'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C45	325.00'	007°14'53"	N49°11'53"E	41.09'	41.11'
C46	50.00'	036°12'27"	N58°01'52"E	31.07'	31.60'
C47	50.00'	048°35'11"	N15°38'03"E	41.14'	42.40'
C48	50.00'	044°29'26"	N30°54'16"W	37.86'	38.83'
C49	50.00'	044°29'28"	N75°23'42"W	37.86'	38.83'
C50	50.00'	083°12'09"	S40°45'29"W	66.39'	72.61'
C52	15.00'	046°47'08"	S22°32'56"W	11.91'	12.25'
C53	15.00'	029°52'22"	S60°52'41"W	7.73'	7.82'
C54	525.00'	011°46'25"	N20°04'21"W	107.69'	107.88'
C55	525.00'	001°24'48"	N26°39'58"W	12.95'	12.95'
C56	425.00'	002°07'44"	S40°09'26"E	15.79'	15.79'
C57	425.00'	006°47'49"	S44°37'12"E	50.39'	50.42'
C58	425.00'	002°00'30"	S49°01'22"E	14.90'	14.90'
C59	445.00'	006°29'53"	S46°46'40"E	50.44'	50.47'
C60	445.00'	008°59'35"	S39°01'56"E	69.78'	69.85'
C61	445.00'	007°09'46"	S30°57'15"E	55.60'	55.63'
C62	475.00'	002°16'49"	S26°13'57"E	18.90'	18.90'
C63	475.00'	008°15'35"	S20°57'45"E	68.42'	68.48'
C64	475.00'	002°38'49"	S15°30'33"E	21.94'	21.94'

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
- 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.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH, PP1806-001, APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 15, 2018).
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IN 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.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 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 MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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.
- PARKLAND CONVEYED TO THE CITY OF ROUND ROCK PER DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE APPROVAL OF FP1903-006 SHALL SUPERSEDE FP1901-007, WHICH WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON FEBRUARY 20, 2019, BUT NOT RECORDED AT THE WILLIAMSON COUNTY CLERK'S OFFICE.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S62°29'02"W	90.00'
L2	S62°29'02"W	25.64'
L3	N27°30'58"W	130.00'
L4	S08°17'00"E	1.27'
L5	S81°43'00"W	180.00'
L6	S08°17'00"E	167.24'
L7	S16°15'23"E	133.39'
L8	S31°03'23"E	144.00'
L9	S58°56'37"W	22.00'
L10	N31°03'23"W	10.00'
L11	N07°11'44"E	11.47'
L12	N01°36'23"W	65.01'
L13	N43°36'36"W	103.67'
L14	N66°19'41"W	147.57'
L15	N86°09'42"W	77.46'
L16	N66°36'59"W	

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. 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.

FIELD NOTES  
FOR

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. 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. SAID 33.852 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  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at the northeast corner of Vizcaya, Phase 5B, a subdivision according to the plat recorded in Document No. 201801145 of the Official Public Records of Williamson County, Texas, same being a point in a south line of the Remnant Portion of said 63.581-acre tract for the southeast corner and **POINT OF BEGINNING** hereof,

THENCE with the north boundary line of said Vizcaya, Phase 5B, same being the south boundary line of the Remnant Portion of said 63.581-acre tract the following five (5) courses and distances:

1. S 62°29'02" W, a distance of 90.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,
2. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°0'0", a chord bearing and distance of S 17°29'02" W, 21.21 feet, an arc length of 23.56 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
3. S 62°29'02" W, a distance of 25.64 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,
4. N 27°30'58" W, a distance of 130.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof, and
5. S 62°29'02" W, at a distance of 159.00 feet passing a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said Vizcaya, Phase 5B, same being the northeast corner of Vizcaya, Phase 5C, continuing with a south boundary line of the Remnant Portion of said 63.581-acre tract, same being the north boundary line of said Vizcaya, Phase 5C, for a total distance of 212.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof;

THENCE continuing with a south boundary line of the Remnant Portion of said 63.581-acre tract, same being the north boundary line of said Vizcaya, Phase 5C the following four (4) courses and distances:

1. S 69°21'35" W, a distance of 229.41 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,
2. along the arc of a curve to the right, having a radius of 425.00 feet, a central angle of 05°08'49", a chord bearing and distance of S 10°51'24" E, 38.16 feet, an arc length of 38.18 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
3. S 08°17'00" E, a distance of 1.27 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof, and
4. S 81°43'00" W, a distance of 180.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said Vizcaya, Phase 5C, same being a southeast corner of the Remnant Portion of said 63.581-acre tract for a southeast ell corner hereof;

THENCE with the west boundary line of said Vizcaya, Phase 5C, same being an east boundary line of the Remnant Portion of said 63.581-acre tract the following four (4) courses and distances:

1. S 08°17'00" E, a distance of 167.24 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,
2. S 16°15'23" E, a distance of 133.39 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,
3. S 36°18'48" E, a distance of 578.91 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof, and
4. S 51°37'38" E, at a distance of 220.86 passing a southeast corner of said 63.581-acre tract, also being the northeast corner of the Remnant Portion of said 61.733-acre tract, continuing with the west line of said Vizcaya, Phase 5C, same being an east line of the Remnant Portion of said 61.733-acre tract for a total distance of 256.82 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said Vizcaya, Phase 5C, same being the westernmost northwest corner of said Vizcaya, Phase 5C, also being a point in the east line of the Remnant Portion of said 61.733-acre tract for an angle point hereof,

THENCE with the east boundary line of the Remnant Portion of said 61.733-acre tract, same being the west line of said Vizcaya, Phase 5B the following three (3) courses and distances:

1. S 38°13'30" E, a distance of 279.16 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,
2. S 31°03'23" E, a distance of 144.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner hereof, and
3. S 58°56'37" W, a distance of 22.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a west corner of said Vizcaya, Phase 5B, same being a point in the east line of Vizcaya, Phase 3B, a subdivision according to the plat recorded in Document No. 2017046096 of the Official Public Records of Williamson County, Texas, also being a point in the south line of the Remnant Portion of said 61.733-acre tract for a south corner hereof;

THENCE N 31°03'23" W, with the east line of said Vizcaya, Phase 3B, same being a west line of the Remnant Portion of said 61.733-acre tract, a distance of 10.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a north corner of said Vizcaya, Phase 3B, same being a south corner of the Remnant Portion of said 61.733-acre tract for a southwest corner hereof;

THENCE S 65°27'33" W, with the north line of said Vizcaya, Phase 3B, same being the south line of the Remnant Portion of said 61.733-acre tract, a distance of 350.12 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of the Remnant Portion of said 63.733-acre tract, same being a point in the north line of said Vizcaya, Phase 3B, also being the southeast corner of Vizcaya, Phase 4B, a subdivision according to the plat recorded in Document No. 2018014374 of the Official Public Records of Williamson County, Texas for the southwest corner hereof;

THENCE departing the north boundary line of said Vizcaya, Phase 3B, with the east boundary line of said Vizcaya, Phase 4B, same being the west line of the Remnant Portion of said 61.733-acre tract the following six (6) courses and distances:

1. N 07°11'44" E, a distance of 111.47 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,
2. N 01°36'23" W, a distance of 65.01 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,
3. N 43°36'36" W, a distance of 103.67 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,
4. N 66°19'41" W, a distance of 147.57 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

5. N 86°09'42" W, a distance of 77.46 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof, and

6. N 66°36'59" W, a distance of 73.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at the north corner of said Vizcaya, Phase 4B, same being the easternmost southeast corner of Vizcaya, Phase 6E, 6F & 7C, a subdivision according to the plat recorded in Document No. \_\_\_\_\_ of the Official Public Records of Williamson County, Texas, also being a point in the west line of the Remnant Portion of said 61.733-acre tract  $\frac{1}{2}$ " iron rod found an angle point hereof;

THENCE with the east boundary line of said Vizcaya, Phase 6E, 6F & 7C, same being the west boundary line of the Remnant Portion of said 61.733-acre tract, the west boundary line of the Remnant Portion of said 63.581-acre tract, and in part with the west boundary line of the Remnant Portion of said 70.811-acre tract the following thirty-three (33) courses and distances:

1. N 65°59'25" W, a distance of 156.59 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

2. N 18°00'45" W, a distance of 55.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

3. S 69°38'56" W, a distance of 159.82 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,

4. along the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 06°32'39", a chord bearing and distance of N 23°37'23" W, 31.39 feet, an arc length of 31.41 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

5. N 20°21'04" W, a distance of 68.66 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

6. N 69°38'56" E, a distance of 135.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

7. N 20°21'04" W, a distance of 292.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

8. N 20°15'51" W, a distance of 72.49 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

9. N 14°56'05" W, a distance of 69.62 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

10. N 07°03'19" W, a distance of 69.64 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

11. N 00°00'00" E, a distance of 291.04 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

12. N 90°00'00" W, a distance of 135.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

13. N 00°00'00" E, a distance of 91.35 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

14. along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 02°46'24", a chord bearing and distance of N 01°23'12" W, 24.20 feet, an arc length of 24.20 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency,

15. N 87°13'36" E, a distance of 128.92 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

16. N 06°27'40" W, a distance of 75.81 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

17. N 12°36'00" W, a distance of 75.91 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

18. N 28°00'14" W, a distance of 323.33 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

19. N 25°42'59" W, a distance of 208.57 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

20. N 48°28'58" W, a distance of 7.83 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

21. N 70°01'39" W, a distance of 49.51 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

22. N 89°47'26" W, a distance of 80.18 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

23. S 66°30'55" W, a distance of 63.99 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

24. S 54°25'23" W, a distance of 63.55 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

25. S 42°03'39" W, a distance of 67.02 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

26. S 61°59'45" W, a distance of 137.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

27. N 28°00'14" W, a distance of 76.93 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

28. N 61°59'46" E, a distance of 131.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

29. N 28°00'14" W, a distance of 146.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

30. N 61°59'46" E, a distance of 25.00 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof,

31. N 64°57'35" E, a distance of 146.20 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found hereof, and

32. N 28°00'14" W, a distance of 136.34 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at a southeast ell corner of said Vizcaya, Phase 6E, 6F & 7C, also being the northwest corner of the Remnant Portion of said 70.811-acre tract for a point of non-tangent curvature and the northermost northwest corner hereof;

THENCE with a south line of said Vizcaya, Phase 6E, 6F & 7C, same being the north line of the Remnant Portion of said 70.811-acre tract the following ten (10) course and distances:

1. along the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 08°20'34", a chord bearing and distance of N 73°26'41" E, 40.01 feet, an arc length of 40.04 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,

2. N 77°36'58" E, a distance of 169.56 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,

3. along the arc of a to the left, having a radius of 325.00 feet, a central angle of 01°11'06", a chord bearing and distance of N 77°01'25" E, 6.72 feet, an arc length of 6.72 feet to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,

4. S 31°19'04" E, a distance of 78.47 feet to a  $\frac{1$

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. 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.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of the remnant portion of a called 70.811 acre tract recorded in Document No. 2018021640 of the Official Public Records of Williamson County, Texas, a called 63.581 acre tract recorded in Document No. 2018007528 of the Official Public Records of Williamson County, Texas, and a called 61.733 acre tract 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, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as the Final Plat of Vizcaya, Phase 5D & 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 Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

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

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

\_\_\_\_\_  
Date

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

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

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

\_\_\_\_\_  
Date

**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 | TBPLS FIRM REGISTRATION #10028801

SHEET 6 OF 6

FP1903-006