



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair J. Hollis Bone
Alternate Vice Chair Rob Wendt
Commissioner Matt Baker
Commissioner Stacie Bryan
Commissioner Mike Doss
Commissioner Jennifer Henderson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez

Wednesday, August 17, 2016

7:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER - 7:00 P.M.

B. ROLL CALL

C. ELECTION OF OFFICERS:

- C.1 [2016-3705](#) Consider the nomination and election of a Chairperson.
- C.2 [2016-3707](#) Consider the nomination and election of a Vice Chairperson.
- C.3 [2016-3708](#) Consider the nomination and election of an Alternate Vice Chairperson.

D. APPROVAL OF MINUTES:

- D.1 [2016-3709](#) Consider approval of the minutes for the July 20, 2016, Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [2016-3710](#) Consider approval of the Final Plat for Chandlers Cove Lot 1, Block A - Amending Plat. Generally located southeast of the intersection of Sunrise Rd. and E. Old Settlers Blvd. Case No. FP1603-001
- E.2 [2016-3711](#) Consider approval of the Final Plat for Northfields Phase 1. Generally located on the east side of Meister Ln., between Gattis School Rd. and Louis Henna Blvd. Case No. FP1603-004
- E.3 [2016-3712](#) Consider approval of the Final Plat for Northfields Phase 2. Generally located on the east side of Meister Ln., between Gattis School Rd. and Louis Henna Blvd. Case No. FP1607-001

- E.4 [2016-3713](#) Consider public testimony and a recommendation to approve a code amendment to the MU-2 (Mixed-use downtown medium density) district regarding creek-facing properties (amending Sec. 46-155.2). Case No. AM1607-002
- E.5 [2016-3715](#) Consider public testimony and a recommendation to approve a code amendment to the supplementary use standards for overnight accommodations in MU-1 (Mixed-use historic commercial core) district and MU-2 (Mixed-use downtown medium density) district (amending Sec. 46-160 (s-1)). Case No. AM1607-003
- E.6 [2016-3717](#) Consider public testimony and a recommendation to approve a code amendment to create the SF-D (Single-family - downtown) district (creating new Sec. 46-136.1 and amending Sec. 46-160(e)). Case No. FP1607-001
- E.7 [2016-3718](#) Consider public testimony and a recommendation to approve the rezoning of 27 properties from SF-2 (Single-family - standard lot) district to SF-D (Single-family - downtown) district. Generally located east of North Nelson St. between East Austin Ave. and East Liberty Ave. Case No. ZON1607-002

F. STAFF REPORT:

- F.1 [2016-3719](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on this 11th day of August 2016 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 20, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on July 20, 2016, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Michael Doss, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, David Fowler, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present were Gerald Pohlmeier from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. CONSENT AGENDA:

- C1. Consider approval of the minutes for the June 15, 2016, Planning and Zoning Commission meeting.**
- C2. Consider approval of the Preliminary Plat for Rock at Roundville. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. PP1604-001**
- C3. Consider approval of the Final Plat for Rock at Roundville. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1604-001**
- C4. Consider approval of the Final Plat for Enclave at Mayfield Ranch. Generally located on the north side of RM 1431, between Mayfield Ranch Blvd. and Sendero Springs Dr. Case No. FP1606-002**
- C5. Consider approval of the Final Plat for Vizcaya Phase 4A. Generally located northwest of the intersection of Caruso Ln. and Vizcaya Pkwy. Case No. FP1606-003**
- C6. Consider approval of the Final Plat for Provident Crossing Section V. Generally located southwest of the intersection of Gattis School Rd. and S. A.W. Grimes Blvd. Case No. FP1606-004**

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve agenda items C1, C2, C3, C4, C5, and C6 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

D. PLATTING:

Commissioner Henderson recused herself from the discussion and voting on items D1 and D2 and left the Council Chamber.

- D1. Consider approval of the Final Plat for Central Baptist Church Lot 1A & 1B, Block A – Amending Plat. Generally located southeast of the intersection of Round Rock Ave. and N. Lakecreek Dr. Case No. FP1606-005**

Mr. Fowler briefly gave background information about the project and stated that the purpose of the application was to adjust the property line between two lots. He explained that this

project qualified as an amending plat because the number of lots was not increasing, no easements were being removed, and no new streets were being created.

Staff recommended approval as conditioned.

The owner's representative, Ms. Raquel Ramirez, with Hagood Engineering & Associates was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sanchez to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

D2. Consider public testimony concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the owner, Sar Western Center Plaza, LP, to Replat Lots 3-A1 & 3-A2, Block B, Encino Plaza. Generally located northeast of the intersection of Chisholm Trail Rd. and W. Old Settlers Blvd. Case No. FP1606-006

Mr. Fowler reviewed the application noting that the purpose of the application was to create two lots. Staff recommended approval as conditioned. The owner's representative, Ms. Raquel Ramirez, with Hagood Engineering & Associates stated she was available to answer questions. Staff recommended approval as conditioned.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Doss to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

Commissioner Henderson returned to the Council Chamber following the vote.

D3. Consider public testimony concerning the request filed by Longaro & Clarke, LP, on behalf of the owner, Journeyman Austin Holdings Inc., to Replat Lot 1, Block A, Cedar Ridge Assisted Living, LLC. Generally located northeast of the intersection of Double Creek Dr. and Louis Henna Blvd. Case No. FP1606-001

Mr. Fowler continued by reviewing the application noting that the purpose of the application was to create two lots. Staff recommended approval as conditioned. The owner's representative, Mr. Pat Riordan, with Journeyman Austin Holdings was available to answer questions.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward; no speakers came forward.

Following a brief discussion, an additional condition was offered by P&Z.

Motion: Motion by Commissioner Baker, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

D4. Consider public testimony concerning the request filed by Gray Engineering, Inc., on behalf of the owner, Continental Homes of Texas, LP., to Replat Lot 4, Block Q, Turtle Creek Village Phase 8. Generally located on the west side of S. A.W. Grimes at Logan Dr. Case No. FP1605-003

Mr. von Rosenberg briefly reviewed the proposed application stating that the intent of the application was to re-subdivide all or part of the recorded plat, without vacating the preceding plat. He explained that two lots would be created, and they would be separated by Logan Drive right-of-way. He also stated that the changes to the plat included: a) Adjacent property along the creek previously owned by the City, b) Right-of-way for Logan Drive, and c) Hike and bike trail easement along the creek. Staff recommended approval as conditioned.

The owner's representative, Mr. Steve Bertke, with Gray Engineering was available to answer questions.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The following Turtle Creek Village residents spoke during the public hearing: 1) Ken Hieks, 628 Gabriel Mills Dr.; 2) Molly Collins, 920 Monadale Trl.; 3) Shelly B. Wright, 1950 Prairie Rock Way; 4) Daryl Smalls, 843 Heritage Springs Trl.; 5) Meredith Nuhn, 801 Gabriel Mills Dr.; and 6) Yasmine Kopita, 1845 Logan Dr. In summary, concerns regarding the right-of-way for Logan Dr., traffic increase, and the potential use for Lot 1 were expressed. An e-mail sent by Mr. Daniel Stiel was received by staff and shared with the Commission.

Mr. Pohlmeier, from the Transportation Department, explained that the City's Transportation Master Plan shows Logan Dr. as a connected road way through the area in discussion, however, there are currently no plans to pursue the connection of Logan Road.

Mr. Laton Carr, with the Development Services Office, spoke regarding drainage. He explained that the flood limits shown on the plat are consistent with the information that FEMA (Federal Emergency Management Agency) has on record.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Sanchez to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E. STAFF REPORT:

E1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman reviewed the items recently approved by City Council.

F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Chandlers Cove Lot 1, Block A - Amending Plat
FINAL PLAT FP1603-001**



CASE PLANNER: David Fowler

REQUEST: Approval of Amending Plat

ZONING AT TIME OF APPLICATION: PUD

DESCRIPTION: 19.35 acres out of the George W. Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Commercial

South: Residential

East: Commercial/institutional

West: Commercial/residential

PROPOSED LAND USE: Residential townhouse

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	19.35
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	19.35

Owner:
Bradley Family Partnership LTD
Charles Bradley
500 County Road 202
Llano, TX 78643

Agent
Carlson, Brigrance & Doering, Inc.
Geoff Guerrero
5501 W. Williams Cannon Dr.
Austin, TX 78749

**Chandlers Cove Lot 1, Block A - Amending Plat
FINAL PLAT FP1603-001**

HISTORY: The Planning and Zoning Commission approved the Chandler's Cove Final Plat January 2, 2002. The Sunrise Condos Planned Unit Development was approved January 28, 2016.

DATE OF REVIEW: August 17, 2016

LOCATION: South of southeast corner of Sunrise Road and E. Old Settlers Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The general plan designation is residential and the zoning is Planned Unit Development (PUD) 104, Sunrise Condos. The PUD provides for a maximum of 100 single family detached units on a common lot. All units are to be sold as condominiums with common areas and drive aisles maintained by the property owners association. The PUD contains standards addressing exterior finish, perimeter fencing, drive aisles and parking, and landscaping.

Traffic, Access and Roads: The site has frontage on both Sunrise Road and E. Old Settlers Boulevard. No traffic impact analysis is required because the number of units is below the threshold for the number of peak hour trips produced.

Water and Wastewater Service: The water will connect at two locations near the property: a 12" line at Old Settlers and a 16" line in the Sunrise right-of-way. Wastewater service will connect via an 8" PVC to a manhole on a 42" wastewater line just south of the property.

Drainage: Site will drain to the flood plain, which lies south of the plat area.

Additional Considerations: The proposed plat is an amending plat which adds a currently unplatted area to the existing platted lot, while keeping the plat as a single lot. This plat is eligible to be an amending plat because the number of lots is not increasing, no covenants or restrictions are proposed to be removed, and the amendment does not require the creation of a public street or the extension of public utilities.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Depict Zone A FEMA floodplain with hatching or shading and define in the legend.
2. Prior to recordation of this Final Plat, provide an exhibit indicating minimum finished floor elevations to be set 2' above the ultimate 1% annual chance floodplain for each structure adjacent to the ultimate floodplain.
3. Provide wastewater line easement by separate instrument on the plat identifying the beneficiary of the easement and leave a space in the note for the document number. This easement shall be recorded prior to Final Plat recordation.
4. On sheet 2, Provide the following note: "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."
5. Change the Planning and Zoning meeting date to August 17, 2016.



E Old Settlers Blvd

Sunrise Rd

**Subject Tract
19.35 ac.**



LOCATION MAP
NOT TO SCALE

SUNRISE ROAD

EAST OLD SETTLERS BLVD.

A.W. GRIMES BLVD.

HWY 79

SITE

North arrow pointing up.



ZONE AE FLOODPLAIN

PATH-J: \4801\SURVEY\PLAT.DWG

FP1603-001

AMENDED PLAT OF LOT 1, BLOCK A, CHANDLERS COVE,
FINAL PLAT

GENERAL NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORMSEWER EASEMENTS SHOWN HEREON.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE SUNRISE TRACT PUD #104.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE IV, SECTION 108, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
4. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED.
5. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE SUNRISE TRACT PUD #104.
6. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD, AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C 0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
7. NO FENCES, STRUCTURES, STORAGE OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
8. IN ACCORDANCE WITH THE APPROVED JESTER FARMS CONCEPT PLAN, FIFTEEN (15) ACRES OF LAND (REPRESENTING THE COMBINED ARE OF LOTS 1 AND 2 OF THE FINAL PLAT OF CHANDLER'S COVER, DOCUMENT NUMBER 2002050897) SHALL BE CONSIDERED AS THE BASIS FOR COMPUTING THE DENSITY ALLOWANCE FOR THE RESPECTIVE MULTIFAMILY DEVELOPMENT.
9. DIRECT DRIVEWAY ACCESS TO THE PROPERTY FROM SUNRISE ROAD AND EAST OLD SETTLERS BLVD. WILL BE LIMITED TO ONE DRIVEWAY FROM EACH ROAD.

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 267, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF 13.19 ACRE TRACT CONVEYED TO BRADLEY FAMILY PARTNERSHIP, LTD., IN DOCUMENT NUMBER 2005011442, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOREGOING DESCRIBED LAND BEING ALSO KNOWN AS, LOT 1, BLOCK A, FINAL PLAT OF CHANDLER'S COVE, A SUBDIVISION RECORDED IN CABINET W, SLIDES 112-114, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING ALL OF THE REMAINDER OF A CALLED 48.136 ACRE TRACT CONVEYED TO BRADLEY FAMILY PARTNERSHIP, LTD., IN VOLUME 2370, PAGE 548, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE REMAINDER OF A CALLED 3.474 ACRE TRACT CONVEYED TO BRADLEY FAMILY PARTNERSHIP, LTD., IN DOCUMENT NUMBER 199967038, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 19.352 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ¾" iron pipe found for the northwestern corner of said Lot 1, Block A, also being in the eastern right-of-way line of Sunrise Road (80' R.O.W.) and also being the southwestern corner of Lot 1A, Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, a subdivision recorded in Cab. I, Sl. 341, Plat Records of Williamson County, Texas, for the northwestern corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Lot 1, Block A and said Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, N71°06'32"E, a distance of 1299.90 feet to a ½" iron rod found, for a northern corner of said Lot 1, Block A, also being the easternmost corner of said Amended Subdivision of Lot 1, Block D, The Settlement Section Five City of Round Rock, Williamson County, Texas, also being in the southern right-of-way line of East Old Settlers Blvd. (120' R.O.W.), for a northern corner of the herein described tract,

THENCE, with the common boundary line of said Lot 1, Block A, said remainder of 48.136 acre tract and said East Old Settlers Blvd., the following two (2) courses and distances, numbered 1 and 2,

1. N83°00'03"E, a distance of 71.89 feet to a ¾" iron rod found, at a point of curvature to the left, and
2. with said curve to the left having a radius of 2060.00 feet, an arc length of 178.53 feet and whose chord bears N80°35'43"E, a distance of 178.47 feet to a capped iron rod set marked "CBD/SETSTONE",

THENCE, leaving said common boundary line and crossing said remainder of 48.136 acre tract, the following seventeen (17) courses and distances, numbered 1 through 17,

1. S16°17'59"W, a distance of 40.85 feet to a capped iron rod set marked "CBD/SETSTONE",
2. S04°56'35"W, a distance of 77.38 feet to a capped iron rod set marked "CBD/SETSTONE",
3. S14°50'50"E, a distance of 66.06 feet to a capped iron rod set marked "CBD/SETSTONE",
4. S20°04'51"E, a distance of 85.40 feet to a capped iron rod set marked "CBD/SETSTONE",
5. S34°40'32"E, a distance of 43.85 feet to a capped iron rod set marked "CBD/SETSTONE",
6. S47°37'02"E, a distance of 80.48 feet to a capped iron rod set marked "CBD/SETSTONE",
7. S73°39'09"E, a distance of 84.59 feet to a capped iron rod set marked "CBD/SETSTONE",
8. S45°32'43"E, a distance of 48.40 feet to a capped iron rod set marked "CBD/SETSTONE",
9. S25°21'55"E, a distance of 35.95 feet to a capped iron rod set marked "CBD/SETSTONE",
10. S56°23'18"E, a distance of 64.72 feet to a capped iron rod set marked "CBD/SETSTONE",
11. S79°01'54"E, a distance of 42.38 feet to a capped iron rod set marked "CBD/SETSTONE",
12. N82°40'49"E, a distance of 48.07 feet to a capped iron rod set marked "CBD/SETSTONE",
13. N36°19'53"E, a distance of 60.22 feet to a capped iron rod set marked "CBD/SETSTONE",
14. N55°46'09"E, a distance of 22.55 feet to a capped iron rod set marked "CBD/SETSTONE",
15. S89°20'51"E, a distance of 14.10 feet to a capped iron rod set marked "CBD/SETSTONE",
16. S53°16'07"E, a distance of 24.90 feet to a capped iron rod set marked "CBD/SETSTONE", and
17. S55°38'50"E, a distance of 35.24 feet to a capped iron rod set marked "CBD/SETSTONE", being in the eastern boundary line of said remainder of 48.136 acre tract, also being the western boundary line of that certain 25.000 acre tract of land conveyed to Williamson County in Document Number 2007004381, Official Public Records of Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 48.136 acre tract, said remainder of 3.474 acre tract and said 25.000 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S00°00'10"W, a distance of 583.11 feet to a capped iron rod found marked "BAKER AIKLEN", and
2. S00°00'10"W, a distance of 57.87 feet to a calculated point, for the southwestern corner of said 25.000 acre tract, also being the southeastern corner of said remainder of 3.474 acre tract, also being in the northeastern line of Lot 117, Block G, Jester Farms Section 3, a subdivision recorded in Cab. P, Sl. 306-307, Plat Records of Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 3.474 acre tract, said Lot 117, N50°34'33"W, a distance of 626.10 feet to a calculated point, for the southwestern corner of said remainder of 3.474 acre tract, also being a northern corner of said Lot 117, and also being the southeastern corner of Lot 2, Block A, of said Chandler's Cove Subdivision,

THENCE, with the common boundary line of said remainder of 3.474 acre tract and said Lot 2, N09°16'45"W, a distance of 53.37 feet to a capped iron rod found marked "BAKER AIKLEN", for the easternmost northeastern corner of said Lot 2, also being the northwestern corner of said remainder of 3.474 acre tract, also being the southeastern corner of said Lot 1 and also being the southwestern corner of said remainder of 48.136 acre tract,

THENCE, with the common boundary line of said Lot 1 and said Lot 2, the following three (3) courses and distances, numbered 1 through 3,

1. N65°02'16"W, a distance of 333.40 feet to a ½" iron rod found,
2. S79°14'02"W, a distance of 653.58 feet to a capped iron rod found marked "BAKER AIKLEN", and
3. S72°15'01"W, a distance of 550.39 feet to a capped iron rod found marked "BAKER AIKLEN", for the southwestern corner of said Lot 1, also being the northwestern corner of said Lot 2 and also being in the eastern right-of-way line of said Sunrise Road,

THENCE, with the common boundary line of said Lot 1 and said Sunrise Road, the following two (2) courses and distances, numbered 1 and 2,

1. N02°08'48"W, a distance of 201.12 feet to a capped iron rod found marked "BAKER AIKLEN", at a point of curvature to the left, and
2. with said curve to the left having a radius of 1040.00 feet, an arc length of 133.22 feet and whose chord bears N05°43'18"W, a distance of 133.13 feet to the **POINT OF BEGINNING** and containing 19.352 acres of land.

AREA TABLE			
AREA WITHIN SUBDIVISION		19.352 ACRES (842,993 sq. ft.)	
AREA OF DEVELOPMENT LOT		19.352 ACRES (842,993 sq. ft.)	
LOT NO.	ACREAGE	SQ. FT.	
1	19.352 ACRES	842,993 SQ. FT.	

Line Table		
Line #	Length	Direction
L1	71.89	N83°00'03"E
L2	40.85	S16°17'59"W
L3	77.38	S04°56'35"W
L4	66.06	S14°50'50"E
L5	85.40	S20°04'51"E
L6	43.85	S34°40'32"E
L7	80.48	S47°37'02"E
L8	84.59	S73°39'09"E
L9	48.40	S45°32'43"E
L10	35.95	S25°21'55"E
L11	64.72	S56°23'18"E
L12	42.38	S79°01'54"E
L13	48.07	N82°40'49"E
L14	60.22	N36°19'53"E
L15	22.55	N55°46'09"E
L16	14.10	S89°20'51"E
L17	24.90	S53°16'07"E
L18	35.24	S55°38'50"E
L19	57.87	S00°00'10"W
L20	53.37	N09°16'45"W

Line Table		
Line #	Length	Direction
(L21)	38.33	S79°14'02"W
(L22)	345.37	S63°48'47"E
(L23)	146.39	S53°36'17"E
(L24)	44.92	S75°50'39"E
(L25)	62.33	S53°36'17"E
(L26)	271.27	S43°56'35"E
(L27)	47.13	S89°59'50"E

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
C1	178.53	2060.00	N80°35'43"E	178.47	89.32
C2	133.22	1040.00	N05°43'18"W	133.13	66.70
C3	253.18	2060.00	N74°35'30"E	253.02	126.75

SHEET NO. 2 OF 3



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
♦ Fax No. (512) 280-5165

FP1603-001

PATH-J: \4801\SURVEY\PLAT.DWG

AMENDED PLAT OF LOT 1, BLOCK A, CHANDLERS COVE, FINAL PLAT

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT BRADLEY FAMILY PARTNERSHIP, LTD AS THE OWNERS OF THAT CERTAIN 19.352 ACRES OF LAND BEING ALL OF LOT 1, BLOCK A, FINAL PLAT OF CHANDLERS COVE, A SUBDIVISION RECORDED IN CAB. W. SL. 112-114, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO BRADLEY FAMILY PARTNERSHIP, LTD IN DOCUMENT NUMBER 2005011442, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN REMAINDER OF A CALLED 48.136 ACRE TRACT RECORDED IN VOLUME 2370, PAGE 548, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN REMAINDER OF A CALLED 3.474 ACRE TRACT RECORDED IN DOCUMENT NUMBER 1999067038, 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:

"AMENDED PLAT OF LOT 1, BLOCK A, CHANDLERS COVE, FINAL PLAT"

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

C.M. BRADLEY
GENERAL PARTNER
BRADLEY FAMILY PARTNERSHIP, LTD.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____,
BY C.M. BRADLEY

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

APPROVED THIS ____ DAY OF _____, 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, CHAIR
PLANNING AND ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK __ M., AND

DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK __ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, AARON V. THOMASON, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED. I ALSO CERTIFY THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED; SPECIFICALLY SECTIONS 663.13 - 663.23 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000 + 0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN THE STATE.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com

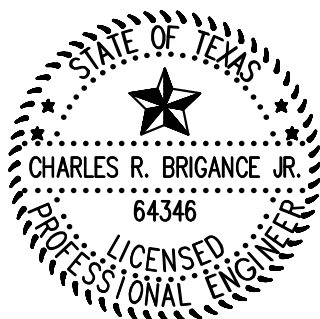


STATE OF TEXAS:

COUNTY OF WILLIAMSON:

THAT I, CHARLES R. BRIGANCE JR., P.E., 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.

ENGINEERING BY: _____
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

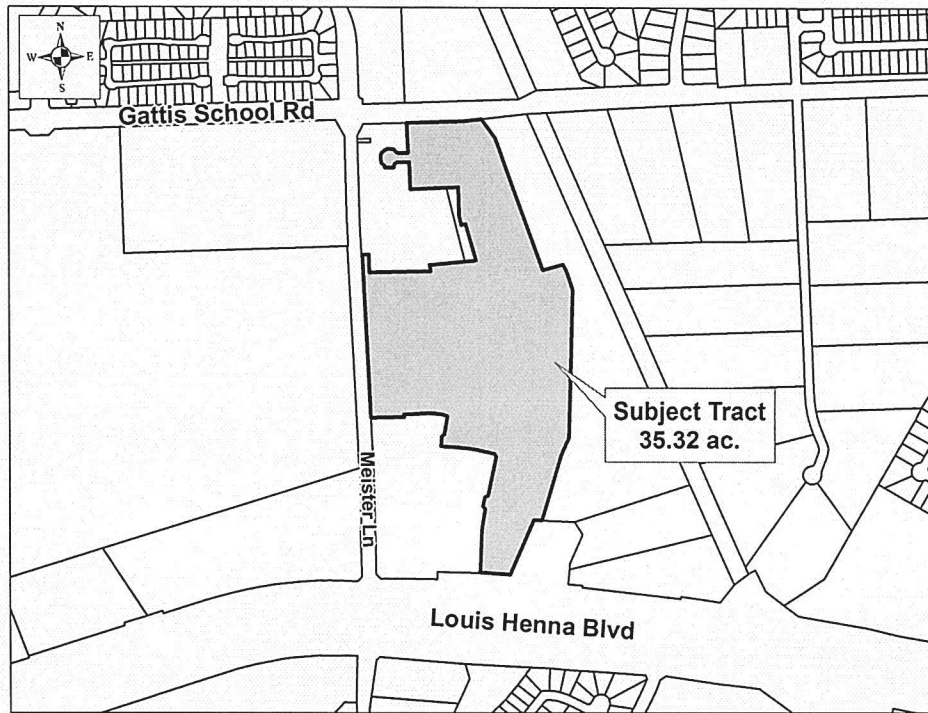
SHEET NO. 3 OF 3

		Carlson, Brigance & Doering, Inc.	
FIRM ID #F3791		◆	REG. # 10024900
Civil Engineering	◆	Surveying	◆
5501 West William Cannon	◆	Austin, Texas 78749	◆
Phone No. (512) 280-5160	◆	Fax No. (512) 280-5165	◆

FP1603-001

PATH-J: \4801\SURVEY\PLAT.DWG

**Northfields Phase 1
FINAL PLAT FP1603-004**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat.

ZONING AT TIME OF APPLICATION: PUD 22

DESCRIPTION: 35.32 acres out of the ASA Thomas Survey, Abs. No. 609 & T. J. Chambers Survey, Abs. No. 7

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD 22

ADJACENT LAND USE:

North: Gattis School Road right of way

South: Louis Henna Blvd. right of way

East: undeveloped - PUD 22

West: Meister Lane right of way and Cedar Ridge High School - PUD 20

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	117	20.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	8	1.02
ROW:	0	7.88
Parkland:	3	6.42
Other:	0	0.00
TOTALS:	128	35.32

Owner:
Meritage Homes
Joe Copeland
8920 Business Park Dr., Ste. 350
Austin, TX 78759

Agent
Pape-Dawson Engineers, Inc.
Salvador Baeza
7800 Shoal Creek Blvd., Ste. 220 West
Austin, TX 78757

**Northfields Phase 1
FINAL PLAT FP1603-004**

HISTORY: The Planning and Zoning Commission approved the Northfields Preliminary Plat on April 1, 2015.

DATE OF REVIEW: August 17, 2016

LOCATION: Southeast corner of Gattis School Road and Meister Lane.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as business park and open space in the General Plan 2020, however it is zoned as PUD (Planned Unit Development) No. 22, which allows three different sized single family residential lots on this parcel. The lots located to the north of Tall Rider Lane are a minimum of 10,000 square feet in size. The lots located to the south of Tall Rider Lane are either a minimum of 6,500 square feet or a minimum of 4,500 square feet. The smaller lots are served by alleys and are limited to 50% of the total number of lots in this section. The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees.

Compliance with the Preliminary Plat: The final plat conforms to the approved preliminary plat. The final plat includes three parkland lots containing a total of 6.42 acres, five landscape lots, one drainage lot, two alleyway lots and 117 single family lots.

Traffic, Access and Roads: The lots take access from Meister Lane via Tall Rider Lane.

Water and Wastewater Service: Connections to the water system are located along Gattis School Road and the SH 45 frontage road. This phase of the development will use a wastewater connection located on the east side of the property.

Drainage: The site drains from west to east.

Additional Considerations: The applicant was to have provided the City with a survey tie from the property across SH 45 and confirmation of the property limits along SH 45 prior to the meeting. If this information has not been provided, staff will recommend action on this item be delayed.

RECOMMENDED MOTION:

Staff recommends approval of the final plat for Northfields, Phase 1, with the following conditions:

1. Clarify limits of FEMA Zone "A" and Ultimate 4% by moving callouts and wipeouts off of floodplain limits.
2. Modify legend hatch callout to reflect floodway not "reclaim area".
3. Prior to recordation, City approval of flood study and FEMA approval of LOMR-F application is required.
4. Provide correct date of Planning and Zoning Commission review.

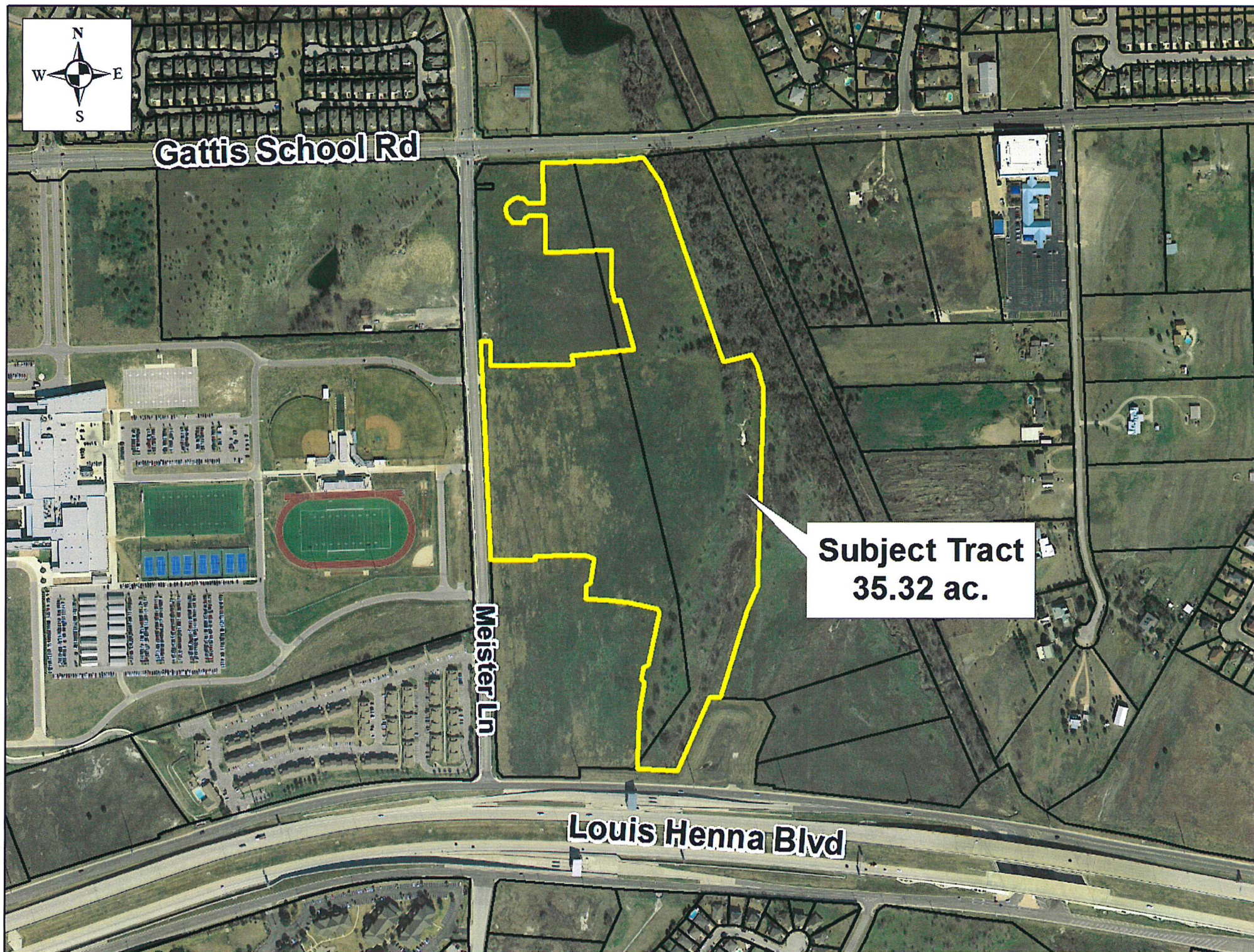


Gattis School Rd

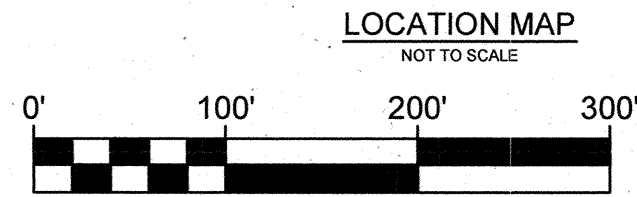
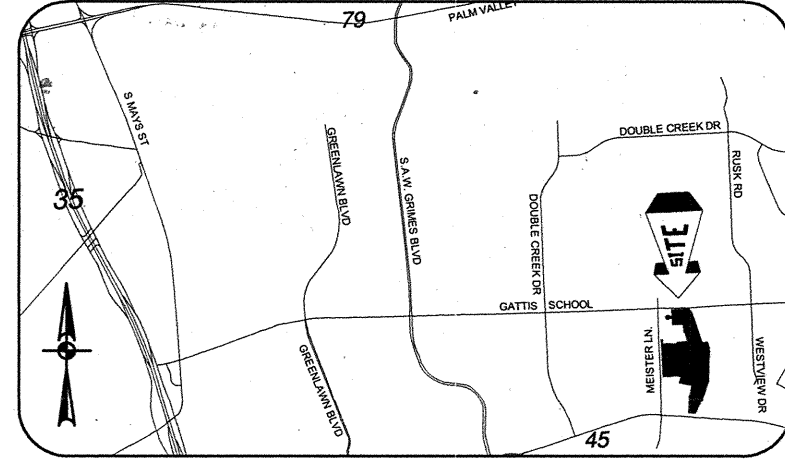
Meister Ln

Louis Henna Blvd

**Subject Tract
35.32 ac.**



ROUND ROCK



OWNER: MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE
SUITE 350
AUSTIN, TX 78759

ACREAGE: 35.323 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: 11

LINEAR FEET OF NEW STREETS: 6,997'

SUBMITTAL DATE: MARCH 22, 2016

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 20, 2016

COMBINED SCALE FACTOR: 0.99996

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 1199 FOUND CHISELED SQUARE ON TOP OF CONCRETE
SLAB AT THE N.W. INTERSECTION OF TEXAS TOLL ROAD 45 AND
MEISTER LANE
NAD 83 GRID COORDINATES
N: 10152029.4
E: 31460255.5
ELEVATION 797.06 (NAVD 1988)
GEOID 03

PT No. 1200 FOUND CHISELED SQUARE ON TOP OF CONCRETE
BASE OF LIGHT POLE, ON THE NORTHSIDE OF TEXAS TOLL ROAD
45, 1760 +/- FEET EAST OF THE INTERSECTION OF TEXAS TOLL
ROAD 45 AND MEISTER LANE
NAD 83 GRID COORDINATES
N: 10151904.9
E: 3147834.9
ELEVATION 768.90 (NAVD 1988)
GEOID 03

ACREAGE BY LOT TYPE:

PARKLAND LOT:	6.420
LANDSCAPE LOTS:	0.457
DRAINAGE LOTS:	0.071
DEVELOPMENT LOTS:	20.001
ALLEYWAY LOTS:	0.489

NUMBER OF LOTS BY TYPE:

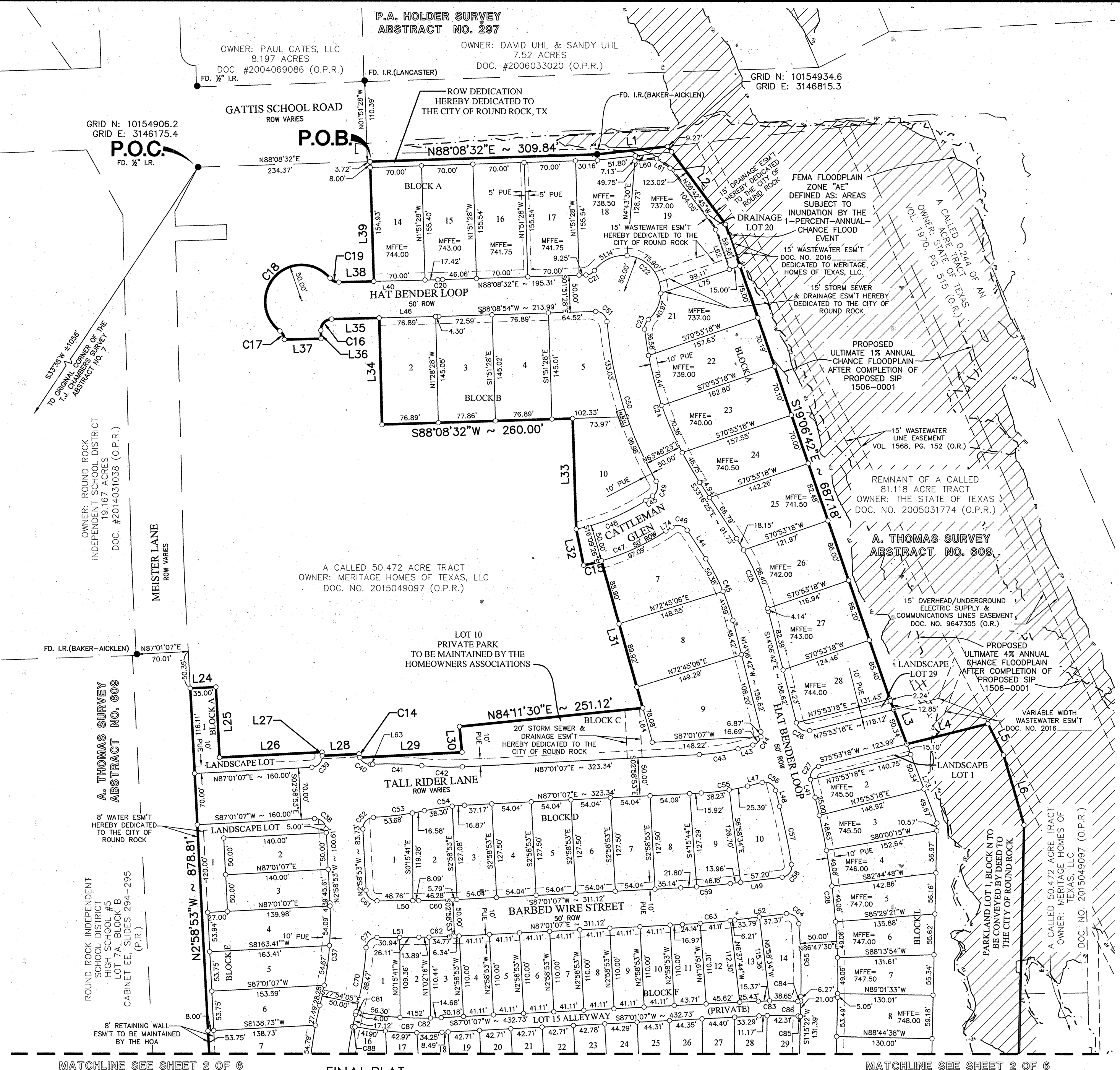
PARKLAND LOT:	3
LANDSCAPE LOTS:	5
DRAINAGE LOTS:	1
DEVELOPMENT LOTS:	117
ALLEYWAY LOTS:	2

SURVEY: ASA THOMAS SURVEY
ABSTRACT No. 609

T.J. CHAMBERS SURVEY
ABSTRACT No. 7

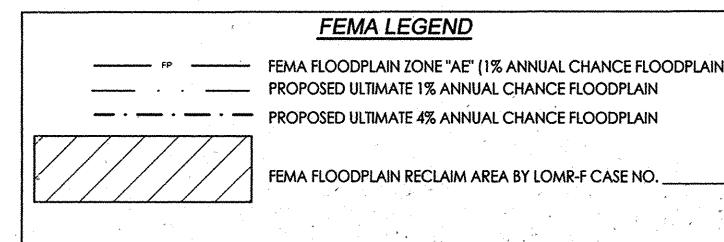
LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
- ▲ SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- A BLOCK LETTER
- D.R. DEED RECORDS
- FD. I.R. FOUND IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- CUE CITY UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- EASEMENT
- PLAT BOUNDARY
- ADJOINING PROPERTY
- NEIGHBORHOOD BOX UNIT



FINAL PLAT OF NORTHFIELDS, PHASE 1

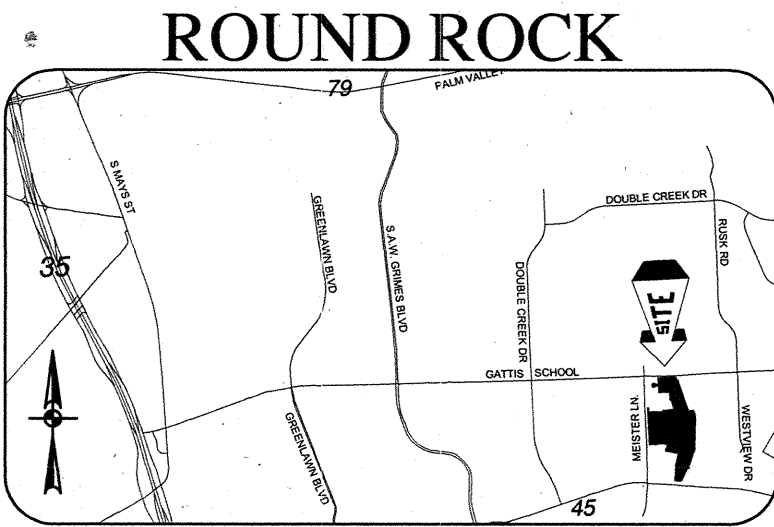
A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING
OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS,
LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF
THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY,
ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



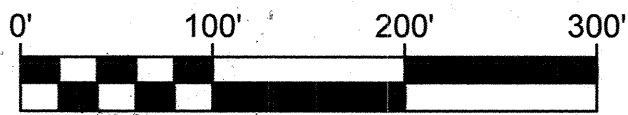
**PAPE-DAWSON
ENGINEERS**

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

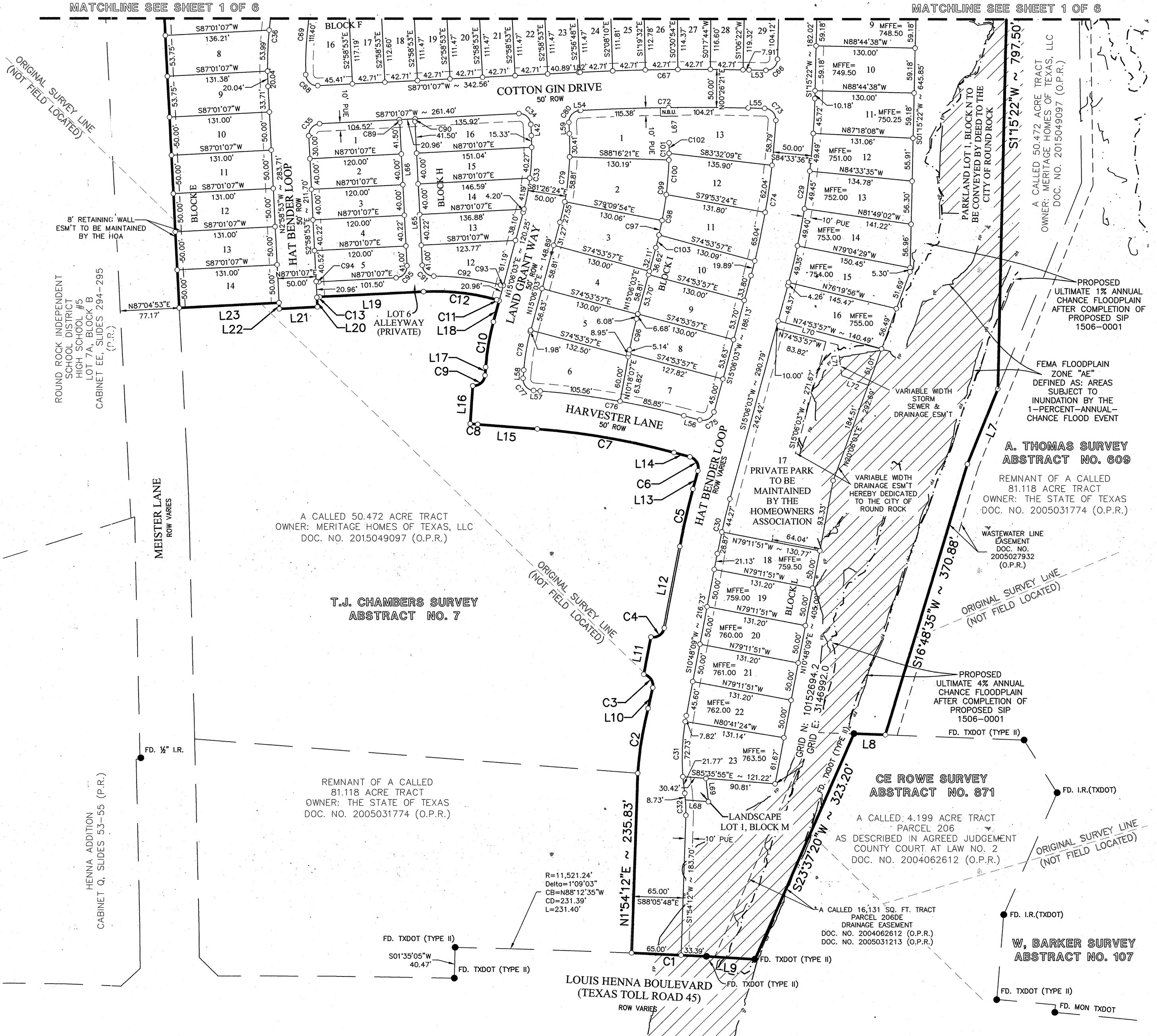
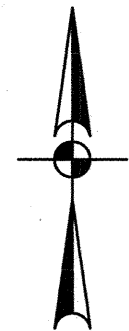
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01



LOCATION MAP
NOT TO SCALE



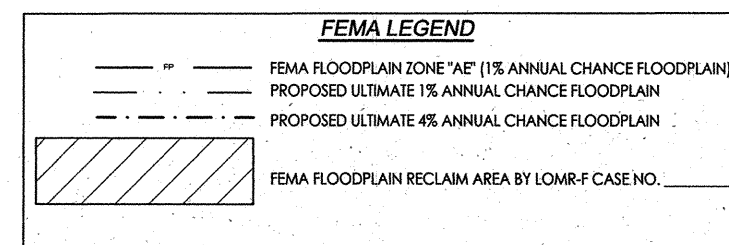
SCALE: 1"= 100'



- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
 - ▲ SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
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 - CUE CITY UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - EASEMENT
 - PLAT BOUNDARY
 - ADJOINING PROPERTY
 - [NBU] NEIGHBORHOOD BOX UNIT

**FINAL PLAT
OF
NORTHFIELDS, PHASE 1**

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE A.S.A. THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



**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
NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING
OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS,
LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF
THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY,
ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N83°36'13"E	96.56'
L2	S36°42'45"E	132.29'
L3	S20°48'08"E	63.19'
L4	N75°53'18"E	113.78'
L5	S26°40'22"E	47.82'
L6	S16°12'07"E	99.30'
L7	S22°00'05"W	106.58'
L8	N87°51'55"W	41.26'
L9	N86°34'51"W	63.68'
L10	N12°52'04"E	27.77'
L11	N10°48'09"E	50.00'
L12	N10°48'09"E	109.00'
L13	N15°06'03"E	24.66'
L14	N74°53'57"W	21.73'
L15	N85°35'55"W	78.26'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	N3°49'13"E	50.00'
L17	N4°24'05"E	10.90'
L18	N15°06'03"E	28.65'
L19	S87°01'07"W	136.27'
L20	S2°58'53"E	12.52'
L21	S87°01'07"W	50.00'
L22	N2°58'53"W	8.00'
L23	S87°01'07"W	131.00'
L24	N87°01'07"E	35.00'
L25	S2°58'53"E	96.11'
L26	N87°01'07"E	140.00'
L27	S2°58'53"E	5.00'
L28	N87°01'07"E	50.00'
L29	N87°01'07"E	139.61'
L30	N5°48'30"W	35.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	N15°38'32"W	208.23'
L32	N11°43'41"W	50.00'
L33	N1°51'28"W	151.21'
L34	N1°28'28"W	145.57'
L35	S88°31'32"W	65.00'
L36	S1°28'28"E	11.23'
L37	S88°31'32"W	50.00'
L38	N88°31'32"E	47.54'
L39	N1°51'28"W	162.93'
L40	N88°31'32"E	134.96'
L41	S14°06'42"E	25.00'
L42	N2°58'53"W	14.68'
L43	N75°53'18"E	20.82'
L44	N33°16'25"W	46.23'
L45	N56°43'35"E	10.91'

LINE TABLE		
LINE #	BEARING	LENGTH
L46	S88°31'32"W	146.19'
L47	N75°53'18"E	20.82'
L48	S14°06'42"E	22.50'
L49	S83°01'26"W	71.16'
L50	S89°44'19"W	56.86'
L51	N89°44'19"E	57.05'
L52	N83°01'26"E	71.16'
L53	N88°44'38"W	22.09'
L54	N87°01'07"E	1.33'
L55	S88°44'38"E	21.64'
L56	N74°53'57"W	21.73'
L57	N85°35'55"W	8.81'
L58	N4°24'05"E	10.85'
L59	N2°58'53"W	14.68'
L60	S83°36'13"W	29.82'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	N54°41'18"W	22.46'
L62	N19°06'42"W	57.23'
L63	S87°01'07"W	2.93'
L64	S15°38'32"E	48.67'
L65	N2°58'53"W	188.07'
L66	N2°58'53"W	187.72'
L67	S0°45'17"E	46.10'
L68	S85°35'55"E	30.25'
L69	N5°46'07"W	30.46'
L70	N74°53'57"W	83.82'
L71	N7°01'51"W	40.57'
L72	N69°53'57"W	37.08'
L73	S20°48'08"E	115.11'
L74	N56°43'35"E	9.80'
L75	N70°53'18"E	99.11'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11521.24'	0°29'21"	N87°23'23"W	98.39'	98.39'
C2	488.81'	10°07'12"	N9°02'44"E	86.23'	86.34'
C3	15.00'	90°00'00"	N34°11'51"W	21.21'	23.56'
C4	15.00'	90°00'00"	N55°48'09"E	21.21'	23.56'
C5	1025.00'	4°17'53"	N12°57'06"E	76.87'	76.89'
C6	15.00'	90°00'00"	N29°53'57"W	21.21'	23.56'
C7	975.00'	10°41'57"	N80°14'53"W	181.80'	182.07'
C8	975.00'	0°34'52"	N85°53'21"W	9.89'	9.89'
C9	15.00'	89°25'08"	N49°06'39"E	21.11'	23.41'
C10	325.00'	10°41'57"	N9°45'04"E	60.60'	60.69'
C11	13.00'	15°09'11"	N66°51'25"W	3.43'	3.44'
C12	300.00'	18°32'51"	N83°42'27"W	96.69'	97.11'
C13	13.00'	15°37'07"	S79°12'34"W	3.53'	3.54'
C14	15.00'	19°28'16"	S12°43'01"E	5.07'	5.10'
C15	325.00'	4°25'46"	S76°03'27"W	25.12'	25.12'
C16	15.00'	90°00'00"	S43°31'32"W	21.21'	23.56'
C17	15.00'	52°01'12"	N27°29'04"W	13.16'	13.62'
C18	50.00'	194°02'25"	N43°31'32"E	99.25'	169.33'
C19	15.00'	52°01'12"	S65°27'52"E	13.16'	13.62'
C20	975.00'	0°23'00"	N88°20'02"E	6.52'	6.52'
C21	15.00'	52°01'12"	N62°07'53"E	13.16'	13.62'
C22	50.00'	192°31'03"	S47°37'09"W	99.40'	168.00'
C23	15.00'	54°52'38"	S21°12'03"W	13.82'	14.37'
C24	475.00'	27°02'09"	S19°45'2"E	222.06'	224.14'
C25	325.00'	19°09'44"	S23°41'33"E	108.19'	108.69'
C26	15.00'	90°00'00"	S59°06'42"E	21.21'	23.56'
C27	15.00'	90°00'00"	S30°53'18"W	21.21'	23.56'
C28	1025.00'	15°22'04"	S6°25'40"E	274.10'	274.92'
C29	1025.00'	13°50'40"	S8°10'42"W	247.07'	247.67'
C30	975.00'	4°17'53"	S12°57'06"W	73.12'	73.14'
C31	300.99'	19°28'33"	S10°37'07"W	101.82'	102.31'
C32	300.00'	5°30'18"	N2°49'34"W	28.81'	28.82'
C33	320.00'	18°04'55"	N6°03'35"E	100.57'	100.99'
C34	15.00'	90°00'00"	N47°58'53"W	21.21'	23.56'
C35	15.00'	90°00'00"	S42°01'07"W	21.21'	23.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C36	525.00'	17°03'35"	N5°32'55"E	155.74'	156.32'
C37	475.00'	17°03'35"	N5°32'55"E	140.91'	141.43'
C38	15.00'	90°00'00"	N47°58'53"W	21.21'	23.56'
C39	15.00'	90°00'00"	S42°01'07"W	21.21'	23.56'
C40	15.00'	70°31'44"	N57°43'01"W	17.32'	18.46'
C41	410.00'	9°22'00"	N88°17°53"W	66.95'	67.03'
C42	340.00'	9°22'00"	N88°17°53"W	55.52'	55.58'
C43	275.00'	11°07'49"	N81°27'13"E	53.34'	53.42'
C44	15.00'	90°00'00"	N30°53'18"E	21.21'	23.56'
C45	275.00'	19°09'44"	N23°41'33"W	91.54'	91.97'
C46	15.00'	90°00'00"	N78°16'25"W	21.21'	23.56'
C47	325.00'	17°06'59"	S65°17°04"W	96.73'	97.09'
C48	275.00'	21°32'45"	N67°29'57"E	102.80'	103.41'
C49	15.00'	86°20'13"	N13°33'29"E	20.52'	22.60'
C50	525.00'	25°06'06"	N17°03'35"W	228.17'	230.01'
C51	15.00'	87°20'56"	N48°11'00"W	20.72'	22.87'
C52	15.00'	90°23'34"	N42°12'55"E	21.29'	23.66'
C53	412.50'	9°45'36"	N82°31'55"E	70.18'	70.27'
C54	337.50'	9°22'00"	S82°20'07"W	55.11'	55.17'
C55	327.50'	11°07'49"	N81°27'13"E	63.52'	63.62'
C56	15.00'	90°00'00"	S59°06'42"E	21.21'	23.56'
C57	975.00'	4°44'51"	S11°44'16"E	80.77'	80.79'
C58	15.00'	92°23'17"	S36°49'48"W	21.65'	24.19'
C59	975.00'	3°59'41"	N85°01'17"E	67.96'	67.98'
C60	975.00'	2°43'11"	S88°22'43"W	46.28'	46.28'
C61	15.00'	87°16'49"	S46°37'17"E	20.70'	22.85'
C62	1025.00'	2°43'11"	N88°22'43"E	48.65'	48.66'
C63	1025.00'	3°59'41"	N85°01'17"E	71.45'	71.46'
C64	15.00'	92°23'17"	S50°46'55"E	21.65'	24.19'
C65	975.00'	5°50'39"	S1°39'57"E	99.41'	99.45'
C66	15.00'	90°00'00"	S46°15'22"W	21.21'	23.56'
C67	3019.00'	4°14'15"	S89°08'15"W	223.23'	223.28'
C68	15.00'	91°33'29"	N47°12'08"W	21.50'	23.97'
C69	475.00'	15°30'06"	N6°19'39"E	128.12'	128.51'
C70	525.00'	10°05'30"	N9°01'57"E	92.35'	92.47'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C71	15.00'	85°45'07"	N46°51'45"E	20.41'	22.45'
C72	2969.00'	4°14'15"	N89°08'15"E	219.53'	219.58'
C73	15.00'	91°45'11"	S42°52'02"E	21.54'	24.02'
C74	975.00'	12°05'29"	S9°03'18"W	205.38'	205.76'
C75	15.00'	90°00'00"	S60°06'03"W	21.21'	23.56'
C76	1025.00'	10°41'57"	N80°14'56"W	191.13'	191.41'
C77	15.00'	90°00'00"	N40°35'52"W	21.21'	23.56'
C78	275.00'	10°41'57"	N9°45'04"E	51.28'	51.35'
C79	370.00'	18°04'55"	N6°03'35"E	116.28'	116.77'
C80	15.00'	90°00'00"	N42°01'07"E	21.21'	23.56'
C81	13.00'	18°40'08"	S70°45'21"E	4.22'	4.24'
C82	500.00'	12°53'29"	S86°32'08"E	112.26'	112.50'
C83	500.00'	6°11'24"	N89°53'11"W	53.99'	54.02'
C84	13.00'	17°39'46"	N84°22'38"E	3.99'	4.01'
C85	13.00'	13°28'16"	N79°51'39"W	3.05'	3.06'
C86	480.00'	6°23'05"	N89°47'20"W	53.46'	53.49'
C87	520.00'	13°07'28"	S86°25'09"E	118.85'	119.11'
C88	13.00'	14°30'17"	N87°06'33"W	3.28'	3.29'
C89	13.00'	15°37'07"	N10°47'26"W	3.53'	3.54'
C90	13.00'	15°37'07"	S4°49'41"W	3.53'	3.54'
C91	15.00'	87°23'41"	S46°40'43"E	20.73'	22.88'
C92	320.00'	15°52'41"	S82°26'14"E	88.40'	88.68'
C93	13.00'	16°01'10"	S82°30'29"E	3.62'	3.63'
C94	13.00'	15°37'07"	S85°10'19"E	3.53'	3.54'
C95	15.00'	90°00'00"	N42°01'07"E	21.21'	23.56'
C96	500.00'	4°47'56"	N12°42'05"E	41.87'	41.88'
C97	500.00'	4°10'12"	N13°00'57"E	36.38'	36.39'
C98	500.00'	6°09'11"	N10°04'04"E	53.67'	53.70'
C99	500.00'	9°06'35"	N6°22'33"E	79.41'	79.50'
C100	500.00'	6°09'11"	N3°54'53"E	53.67'	53.70'
C101	500.00'	2°34'33"	N0°31'59"E	22.48'	22.48'
C102	500.00'	1°35'35"	S0°02'30"W	13.90'	13.90'
C103	500.00'	1°57'23"	S14°07'21"W	17.07'	17.07'



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

FINAL PLAT
OF
NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING
OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS,
LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF
THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY,
ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

BLOCK A		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	6,816	LANDSCAPE
LOT 14	10,862	DEVELOPMENT
LOT 15	10,886	DEVELOPMENT
LOT 16	10,888	DEVELOPMENT
LOT 17	10,888	DEVELOPMENT
LOT 18	10,474	DEVELOPMENT
LOT 19	15,576	DEVELOPMENT
LOT 20	3,075	DRAINAGE
LOT 21	10,651	DEVELOPMENT
LOT 22	11,306	DEVELOPMENT
LOT 23	11,289	DEVELOPMENT
LOT 24	10,540	DEVELOPMENT
LOT 25	10,879	DEVELOPMENT
LOT 26	10,109	DEVELOPMENT
LOT 27	10,404	DEVELOPMENT
LOT 28	10,192	DEVELOPMENT
LOT 29	1,935	LANDSCAPE

BLOCK F		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	5,395	DEVELOPMENT
LOT 2	4,488	DEVELOPMENT
LOT 3	4,735	DEVELOPMENT
LOT 4	4,523	DEVELOPMENT
LOT 5	4,523	DEVELOPMENT
LOT 6	4,523	DEVELOPMENT
LOT 7	4,523	DEVELOPMENT
LOT 8	4,523	DEVELOPMENT
LOT 9	4,523	DEVELOPMENT
LOT 10	4,523	DEVELOPMENT
LOT 11	4,668	DEVELOPMENT
LOT 12	4,818	DEVELOPMENT
LOT 13	4,589	DEVELOPMENT
LOT 14	5,730	DEVELOPMENT
LOT 15	12,194	ALLEYWAY
LOT 16	6,700	DEVELOPMENT
LOT 17	4,895	DEVELOPMENT
LOT 18	4,774	DEVELOPMENT
LOT 19	4,761	DEVELOPMENT
LOT 20	4,761	DEVELOPMENT
LOT 21	4,761	DEVELOPMENT
LOT 22	4,761	DEVELOPMENT
LOT 23	4,765	DEVELOPMENT
LOT 24	4,854	DEVELOPMENT
LOT 25	4,883	DEVELOPMENT
LOT 26	4,940	DEVELOPMENT
LOT 27	5,024	DEVELOPMENT
LOT 28	5,137	DEVELOPMENT
LOT 29	5,359	DEVELOPMENT

BLOCK B		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 2	11,173	DEVELOPMENT
LOT 3	11,221	DEVELOPMENT
LOT 4	11,150	DEVELOPMENT
LOT 5	12,599	DEVELOPMENT
LOT 10	12,979	DEVELOPMENT

BLOCK H		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	5,351	DEVELOPMENT
LOT 2	4,800	DEVELOPMENT
LOT 3	4,800	DEVELOPMENT
LOT 4	4,826	DEVELOPMENT
LOT 5	4,871	DEVELOPMENT
LOT 6	9,090	ALLEYWAY
LOT 12	5,416	DEVELOPMENT
LOT 13	5,242	DEVELOPMENT
LOT 14	5,687	DEVELOPMENT
LOT 15	5,969	DEVELOPMENT
LOT 16	6,762	DEVELOPMENT

BLOCK I		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	8,418	DEVELOPMENT
LOT 2	8,999	DEVELOPMENT
LOT 3	8,276	DEVELOPMENT
LOT 4	7,646	DEVELOPMENT
LOT 5	7,432	DEVELOPMENT
LOT 6	8,972	DEVELOPMENT
LOT 7	7,573	DEVELOPMENT
LOT 8	6,937	DEVELOPMENT
LOT 9	6,980	DEVELOPMENT
LOT 10	6,980	DEVELOPMENT
LOT 11	7,758	DEVELOPMENT
LOT 12	7,724	DEVELOPMENT
LOT 13	9,320	DEVELOPMENT

BLOCK C		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 7	13,058	DEVELOPMENT
LOT 8	13,483	DEVELOPMENT
LOT 9	14,284	DEVELOPMENT
LOT 10	20,309	PRIVATE PARK

BLOCK L		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	2,050	LANDSCAPE
LOT 2	7,187	DEVELOPMENT
LOT 3	8,171	DEVELOPMENT
LOT 4	7,758	DEVELOPMENT
LOT 5	7,290	DEVELOPMENT
LOT 6	6,977	DEVELOPMENT
LOT 7	6,815	DEVELOPMENT
LOT 8	7,651	DEVELOPMENT
LOT 9	7,693	DEVELOPMENT
LOT 10	7,693	DEVELOPMENT
LOT 11	7,496	DEVELOPMENT
LOT 12	6,988	DEVELOPMENT
LOT 13	7,265	DEVELOPMENT
LOT 14	7,699	DEVELOPMENT
LOT 15	7,856	DEVELOPMENT
LOT 16	7,780	DEVELOPMENT
LOT 17	36,883	PRIVATE PARK
LOT 18	6,556	DEVELOPMENT
LOT 19	6,560	DEVELOPMENT
LOT 20	6,560	DEVELOPMENT
LOT 21	6,560	DEVELOPMENT
LOT 22	6,784	DEVELOPMENT
LOT 23	8,543	DEVELOPMENT

BLOCK D		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	7,495	DEVELOPMENT
LOT 2	7,090	DEVELOPMENT
LOT 3	6,887	DEVELOPMENT
LOT 4	6,890	DEVELOPMENT
LOT 5	6,890	DEVELOPMENT
LOT 6	6,890	DEVELOPMENT
LOT 7	6,890	DEVELOPMENT
LOT 8	7,077	DEVELOPMENT
LOT 9	7,236	DEVELOPMENT
LOT 10	8,744	DEVELOPMENT

BLOCK M		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	909	LANDSCAPE

BLOCK N		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	223,380	PARKLAND

BLOCK E		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	8,243	LANDSCAPE
LOT 2	7,000	DEVELOPMENT
LOT 3	7,000	DEVELOPMENT
LOT 4	8,938	DEVELOPMENT
LOT 5	8,548	DEVELOPMENT
LOT 6	7,858	DEVELOPMENT
LOT 7	7,578	DEVELOPMENT
LOT 8	7,167	DEVELOPMENT
LOT 9	7,044	DEVELOPMENT
LOT 10	6,550	DEVELOPMENT
LOT 11	6,550	DEVELOPMENT
LOT 12	6,550	DEVELOPMENT
LOT 13	6,550	DEVELOPMENT
LOT 14	6,550	DEVELOPMENT



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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, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
4. THIS PLAT CONFORMS TO THE NORTHFIELDS PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 1, 2015.
5. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
6. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD 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.
7. 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.
8. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN.
9. PARKLAND TO BE CONVEYED BY DEED TO THE CITY OF ROUND ROCK. A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK, REFERENCING DOCUMENT NO. OF THIS FINAL PLAT, SHALL BE RECORDED.
10. NO ACCESS SHALL BE GRANTED THROUGH ANY LANDSCAPE LOT AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
11. LOT 1, BLOCK A, LOT 10, BLOCK C, LOT 30, BLOCK A, LOT 1, BLOCK E, LOT 17, BLOCK L AND LOT 1, BLOCK M, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. 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.
13. LOT 15, BLOCK F AND LOT 6, BLOCK H TO BE DEDICATED AS ACCESS EASEMENTS TO THE CITY OF ROUND ROCK AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
14. 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 HEREIN ABOVE 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 OFFICE 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:

- (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT:
- (B) 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;
- (C) THE RIGHT OF INGRESS AND EGRESS FROM THE EASEMENT OVER AND ACROSS THE 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 THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY SUCH 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, AND CLEAR AWAY ANY 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;
- (D) 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;
- (E) 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 ANY 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 EXERCISE 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 PROPERTY OF THE GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (F) 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;

FINAL PLAT
OF
NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

GRANTEE HEREBY COVENANTS AND AGREES:

- (A) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (B) 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;
- (C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL ENDEMNIFY 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 THE PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO 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 SUCCESSOR 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 THEREON.

FIELD NOTES
FOR

A 35.323 acre, or 1,538,663 square feet more or less, tract of land being out of a called 50.472 acre tract conveyed to Meritage Homes of Texas, LLC in Deed Without Warranty recorded in Document No. 2015049097 of the Official Public Records of Williamson County, Texas and being out of a remnant of a called 81.118 acre tract conveyed to the State of Texas for the Use and Benefit of the Permanent School Fund recorded in Document No. 2005031774 of the Official Public Records of Williamson County, Texas, situated in the ASA Thomas Survey, Abstract No. 609 and the T.J. Chambers Survey, Abstract No. 7 in the City of Round Rock, Williamson County, Texas. Said 35.323 acre tract of land being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) Epoch 2010.00, from the Texas Coordinate System established for the Central Zone:

COMMENCING: At a found iron rod, at the cutback for the south line of Gattis School Road, a variable width right-of-way and the east right-of-way line of Meister Lane, a variable width right-of-way, the northwest corner of said called 50.472 acre tract;

THENCE: Along and with the south right-of-way line of said Gattis School Road, the north line of said called 50.472 acre tract, the following bearings and distances:

N 88°08'32" E, a distance of 234.37 feet; to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the POINT OF BEGINNING of the herein described tract;

N 88°08'32" E, a distance of 309.84 feet to a found iron rod with a cap marked "Baker-Aicklen";
N 83°36'13" E, a distance of 96.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of said called 50.472 acre tract, the northwest corner of said remnant of a called 81.118 acre tract;

THENCE: Departing the south right-of-way line of said Gattis School Road, with the east line of said called 50.472 acre tract, same being the west line of said remnant of a called 81.118 acre tract, the following bearings and distances:

S 36°42'45" E, a distance of 132.29 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 19°06'42" E, a distance of 687.18 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 20°48'08" E, a distance of 63.19 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the east line of said called 50.472 acre tract, through the interior of said remnant of a called 81.118 acre tract, the following bearings and distances:

N 75°53'18" E, a distance of 113.78 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 26°40'22" E, a distance of 47.82 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 16°12'07" E, a distance of 99.30 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 01°15'22" W, a distance of 230.01 feet, passing through a north line of said called 50.472 acre tract, continuing through the interior of said called 50.472 acre tract for a total distance of 797.50 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east line of said called 50.472 acre tract;

THENCE: With the east line of said called 50.472 acre tract, the west line of said remnant of a called 81.118 acre tract, the following bearings and distances:

S 22°00'05" W, a distance of 106.58 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 16°48'35" W, a distance of 370.88 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the north right-of-way line of Texas Toll Road 45, (Louis Henna Boulevard), a variable width right-of-way, the north line of a called 4.199 acre tract recorded in Document No. 2004062612 of the Official Public Records of Williamson County, Texas, a southwest corner of said remnant of a called 81.118 acre tract, a southeast corner of said called 50.472 acre tract;

THENCE: Along and with the north right-of-way line of said Texas Toll Road 45, (Louis Henna Boulevard), the north line of said called 4.199 acre tract and the south line of said called 50.472 acre tract, the following bearings and distances:

N 87°51'55" W, a distance of 41.26 feet to a found Texas Department of Transportation highway monument (Type II);
S 23°37'20" W, a distance of 323.20 feet to a found Texas Department of Transportation highway monument (Type II), a southeast corner of said called 50.472 acre tract;
N 86°34'51" W, a distance of 63.68 feet to a found Texas Department of Transportation highway monument (Type II), a point of non-tangent curvature;

Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of S 02°51'18" W, a radius of 11521.24 feet, a central angle of 00°29'12", a chord bearing and distance of N 87°23'23" W, 98.39 feet, an arc length of 98.39 feet; to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a southwest corner of said called 50.472 acre tract, a southeast corner of said remnant of a called 81.118 acre tract, a point of non-tangency;

THENCE: N 01°54'12" E, departing the north right-of-way line of said Texas Toll Road 45, (Louis Henna Boulevard), the north line of said called 4.199 acre tract, with the east line of said remnant of a called 81.118 acre tract, a west line of said called 50.472 acre tract a distance of 235.83 feet; to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

THENCE: Through the interior of said called 50.472 acre tract, the following bearings and distances:

Northeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 86°00'52" E, a radius of 488.81 feet, a central angle of 10°07'12", a chord bearing and distance of N 09°02'44" E, 86.23 feet, an arc length of 86.34 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;
N 12°52'04" E, a distance of 27.77 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;
Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of N 79°11'51" W, a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 34°11'51" W, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;
N 10°48'09" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northeasterly, along a non-tangent curve to the left said curve having a radial bearing of N 10°48'09" E, a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 55°48'09" E, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;
N 10°48'09" E, a distance of 109.00 feet; to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northeasterly, along a tangent curve to the right said curve having radius of 1025.00 feet, a central angle of 04°17'53", a chord bearing and distance of N 12°57'06" E, 76.87 feet, an arc length of 76.89 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 15°06'03" E, a distance of 24.66 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northwesterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 29°53'57" W, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 74°53'57" W, a distance of 21.73 feet; to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northwesterly, along a tangent curve to the left said curve having radius of 975.00 feet, a central angle of 10°41'57", a chord bearing and distance of N 80°14'56" W, 181.80 feet, an arc length of 182.07 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 85°35'55" W, a distance of 78.26 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Northwesterly, along a tangent curve to the left said curve having radius of 975.00 feet, a central angle of 00°34'52", a chord bearing and distance of N 85°53'21" W, 9.89 feet, an arc length of 9.89 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 03°49'13" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northeasterly, along a non-tangent curve to the left said curve having a radial bearing of N 03°49'13" E, a radius of 15.00 feet, a central angle of 89°25'08", a chord bearing and distance of N 49°06'39" E, 21.11 feet, an arc length of 23.41 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 04°24'05" E, a distance of 10.90 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 85°38'01" E, a radius of 323.89 feet, a central angle of 10°46'09", a chord bearing and distance of N 09°45'04" E, 60.79 feet, an arc length of 60.88 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 15°08'09" E, a distance of 28.46 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of S 30°43'09" W, a radius of 13.00 feet, a central angle of 15°09'11", a chord bearing and distance of N 66°51'26" W, 3.43 feet, an arc length of 3.44 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of compound curvature;

Northwesterly, along a compound curve to the left said curve having radius of 300.00 feet, a central angle of 18°32'51", a chord bearing and distance of N 83°42'27" W, 96.69 feet, an arc length of 97.11 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

S 87°01'07" W, a distance of 136.27 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Southwesterly, along a tangent curve to the left said curve having radius of 13.00 feet, a central angle of 15°37'07", a chord bearing and distance of S 79°12'34" W, 3.53 feet, an arc length of 3.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

S 02°58'53" E, a distance of 12.52 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 87°01'07" W, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 02°58'53" W, a distance of 8.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 87°01'07" W, a distance of 131.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of the aforementioned Meister Lane, a west line of said called 50.472 acre tract;

THENCE: N 02°58'53" W, along and with the east right-of-way line of said Meister Lane, a west line of said called 50.472 acre tract, a distance of 878.81 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the east right-of-way line of said Meister Lane, over and across said called 50.472 acre tract, the following bearings and distances:

N 87°01'07" E, a distance of 35.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 02°58'53" E, a distance of 96.11 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 87°01'07" E, a distance of 140.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 02°58'53" E, a distance of 5.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 87°01'07" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
Southeasterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 19°28'16", a chord bearing and distance of S 12°43'01" E, 5.07 feet, an arc length of 5.10 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;
N 87°01'07" E, a distance of 139.61 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 05°48'30" W, a distance of 35.14 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 84°11'30" E, a distance of 251.12 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 15°38'32" W, a distance of 208.23 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Southwesterly, along a non-tangent curve to the right said curve having a radial bearing of N 16°09'26" W, a radius of 325.00 feet, a central angle of 04°25'46", a chord bearing and distance of S 76°03'27" W, 25.12 feet, an arc length of 25.12 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 11°43'41" W, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 01°51'28" W, a distance of 151.21 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 88°08'32" W, a distance of 260.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
N 01°28'28" W, a distance of 145.57 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 88°31'32" W, a distance of 65.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of curvature;

Southwesterly, along a tangent curve to the left said curve having radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 43°31'32" W, 21.21 feet, an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

S 01°28'28" E, a distance of 11.23 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
S 88°31'32" W, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangent curvature;

Northwesterly, along a non-tangent curve to the left said curve having a radial bearing of S 88°31'32" W, a radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of N 27°29'04" W, 13.16 feet, an arc length of 13.62 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of reverse curvature;

Northeasterly, along a reverse curve to the right said curve having radius of 15.00 feet, a central angle of 194°02'25", a chord bearing and distance of N 43°31'32" E, 99.25 feet, an arc length of 169.33 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of reverse curvature;

Southeasterly, along a reverse curve to the left said curve having radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 65°27'52" E, 13.16 feet, an arc length of 13.62 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a point of tangency;

N 88°31'32" E, a distance of 47.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 01°51'28" W, a distance of 162.93 feet to the POINT OF BEGINNING and containing 35.323 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a map prepared under Job No. 50841-00 by Pape-Dawson Engineers, Inc.



7800 SHILOH CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.458.8867

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

FINAL PLAT
OF
NORTHFIELDS, PHASE 1

A 35.323 ACRE, OR 1,538,663 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING
OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS,
LLC IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2015049097 OF
THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 AND THE T.J. CHAMBERS SURVEY,
ABSTRACT NO. 7, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Meritage Homes of Texas, LLC, as the owner of that certain 50.472 acre tract of land recorded in
Document No. 2015049097 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 Northfields, Phase 1.

Meritage Homes of Texas, LLC

Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, as
Vice President of Meritage Homes of Texas, LLC, on behalf of said Meritage Homes of Texas, LLC.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

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, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground
survey of the land and that the corner monuments shown thereon were properly placed under my personal
supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010
Edition as amended.

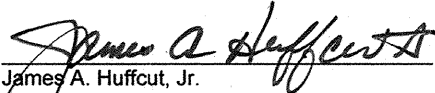

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

08/03/2016
Date

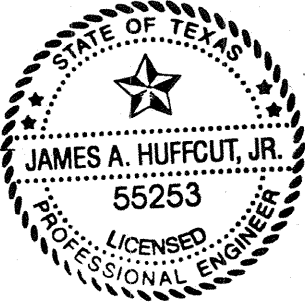


THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, James A. Huffcut, Jr., 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.


James A. Huffcut, Jr.
Registered Professional Engineer No. 55253
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

8-3-16
Date



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.

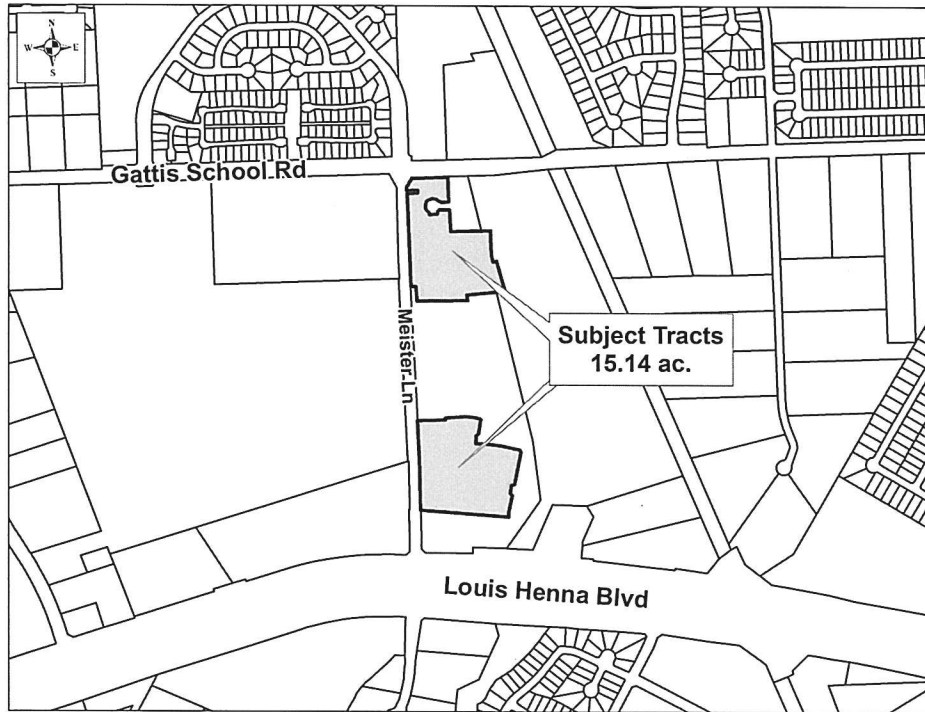
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy

 **PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.458.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

**Northfields Phase 2
FINAL PLAT FP1607-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

ZONING AT TIME OF APPLICATION: PUD 22

DESCRIPTION: 15.14 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: PUD 22

ADJACENT LAND USE:

North: Gattis School Road right of way

South: undeveloped - PUD 22

East: undeveloped - PUD 22

West: Meister Lane right of way and Cedar Ridge High School - PUD 20

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	65	12.47
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	0.20
ROW:	0	2.47
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	66	15.14

Owner:
Meritage Homes of Texas
Joe Copeland
8920 Business Park Drive, Ste. 350
Austin, TX 78759

Agent
Pape-Dawson Engineers
Salvador Baeza
7800 Shoal Creek Boulevard, Ste. 220W
Austin, TX 78757

**Northfields Phase 2
FINAL PLAT FP1607-001**

HISTORY: The Planning and Zoning Commission approved the Northfields Preliminary Plat on April 1, 2015.

DATE OF REVIEW: August 17, 2016

LOCATION: Southeast corner of Gattis School Road and Meister Lane.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as business park and open space in the General Plan 2020, however it is zoned as PUD (Planned Unit Development) No. 22, which allows three different sized single family residential lots on this parcel. The lots located to the north of Tall Rider Lane are a minimum of 10,000 square feet in size. The lots located to the south of Tall Rider Lane are either a minimum of 6,500 square feet or a minimum of 4,500 square feet. The smaller lots are served by alleys and are limited to 50% of the total number of lots in this section. The development standards include masonry exterior finish, upgraded garage doors, fencing materials and residential lot trees.

Compliance with the Preliminary Plat: The final plat conforms to the approved preliminary plat. The final plat includes 65 single family lots and one landscape lot, located at the corner of Gattis School Road and Meister Lane. Phase 2 is divided into two sections, the 'North Section' which contains the northwestern end of Hat Bender Loop and the 'South Section' which contains the southwestern end of Hat Bender Loop.

Traffic, Access and Roads: The lots take access from Meister Lane via Tall Rider Lane, through Phase 1 of the project.

Water and Wastewater Service: Connections to the water system are located along Gattis School Road and the SH 45 frontage road. This phase of the development will use a wastewater connection located on the east side of the property.

Drainage: The site drains from west to east.

Additional Considerations: The applicant was to have provided the City with a survey tie from the property across SH 45 and confirmation of the property limits along SH 45 prior to the meeting. If this information has not been provided, staff will recommend action on this item be delayed.

RECOMMENDED MOTION:

Staff recommends approval of the final plat for Northfields, Phase 2, with the following conditions:

1. Provide documentation for all easements indicated on Phase 1 after they are recorded.
2. The Northfields, Phase 1 Final Plat must be recorded and the Subdivision Improvement Permit acceptance letter issued before the Northfields, Phase 2 plat is recorded.
3. Provide correct date of Planning and Zoning Commission review.

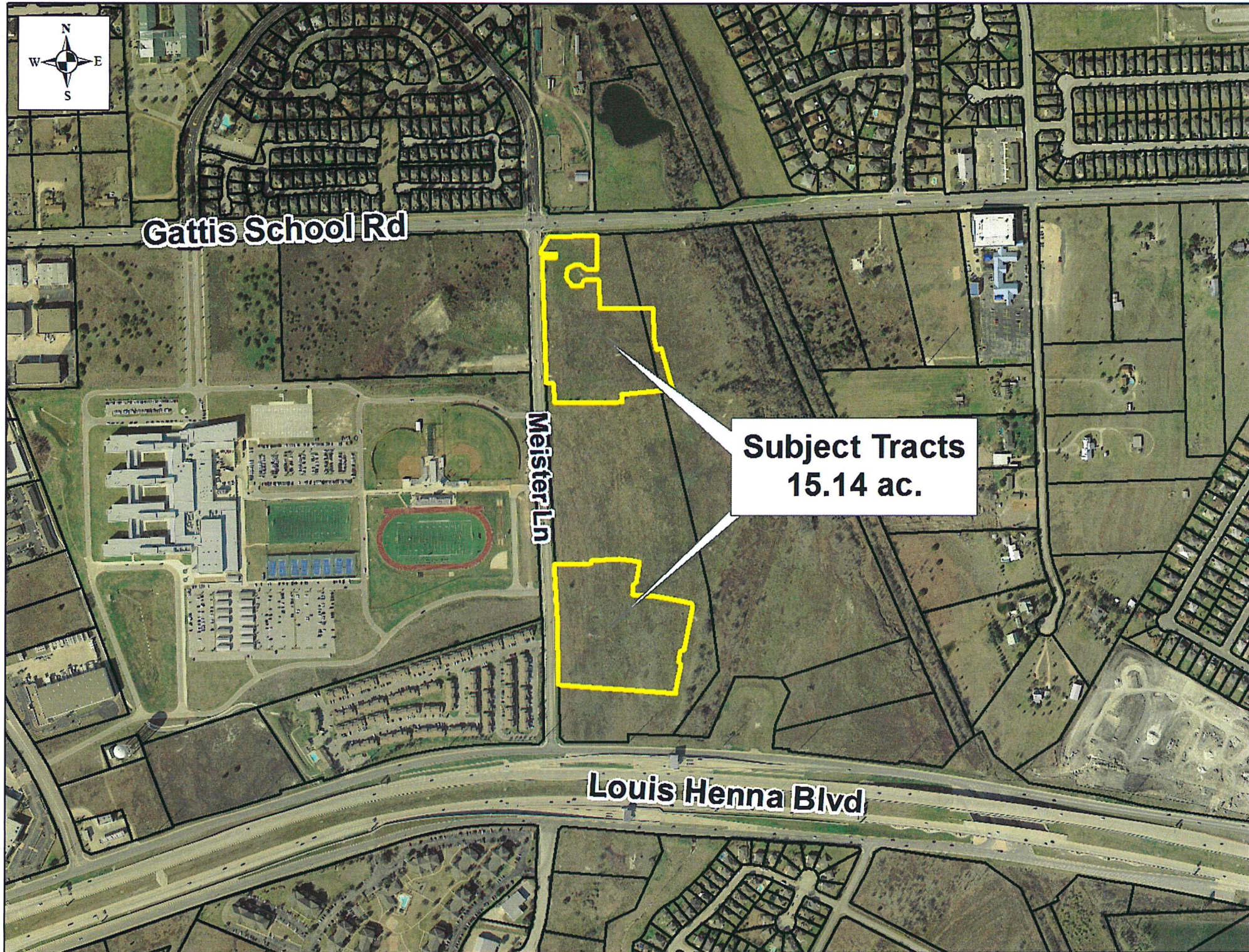


Gattis School Rd

Meister Ln

**Subject Tracts
15.14 ac.**

Louis Henna Blvd



OWNER: MERITAGE HOME OF TEXAS, LLC
8920 BUSINESS PARK DRIVE
SUITE 350
AUSTIN, TEXAS 78759

ACREAGE: 15.137 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

ACREAGE BY LOT TYPE:
ROW: 2.472 ACRES
DEVELOPMENT LOTS: 12.665 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 65
OPEN SPACE LOTS: 1

SURVEY: ASA THOMAS SURVEY
ABSTRACT No. 609
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 7

LINEAR FEET OF NEW STREETS: 2917'

SUBMITTAL DATE: JULY 5, 2016

DATE OF PLANNING AND ZONING COMMISSION
REVIEW:

COMBINED SCALE FACTOR: 0.99988

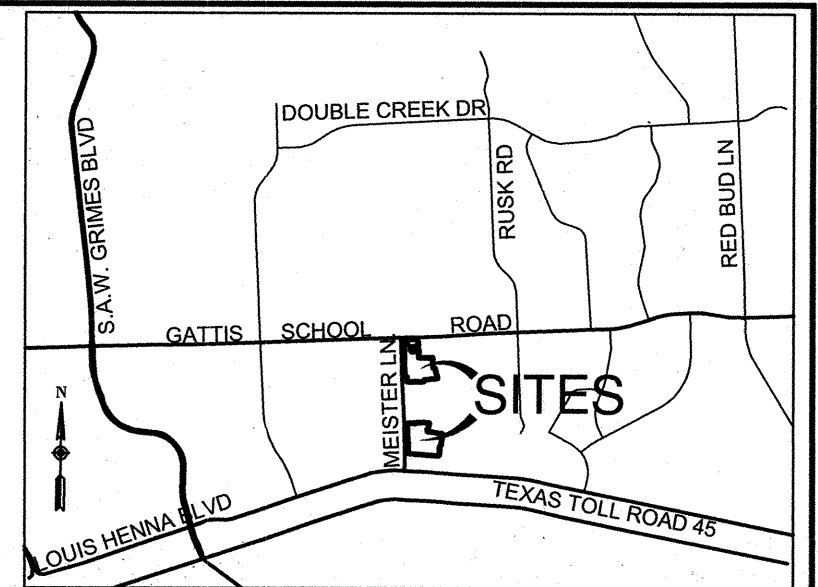
BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK No. 1
FOUND CHISELED SQUARE ON TOP OF CONCRETE SLAB AT THE N.W.
INTERSECTION OF TEXAS TOLL ROAD 45 AND MEISTER LANE
NAD 83 GRID COORDINATES
N: 10152029.4
E: 3146025.5
ELEVATION 797.06 (NAVD 1988)
GEOID 03

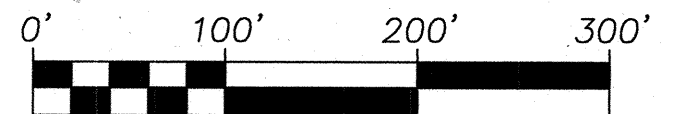
BENCHMARK No. 2
FOUND CHISELED SQUARE ON TOP OF CONCRETE BASE OF LIGHT POLE,
ON THE NORTHSIDE OF TEXAS TOLL ROAD 45, 1760 +/- FEET EAST OF
THE INTERSECTION OF TEXAS TOLL ROAD 45 AND MEISTER LANE
NAD 83 GRID COORDINATES
N: 10151904.9
E: 3147834.9
ELEVATION 768.90 (NAVD 1988)
GEOID 03

FINAL PLAT OF NORTHFIELDS, PHASE 2

A 7.481 ACRE TRACT OF LAND AND A 7.656 ACRE TRACT OF LAND, BOTH BEING OUT OF A CALLED
50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT
NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON
COUNTY, TEXAS.

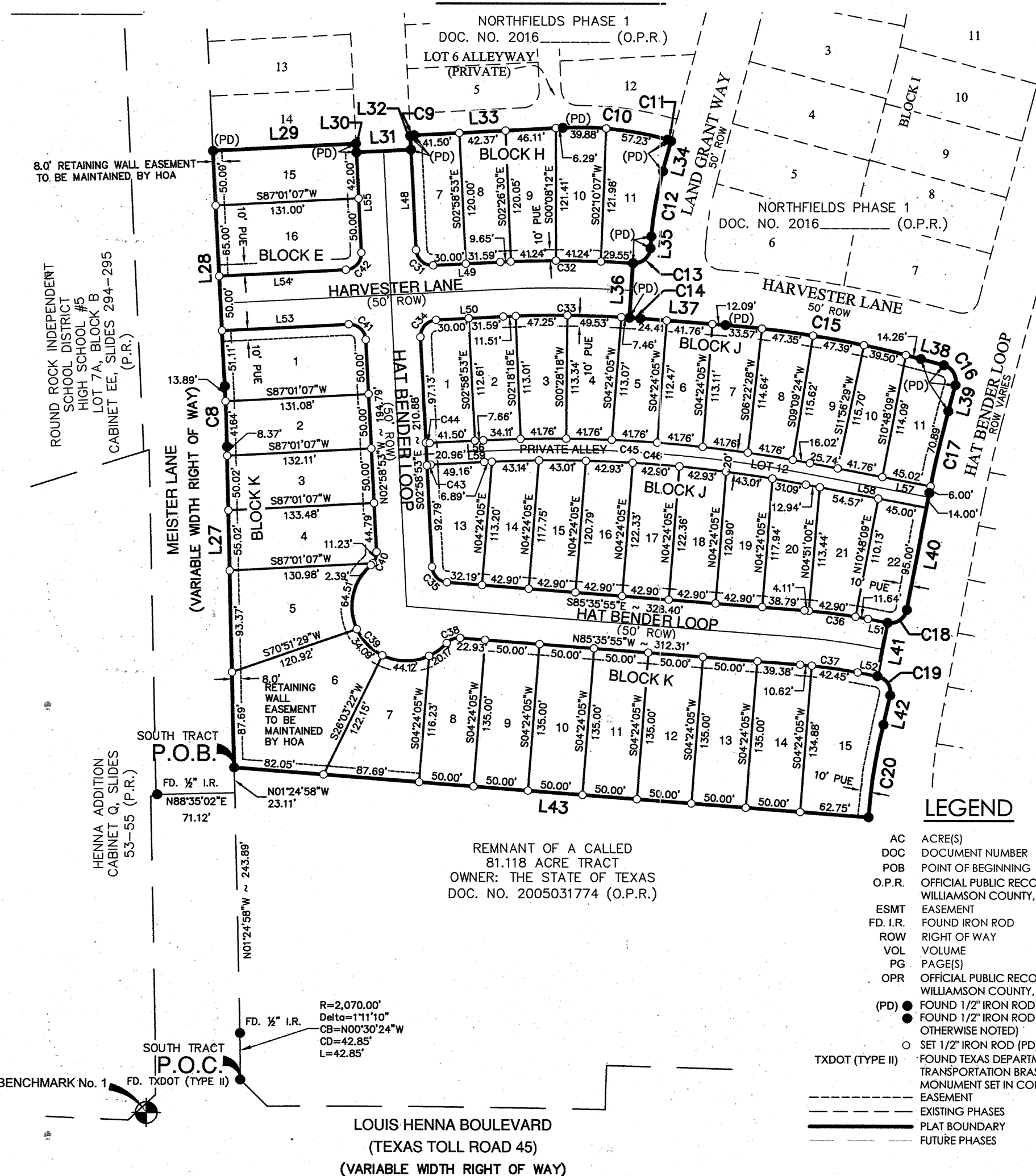


LOCATION MAP
NOT-TO-SCALE

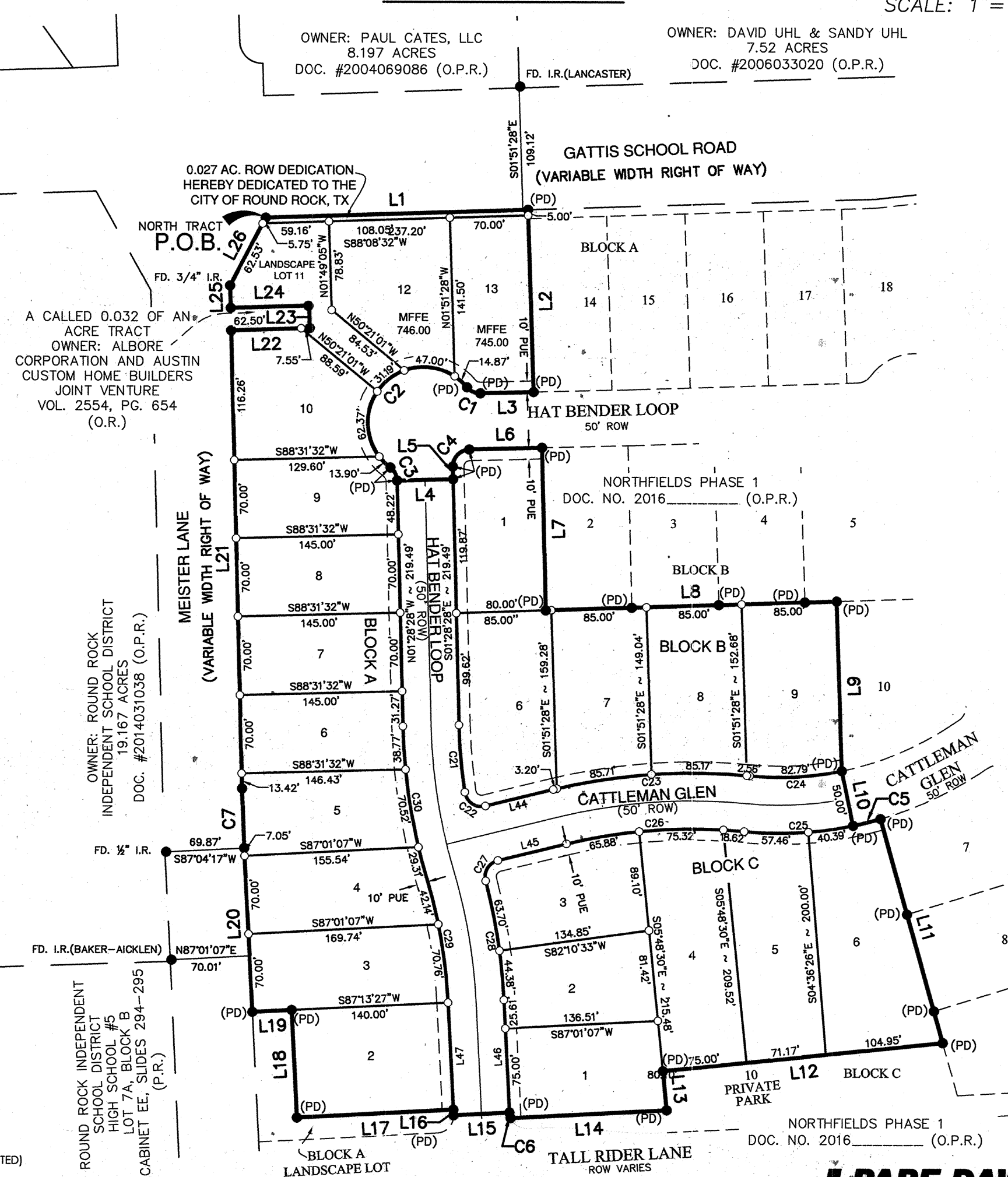


SCALE: 1" = 100'

SOUTH SECTION



NORTH SECTION



**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

DATE OF PLAT PREPARATION: MAY 26, 2016
DATE OF APPLICATION SUBMITTAL: JULY 5, 2016

SHEET 1 OF 4

C8-2013-0092.01.3A

FINAL PLAT
OF
NORTHFIELDS, PHASE 2

A 7.481 ACRE TRACT OF LAND AND A 7.656 ACRE TRACT OF LAND, BOTH BEING OUT OF A CALLED
50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT
NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON
COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	052°01'12"	N65°27'52"W	13.16'	13.62'
C2	50.00'	194°02'25"	S43°31'32"W	99.25'	169.33'
C3	15.00'	052°01'12"	S27°29'04"E	13.16'	13.62'
C4	15.00'	090°00'00"	N43°31'32"E	21.21'	23.56'
C5	325.00'	004°25'46"	N76°03'27"E	25.12'	25.12'
C6	15.00'	019°28'16"	N12°43'01"W	5.07'	5.10'
C7	1965.00'	001°33'24"	N02°10'49"W	53.39'	53.39'
C8	2035.00'	001°33'49"	N02°04'01"W	55.54'	55.54'
C9	13.00'	015°37'07"	N79°12'34"E	3.53'	3.54'
C10	300.00'	018°32'51"	S83°42'27"E	96.69'	97.11'
C11	13.00'	015°09'11"	S66°51'26"E	3.43'	3.44'
C12	323.89'	010°46'09"	S09°45'04"W	60.79'	60.88'
C13	15.00'	089°25'08"	S49°06'39"W	21.11'	23.41'
C14	975.00'	000°34'52"	S85°53'21"E	9.89'	9.89'
C15	975.00'	010°41'57"	S80°14'56"E	181.80'	182.07'
C16	15.00'	090°00'00"	S29°53'57"E	21.21'	23.56'
C17	1025.00'	004°17'53"	S12°57'06"W	76.87'	76.89'
C18	15.00'	090°00'00"	S55°48'09"W	21.21'	23.56'
C19	15.00'	090°00'00"	S34°11'51"E	21.21'	23.56'
C20	488.81'	010°07'12"	S09°02'44"W	86.23'	86.34'
C21	475.00'	007°17'32"	S05°07'14"E	60.41'	60.46'
C22	15.00'	094°59'19"	S56°15'40"E	22.12'	24.87'
C23	525.00'	019°16'38"	N85°53'00"E	175.80'	176.64'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C24	275.00'	017°14'59"	N86°53'49"E	82.48'	82.79'
C25	325.00'	017°14'59"	S86°53'49"W	97.48'	97.85'
C26	475.00'	019°16'33"	S85°53'00"W	159.06'	159.81'
C27	15.00'	091°01'15"	S30°44'03"W	21.40'	23.83'
C28	525.00'	011°47'41"	S08°52'43"E	107.89'	108.08'
C29	475.00'	013°37'08"	N09°47'26"W	112.63'	112.90'
C30	525.00'	015°07'30"	N09°02'13"W	138.19'	138.59'
C31	15.00'	090°00'00"	S47°58'53"E	21.21'	23.56'
C32	1024.99'	006°48'06"	S89°34'50"E	121.61'	121.68'
C33	975.00'	006°48'05"	N89°34'50"W	115.67'	115.74'
C34	15.00'	090°00'00"	S42°01'07"W	21.21'	23.56'
C35	15.00'	082°37'02"	S44°17'24"E	19.80'	21.63'
C36	525.00'	006°24'04"	S82°23'53"E	58.62'	58.65'
C37	475.00'	006°24'04"	N82°23'53"W	53.04'	53.07'
C38	15.00'	052°01'12"	S68°23'29"W	13.16'	13.62'
C39	50.00'	186°39'27"	N44°17'24"W	99.83'	162.89'
C40	15.00'	052°01'12"	N23°01'43"E	13.16'	13.62'
C41	15.00'	090°00'00"	N47°58'53"W	21.21'	23.56'
C42	15.00'	090°00'00"	N42°01'07"E	21.21'	23.56'
C43	13.00'	015°37'07"	N79°12'34"E	3.53'	3.54'
C44	13.00'	015°37'07"	N85°10'19"W	3.53'	3.54'
C45	1250.00'	013°47'02"	S86°05'22"E	299.99'	300.72'
C46	1230.00'	013°47'02"	N86°05'22"W	295.19'	295.91'

BLOCK A			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
2	0.308	13,421	SINGLE FAMILY
3	0.279	12,162	SINGLE FAMILY
4	0.262	11,404	SINGLE FAMILY
5	0.248	10,810	SINGLE FAMILY
6	0.233	10,168	SINGLE FAMILY
7	0.233	10,150	SINGLE FAMILY
8	0.233	10,150	SINGLE FAMILY
9	0.230	10,019	SINGLE FAMILY
10	0.293	12,758	SINGLE FAMILY
11	0.197	8,580	OPEN SPACE
12	0.294	12,786	SINGLE FAMILY
13	0.250	10,897	SINGLE FAMILY
14	0.027	1,179	R.O.W. DEDICATION

BLOCK B			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
1	0.267	11,619	SINGLE FAMILY
6	0.326	14,185	SINGLE FAMILY
7	0.299	13,004	SINGLE FAMILY
8	0.292	12,725	SINGLE FAMILY
9	0.301	13,102	SINGLE FAMILY

BLOCK C			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
1	0.254	11,078	SINGLE FAMILY
2	0.235	10,222	SINGLE FAMILY
3	0.271	11,796	SINGLE FAMILY
4	0.368	16,012	SINGLE FAMILY
5	0.343	14,925	SINGLE FAMILY
6	0.395	17,202	SINGLE FAMILY

BLOCK E			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
15	0.150	6,550	SINGLE FAMILY
16	0.194	8,467	SINGLE FAMILY

BLOCK H			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
7	0.123	5,351	SINGLE FAMILY
8	0.115	5,017	SINGLE FAMILY
9	0.121	5,265	SINGLE FAMILY
10	0.122	5,335	SINGLE FAMILY
11	0.136	5,919	SINGLE FAMILY

BLOCK J			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
1	0.115	5,018	SINGLE FAMILY
2	0.110	4,783	SINGLE FAMILY
3	0.116	5,039	SINGLE FAMILY
4	0.119	5,169	SINGLE FAMILY
5	0.108	4,706	SINGLE FAMILY
6	0.108	4,705	SINGLE FAMILY
7	0.114	4,978	SINGLE FAMILY
8	0.118	5,131	SINGLE FAMILY
9	0.118	5,161	SINGLE FAMILY
10	0.107	4,672	SINGLE FAMILY
11	0.121	5,262	SINGLE FAMILY
13	0.131	5,702	SINGLE FAMILY
14	0.114	4,960	SINGLE FAMILY
15	0.118	5,122	SINGLE FAMILY
16	0.120	5,221	SINGLE FAMILY
17	0.121	5,254	SINGLE FAMILY
18	0.120	5,224	SINGLE FAMILY
19	0.118	5,129	SINGLE FAMILY
20	0.115	5,020	SINGLE FAMILY
21	0.124	5,423	SINGLE FAMILY
22	0.113	4,902	SINGLE FAMILY

BLOCK K			
LOT #	AREA (ACRE)	AREA (SQ. FT.)	LOT TYPE
1	0.194	8,467	SINGLE FAMILY
2	0.151	6,576	SINGLE FAMILY
3	0.152	6,640	SINGLE FAMILY
4	0.169	7,370	SINGLE FAMILY
5	0.203	8,835	SINGLE FAMILY
6	0.286	12,471	SINGLE FAMILY
7	0.168	7,317	SINGLE FAMILY
8	0.150	6,529	SINGLE FAMILY
9	0.155	6,750	SINGLE FAMILY
10	0.155	6,750	SINGLE FAMILY
11	0.155	6,750	SINGLE FAMILY
12	0.155	6,750	SINGLE FAMILY
13	0.155	6,750	SINGLE FAMILY
14	0.155	6,750	SINGLE FAMILY
15	0.205	8,912	SINGLE FAMILY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°08'32"E	234.37'
L2	S01°51'28"E	162.93'
L3	S88°31'32"W	47.54'
L4	N88°31'32"E	50.00'
L5	N01°28'28"W	11.23'
L6	N88°31'32"E	65.00'
L7	S01°28'28"E	145.57'
L8	N88°08'32"E	260.00'
L9	S01°51'28"E	151.21'
L10	S11°43'41"E	50.00'
L11	S15°38'32"E	208.23'
L12	S84°11'30"W	251.12'
L13	S05°48'30"E	35.14'
L14	S87°01'07"W	139.61'
L15	S87°01'07"W	50.00'
L16	N02°58'53"W	5.00'
L17	S87°01'07"W	140.00'
L18	N02°58'53"W	96.11'
L19	S87°01'07"W	35.00'
L20	N02°58'53"W	147.05'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N01°28'28"W	409.69'
L22	N88°09'04"E	70.05'
L23	N01°07'08"W	20.00'
L24	S88°15'08"W	70.06'
L25	N01°42'51"W	19.81'
L26	N27°42'16"E	68.28'
L27	N01°24'58"W	294.47'
L28	N02°58'53"W	216.11'
L29	N87°01'07"E	131.00'
L30	S02°58'53"E	8.00'
L31	N87°01'07"E	50.00'
L32	N02°58'53"W	12.52'
L33	N87°01'07"E	136.27'
L34	S15°08'09"W	28.46'
L35	S04°24'05"W	10.90'
L36	S03°49'13"W	50.00'
L37	S85°35'55"E	41.76'
L38	S74°53'57"E	21.73'
L39	S15°06'03"W	24.66'
L40	S10°48'09"W	109.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	S10°48'09"W	50.00'
L42	S12°52'04"W	27.77'
L43	N85°35'55"W	582.49'
L45	S76°14'41"W	63.05'
L46	S02°58'53"E	100.61'
L47	N02°58'53"W	95.61'
L48	S02°58'55"E	92.00'
L49	N87°01'07"E	61.59'
L50	S87°01'07"W	61.59'
L51	S79°11'48"E	18.36'
L52	N79°11'48"W	18.36'
L53	S87°01'07"W	116.00'
L54	N87°01'07"E	116.00'
L55	N02°58'55"W	92.00'
L56	N87°01'07"E	49.16'
L57	S79°11'51"E	112.52'
L58	N79°11'51"W	112.50'
L59	S87°01'07"W	49.16'



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

DATE OF PLAT PREPARATION: MAY 26, 2016
DATE OF APPLICATION SUBMITTAL: JULY 5, 2016

SHEET 2 OF 4

C8-2013-0092.01.3A

FINAL PLAT
OF
NORTHFIELDS, PHASE 2

A 7.481 ACRE TRACT OF LAND AND A 7.656 ACRE TRACT OF LAND, BOTH BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2005031774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 7.481 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

FIELD NOTES
FOR NORTHFIELDS PHASE 2
(NORTH)

A 7.481 ACRE TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2005031774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 7.481 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a found 1/2" iron rod, the northwest corner of said called 81.118 acre tract, same being a point in the south right of way line of Gattis School Road, a variable width right of way, also being the northeast terminus of Meister Lane, a variable width right of way for the northwest corner hereof;

THENCE N 88°08'32" E, with the south right of way line of said Gattis School Road, same being the north line of said 81.118 acre tract, a distance of 234.37 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of Northfields, Phase 1 recorded in Document No. 2016 _____ of the Official Public Records of Williamson County, Texas for the northeast corner hereof;

THENCE with the western perimeter of said Northfields, Phase 1 the following twenty-four (24) courses and distances:

1. S 01°51'28" E, a distance of 162.93 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found;
2. S 88°31'32" W, a distance of 47.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
3. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of N 65°27'52" W, 13.16 feet, an arc length of 13.62 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
4. along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 194°02'25", a chord bearing and distance of S 43°31'32" W, 99.25 feet, an arc length of 169.33 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
5. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 27°29'04" E, 13.16 feet, an arc length of 13.62 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
6. N 88°31'32" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
7. N 01°28'28" W, a distance of 11.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
8. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 43°31'32" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
9. N 88°31'32" E, a distance of 65.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
10. S 01°28'28" E, a distance of 145.57 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
11. N 88°08'32" E, a distance of 260.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
12. S 01°51'28" E, a distance of 151.21 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
13. S 11°43'41" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
14. along the arc of said curve to the left, having a radius of 325.00 feet, a central angle of 04°25'46", a chord bearing and distance of N 76°03'27" E, 25.12 feet, an arc length of 25.12 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
15. S 15°38'32" E, a distance of 208.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
16. S 84°11'30" W, a distance of 251.12 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
17. S 05°48'30" E, a distance of 35.14 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
18. S 87°01'07" W, a distance of 139.61 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
19. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 192°28'16", a chord bearing and distance of N 12°43'01" W, 5.07 feet, an arc length of 5.10 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
20. S 87°01'07" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
21. N 02°58'53" W, a distance of 5.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
22. S 87°01'07" W, a distance of 140.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
23. N 02°58'53" W, a distance of 96.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
24. S 87°01'07" W, a distance of 35.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found in the east right of way line of said Meister Lane;

THENCE with the east right of way line of said Meister Lane, same being the west line of said 81.118 acre tract the following () courses and distances:

1. N 02°58'53" W, a distance of 147.05 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
2. along the arc of said curve to the right, having a radius of 1965.00 feet, a central angle of 01°33'24", a chord bearing and distance of N 02°10'49" W, 53.39 feet, an arc length of 53.39 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
3. N 01°28'28" W, a distance of 409.69 feet to a 1/2" iron rod found for the southwest corner of a called 0.032 of an acre tract conveyed to Albore Corporation and Austin Custom Home Builder Joint Venture recorded in Volume 2554, Page 654 of the Official Records of Williamson County, Texas;

THENCE N 88°09'04" E, departing the east right of way line of said Meister Lane, with a north line of said 81.118 acre tract, same being the south line of said 0.032 of an acre tract, a distance of 70.05 feet to a 1/2" iron rod found for the southeast corner of said 0.032 of an acre tract;

THENCE N 01°07'08" W, with a west line of said 81.118 acre tract, same being the east line of said 0.032 of an acre tract, a distance of 20.00 feet to a 1/2" iron rod found for the northeast corner of said 0.032 of an acre tract;

THENCE S 88°15'08" W, with a south line of said 81.118 acre tract, same being the north line of said 0.032 of an acre tract, a distance of 70.06 feet to a 1/2" iron rod found for the northwest corner of said 0.032 of an acre tract, same being a southwest corner of said 81.118 acre tract, also being a point in the east right of way line of said Meister Lane,

THENCE N 01°42'51" W, with the east right of way line of said Meister Lane, same being the west line of said 81.118 acre tract, a distance of 19.81 feet to a 1/2" iron rod found for the northwest corner of said 81.118 acre tract and northwest corner hereof;

THENCE N 27°42'16" E, with the southeast right of way line of said Meister Lane, same being a northwest line of said 81.118 acre tract, a distance of 68.28 feet to the POINT OF BEGINNING and containing 7.481 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a map prepared under Job No. 50841-02 by Pape-Dawson Engineers, Inc.

FIELD NOTES
FOR NORTHFIELDS PHASE 2
(SOUTH)

A 7.656 ACRE TRACT OF LAND BEING OUT OF A CALLED 50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2005031774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 7.656 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMMENCING at a TXDOT Type II monument found for the southwest corner of said 81.118 acre tract, same being a point in the east line of Meister Lane, a variable width right of way, also being a northern terminus of Texas Toll Road 45, a variable width right of way;

THENCE departing the north right of way line of said Texas Toll Road 45, with the west line of said 81.118 acre tract, same being the east right of way line of said Meister Lane the following two (2) courses and distances:

1. along the arc of a curve to the left, having a radius of 2070.00 feet, a central angle of 01°11'10", a chord bearing and distance of N 00°30'24" W, 42.85 feet, an arc length of 42.85 feet to a 1/2" iron rod found, and
2. N 01°24'58" W, a distance of 243.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner and POINT OF BEGINNING hereof;

THENCE continuing with the west line of said 81.118 acre tract, same being the east right of way line of said Meister Lane the following three (3) courses and distances:

1. N 01°24'58" W, a distance of 294.47 feet to a 1/2" iron rod found for a point of non-tangent curvature,
2. along the arc of said curve to the left, having a radius of 2035.00 feet, a central angle of 01°33'49", a chord bearing and distance of N 02°04'01" W, 55.54 feet, an arc length of 55.54 feet to a 1/2" iron rod found for a point of tangency, and
3. N 02°58'53" W, a distance of 216.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for the westernmost southwest corner of Northfields, Phase 1 recorded in Document No. 2016 _____ of the Official Public Records of Williamson County, Texas, same being a point in the east right of way line of said Meister Lane for the northwest corner hereof;

THENCE departing the east right of way line of said Meister Lane, with the western perimeter of said Northfields Section 1 the following () courses and distances:

1. N 87°01'07" E, a distance of 131.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 02°58'53" E, a distance of 8.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
3. N 87°01'07" E, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
4. N 02°58'53" W, a distance of 12.52 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
5. along the arc of said curve to the right, having a radius of 13.00 feet, a central angle of 15°37'07", a chord bearing and distance of N 79°12'34" E, 3.53 feet, an arc length of 3.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
6. N 87°01'07" E, a distance of 136.27 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
7. along the arc of said curve to the right, having a radius of 300.00 feet, a central angle of 18°32'51", a chord bearing and distance of S 83°42'27" E, 96.69 feet, an arc length of 97.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of compound curvature,
8. along the arc of said curve to the right, having a radius of 13.00 feet, a central angle of 15°09'11", a chord bearing and distance of S 66°51'26" E, 3.43 feet, an arc length of 3.44 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
9. S 15°08'09" W, a distance of 28.46 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
10. along the arc of said curve to the left, having a radius of 323.89 feet, a central angle of 10°46'09", a chord bearing and distance of S 09°45'04" W, 60.79 feet, an arc length of 60.88 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
11. S 04°24'05" W, a distance of 10.90 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
12. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 89°25'08", a chord bearing and distance of S 49°06'39" W, 21.11 feet, an arc length of 23.41 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
13. S 03°49'13" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
14. along the arc of said curve to the right, having a radius of 975.00 feet, a central angle of 00°34'52", a chord bearing and distance of S 85°53'21" E, 9.89 feet, an arc length of 9.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
15. S 85°35'55" E, a distance of 78.26 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
16. along the arc of said curve to the right, having a radius of 975.00 feet, a central angle of 10°41'57", a chord bearing and distance of S 80°14'56" E, 181.80 feet, an arc length of 182.07 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
17. S 74°53'57" E, a distance of 21.73 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
18. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 29°53'57" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
19. S 15°06'03" W, a distance of 24.66 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
20. along the arc of said curve to the left, having a radius of 1025.00 feet, a central angle of 04°17'53", a chord bearing and distance of S 12°57'06" W, 76.87 feet, an arc length of 76.89 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
21. S 10°48'09" W, a distance of 109.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
22. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 55°48'09" W, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
23. S 10°48'09" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
24. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 34°11'51" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
25. S 12°52'04" W, a distance of 27.77 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature, and
26. along the arc of said curve to the left, having a radius of 488.81 feet, a central angle of 10°07'12", a chord bearing and distance of S 09°02'44" W, 86.23 feet, an arc length of 86.34 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,

THENCE N 85°35'55" W, departing the western perimeter of said Northfields Phase 1, a distance of 582.49 feet to the POINT OF BEGINNING and containing 7.656 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a map prepared under Job No. 50841-02 by Pape-Dawson Engineers, Inc.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 22.
4. THIS PLAT CONFORMS TO THE NORTHFIELDS PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 1, 2015.
5. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD 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.
7. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN.
8. NO ACCESS SHALL BE GRANTED THROUGH LANDSCAPE LOT 11, BLOCK A AND LANDSCAPE/DRAINAGE & CITY UTILITY EASEMENT LOTS.
9. LOT 11, BLOCK A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. 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.
11. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
12. 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.



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

DATE OF PLAT PREPARATION: MAY 26, 2016
DATE OF APPLICATION SUBMITTAL: JULY 5, 2016

SHEET 3 OF 4

C8-2013-0092.01.3A

FINAL PLAT
OF
NORTHFIELDS, PHASE 2

A 7.481 ACRE TRACT OF LAND AND A 7.656 ACRE TRACT OF LAND, BOTH BEING OUT OF A CALLED
50.472 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT
NO. 2015049097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN THE CITY OF ROUND ROCK, WILLIAMSON
COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

Know All Men by the Presents:

That on behalf of Permanent School Fund, being the owner of 7.656 acre tract and 7.481 acre tract, both out of a
called 81.118 acre tract conveyed to the state of Texas for the use and benefit of the Permanent School Fund
recorded in Document No. 2005031774 of the Official Public Records of Williamson County, Texas, situated in
the ASA Thomas Survey, Abstract No. 609, in the city of Round Rock, Williamson County, Texas;

Do hereby subdivide said 7.656 acre tract and 7.481 acre tract in accordance with the map or plat attached hereto,
to be known as

NorthFields, Phase 2

And do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys,
casements, and all other lands inteded for public dedication as shown hereon.

Witness my hand this the ____ day of _____, 20__ AD..

by:
Rene D. Truan, Director, PSF Income Division

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the ____ day of _____, 2016, by
_____, as _____ of Meritage Homes of Texas, LLC on behalf of said State of Texas.

Notary Public, State of Texas

Printed Name


My Commission Expires

Approved this ____ day of _____, 2016, 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, 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

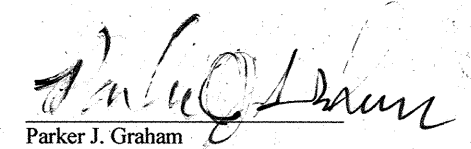
8/3/16
Date



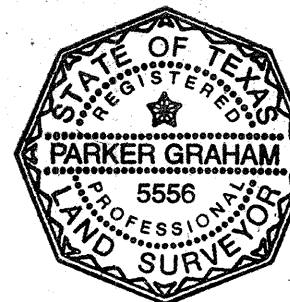
 8/3/16

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground
survey of the land and that the corner monuments shown thereon were properly placed under my personal
supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition
as amended.


Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

08/03/2016
Date




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

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

DATE OF PLAT PREPARATION: MAY 26, 2016
DATE OF APPLICATION SUBMITTAL: JULY 5, 2016

SHEET 4 OF 4

C8-2013-0092.01.3A

Memorandum

TO: Planning and Zoning Commission
FROM: Bradley Dushkin, AICP – Senior Planner
RE: Proposed text amendments to the Code of Ordinances
DATE: August 17, 2016

The next three items are code amendments affecting the downtown area. First is an amendment altering the treatment of creek-fronting properties in the MU-2 zoning district. Staff recognizes the unique appeal of the land fronting Brushy Creek and Lake Creek. Those properties should be able to be developed in a way that accentuates their frontage, but the current MU-2 zoning regulations make such development impossible. Instead, buildings are required to be built close to the street, shifting on-site parking to the rear of the lot between the building and the creek. This significantly diminishes the natural beauty of the land, and the amendment is a potential remedy. As proposed, the amendment will exempt properties with creek frontage from the strict front setback requirement, allowing the developer to place their structure at any depth on the lot. Additionally, on-site parking is proposed to be permitted in the front street yard in an attempt to encourage preservation of creek-side land.

Second is an amendment to the supplementary use standards for hotels in the MU-1 and MU-2 districts. The existing requirements were composed with a single-building hotel in mind, most likely located near the downtown core. Recently staff met with a hotel developer interested in constructing multiple bungalows on a large property located along Brushy Creek, exposing a weakness in the code requirements. The proposed amendment will more clearly address this type of development by clarifying a requirement that applies only to the primary structure (lobby and other common areas) and not the other structures on the lot (where individual rooms may be).

Lastly is an ordinance creating a new single-family zoning district for an area of east downtown that is home to many non-conforming structures and lots. The genesis of this district is a homeowner who has since moved out of the area, but with whom staff agreed a new zoning district could be an appropriate way to address the nature of the affected lots. Many of the lots and structures in the proposed district were built prior to the creation of the current SF-2 zoning district and are non-conforming in a number of ways. They don't meet the minimum lot size requirement, lack a garage, are built too close to the street, or have another feature that makes the SF-2 requirements impossible to meet. The proposed SF-D district will essentially make these lots and structures conforming again while allowing the property owners to renovate or build new homes without being constrained by the SF-2 standards. The district also includes architectural standards that will seek to ensure the integrity of the historic character of the neighborhood.

Staff began work on the district in 2015 and frequently corresponded with the homeowner to ensure the proposed regulations would be received favorably. The homeowner spoke with many of his neighbors and claimed they were generally in agreement that a new zoning district would be an appropriate measure. Staff sent a draft copy of the district to the affected property owners in June of this year seeking further feedback, but none was received.

ORDINANCE NO. O-2016-____

AN ORDINANCE AMENDING CHAPTER 46, SECTION 46-155.2, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING CREEK-FACING PROPERTIES; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That Chapter 46, Section 46-155.2, subsections (c)(1) and (3), Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

Sec. 46-155.2. MU-2 (Mixed-use downtown medium density) district.

(c) *Density and development standards.* All development within the MU-2 (Mixed-use downtown medium density) district shall conform to the density, development, and special standards described below:

(1) *MU-2 (Mixed-use downtown medium density) density and development standards.*

Density and Development Standards for MU-2 ⁽¹⁾	
Description	Requirement
Minimum lot width	20 ft.
Minimum front setback from street (ROW), new single-family, multifamily and buildings with nonresidential uses	0 ft.
<u>Maximum and minimum front setbacks from street (ROW), for lots located on Brushy Creek or Lake Creek</u>	<u>N/A</u>
Maximum front setback from street (ROW), new single-family, multifamily and buildings with nonresidential uses	10 ft. ⁽²⁾

Minimum front setback from street (ROW), expansion of existing single-family uses	10 ft.
Maximum front setback from street (ROW), expansion of existing single-family uses	20 ft.
Minimum setback from front building facade, single-family garages	10 ft. ⁽³⁾
Minimum rear setback	5 ft.
Minimum side setback	2.5 ft. ⁽⁴⁾
Minimum side setback, new and existing single-family uses	5 ft.
Maximum height, principal building	3 stories, not to exceed 50 ft. ⁽⁵⁾
Maximum height, new and existing single-family uses	2.5 stories
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft. ⁽⁶⁾
Height of fence outside street yard for outdoor rear or side dining or patio areas associated with eating establishments and indoor entertainment uses along any shared property line with a residential use, with the exception of multi-story apartments and upper story residential	8 ft.
Accessory structures for new and existing single-family uses	See section 46-136 for accessory structure regulations in SF-2 district
⁽¹⁾ Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.	
⁽²⁾ Steps, stoops and other access features are allowed in the front setback. For courtyard multifamily, the setback may be more than the maximum as long as the courtyard fills the space from the maximum setback to the facade of any building.	
⁽³⁾ When a garage for an existing single-family dwelling takes access from the front of the property, it	

	shall be setback from the primary facade of the house.
(4)	Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the fire code.
(5)	Number of stories includes mezzanines or other occupiable levels. Rooftop decks and patios shall not be included in the number of stories, but structures placed on rooftop decks and patios shall qualify towards the height requirement.
(6)	Fences may be eight feet in height to accommodate topographical changes, as approved by the Zoning Administrator.

- (3) *Parking.* In accordance with the downtown master plan, the following standards are meant to encourage a pedestrian-friendly environment by minimizing curb cuts and the presence of on-site parking. Where on-site parking is incorporated, it shall be placed in an unobtrusive location that minimizes impacts to pedestrian circulation.
- a. On-site parking.
 - b. On-site parking may consist of surface-level or structured parking.
 - 1. On-site parking is not required for nonresidential establishments, with the following exceptions:
 - i. Overnight accommodations at the ratio provided in section 46-196.
 - ii. The residential portion of a live/work unit.
 - iii. Parking determined to be required as a result of a parking generation study performed in accordance with subsection (4)b., below. Alternative solutions may include a shared parking agreement as described in subsection 46-196(c)(2), on-site parking, or other solution as approved by the transportation director.
 - 2. On-site parking shall be required for all residential uses, or residential portions of any building.
 - i. Required residential parking.
 - Single-family detached: Two spaces
 - Other residential units (multifamily, upper-story residential):
 - 1 Bedroom: One space
 - 2 Bedrooms or more: Two spaces
 - For residential units without defined bedrooms, including the residential portion of live/work units:
 - Under 800 square feet: One space
 - 800 square feet or more: Two spaces
 - ii. New garages for residential units.

- (1) The location of new garages and their associated driveways shall be approved by the city.
- (2) Garages are not permitted in any street yard.
- c. If on-site surface-level parking is proposed or required, it shall be in accordance with the following requirements in addition to standards provided in section 46-196 of this Code:
1. Parking and access shall be permitted only on improved surfaces.
 2. Wherever possible, alleys shall be utilized to access on-site parking areas.
 3. If a property owner desires vehicular access from the alley and the alley is not improved, the property owner shall be responsible for the necessary improvements from the alley entrance to the entrance of the parking area.
 4. Vehicular entrances to all parking areas shall be no wider than the minimum standard allowed by the city's design and construction standards.
 5. On-site parking areas shall not be permitted in any street yard, and all parking shall be setback a minimum of five feet from any street-facing building facade.
 6. All existing driveways that are no longer required for parking access shall be removed and replaced with landscaping at the time of site plan review and street improvements installed to match adjacent areas.
 7. On-site parking areas visible from a public street shall be screened by a building or wall, hedge or other landscaping screen that is at least three feet in height.
- d. For lots located on Brushy Creek or Lake Creek, on-site parking is permitted in the street yard in order to minimize the presence of parking along the creek frontage. Parking lots with more than 30 spaces shall comply with the requirements of Sec. 46-195 (f)(1) and (g).
- de. On-street parking.
1. The applicant for a building permit may provide interim on-street parking adjacent to the property, if the existing right-of-way will accommodate it. The materials, design and location of the interim parking improvements shall be in accordance with the downtown master plan and approved by the city.
- ef. Structured parking. All structured parking garages where any of the parking is above grade shall meet the following standards:
1. The first 20 feet in height of the frontage of a garage that faces a public street, with the exception of pedestrian and vehicular ingress and egress areas, shall require either a ground-level use or vehicle parking areas to be screened from view from a public street by means of landscaping or manufactured materials.
 2. Exterior garage building materials shall be limited to stone, cast stone, brick, or split-face or stone-face concrete masonry units (CMU). In addition, architectural steel or metal may be used as accent features.
 3. The glazing percentage requirements provided in subsection (d)(7) shall apply to ground-level occupant spaces, if any.
 4. Pedestrian access.
 - i. Pedestrian ingress and egress to all parking structures shall provide access directly to a street or public frontage except for underground parking levels, where pedestrians may exit the parking area directly into a building.
 - ii. Pedestrians shall have direct access from parking areas to the street on the primary frontage.
 - iii. There shall be direct access to the street from commercial uses.

- 92 5. Vehicular access shall be from the secondary frontage where possible.
- 93 6. Service access shall be from an alley where possible. Where an alley does not exist,
- 94 service access shall be from a secondary frontage where one exists and shall be
- 95 enclosed or screened from view.

96

97 **II.**

98 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are

99 expressly repealed.

100 **B.** The invalidity of any section or provision of this ordinance shall not

101 invalidate other sections or provisions thereof.

102 **C.** The City Council hereby finds and declares that written notice of the date,

103 hour, place and subject of the meeting at which this Ordinance was adopted was posted

104 and that such meeting was open to the public as required by law at all times during

105 which this Ordinance and the subject matter hereof were discussed, considered and

106 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas

107 Government Code, as amended.

108 Alternative 1.

109 By motion duly made, seconded and passed with an affirmative vote of all the

110 Council members present, the requirement for reading this ordinance on two separate

111 days was dispensed with.

112 **READ, PASSED, and ADOPTED** on first reading this ____ day of

113 _____, 2016.

114 Alternative 2.

115 **READ** and **APPROVED** on first reading this the _____ day of
116 _____, 2016.

117 **READ, APPROVED** and **ADOPTED** on second reading this the _____ day of
118 _____, 2016.

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124 ATTEST:

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ALAN MCGRAW, Mayor
City of Round Rock, Texas

SARA L. WHITE, City Clerk

ORDINANCE NO. O-2016-____

AN ORDINANCE AMENDING CHAPTER 46, SECTION 46-160, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING OVERNIGHT ACCOMMODATIONS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,

TEXAS:

I.

That Chapter 46, Section 46-160, subsection (s-1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-160. - Supplementary use standards.**(s-1) Overnight accommodations.**

(1) Overnight accommodations in the MU-1 and MU-2 districts shall be subject to the following standards:

- a. ~~For multi-story overnight accommodations, all guest rooms shall have access through the lobby or reception area;~~
- ba. Exterior entrances to guest rooms shall not face a public street or parking lot;
- cb. One hundred percent of the primary face ~~on~~ the ground floor of the principal structure shall consist only of lobby, reception areas, dining areas, drinking areas, and/or other facilities associated with the overnight accommodation use.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

34 C. The City Council hereby finds and declares that written notice of the date,
35 hour, place and subject of the meeting at which this Ordinance was adopted was posted
36 and that such meeting was open to the public as required by law at all times during
37 which this Ordinance and the subject matter hereof were discussed, considered and
38 formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas
39 Government Code, as amended.

40 Alternative 1.

41 By motion duly made, seconded and passed with an affirmative vote of all the
42 Council members present, the requirement for reading this ordinance on two separate
43 days was dispensed with.

44 READ, PASSED, and ADOPTED on first reading this ____ day of
45 _____, 2016.

46 Alternative 2.

47 READ and APPROVED on first reading this the ____ day of
48 _____, 2016.

49 READ, APPROVED and ADOPTED on second reading this the ____ day of
50 _____, 2016.

51
52
53 _____
54 ALAN MCGRAW, Mayor
55 City of Round Rock, Texas

56 ATTEST:
57

58 _____
59 SARA L. WHITE, City Clerk

ORDINANCE NO. O-2016-_____

AN ORDINANCE AMENDING CHAPTER 46, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, TO CREATE NEW ZONING DISTRICT SF-D (SINGLE-FAMILY - DOWNTOWN), BY ADDING SECTION 46-36.1 AND AMENDING SECTION 46-160; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-136.1, which shall read as follows:

Sec. 46-136.1 - SF-D (Single-family - downtown) district.

(a) *Purpose.* To establish and preserve areas of land use primarily devoted to low density residential development. This district provides for traditional residential development and includes standards to reinforce the scale and design of an established residential neighborhood with numerous historic structures.

(b) *Permitted uses.*

(1) The following uses are permitted by right:

Use	Supplementary Standard
Park, community	None
Park, linear/linkage	None
Park, neighborhood	None
Place of worship	None
Single-family detached home	None

(2) The following uses are permitted with conditions:

Use	Supplementary Standard
Bed and breakfast	46-160(e)(2)
Day care (in home) for six or fewer children	46-160(i)(1)
Group home	46-160(m)
School, elementary	46-160(bb)(1)
School, middle	46-160(bb)(2)
Self-enclosed monopole	46-160(k)(k)
Utilities, minor	46-160(hh)
Utilities, intermediate	46-160(hh)
Wireless transmission facilities, stealth	46-160(kk)

(c) *Density and development standards.* All development within the SF-D (single-family - downtown) district shall conform to the density, development, and special standards described below.

(1) *Density and development standards.*

Description	Requirement
Minimum lot area	4,356 sq. ft.
Minimum lot width	None
Minimum width of principal building	None
Minimum setback from street (ROW)	contextual. ⁽¹⁾
Minimum garage door setback from street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum rear setback	5 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	5 ft. ⁽³⁾
Maximum height of principal building	2.5 stories ⁽⁴⁾
Maximum height of accessory building	15 ft.
Maximum lot coverage for buildings	60 percent
Maximum height of fence within front street yard	3 ft. non-wrought iron ⁽⁵⁾ 6 ft. wrought iron
Maximum height of fence outside front street yard	6 ft. or 8 ft. ⁽⁵⁾

⁽¹⁾ Front setback shall be the same as adjacent buildings +/- 5 feet. If the two setbacks on either side of the subject property are greater than 10 feet different from one another, the owner of the subject property may choose which adjacent property to use to establish the contextual setback.

⁽²⁾ All portions of a garage and garage doors shall be set back a minimum of 5 feet from the front elevation of the main structure.

⁽³⁾ Accessory buildings or structures are prohibited in any street yard.

⁽⁴⁾ Floor to floor heights shall be the same as adjacent structures in a block.

⁽⁵⁾ Fences may be up to eight (8) feet in height to accommodate topographical changes, as approved by the zoning administrator.

(2) *Setback requirements.*

a. All required setbacks shall be free from all encroachments, including accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.

b. Structures shall not encroach into any public utility easements

(3) *Parking requirements.*

a. Parking and access shall be permitted only on improved surfaces.

b. On-site parking is not required for single-family dwelling units, but is required for the following uses:

1. A bed and breakfast shall provide one on-site parking space for each guest room.

2. Other uses shall provide on-site parking in accordance with Sec. 46-196.

c. Garages shall not be required. When a garage is constructed, it shall be complementary in materials and design to the primary structure on the lot.

d. Where an alley exists and is clear of man-made obstructions, new garages shall be oriented toward the alley. If no alley exists, new garages shall be oriented toward an available secondary frontage. If the garage is oriented toward the secondary frontage, the facade that faces the primary frontage shall include articulation such as windows.

e. A driveway constructed to access a new garage shall be no wider than 18 feet within the setback, and no wider than the garage at any point.

f. The garage doors facing a public street shall not exceed 18 feet in width.

g. On-site parking placement.

1. Where access is available from an alley or secondary frontage, parking shall be located at the rear of the property behind the principal structure.

2. If a property has an existing driveway, it may be utilized to meet any on-site parking requirement but may not be expanded in the street yard to accommodate additional parking. Slight modifications may be made to the existing driveway to access additional parking located at the rear of the structure. A driveway shall be no wider than 18 feet within the required front or side setback.

(d) *SF-D district design standards.*

1. *Exterior wall finish.*

- a. Permitted exterior wall materials include wood siding (novelty, tongue and groove, shiplap, or equivalent), stone (such as rough-faced limestone), brick, and lapped fiber cement siding that is smooth and without a drop in the panel (not cottage lap).
- b. Stone and masonry bonding patterns, size, and color shall be similar to existing structures in the district. Limestone shall have an ashlar pattern, and other stone shall be installed in uniform patterns and shapes.
- c. Exterior insulation and finishing systems (EIFS), concrete tilt-wall, concrete block, artificial brick, simulated stone, and synthetic wood shingles are prohibited.
- d. Accessory structures less than 150 square feet are exempt from exterior wall finish requirements.
- e. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.

2. *Height, massing and placement requirements.* For explanation of measurements, computations, and exceptions, see section 46-163.

- a. Front facades of the primary structure shall be parallel to the street.
- b. The scale of a new building or addition shall reflect the scale of adjacent buildings.
- c. The scale and placement of façade elements such as doors, windows, porches, columns, and other architectural features shall be similar to surrounding buildings.

3. *Additions to the primary structure on a lot.* Additions shall be compatible and secondary in size, design, proportion, and detail to the primary residential structure on a lot.

4. *Roofs.*

- a. Roof pitch shall be a minimum of 4:12.
- b. Synthetic wood shingles or synthetic clay tile roofs are prohibited.

5. *Lot fencing.*

- a. Fences shall be constructed of the following materials: brick, stone, wrought iron, or wood. Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may be approved by the zoning administrator.
- b. Fence posts shall be constructed of wood, rust-resistant metal parts, concrete-based masonry or concrete pillars.
- c. Fence posts and fence panels for non-wood fences shall be capped.
- d. All fences shall provide a finished face to all public rights-of-way.
- e. Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

6. *Fence requirements and maintenance.*

- a. These regulations shall apply only to fences that:

- 112 1) face a public street, a public park, a public recreation facility, a school, a
113 library, or a government office; or
114 2) are adjacent to a public drainage facility and are visible from a public
115 street.
- 116 b. Fences are not required in the SF-D district. However, the owners of fences
117 subject to this section shall maintain fences in a safe condition and in good
118 repair, with all components free from deterioration, dilapidation, rot, rust,
119 loosening, or leaning. Fences shall be able to withstand the wind load for which
120 they were designed. In addition, the following regulations shall apply:
- 121 1) A fence shall not be out of vertical alignment more than one (1) foot from
122 the vertical measured at the top of the fence, with the exception of
123 fencing measuring four (4) feet or less in height, which vertical alignment
124 shall not be more than six (6) inches from the vertical measured at the
125 top of the fence.
- 126 2) A fence shall not have any broken, loose, damaged or rotted
127 components having a combined total area of twenty (20) square feet or
128 more, said area being calculated over any 50 contiguous linear foot
129 section of fence.
- 130 3) A fence shall not have any missing posts, panels, or pickets.
- 131 4) Painted fence components shall be regularly maintained to prevent
132 rusting, peeling, or blistering surfaces.
- 133 5) If the city determines a fence is unsafe, dilapidated or a public nuisance,
134 or otherwise in violation of this chapter, it shall be repaired, replaced or
135 demolished within 60 days upon first notification of non-compliance.
136 Repairs shall be made with materials comparable in composition, color,
137 size, shape and quality to the original fence. Products not intended to be
138 used as fencing are prohibited from being used in the repair of a fence.
- 139 6. *Mechanical equipment and trash receptacles for non-residential uses.*
- 140 a. Roof-mounted equipment shall be set back from the edges of roofs and screened
141 so as not to be visible from public view.
- 142 b. No mechanical or service areas shall be placed in the street yard.
- 143 c. Trash receptacles shall be screened from the street and pedestrian areas with
144 fencing or appropriate height landscaping.

146 II.

147
148 That Chapter 46, Section 46-160, subsection (e)(2), Code of Ordinances (2010
149 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

150 Section 46-160

151 (e) Bed and breakfast.

(2) A bed and breakfast located in ~~an~~the SF-2 or SF-D district shall be subject to the following additional standards:

- a. A bed and breakfast located in an SF-2 district shall be in the downtown development area.
- b. The operator of the bed and breakfast shall be a full-time resident of the dwelling in which the bed and breakfast establishment is housed.
- c. A maximum of four guest rooms shall be provided in any one bed and breakfast establishment.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this ____ day of _____, 2016.

181 Alternative 2.

182 READ and APPROVED on first reading this the ____ day of
183 _____, 2016.

184 READ, APPROVED and ADOPTED on second reading this the ____ day of
185 _____, 2016.

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191 ATTEST:

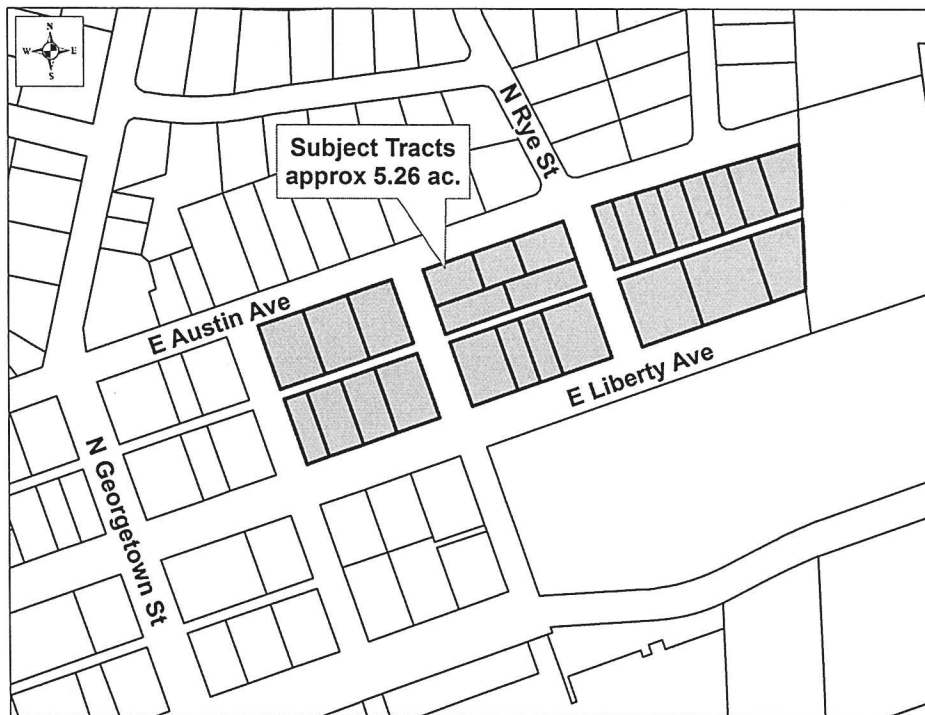
192

ALAN MCGRAW, Mayor
City of Round Rock, Texas

193

194 SARA L. WHITE, City Clerk

Downtown Rezoning 27 Properties from SF-2 to SF-D
ZONING ZON1607-002



CASE PLANNER: Brad Dushkin

REQUEST:

ZONING AT TIME OF APPLICATION: SF-2 (Single-family - Standard Lot)

DESCRIPTION: 5.26 acres out of the Nelson Subdivision and Brady Subdivision

CURRENT USE OF PROPERTY: Single-family detached homes - zoned SF-2 (Single-family - Standard Lot)

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed-Use

ADJACENT LAND USE:

North: Single-family detached and duplexes - zoned SF-2 (Single-family - Standard Lot) and TF (Two-family)

South: Single-family detached homes, Altus Hospice, and Trinity Care Center - zoned SF-2 (Single-family - Standard Lot) and C-1 (General Comercial)

East: Vacant - zoned SF-2 (Single-family - Standard Lot)

West: Single-family detached homes - zoned SF-2 (Single-family - Standard Lot)

PROPOSED LAND USE: Single-family detached homes

TOTAL ACREAGE: 5.26

Owner:

Agent

**Downtown Rezoning 27 Properties from SF-2 to SF-D
ZONING ZON1607-002**

HISTORY: The homes and lots encompassed by the proposed rezoning are some of the oldest in the city. Most were built around World War Two, but one dates to approximately 1910. Most lots are part of the unrecorded Nelson Subdivision but three are in the Brady Subdivision, which was recorded in 1980. All were purposefully left out of the downtown mixed-use zoning initiative in 2013 due to their distance from the downtown core and to preserve some of the single-family housing stock characteristic of historic Round Rock.

DATE OF REVIEW: August 17, 2016

LOCATION: East of North Nelson Street between East Liberty Avenue and East Austin Avenue

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates these lots as “Downtown Mixed-Use” which allows for a variety of residential uses as well as commercial uses. The current zoning district is SF-2 (Single-family – Standard Lot). The proposal to rezone the properties to SF-D (Single-family – Downtown) is consistent with the General Plan.

Summary: The SF-2 zoning district is designed for a typical, modern suburban neighborhood, which brings about issues when applied to significantly older portions of the city that have been occupied by homes since before the district existed. These homes are usually built closer to the street than permitted by the SF-2 district, and the lots on which they sit are smaller than permitted, making many of them legally non-conforming. This severely hinders a homeowner who might want to expand a home or add a garage.

The SF-D district contains standards to allow these homes and lots to come into conformity and have room for the homeowner to perform desired improvements. The front setback is contextual, meaning new homes or additions to the front of an existing home shall be at a similar depth on the lot as other homes on the same block. The minimum lot size is 4,356 square feet, which is one-tenth of an acre, and is small enough to accommodate every lot in the proposed new zoning district. The SF-D district also contains architectural standards to ensure new construction and renovations are compatible with the existing neighborhood, which has an historic character not found in any other single-family zoning district.

Staff has proposed the district to encompass three blocks in the eastern downtown neighborhood. The blocks to the north contain larger lots with relatively newer homes which conform to the SF-2 district and need not be included. A few lots to the northwest are zoned Two-family (TF) and contain duplexes, which are not appropriate for the new SF-D district. The blocks to the west and southwest contain homes and one business zoned MU-L (Mixed-Use Limited) and SF-2; staff is not proposing to rezone those SF-2 lots to SF-D, as they are more suitable for MU-L zoning should the owner seek to be rezoned due to their location adjacent to existing MU-L zoning and proximity to E. Main St. and N. Georgetown St.

The initial impetus for the creation of the district came from the neighborhood itself. The proposed standards and boundaries were formed with the assistance of a neighborhood representative who has since relocated outside the state. All affected property owners were mailed a draft copy of the SF-D zoning district in June for their review and comment. Since the public notices were disseminated around August 5, no property owners have contacted staff to voice support or opposition.

RECOMMENDED MOTION:

Staff recommends approval.



**Subject Tracts
approx 5.26 ac.**

