



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair Matt Baker  
Alternate Vice Chair Rob Wendt  
Commissioner Stacie Bryan  
Commissioner Jennifer Henderson  
Commissioner Greg Rabaey  
Commissioner Selicia Sanchez

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Wednesday, February 15, 2017

7:00 PM

City Council Chambers, 221 East Main St.

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

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

D.1 [2017-4208](#) Consider approval of the minutes for the February 1, 2017 Planning and Zoning Commission meeting.

**E. PLATTING:**

E.1 [2017-4209](#) Consider public testimony and approval of the request filed by Jacobs Engineering, on behalf of the owners, Tres Habaneros/Shepherd, Ltd. and SPG Round Rock NS, L.P., to Replat Lot 2B, of the CPG Partners Commercial Tract Replat. Generally located northwest of the intersection of Bass Pro Dr. and N. Mays St. Case No. FP1701-003

E.2 [2017-4210](#) Consider approval of the Amended Plat of Lot 1, Block A - CPG Partners Commercial Tract Final Plat. Generally located on the north side of Bass Pro Dr. east of N. IH 35. Case No. FP1701-007

E.3 [2017-4211](#) Consider approval of the Amended Plat of Lot 2, Block B, A Replat of Lot 2B - CPG Partners Commercial Tract Final Plat. Generally located on the north side of Bass Pro Dr. east of N. IH 35. Case No. FP1701-008

E.4 [2017-4212](#) Consider approval of Vizcaya, Phase 4B Final Plat. Generally located north of Savio Dr. and Caruso Ln. Case No. FP1701-005

E.5 [2017-4213](#) Consider approval of the Vizcaya, Phase 6A Final Plat. Generally located north of Enza Ct. and west of Savio Dr. No. FP1701-006

**F. PRESENTATIONS AND STAFF REPORT:**

- F.1 [2017-4220](#) Consider a presentation and update from the Transportation Department.
- F.2 [2017-4214](#) 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 9th day of February 2017 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Sara L. White, TRMC, City Clerk*

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, FEBRUARY 1, 2017 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on February 1, 2017, 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 7:01 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Greg Rabaey was absent.

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

**C. PLEDGES OF ALLEGIANCE**

**D. ELECTION OF OFFICER:**

**D1. Consider the nomination and election of a Vice Chairperson.**

Chairman Pavliska thanked Vice Chair Bone for his service in the Planning and Zoning Commission and opened the floor for nominations. One nomination was made.

**Motion:** Motion by Commissioner Wendt, second by Commissioner Bryan to nominate Commissioner Matt Baker as Vice Chairperson.

**Vote: AYES:** Chairman Pavliska, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Wendt. Vote to approve: 5 - 0. The motion carried unanimously.

**E. APPROVAL OF MINUTES:**

**E1. Consider approval of the minutes for the January 4, 2017, Planning and Zoning Commission meeting.**

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

**Motion:** Motion by Commissioner Bryan, second by Commissioner Henderson to approve Agenda Item D1 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Wendt. Vote to approve: 5 - 0. The motion carried unanimously.

**F. POSTPONED WITH PUBLIC HEARING:**

Commissioner Sanchez arrived during this item.

**F1. Consider public testimony and approval of the request filed by Jacobs Engineering, on behalf of the owners, Tres Habaneros/Shepherd, Ltd. and SPG Round Rock NS, L.P., to Replat Lot 2B, of the CPG Partners Commercial Tract Replat. Generally located northwest of the intersection of Bass Pro Dr. and N. Mays St. Case No. FP1701-003**

Mr. Fowler stated the applicant requested this item to be postponed for the February 15, 2017, Planning and Zoning meeting.

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. The public hearing was continued for the February 15, 2017, meeting.

No motion was offered.

## **G. PLATTING:**

### **G1. Consider approval of the Hope Lutheran Church Final Plat. Generally located on the west side of CR 175, north of The Outer Ave. Case No. FP1701-001**

Commissioner Henderson recused herself from the discussion and voting on item G1 and left the Council Chamber.

Mr. Fowler briefly gave background information about the proposed project, explaining that the project tract was located in Round Rock's ETJ (Extra Territorial Jurisdiction). He stated that the purpose of the application was to remove a property line and create a single lot. He explained that this plat was triggered by the need of an on-site facilities permit. Staff recommended approval as conditioned.

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

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

**Motion:** Motion by Commissioner Sanchez, second by Vice Chair Baker to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 5 - 0. The motion carried unanimously.

Commissioner Henderson returned to the Council Chamber following the vote.

### **G2. Consider approval of the Vizcaya Western Amenity Center, Phase 1 and 2. Generally located at the intersection of Caruso Ln. and Mazaro Way. No. FP1612-002**

Mr. Fowler briefly reviewed the application stating that the purpose of the application was to transfer the landscape lot located on the north side of the plat to the Vizcaya, Phase 3E Final Plat. He noted that that Vizcaya, Phase 3E was Agenda Item G3. Staff recommended approval as conditioned.

The owner's representative, Mr. Michael Fisher, with Pape-Dawson Engineers, 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 Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

### **G3. Consider approval of the Vizcaya, Phase 3E Final Plat. Generally located to the west of Caruso Ln. Case No. FP1701-002**

Mr. Fowler explained that this plat was located north of the Vizcaya Western Amenity Center Plat, Agenda Item G2, stating that the purpose of the application was to include the landscape lot that was previously part of the Vizcaya Western Amenity Center. Mr. Fowler explained that the original Vizcaya, Phase 3E Final Plat was approved on March 2016, however, it was never recorded. He also stated that this application was in compliance with the Revised Preliminary Plat approved in December 2016. Staff recommended approval as conditioned.

The owner's representative, Mr. Michael Fisher, with Pape-Dawson Engineers, was available to answer questions.



Following a brief discussion, a motion was offered.

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

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

**G4. Consider approval of the Mesa Creek Office Building, Phase 1 Final Plat. Generally located on the south side of E. Old Settlers Blvd. between Greenhill Dr. and W. Mesa Park Dr. Case No. FP1701-004**

Mr. Fowler reviewed the proposed application stating that the plat consisted of two lots with a drainage area. He explained that the applicant proposed an office building in lot 1 (smaller lot) and that lot 2 will have street access via lot 1 and the neighboring lot.

The owner's representative, Mr. Justin Madding, with Halff Associates, was available to answer questions.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Vice Chair Baker, second by Commissioner Bryan to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

**H. STAFF REPORT:**

**H1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman stated that the Westview Annexation and the Annexation Development Agreement with Mildred Sauls had been approved by City Council. He explained that the Sauls Annexation Development Agreement guaranteed that the property will not be developed outside city limits. He explained that the land will need to be annexed into the City and meet the platting requirements if the owner decides to develop the land.

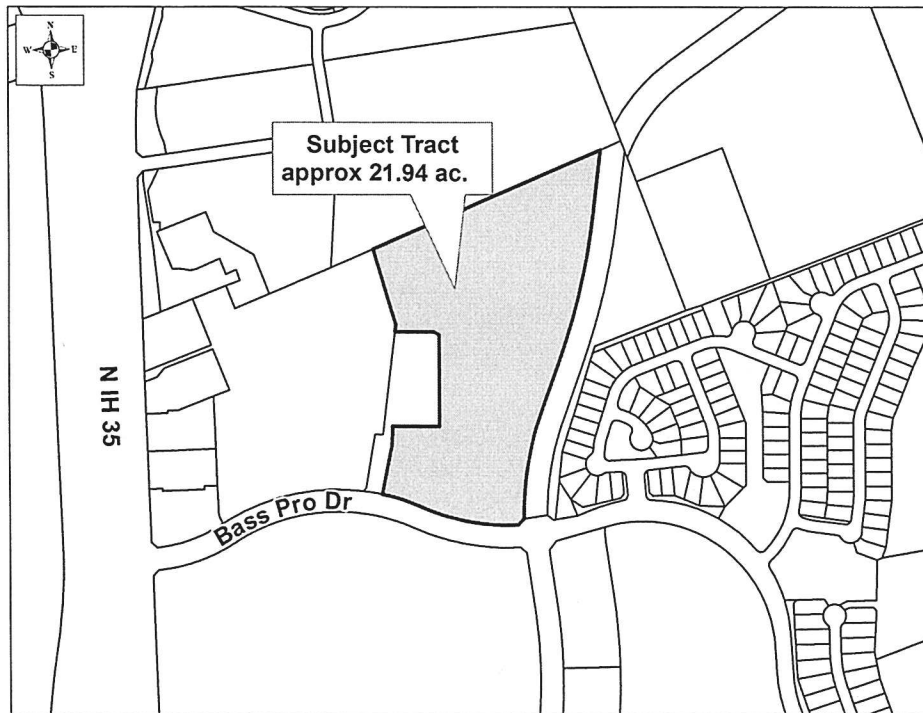
**I. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:22 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Replat of Lot 2B - CPG Partners Commercial Tract  
FINAL PLAT    FP1701-003**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Replat

**ZONING AT TIME OF APPLICATION:** PUD 61

**DESCRIPTION:** 21.94 acres out of the Ephraim Evans Survey, Abstract No. 212

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Vacant  
South: Commercial  
East: Residential  
West: Commerical

**PROPOSED LAND USE:** Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	21.94
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>2</b>	<b>21.94</b>

**Owner:**  
SPG ROUND ROCK NS LP  
PO BOX 6120  
INDIANAPOLIS, IN 46206-6120

**Agent**  
Jacob Engineering  
Jenilee Mead  
2705 Bee Cave Rd., Ste. 300  
Austin, TX 78746

**Replat of Lot 2B - CPG Partners Commercial Tract  
FINAL PLAT      FP1701-003**

**HISTORY:** City Council approved PUD 61, Simon North, on May 26, 2005, with amendments in 2013, 2015 and 2016. The Planning and Zoning Commission approved CPG Partners Commercial Tract Section 4 on June 1, 2005. The Planning and Zoning Commission CPG Partners Commercial Tract - A Replat on February 19, 2014. The Planning and Zoning commission approved CPG Partners Commercial Tract – Replat of Lots 1A and 5A, Block B, Section 4, Lot 2 on June 15, 2016.

**DATE OF REVIEW:** February 15, 2017

**LOCATION:** Northwest corner of Bass Pro Drive and North Mays Street.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation is commercial and the zoning is PUD 61, Simon North. The subject lot is within the area identified as "Parcel 1" in the PUD. The PUD contains provisions detailing allowed and prohibited uses, landscaping and screening, streetscaping, signage, and design standards. The proposed retail store which would be located on Lot 1, Block B is permitted on Parcel 1.

Traffic, Access and Roads: The proposed plat site will be accessed via Bass Pro Drive and future North Mays Street, which is currently under construction. For the proposed retail site on Lot 2A, access would be via a driveway entrance from Bass Pro Drive. The City Transportation Department has approved the Traffic Impact Analysis for the site.

Water and Wastewater Service: The two lots will be served water from lines looped from Bass Pro Drive and the Bass Pro site. For wastewater service, the sites will connect to 8" stub-outs across Bass Pro Drive.

Drainage: Drainage will flow to the existing ponds on Lot 1, Block B and Lot 1 Block C, which serve Bass Pro Shop and other future uses in the Parcel 1 area.

Additional Considerations: The purpose of this replat is to subdivide a parcel for the location of a proposed restaurant use from the main acreage. The new lot created will be Lot 1, Block B. This lot will have access to both Bass Pro Drive and a shared access easement on Lot 2A, which was subdivided from the parent parcel in 2016.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove floodplain note from page 1.
2. Update Planning and Zoning Commission review date.

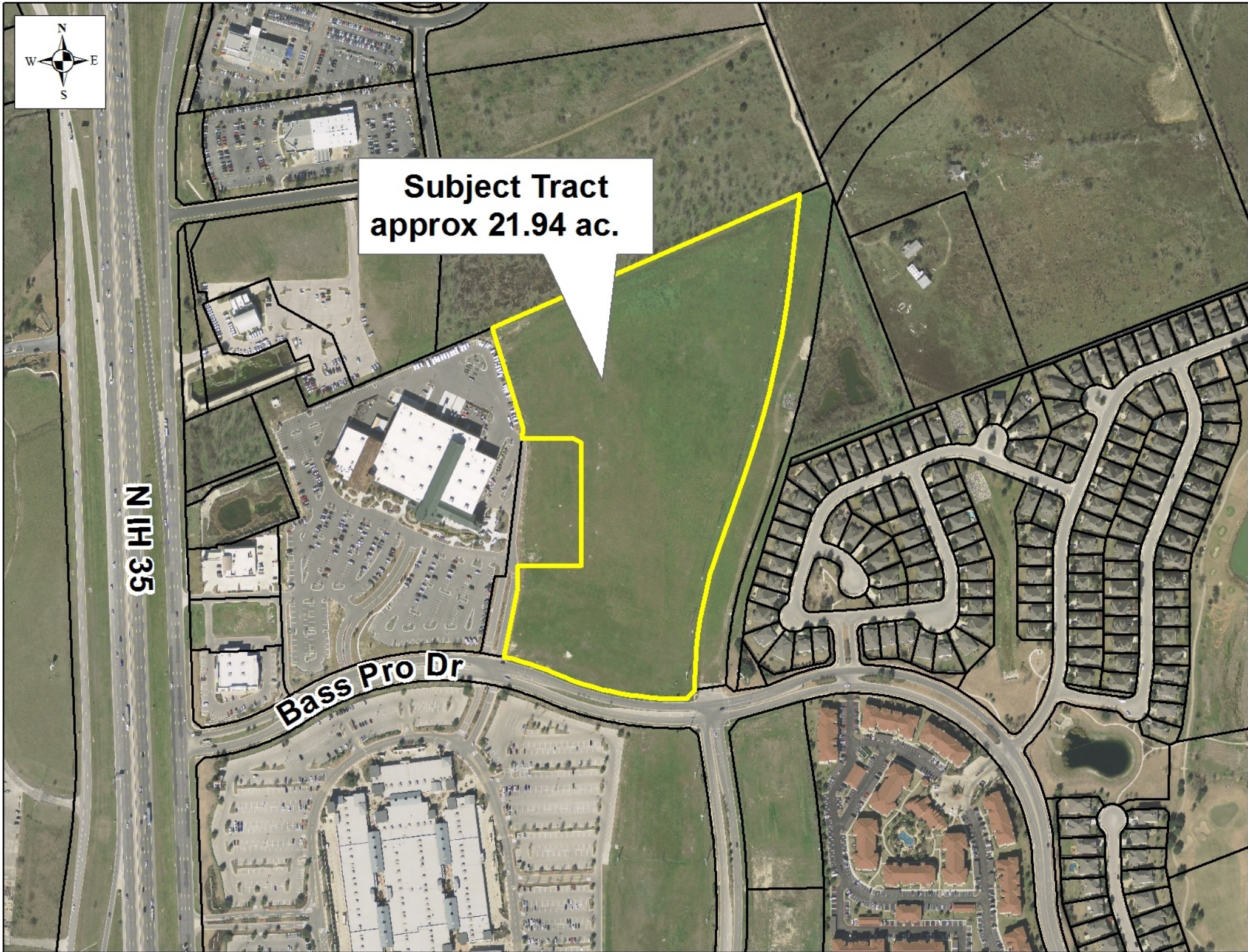




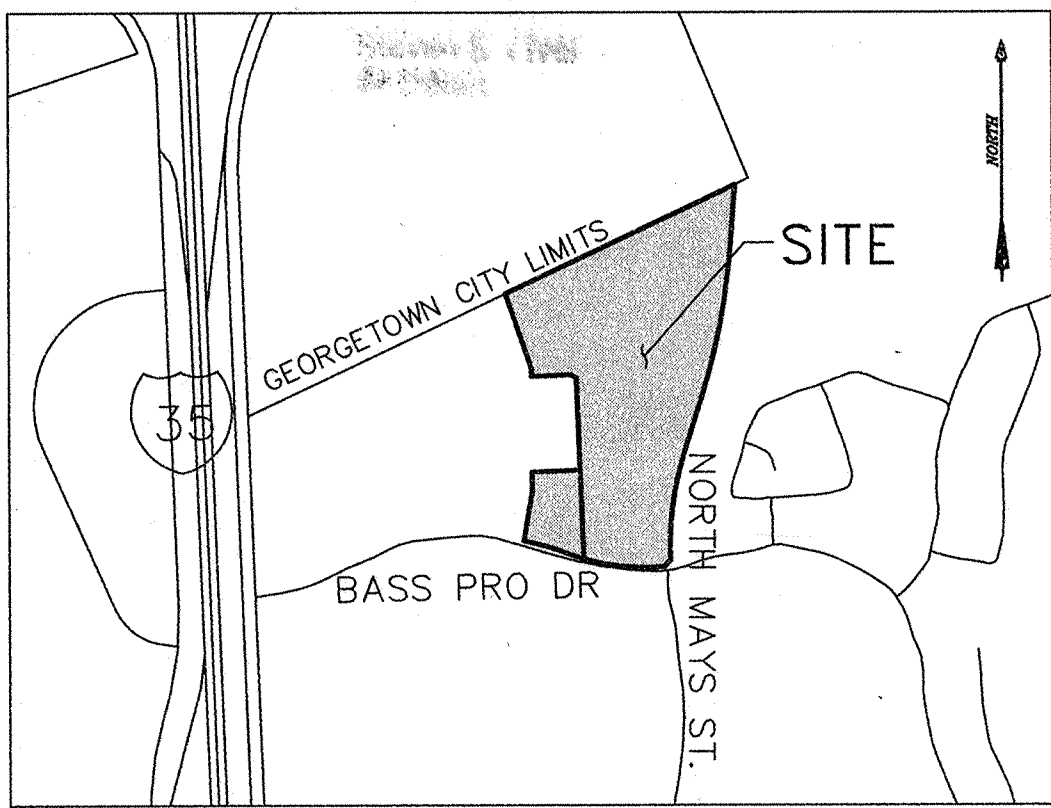
**Subject Tract  
approx 21.94 ac.**

**NIH 35**

**Bass Pro Dr**







VICINITY MAP  
(NOT TO SCALE)

SCALE IN FEET  
100 50 0 100

LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- ⊙ COTTON SPINDLE FOUND
- ▲ NAIL FOUND
- 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- SUBDIVISION BOUNDARY
- ADJOINER BOUNDARY
- EASEMENT LINE

KDR EQUITIES, LLC  
(REMAINDER 19.4894 AC.)  
DOC. # 2012082150  
O.P.R.W.C.T.

NOVAK WESTINGHOUSE, LP  
(REMAINDER 76.27156 AC.)  
DOC. # 201073967  
O.P.R.W.C.T.

CITY OF GEORGTOWN  
(0.077 AC.)  
DOC. # 2016102196  
O.P.R.W.C.T.

NOVAK WESTINGHOUSE, LP  
(REMAINDER 76.27156 AC.)  
DOC. # 201073967  
O.P.R.W.C.T.

EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

LOT 2  
BLOCK B  
DEVELOPMENT LOT  
20.179 ACRES

LOT 1  
BLOCK C  
THE FINAL PLAT OF  
CPG PARTNERS COMMERCIAL  
TRACT SECTION 5  
CAB. 88, SLIDE 60  
DOC. NO. 2005095432  
O.P.R.W.C.T.

LOT 1  
BLOCK "A"  
CPG PARTNERS COMMERCIAL  
TRACT - A REPLAT OF LOTS 1A  
AND 5A, BLOCK B, SECTION 4  
DOC. # 2014014737  
O.P.R.W.C.T.

LOT 2A  
CPG PARTNERS  
COMMERCIAL TRACT REPLAT  
DOC. NO. 2016070930  
O.P.R.W.C.T.

LOT 1  
BLOCK B  
DEVELOPMENT LOT  
1.757 ACRES

CITY OF ROUND ROCK  
WASTEWATER LINE ESMT  
DOC. NO. 2006065109  
O.P.R.W.C.T.

CITY OF ROUND ROCK  
WASTEWATER EASEMENT  
DOC. NO. 2006065108  
O.P.R.W.C.T.

20' EASEMENT  
DOC. NO. 2012074837  
O.P.R.W.C.T.

20' LANDSCAPE EASEMENT  
DOC. NO. 2006009777  
O.P.R.W.C.T.

20' BUILDING LINE  
DOC. NO. 2005040168  
O.P.R.W.C.T.

20' LANDSCAPE BUFFER  
DOC. NO. 2005095398  
O.P.R.W.C.T.

ACCESS EASEMENT  
EXHIBIT C  
DOC. NO. 2016118630  
O.P.R.W.C.T.

TERAVISTA SECTION 27  
DOC. NO. 2004093532  
O.P.R.W.C.T.

OWNERS LOT 1:  
TRES HABANEROS/SHEPHERD, LTD.  
10333 RICHMOND AVENUE  
SUITE 210  
HOUSTON, TX. 77042  
PHONE:

OWNERS LOT 2:  
SPG ROUND ROCK NS, L.P.  
225 W. WASHINGTON STREET  
INDIANAPOLIS, INDIANA 46204  
PHONE:

ACREAGE:  
SURVEY: 21.936 ACRES  
EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

NUMBER OF LOTS: 2  
PROPOSED USE: DEVELOPMENT  
COMBINED ACREAGE: 21.936

DATE: JANUARY 3, 2017  
DATE OF PLANNING  
AND ZONING COMMISSION REVIEW: FEBRUARY 1, 2017

SURVEYOR: LANDESIGN SERVICES, INC.  
1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TEXAS 78681  
PHONE: 512-238-7901

ENGINEER: JACOBS ENGINEERING  
2705 BEE CAVE ROAD, SUITE 300  
AUSTIN, TX 78746-5688  
PHONE: 512-314-3100

GENERAL NOTES:

NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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 48491C0480E AND 48491C0485E BOTH, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE GRID COORDINATES. VERTICAL DATUM IS BASED ON TERAVISTA SECTION 27 PLAT (DOCUMENT NO. 2004093532 O.P.R.W.C.T.) MONUMENT NO. 27-2, ELEVATION 800.23, NAVD 88.

BM-1: SQUARE CUT ON BACK OF CURB, ELEV. 807.96'

BM-2: SQUARE CUT IN BACK OF CURB, ELEV. 810.46'

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	435.78'	950.00'	26°16'58"	N79°37'04"W	431.97'
C2	87.32'	950.00'	5°15'59"	N69°06'35"W	87.29'
C3	180.54'	920.00'	11°14'37"	N72°04'44"W	180.25'
C4	348.46'	950.00'	21°00'59"	S82°15'04"E	346.51'
C6	668.72'	2950.00'	12°59'17"	S13°04'27"W	667.29'
C7	471.32'	1350.00'	20°00'12"	S09°35'03"W	468.93'
C8	83.81'	920.00'	05°13'10"	S80°18'38"E	83.78'

LINE NO.	BEARING	DISTANCE
L1	N61°33'40"W	28.23'
L2	N07°01'13"E	31.53'
L3	S42°54'27"W	36.12'
L4	N02°51'36"E	54.85'
L5	N00°04'34"W	28.78'

PROJECT NAME: LUPE 1  
JOB NUMBER: 405-16-1  
DATE: 08/25/2016 SCALE: 1"=100'  
DRAWING FILE PATH: L:\Lupe 1\DWGS  
FIELDNOTE FILE PATH: L:\Lupe 1\Metes and Bounds  
RPLS: JB TECH: HAS PARTYCHIEF: PO  
CHECKED BY: JB FIELDBOOKS:

A REPLAT OF LOT 2B - CPG PARTNERS  
COMMERCIAL TRACT REPLAT



LANDESIGN  
SERVICES, INC.

512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

THAT TRES HABANEROS/SHEPHERD, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY THROUGH JUDSON HOLT, PRESIDENT AS THE OWNER OF 1.757 ACRES AND SPG ROUND ROCK NS L.P., ACTING BY THROUGH STEVEN E. FIVEL, PRESIDENT AS THE OWNER OF 20.179 ACRES, OUT OF LOT 2B, BLOCK "B", CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016070930, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. THERE ARE NO LIEN HOLDERS; DO HEREBY SUBDIVIDE THE 21.936 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THIS SUBDIVISION IS TO BE KNOWN AS:

"A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT"

TRES HABANEROS/SHEPHERD, LTD

DATE: 1.19.2017

10333 RICHMOND AVENUE  
SUITE 210  
HOUSTON, TEXAS 77042

SPG ROUND ROCK NS, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: SPG TEXAS FINANCE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

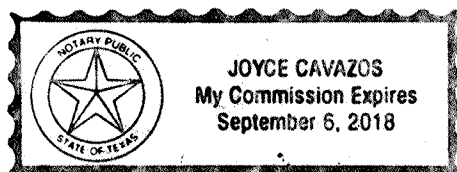
BY: Steven E. Fivel  
PRINTED: Steven E. Fivel  
TITLE: Secretary

§THE STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF JANUARY  
2017 BY JUDSON HOLT, PRESIDENT OF TRES HABANEROS/SHEPHERD, LTD.,

(SEAL) NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: SEPT 6, 2018



STATE OF INDIANA }  
COUNTY OF MARION }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Steven E. Fivel WHO IS PERSONALLY KNOWN TO ME AS THE Secretary OF SPG TEXAS FINANCE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF SPG ROUND ROCK NS, L.P., A DELAWARE LIMITED PARTNERSHIP, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25<sup>th</sup> DAY OF January, 2017.

NOTARY PUBLIC

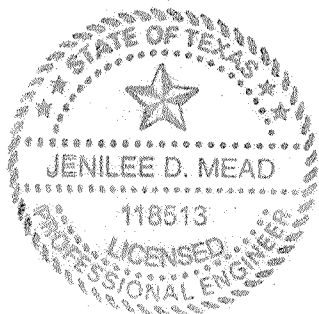


STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
§KNOW ALL MEN BY THESE PRESENTS§

THAT I, JENILEE D. MEAD, 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

DATE: January 16, 2017

JENILEE D. MEAD, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 118513  
JACOBS ENGINEERING  
2705 BEE CAVE ROAD, SUITE 300  
AUSTIN, TEXAS 78746-5688  
FIRM NO. F-2966

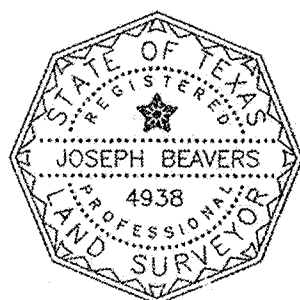


STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, JOSEPH BEAVERS, 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.

JOSEPH BEAVERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4938  
LANDESIGN SERVICES, INC.  
FIRM REGISTRATION NO. 10001800

DATE



GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED AND PUD 61.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, OR AS APPROVED BY THE PUD AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY 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 48491C0480E AND 48491C0485E BOTH, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
6. THE STREET SIDE OF THE PROPERTY IS ENCUMBERED BY A TEN FOOT (10') SIDEWALK EASEMENT, AN OVERLAPPING TWENTY FOOT (20') LANDSCAPE EASEMENT, AND A FIFTEEN (15') FOOT PUBLIC UTILITY EASEMENT ABUTTING THE LANDSCAPE EASEMENT AS PER CABINET BB, SLIDES 58-59, AND DOCUMENTS NUMBERED 2012071042, 2014014737, AND 2016070930, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
7. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. ANY UTILITY EASEMENTS REQUIRED BY THE SITE WILL BE DEDICATED PRIOR TO SITE DEVELOPMENT PERMIT ACCEPTANCE LETTER ISSUANCE.

METES AND BOUNDS

BEING 21.936 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 2B, BLOCK B, CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016070930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BASS PRO DRIVE (100' R.O.W.), THE SOUTHEAST CORNER OF LOT 1, BLOCK "A" CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK "B" SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2014014737 OF THE O.P.R.W.C.T. AND THE SOUTHWEST CORNER OF SAID LOT 2A;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 920.00 FEET, A DELTA ANGLE OF 05°13'10", A LENGTH OF 83.81 FEET AND A CHORD WHICH BEARS SOUTH 80°18'38" EAST A DISTANCE OF 83.78 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "DELTA SURVEY" FOR THE SOUTHWEST CORNER OF SAID LOT 2B AND THE POINT OF BEGINNING;

THENCE WITH THE EAST LINE OF SAID LOT 2A AND THE WEST LINE OF SAID LOT 2B THE FOLLOWING FIVE (5) COURSES;

1. NORTH 11°45'29" EAST A DISTANCE OF 217.61 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "DELTA SURVEY";
2. NORTH 02°51'36" EAST A DISTANCE OF 54.85 FEET TO A "PK" NAIL FOUND;
3. NORTH 00°04'34" WEST A DISTANCE OF 28.78 FEET TO A "PK" NAIL FOUND;
4. SOUTH 89°59'40" EAST A DISTANCE OF 206.03 FEET TO A COTTON SPINDLE FOUND;

5. NORTH 00°00'08" EAST A DISTANCE OF 399.49 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "DELTA SURVEY" FOR THE NORTHEAST CORNER OF SAID LOT 2A;

THENCE WITH THE NORTH LINE OF SAID LOT 2A AND THE WEST LINE OF SAID LOT 2B THE FOLLOWING TWO (2) COURSES:

1. NORTH 61°33'40" WEST A DISTANCE OF 28.23 FEET TO A 1/2" IRON ROD WITH CAP MARKED "DELTA SURVEY" FOUND;
2. NORTH 89°59'52" WEST A DISTANCE OF 168.17 FEET TO A "PK" NAIL FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A, THE EAST LINE OF SAID LOT 1, BLOCK A AND IN THE WEST LINE OF SAID LOT 2B;

THENCE WITH THE WEST LINE OF SAID LOT 2B AND THE EAST LINE OF SAID LOT 1, BLOCK A THE FOLLOWING TWO (2) COURSES:

1. NORTH 07°01'13" EAST A DISTANCE OF 31.53 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND;
2. NORTH 16°58'32" WEST A DISTANCE OF 344.09 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2B, THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A AND IN THE SOUTH LINE OF A CALLED 19.4894 ACRE TRACT OF RECORD IN DOCUMENT NO. 20120821450 OF THE O.P.R.W.C.T.;

THENCE NORTH 66°36'04" EAST WITH THE NORTH LINE OF SAID LOT 2B AND THE SOUTH LINE OF SAID 19.4894 ACRE TRACT A DISTANCE OF 1089.07 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND IN THE WEST RIGHT-OF-WAY LINE OF NORTH MAYS STREET (100' R.O.W. DOC. NO. 2014014196, O.P.R.W.C.T.), THE NORTHEAST CORNER OF SAID LOT 2B AND THE SOUTHWEST CORNER OF A CALLED 0.077 ACRE TRACT RECORDED IN DOCUMENT NO. 2016102196 OF THE O.P.R.W.C.T.;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF NORTH MAYS STREET AND THE EAST LINE OF SAID LOT 2B THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 06°35'53" WEST A DISTANCE OF 268.65 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2950.00 FEET, A DELTA ANGLE OF 12°59'17", A LENGTH OF 668.72 FEET AND A CHORD WHICH BEARS SOUTH 13°04'27" WEST A DISTANCE OF 667.29 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
3. SOUTH 19°38'33" WEST A DISTANCE OF 244.24 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND;
4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1350.00 FEET, A DELTA ANGLE OF 20°00'12", A LENGTH OF 471.32 FEET AND A CHORD WHICH BEARS SOUTH 09°35'03" WEST A DISTANCE OF 468.93 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID BASS PRO DRIVE AND THE SOUTHEAST CORNER OF SAID LOT 2B;

THENCE WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF BASS PRO DRIVE AND THE SOUTH LINE OF SAID LOT 2B THE FOLLOWING THREE (3) COURSES;

1. SOUTH 42°54'27" WEST A DISTANCE OF 36.12 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 26°16'58", A LENGTH OF 435.78 FEET AND A CHORD WHICH BEARS NORTH 79°37'04" WEST A DISTANCE OF 431.97 FEET TO A 1/2" IRON ROD FOUND;
3. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 920.00 FEET, A DELTA ANGLE OF 11°14'37", A LENGTH OF 180.54 FEET AND A CHORD WHICH BEARS NORTH 72°04'44" WEST A DISTANCE OF 180.25 FEET TO THE POINT OF BEGINNING

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

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

2 of 2

SHEET

PROJECT NAME: LUPE 1	
JOB NUMBER: 405-16-1	
DATE: 08/25/2016	SCALE: 1"=100'
DRAWING FILE PATH:	
L:\Lupe 1\DWGS	
FIELDNOTE FILE PATH:	
L:\Lupe 1\Metes and Bounds	
RPLS: JB	TECH: HAS
CHECKED BY: JB	PARTYCHIEF: PO
	FIELDBOOKS:

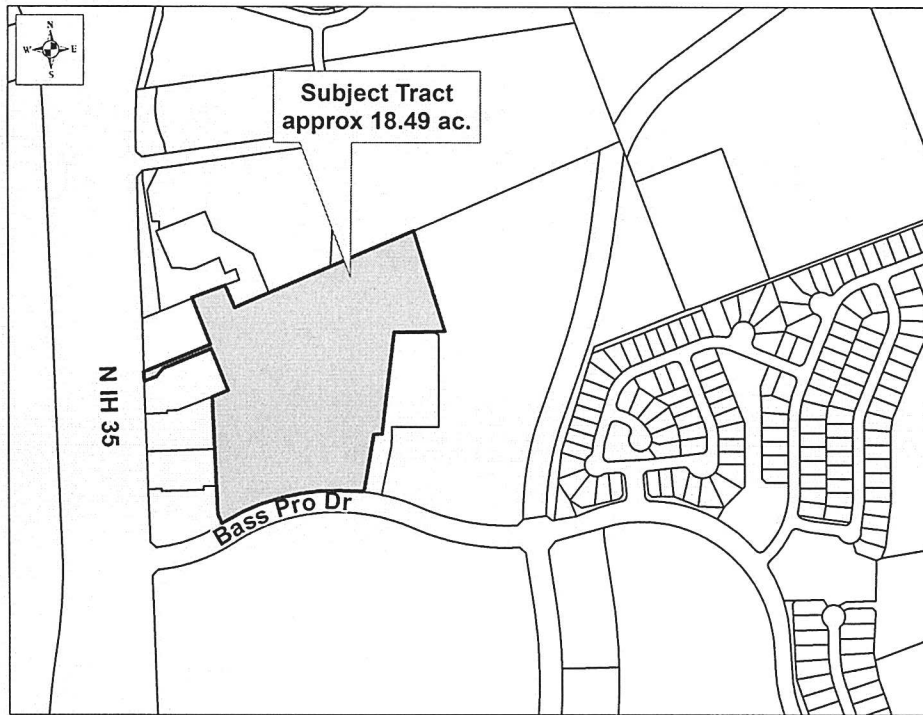
A REPLAT OF LOT 2B - CPG PARTNERS  
COMMERCIAL TRACT REPLAT



LANDESIGN  
SERVICES, INC.

512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

**Amended Plat of Lot 1, Block A - CPG Partners Commercial Tract  
FINAL PLAT FP1701-007**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of amending plat

**ZONING AT TIME OF APPLICATION:** PUD 61

**DESCRIPTION:** 18.49 acres out of the Ephraim Evans Survey, Abstract No. 212

**CURRENT USE OF PROPERTY:** Commercial

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Vacant  
South: Commercial  
East: Commercial  
West: Commercial

**PROPOSED LAND USE:** Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	18.49
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>1</b>	<b>18.49</b>

**Owner:**  
BASS PRO OUTDOOR WORLD LLC  
2500 E KEARNEY  
SPRINGFIELD, MO 65898-

**Agent**  
Garrett-Ihnen Civil Engineers  
Jason Rodgers  
12007 Technology Blvd., Ste. 150  
Austin, TX 78727



**Amended Plat of Lot 1, Block A - CPG Partners Commercial Tract  
FINAL PLAT      FP1701-007**

**HISTORY:** City Council approved PUD 61, Simon North, on May 26, 2005, with amendments in 2013, 2015 and 2016. The Planning and Zoning Commission approved CPG Partners Commercial Tract Section 4 on June 1, 2005. The Planning and Zoning Commission approved CPG Partners Commercial Tract - A Replat on February 19, 2014.

**DATE OF REVIEW:** February 15, 2017

**LOCATION:** North of Bass Pro Drive, east of the Interstate 35 access road.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation is commercial and the zoning is PUD 61, Simon North. The subject lot is within the area identified as "Parcel 1" in the PUD. The PUD contains provisions detailing allowed and prohibited uses, landscaping and screening, streetscaping, signage, and design standards. The proposed expansion of a retail store that would be located on the amended Lot 1 is permitted on Parcel 1.

Traffic, Access and Roads: Entrance to the site would be via Bass Pro Drive and the Interstate 35 access road. A shared access easement allows for direct access to the area being added to lot 1, Block A, in addition to that area being accessible through the Bass Pro Shop site. The City Transportation Department has approved the Traffic Impact Analysis for the site.

Water and Wastewater Service: The lots will be served water from lines looped from Bass Pro Drive on the site. For wastewater service, the sites will connect to 8" stub-outs across Bass Pro Drive.

Drainage: Drainage will flow to the existing ponds on Lot 1, Block B and Lot 1 Block C, which serve Bass Pro Shop and other future uses in the Parcel 1 area.

Additional Considerations: This amending plat takes in area from Lot 2, Block B, to the east in order to facilitate an expansion of Bass Pro Shop's parcel.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove both Lot 2, Block B lot labels and document blanks.
2. Replace Note #6 with the following:

The street side of the property is encumbered by a ten foot (10') sidewalk easement, an overlapping twenty foot (20') landscape easement, and a fifteen (15') foot public utility easement abutting the landscape easement as per Cabinet BB, Slides 58-59, and Documents Numbered 2012071042, 2014014737, and 2016070930, Official Public Records of Williamson County.

3. This plat must be recorded in tandem with FP1701-008, and subsequent to the recordation of the FP1701-003 replat.

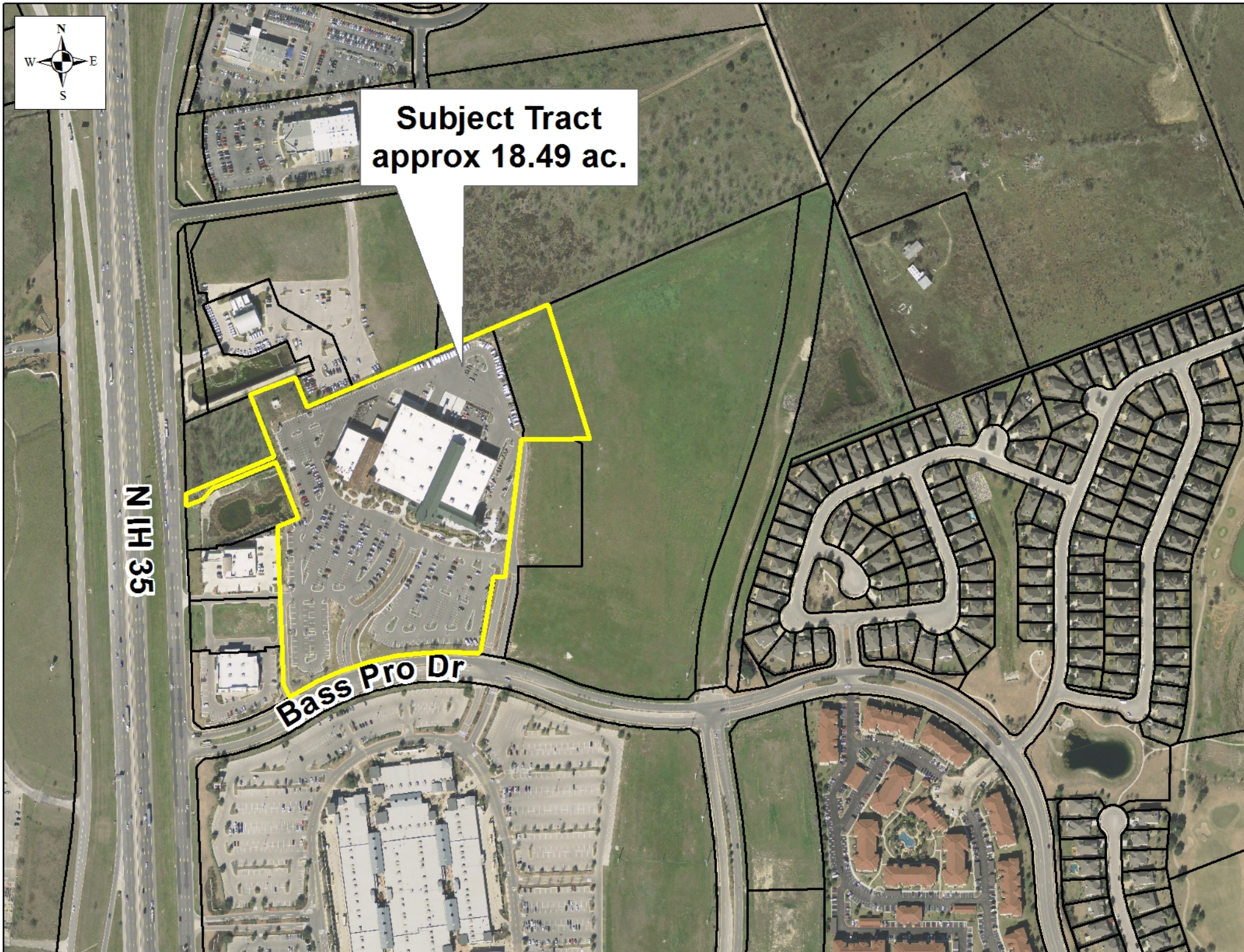




**Subject Tract  
approx 18.49 ac.**

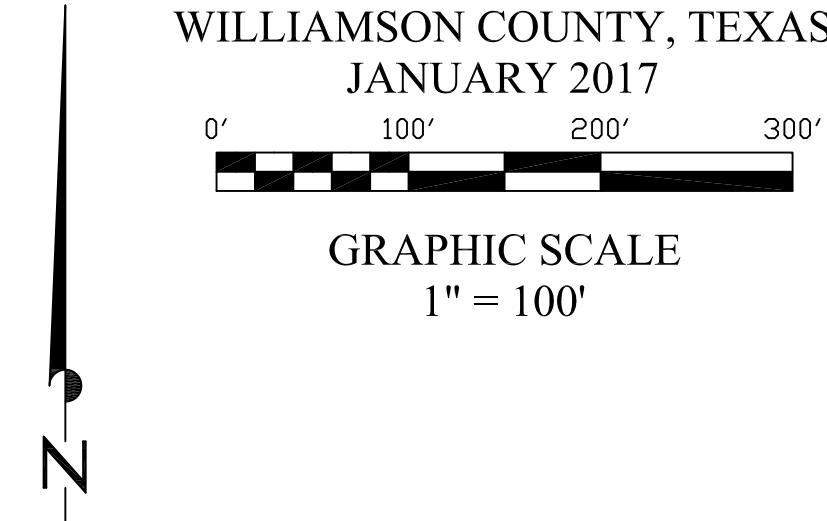
**NIH 35**

**Bass Pro Dr**

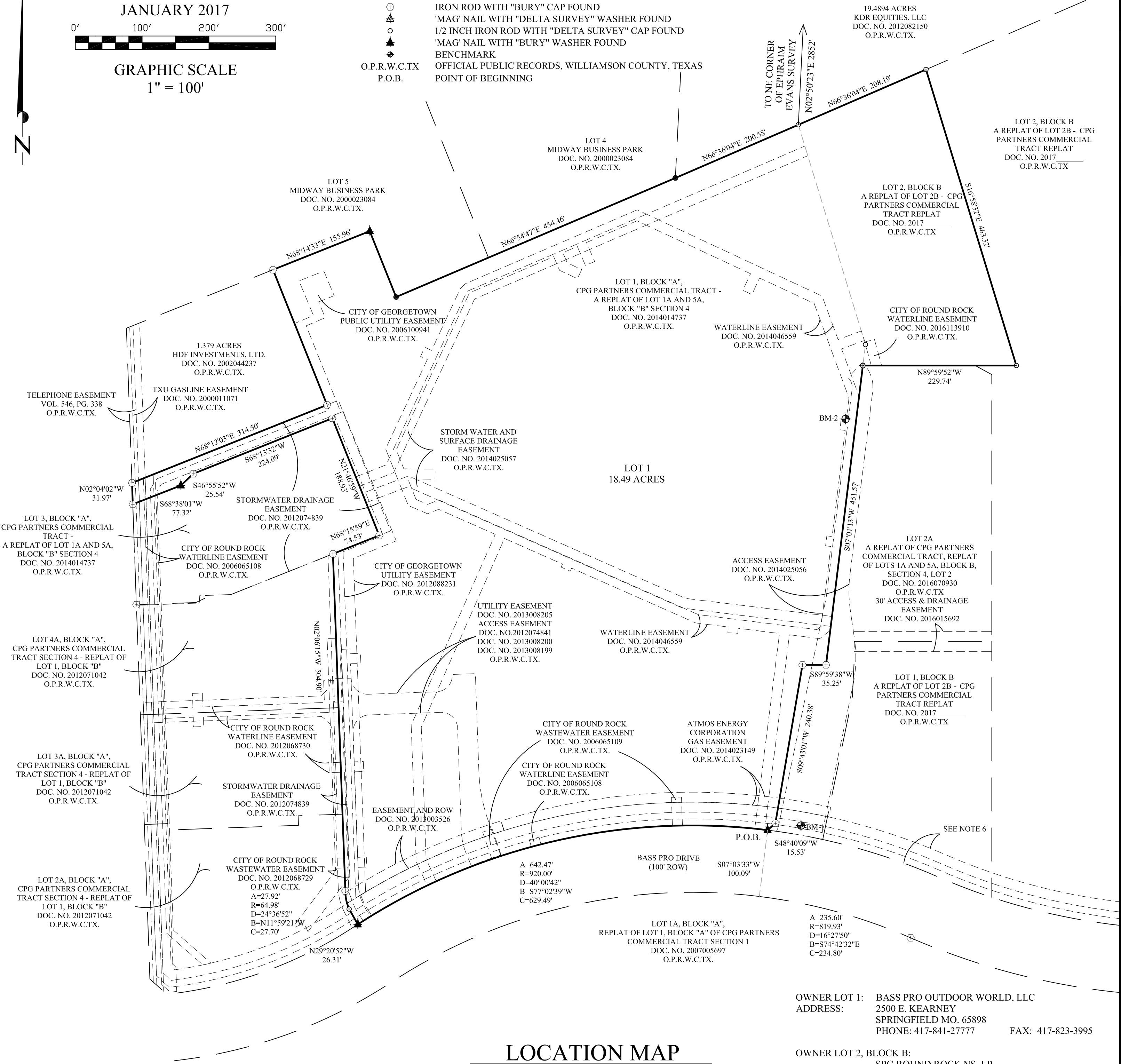




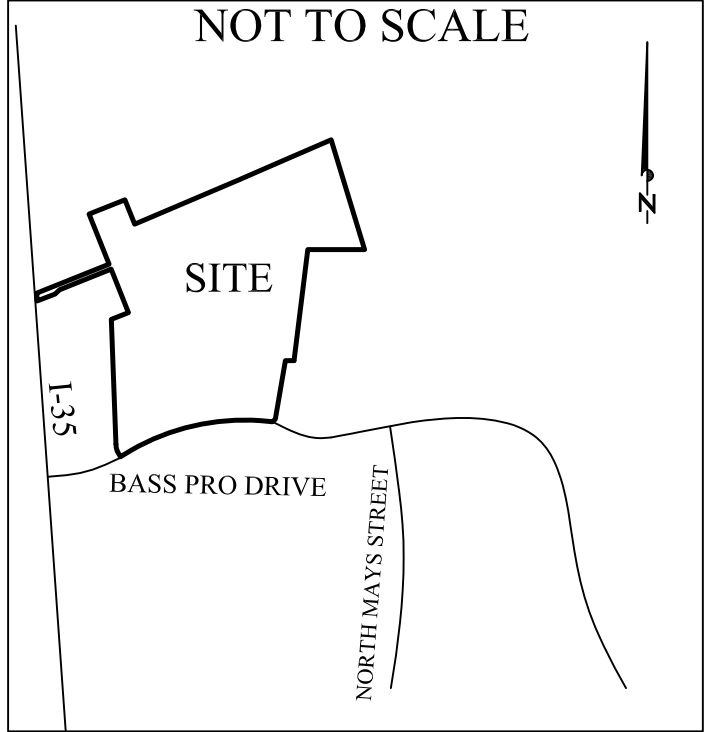
EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,  
CITY OF ROUND ROCK,  
WILLIAMSON COUNTY, TEXAS  
JANUARY 2017



- LEGEND
- 1/2 INCH IRON ROD FOUND
  - ⊕ IRON ROD WITH "BURY" CAP FOUND
  - ▲ 'MAG' NAIL WITH "DELTA SURVEY" WASHER FOUND
  - 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
  - ▲ 'MAG' NAIL WITH "BURY" WASHER FOUND
  - ⊕ BENCHMARK
  - ⬢ OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
  - P.O.B.
  - POINT OF BEGINNING



LOCATION MAP  
NOT TO SCALE



**SURVEY CONTROL DATA**  
C.O.R.R. MONUMENT 01-034:  
BRASS DISK IN CONCRETE -/- 200' NORTHEAST OF THE INTERSECTION  
OF IH 35 ACCESS RD. AND CHANDLER RD.  
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS  
GRID COORDINATES  
N= 10176708.0996  
E= 3128241.2710  
C.S.F. = 0.99987896  
ELEVATION = 763.25' NAVD 88

**BEARING BASIS:**  
TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/CORS

PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

**BENCHMARK LIST (C.O.R.R. DATUM, MONUMENT 01-034)**

BM-1: 'SQUARE' CUT IN BACK OF CURB  
ELEV. = 808.74'

BM-2: 'SQUARE' CUT IN BACK OF CURB  
ELEV. = 811.25'

OWNER LOT 1: BASS PRO OUTDOOR WORLD, LLC  
ADDRESS: 2500 E. KEARNEY  
SPRINGFIELD MO. 65898  
PHONE: 417-841-27777 FAX: 417-823-3995

OWNER LOT 2, BLOCK B:  
SPG ROUND ROCK NS, LP.  
ADDRESS: 225 W. WASHINGTON ST.  
INDIANAPOLIS IN. 46204  
PHONE: 317-263-7104 FAX: 317-685-7255

ACREAGE: 18.49 ACRES, TYPE: DEVELOPMENT

ROW LINEAR FEET: 0

SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212

NUMBER OF LOTS AND PROPOSED USE: 1, DEVELOPMENT

SUBMITTAL DATE: 01-17-2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 02-15-2017

SURVEYOR: DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, SUITE 102, AUSTIN, TEXAS 78745  
PHONE: 512-282-5200 FAX: 512-282-5230

ENGINEER: GARRETT-IHNEN CIVIL ENGINEERS  
12007 TECHNOLOGY, STE. 150, AUSTIN, TEXAS 78727



8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230  
FIRM No. 10004700

AMENDED PLAT OF LOT 1, BLOCK "A" CPG  
PARTNERS COMMERCIAL TRACT, REPLAT OF  
LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2  
AND LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG  
PARTNERS COMMERCIAL TRACT REPLAT

SHEET  
1  
OF  
3

LEGAL DESCRIPTION:

DESCRIPTION OF A 18.49 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN DECEMBER 2017, LOCATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK B, OF A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017\_\_\_\_\_, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK "A", CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK "B" SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2014014737, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 18.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A MAGNAIL WITH “BURY” WASHER FOUND FOR THE SOUTHWEST CORNER OF LOT 2A OF SAID REPLAT OF CPG PARTNERS COMMERCIAL TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND ALSO BEING IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF BASS PRO DRIVE (ROW 100') FOR THE **POINT OF BEGINNING**;

**THENCE** WITH THE NORTH ROW LINE OF SAID BASS PRO DRIVE, WITH THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 642.47 FEET, THROUGH A CENTRAL ANGLE OF 40°00'42", HAVING A RADIUS OF 920.00 FEET, AND WHOSE CHORD BEARS S77°02'39"W , A DISTANCE OF 629.49 FEET TO A MAGNAIL WITH “BURY” WASHER FOUND FOR THE SOUTHEAST CORNER OF LOT 2A, BLOCK A OF CPG PARTNERS COMMERCIAL TRACT SECTION 4 - REPLAT OF LOT 1, BLOCK "B" A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2012071042, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1;

**THENCE** LEAVING THE NORTH ROW LINE OF SAID BASS PRO DRIVE WITH THE WEST LINE OF SAID LOT 1, SAME BEING EAST LINES OF LOTS 2A, 3A AND 4A, BLOCK A OF SAID CPG PARTNERS COMMERCIAL TRACT SECTION 4 - REPLAT OF LOT 1, BLOCK "B" SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N29°20'52"W A DISTANCE OF 26.31 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP FOUND,
2. WITH THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 27.92 FEET, THROUGH A CENTRAL ANGLE OF 24°36'52", HAVING A RADIUS OF 64.98 FEET, AND WHOSE CHORD BEARS N11°59'21"W , A DISTANCE OF 27.70 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND, AND
3. N02°06'15"W A DISTANCE OF 504.90 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND IN THE SOUTH LINE OF LOT 3, BLOCK A OF SAID CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOTS 1A AND 5A, BLOCK “B” SECTION 4, SAME BEING THE NORTHEAST CORNER OF SAID LOT 4A, AND ALSO BEING A WEST CORNER OF SAID LOT 1;

**THENCE** WITH SOUTH, EAST AND NORTH LINES OF SAID LOT 3, SAME BEING NORTH, WEST AND SOUTH LINES OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. N68°15'59"E A DISTANCE OF 74.53 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND,
2. N21°46'59"W A DISTANCE OF 188.93 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND,
3. S68°13'32"W A DISTANCE OF 224.09 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND,
4. S46°55'52"W A DISTANCE OF 25.54 FEET TO A MAGNAIL WITH “BURY” WASHER FOUND, AND
5. S68°38'01"W A DISTANCE OF 77.32 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND IN THE WEST ROW LINE OF NORTH INTERSTATE HIGHWAY 35 (ROW VARIES), SAME BEING THE NORTHWEST CORNER OF SAID LOT 3 AND ALSO BEING A WEST CORNER OF SAID LOT 1;

**THENCE** WITH THE EAST ROW LINE OF SAID NORTH INTERSTATE HIGHWAY 35, SAME BEING A WEST LINE OF SAID LOT 1, N02°04'02"W A DISTANCE OF 31.97 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND FOR THE SOUTHWEST CORNER OF A CALLED 1.379 ACRE TRACT CONVEYED TO HDF INVESTMENTS, LTD AND DESCRIBED IN DOCUMENT NUMBER 2002044237, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING A WEST CORNER OF SAID LOT 1;

**THENCE** LEAVING THE EAST ROW LINE OF SAID NORTH INTERSTATE HIGHWAY 35, WITH THE SOUTH AND WEST LINES OF SAID 1.379 ACRES TRACT, SAME BEING NORTH AND EAST LINES OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N68°12'03"E A DISTANCE OF 314.50 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND, AND
2. N21°48'11"W A DISTANCE OF 217.86 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND IN THE SOUTH LINE OF LOT 5 OF MIDWAY BUSINESS PARK A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2000023084, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID 1.379 ACRE TRACT, AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1;

**THENCE** WITH SOUTH AND WEST LINES OF SAID LOT 5, SAME BEING NORTH AND EAST LINES OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N68°14'33"E A DISTANCE OF 155.96 FEET TO A MAGNAIL WITH “BURY” WASHER FOUND, AND
2. S21°47'41"E A DISTANCE OF 106.22 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 5, SAME BEING A NORTH CORNER OF SAID LOT 1;

**THENCE** WITH THE NORTH LINE OF SAID LOT 1, SAME BEING SOUTH LINES OF SAID LOT 5, LOT 4 OF SAID MIDWAY BUSINESS PARK AND A CALLED 19.4894 ACRE TRACT CONVEYED TO KDR EQUITIES, LLC AND DESCRIBED IN DOCUMENT NUMBER 2012082150, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N66°54'47"E A DISTANCE OF 454.46 FEET TO A ½ INCH IRON ROD FOUND, AND
2. N66°36'04"E A DISTANCE OF 200.58 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK B;

**THENCE** CONTINUING WITH THE SOUTH LINE OF SAID 19.4894 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 2, BLOCK B, N66°36'04"E A DISTANCE OF 208.19 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP FOUND;

**THENCE** LEAVING THE SOUTH LINE OF SAID 19.4894 ACRE TRACT, AND CROSSING SAID LOT 2, BLOCK B THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S16°58'32"E A DISTANCE OF 463.32 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP FOUND AND
2. N89°59'52"W AT A DISTANCE OF 61.58 FEET PASSING A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A FOR A TOTAL DISTANCE OF 229.74 FEET TO A MAGNAIL WITH “DELTA SURVEY” WASHER FOUND IN THE EAST LINE OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2A;

**THENCE** WITH THE EAST LINE OF SAID LOT 1, SAME BEING THE WEST LINE OF SAID LOT 2A THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S07°01'13"W A DISTANCE OF 451.57 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND,
2. S89°59'38"W A DISTANCE OF 35.25 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND,
3. S09°43'01"W A DISTANCE OF 240.38 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND, AND
4. S48°40'09"W A DISTANCE OF 15.53 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.49 ACRES OF LAND, MORE OR LESS.

**BEARING BASIS:** TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/CORS

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED AND PUD 61.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, OR AS APPROVED BY THE PUD AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY 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 48491C0480E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
6. A TEN FOOT (10') SIDEWALK EASEMENT AND PUBLIC UTILITY ACCESS EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LINES AS SHOWN HEREON.



Delta Survey Group Inc.  
8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230  
FIRM No. 10004700

AMENDED PLAT OF LOT 1, BLOCK "A" CPG  
PARTNERS COMMERCIAL TRACT, REPLAT OF  
LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2  
AND LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG  
PARTNERS COMMERCIAL TRACT REPLAT

SHEET  
2  
OF  
3

§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§  
  
THAT SPG ROUND ROCK NS, LP., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH CPG TEXAS FINANCE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THROUGH \_\_\_\_\_, AS THE OWNER OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017\_\_\_\_\_, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS; DO HEREBY SUBDIVIDE SAID LOT 2, BLOCK B AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THIS SUBDIVISION IS TO BE KNOWN AS

"AMENDED PLAT OF LOT 1, BLOCK "A" CPG PARTNERS COMMERCIAL TRACT, REPLAT OF LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2 AND LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT "

SPG ROUND ROCK NS, L.P., A DELAWARE LIMITED PARTNERSHIP  
  
BY: SPG TEXAS FINANCE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN AS THE \_\_\_\_\_ OF SPG TEXAS FINANCE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF SPG ROUND ROCK NS, L.P., A DELAWARE LIMITED PARTNERSHIP, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

THAT BASS PRO OUTDOOR WORLD LLC., A MISSOURI LIMITED LIABILITY CORPORATION, ACTING BY AND THROUGH \_\_\_\_\_ AS THE OWNER OF LOT 1, BLOCK "A", CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK "B" SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2014014737 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS; DO HEREBY SUBDIVIDE SAID LOT 1 AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

THIS SUBDIVISION IS TO BE KNOWN AS

"AMENDED PLAT OF LOT 1, BLOCK "A" CPG PARTNERS COMMERCIAL TRACT, REPLAT OF LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2 AND LOT 2B, REPLAT OF CPG PARTNERS COMMERCIAL TRACT, REPLAT OF LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2"

BASS PRO OUTDOOR WORLD LLC., A MISSOURI LIMITED LIABILITY CORPORATION

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN AS THE \_\_\_\_\_, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

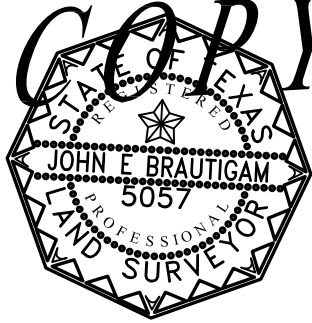
\_\_\_\_\_  
NOTARY PUBLIC

§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

I, JOHN E BRAUTIGAM, 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.

DATE: 1-30-17

JOHN E. BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 5057: STATE OF TEXAS  
8113 BRODIE LANE SUITE 102  
AUSTIN, TEXAS 78745  
FIRM NO. 1004700



§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

THAT I, JASON RODGERS, 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

DATE: \_\_\_\_\_

\_\_\_\_\_  
JASON RODGERS  
PROFESSIONAL ENGINEER NO. 87881  
STATE OF TEXAS  
GARRETT-IHNEN CIVIL ENGINEERS  
12007 TECHNOLOGY, STE. 150  
AUSTIN, TEXAS 78727  
TBPE FIRM #F-630

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND IS AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

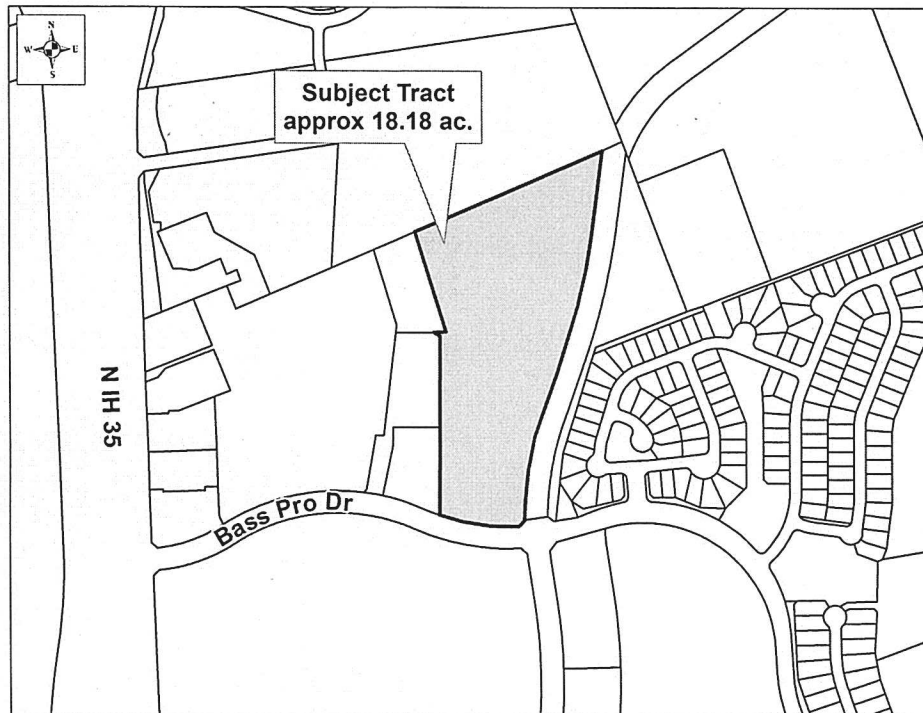
\_\_\_\_\_  
DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH 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 CABINET \_\_\_\_\_, SLIDES \_\_\_\_\_

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

BY: \_\_\_\_\_  
NANCY E. RISTER  
CLERK, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

**Amended Plat of Lot 2B - Replat of CPG Partners Commercial Tract Lots 1A and 5A****FINAL PLAT FP1701-008****CASE PLANNER:** David Fowler**REQUEST:** Approval of Amending Plat**ZONING AT TIME OF APPLICATION:** PUD 61**DESCRIPTION:** 18.18 acres out of the Ephraim Evans Survey, Abstract No. 212**CURRENT USE OF PROPERTY:** Vacant**GENERAL PLAN LAND USE DESIGNATION:** Commercial**ADJACENT LAND USE:**

North: Vacant  
 South: Commercial  
 East: Residential  
 West: Commercial

**PROPOSED LAND USE:** Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	18.18
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>1</b>	<b>18.18</b>

**Owner:**  
 SPG Round Rock NS, LP  
 Trent Garrett  
 225 West Washington St.  
 Indianapolis, IN 46204

**Agent**  
 Garrett-Ihnen Civil Engineers  
 Jason Rodgers  
 12007 Technology Blvd., Ste. 150  
 Austin, TX 78727

**Amended Plat of Lot 2B - Replat of CPG Partners Commercial Tract Lots 1A and 5A  
FINAL PLAT FP1701-008**

**HISTORY:** City Council approved PUD 61, Simon North, on May 26, 2005, with amendments in 2013, 2015 and 2016. The Planning and Zoning Commission approved CPG Partners Commercial Tract Section 4 on June 1, 2005. The Planning and Zoning Commission approved CPG Partners Commercial Tract - A Replat on February 19, 2014. The Planning and Zoning commission approved CPG Partners Commercial Tract – Replat of Lots 1A and 5A, Block B, Section 4, Lot 2 on June 15, 2016.

**DATE OF REVIEW:** February 15, 2017

**LOCATION:** Northwest corner of Bass Pro Drive and North Mays Street.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation is commercial and the zoning is PUD 61, Simon North. The subject lot is within the area identified as “Parcel 1” in the PUD. The PUD contains provisions detailing allowed and prohibited uses, landscaping and screening, streetscaping, signage, and design standards.

Traffic, Access and Roads: Entrance to the site will be via Bass Pro Drive and North Mays Street, which is currently under construction. The City Transportation Department has approved the Traffic Impact Analysis for the Parcel 1 area.

Water and Wastewater Service: The remaining portion of Lot 2, Block B will be served water from lines looped from Bass Pro Drive and the Bass Pro site. For wastewater service, the site will connect to 8” stub-outs across Bass Pro Drive.

Drainage: Drainage will flow to the existing ponds on Lot 1, Block B and Lot 1 Block C, which serve Bass Pro Shop and other future uses in the Parcel 1 area.

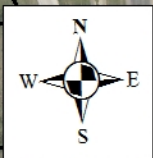
Additional Considerations: This amending plat reduces the size of the existing Lot 2, Block B from 20.179 acres to 18.18 Acres. The area removed from this lot will be added into Lot 1, Block A, which is the Bass Pro Shop site. The Bass Pro Shop lot has an accompanying amending plat for the purpose of absorbing the land lost through this amending plat.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove both Lot 2, Block B lot labels with document blanks.
2. Relabel Lot 1 Block B (18.18 Acres) as Lot 2, Block B.
3. This plat must be recorded in tandem with FP1701-007, and subsequent to the recordation of the FP1701-003 replat.

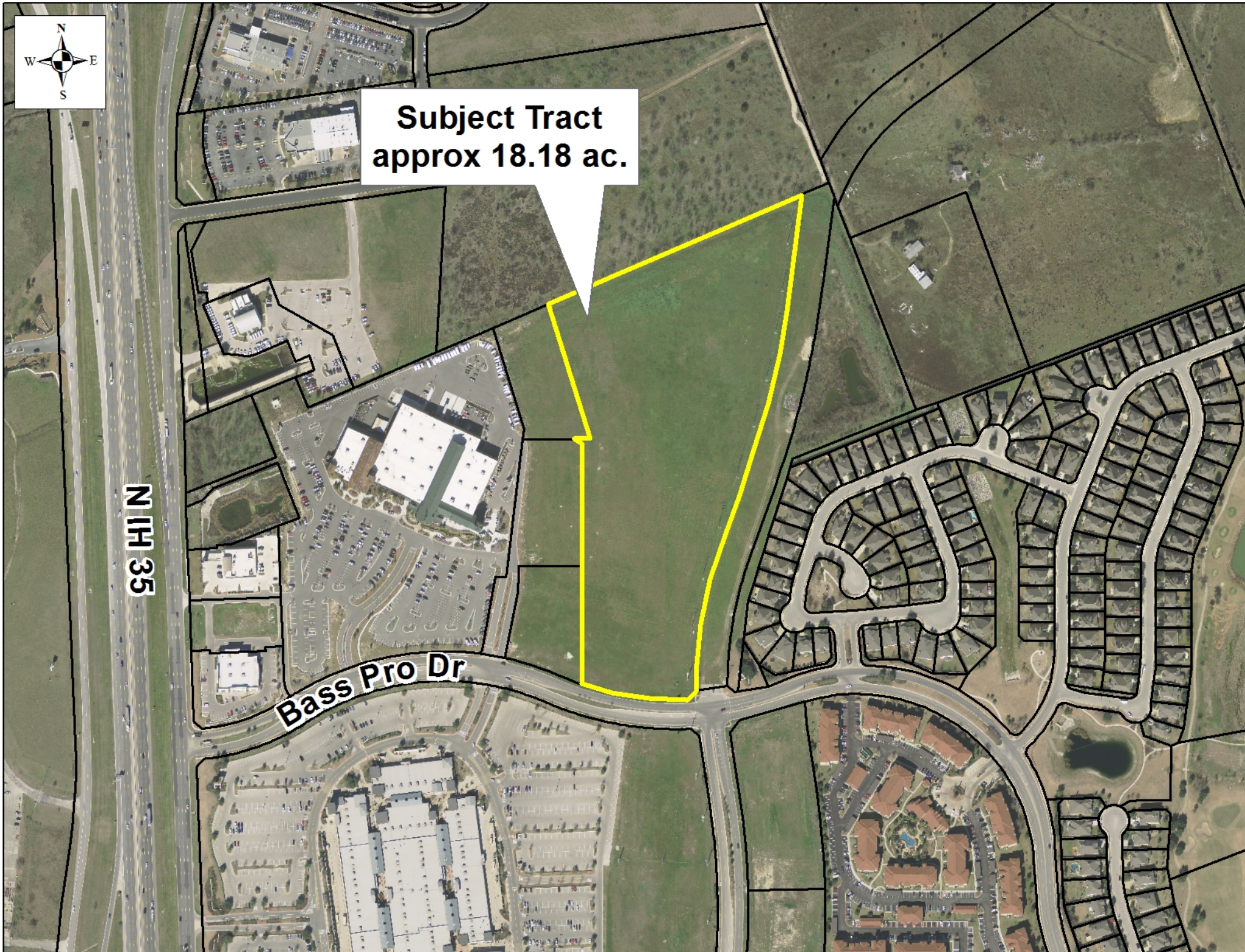




**Subject Tract  
approx 18.18 ac.**

**NIH 35**

**Bass Pro Dr**





EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,  
CITY OF ROUND ROCK,  
WILLIAMSON COUNTY, TEXAS  
JANUARY 2017



GRAPHIC SCALE  
1" = 100'

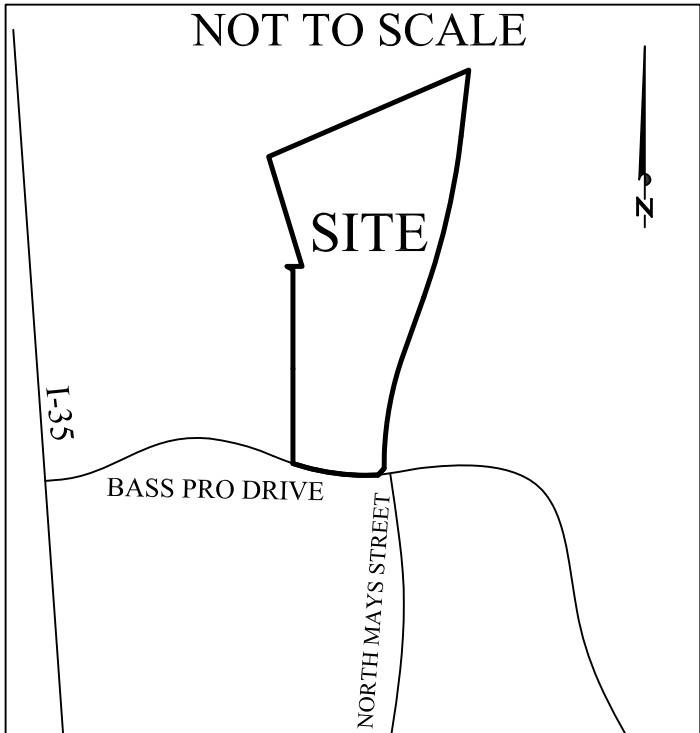
LEGEND

- 1/2 INCH IRON ROD FOUND
- ⊕ IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED OTHERWISE)
- ⊙ 'MAG' NAIL WITH "DELTA SURVEY" WASHER FOUND
- ⊙ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ⊙ 'MAG' NAIL WITH "BURY" WASHER FOUND
- ⊙ BENCHMARK
- ⊙ O.P.R.W.C.TX
- ⊙ P.O.B.
- OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- POINT OF BEGINNING

19.4894 ACRES  
KDR EQUITIES, LLC  
DOC. NO. 2012082150  
O.P.R.W.C.TX.

LOT 4  
MIDWAY BUSINESS PARK  
DOC. NO. 2000023084  
O.P.R.W.C.TX.

LOCATION MAP  
NOT TO SCALE



LOT 1, BLOCK "A",  
CPG PARTNERS COMMERCIAL TRACT -  
A REPLAT OF LOT 1A AND 5A,  
BLOCK "B" SECTION 4  
DOC. NO. 2014014737  
O.P.R.W.C.TX.

ACCESS EASEMENT  
DOC. NO. 2014025056  
O.P.R.W.C.TX.

LOT 1, BLOCK B  
A REPLAT OF LOT 2B - CPG  
PARTNERS COMMERCIAL  
TRACT REPLAT  
DOC. NO. 2017  
O.P.R.W.C.TX.

LOT 2A  
A REPLAT OF CPG PARTNERS  
COMMERCIAL TRACT, REPLAT  
OF LOTS 1A AND 5A, BLOCK B,  
SECTION 4, LOT 2  
DOC. NO. 2016070930  
O.P.R.W.C.TX.

30' ACCESS & DRAINAGE  
EASEMENT  
DOC. NO. 2016015692

CAVENDER INVESTMENT  
PROPERTIES F.LTD.  
ACCESS EASEMENT  
DOC. NO. 2016118630  
O.P.R.W.C.TX.

LOT 2, BLOCK B  
A REPLAT OF LOT 2B - CPG  
PARTNERS COMMERCIAL  
TRACT REPLAT  
DOC. NO. 2017  
O.P.R.W.C.TX.

CITY OF ROUND ROCK  
WATERLINE EASEMENT  
DOC. NO. 2006065108  
O.P.R.W.C.TX.

CITY OF ROUND ROCK  
WASTEWATER EASEMENT  
DOC. NO. 2006065109  
O.P.R.W.C.TX.

CITY OF ROUND ROCK  
WASTEWATER EASEMENT  
DOC. NO. 2006065109  
O.P.R.W.C.TX.

CITY OF ROUND ROCK  
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CITY OF ROUND ROCK  
WASTEWATER EASEMENT  
DOC. NO. 2006065109  
O.P.R.W.C.TX.

**SURVEY CONTROL DATA**  
C.O.R.R. MONUMENT 01-034 :  
BRASS DISK IN CONCRETE +/- 200' NORTHEAST OF THE INTERSECTION  
OF IH 35 ACCESS RD. AND CHANDLER RD.  
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS  
GRID COORDINATES  
N= 10176708.0996  
E= 3128241.2710  
C.S.F. = 0.99987896  
ELEVATION = 763.25' NAVD 88

**BEARING BASIS:**  
TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/CORS

PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

**BENCHMARK LIST (C.O.R.R. DATUM, MONUMENT 01-034)**

BM-1: 'SQUARE' CUT IN BACK OF CURB  
ELEV. = 808.74'

BM-2: 'SQUARE' CUT IN BACK OF CURB  
ELEV. = 811.25'

**Delta Survey Group Inc.**  
8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230  
FIRM No. 10004700

AMENDED PLAT OF LOT 2, BLOCK B,  
A REPLAT OF LOT 2B - CPG PARTNERS  
COMMERCIAL TRACT REPLAT

SHEET  
1  
OF  
2



§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

THAT SPG ROUND ROCK NS, LP., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH CPG TEXAS FINANCE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THROUGH \_\_\_\_\_, AS THE OWNER OF LOT 2B, BLOCK "A", A REPLAT OF CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK "B" SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016070930, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS; DO HEREBY SUBDIVIDE SAID LOT 2B AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THIS SUBDIVISION IS TO BE KNOWN AS

"AMENDED PLAT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT "

SPG ROUND ROCK NS, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: SPG TEXAS FINANCE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN AS THE VICE PRESIDENT OF SPG TEXAS FINANCE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF SPG ROUND ROCK NS, L.P., A DELAWARE LIMITED PARTNERSHIP, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

I, JOHN E BRAUTIGAM, 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.

DATE: 1-30-17

JOHN E BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5057: STATE OF TEXAS  
213 BRODIE LANE SUITE 102  
AUSTIN, TEXAS 78745  
FIRM NO. 10004700



§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

THAT I, JASON RODGERS, 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

DATE: \_\_\_\_\_

JASON RODGERS  
PROFESSIONAL ENGINEER NO. 87881  
STATE OF TEXAS  
GARRETT-IHNEN CIVIL ENGINEERS  
12007 TECHNOLOGY, STE. 150  
AUSTIN, TEXAS 78727  
TBPE FIRM #F-630

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND IS AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH 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 CABINET \_\_\_\_\_, SLIDES \_\_\_\_\_

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

BY: \_\_\_\_\_  
NANCY E. RISTER  
CLERK, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED AND PUD 61.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, OR AS APPROVED BY THE PUD AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY 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 48491C0480E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
6. THE SIDE STREET OF THE PROPERTY IS ENCUMBERED BY A TEN FOOT (10') SIDEWALK EASEMENT, AN OVERLAPPING TWENTY FOOT (20') LANDSCAPE EASEMENT AND A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT ABUTTING THE LANDSCAPE EASEMENT AS PER CABINET BB, SLIDES 58-59, AND DOCUMENTS NUMBERED 2012071042, 2014014737, AND 2016070930, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**DESCRIPTION OF A 18.18 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN JANUARY 2017, LOCATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017 \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 18.18 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** AT AN IRON ROD WITH "LANDESIGN" CAP FOUND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF BASS PRO DRIVE (ROW 100'), SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK B OF SAID REPLAT OF LOT 2B FOR THE **POINT OF BEGINNING**;

**THENCE** LEAVING THE NORTH ROW LINE OF BASS PRO DRIVE, WITH THE COMMON LINE OF SAID LOTS 1 AND 2, N00°00'07"W, A DISTANCE OF 383.19 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING A WEST CORNER OF SAID LOT 2, AND BEING THE SOUTHEAST CORNER OF LOT 2A OF A REPLAT OF CPG PARTNERS COMMERCIAL TRACT, REPLAT OF LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2 A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016070930, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

**THENCE** WITH THE EAST LINE OF SAID LOT 2A, SAME BEING THE WEST LINE OF SAID LOT 2, BLOCK B, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N00°00'08"E, A DISTANCE OF 399.43 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND, AND,
2. N61°33'40"W, A DISTANCE OF 28.25 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A, SAME BEING A CORNER OF SAID LOT 2, BLOCK B;

**THENCE** LEAVING SAID COMMON LINE AND CROSSING SAID LOT 2, BLOCK B THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S89°59'52"E, A DISTANCE OF 61.58 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND, AND
2. N16°58'32"W, A DISTANCE OF 463.32 FEET TO A ½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND IN THE SOUTH LINE OF A CALLED 19.4894 ACRE TRACT CONVEYED TO KDR EQUITIES, LLC., DESCRIBED IN DOCUMENT NUMBER 2012082150, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTH LINE OF SAID LOT 2, BLOCK B;

**THENCE** WITH SAID COMMON LINE, N66°36'04"E, A DISTANCE OF 880.88 FEET TO A ½ INCH IRON ROD WITH "BURY" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK B, SAME BEING THE NORTHWEST TERMINUS OF OAKMONT DRIVE (ROW 100'), ALSO BEING THE SOUTHEAST CORNER OF SAID 19.4894 ACRE TRACT, AND ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.77 ACRE TRACT CONVEYED TO CITY OF GEORGETOWN, TEXAS, DESCRIBED IN DOCUMENT NUMBER 2016102196, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

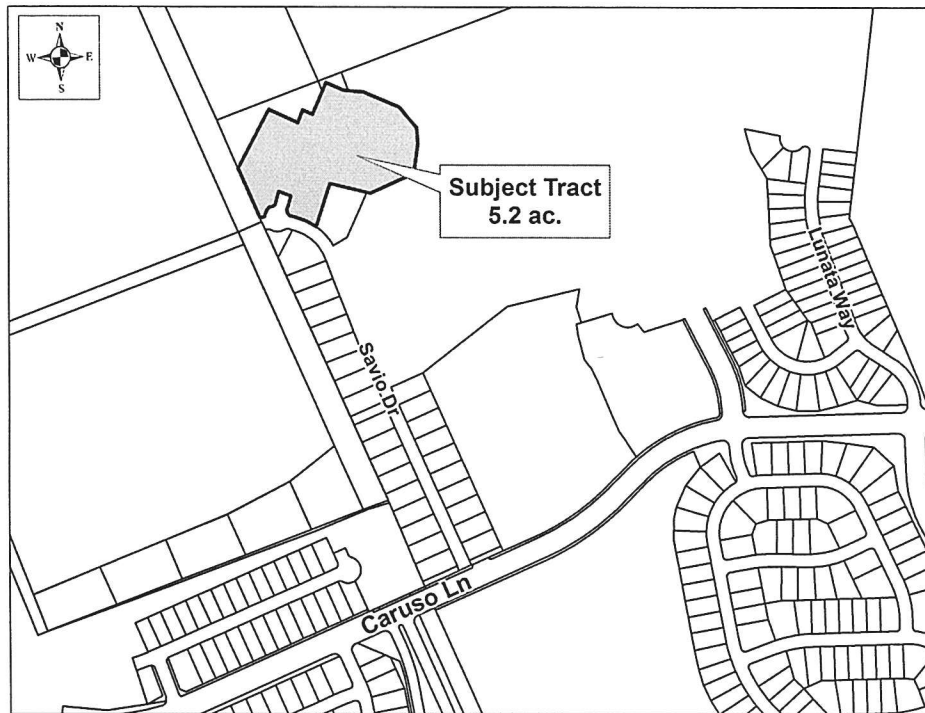
**THENCE** WITH THE EAST LINE OF SAID LOT 2, BLOCK B, SAME BEING THE WEST ROW LINE OF SAID OAKMONT DRIVE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S06°35'53"W, A DISTANCE OF 268.65 FEET TO A ½ INCH IRON ROD WITH "BURY" CAP FOUND,
2. WITH THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 668.72 FEET, THROUGH A CENTRAL ANGLE OF 12°59'17", HAVING A RADIUS OF 2950.00 FEET, AND WHOSE CHORD BEARS S13°04'27"W, A DISTANCE OF 667.29 FEET TO A ½ INCH IRON ROD FOUND,
3. S19°38'33"W, A DISTANCE OF 244.24 FEET TO A ½ INCH IRON ROD WITH "BURY" CAP FOUND,
4. WITH THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 471.32 FEET, THROUGH A CENTRAL ANGLE OF 20°00'12", HAVING A RADIUS OF 1350.00 FEET, AND WHOSE CHORD BEARS S09°35'03"W, A DISTANCE OF 468.93 FEET TO A ½ INCH IRON ROD WITH "BURY" CAP FOUND, AND
5. S42°54'27"W, A DISTANCE OF 36.12 FEET TO A ½ INCH IRON ROD WITH "BURY" CAP FOUND IN THE NORTH ROW LINE OF SAID BASS PRO DRIVE, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK B;

**THENCE** WITH THE SOUTH LINE OF SAID LOT 2, BLOCK B, SAME BEING THE NORTH ROW LINE OF SAID BASS PRO DRIVE, WITH THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 348.44 FEET, THROUGH A CENTRAL ANGLE OF 21°00'53", HAVING A RADIUS OF 950.00 FEET, AND WHOSE CHORD BEARS N82°15'07"W, A DISTANCE OF 346.49 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.18 ACRES OF LAND, MORE OR LESS.

**BEARING BASIS:** TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/CORS

**Vizcaya, Phase 4B  
FINAL PLAT    FP1701-005**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Final Plat

**ZONING AT TIME OF APPLICATION:** PUD 96

**DESCRIPTION:** 5.20 acres out of the Joseph Mott Survey, Abstract No. 427

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Vacant  
 South: Residential  
 East: Vacant  
 West: Vacant

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	15	4.11
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	0.32
ROW:	0	0.77
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>17</b>	<b>5.20</b>

**Owner:**  
 TAYLOR MORRISON OF TEXAS INC  
 Michael Slack  
 11200 Lakeline Blvd., Ste. 150A  
 AUSTIN, TX 78717-

**Agent**  
 Pape-Dawson Engineers, Inc.  
 Michael Fisher  
 7800 Shoal Creek Blvd., Ste. 220 West  
 Austin, TX 78757

**Vizcaya, Phase 4B**  
**FINAL PLAT      FP1701-005**

**HISTORY:** City Council approved PUD 96 on June 26, 2014. The Planning and Zoning Commission approved the Avery North Preliminary Plat on November 20, 2013, revised as Vizcaya Preliminary Plat on November 5, 2014, November 4, 2015, June 1, 2016 and December 21, 2016.

**DATE OF REVIEW:** February 15, 2017

**LOCATION:** Northern terminus of Savio Drive

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The site's general plan designation is residential and the zoning is Planned Unit Development 61, Vizcaya (formerly Avery North). The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards. Phase 4B contains 15 residential lots, all in the "estate" category. Estate lots must be at least 9,100 square feet in area with a minimum lot width of 70 feet. The principal building on each estate lot must be a minimum of 50 feet wide. Minimum front setbacks for estate lots are 25 feet, with a minimum rear setback of 20 feet and a minimum side setback of 5 feet. The plat includes a table showing the running total of each type of lot relative to the approved totals for the entire development as shown in the approved preliminary plat.

Conformity to Preliminary Plat: This phase is consistent with the Revised Vizcaya Preliminary Plat approved December 21, 2016.

Traffic, Access and Roads: The plat is located at the northern end of Savio Drive. Savio Drive connects to University Boulevard via Caruso Lane and Vizcaya Parkway. The city's Transportation Department has approved the Traffic Impact Analysis for the Vizcaya development.

Water and Wastewater Service: The city has constructed a 36-inch water line to the Vizcaya property. The site will be served by 16 and 12-inch water lines that connect to the 36-inch water line at University Boulevard. The city also constructed a 36-inch interceptor sewer line, to which the local system within Vizcaya connects.

Drainage: The drainage for Section 4B will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for this section is covered in a report for the entire subdivision completed in 2014.

Additional Considerations: None.

**RECOMMENDED MOTION:**

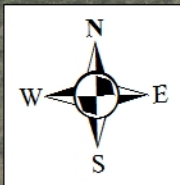
Staff recommends approval with the following conditions:

1. Correct P&Z approval date.

**Vizcaya, Phase 4B**  
**FINAL PLAT      FP1701-005**

2. Record and label Phase 3B and offsite wastewater easement prior to recordation.
3. The temporary emergency access easement across Phase 6A and 6D must exist and be operable prior to recordation.
4. A maintenance agreement pertaining to CR186 must be executed prior to SIP issuance and recorded prior to the recordation of this Phase.





**Subject Tract  
5.2 ac.**

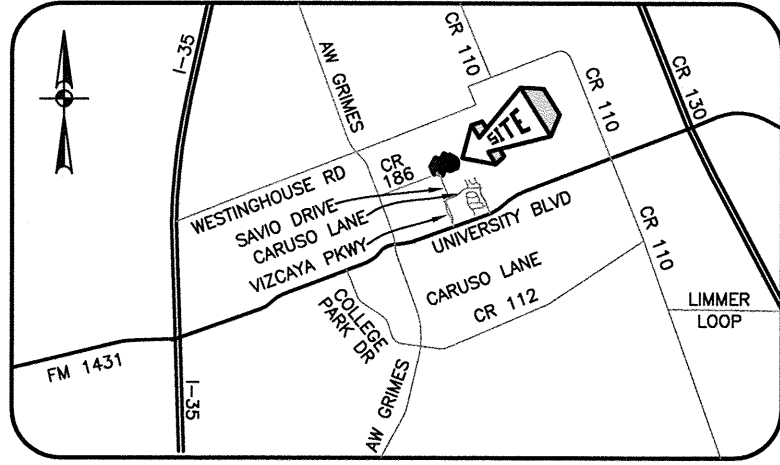
**Savio Dr**

**Caruso Ln**

**Luneta Way**



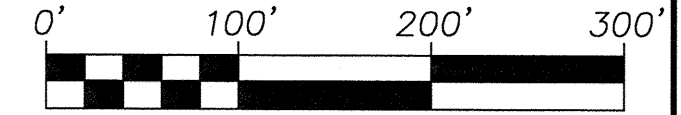
ROUND ROCK



LOCATION MAP  
NOT TO SCALE

FINAL PLAT  
OF  
VIZCAYA, PHASE 4B

A 5.201 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 61.733 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 3.794 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

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

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

ACREAGE: 5.201 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: 2

LINEAR FEET OF NEW STREETS: 580'

SUBMITTAL DATE: FEBRUARY 15, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
FEBRUARY 1, 2017

ACREAGE BY LOT TYPE:  
ROW: 0.770 ACRES  
DEVELOPMENT LOTS: 4.115 ACRES  
OPEN SPACE LOTS: 0.316 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 15  
OPEN SPACE LOTS: 2

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

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:  
PT No. 102 CUT SQUARE IN CURB INLET  
NAD 83 GRID COORDINATES  
N: 10186192.0  
E: 3144628.1  
ELEVATION 742.15' (NAVD 1988)  
GEOID 03

PT No. 103 CUT SQUARE IN CURB INLET  
NAD 83 GRID COORDINATES  
N: 10186609.9  
E: 3145255.9  
ELEVATION 742.35' (NAVD 1988)  
GEOID 03

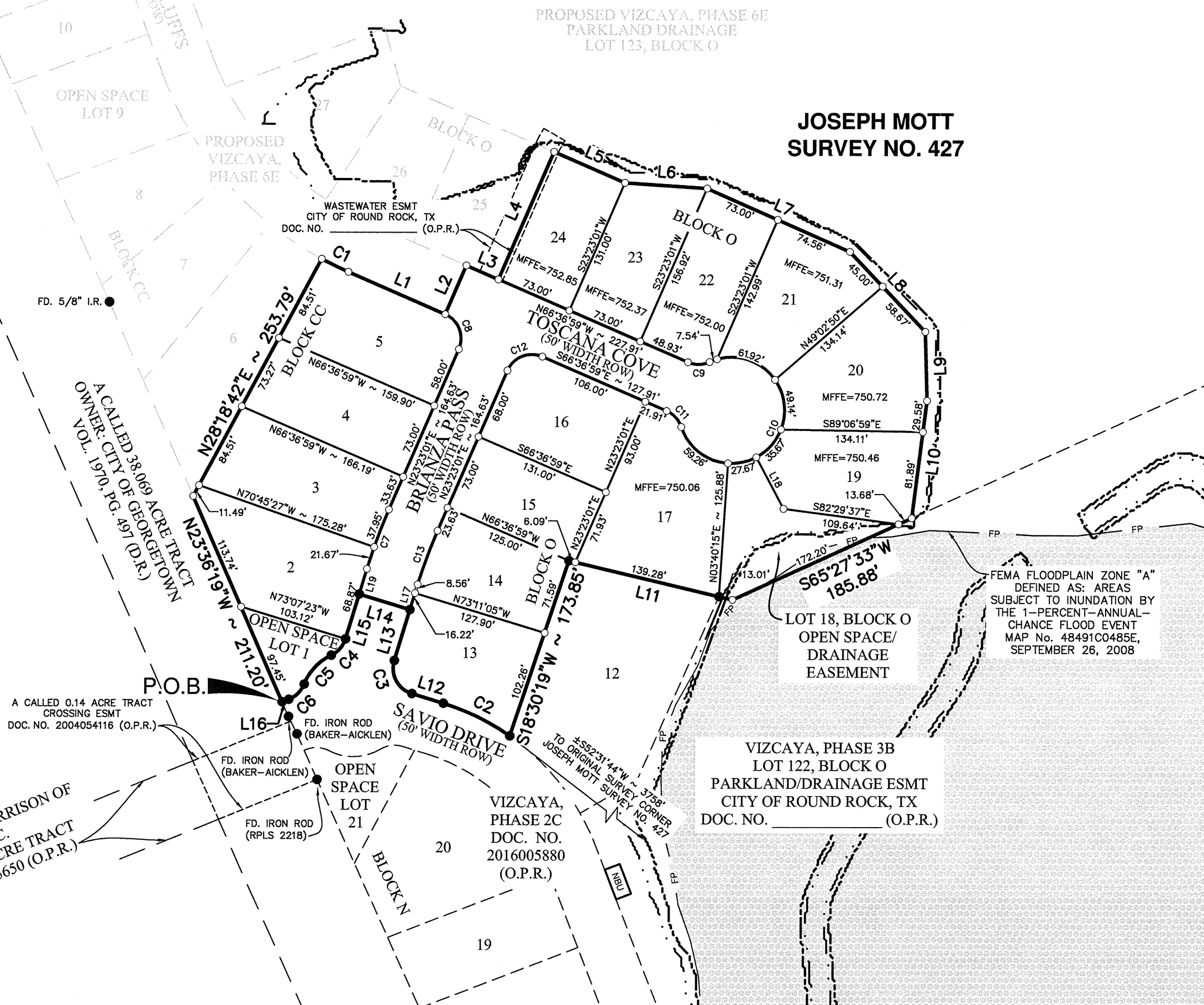
OWNER: TAYLOR MORRISON OF TEXAS, INC.  
A CALLED 1.720 ACRE TRACT  
DOC. NO. 2013115650 (O.P.R.)

A CALLED 0.14 ACRE TRACT  
CROSSING ESMT  
DOC. NO. 2004054116 (O.P.R.)

FD. IRON ROD (BAKER-AICKLEN)  
FD. IRON ROD (RPLS 2218)

PROPOSED VIZCAYA, PHASE 6E  
PARKLAND DRAINAGE  
LOT 123, BLOCK O

JOSEPH MOTT  
SURVEY NO. 427



CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	004°55'41"	S64°09'08"E	27.94'	27.95'
C2	225.00'	017°52'40"	N64°11'03"W	69.92'	70.21'
C3	25.00'	090°00'00"	N28°07'23"W	35.36'	39.27'
C4	25.00'	048°11'23"	S40°58'19"W	20.41'	21.03'
C5	50.00'	043°51'31"	S43°08'15"W	37.35'	38.27'
C6	25.00'	048°11'23"	S45°18'10"W	20.41'	21.03'
C7	525.00'	008°30'24"	S20°07'49"W	59.59'	59.62'
C8	25.00'	090°00'00"	N21°36'59"W	35.36'	39.27'
C9	25.00'	048°11'23"	N89°17'20"E	20.41'	21.03'
C10	50.00'	276°22'46"	N23°23'01"E	66.67'	241.19'
C11	25.00'	048°11'23"	N42°31'17"W	20.41'	21.03'
C12	25.00'	090°00'00"	S68°23'01"W	35.36'	39.27'
C13	475.00'	006°30'24"	S20°07'49"W	53.91'	53.94'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S66°36'59"E	99.72'
L2	N23°23'01"E	50.00'
L3	S66°36'59"E	32.97'
L4	N23°23'01"E	131.00'
L5	S66°36'59"E	73.00'
L6	S86°09'42"E	77.46'
L7	S66°19'41"E	147.57'
L8	S43°36'36"E	103.67'
L9	S01°36'23"E	65.01'
L10	S07°11'44"W	111.47'
L11	N76°41'29"W	158.39'
L12	N73°07'23"W	30.92'
L13	N16°52'37"E	50.00'
L14	N73°07'23"W	50.00'
L15	S16°52'37"W	44.10'
L16	S69°23'52"W	20.41'
L17	N16°52'37"E	24.78'
L18	S28°02'09"E	54.98'
L19	N16°52'37"E	24.78'

BLOCK O

LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 13	11,672	ESTATE LOT
LOT 14	10,037	ESTATE LOT
LOT 15	9,560	ESTATE LOT
LOT 16	12,049	ESTATE LOT
LOT 17	16,300	ESTATE LOT
LOT 18	9,785	OPEN SPACE LOT
LOT 19	11,193	ESTATE LOT
LOT 20	13,668	ESTATE LOT
LOT 21	11,954	ESTATE LOT
LOT 22	11,334	ESTATE LOT
LOT 23	10,509	ESTATE LOT
LOT 24	9,563	ESTATE LOT

BLOCK CC

LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 1	3,950	OPEN SPACE LOT
LOT 2	13,468	ESTATE LOT
LOT 3	13,227	ESTATE LOT
LOT 4	11,902	ESTATE LOT
LOT 5	12,852	ESTATE LOT

**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT  
OF  
VIZCAYA, PHASE 4B

A 5.201 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 61.733 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 3.794 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

## GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION DECEMBER 21, 2016.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- LOT 1, BLOCK CC AND LOT 18, BLOCK O SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE A MINIMUM OF 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

LOT SUMMARY	TOTAL LOT COUNT													OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (12/21/2016)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3D	PHASE 4A	PHASE 4B	PHASE 3E	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	15	-	-	44	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	20	-	-	6	31	169	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	30	-	45	-	223	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	93	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	20	30	15	51	31	529	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	-	-	-	3	-	19			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	-	1	1	6			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	4			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	2	2	1	-	10			
TOTAL	164	85	29	24	10	21	87	20	32	2	5	1	577			

FIELD NOTES  
FOR

A 5.201 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 61.733 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 3.794 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 5.201 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**BEGINNING** at a ½" iron rod with a yellow cap marked "Pape-Dawson" found, on the northeast line of a called 38.069 acre tract recorded in Volume 1970, Page 497 of the Deed Records of Williamson County, Texas, same being a point in the southwest line of said called 61.733 acre tract, the northwest corner of the right-of-way for Savio Drive, a 50-foot right-of-way dedicated in the Vizcaya, Phase 2C Subdivision recorded in Document No. 2016005880 of the Official Public Records of Williamson County, Texas;

**THENCE N 23°36'19" W**, with the northeast line of said called 38.069 acre tract, same being the southwest line of said called 61.733 acre tract, a distance of **211.20 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

**THENCE** departing the northeast line of said called 38.069 acre tract, through the interior of said called 61.733 acre tract, the following twelve (12) courses and distances:

- N 28°18'42" E**, a distance of **253.79 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangent curvature,
- with the arc of a non-tangent curve to the left having a radius of **325.00 feet**, a central angle of **04°55'41"**, a chord bearing and distance of **S 64°09'08" E, 27.94 feet**, an arc length of **27.95 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, a point of tangency,
- S 66°36'59" E**, a distance of **99.72 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 23°23'01" E**, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 66°36'59" E**, a distance of **32.97 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- N 23°23'01" E**, a distance of **131.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 66°36'59" E**, a distance of **73.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 86°09'42" E**, a distance of **77.46 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 66°19'41" E**, a distance of **147.57 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 43°36'36" E**, a distance of **103.67 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set,
- S 01°36'23" E**, a distance of **65.01 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and
- S 07°11'44" W**, a distance of **111.47 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, on the northwest line of Lot 122, Block O of the Vizcaya, Phase 3B Subdivision recorded in Document No. \_\_\_\_\_ of the Official Public Records of Williamson County, Texas;

**THENCE** with the northwest line of said Lot 122, the following two (2) courses and distances:

- S 65°27'33" W**, a distance of **185.88 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and
- N 76°41'29" W**, at a distance of 13.01 feet passing a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the northeast corner of Lot 12, Block O, recorded in the said Vizcaya, Phase 2C Subdivision, same being an angle point in the northwest line of said Lot 122, with the north line of said Lot 12, continuing for a total distance of **158.39 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the northwest corner of said Lot 12;

**THENCE S 18°30'19" W**, with the west line of said Lot 12, a distance of **173.85 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, on the north right-of-way line of Savio Drive, the southwest corner of said Lot 12, same being a point of non-tangent curvature;

**THENCE** with the north right-of-way line of said Savio Drive, the following two (2) courses and distances:

- with the arc of a non-tangent curve to the left having a radius of **225.00 feet**, a central angle of **17°52'40"**, a chord bearing and distance of **N 64°11'03" W, 69.92 feet**, an arc length of **70.21 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of tangency, and
- N 73°07'23" W**, a distance of **30.92 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, at the southeast end of the curve return for the east right-of-way line of Brianza Pass, a 50-foot right-of-way dedicated in the aforementioned Vizcaya, Phase 2C Subdivision and the north right-of-way line of said Savio Drive;

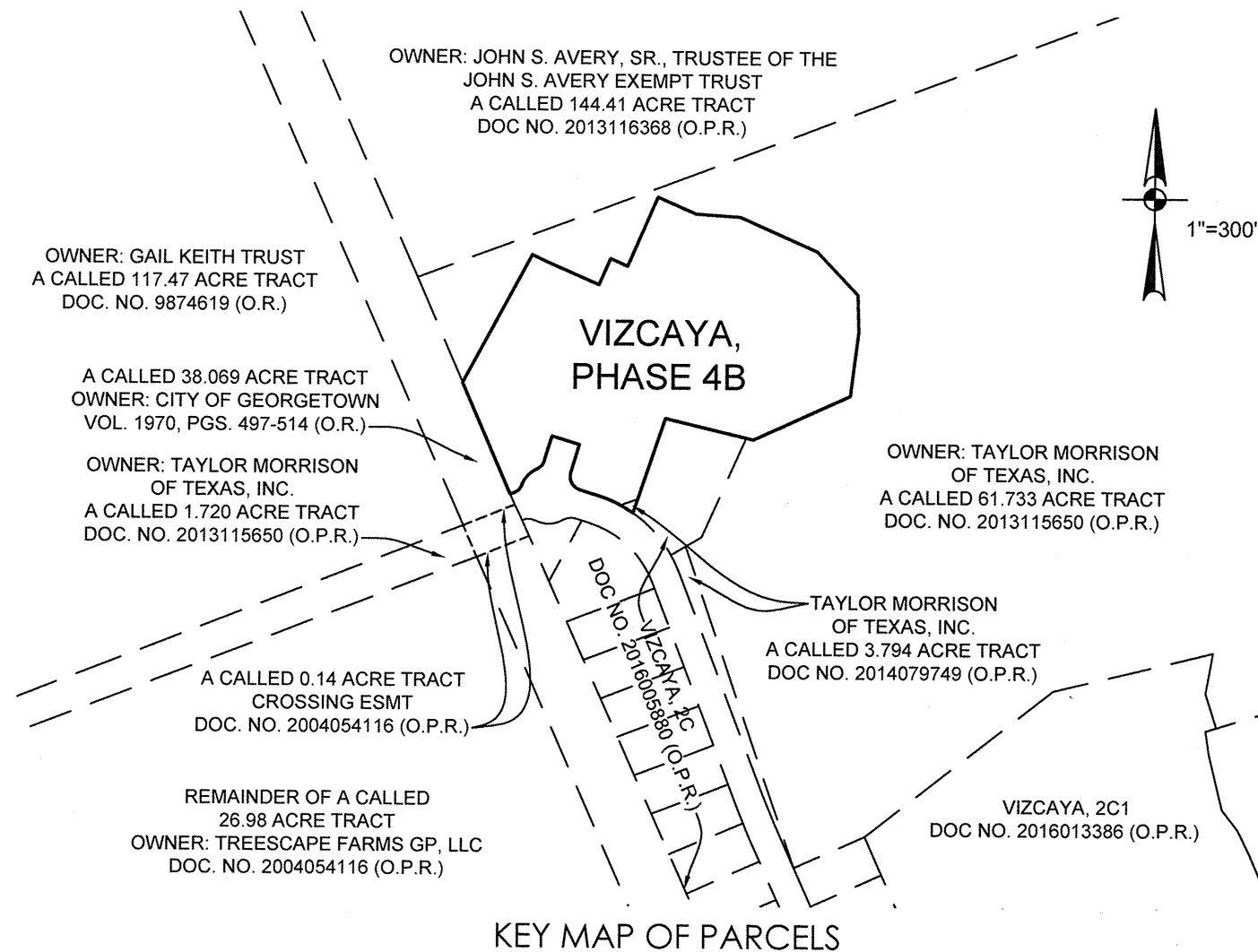
**THENCE** with the arc of said tangent curve return to the right having a radius of **25.00 feet**, a central angle of **90°00'00"**, a chord bearing and distance of **N 28°07'23" W, 35.36 feet**, an arc length of **39.27 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of tangency;

**THENCE N 16°52'37" E**, with the east right-of-way line of Brianza Pass, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the northeast right-of-way corner of said Brianza Pass;

**THENCE N 73°07'23" W**, with the terminating north right-of-way line of said Brianza Pass, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, the northwest right-of-way corner of said Brianza Pass;

**THENCE** with the west right-of-way lines of Brianza Pass and Savio Drive, the following five (5) courses and distances:

- S 16°52'37" W**, a distance of **44.10 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of curvature,
- with the arc of a tangent curve to the right having a radius of **25.00 feet**, a central angle of **48°11'23"**, a chord bearing and distance of **S 40°58'19" W, 20.41 feet**, an arc length of **21.03 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of reverse curvature,
- with the arc of a reverse curve to the left having a radius of **50.00 feet**, a central angle of **43°51'31"**, a chord bearing and distance of **S 43°08'15" W, 37.35 feet**, an arc length of **38.27 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of reverse curvature,
- with the arc of a reverse curve to the right having a radius of **25.00 feet**, a central angle of **48°11'23"**, a chord bearing and distance of **S 45°18'10" W, 20.41 feet**, an arc length of **21.03 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found, a point of tangency, and
- S 69°23'52" W**, a distance of **6.65 feet** to **POINT OF BEGINNING** and containing 5.201 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 survey plat prepared by Pape Dawson Engineers, Inc. under Job No. 50803-07 by Pape Dawson Engineers, Inc.



KEY MAP OF PARCELS

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



FINAL PLAT  
OF  
VIZCAYA, PHASE 4B

A 5.201 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 61.733 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 3.794 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of a called 61.733 acre tract conveyed to Taylor Morrison of Texas, Inc. in Special Warranty deed recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas and a called 3.794 acre tract conveyed to Taylor Morrison of Texas, Inc. in Special Warranty deed recorded in Document No. 2014079749 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Vizcaya, Phase 4B Subdivision.

Taylor Morrison of Texas Inc.

Michael Slack,  
Vice President

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by, Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

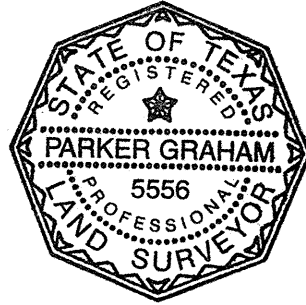
\_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, 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.

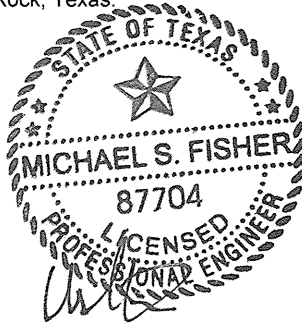
  
Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

02/01/2017  
Date



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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



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

2/1/17  
Date

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

David Pavliska, Chairman

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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

Nancy Rister, clerk, county court Williamson County, Texas

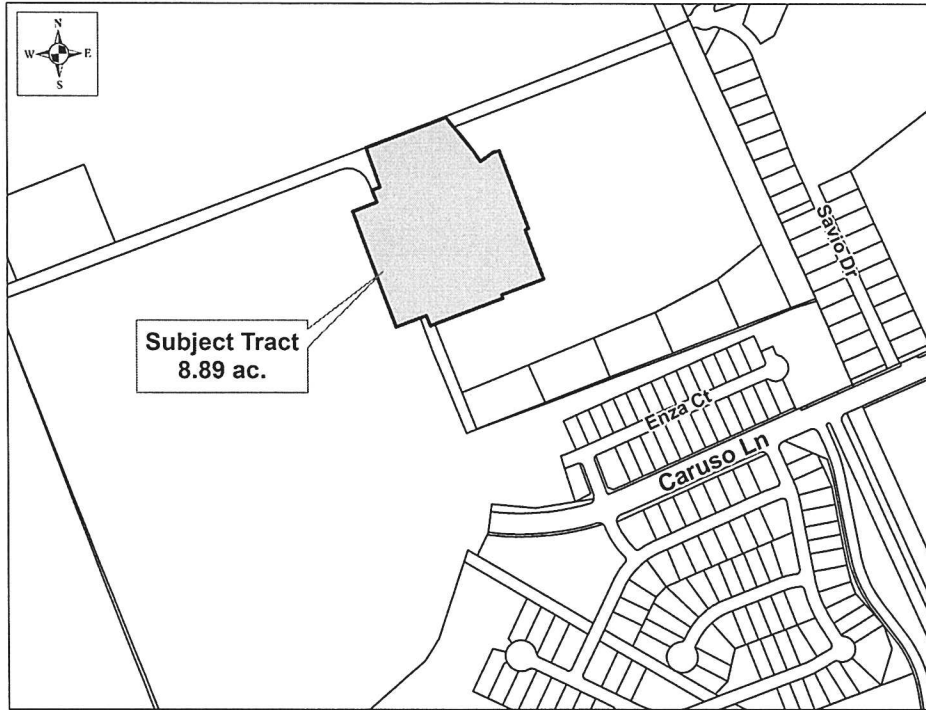
By: \_\_\_\_\_  
Deputy



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7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



**Vizcaya, Phase 6A**  
**FINAL PLAT    FP1701-006**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Final Plat

**ZONING AT TIME OF APPLICATION:** PUD 96

**DESCRIPTION:** 8.89 acres out of the Joseph Mott Survey, Abstract No. 427

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Vacant  
 South: Residential  
 East: Vacant  
 West: Vacant

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	31	6.98
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	1.81
Parkland:	0	0.00
Other:	1	0.10
<b>TOTALS:</b>	<b>32</b>	<b>8.89</b>

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

**Agent**  
 Pape-Dawson Engineers, Inc.  
 Michael Fisher  
 7800 Shoal Creek Blvd., Ste. 220 West  
 Austin, TX 78757

**Vizcaya, Phase 6A**  
**FINAL PLAT      FP1701-006**

**HISTORY:** City Council approved PUD 96 on June 26, 2014. The Planning and Zoning Commission approved the Avery North Preliminary Plat on November 20, 2013, revised as Vizcaya Preliminary Plat on November 5, 2014, November 4, 2015, June 1, 2016 and December 21, 2016.

**DATE OF REVIEW:** February 15, 2017

**LOCATION:** South of the eastern terminus of County Road 186

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The site's general plan designation is residential and the zoning is Planned Unit Development 61, Vizcaya (formerly Avery North). The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards. Phase 6A contains 31 residential lots, all of which are in the large lot category as defined in the PUD. The Vizcaya PUD ordinance states that minimum lot size for the large lots is 7,500 square feet with a 60-foot lot width. Minimum front and rear setbacks for large lots are 20 feet, while the minimum side setback is 5 feet.

Conformity to Preliminary Plat: This phase is consistent with the Revised Vizcaya Preliminary Plat approved December 21, 2016.

Traffic, Access and Roads: This plat is located north of Veranda Terrace, which is part of Phase 3E, which has been approved but not yet recorded. The city's Transportation Department has approved the Traffic Impact Analysis for the Vizcaya development.

Water and Wastewater Service: The city has constructed a 36-inch water line to the Vizcaya property. The site will be served by 16 and 12-inch water lines that connect to the 36-inch water line at University Boulevard. The city also constructed a 36-inch interceptor sewer line, to which the local system within Vizcaya connects.

Drainage: The drainage for Section 6A will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for this section is covered in a report for the entire subdivision completed in 2014.

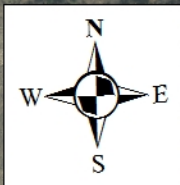
Additional Considerations: None.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Correct Planning and Zoning Commission review date.
2. The access lot (Block HH, Lot 25) should be an emergency access point, in which the drive surface is a fire lane, meeting City of Round Rock fire lane standards (i.e., all weather surface, etc.). Add a plat note restricting the lot for emergency access only.
3. A maintenance agreement pertaining to CR186 must be executed prior to Site Improvement Plan issuance for this phase, and recorded prior to the recordation of this Phase.





**Subject Tract**  
**8.89 ac.**

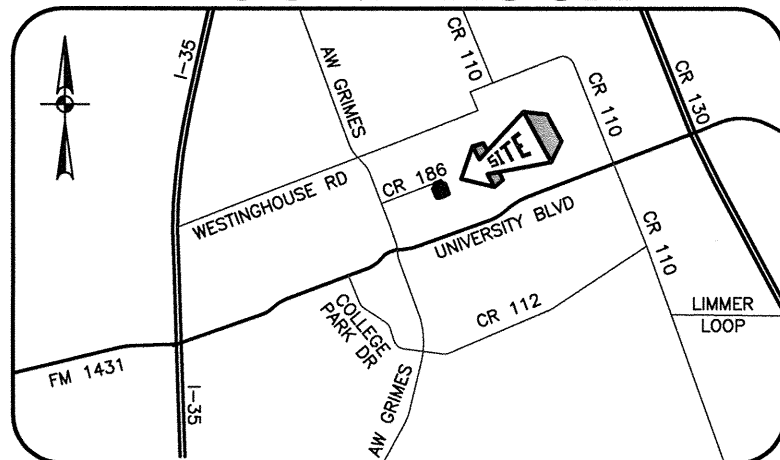
Savio Dr

Enza Ct

Caruso Ln



## ROUND ROCK

LOCATION MAP  
NOT TO SCALE

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

OWNER: TREESCAPE FARMS GP, LLC  
1508 S. LAMAR BLVD.  
AUSTIN, TX 78704

OWNER: AVERY RANCH COMPANY, LTD.  
2803 PECOS STREET  
AUSTIN, TX 78703

ACREAGE: 8.890 ACRES

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

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

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 1644

SUBMITTAL DATE: JANUARY 17, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
FEBRUARY 1, 2017

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:  
PT No. 121 CUT SQUARE IN CURB INLET  
N: 10185446.6  
E: 3143183.2  
ELEVATION 780.56' (NAVD 1988)  
GEOID 03

PT No. 122 CUT SQUARE IN CURB INLET  
NAD 83 GRID COORDINATES  
N: 10185791.1  
E: 3144003.4  
ELEVATION 756.87' (NAVD 1988)  
GEOID 03

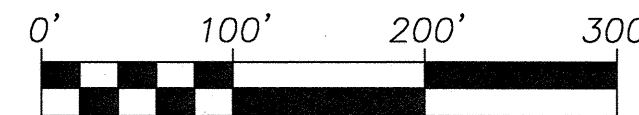
ACREAGE BY LOT TYPE:  
ROW: 1.808 ACRES  
DEVELOPMENT LOTS: 6.976 ACRES  
ACCESS LOTS: 0.106 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 31  
ACCESS LOTS: 1

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

FINAL PLAT  
OF  
VIZCAYA, PHASE 6A

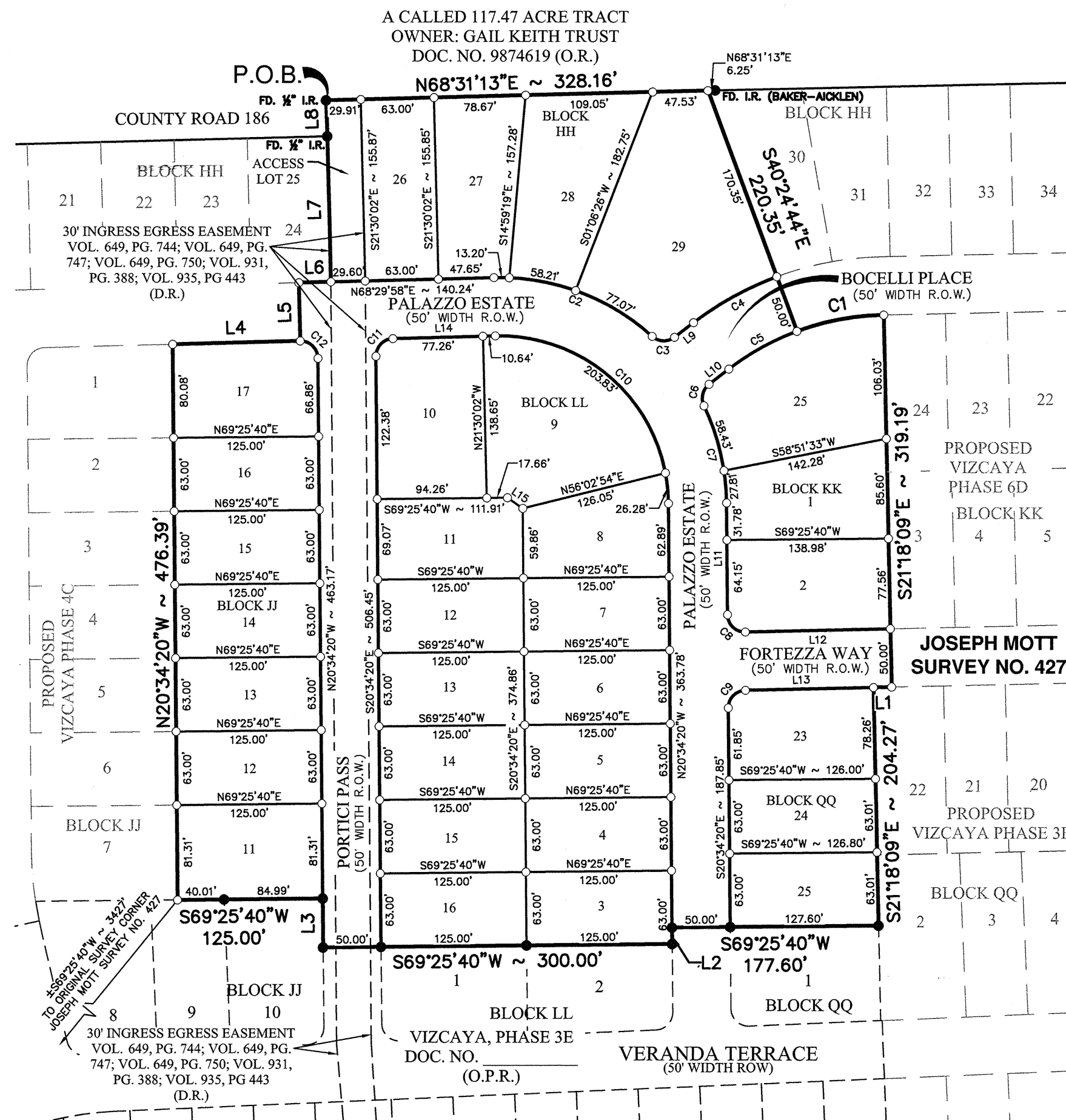
A 8.890 ACRE TRACT BEING A PORTION OF A CALLED 26.98 ACRE TRACT CONVEYED TO TREESCAPE FARMS GP, LLC RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 1.72 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.30 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. AND LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'

## LEGEND

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



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	019°27'23"	N59°18'58"E	76.04'	76.40'
C2	195.00'	043°37'30"	S89°41'17"E	144.91'	148.47'
C3	15.00'	079°36'29"	N72°19'13"E	19.20'	20.84'
C4	275.00'	017°04'17"	N41°03'07"E	81.63'	81.94'
C5	225.00'	017°04'17"	S41°03'07"W	66.79'	67.04'
C6	15.00'	078°25'46"	S06°41'54"E	18.97'	20.53'
C7	195.00'	025°20'27"	S33°14'34"E	85.54'	86.24'
C8	15.00'	090°43'49"	S65°56'15"E	21.35'	23.75'
C9	15.00'	089°16'11"	S24°03'45"W	21.08'	23.37'
C10	145.00'	090°55'41"	N66°02'11"W	206.72'	230.11'
C11	15.00'	089°04'19"	S23°57'49"W	21.04'	23.32'
C12	15.00'	090°55'41"	N66°02'11"W	21.38'	23.80'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S68°41'51"W	15.61'
L2	S20°34'20"E	14.11'
L3	N20°34'20"W	41.98'
L4	N68°29'58"E	109.77'
L5	N21°30'02"W	50.00'
L6	N68°29'58"E	27.67'
L7	N21°30'02"W	124.96'
L8	N22°04'59"W	30.92'
L9	N32°30'59"E	20.60'
L10	S32°30'59"W	21.42'
L11	S20°34'20"E	95.93'
L12	N68°41'51"E	124.79'
L13	S68°41'51"W	110.20'
L14	S68°29'58"W	87.91'
L15	N75°26'28"W	16.00'

**PAPE-DAWSON ENGINEERS**

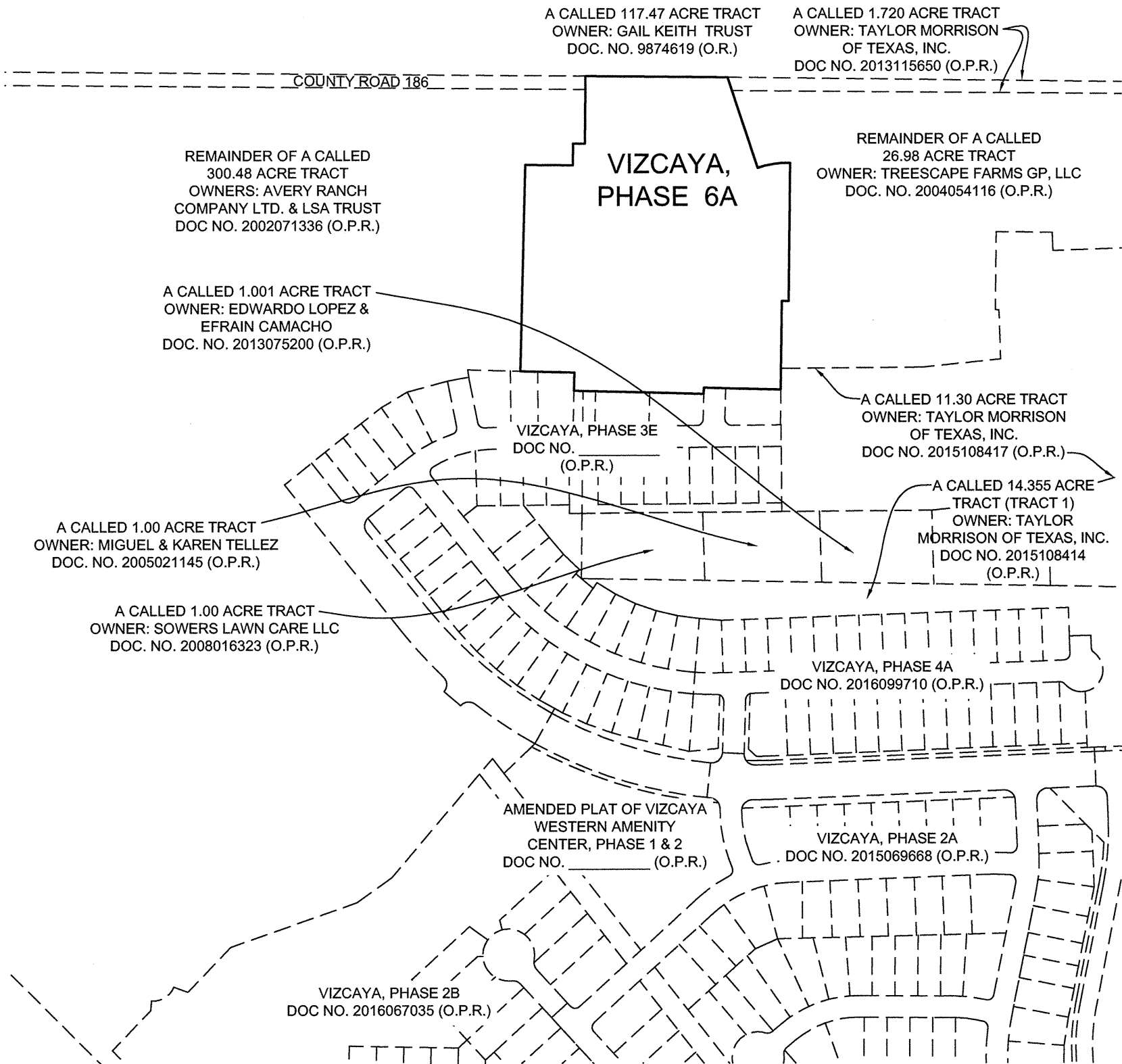
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT  
OF  
VIZCAYA, PHASE 6A

A 8.890 ACRE TRACT BEING A PORTION OF A CALLED 26.98 ACRE TRACT CONVEYED TO TREESCAPE FARMS GP, LLC RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 1.72 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.30 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. AND LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 6A Lot Summary

LOT SUMMARY	TOTAL LOT COUNT													OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (12/21/2016)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3D	PHASE 4A	PHASE 4B	PHASE 3E	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	15	-	-	44	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	20	-	-	6	31	169	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	30	-	45	-	223	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	93	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	20	30	15	51	31	529	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	-	-	-	3	-	19			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	-	1	1	6			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	4			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	2	2	1	-	10			
TOTAL	164	85	29	24	10	21	87	20	32	2	5	1	577			



BLOCK HH		
LOT #	AREA (SQ. FT.)	USAGE TYPE
25	4,618	ACCESS LOT
26	9,819	LARGE LOT
27	10,876	LARGE LOT
28	13,652	LARGE LOT
29	22,035	LARGE LOT

BLOCK LL		
LOT #	AREA (SQ. FT.)	USAGE TYPE
3	7,875	LARGE LOT
4	7,875	LARGE LOT
5	7,875	LARGE LOT
6	7,875	LARGE LOT
7	7,875	LARGE LOT
8	9,320	LARGE LOT
9	16,638	LARGE LOT
10	12,796	LARGE LOT
11	8,574	LARGE LOT
12	7,875	LARGE LOT
13	7,875	LARGE LOT
14	7,875	LARGE LOT
15	7,875	LARGE LOT
16	7,875	LARGE LOT

BLOCK JJ		
LOT #	AREA (SQ. FT.)	USAGE TYPE
11	10,164	LARGE LOT
12	7,875	LARGE LOT
13	7,875	LARGE LOT
14	7,875	LARGE LOT
15	7,875	LARGE LOT
16	7,875	LARGE LOT
17	10,086	LARGE LOT

BLOCK QQ		
LOT #	AREA (SQ. FT.)	USAGE TYPE
23	9,674	LARGE LOT
24	7,963	LARGE LOT
25	8,014	LARGE LOT

BLOCK KK		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	10,094	LARGE LOT
2	10,892	LARGE LOT
25	15,161	LARGE LOT



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FINAL PLAT  
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FIELD NOTES  
FOR

A 8.890 ACRE TRACT BEING A PORTION OF A CALLED 26.98 ACRE TRACT CONVEYED TO TREESCAPE FARMS GP, LLC RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 1.72 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.30 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. AND LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS. SAID 8.890 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a found ½" iron rod at the northeast terminus of County Road 186, same being the northwest corner of said 1.72 acre tract, also being a point in the south line of a called 117.47 acre tract conveyed to Gail Keith Trust recorded in Document No. 9874619 of the Official Records of Williamson County, Texas for the northwest corner and POINT OF BEGINNING hereof;

THENCE N 68°31'13" E, departing the east terminus of said County Road 186, with the north line of said 1.72 acre tract, same being the south line of said 117.47 acre tract, a distance of 328.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northeast corner hereof, from which a iron rod with cap marked "Baker-Aicklen" found bears N 68°31'13" E, a distance of 6.15 feet;

THENCE departing the south line of said 117.47 acre tract, through the interiors of said 1.72 acre tract, the 26.98 acre tract, the 11.30 acre tract and the remnant portion of said 300.48 acre tract the following sixteen (16) courses and distances:

1. S 40°24'44" E, a distance of 220.35 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
2. along the arc of a curve to the right, having a radius of 225.00 feet, a central angle of 19°27'23", a chord bearing and distance of N 59°18'58" E, 76.04 feet, an arc length of 76.40 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
3. S 21°18'09" E, a distance of 319.19 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. S 68°41'51" W, a distance of 15.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. S 21°18'09" E, a distance of 204.27 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 69°25'40" W, a distance of 177.60 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
7. S 20°34'20" E, a distance of 14.11 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
8. S 69°25'40" W, a distance of 300.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
9. N 20°34'20" W, a distance of 41.98 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
10. S 69°25'40" W, a distance of 125.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
11. N 20°34'20" W, a distance of 476.39 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
12. N 68°29'58" E, a distance of 109.77 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
13. N 21°30'02" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
14. N 68°29'58" E, a distance of 27.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
15. N 21°30'09" W, a distance of 124.96 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
16. N 22°04'59" W, a distance of 30.92 feet to the POINT OF BEGINNING and containing 8.890 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape-Dawson Engineers, Inc.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION DECEMBER 21, 2016.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
9. LOT 25, BLOCK HH 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.



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



FINAL PLAT  
OF  
VIZCAYA, PHASE 6A

A 8.890 ACRE TRACT BEING A PORTION OF A CALLED 26.98 ACRE TRACT CONVEYED TO TREESCAPE FARMS GP, LLC RECORDED IN DOCUMENT NO. 2004054116 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 1.72 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.30 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. AND LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of a called 1.72 acre tract recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas and a called 11.30 conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2015108417 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Vizcaya, Phase 6A Subdivision.

Taylor Morrison of Texas, Inc.

Michael Slack  
Vice President

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_, 20\_\_\_\_, by, Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Avery Ranch Company LTD., & LSA Trust as the owner of a called 300.48 acre tract conveyed to Avery Ranch Company LTD., & LSA Trust, recorded in Document No. 2002071336 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Vizcaya, Phase 6A Subdivision.

Avery Ranch Company LTD., & LSA Trust.

John S. Avery, Sr.  
President

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_, 20\_\_\_\_, by, John S. Avery, Sr., as President of Avery Ranch Company LTD & LSA Trust on behalf of Avery Ranch Company LTD & LSA Trust.

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Treescape Farms GP, LLC as the owner of a called 26.98 acre tract conveyed to Treescape Farms GP, LLC, recorded in Document No. 2004054116 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Vizcaya, Phase 6A Subdivision.

Treescape Farms GP, LLC

John S. Avery, Sr.  
President

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_, 20\_\_\_\_, by, John S. Avery, Sr., as President of Treescape Farms GP, LLC., a Texas corporation.

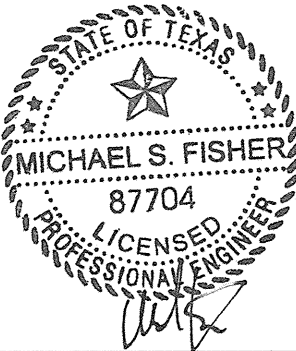
Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 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.

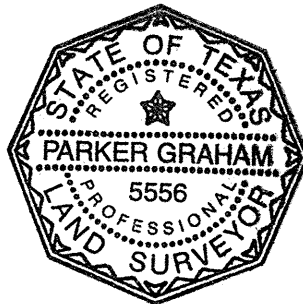


Michael S. Fisher  
Registered Professional Engineer No. 87704  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

2/1/17  
Date

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 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

2/1/2017  
Date

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

David Pavliska, Chairman

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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

Nancy Rister, clerk, county court Williamson County, Texas

By: \_\_\_\_\_  
Deputy



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