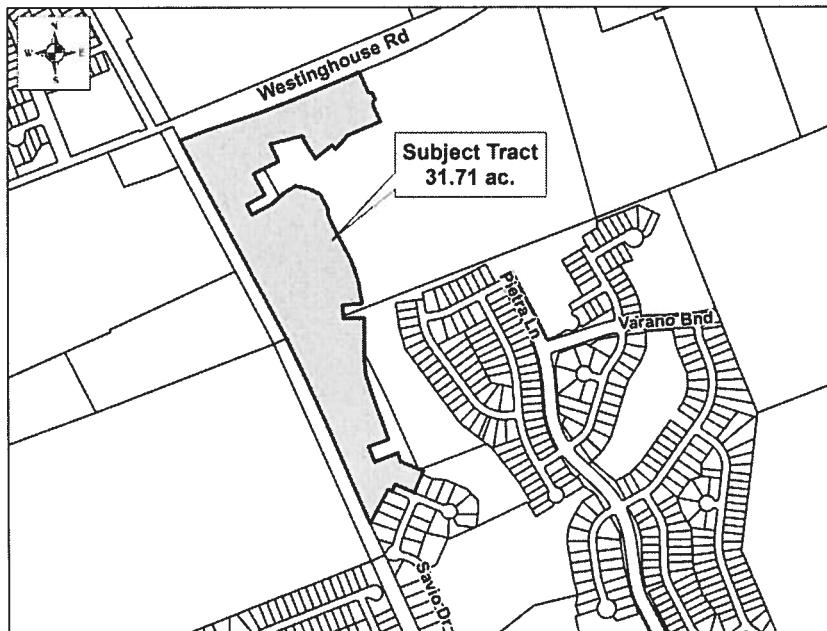


Vizcaya, Phase 6E, 6F, & 7C
FINAL PLAT FP1812-002



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 98 Residential Lots, 1 Right-of-Way Lot and 6 Open Space/Drainage/Landscape Lots

ZONING AT TIME OF APPLICATION: PUD No. 96 (Residential)

DESCRIPTION: 31.71 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: Westinghouse Road Right-of-Way/City of Georgetown

South: Brianza Pass Right-of-Way/Vizcaya Phase 4B

East: Open Space Area/Vizcaya Phases 5C, 7A, and 7B

West: City of Georgetown Undeveloped Land - Zoned for Single-Family and Agriculture

PROPOSED LAND USE: Single-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	98	23.5
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	6.08
Parkland:	0	0
Other:	6	2.13
TOTALS:	105	31.71

Owner: Taylor Morrison of Texas, Inc. Michael Slack 11200 Lakeline Blvd., Ste. 150A Austin, TX 78717	Agent: Pape-Dawson Engineers, Inc. Michael Fisher, PE 10801 N. Mopac Expy., Bldg. 3, Ste. 200 Austin, TX 78759
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**Vizcaya, Phase 6E, 6F, & 7C
FINAL PLAT FP1812-002**

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: January 9, 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 fire station site that has been dedicated to the City of Round Rock.

For the purposes of these phases, 60 single-family detached estate lots are proposed with a minimum lot size of 9,100 square feet and 70-feet in width; 27 single-family detached large lots are proposed with a minimum lot size of 7,500 square feet and 60-feet in width; and 11 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Lastly, 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.

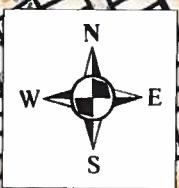
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock.

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.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Miletto Drive in Phase 6F shall utilize a 30-mph design speed.
2. Modify the tie across Westinghouse Road to be perpendicular to the opposite right-of-way line since there is no bearing and distance information provided for the opposite side.
3. Provide additional MFFE's for Block CC Lots 29, 30, 35, 36, 40, 41, 47, 48.
4. Provide additional MFFE's for Block OO Lot 19.
5. Line types of floodplain and flood limits are not distinguishable in all locations. Clarify and identify all line types to the satisfaction of the City with the final plat.
6. Add to Note 7, "A portion of this tract is encroached by the ultimate (future) 1% annual chance floodplain.



Westinghouse Rd

**Subject Tract
31.71 ac.**

Pietra Ln

Varano Bnd

Savio Dr

2

FINAL PLAT
OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 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.



SCALE: 1" = 100'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	019°28'16"	N77°06'33"E	5.07'	5.10'
C2	15.00'	019°28'16"	S57°38'17"W	5.07'	5.10'
C3	490.00'	00113°52"	S23°14'33"E	10.53'	10.53'
C4	425.00'	00440°05"	N36°45'31"W	34.62'	34.63'
C5	325.00'	00111°06"	S77°01'25"W	6.72'	6.72'
C6	275.00'	008°20'34"	S73°26'41"W	40.01'	40.04'
C7	500.00'	002°46'24"	S01°23'12"E	24.20'	24.20'
C8	275.00'	006°32'39"	S23°37'23"E	31.39'	31.41'
C9	325.00'	004°55'41"	N64°09'08"W	27.94'	27.95'
C10	15.00'	070°31'44"	S57°53'27"E	17.32'	18.46'
C11	15.00'	090°00'00"	S22°22'25"E	21.21'	23.56'
C12	500.00'	00113°52"	S23°14'33"E	10.74'	10.74'
C13	580.00'	00113°52"	N23°14'33"W	12.46'	12.46'
C14	15.00'	090°00'00"	N67°37'35"W	21.21'	23.56'
C15	475.00'	008°41'29"	S63°30'41"W	71.98'	72.05'
C16	15.00'	090°00'00"	S13°40'56"W	21.21'	23.56'
C17	375.00'	007°46'30"	S35°12'19"E	50.85'	50.89'
C18	425.00'	00440°05"	N36°45'31"W	34.62'	34.63'
C19	425.00'	003°06'25"	N32°52'16"W	23.04'	23.05'
C20	15.00'	090°00'00"	N76°19'04"W	21.21'	23.56'
C21	325.00'	018°56'02"	S68°08'57"W	106.91'	107.40'
C22	275.00'	015°37'12"	S69°48'22"W	74.74'	74.97'
C23	25.00'	090°00'00"	S16°59'46"W	35.36'	39.27'
C24	15.00'	090°00'00"	S73°00'14"E	21.21'	23.56'
C25	15.00'	05205°40"	N35°56'55"E	13.17'	13.64'
C26	50.00'	193°40'21"	S73°00'50"E	99.29'	169.01'
C27	15.00'	052°01'12"	S01°59'38"E	13.16'	13.62'
C28	500.00'	028°00'14"	S14°00'07"E	241.96'	244.38'
C29	615.00'	020°21'04"	S10°10'32"E	217.30'	218.44'
C30	275.00'	04615°55"	S43°29'01"E	216.07'	222.06'
C31	325.00'	04120'14"	N41°01'11"W	229.43'	234.48'
C32	665.00'	020°21'04"	N10°10'32"W	234.96'	236.20'
C33	15.00'	090°00'00"	S45°00'00"W	45.21'	23.56'
C34	275.00'	06159°46"	N59°00'07"W	283.25'	297.56'
C35	15.00'	052°01'14"	N54°00'50"W	13.16'	13.62'
C36	50.00'	194°02'25"	N16°59'46"E	216.99'	169.33'
C37	15.00'	052°01'12"	N88°00'22"E	13.16'	13.62'
C38	325.00'	015°37'12"	N69°48'22"E	88.33'	88.60'
C39	275.00'	018°56'02"	N68°08'57"E	90.46'	90.88'
C40	525.00'	008°41'29"	N63°30'41"W	79.56'	79.64'
C41	15.00'	090°00'00"	N22°22'25"E	21.21'	23.56'
C42	15.00'	09043°34"	N44°38'16"E	21.35'	23.75'
C43	225.00'	06158°42"	S59°00'39"E	231.69'	243.39'
C44	15.00'	090°00'00"	S16°59'46"W	21.21'	23.56'
C45	25.00'	090°00'00"	N73°00'14"W	35.36'	39.27'
C46	450.00'	02716'44"	N142°53"W	212.23'	214.25'

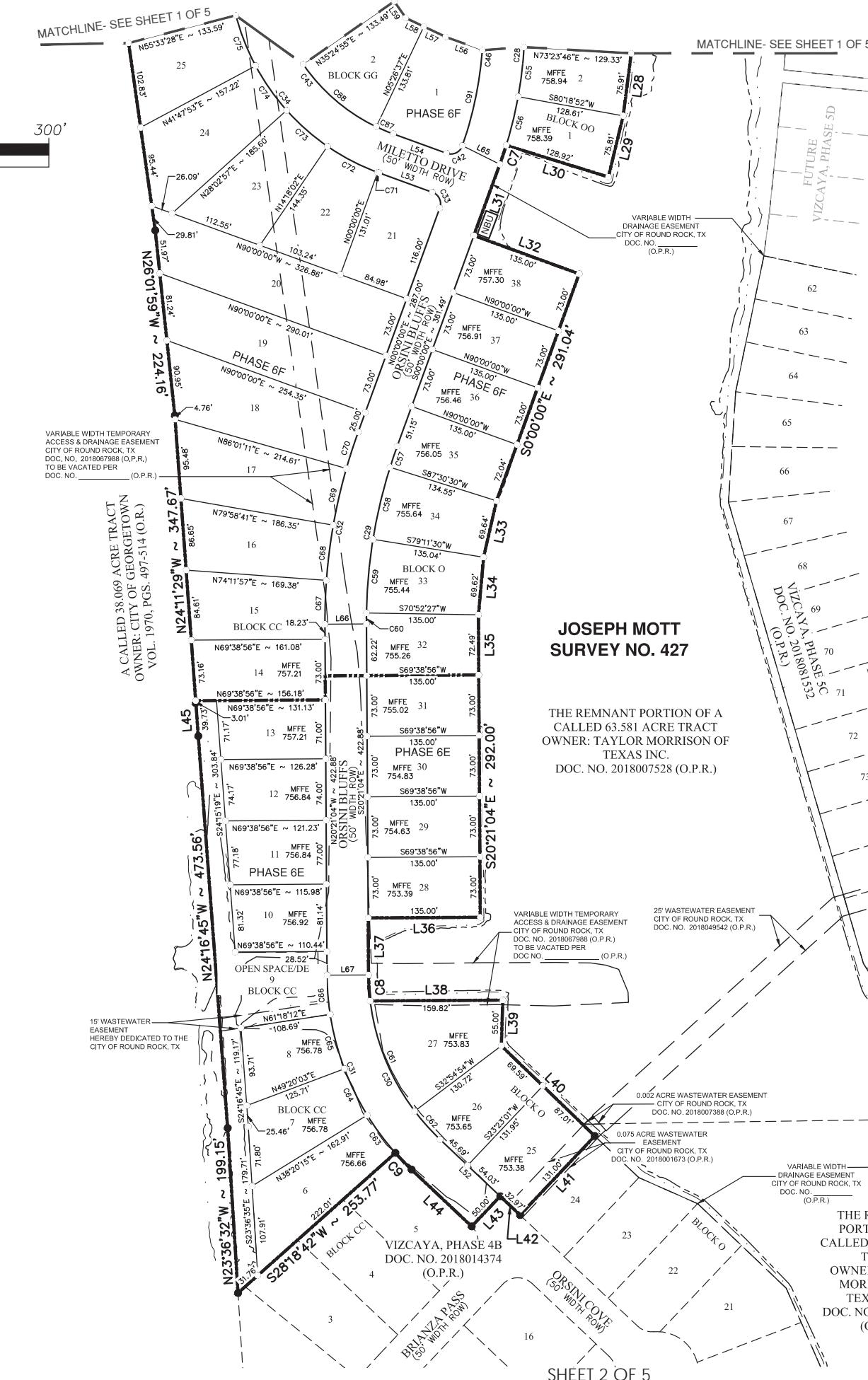
LEGEND

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

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

LEGEND



FINAL PLAT OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 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.

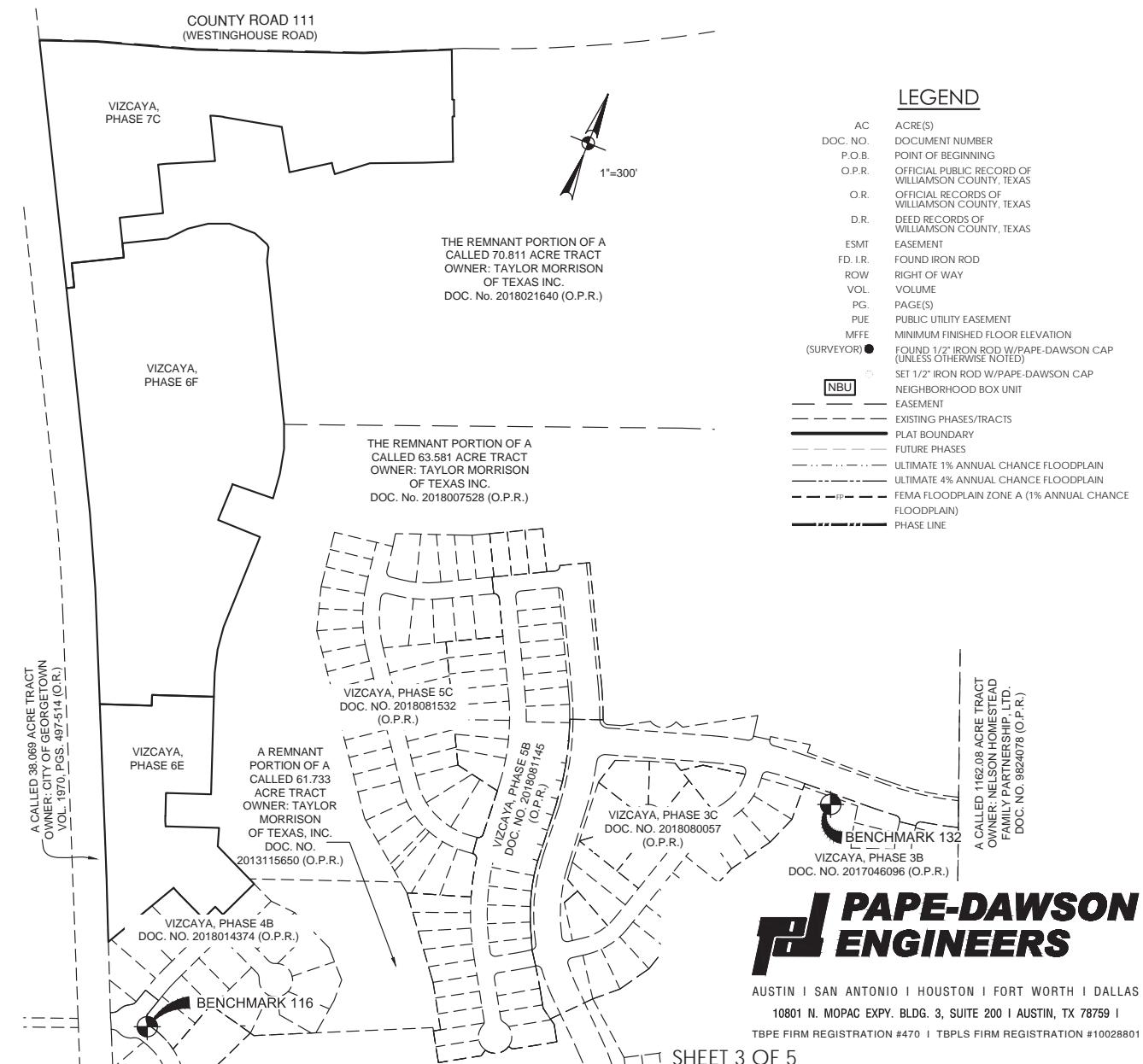
Final Plat: Phase 6E, 6F & 7C Lot Summary

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 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 6A	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7C	TOTAL		
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	1	-	-	15	-	-	-	30	-	-	14	29	17	75	184	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	45	-	-	-	31	-	-	27	-	237	292	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	37	-	-	43	31	30	-	-	-	-	3	40	-	51	-	-	11	346	400	368 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	28	-	-	43	-	-	-	-	-	-	164	349	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	30	46	40	31	51	14	56	28	920	1225	
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	4	-	1	3	-	-	-	-	-	-	3	34		
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	1	7		
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2		
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2		
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4		
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	1	2	-	1	-	1	-	2	16			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	51	15	56	34	990		

VIZCAYA, PHASE 6E, 6F, & 7C

Civil Job No. 50803-40; Survey Job No. 50803-00

KEY MAP OF PARCELS



BLOCK CC		
LOT #	AREA (SQ. FT.)	USAGE TYPE
6	13,990	ESTATE LOT
7	10,826	ESTATE LOT
8	9,232	ESTATE LOT
10	9,185	OPEN SPACE /DE LOT
11	9,133	ESTATE LOT
12	9,158	ESTATE LOT
13	9,138	ESTATE LOT
14	11,580	ESTATE LOT
15	12,769	ESTATE LOT
16	13,461	ESTATE LOT
17	16,093	ESTATE LOT
18	18,535	ESTATE LOT
19	19,869	ESTATE LOT
20	22,488	ESTATE LOT
21	11,084	ESTATE LOT
22	11,551	ESTATE LOT
23	13,821	ESTATE LOT
24	15,610	ESTATE LOT
25	11,834	ESTATE LOT
26	10,188	ESTATE LOT
27	9,577	ESTATE LOT
28	9,585	ESTATE LOT
29	9,592	ESTATE LOT

BLOCK CC		
LOT #	AREA (SQ. FT.)	USAGE TYPE
30	9,600	ESTATE LOT
31	9,608	ESTATE LOT
32	9,178	ESTATE LOT
33	13,623	OPEN SPACE /DE LOT
34	9,634	ESTATE LOT
35	9,642	ESTATE LOT
36	9,650	ESTATE LOT
37	9,540	ESTATE LOT
38	12,926	ESTATE LOT
39	22,877	ESTATE LOT
40	12,907	ESTATE LOT
41	12,973	ESTATE LOT
42	11,974	ESTATE LOT
43	10,974	ESTATE LOT
44	10,168	ESTATE LOT
45	56,643	OPEN SPACE /DE LOT
46	9,151	ESTATE LOT
47	7,992	STANDARD LOT
48	7,562	STANDARD LOT
49	7,659	STANDARD LOT
50	7,293	STANDARD LOT
51	6,890	STANDARD LOT
52	26,694	STANDARD LOT

BLOCK BB		

FINAL PLAT

OF

VIZCAYA, PHASE 6E, 6F, & 7C

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.
- 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.
- LOTS 9, 33, & 45, BLOCK CC; LOT 21, BLOCK U; LOT 71, BLOCK X; LOT 16, BLOCK BB SHALL BE OWNED 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.

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

- the right to install additional Facilities on the Easement Tract;
- the right to grade the easement for 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;
- 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 now 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;
- 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;
- 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 which 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 therein, or which may otherwise interfere with the exercises 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, lops, brush and refuse wood shall be burned or removed by the Grantee;
- 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:

- Grantee shall not fence the easement;
- 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;
- 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.

FIELD NOTES
FOR

A 31.709 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 31.709 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 TRACT:

BEGINNING at an iron rod with cap marked "RPLS 5787" found at the northwest corner of said 70.811 acre tract, same being the southwest corner of a called 5.465 acre tract conveyed to Williamson County Texas recorded in Document No. 2014004559 of the Official Public Records of Williamson County, Texas, also being a point in the east line of a called 38.069 acre tract conveyed to the City of Georgetown recorded in Volume 1970, Page 497 of the Official Records of Williamson County, Texas for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE with the north line of said 70.811 acre tract, same being the south line of said 5.465 acre tract the following four (4) courses and distances:

- N 69°14'56" E, a distance of **170.78** feet to an iron rod with cap marked "RPLS 5787" found,
- N 72°36'57" E, a distance of **300.53** feet to an iron rod with cap marked "RPLS 5787" found,
- N 69°10'51" E, a distance of **500.06** feet to an iron rod with cap marked "RPLS 5787" found, and
- N 65°44'20" E, a distance of **263.57** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for the northeast corner hereof;

THENCE departing the south line of said 5.465 acre tract, through the interior of said 70.811 acre tract and through the Remnant Portion of said called 63.581 acre tract and through the interior of the Remnant Portion of said 61.733 acre tract the following forty-nine (49) courses and distances:

- S 22°37'35" E, a distance of **148.95** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- along the arc of a curve to the left, having a radius of **15.00** feet, a central angle of **19°28'16"**, a chord bearing and distance of **N 77°06'33" E, 5.07** feet, an arc length of **5.10** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 22°37'35" E, a distance of **50.00** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- along the arc of a curve to the left, having a radius of **15.00** feet, a central angle of **19°28'16"**, a chord bearing and distance of **S 57°38'17" W, 5.07** feet, an arc length of **5.10** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 22°37'35" E, a distance of **123.91** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- along the arc of a curve to the left, having a radius of **490.00** feet, a central angle of **01°13'52"**, a chord bearing and distance of **S 23°14'33" E, 10.53** feet, an arc length of **10.53** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,

- S 66°08'31" W, a distance of **90.00** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 67°22'25" W, a distance of **158.85** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 50°54'26" W, a distance of **109.80** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- along the arc of a curve to the right, having a radius of **425.00** feet, a central angle of **04°40'05"**, a chord bearing and distance of **S 36°45'31" W, 34.62** feet, an arc length of **34.63** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,

- S 55°34'31" W, a distance of **130.00** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- N 32°06'39" W, a distance of **58.94** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,

- N 31°19'04" W, a distance of **78.47** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,

- along the arc of a curve to the right, having a radius of **325.00** feet, a central angle of **01°11'06"**, a chord bearing and distance of **S 77°01'25" W, 6.72** feet, an arc length of **6.72** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,

- S 77°36'58" W, a distance of **169.56** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
- along the arc of a curve to the left, having a radius of **275.00** feet, a central angle of **08°20'34"**, a chord bearing and distance of **S 73°26'41" W, 40.01** feet, an arc length of **40.04** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,

- S 28°00'14" E, a distance of **136.34** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 64°57'35" W, a distance of **146.20** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,

- S 61°59'46" W, a distance of **25.00** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 28°00'14" E, a distance of **146.00** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,

- S 61°59'46" W, a distance of **131.00** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 28°00'14" E, a distance of **76.93** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,

- N 61°59'45" E, a distance of **137.00** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- N 42°03'39" E, a distance of **67.02** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,

- N 54°25'23" E, a distance of **63.55** feet to $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,

- N 66°30'55" E, a distance of **63.99** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 89°42'26" E, a distance of **80.18** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 70°01'39" E, a distance of **49.51** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 48°28'58" E, a distance of **9.72** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 15°32'10" E, a distance of **41.63** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 28°00'14" E, a distance of **489.31** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 21°53'21" E, a distance of **75.87** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 12°36'00" E, a distance of **75.91** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 06°27'40" E, a distance of **75.81** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 87°13'36" W, a distance of **128.92** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- along the arc of a curve to the right, having a radius of **500.00** feet, a central angle of **02°46'24"**, a chord bearing and distance of **S 01°23'12" E, 24.20** feet, an arc length of **24.20** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 00°00'00" E, a distance of **91.35** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- N 90°00'00" E, a distance of **135.00** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 00°00'00" E, a distance of **291.04** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 07°03'19" E, a distance of **69.64** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 14°56'05" E, a distance of **69.62** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 20°15'51" E, a distance of **72.49** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 20°21'04" E, a distance of **292.00** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 69°38'56" W, a distance of **135.00** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 20°21'04" E, a distance of **68.66** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
- along the arc of a curve to the left, having a radius of **275.00** feet, a central angle of **06°32'39"**, a chord bearing and distance of **S 23°37'23" E, 31.39** feet, an arc length of **31.41** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
- S 69°38'56" E, a distance of **159.82** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set,
- S 18°00'46" E, a distance of **55.00** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set, and
- S 65°59'25" E, a distance of **156.59** feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at the north 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, same being a point in the west line of the Remnant Portion of said 61.733 acre tract for the southeast corner hereof;
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FINAL PLAT
OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 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 6E, 6F, & 7C 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 III, 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.

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 Part III, Zoning and Development Code, Section, 10-25, City of Round Rock, Texas 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

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 _____

By: _____
Deputy

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 5 OF 5

FP 1812-002