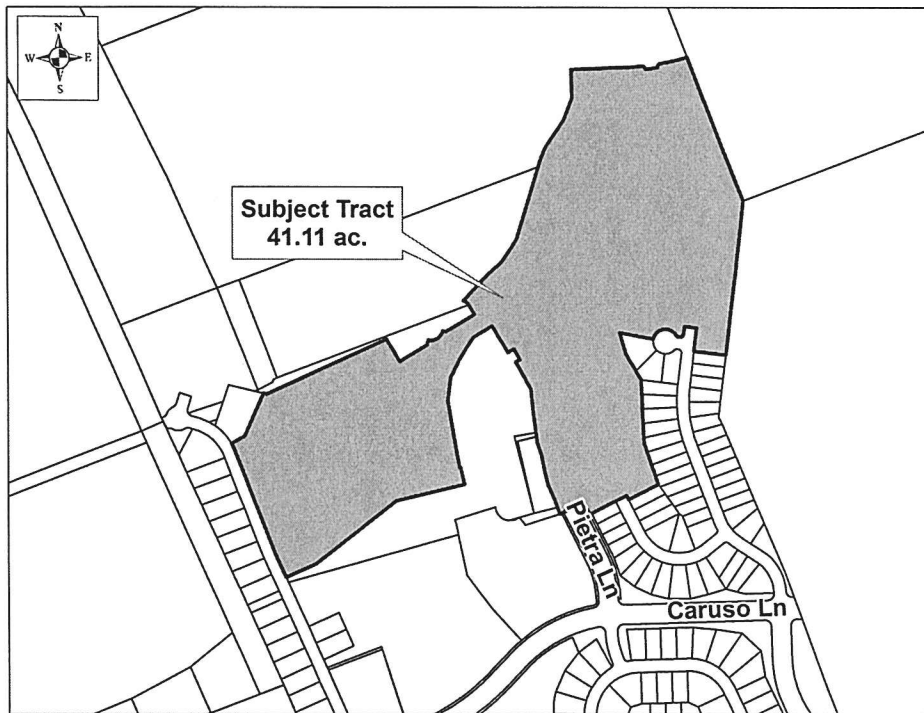


**Vizcaya Phase 3B
FINAL PLAT FP1510-007**



CASE PLANNER: Brad Dushkin

REQUEST: Approval of final plat for Vizcaya Phase 3B

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 41.11 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant - zoned PUD 96

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

- North: Vacant - future phases of PUD 96
- South: Vacant - recorded and future phases of PUD 96
- East: Vacant - ETJ and PUD 96
- West: Vacant - future phases of PUD 96

PROPOSED LAND USE: Single family and parkland

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	79	14.97
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	6	1.42
ROW:	1	4.81
Parkland:	1	19.91
Other:	0	0.00
TOTALS:	87	41.11

Owner:
Taylor Morrison of Texas, Inc.
425 CR 186
Round Rock, TX 78665

Agent
Pape-Dawson Engineers, Inc.
Michael Fisher, P.E.
7800 Shoal Creek Blvd., Ste. 220 W
Austin, TX 78757

Vizcaya Phase 3B
FINAL PLAT FP1510-007

HISTORY: The Planning and Zoning Commission 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 of which were administrative. Another administrative revision was submitted with this final plat application to update phase lines.

DATE OF REVIEW: November 4, 2015

LOCATION: Along Pietra Lane and Bianco Terrace, generally north of Caruso Lane

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

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 subdivided 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 will ultimately be dedicated to the City of Round Rock.

For the purposes of this phase, 42 casita residential lots are being proposed. The PUD requires a minimum size of 5,000 square feet for casita lots, although many of the proposed casita lots within this phase are in the 6,000 to 8,000 square foot range. There are 37 standard residential lots proposed, for which the PUD sets a minimum lot size of 6,100 square feet. However the smallest standard lot in this phase is proposed to be 6,890 square feet, with the majority greater than 8,000. This phase also contains two large parkland/drainage/open space lots, totaling almost 20 acres combined, and a significant stretch of Pietra Lane, which is a north-south primary/collector roadway as designated in the PUD.

The overall percentages of this portion of development are contained in a table on the Final Plat. The developer labeled densities on the residential development parcels demonstrating how the development conforms with the PUD. The proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

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.

Drainage: There are no drainage concerns for this phase, which includes the creation of a drainage lot that will serve a portion of the PUD beyond this phase.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove access easement located on north side of Bianco Terrace near intersection with Varano Bend.
2. Provide minimum finished floor elevations for the residential lots adjacent to the floodplain (Lots 16-34, Block P).
3. Correct the lot summary table on sheet 3 to match the most recent revised preliminary plat submittal.
4. Please update parkland/drainage easement callout to "Lot __, Block __, Parkland/Drainage Easement to be conveyed by deed to the City of Round Rock. Doc. No. ____".
5. Please add "OF" between "CODE ORDINANCES" in Note 2.



**Subject Tract
41.11 ac.**

Pietra Ln

Caruso Ln

OWNER: TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BLVD. SUITE 150A
AUSTIN, TX 78717
(512) 328-8866 P
(512) 328-7988 F

JOHN S. AVERY
2803 PECOS ST.
AUSTIN, TX 78703

GREINERT HOMESTEAD
425 CR 186
ROUND ROCK, TX 78665

ACREAGE: 41.106 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 1,108

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
NOVEMBER 4, 2015

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 1399 FOUND IRON ROD W/CAP MARKED "RPLS 2216"
NAD 83 GRID COORDINATES
N: 10186191.6
E: 3145722.6
ELEVATION 764.63' (NAVD 1988)
GEOID 03

PT No. 4209 1/2" IRON ROD W/YELLOW CAP MARKED
"PAPE-DAWSON"
NAD 83 GRID COORDINATES
N: 10183382.8
E: 3144187.4
ELEVATION 759.82' (NAVD 1988)
GEOID 03

AC ACRES)

DOC DOCUMENT NUMBER

POB POINT OF BEGINNING

PR PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS

DR DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS

ESMT EASEMENT

FD. LR. FOUND IRON ROD

ROW RIGHT OF WAY

VOL VOLUME

PG PAGE(S)

OPR OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS

PUE PUBLIC UTILITY EASEMENT

(SURVEYOR) ● FOUND 1/2" IRON ROD W/ PAPE-DAWSON
CAP (UNLESS NOTED OTHERWISE)

○ SET 1/2" IRON ROD (PD)
NEIGHBORHOOD BOX UNIT

ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN

ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

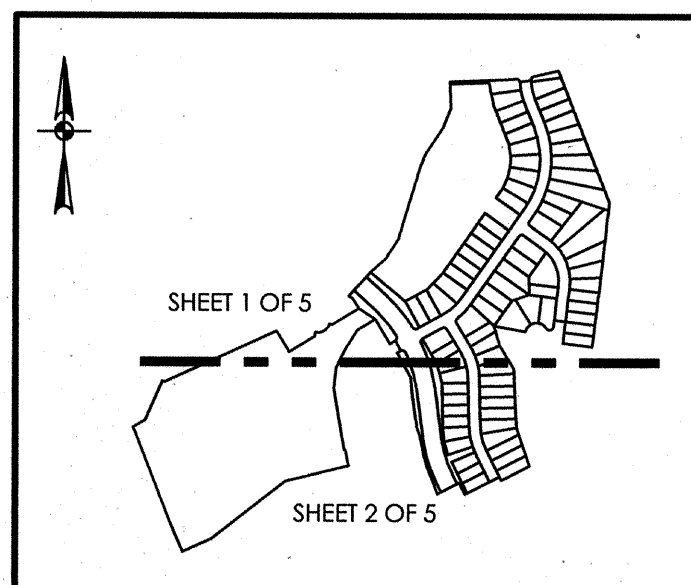
FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE
FLOODPLAIN)

FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE
FLOODPLAIN)

FUTURE PHASES

EXISTING PHASES

PLAT BOUNDARY



INDEX MAP
NOT TO SCALE

JOSEPH MOTT
SURVEY NO. 427

A close-up view of a survey map. A curved line, likely a boundary or easement, is shown. Labels 'L41' and 'C6' are placed near the curve. The word 'EASEMENT' is partially visible, along with 'INDICATED TO' and 'AND ROCK'.

MATCHLINE - SEE SHEET 2 OF 5

FINAL PLAT
OF

VIZCAYA, PHASE 3B

ACREAGE BY LOT TYPE:
OPEN SPACE LOT: 19.908 ACRES
LANDSPACE LOT: 1.422 ACRES
ROW: 4.807 ACRES
DEVELOPMENT LOT: 14.969 ACRES

NUMBER OF LOTS BY TYPE:
 LANDSCAPE LOTS: 6
 OPEN SPACE LOTS: 1
 DEVELOPMENT LOTS: 79
 PARKLAND/DRAINAGE E

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

A 41.106 ACRE, OR 1,790,567 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 3.794 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 144.41 ACRE TRACT DESCRIBED IN CONVEYANCE TO JOHN S. AVERY, SR., TRUSTEE JOHN S. AVERY EXEMPT TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 1.666 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090353 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 38.607 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 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.

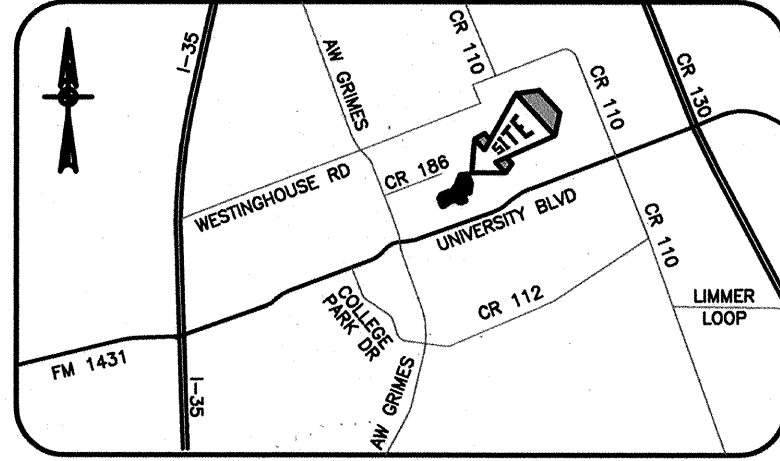
PAPE-DAWSON
ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 11008-01

SHEET 1 OF 5

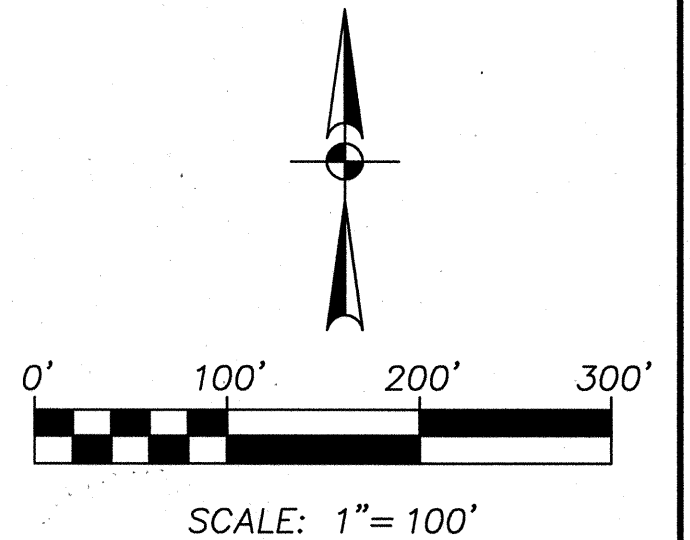
ROUND ROCK



LOCATION MAP
NOT TO SCALE

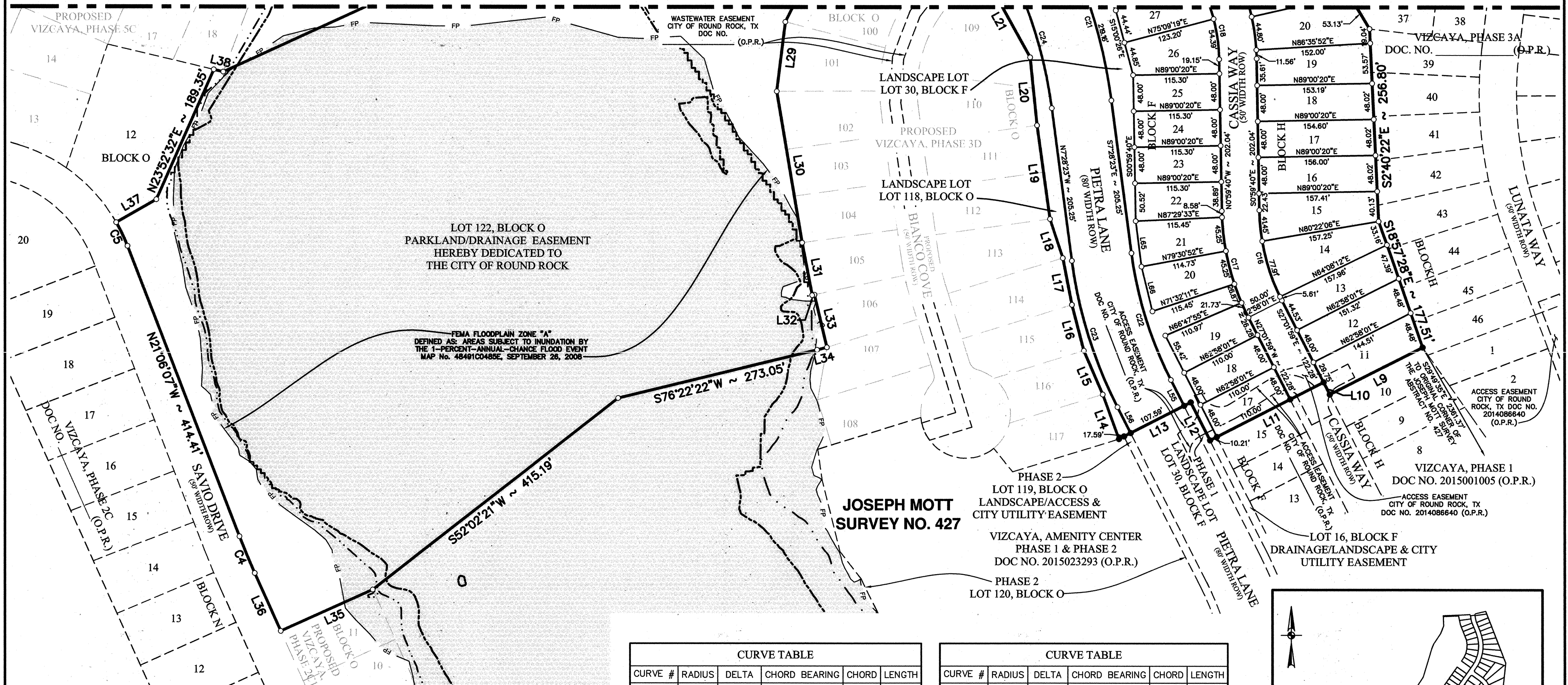
FINAL PLAT OF VIZCAYA, PHASE 3B

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MATCHLINE - SEE SHEET 1 OF 5

MATCHLINE - SEE SHEET 1 OF 5



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N83°16'20"W	130.75'
L2	N6°43'40"E	96.00'
L3	N83°16'20"W	50.00'
L4	S6°43'40"W	29.77'
L5	N83°16'20"W	3.66'
L6	N79°10'42"W	139.85'
L7	S16°03'30"E	90.75'
L8	S30°49'09"E	120.10'
L9	S62°58'01"W	137.70'
L10	N27°01'59"W	18.25'
L11	S62°58'01"W	170.21'
L12	N27°01'59"W	56.83'
L13	S62°58'01"W	107.59'
L14	N20°00'02"W	63.08'
L15	N23°16'50"W	63.36'
L16	N14°26'21"W	63.07'
L17	N10°59'45"W	63.37'

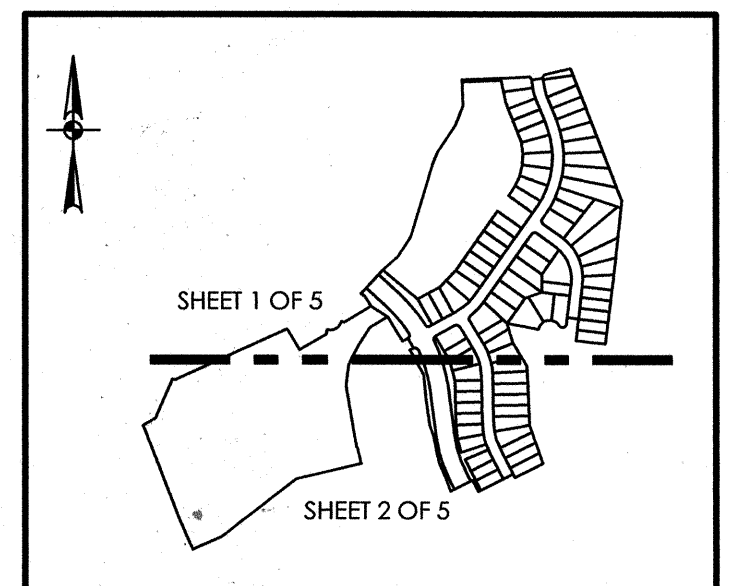
LINE TABLE		
LINE #	BEARING	LENGTH
L18	N18°08'20"W	54.81'
L19	N7°50'05"W	126.00'
L20	N5°47'12"W	91.04'
L21	N28°55'27"W	125.00'
L22	N61°04'33"E	18.39'
L23	N28°55'27"W	50.00'
L24	S60°42'50"W	27.18'
L25	N31°09'45"W	125.00'
L26	S58°33'21"W	92.19'
L27	S32°40'41"W	92.32'
L28	S26°28'37"W	92.56'
L29	S7°00'21"W	93.17'
L30	S9°31'10"E	204.51'
L31	S10°41'50"E	71.19'
L32	N77°46'22"E	3.16'
L33	S13°14'36"E	72.02'
L34	S75°46'20"W	13.53'

LINE TABLE		
LINE #	BEARING	LENGTH
L35	S65°47'25"W	135.00'
L36	N24°12'35"W	84.71'
L37	N60°02'26"E	61.56'
L38	S76°41'29"E	13.01'
L39	S31°03'23"E	106.00'
L40	N58°56'37"E	129.81'
L41	N13°56'37"E	20.98'
L42	S76°03'23"E	13.23'
L43	N58°56'37"E	135.29'
L44	N31°03'23"W	53.00'
L45	N56°18'34"W	20.12'
L46	N42°47'25"E	140.34'
L47	N48°00'07"E	86.62'
L48	N33°01'42"E	105.72'
L49	N16°49'20"E	331.67'
L50	N21°40'25"E	57.23'
L51	N33°26'49"E	140.03'

LINE TABLE		
LINE #	BEARING	LENGTH
L52	N21°51'36"E	94.25'
L53	N21°16'17"W	113.87'
L54	N81°58'36"E	50.00'
L55	S27°01'59"E	38.71'
L56	N27°01'59"W	38.71'
L57	N8°01'24"W	35.56'
L58	S8°01'24"E	35.56'
L59	S35°08'44"W	32.27'
L60	N34°21'42"E	51.48'
L61	N25°03'38"E	49.00'
L62	N13°34'55"E	49.00'
L63	N2°06'13"E	49.00'
L64	N7°28'43"W	49.19'
L65	S7°10'12"E	61.23'
L66	S13°48'04"E	61.23'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S51°43'40"W	21.21'	23.56'
C2	15.00'	52°01'12"	N57°15'44"W	13.16'	13.62'
C3	50.00'	137°55'35"	S79°47'05"W	93.33'	120.36'
C4	806.99'	3°45'18"	N22°39'21"W	52.88'	52.89'
C5	225.00'	8°51'27"	N25°31'51"W	34.75'	34.78'
C6	50.00'	90°00'00"	N58°56'37"E	70.71'	78.54'
C7	1040.00'	3°34'45"	N85°56'21"E	64.96'	64.97'
C8	15.00'	87°49'38"	S51°56'13"E	20.81'	22.99'
C9	15.00'	87°49'38"	N35°53'24"E	20.81'	22.99'
C10	1040.00'	6°06'30"	N76°44'58"E	110.82'	110.88'
C11	175.00'	61°34'56"	N24°03'48"W	179.17'	188.09'
C12	15.00'	90°00'00"	S80°08'44"W	21.21'	23.56'
C13	300.00'	16°39'10"	N43°28'19"E	86.89'	87.19'
C14	15.00'	82°42'17"	S10°26'46"W	19.82'	21.65'
C15	275.00'	29°54'42"	N15°57'01"W	141.94'	143.57'
C16	275.00'	26°02'18"	S14°00'49"E	123.90'	124.98'
C17	325.00'	26°02'18"	S14°00'49"E	146.43'	147.70'
C18	225.00'	29°54'42"	N15°57'01"W	116.13'	117.46'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	15.00'	88°01'05"	N74°54'55"W	20.84'	23.04'
C20	15.00'	86°44'51"	S17°42'07"W	20.60'	22.71'
C21	690.00'	18°11'55"	N16°34'21"W	218.24'	219.16'
C22	520.00'	19°33'36"	S17°15'11"E	176.66'	177.52'
C23	600.00'	19°33'36"	S17°15'11"E	203.84'	204.83'
C24	610.00'	17°35'47"	N16°16'17"W	186.61'	187.34'
C25	15.00'	93°51'17"	N71°59'49"W	21.91'	24.57'
C26	15.00'	93°51'17"	N14°08'54"E	21.91'	24.57'
C27	610.00'	14°25'51"	N39°59'40"W	153.23'	153.64'
C28	690.00'	15°01'59"	N39°41'36"W	180.52'	181.04'
C29	15.00'	86°44'51"	S75°33'02"E	20.60'	22.71'
C30	250.00'	25°55'48"	N48°06'38"E	112.18'	113.14'
C31	375.00'	56°51'43"	N6°42'53"E	357.07'	372.16'
C32	225.00'	13°41'34"	S14°52'11"E	53.64'	53.77'
C33	175.00'	13°41'34"	S14°52'11"E	41.72'	41.82'
C34	425.00'	56°51'43"	N6°42'53"E	404.68'	421.78'
C35	15.00'	90°00'00"	S9°51'16"E	21.21'	23.56'
C36	225.00'	61°34'56"	N24°03'48"W	230.36'	241.83'



INDEX MAP
NOT TO SCALE

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT
OF
VIZCAYA, PHASE 3B

A 41.106 ACRE, OR 1,790,567 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 3.794 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 144.41 ACRE TRACT DESCRIBED IN CONVEYANCE TO JOHN S. AVERY, SR., TRUSTEE JOHN S. AVERY EXEMPT TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER OF A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 38.607 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 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.

BLOCK F		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 17	5,280	CASITA LOT
LOT 18	5,280	CASITA LOT
LOT 19	5,696	CASITA LOT
LOT 20	6,087	CASITA LOT
LOT 21	6,087	CASITA LOT
LOT 22	5,650	CASITA LOT
LOT 23	5,534	CASITA LOT
LOT 24	5,534	CASITA LOT
LOT 25	5,534	CASITA LOT
LOT 26	7,094	CASITA LOT
LOT 27	7,311	CASITA LOT
LOT 28	5,520	CASITA LOT
LOT 29	8,612	CASITA LOT
LOT 30	17,277	LANDSCAPE LOT

BLOCK G		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 17	6,279	CASITA LOT
LOT 18	6,287	CASITA LOT
LOT 19	6,294	CASITA LOT
LOT 20	6,301	CASITA LOT
LOT 21	6,308	CASITA LOT
LOT 22	7,407	CASITA LOT
LOT 23	8,462	CASITA LOT
LOT 24	10,590	CASITA LOT
LOT 25	20,821	CASITA LOT
LOT 26	16,980	CASITA LOT
LOT 27	9,671	STANDARD LOT
LOT 28	8,053	STANDARD LOT
LOT 29	9,163	STANDARD LOT
LOT 30	18,116	STANDARD LOT
LOT 31	14,243	STANDARD LOT
LOT 32	11,500	STANDARD LOT
LOT 33	9,734	STANDARD LOT
LOT 34	8,699	STANDARD LOT
LOT 35	8,134	STANDARD LOT
LOT 36	7,401	STANDARD LOT
LOT 37	7,418	STANDARD LOT
LOT 38	8,670	STANDARD LOT
LOT 39	3,206	LANDSCAPE LOT

BLOCK H		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 11	6,773	CASITA LOT
LOT 12	7,100	CASITA LOT
LOT 13	7,511	CASITA LOT
LOT 14	8,786	CASITA LOT
LOT 15	8,204	CASITA LOT
LOT 16	7,522	CASITA LOT
LOT 17	7,454	CASITA LOT
LOT 18	7,387	CASITA LOT
LOT 19	7,678	CASITA LOT
LOT 20	8,212	CASITA LOT
LOT 21	6,834	CASITA LOT
LOT 22	6,678	CASITA LOT
LOT 23	6,376	CASITA LOT
LOT 24	17,348	CASITA LOT
LOT 25	8,590	STANDARD LOT
LOT 26	8,872	STANDARD LOT
LOT 27	10,366	STANDARD LOT
LOT 28	10,366	STANDARD LOT
LOT 29	8,872	STANDARD LOT
LOT 30	9,581	STANDARD LOT
LOT 31	12,930	CASITA LOT
LOT 32	6,068	CASITA LOT
LOT 33	8,889	CASITA LOT
LOT 34	9,406	CASITA LOT
LOT 35	12,020	CASITA LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 96	10,566	LANDSCAPE LOT
LOT 118	11,732	LANDSCAPE LOT
LOT 122	579,045	PARKLAND/DRAINAGE EASEMENT LOT

BLOCK P		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 15	8,847	LANDSCAPE LOT
LOT 16	8,207	STANDARD LOT
LOT 17	7,020	STANDARD LOT
LOT 18	6,890	STANDARD LOT
LOT 19	7,554	STANDARD LOT
LOT 20	8,074	STANDARD LOT
LOT 21	8,114	STANDARD LOT
LOT 22	8,114	STANDARD LOT
LOT 23	8,114	STANDARD LOT
LOT 24	7,349	STANDARD LOT
LOT 25	6,890	STANDARD LOT
LOT 26	6,890	STANDARD LOT
LOT 27	6,890	STANDARD LOT
LOT 28	6,890	STANDARD LOT
LOT 29	6,890	STANDARD LOT
LOT 30	6,890	STANDARD LOT
LOT 31	9,255	STANDARD LOT
LOT 32	9,038	STANDARD LOT
LOT 33	6,890	STANDARD LOT
LOT 34	6,890	STANDARD LOT
LOT 35	10,291	LANDSCAPE LOT
LOT 36	288,160	OPEN SPACE

KEY MAP OF PARCELS



LOT SUMMARY	TOTAL LOT COUNT						OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2C	PHASE 3A	PHASE 3B	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	0	119 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	21	-	-	21	178	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	-	-	-	84	275	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	37	148	503	357 (MIN.)	30 (MIN.)
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	21	42	93	234	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	21	21	79	346	1190		
LANDSCAPE LOTS	3	5	1	-	6	15			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	4			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	-	-	1	2			
PRIVATE AMENITY CENTER	-	-	-	-	-	-			
OPEN SPACE	-	2	2	-	1	5			
TOTAL	164	85	24	21	87	273			



7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. 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.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION NOVEMBER 4, 2015.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
7. A PORTION OF THIS TRACT IS ENCLOSED 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.
8. 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.
9. LOTS 97 & 118, BLOCK O; LOTS 15 & 35, BLOCK P; LOT 39, BLOCK G; LOT 30, BLOCK F SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 122, BLOCK O & LOT 36, BLOCK F SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. PARKLAND DEDICATED TO THE CITY OF ROUND ROCK PER DOCUMENT NO. _____, O.P.R.
11. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN.

FIELD NOTES
FOR

A 41.106 ACRE, OR 1,790,567 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 3.794 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 144.41 ACRE TRACT DESCRIBED IN CONVEYANCE TO JOHN S. AVERY, SR., TRUSTEE JOHN S. AVERY EXEMPT TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 1.666 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 38.607 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 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 41.106 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING: at a ½" iron rod with a yellow cap marked "Pape-Dawson" set, on the west line of a called 1162.08 acre tract recorded in Document No. 9824078 of the Official Public Records of Williamson County, Texas, the east line of said called 61.733 acre tract;

THENCE: departing the west line of said of said called 1162.08 acre tract, through the interior of said called 61.733 acre tract, the following twelve (12) courses and distances:

1. **N 83°16'20" W**, a distance of **130.75 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
2. **N 06°43'40" E**, a distance of **96.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
3. **N 83°16'20" W**, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
4. **S 06°43'40" W**, a distance of **29.77 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of curvature;
5. along a tangent curve to the right, said curve having radius of **15.00 feet**, a central angle of **90°00'00"**, a chord bearing and distance of **S 51°43'40" W, 21.21 feet**, an arc length of **23.56 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of tangency;
6. **N 83°16'20" W**, a distance of **3.66 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of curvature;
7. along a tangent curve to the right, said curve having radius of **15.00 feet**, a central angle of **52°01'12"**, a chord bearing and distance of **N 57°15'44" W, 13.16 feet**, an arc length of **13.62 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of reverse curvature;
8. along a reverse curve to the left, said curve having radius of **50.00 feet**, a central angle of **137°55'35"**, a chord bearing and distance of **S 79°47'05" W, 93.33 feet**, an arc length of **120.36 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency;
9. **N 79°10'42" W**, a distance of **139.85 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
10. **S 16°03'30" E**, a distance of **90.75 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
11. **S 30°49'09" E**, a distance of **120.10 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and;
12. **S 02°40'22" E**, at a distance of **168.56 feet** passing through the north line of the aforementioned called 1.666 acre tract, a south line of said called 61.733 acre tract, continuing through the interior of said called 1.666 acre tract, for a total distance of **256.80 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE: **S 18°57'28" E**, continuing through the interior of said called 1.666 acre tract, at a distance of **157.00 feet** passing through a north line of the aforementioned called 38.607 acre tract, the south line of said called 1.666 acre tract, continuing through the interior of said called 38.607 acre tract, for a total distance of **177.51 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the north corner of Lot 10, Block H of the Vizcaya, Phase 1 Subdivision recorded in Document No. 2015001005 of the Official Public Records of Williamson County, Texas;

THENCE: **S 62°58'01" W**, with the northwest line of said Lot 10, Block H, a distance of **137.70 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, on the northeast right-of-way of Cassia Way, a 50-foot right-of-way dedicated in the said Vizcaya, Phase 1 Subdivision;

THENCE: **N 27°01'59" W**, with the northeast right-of-way line of said Cassia Way, a distance of **18.25 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, at the north end of the right-of-way for said Cassia Way;

THENCE: **S 62°58'01" W**, with the northwest right-of-way line of said Cassia Way, at a distance of 50.00 feet passing a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the north corner of Lot 15, Block F of the said Vizcaya, Phase 1 Subdivision, with the northwest line of said Lot 15, Block F, at a distance of 110.00 feet passing a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the north corner of Lot 16, Block F of the said Vizcaya, Phase 1 Subdivision, with the northwest line of said Lot 16, Block F for a total distance of **170.21 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, on the northeast line of Phase 1, Lot 30, Block F of the Vizcaya, Amenity Center Phase 1 & Phase 2 Subdivision recorded in Document No. 2015023293 of the Official Public Records of Williamson County, Texas;

THENCE: **N 27°01'59" W**, with the northeast line of said Lot 30, Block F, a distance of **56.83 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the north corner of said Lot 30, Block F;

FINAL PLAT
OF
VIZCAYA, PHASE 3B

A 41.106 ACRE, OR 1,790,567 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 3.794 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 144.41 ACRE TRACT DESCRIBED IN CONVEYANCE TO JOHN S. AVERY, SR., TRUSTEE JOHN S. AVERY EXEMPT TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 1.666 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 38.607 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 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.

S 62°58'01" W, with the northwest line of said Lot 30, Block F, at a distance of 10.00 feet passing a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the north corner of the right-of-way of Pietra Lane, an 80-foot right-of-way dedicated in the said Vizcaya, Amenity Center Phase 1 & Phase 2 Subdivision, with the northwest right-of-way line of said Pietra Lane, at a distance of 90.00 feet passing a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the north corner of Phase 2, Lot 119, Block O of the said Vizcaya, Amenity Center Phase 1 & Phase 2 Subdivision, with the northwest line of said Lot 119, Block O at a distance of 100.00 feet passing a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a north corner of Phase 2, Lot 120, Block O of the said Vizcaya, Amenity Center Phase 1 & Phase 2 Subdivision, with the northwest line of said Lot 120, Block O continuing for a total distance of **107.59 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, an angle point in the northwest line of said Lot 120, Block O, the east corner of the aforementioned called 14.560 acre tract;

N 20°00'02" W, departing the northwest line of said Lot 120, Block O, with the northeast line of said called 14.560 acre tract, at a distance of **28.80 feet** passing through the south line of the aforementioned remainder of a called 5.00 acre tract, the north line of said called 14.560 acre tract, continuing through the interior of said remainder of a called 5.00 acre tract, for a total distance of **63.08 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE: continuing through the interior of said remainder of a called 5.00 acre tract, the following five (5) courses and distances:

1. **N 23°16'50" W**, a distance of **63.36 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
2. **N 14°26'21" W**, a distance of **63.07 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
3. **N 10°59'45" W**, a distance of **63.37 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
4. **N 18°08'20" W**, a distance of **54.81 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and;
5. **N 07°50'05" W**, at a distance of **36.63 feet** passing through a south line of the aforementioned 61.733 acre tract, the north line of said remainder of a called 5.00 acre tract, continuing through the interior of said called 61.733 acre tract for a total distance of **126.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE: through the interior of said called 61.733 acre tract, the following eighteen (18) courses and distances:

1. **N 05°47'12" W**, a distance of **91.04 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
2. **N 28°55'27" W**, a distance of **125.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
3. **N 61°04'33" E**, a distance of **18.39 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
4. **N 28°55'27" W**, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
5. **S 60°42'50" W**, a distance of **27.18 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
6. **N 31°09'45" W**, a distance of **125.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
7. **S 58°33'21" W**, a distance of **92.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
8. **S 32°40'41" W**, a distance of **92.32 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
9. **S 26°28'37" W**, a distance of **92.56 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
10. **S 07°00'21" W**, a distance of **93.17 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
11. **S 09°31'10" E**, a distance of **204.51 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
12. **S 10°41'50" E**, a distance of **71.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
13. **N 77°46'22" E**, a distance of **3.16 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
14. **S 13°14'36" E**, a distance of **72.02 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
15. **S 75°46'20" W**, a distance of **13.53 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
16. **S 76°22'22" W**, a distance of **273.05 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
17. **S 52°02'21" W**, a distance of **415.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and;
18. **S 65°47'25" W**, at a distance of **134.52 feet** passing through the east line of aforementioned called 3.794 acre tract, the west line of said called 61.733 acre tract, continuing through the interior of said called 3.794 acre tract, for a total distance of **135.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE: continuing through the interior of said called 3.794 acre tract, the following five (5) courses and distances:

1. **N 24°12'35" W**, a distance of **84.71 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangent curvature;
2. along a non-tangent curve to the right, said curve having a radius of **806.99 feet**, a central angle of **03°45'18"**, a chord bearing and distance of **N 22°39'21" W, 52.88 feet**, an arc length of **52.89 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency;
3. **N 21°06'07" W**, a distance of **414.41 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of curvature;

4. along a tangent curve to the left, said curve having radius of **225.00 feet**, a central angle of **08°51'27"**, a chord bearing and distance of **N 25°31'51" W, 34.75 feet**, an arc length of **34.78 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency, and;
5. **N 60°02'26" E**, at a distance of **29.54 feet** passing through the west line of the aforementioned called 61.733 acre tract, the east line of said called 3.794 acre tract, continuing through the interior of said called 61.733 acre tract, for a total distance of **61.56 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE: continuing through the interior of said called 61.733 acre tract, the following fifteen (15) courses and distances:

1. **N 23°52'32" E**, a distance of **189.35 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
2. **S 76°41'29" E**, a distance of **13.01 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
3. **N 65°27'33" E**, a distance of **536.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
4. **S 31°03'23" E**, a distance of **106.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
5. **N 58°56'37" E**, a distance of **129.81 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
6. **N 13°56'37" E**, a distance of **20.98 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangent curvature;
7. along a non-tangent curve to the left, said curve having a radius of **50.00 feet**, a central angle of **90°00'00"**, a chord bearing and distance of **N 58°56'37" E, 70.71 feet**, an arc length of **78.54 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency;
8. **S 76°03'23" E**, a distance of **13.23 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
9. **N 58°56'37" E**, a distance of **135.29 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
10. **N 31°03'23" W**, a distance of **53.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
11. **N 56°18'34" W**, a distance of **20.12 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
12. **N 42°47'25" E**, a distance of **140.34 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
13. **N 48°00'07" E**, a distance of **86.62 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
14. **N 33°01'42" E**, a distance of **105.72 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and;
15. **N 16°49'20" E**, at a distance of **306.48 feet** passing through the south line of the aforementioned called 144.41 acre tract, the north line of said called 61.733 acre tract, continuing through the interior of said called 144.41 acre tract, for a total distance of **331.67 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE: continuing through the interior of said called 144.41 acre tract, the following ten (10) courses and distances:

1. **N 21°40'25" E**, a distance of **57.23 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
2. **N 33°26'49" E**, a distance of **140.03 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
3. **N 21°51'36" E**, a distance of **94.25 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
4. **N 02°16'17" W**, a distance of **113.87 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
5. **N 87°43'43" E**, a distance of **224.75 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of curvature;
6. along a tangent curve to the left, said curve having radius of **1040.00 feet**, a central angle of **03°34'45"**, a chord bearing and distance of **N 85°56'21" E, 64.96 feet**, an arc length of **64.97 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of reverse curvature;
7. along a reverse curve to the right, said curve having radius of **15.00 feet**, a central angle of **87°49'38"**, a chord bearing and distance of **S 51°56'13" E, 20.81 feet**, an arc length of **22.99 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency;
8. **N 81°58'36" E**, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangent curvature;
9. along a non-tangent curve to the right, said curve having a radius of **15.00 feet**, a central angle of **87°49'38"**, a chord bearing and distance of **N 35°53'24" E, 20.81 feet**, an arc length of **22.99 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of reverse curvature, and;
10. along a reverse curve to the left, said curve having radius of **1040.00 feet**, a central angle of **06°06'30"**, a chord bearing and distance of **N 76°44'58" E, 110.82 feet**, an arc length of **110.88 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, on the west line of the aforementioned called 1162.08 acre tract, the east line of said called 144.41 acre tract;

THENCE: **S 21°22'53" E**, with the west line of said called 1162.08 acre tract, the east line of said called 144.41 acre tract, a distance of **196.96 feet** to a found ½" iron rod, the northeast corner of the aforementioned called 61.733 acre tract, the southeast corner of said called 144.41 acre tract, an angle point in the west line of said called 1162.08 acre tract;

THENCE: continuing with the west line of said called 1162.08 acre tract, with the east line of said called 61.733 acre tract, the following three (3) courses and distances:

1. **S 21°20'21" E**, a distance of **426.45 feet** to a ½" iron rod found;
2. **S 06°20'01" W**, a distance of **302.65 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and;
3. **S 06°54'18" W**, a distance of **330.66 feet** to the **POINT OF BEGINNING** and containing 41.106 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc.



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT
OF
VIZCAYA, PHASE 3B

A 41.106 ACRE, OR 1,790,567 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 3.794 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 144.41 ACRE TRACT DESCRIBED IN CONVEYANCE TO JOHN S. AVERY, SR., TRUSTEE JOHN S. AVERY EXEMPT TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 1.666 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079755 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 38.607 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 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 that certain remnant portion of a called 38.607 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115908 of the Official Public Records of Williamson County, Texas, out of a called 1.666 acre tract conveyed to Taylor Morrison of Texas, Inc. recorded in Document No. 2014079755 of the Official Public Records of Williamson County, Texas, out 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, out of a called 3.794 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2014079749 of the Official Public Records of Williamson County, Texas and out of a called 14.560 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2014079774 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 Vizcaya, Phase 3B 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: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That John S. Avery Sr., John S. Avery Exempt Trust as the owner of that certain called 144.41 acre tract conveyed to John S. Avery Sr., Trustee John S. Avery Exempt Trust, recorded in Document No. 2006112407 of the Official Public Records of 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 Vizcaya, Phase 3B Subdivision.

John S. Avery Sr., John S. Avery Exempt Trust

John S. Avery Sr.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of ____, 20__, by,

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Neil Greinert Homestead Trust as the owner of that certain called remainder of a 5.00 acre tract conveyed to Neil Greinert Homestead Trust, recorded in Document No. 2013090533 of the Official Public Records of 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 Vizcaya, Phase 3B Subdivision.

Neil Greinert Homestead Trust

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of ____, 20__, by,

Notary Public, State of Texas

Printed Name: _____

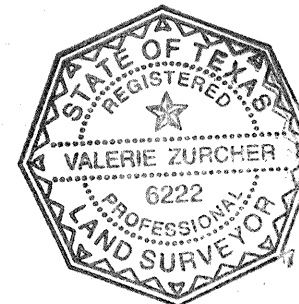
My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Valerie Zurcher, 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 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Valerie Zurcher
Registered Professional Land Surveyor No. 6222
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

October 20, 2015
Date

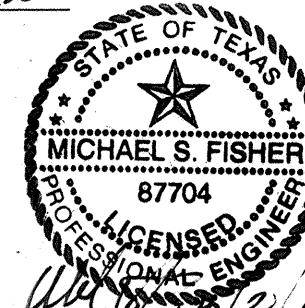


THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

10/20/15
Date



Approved this ____ day of ____, 201__, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

David Pavliska, Chairman

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the ____ day of ____ A.D., 201__, at ____ o'clock ____ m. and duly recorded on the ____ day of ____, A.D., 201__ at ____ o'clock ____ m. in the plat records of said county, in document no. _____. Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy

**PAPE-DAWSON
ENGINEERS**

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01