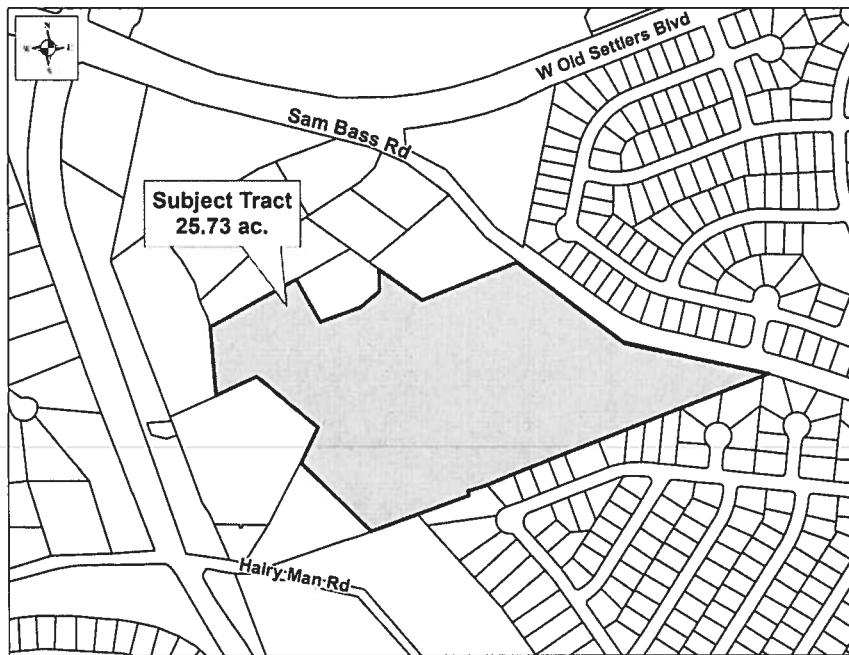


**Clear Creek Ranch PUD  
ZONING ZON1807-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Original zoning to PUD (Planned Unit Development) for a single family common lot development.

**ZONING AT TIME OF APPLICATION:** ETJ (extraterritorial jurisdiction)

**DESCRIPTION:** 25.73 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** agriculture

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: church, self-storage and retail - ETJ (extraterritorial jurisdiction); pre-school (across Sam Bass Road) – C-1 (General Commercial) and Bent Tree subdivision - SF-2 (Single family - standard lot)

South: wedding venue and Brushy Creek - ETJ and Creek Bend subdivision - SF-2 (Single family - standard lot)

East: Creek Bend subdivision - SF-2 (Single family - standard lot)

West: large lot single family - ETJ

**PROPOSED LAND USE:** single family, common lot

**TOTAL ACREAGE:** 25.73

---

**Owner:**  
Vera Mae Smith Trust,  
Deborah Lynn Stanford, et al  
30117 Oak Mont Dr.  
Georgetown, TX 78628

**Agent:**  
Coats Rose, PC  
John M. Joseph  
901 S. Mopac, Bldg. 1, Ste. 500  
Austin, TX 78746

**Clear Creek Ranch PUD  
ZONING ZON1807-002**

**HISTORY:** This property is currently within the ETJ (extraterritorial jurisdiction) of the City and is contiguous to the City limits on its northern, eastern and southern boundaries. A request for voluntary annexation will be acted upon by the City Council prior to consideration of this original zoning.

**DATE OF REVIEW:** August 15, 2018

**LOCATION:** South of the intersection of Sam Bass Rd. and W. Old Settlers Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan: The property is designated for residential.

Traffic, Access and Roads: The site is served by Sam Bass Road, a designated arterial roadway. Preliminary trip generation estimates indicate that there may be enough trips to require a traffic study. A determination will be made prior to the submittal of a site plan for the project. Sam Bass Road is currently two lanes. If turn lanes are required for the development, the road would have to be widened.

Overview: The proposed PUD (Planned Unit Development) zoning district provides for a maximum of 120 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. All units are to be sold as condominiums and maintenance of the shared areas and private drive aisles will be the responsibility of the property owners association. The size and density of the development is consistent with other common lot single family projects that have been recently approved.

As illustrated on the concept plan, **Exhibit "B"**, the site contains approximately 25.73 acres and contains a sensitive feature buffer and a cell tower lease area. Access will be provided from two driveways to Sam Bass Road, one at an existing driveway at the western edge of the property and one to the east of the existing drive. There is an access easement over the existing driveway, which serves Chateau on the Creek, a wedding and event venue located on the southwestern side of the site. This driveway will be improved as a private drive aisle to serve the homes, in addition to the off-site venue.

Exterior Finish: Exterior finish requirements for the homes include a minimum of 75% masonry, with masonry defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco. Cement-based siding with a shake pattern or a board and batten pattern may be used on the front facades of 25% of the total number of homes, only on non-load bearing elements. In addition, two story homes with a rear side facing Sam Bass Road must have a window enhancement and a design feature on the second-floor elevation. Upgraded garage doors are required on all units, except for side entry garages.

Perimeter Fencing: The site will have masonry fencing along Sam Bass Road and wood fencing on the remaining sides. **Exhibit "C"** is the fencing plan which indicates where each type of fence is required.

Private Drive Aisles and Parking: The private drive aisles that provide access to the single-family units will be designed to provide for parallel parking on one side and allow sufficient width for a fire lane. Each unit will provide four (4) parking spaces outside of the private drive aisle, two in the garage and two on the driveway behind the garage.

Landscaping: Drought tolerant grasses and native or adapted species plantings are required. Each single-family dwelling unit will have a minimum of three (3) two-inch (2") caliper large

**Clear Creek Ranch PUD  
ZONING ZON1807-002**

species trees, whether through the preservation of existing trees or the planting of two-inch (2") caliper container-grown trees.

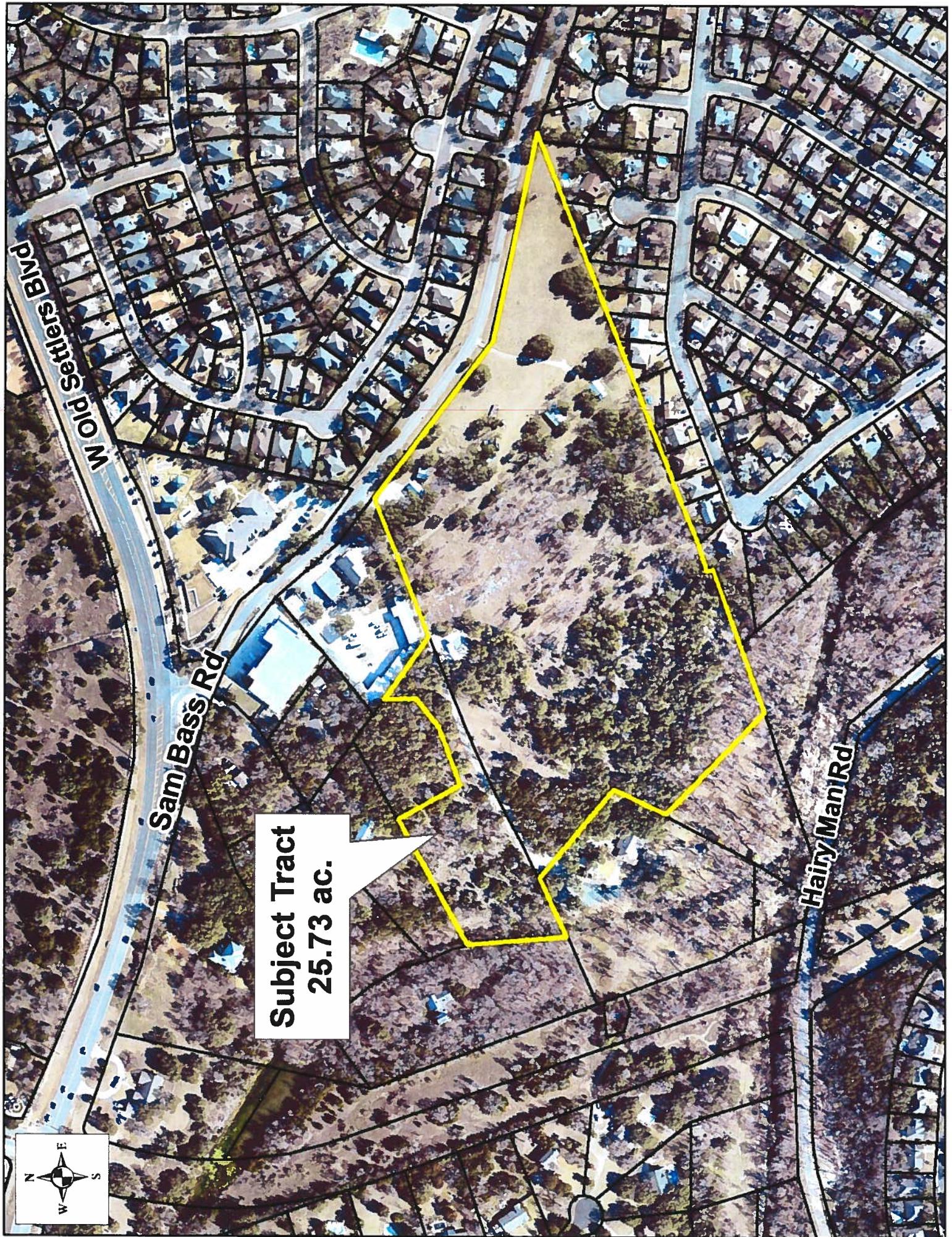
Additional considerations: The City requested information about the design of the cell tower regarding a potential fall zone. This information has not been made available by the applicant at the time of this report. An update is expected at the meeting.

**RECOMMENDED MOTION:**

Staff recommends approval of the original zoning to PUD (Planned Unit Development) for single family common lot development, with the following condition:

1. The cell tower construction information is provided and taken into consideration with the design and layout of the development.

---



## II.

### DEVELOPMENT STANDARDS

#### 1. **DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

#### 2. **PROPERTY**

This Plan covers approximately 25.73 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

#### 3. **PURPOSE**

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

#### 4. **APPLICABILITY OF CITY ORDINANCES**

##### 4.1. **Zoning Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)** zoning district, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

##### 4.2. **Other Ordinances**

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

#### 5. **PROJECT OVERVIEW**

##### 5.1. **Purpose of Plan**

The purpose of the Plan is to provide a single family residential development.

##### 5.2. **Concept Plan**

This Plan, as depicted in **Exhibit "B"**, shall serve as the Concept Plan required by Section 36-39 of the Code.

##### 5.3. **Land Use**

(1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.

(2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. Seq., Texas Property Code.

(3) A maximum of 120 units shall be allowed.

## **6. DEVELOPMENT STANDARDS**

### **6.1. Exterior Finish**

- (1) The exterior finish of all units shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim and accent features.
  - (a) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
  - (b) The use of materials such as wood shingles or wood siding shall be limited to accent features.
- (2) The front of all homes and drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco.
- (3) The front facades of 25% of the total number of units may use shake-style or board and batten style cement-based siding, only on non-load bearing elements.
- (4) Horizontally-installed or board and batten style cement-based siding may be used on rear and side elevations of all units, except as noted in (2) above.
- (5) The following shall be required on the rear second floor elevation of two story units when the rear faces Sam Bass Road:
  - (a) One window enhancement from the following list:
    - i. Shutters
    - ii. Awnings or shed roofs
    - iii. Window trim
    - iv. Arch windows
  - (b) One design feature from the following list:
    - i. Board and batten siding
    - ii. Stucco
    - iii. Balcony
    - iv. Building offset
    - v. Box window

### **6.2. Garage Door Treatment**

- (1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required. Garages can be front load and placed forward of the front façade.
- (2) Upgraded garage doors shall not be required for swing in, side entry garages.

### **6.3. Yard Fencing**

Single family unit fencing shall be constructed of the following materials: brick,

stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6", top cap, metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

#### **6.4. Perimeter Fencing**

- (1) The location and types of the required perimeter fencing are indicated on **Exhibit "C"**. The two types of perimeter fencing are:
  - (a) Wood Fence: Cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails and metal posts; the finished side shall face the abutting properties.
  - (b) Masonry Fence: In compliance with Section 36-116 of the Code.

#### **6.5. Building Setbacks**

- (1) Setbacks for the common platted lot containing the single-family units shall be according to those established for common lot townhouse lots in the TH (Townhouse) zoning district.
- (2) Individual condominium lot setbacks shall be according to **Exhibit "D"**.

#### **6.6. Parking**

- (1) A total of 4 parking spaces per unit are required:
  - (a) 2 garage enclosed parking spaces
  - (b) 2 parking spaces located in front of the garage and outside of the private-access drive. Parking spaces shall measure 9' x 18'.
- (2) Guest parking shall be provided by:
  - (a) Providing for parallel parking on one side of the drive aisle, which requires a drive aisle width equivalent to 30-feet measured 'face of curb to face of curb'.

#### **6.7. Private Drive Aisles**

- (1) A minimum width of 30' from 'face of curb to face of curb' – parallel parking is to be provided on one side; parallel parking subject to City design regulations, including access for emergency vehicles.
  - (a) Shall include a four foot (4') wide sidewalk on one side of the drive.
  - (b) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design.
  - (c) A private home owners association will be established for the maintenance of the private drive aisles.

#### **6.8. Landscaping**

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
  - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
  - (b) Plant material shall be of a native and/or adapted species, including those selected by *Native and Adapted Landscape Plants, an Earth-Wise Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.

- (c) Each single-family dwelling unit shall be provided with a minimum of three (3) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single-family units as well as for all community signage, walls, medians, common open spaces and detention areas.

## **7. PARKLAND DEDICATION**

Chapter 36, Article III of the Code shall be used to determine the parkland requirement, using the TH (Townhouse) zoning district, in accordance with Section 36-74 of the Code.

## **8. CELL TOWER**

*[Potential restrictions to be determined.]*

## **9. CHANGES TO DEVELOPMENT PLAN**

### **9.1. Minor Changes**

Minor changes to the Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

### **9.2. Major Changes**

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

## **LIST OF EXHIBITS**

Exhibit "A"	Survey Field Notes
Exhibit "B"	Concept Plan
Exhibit "C"	Fencing Exhibit



## EXHIBIT "A"

Page 1 of 10

*Land Surveyors, Inc.*  
8000 Anderson Square Rd., Suite 101  
Austin, Texas 78757  
Office: 512.374.9722  
Firm Reg. No. 10015100

### METES AND BOUNDS DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the northeast corner of said 23.75 acre tract, being the southeast corner of a 2.30 acre tract of land conveyed to Casey Family Investments, LLC by instrument of record in Document Number 2006106307 of the Official Public Records of Williamson County, Texas and also being in the west right-of-way line of Sam Bass Road (R.O.W. varies);

THENCE along the east line of the 23.75 acre tract and said west right-of-way line of Sam Bass Road the following eight (8) courses:

1. South 53°01'19" East a distance of 218.20 feet to a fence post;
2. South 52°50'43" East a distance of 194.06 feet to a fence post;
3. South 53°12'58" East a distance of 116.46 feet to a fence post;
4. South 50°46'09" East a distance of 15.31 feet to a fence post;
5. South 75°02'02" East a distance of 95.43 feet to a fence post;
6. South 78°04'43" East a distance of 88.57 feet to a fence post;
7. South 77°34'05" East a distance of 231.85 feet to a fence post;
8. South 76°03'36" East a distance of 172.84 feet to a 1/2" rebar found with cap stamped "LANDDESIGN" for the southeast corner of the 25.73 acre tract;

THENCE South  $68^{\circ}54'44''$  West (record: South  $70^{\circ}36'32''$  West), along the south line of the 23.75 acre tract and the west right-of-way of Sam Bass Road, passing at a distance of 23.68 feet a 1/2" rebar found for the northeast corner of Lot 43, Block B, Creek Bend Section II; a subdivision of record in Cabinet F, Slides 144-146 of the Plat Records of Williamson County, Texas and continuing along the south line of the 23.75 acre tract and the north line of said Block B, Creek Bend Section II for a total distance of 301.74 feet (record: 301.23 feet) to a 1/2" rebar found with cap stamped "LANDDESIGN";

THENCE along the south line of the 23.75 acre tract and the north line of Block B, Creek Bend Section II the following three (3) courses:

1. South  $68^{\circ}58'09''$  West a distance of 951.20 feet (record: South  $70^{\circ}42'21''$  West a distance of 950.96 feet) to a 1/2" rebar found with cap stamped "LANDDESIGN";
2. South  $24^{\circ}15'49''$  East a distance of 18.99 feet (record: South  $22^{\circ}41'51''$  East a distance of 18.75 feet) to a 1/2" rebar found;
3. South  $70^{\circ}14'47''$  West (record: South  $71^{\circ}42'00''$  West) a distance of 388.90 feet to a 1/2" rebar found for the southwest corner of the 23.75 acre tract, being the southeast corner of a 2.1709 acre tract of land conveyed to Honey Bear Properties, LLC by instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 2 therein;

THENCE North  $47^{\circ}45'37''$  West (record: North  $44^{\circ}51'03''$  West), along the west line of the 23.75 acre tract and the east line of said 2.1709 acre tract a distance of 394.26 feet (record: 394.94 feet) to a 1/2" rebar found for the northeast corner of the 2.1709 acre tract, being in the south line of a 4.9190 tract of land conveyed to Honey Bear Properties, LLC by said instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 1 therein;

THENCE along the west line of the 23.75 acre tract and the east line of said 4.9190 acre tract the following two (2) courses:

1. North  $27^{\circ}34'36''$  East (record: North  $30^{\circ}07'00''$  East) a distance of 153.77 feet to a 5/8" rebar found;
2. North  $47^{\circ}17'30''$  West a distance of 303.22 feet (record: North  $44^{\circ}32'57''$  West a distance of 303.13 feet) to a 5/8" rebar found for the northwest corner of the 23.75 acre tract, being the northeast corner of the 4.9190 acre tract and being in the south line of said 4.01 acre tract; from which a 1/2" rebar found with cap stamped "LANDDESIGN" for an angle point in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears North  $59^{\circ}27'07''$  East (record: North  $62^{\circ}12'$  East) a distance of 61.58 feet;

THENCE along the south line of the 4.01 acre tract and the north line of the 4.9190 acre tract the following two (2) courses:

1. South  $59^{\circ}27'07''$  West (record: South  $62^{\circ}12'$  West) a distance of 47.01 feet to a 1/2" rebar found;

2. South  $54^{\circ}11'05''$  West a distance of 104.39 feet (record: South  $56^{\circ}55'$  West a distance of 105.85 feet) to a calculated point in a branch of Brushy Creek for the southwest corner of the 4.01 acre tract, being the southeast corner of a 4.05 acre tract of land conveyed to Cecil W. Fisher, Jr. and Sally S. Fisher by instrument of record in Volume 668, Page 657 of the Deed Records of Williamson County, Texas;

THENCE upstream with said branch of Brushy Creek, being the west line of the 4.01 acre tract and the east line of said 4.05 acre tract the following two (2) courses:

1. North  $06^{\circ}35'55''$  West a distance of 240.04 feet (record: North  $03^{\circ}52'$  West a distance of 243.96 feet) to a calculated point;
2. North  $15^{\circ}47'29''$  West a distance of 34.57 feet (record: North  $12^{\circ}55'$  West a distance of 34.40 feet) to a calculated point for the northwest corner of the 4.01 acre tract, being the southwest corner of a 2.00 acre tract of land conveyed to Sarah L. Williams by instrument of record in Document Number 2017057094 of the Official Public Records of Williamson County, Texas and described in Volume 670, Page 461 of the Deed Records of Williamson County, Texas;

THENCE North  $61^{\circ}42'59''$  East (record: North  $64^{\circ}28'$  East), along the north line of the 4.01 acre tract and the south line of said 2.00 acre tract a distance of 355.34 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";

THENCE crossing through the 4.01 acre tract the following four (4) courses:

1. South  $28^{\circ}17'01''$  East a distance of 169.58 feet to a cotton spindle found;
2. North  $69^{\circ}12'39''$  East a distance of 124.65 feet to a cotton spindle found;
3. North  $47^{\circ}15'55''$  East a distance of 76.89 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";
4. North  $15^{\circ}55'18''$  East a distance of 116.46 feet to a 1/2" rebar found in the east line of the 4.01 acre tract, being the northwest corner of said 2.30 acre tract and being the southwest corner of a 1.279 acre tract of land conveyed to Rolando Y. Cruz and Delia B. Cruz by instrument of record in Document Number 2016098026 of the Official Public Records of Williamson County, Texas.

THENCE South  $53^{\circ}30'47''$  East (record: South  $50^{\circ}43'30''$  East), along the east line of the 4.01 acre tract and the west line of the 2.30 acre tract a distance of 221.72 feet to a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the southeast corner of the 4.01 acre tract, being in the north line of the 23.75 acre tract and being the southwest corner of the 2.30 acre tract; from which a 1/2" rebar found in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears South  $69^{\circ}12'23''$  West a distance of 338.08 feet (record: South  $71^{\circ}59'$  West a distance of 338.36 feet);

THENCE along the north line of the 23.75 acre tract and the south line of the 2.30 acre tract the following two (2) courses:

1. North  $69^{\circ}14'49''$  East a distance of 136.74 feet (record: North  $72^{\circ}06'52''$  East a distance of 136.67 feet) to a 1/2" rebar found;

2. North  $60^{\circ}55'46''$  East a distance of 253.89 feet (record: North  $63^{\circ}46'42''$  East a distance of 253.99 feet to the POINT OF BEGINNING.

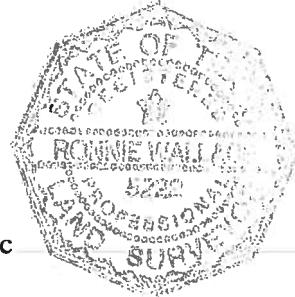
This tract contains 25.73 acres of land, more or less, out of the David Curry Survey, Abstract Number 130 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

Ronnie Wallace 7/17/18  
Ronnie Wallace Date

Registered Professional Land Surveyor  
State of Texas No. 5222

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## LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED IF CAPPED)
◎	COTTON SPINDLE FOUND
■	FENCE CORNER POST
▲	CALCULATED POINT
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
{ } { }	RECORD INFORMATION-CAB. F, SL. 144-146, P.R.W.C.T.
{ } { }	RECORD INFORMATION-DOC. NO. 2016095753, O.P.R.W.C.T.
[ ] [ ]	RECORD INFORMATION-DOC. NO. 2006106307, O.P.R.W.C.T.
[ ] [ ]	RECORD INFORMATION-DOC. NO. 2016043344, O.P.R.W.C.T.
	BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83\96CORS

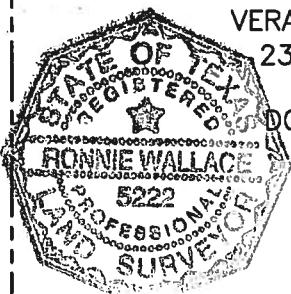
MATCHLINE SHEET 5  
MATCHLINE SHEET 10

CASEY FAMILY  
INVESTMENTS, LLC  
2.30 AC.  
DOC. NO. 2006106307  
O.P.R.W.C.T.

[[N63°46'42"E]]      [[253.99']]  
N60°55'46"E      253.89'

### POINT OF BEGINNING

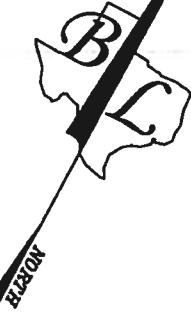
"J.S. COALTER RPLS LSLS"



22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.

25.73 AC.

SAM BASS ROAD  
(R.O.W. VARIES)  
S53°01'19"E 218.20'



### GRAPHIC SCALE

80      40      0      80  
IN FEET

MATCHLINE  
SHEET 5  
SHEET 6

MATCHLINE SHEET 5  
MATCHLINE SHEET 7

SKETCH TO ACCOMPANY DESCRIPTION  
OF 25.73 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY,  
ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A  
PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO  
THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN  
DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN  
AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND  
CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENT OF  
RECORD IN DOCUMENT NUMBER 2016043344 OF THE OFFICIAL  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
ron@baselinelandsurveyors.net

File: S:\Projects\Sam Bass Road\DWG\2018 C3D Sam Bass & 3 Ac. HBL.dwg

Job No. Snapshot:

Scale (Hor.): 1"=80 Scale (Vert.):

Date: 07/17/18 Checked By: BWB Drawn By: RLW

SHEET  
5 of 10

MATCHLINE  
SHEET 5  
SHEET 6

MATCHLINE SHEET 6  
MATCHLINE SHEET 7

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.

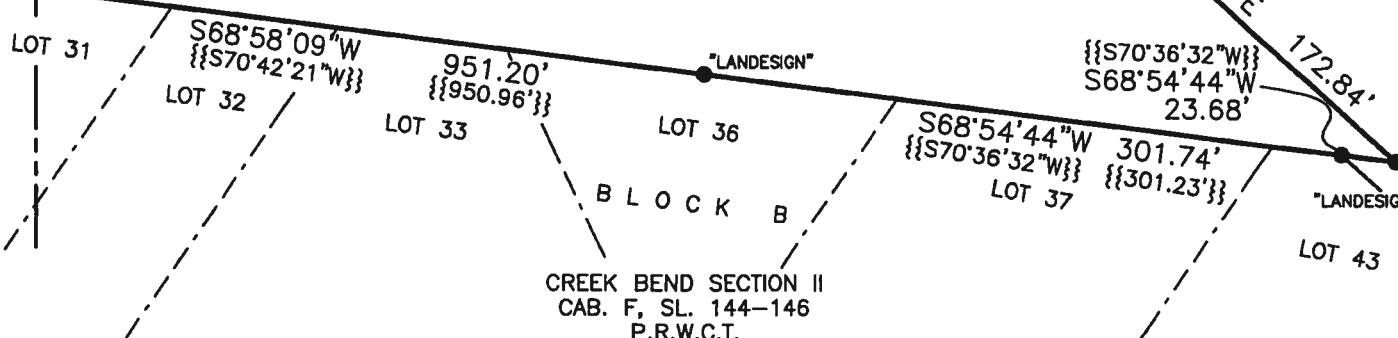
25.73 AC.



80 40 0 80  
IN FEET

SEE SHEET 5 FOR LEGEND

SAM BASS ROAD  
(R.O.W. VARIES)



SKETCH TO ACCOMPANY DESCRIPTION  
OF 25.73 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY,  
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BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
ron@baselinelandsurveyors.net

File: S:\Projects\Sam Bass Road\DWG\2018 CSD Sam Bass & 3 Ac. M&B.dwg

Job No. Snapshot:

Scale (Hor.): 1"=80 Scale (Vert.):

Date: 07/17/18 Checked By: BWB Drawn By: RLW

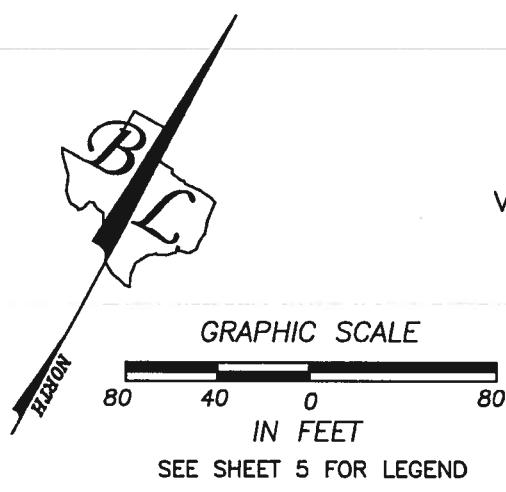
SHEET  
6 of 10

MATCHLINE  
SHEET 10  
SHEET 7

MATCHLINE SHEET 5  
MATCHLINE SHEET 7

MATCHLINE SHEET 7  
MATCHLINE SHEET 8

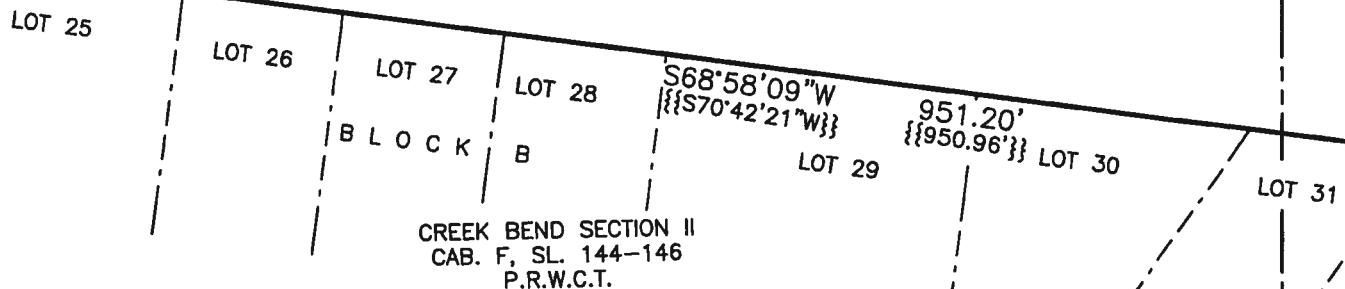
MATCHLINE SHEET 6  
MATCHLINE SHEET 7



25.73 AC.

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.

SEE SHEET 5 FOR LEGEND



SKETCH TO ACCOMPANY DESCRIPTION  
OF 25.73 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY,  
ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A  
PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO  
THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN  
DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN  
AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND  
CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENT OF  
RECORD IN DOCUMENT NUMBER 2016043344 OF THE OFFICIAL  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

OFFICE: 512.374.9722

REGISTERED FIRM #10015100

ron@baselinelandsurveyors.net

File: S:\Projects\Sam Bass Road\DWG\2018 C30 Sam Bass & 3 Ac. M&B.dwg

Job No. Snapshot:

Scale (Hor.): 1"=80 Scale (Vert.):

Date: 07/17/18 Checked By: BWB Drawn By: RLW

SHEET  
7 of 10

HONEY BEAR PROPERTIES, LLC  
4.9190 AC.  
(TRACT 1)  
DOC. NO. 2016095753  
O.P.R.W.C.T.

{N30°07'00"E}  
N27°34'36"E 153.77'  
5/8"

MATCHLINE SHEET 9  
MATCHLINE SHEET 8

MATCHLINE SHEET 10  
MATCHLINE SHEET 8

25.73 AC.

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.

HONEY BEAR PROPERTIES, LLC  
2.1709 AC.  
(TRACT 2)  
DOC. NO. 2016095753  
O.P.R.W.C.T.

MATCHLINE SHEET 7  
MATCHLINE SHEET 8

LOT 61

CREEK BEND SECTION II  
CAB. F, SL. 144-146  
P.R.W.C.T.

S70°42'21"W  
S68°58'09"W  
951.20'  
{950.96"}  
"LANDDESIGN"

LOT 24

S22°41'51"E  
S24°15'49"E  
18.99'  
{18.75"}

CREEK BEND SECTION II  
CAB. F, SL. 144-146  
P.R.W.C.T.

SEE SHEET 5 FOR LEGEND  
GRAPHIC SCALE

80 40 0 80  
IN FEET

BRIAN

SKETCH TO ACCOMPANY DESCRIPTION  
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ron@baselinelandsurveyors.net

File: S:\Projects\Sam Bass Road\DWG\2018 C3D Sam Bass & 3 Ac. MBB.dwg

Job No. Snapshot:

Scale (Hor.): 1"-80 Scale (Vert.):

Date: 07/17/18 Checked By: BWB Drawn By: RLW

SHEET  
8 of 10

SARAH L. WILLIAMS  
2.00 AC.  
DOC. NO. 2017057094 O.P.R.W.C.T.  
DESCRIBED IN  
VOL. 670, PG. 461 D.R.W.C.T.  
[N64°28'E]  
N61°42'59"E 355.34'

CECIL W. FISHER JR. &  
SALLY S. FISHER  
4.05 AC.  
VOL. 668, PG. 657  
D.R.W.C.T.

DEBORAH LYNN STANFORD  
4.01 AC.  
DOC. NO. 2016043342 &  
DOC. NO. 2016043344  
O.P.R.W.C.T.

"STEGER BIZZELL"

S28°17'01"E 169.58'

DE  
DO  
D

N69°12'  
124.65

25.73 AC.

MATCHLINE SHEET 10  
MATCHLINE SHEET 9

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.

HONEY BEAR PROPERTIES, LLC  
4.9190 AC.  
(TRACT 1)  
DOC. NO. 2016095753  
O.P.R.W.C.T.

HONEY BEAR PROPERTIES, LLC  
4.9190 AC.  
(TRACT 1)  
DOC. NO. 2016095753  
O.P.R.W.C.T.

GRAPHIC SCALE

80 40 0 80  
IN FEET

SEE SHEET 5 FOR LEGEND

MATCHLINE SHEET 9  
MATCHLINE SHEET 8

SKETCH TO ACCOMPANY DESCRIPTION  
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ron@baselinelandsurveyors.net

File: S:\Projects\Sam Bass Road\DWG\2018 C30 Sam Bass & 3 Ac. M&B.dwg

Job No. Snapshot:

Scale (Hor.): 1"=80 Scale (Vert.):

Date: 07/17/18 Checked By: BWB Drawn By: RLW

SHEET  
9 of 10

SARAH L. WILLIAMS  
2.00 AC.  
DOC. NO. 2017057094  
O.P.R.W.C.T.  
DESCRIBED IN  
VOL. 670, PG. 461  
D.R.W.C.T.

ROLANDO Y. CRUZ &  
DELIA B. CRUZ  
1.279 AC.  
DOC. NO. 2016098026  
O.P.R.W.C.T.

CASEY FAMILY  
INVESTMENTS, LLC  
2.30 AC.  
DOC. NO. 2006106307  
O.P.R.W.C.T.

"STEGER BIZZELL"

S28°17'01"E 169.58'

DEBORAH LYNN STANFORD  
4.01 AC.  
DOC. NO. 2016043342 &  
DOC. NO. 2016043344  
O.P.R.W.C.T.

N69°12'39"E  
124.65'

N47°15'55"E

76.89'

N15°55'18"E  
116.46'

[S50°43'30"E]  
[S53°30'47"E]

221.72'

25.73 AC.

MATCHLINE SHEET 5  
MATCHLINE SHEET 10

S69°12'23"W  
[S71°59'W]  
338.08'  
[338.36']

"J.S. COALTER RPLS LSLS"

[[136.67']]  
136.74'  
[[N72°06'52"E]]  
N69°14'49"E

[[N63°  
N60°

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.

SEE SHEET 5 FOR LEGEND

GRAPHIC SCALE

80 40 0 80  
IN FEET

MATCHLINE  
SHEET 10  
SHEET 8

MATCHLINE  
SHEET 10  
SHEET 7

SKETCH TO ACCOMPANY DESCRIPTION  
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OFFICE: 512.374.9722

REGISTERED FIRM #10015100

ron@baselinelandsurveyors.net

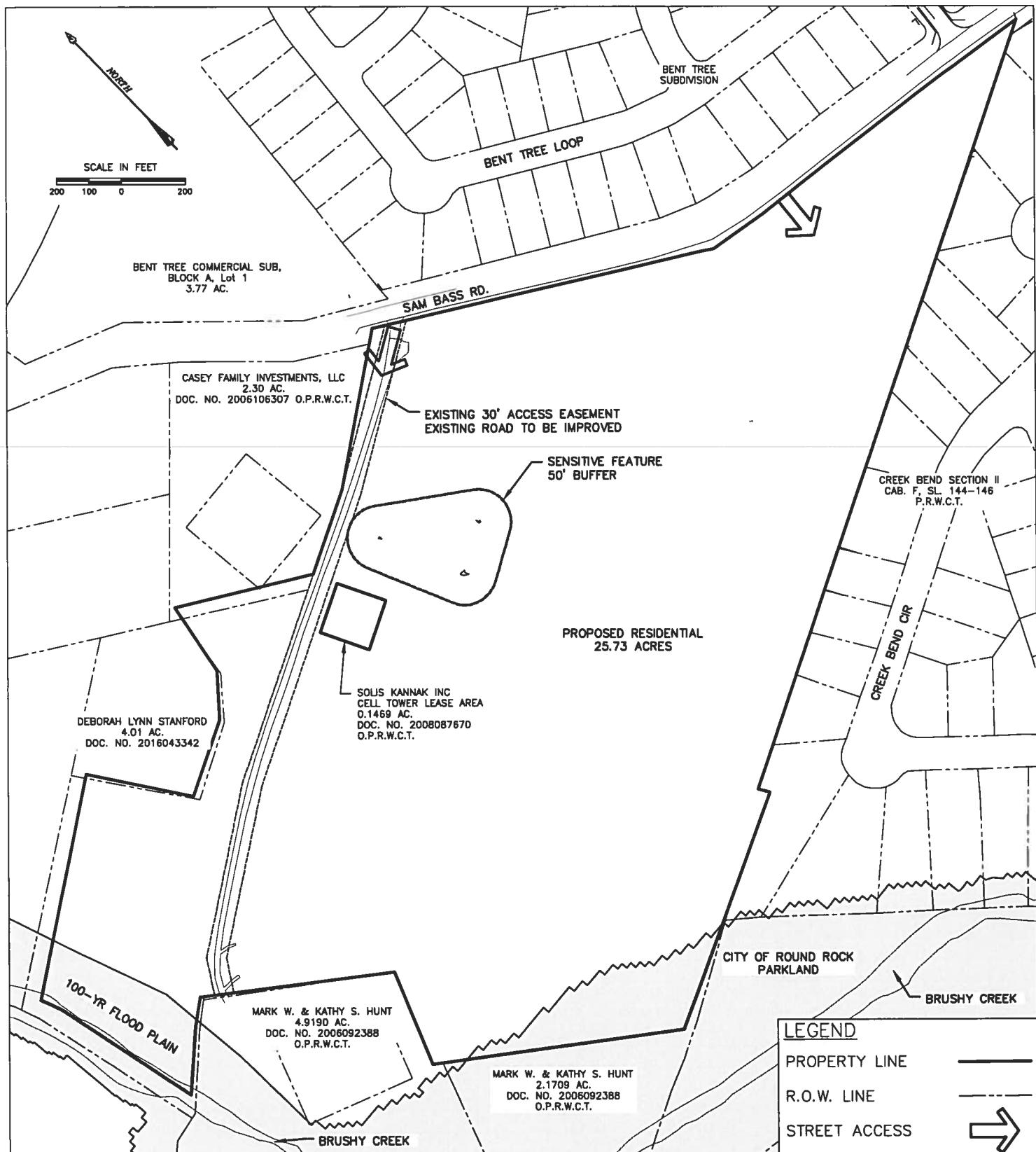
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Job No. Snapshot:

Scale (Hor.): 1"=80 Scale (Vert.):

Date: 07/17/18 Checked By: BWB Drawn By: RLW

SHEET  
10 of 10



**CLEAR CREEK RANCH PUD**

**CONCEPT PLAN  
EXHIBIT B**

**2511 SAM BASS ROAD  
ROUND ROCK, TEXAS 78681**

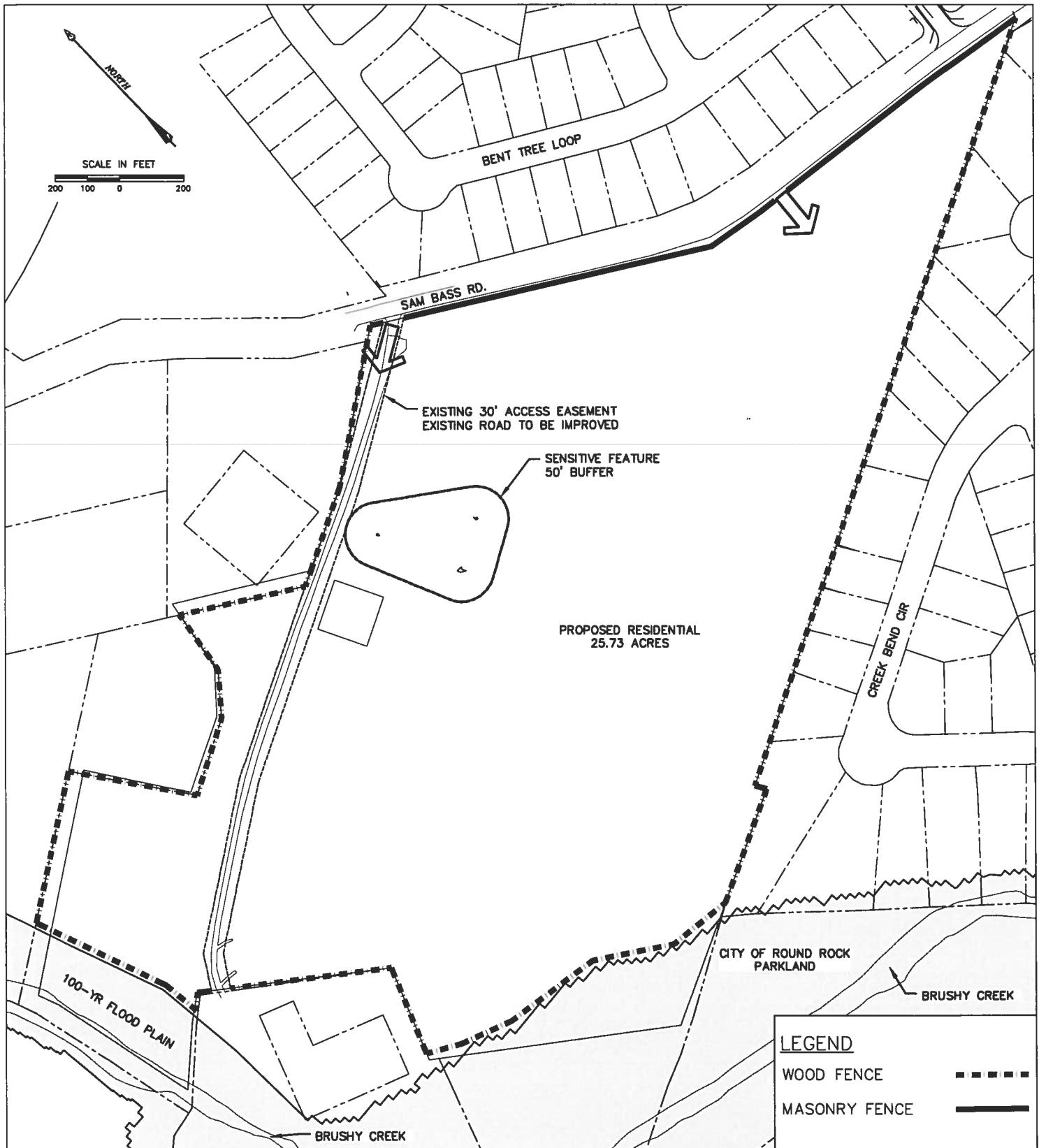
**JAMISON CIVIL ENGINEERING LLC**

(TX. PE FIRM REG. #F-17756)  
13812 RESEARCH BLVD. #B-2  
AUSTIN, TEXAS 78750  
OFFICE: (737) 484-0880  
INFO@JAMISONENG.COM

**JCE**

File H:\CLEAR CREEK RANCH\DWG\PLANS\CONCEPT PLAN_PUD.DWG	
Job No	Snapshot
Scale (Hor.) 1"=200'	Scale (Vert.)
Date JULY 03, 2018	Checked By Drawn By AA

**SHEET  
1 of 1**



**CLEAR CREEK RANCH**

**FENCING PLAN  
EXHIBIT C**

**2511 SAM BASS ROAD  
ROUND ROCK, TEXAS 78681**

**JAMISON CIVIL ENGINEERING LLC**

(TX. PE FIRM REG. #F-17756)  
13812 RESEARCH BLVD. #B-2  
AUSTIN, TEXAS 78750  
OFFICE: (737) 484-0880  
INFO@JAMISONENG.COM

**JCE**

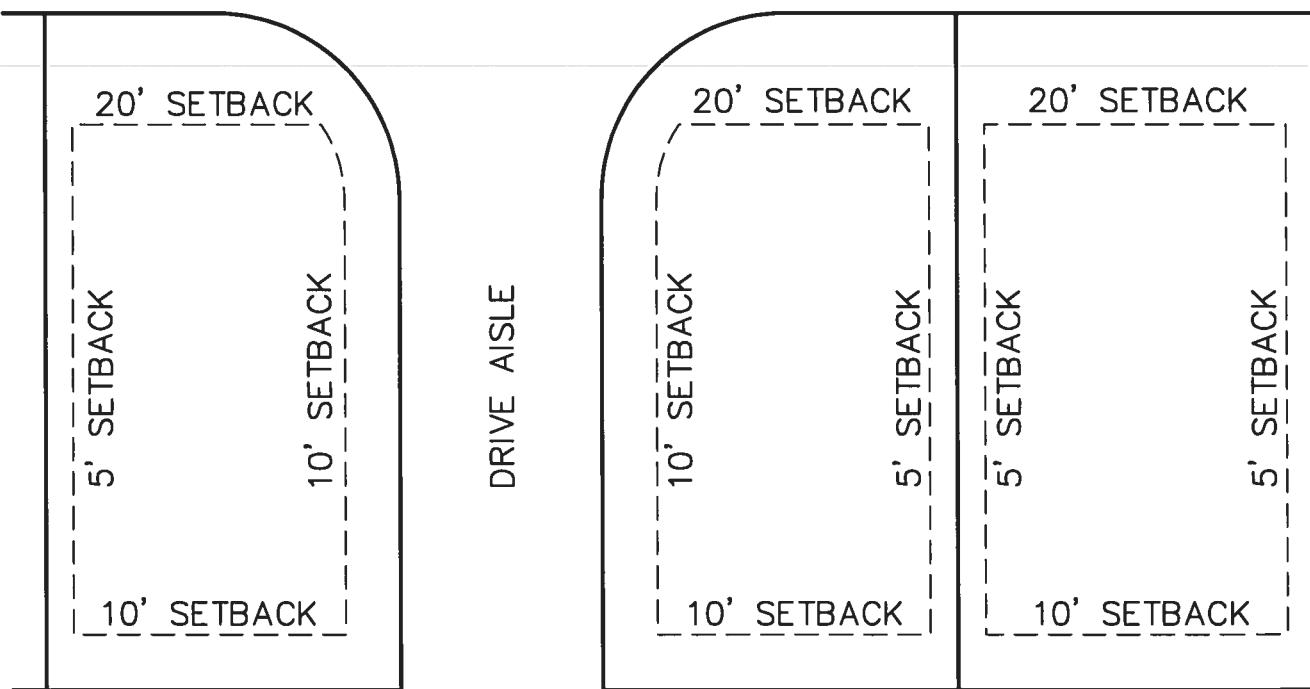
File H:\CLEAR CREEK RANCH\DWG\PLANS\CONCEPT PLAN_PUD.DWG		SHEET
Job No	Snapshot	
Scale (Hor)	Scale (Vert)	
1"=200'		
Date JULY 03, 2018	Checked By	Drawn By AA

**SHEET  
1 of 1**

BUILDING SEPARATION NOTE:

1. 10' MINIMUM SEPARATION FROM BUILDING TO BUILDING, MEASURED FROM ROOF EAVE TO ROOF EAVE.

DRIVE AISLE



CLEAR CREEK RANCH  
CONDO LOT SETBACK EXHIBIT  
EXHIBIT D  
2511 SAM BASS ROAD  
ROUND ROCK, TEXAS 78681

**JAMISON CIVIL ENGINEERING LLC**  
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AUSTIN, TEXAS 78750  
OFFICE: (737) 484-0880  
INFO@JAMISONENG.COM

File H:\CLEAR CREEK RANCH\DWG\PLANS\CONCEPT PLAN_PUD.DWG	
Job No	Snapshot
Scale (Hor) 1"=200'	Scale (Vert)
Date JULY 03, 2018	Checked By Drawn By AA

**JCE**

**SHEET  
1 of 1**