



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 Casey Clawson
Commissioner Jennifer Henderson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, August 16, 2017

7:00 PM

City Council Chambers, 221 East Main St.

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

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [2017-4703](#) Consider approval of the minutes for the July 19, 2017 Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [2017-4704](#) Consider approval of the Vizcaya Phase 3C Final Plat. Generally located north of Pietra Ln. and Caruso Ln. Case No. FP1707-001
- E.2 [2017-4705](#) Consider public testimony concerning the request filed by Haynie Consulting, Inc., on behalf of the property owner CARS-DB4, L.P., to Replat Lot 1A, Block A, Round Rock Nissan Amended Plat. Generally located between Chisholm Trail Rd. and N. IH-35 north of Hoppe Trl. Case No. FP1707-002
- E.3 [2017-4706](#) Consider public testimony and a recommendation concerning the request filed by Willis, Chappell, and Bujan, on behalf of the property owner, Jennifer Hensley, for the rezoning of the subject tract from SF-2 (Single-family standard lot) zoning district to MU-L (Mixed-use limited) zoning district. Generally located northeast of the intersection of N. Georgetown St. and E. Austin Ave. Case No. ZON1707-002

- E.4 [2017-4707](#) Consider public testimony and a recommendation concerning the request filed by Don Quick & Associates, Inc., on behalf of the property owners, for the original zoning of the subject tracts Lots 6, 8, 9, and 10, Westview Addition, an unrecorded subdivision, to PUD (Planned Unit Development) to be known as Westview PUD. Generally located on the south side of Gattis School Rd. between Westview Dr. and Bradford Park Dr. Case No. ZON1705-001

F. STAFF REPORT:

- F.1 [2017-4708](#) 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 the 10th day of August 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, JULY 19, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on July 19, 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 7:00 p.m.

B. ROLL CALL

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

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

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the June 21, 2017, Planning and Zoning Commission meeting.

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

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

E. POSTPONED WITH PUBLIC HEARING:

E1. Consider public testimony concerning the request filed by Perales Engineering, LLC, to replat Lot 10, Block A, Apache Oaks Subdivision. Generally located on the southeast corner of N. A.W. Grimes Blvd. and Timberline Dr. Case No. FP1706-004

Noting that this agenda item had been postponed, Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Mr. Larry Regallo, 2141 Green Oaks Cir., expressed concerns about traffic and the potential increase in traffic that the proposed development might generate on A.W. Grimes Blvd.

Staff informed Mr. Regallo that property owners within 300 ft. of the subject tract will be re-notified of the new meeting date and recommended that he return at that time.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to postpone Agenda Item E1 and continue the public hearing.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider public testimony concerning the request filed by Waeltz and Prete Inc., to approve a Concept Plan to be known as the Chisholm Trail Tech Center. Generally located at the southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd. Case No. CP1706-001

Chairman Pavliska stated this item had been postponed and then opened the public hearing asking for anyone wishing to speak for or against this item to come forward. Ms. Hilda Montgomery, 1201 Lacey Oak Loop, spoke during the public hearing and stated that though her property was not within the within the 300 ft. of the subject tract, she would like to know more about the proposed development and receive a notice of public hearing.

Mr. David Fowler asked the commission to close the public hearing and stated that property owners within 300 ft. of the subject tract will be re-notified when a meeting date has been set for this project. Mr. Pavliska closed the public hearing.

Motion: Motion by Commissioner Bryan, second by Commissioner Sellers to postpone Agenda Item E2 and close the public hearing.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

F. PLATTING AND ZONING:

F1. Consider approval of the Avery Centre Town Center Phase 2 Preliminary Plat. Generally located on the west side of N. A.W. Grimes Blvd.; between Seton Pkwy. and N. A.W. Grimes Blvd. Case No. PP1706-001

Mr. Fowler briefly reviewed the application, stating that the purpose of the application was to divide the 9.69 tract of land into two lots. He explained that the property was located within District 6 of PUD 84 (Planned Unit Development). Staff recommended approval as conditioned.

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

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

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

F2. Consider approval of the Avery Centre Town Center Phase 2, Lot 1, Block A Final Plat. Generally located on the west side of N. A.W. Grimes Blvd.; between Seton Pkwy. and N. A.W. Grimes Blvd. Case No. FP1706-001

Mr. Fowler reviewed the details of the application stating that the final plat was for the northern lot of the previous Preliminary Plat (Agenda Item F1). He explained that the proposed development was for a rehabilitation hospital which is currently under review.

The owner's representative, Mr. Tom Heinemann, with Pape-Dawson Engineers, requested clarification about the conditions listed in the staff report.

Following a discussion between the applicant and city staff regarding the conditions in the report, the applicant agreed to staff recommendations and city staff agreed to work with the applicant to pursue a less restrictive solution, if possible.

A motion was offered.

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

F3. Consider public testimony and a recommendation concerning the request filed by the property owner, Jeff Woodley, for the rezoning of a property from the SF-2 (Single-family standard lot) zoning district to C-1 (General Commercial) zoning district. Generally located on the east side of S. Mays St.; between Mays St. and Cushing Dr. Case No. ZON1705-002

Mr. von Rosenberg gave background information regarding this application stating that the Commission had reviewed this property on June 21, 2017 and had recommended the C-1a (General commercial limited) zoning district. This was done with the property owner's consent. He stated that, following the Commission's recommendation, the property owner requested that the C-1 (General commercial) zoning district be considered instead.

Mr. von Rosenberg explained that staff recommended the C-1a district because it is the most recent general commercial zoning district to be adopted by the City Council, in 2005, and it therefore reflects the City's intention for general commercial land uses. He noted that Mays Avenue is a gateway to downtown, which has been part of significant investments by the City. He reviewed all the newly zoned general commercial properties for the last five years and noted that each of these properties were zoned to C-1a (General Commercial – limited). He then reviewed each of the new and amended PUDs (Planned Unit Developments) with general commercial uses for the last five years and noted that all included C-1a as the basis for commercial regulations.

Mr. von Rosenberg stated that when the C-1a district was adopted, the C-1 district was retained to avoid the need to rezone every existing C-1 zoned property, which would have created numerous non-conforming situations.

He explained the C-1a zoning district prohibits certain uses, including: pawn shops, tattoo parlors, self-service storage, manufactured homes, portable building sales, shooting ranges, truck service or repair, and sexually oriented business. Other uses, for example vehicle sales, rental or leasing, including boats and campers, are allowed only on property which has IH-35 frontage.

Mr. von Rosenberg noted that the owner had previously acknowledged that he had used the property for automobile sales and photographs taken in the past several years were presented, confirming this use. Since the property is zoned as SF-2, the automobile sales use was not permitted at that time. He also said that if a zoning change to commercial were to be approved, for either C-1 or C-1a, and commercial uses proposed, the property would have to come into compliance with the Code's site development standards including sidewalk installation, commercial driveway requirements, drainage, fire code, landscaping, and parking lot design.

Finally, Mr. von Rosenberg stated that the staff recommendation was for disapproval of the rezoning from SF-2 to C-1.

The property owners, Mr. and Mrs. Jeff Woodley, gave a brief presentation and requested the C-1 zoning district for their property, which would allow them to continue using the site for commercial purposes, as they have done for the last two years.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Rabaey to recommend approval of the rezoning to C-1.

Vote: AYES: Chairman Pavliska, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. **NAY:** Commissioner Bryan, Commissioner Clawson, and Commissioner Sanchez. Vote: 4 - 3. The motion carried.

G. STAFF REPORT:

G1. Consider an update regarding Council actions related to Planning and Zoning items.

G2. Consider an update regarding the change of the meeting time for Planning and Zoning Commission meetings beginning October 4, 2017.

Mr. Wiseman stated that meeting time for City Council and Planning and Zoning Commission meetings will change to 6:00 p.m. beginning in October. He explained that the purpose of changing the meeting to an earlier time was to give the public an opportunity to get more involved in local government and to minimize administrative costs for the City. The first Planning and Zoning Commission meeting at the new meeting time is scheduled for October 4, 2017.

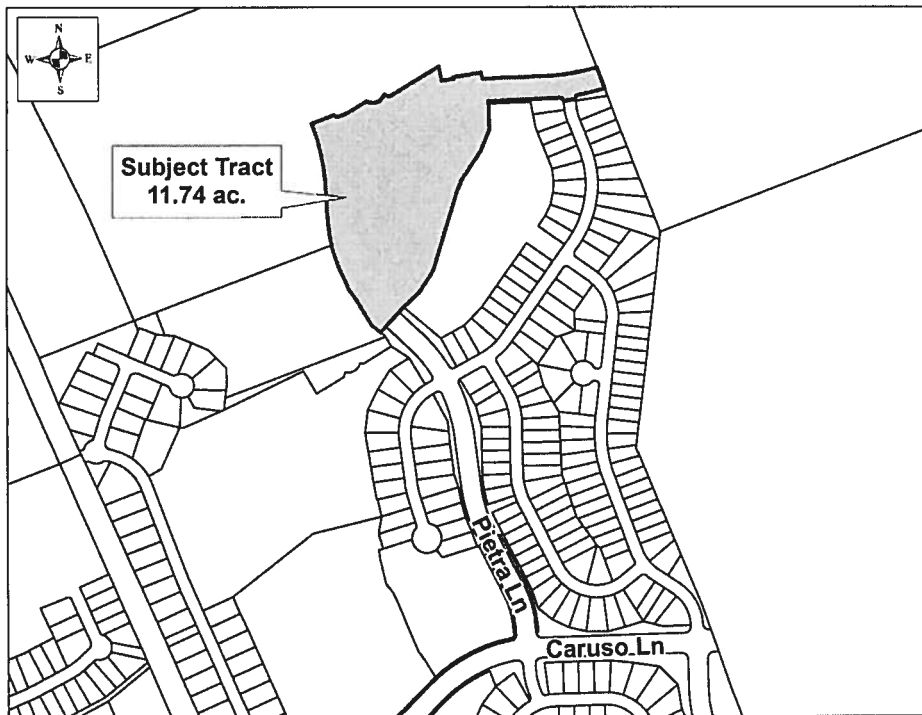
H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Vizcaya Phase 3C
FINAL PLAT FP1707-001**



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 11.74 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: Residential
West: Vacant

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	22	5.47
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	7	1.36
ROW:	0	4.91
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	29	11.74

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

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

**Vizcaya Phase 3C
FINAL PLAT FP1707-001**

HISTORY: The 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, December 21, 2016, and August 2, 2017.

DATE OF REVIEW: August 16, 2017

LOCATION: North of the current termini of Pietra Lane and Bianco Terrace.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site's general plan designation is Residential and the zoning is Planned Unit Development 96, Vizcaya (formerly Avery North). The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards. Phase 3C contains 22 residential lots, all of which are in the large lot category. The Vizcaya PUD ordinance states that the minimum lot size for large lots is 7,500 square feet, with a minimum lot width of 60 feet. Minimum front and rear setbacks are 20 feet, while the minimum side setback is 5 feet.

Compliance with the Concept Plan/Preliminary Plat: This phase is consistent with the Vizcaya Preliminary Plat, last revised on August 2, 2017.

Traffic, Access and Roads: Phase 3C is located just east of Pietra Lane, which is the main north-south connector within the subdivision. The phase also connects to Varano Bend, which is a connector to the eastern edge of the subdivision via existing phase 3B. 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 3C 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

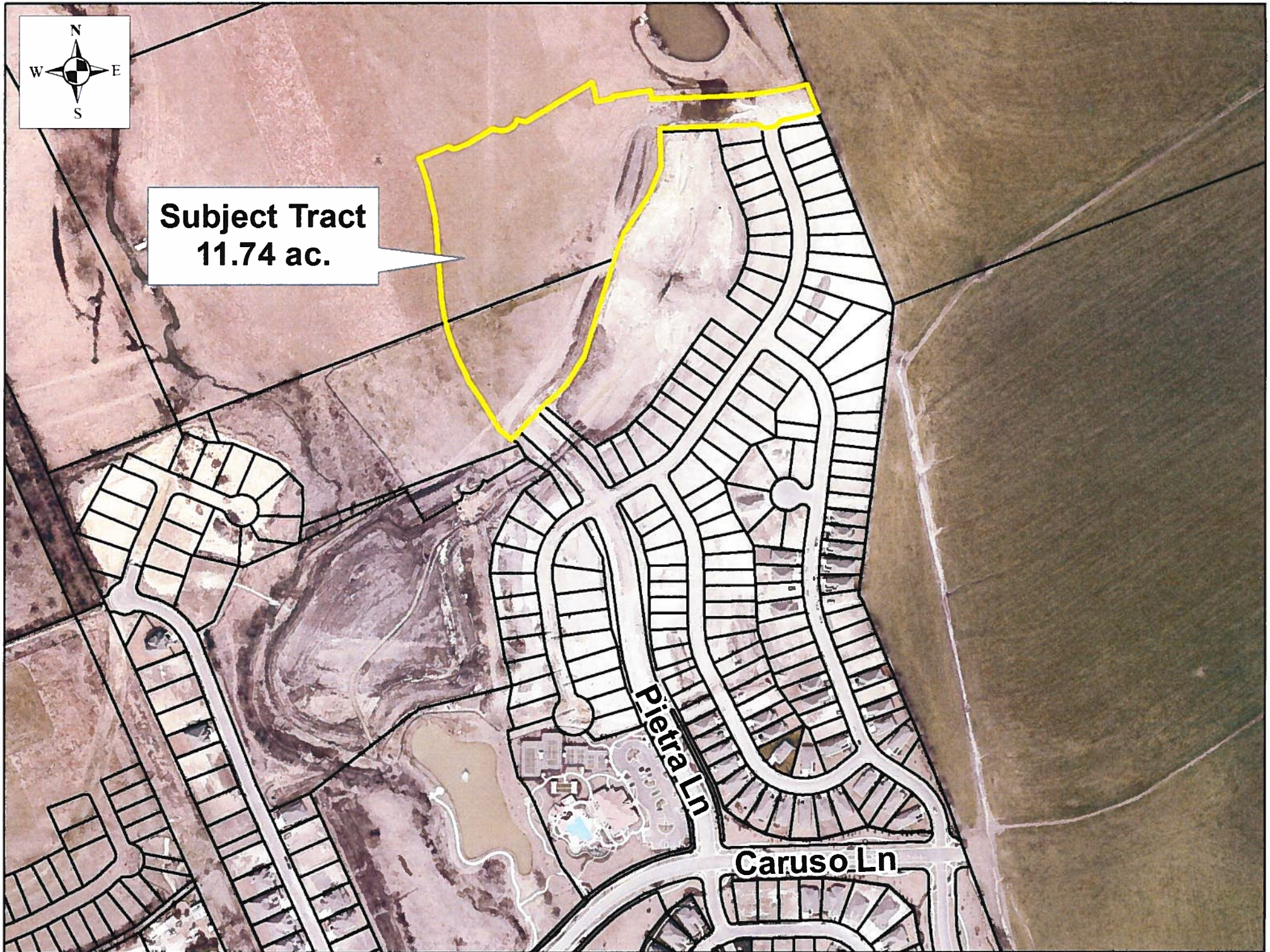
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

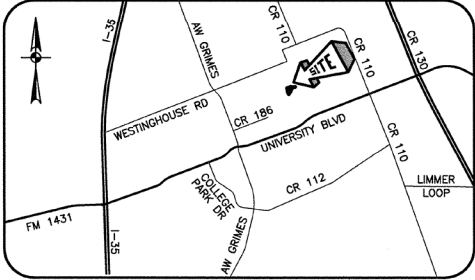
1. Add location of neighborhood box unit.



**Subject Tract
11.74 ac.**



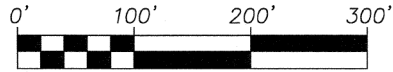
ROUND ROCK



LOCATION MAP
NOT TO SCALE

FINAL PLAT
OF
VIZCAYA, PHASE 3C

A 11.741 ACRE TRACT BEING THE REMNANT PORTION OF A CALLED 4.55 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108420 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 144.41 ACRE TRACT AS DESCRIBED IN MEMORANDUM OF OPTION RECORDED IN DOCUMENT NO. 2013116368 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116550 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'

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
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
MFEE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR)	FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
	SET 1/2" IRON ROD (FD)
	NEIGHBORHOOD BOX UNIT
	EASEMENT
	EXISTING PHASES/TRACTS
	PLAT BOUNDARY
	FUTURE PHASES

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

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

ACREAGE: 11.741 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

WILLIAMSON COUNTY, TEXAS

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

NUMBER OF BLOCKS: 6

LINEAR FEET OF NEW STREETS: 3222

SUBMITTAL DATE: JULY 3, 2017

DATE OF PLANNING AND ZONING COMMISSION
REVIEW: AUGUST 2, 2017

ACREAGE BY LOT TYPE:
ROW: 4.918 ACRES
DEVELOPMENT LOTS: 5.486 ACRES
LANDSCAPE LOTS: 1.357 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 22
LANDSCAPE LOTS: 7

SURVEY: JOSEPH MOTT SURVEY
ABSTRACT No. 427

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1040.00'	006°06'30"	S76°44'58"W	110.82'
C2	15.00'	087°49'38"	S35°53'24"W	20.81'
C3	15.00'	087°49'38"	N51°56'13"W	20.81'
C4	1040.00'	003°34'45"	S85°56'21"W	64.96'
C5	15.00'	086°08'16"	S64°39'51"E	20.49'
C6	50.00'	101°07'00"	N68°59'42"E	77.23'
C7	50.00'	101°07'00"	S68°59'42"W	77.23'
C8	275.00'	003°03'48"	S11°27'17"E	14.70'
C9	950.00'	013°33'04"	N80°57'11"E	224.16'
C10	960.00'	005°13'47"	S85°06'50"W	87.59'
C11	15.00'	091°01'52"	S36°59'00"W	21.40'
C12	205.00'	041°58'44"	S12°27'27"W	146.86'
C13	175.00'	016°37'29"	S25°08'04"W	50.60'
C14	225.00'	038°25'09"	S36°01'54"W	148.06'
C15	15.00'	094°49'50"	S07°49'34"W	22.09'
C16	490.00'	007°37'14"	S43°23'58"E	65.12'
C17	570.00'	008°31'49"	N42°56'41"W	84.79'
C18	15.00'	086°04'45"	N81°43'09"W	20.48'
C19	570.00'	026°47'48"	N17°26'23"W	264.16'
C20	860.00'	017°33'15"	N12°49'06"W	262.45'
C21	25.00'	086°08'19"	S64°39'49"E	34.14'
C22	1040.00'	005°38'13"	N75°05'08"E	102.28'
C23	15.00'	087°49'38"	N33°59'26"E	20.81'
C24	15.00'	087°49'38"	S53°50'12"E	20.81'
C25	1040.00'	005°28'44"	N84°59'21"E	99.41'
C26	960.00'	013°36'33"	N80°55'27"E	227.49'
C27	960.00'	005°22'40"	S74°57'21"W	90.07'
C28	15.00'	094°37'16"	N55°02'40"W	22.05'
C29	155.00'	041°10'51"	N12°51'23"E	109.02'
C30	225.00'	012°24'33"	N27°14'32"E	48.84'
C31	15.00'	085°47'03"	N63°55'48"E	20.42'
C32	15.00'	052°01'12"	S47°10'04"E	13.16'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C33	50.00'	284°02'25"	N16°49'20"E	61.54'
C34	15.00'	052°01'12"	S80°48'43"W	13.16'
C35	15.00'	090°00'00"	N28°10'40"W	21.21'
C36	175.00'	038°25'09"	N36°01'54"E	115.16'
C37	15.00'	094°49'50"	S77°20'36"E	22.09'
C38	490.00'	025°53'12"	S16°59'05"E	219.51'
C39	940.00'	009°49'46"	S08°57'22"E	161.06'
C40	25.00'	086°08'16"	S29°11'53"W	34.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S81°58'36"W	50.00'
L2	S02°16'17"E	113.87'
L3	S21°51'36"W	94.25'
L4	S33°26'49"W	140.03'
L5	S21°40'25"W	57.23'
L6	S33°01'42"W	105.72'
L7	S48°00'07"W	86.62'
L8	S42°47'25"W	140.34'
L9	N56°18'34"W	38.48'
L10	N31°03'23"W	53.00'
L11	N32°27'57"W	75.49'
L12	N34°45'31"W	50.00'
L13	N24°43'18"W	36.18'
L14	N26°28'01"W	46.55'
L15	N21°52'11"W	46.56'
L16	N17°16'24"W	46.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L17	N13°00'04"W	46.54'
L18	N07°28'42"W	46.52'
L19	N04°02'29"W	175.34'
L20	N06°31'05"W	73.46'
L21	N10°51'07"W	55.09'
L22	N14°57'57"W	64.25'
L23	N18°52'43"W	57.52'
L24	N22°46'25"W	10.04'
L25	N68°24'24"E	100.27'
L26	N72°16'01"E	42.99'
L27	N59°08'51"E	85.45'
L28	N59°08'51"E	85.45'
L29	S71°33'48"E	25.13'
L30	S71°33'48"E	25.13'
L31	S60°34'11"E	48.64'
L32	N80°04'37"E	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	N09°55'23"W	9.60'
L34	N79°27'55"E	121.43'
L35	S02°16'17"E	25.15'
L36	S21°22'53"E	90.39'
L37	S87°43'43"W	27.30'
L38	S33°26'49"W	105.68'
L39	S55°14'29"W	43.28'
L40	S47°12'35"E	60.48'
L41	N47°12'35"W	60.48'
L42	N33°26'49"E	105.68'
L43	S73°10'40"E	38.88'
L44	N73°10'40"W	38.23'
L45	N55°14'29"E	43.28'
L46	N54°41'12"E	67.80'
L47	S60°34'11"E	115.00'
L48	N34°00'03"W	116.14'



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

FINAL PLAT
OF
VIZCAYA, PHASE 3C

A 11.741 ACRE TRACT BEING THE REMNANT PORTION OF A CALLED 4.55 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108420 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 144.41 ACRE TRACT AS DESCRIBED IN MEMORANDUM OF OPTION RECORDED IN DOCUMENT NO. 2013116368 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 3C 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 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	45	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	31	192	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	252	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	22	20	51	31	30	15	31	582	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	-	26			
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	-	-	1	2	2	2	-	12			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	32	639			

BLOCK X		
LOT #	AREA (SQ. FT.)	USAGE TYPE
69	8,099	LANDSCAPE LOT

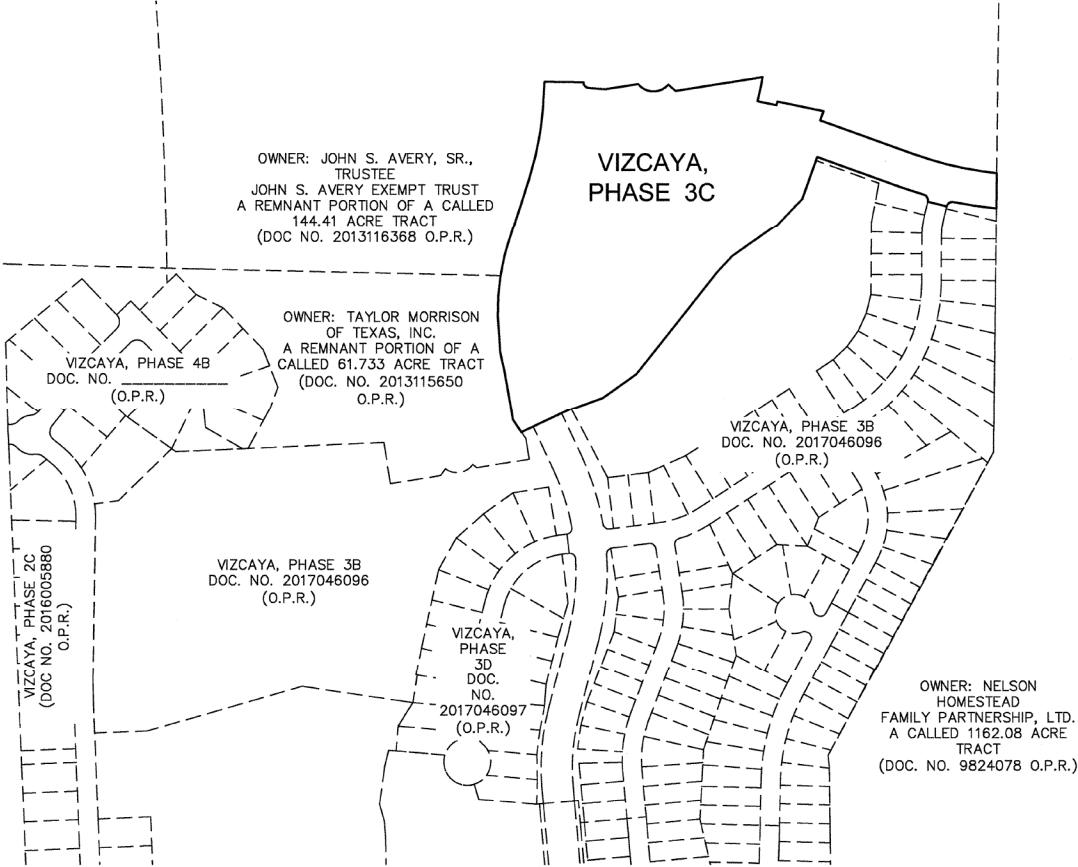
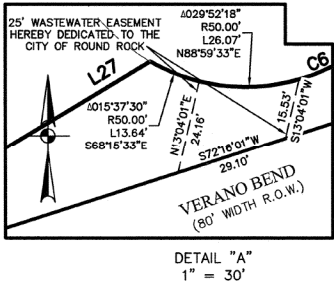
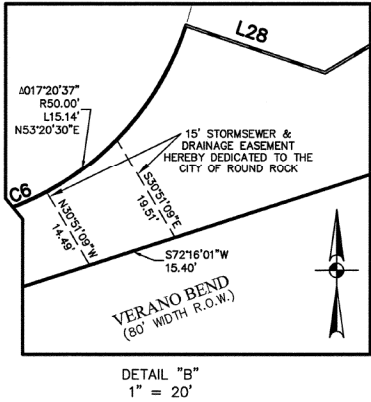
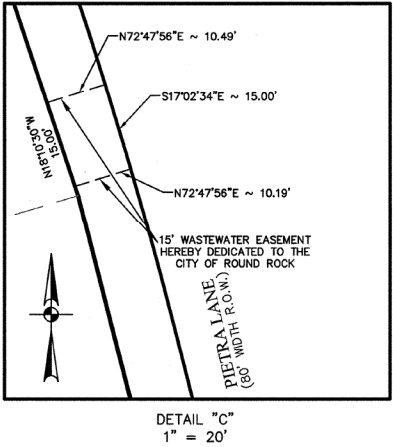
BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
36	14,198	LANDSCAPE LOT

BLOCK Y		
LOT #	AREA (SQ. FT.)	USAGE TYPE
21	7,223	LANDSCAPE LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
97	4,329	LANDSCAPE LOT

BLOCK Q		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	10,696	LARGE LOT
2	12,450	LARGE LOT
3	13,543	LARGE LOT
4	12,128	LARGE LOT
5	12,719	LARGE LOT
6	15,057	LARGE LOT
7	15,818	LARGE LOT
8	12,460	LARGE LOT
9	12,650	LARGE LOT
10	14,223	LARGE LOT
11	16,864	LANDSCAPE LOT

BLOCK P		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	5,540	LANDSCAPE LOT
2	9,448	LARGE LOT
3	11,009	LARGE LOT
4	8,778	LARGE LOT
5	7,875	LARGE LOT
6	7,875	LARGE LOT
7	7,875	LARGE LOT
8	7,875	LARGE LOT
9	9,566	LARGE LOT
10	7,875	LARGE LOT
11	8,605	LARGE LOT
12	9,756	LARGE LOT
13	9,757	LARGE LOT
14	2,877	LANDSCAPE LOT



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 3C

A 11.741 ACRE TRACT BEING THE REMNANT PORTION OF A CALLED 4.55 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108420 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 144.41 ACRE TRACT AS DESCRIBED IN MEMORANDUM OF OPTION RECORDED IN DOCUMENT NO. 2013116368 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 11.741 ACRE TRACT BEING THE REMNANT PORTION OF A CALLED 4.55 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108420 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 144.41 ACRE TRACT AS DESCRIBED IN MEMORANDUM OF OPTION RECORDED IN DOCUMENT NO. 2013116368 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 11.741 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 yellow cap marked "Pape-Dawson" found at the northeast corner of Vizcaya, Phase 3B recorded in Document No. 201746096 of the Official Public Records of Williamson County, Texas, same being a point in the east line of a Remnant Portion of said 4.55 acre tract, also being a point in the west line of a called 1162.08 acre tract conveyed to Nelson Homestead Family Partnership, LTD. recorded in Document No. 9824078 of the Official Records of Williamson County, Texas for the easternmost southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the north line of said Vizcaya, Phase 3B the following six (6) courses and distances:

- along the arc of a curve to the right, having a **radius of 1040.00 feet**, a **central angle of 06°06'30"**, a **chord bearing and distance of S 76°44'58" W, 110.82 feet**, an **arc length of 110.88 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 87°49'38"**, a **chord bearing and distance of S 35°53'24" W, 20.81 feet**, an **arc length of 22.99 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
- S 81°58'36" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 87°49'38"**, a **chord bearing and distance of N 51°56'13" W, 20.81 feet**, an **arc length of 22.99 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
- along the arc of a curve to the right, having a **radius of 1040.00 feet**, a **central angle of 03°34'45"**, a **chord bearing and distance of S 85°56'21" W, 64.96 feet**, an **arc length of 64.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- S 87°43'43" W**, a distance of **224.75 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northernmost northwest corner of said Vizcaya, Phase 3B for a southeast ell corner hereof;

THENCE with the west line of said Vizcaya, Phase 3B the following eight (8) courses and distances:

- S 02°16'17" E**, a distance of **113.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 21°51'36" W**, a distance of **94.25 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 33°26'49" W**, a distance of **140.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 21°40'25" W**, a distance of **57.23 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 16°49'20" W**, a distance of **331.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 33°01'42" W**, a distance of **105.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 48°00'07" W**, a distance of **86.62 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
- S 42°47'25" W**, a distance of **140.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

THENCE departing the north line of said Vizcaya, Phase 3B, through the interior of said 61.733 acre tract and in part through the interior of said 144.41 acre tract the following thirty-two (32) courses and distances:

- N 56°18'34" W**, a distance of **38.48 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 31°03'23" W**, a distance of **53.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 32°27'57" W**, a distance of **75.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 34°45'31" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 24°43'18" W**, a distance of **36.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 26°28'01" W**, a distance of **46.55 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 21°52'11" W**, a distance of **46.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 17°16'24" W**, a distance of **46.55 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

- N 13°00'04" W**, a distance of **46.54 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 07°28'42" W**, a distance of **46.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 04°02'29" W**, a distance of **175.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 06°31'05" W**, a distance of **73.46 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 10°51'07" W**, a distance of **55.09 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 14°57'57" W**, a distance of **64.25 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 18°52'43" W**, a distance of **57.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 22°46'25" W**, a distance of **10.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 68°24'24" E**, a distance of **100.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 86°08'16"**, a **chord bearing and distance of S 64°39'51" E, 20.49 feet**, an **arc length of 22.55 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- N 72°16'01" E**, a distance of **42.99 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 59°08'51" E**, a distance of **85.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 50.00 feet**, a **central angle of 101°07'00"**, a **chord bearing and distance of N 68°59'42" E, 77.23 feet**, an **arc length of 88.24 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 71°33'48" E**, a distance of **25.13 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 59°08'51" E**, a distance of **227.74 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 03°03'48"**, a **chord bearing and distance of S 11°27'17" E, 14.70 feet**, an **arc length of 14.70 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 09°55'23" E**, a distance of **48.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 80°04'37" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 09°55'23" W**, a distance of **9.60 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 79°27'55" E**, a distance of **121.43 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 02°16'17" E**, a distance of **25.15 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 87°43'43" E**, a distance of **248.76 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
- along the arc of a curve to the left, having a **radius of 950.00 feet**, a **central angle of 13°33'04"**, a **chord bearing and distance of N 80°57'11" E, 224.16 feet**, an **arc length of 224.68 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency, and
- S 21°22'53" E**, a distance of **90.39 feet** to the **POINT OF BEGINNING** and containing 11.741 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:

- 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 AND OPEN SPACE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 38, 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 JULY 19, 2017.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- LOTS 1 AND 14, BLOCK P; LOT 11, BLOCK Q; LOT 69, BLOCK X; LOT 36, BLOCK R; LOT 21, BLOCK, Y AND LOT 97, BLOCK O SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.



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FINAL PLAT
OF
VIZCAYA, PHASE 3C

A 11.741 ACRE TRACT BEING THE REMNANT PORTION OF A CALLED 4.55 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2015108420 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 144.41 ACRE TRACT AS DESCRIBED IN MEMORANDUM OF OPTION RECORDED IN DOCUMENT NO. 2013116368 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of a called 4.55 acre tract recorded in Document No. 2015108420 of the Official Public Records of Williamson County, Texas and a called 61.733 conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, 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 2C 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 144.41 acre tract conveyed to Avery Ranch Company LTD., & LSA Trust, recorded in Document No. 2013116368 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 2C 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: _____

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

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

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.

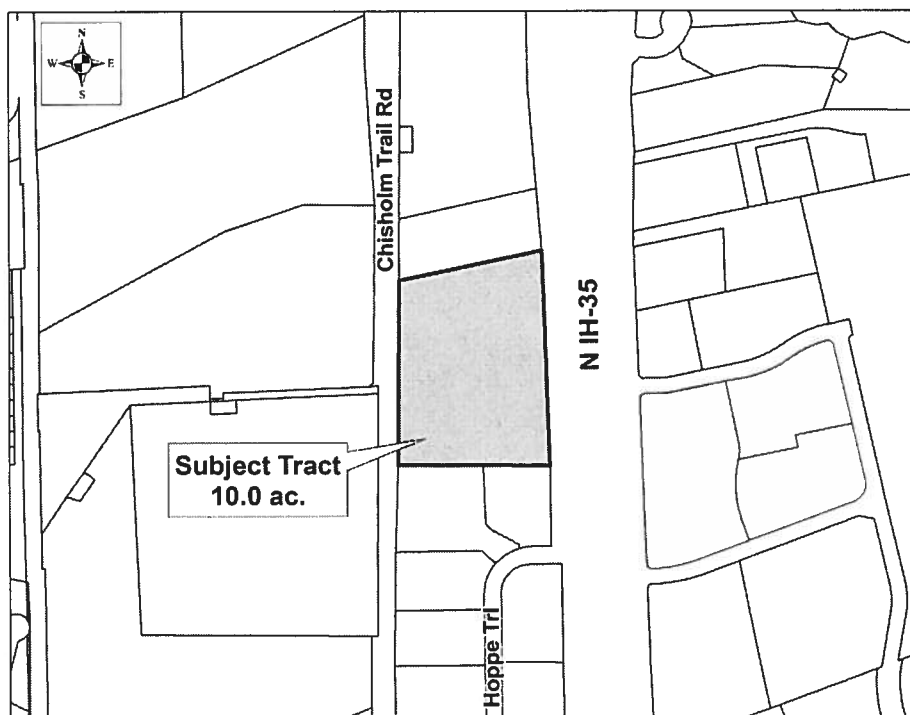
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

**Replat of the Amended Plat of the Final Plat of Round Rock Nissan
FINAL PLAT FP1707-002**



CASE PLANNER: David Fowler

REQUEST: Approval of Replat

ZONING AT TIME OF APPLICATION: C-1

DESCRIPTION: 10.00 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Commercial

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Commercial
South: Commercial
East: Commercial
West: Light Industrial

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	10.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	10.00

Owner:
Round Rock Nissan
CARS-DB4 LP
8270 Greensboro Dr., Ste. 950
McLean, VA 22102-4909

Agent
Haynie Consulting, Inc.
Timothy Haynie
1010 Provident Ln.
Round Rock, TX 78664

**Replat of the Amended Plat of the Final Plat of Round Rock Nissan
FINAL PLAT FP1707-002**

HISTORY: The Planning and Zoning Commission approved the Round Rock Nissan Final Plat on January, 3 1996 and the Amended Plat of the Final Plat of Round Rock Nissan on July 2, 2003.

DATE OF REVIEW: August 16, 2017

LOCATION: Between the Interstate 35 frontage road and Chisholm Trail Road, north of Hoppe Trail.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The plat site is designated commercial in the General Plan and is zoned C-1, General Commercial. The C-1 zoning district allows for the existing auto sales use, which is planned to continue on both lots created through the proposed replat. Should any renovation or replacement of buildings occur in the future, the C-1 zoning district has standards for building materials, landscaping and lighting that would apply.

Traffic, Access and Roads: The site is accessed by both the Interstate 35 frontage road and North Chisholm Trail Road. No traffic Impact Analysis is required for the proposed action.

Water and Wastewater Service: The plat site is currently served by 12-inch water lines along Chisholm Trail Road and Interstate 35. Wastewater is available through a 12-inch gravity main in the easement along Interstate 35.

Drainage: The site as currently set up for one lot has drainage set up to convey drainage to an outlet in the I-35 right-of-way. In order to continue to utilize the existing arrangement, a 15-foot easement will be necessary across the proposed lot 1.

Additional Considerations: The proposed action will separate into two lots the current single lot plat, which was an amending plat of the original final plat containing two lots. The purpose of the replat is to separate the two auto dealership lots into separately-owned entities at the owner's request.

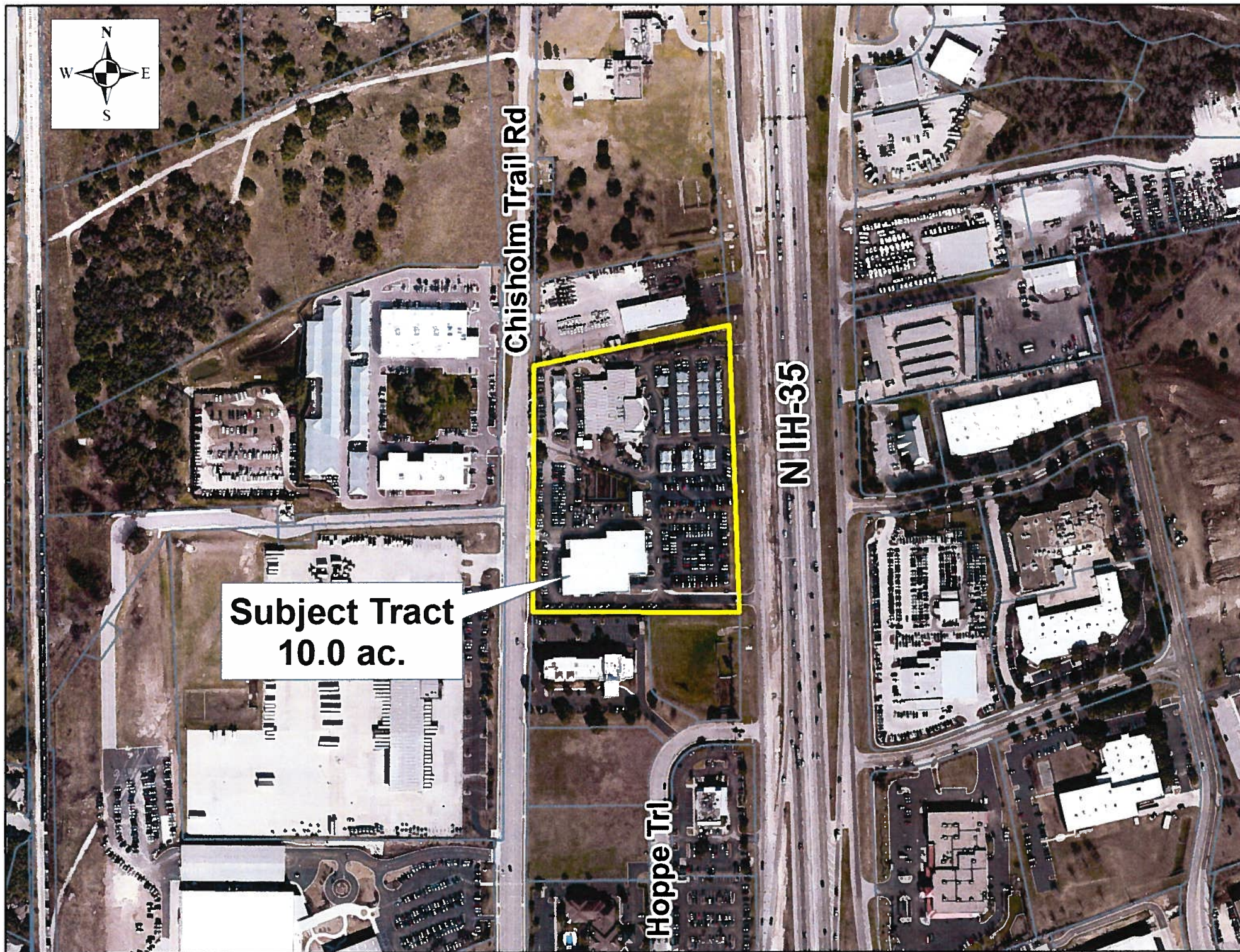
RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1) Provide a vertical datum for the benchmark.
- 2) Provide a perpendicular tie across Chisholm Trail starting from a point on each, Lot 1 and Lot 2.
- 3) Clarify what the 0.41-acre callout is to the west with reported document number 2012030436.
- 4) Provide beneficiary on all easements, excepting P.U.E.'s.
- 5) For easements that are hereby dedicated, provide all appropriate bearings and distances, e.g. drainage easement, etc.

Replat of the Amended Plat of the Final Plat of Round Rock Nissan
FINAL PLAT FP1707-002

- 6) Clarify to what the bearing/distance call N44o04'48"E 136.95' in the drainage easement refers. All lines/curves for this easement, proposed to be dedicated with the plat, must have bearing/distance calls. Call out as a private drainage easement.
- 7) For easements that are dedicated via separate instrument, omit bearings and distance calls. For easements that are hereby dedicated, provide all appropriate bearings and distances.
- 8) Separate Note 3 into separate FEMA floodplain and ultimate floodplain notes.
- 9) Needs 15' PUE note for I-35 frontage and 10' PUE note for Chisholm Trail frontage.

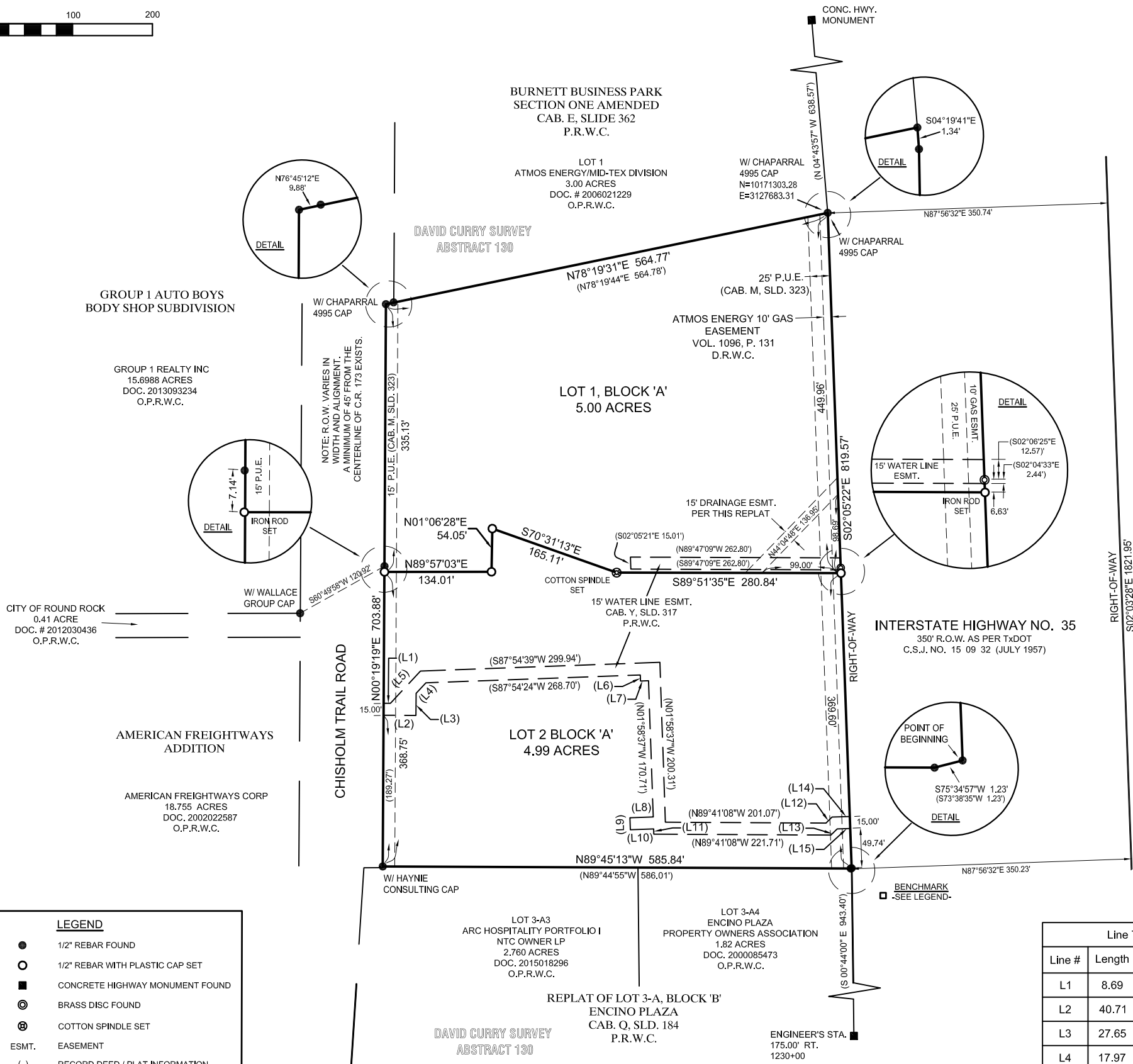
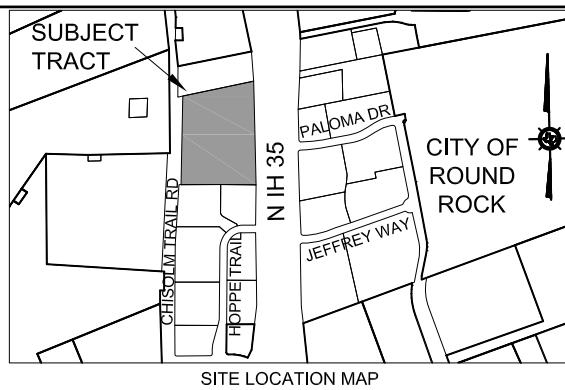


Chisholm Trail Rd

NH-35

Hoppe Trl

Subject Tract
10.0 ac.



Line Table		
Line #	Length	Direction
L1	8.69	N89° 41' 30"W
L2	40.71	N89° 41' 30"W
L3	27.65	S00° 18' 30"W
L4	17.97	S42° 54' 39"W
L5	55.16	S42° 54' 39"W
L6	7.52	N01° 58' 37"W
L7	10.00	S87° 54' 39"W
L8	29.18	N88° 01' 23"E
L9	15.00	N01° 58' 37"W
L10	29.18	S88° 01' 23"W
L11	6.48	N01° 58' 37"W
L12	10.71	S45° 12' 13"W
L13	11.02	S45° 12' 13"W
L14	22.15	S88° 15' 56"W
L15	16.32	S88° 15' 56"W

OWNER: CARS-DB4, L.P.
ACREAGE: 9.993 ACRES
SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130
SURVEYOR: HAYNIE CONSULTING, INC.
ENGINEER: HAYNIE CONSULTING, INC.
LOTS: 2 COMMERCIAL LOTS, 5.00 AC. & 4.99 AC.
BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: JULY 18, 2017
DATE OF PLANNING AND ZONING COMMISSION MEETING: AUGUST 16, 2017

DATE	REV. BY	DESCRIPTION			 HAYNIE CONSULTING, INC. Civil Engineers and Land Surveyors 1010 Provident Lane Round Rock, Texas 78664-3276 Ph: 512-837-2446 Fax: 512-837-9463	REPLAT OF THE AMENDED PLAT OF THE FINAL PLAT OF ROUND ROCK NISSAN	SHEET NO. <div style="text-align: center;">1 OF 2</div>
			DRAWN BY: KS	CHECKED BY: KM, BJ			
			FIELD BOOK:	FIELD NOTE NO:			
			SCALE: 1"=100'				
			JOB NO: 789-17-01				
			FILE NAME:				

X:\789 AYER Design Group\789-17-01 Nissan 10AC Tract\DWG\789-17-01 REPLAT OF AMENDED FINAL PLAT NISSAN.dwg Aug 01, 17 3:34 pm

REPLAT OF THE AMENDED PLAT OF THE FINAL PLAT OF
ROUND ROCK NISSAN
IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A DESCRIPTION OF A 9.993 ACRE TRACT IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CALLED 10.00 ACRES IN VOLUME 2399, PAGE 521 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING THE "FINAL PLAT OF ROUND ROCK NISSAN" IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET M, SLIDE 323 OF THE WILLIAMSON COUNTY PLAT RECORDS, AND AS AMENDED IN CABINET Y, SLIDE 317 OF THE WILLIAMSON COUNTY PLAT RECORDS.

BEGINNING AT A 1/2" REBAR WITH AN ALUMINUM CAP FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35, BEING THE EASTERNMOST SOUTHEAST CORNER OF LOT 2, AND FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT FOUND (BROKEN) AT ENGINEERS STATION 1230+00, 175.00 FEET RIGHT, BEARS SOUTH 00°44'00" EAST, A DISTANCE OF 943.40 FEET;

THENCE SOUTH 75°34'57" WEST, WITH THE SOUTHEASTERLY LINE OF LOT 2, A DISTANCE OF 1.23 FEET TO A 1/2" REBAR FOUND;

THENCE NORTH 89°45'13" WEST, WITH THE SOUTH LINE OF LOT 2, A DISTANCE OF 585.84 FEET (RECORD NORTH 89°44'55" WEST, 586.01 FEET) TO A 1/2" REBAR WITH HAYNIE CONSULTING CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2 AT A FENCE CORNER IN THE APPARENT EAST LINE OF CHISHOLM TRAIL ROAD, WIDTH VARIES.

THENCE NORTH 00°19'19" EAST, ALONG SAID CHISHOLM TRAIL ROAD, PASSING AT 368.75 FEET A CAPPED 3/8" IRON ROD SET FOR THE COMMON WEST CORNER OF LOT 1 AND LOT 2, PASSING AT 375.89 FEET A 1/2" CAPPED REBAR FOUND, BEING THE PREVIOUSLY PLATTED COMMON WEST CORNER OF LOT 1 AND LOT 2, IN ALL A TOTAL DISTANCE OF 703.88 FEET TO A 1/2" REBAR WITH CHAPARRAL 4995 CAP FOUND FOR THE NORTHWEST CORNER OF LOT 1;

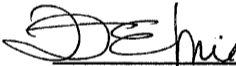
THENCE NORTH 78°19'31" EAST, WITH THE NORTH LINE OF LOT 1, AT 9.88 FEET (RECORD 10.01 FEET) PASSING A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF BURNETTE BUSINESS PARK SECTION ONE AMENDED, A SUBDIVISION OF RECORD IN CABINET E, SLIDE 362 OF THE WILLIAMSON COUNTY PLAT RECORDS, IN ALL A TOTAL DISTANCE OF 564.77 FEET (RECORD NORTH 78°19'44" EAST, 564.78 FEET) TO A 1/2" REBAR WITH CHAPARRAL 4995 CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF SAID BURNETTE BUSINESS PARK, BEING ALSO IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35 (IH35);

THENCE, ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE SAID WEST RIGHT-OF-WAY OF IH35, THE FOLLOWING TWO (2) COURSES:

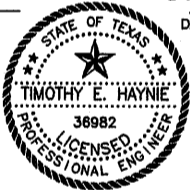
- SOUTH 04°19'41" EAST, A DISTANCE OF 1.34 FEET (RECORD SOUTH 05°38'34" EAST, 1.50 FEET) TO A 1/2" REBAR WITH CHAPARRAL 4995 CAP FOUND;
- SOUTH 02°05'22" EAST, PASSING AT 443.34 FEET AN UNMARKED BRASS DISK FOUND, AND PASSING AT 449.96 FEET A 1/2" CAPPED IRON ROD SET FOR THE COMMON EAST CORNER OF LOT 1 AND LOT 2, AND CONTINUING FOR A TOTAL DISTANCE OF 819.57 FEET TO THE POINT OF BEGINNING, CONTAINING 9.993 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, TIMOTHY E. HAYNIE, 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.

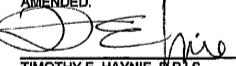

TIMOTHY E. HAYNIE, P.E.
STATE OF TEXAS NO. 36982

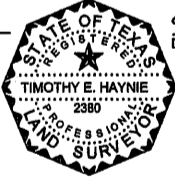
THE STATE OF TEXAS
COUNTY OF WILLIAMSON



07-31-17
DATE

THAT I, TIMOTHY E. HAYNIE, 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.


TIMOTHY E. HAYNIE, P.L.S.
STATE OF TEXAS NO. 2380



07-31-17
DATE

PLAT NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED AND THE DESIGN AND CONSTRUCTION STANDARDS AND PUD.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD SERVICE AREAS INUNDATED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- A 10 FOOT P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREIN.

LIEN HOLDER CERTIFICATION

THAT WE, LASALLE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT DEED OF TRUST, ASSIGNMENT OF LEASE AND RENTS AND SECURITY AGREEMENT DATED AS OF JUNE 28, 2002, AND RECORDED AS DOCUMENT NUMBER 2002081514 AND DOCUMENT NUMBER 2002081519 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 10.000 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BY: _____ DATE: _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2006, A.D.

BY _____ OF LASALLE BANK NATIONAL ASSOCIATION.

NOTARY PUBLIC, STATE OF VIRGINIA

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

OWNER CERTIFICATION

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT, CARS-DB4, L.P., A DELAWARE LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 10.000 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBERS 9902983 AND 2004032741 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY 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 "REPLAT OF THE AMENDED PLAT OF THE FINAL PLAT OF ROUND ROCK NISSAN" SUBDIVISION.

CARS-DB4, L.P.,
A DELAWARE LIMITED PARTNERSHIP
BY: CARS-DBSPE4, INC., A DELAWARE CORPORATION ITS GENERAL PARTNER
BY: CAPITAL AUTOMOTIVE REAL ESTATE SERVICES, INC., ITS AUTHORIZED AGENT

By: JOHN M. WEAVER DATE
SENIOR VICE PRESIDENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2017, A.D.

BY _____ OF CAPITAL AUTOMOTIVE REAL ESTATE SERVICES, INC. ON BEHALF OF SAID CARS-DBSPE4, INC. AND ON BEHALF OF SAID CARS-DB4, L.P.

NOTARY PUBLIC, STATE OF VIRGINIA

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

CITY OF ROUND ROCK CERTIFICATION & SIGNATURE BLOCK

APPROVED THIS ____ DAY OF _____, 2017, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2017, A.D., AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, 2017, A.D., 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

REPLAT OF THE AMENDED PLAT
OF THE FINAL PLAT OF
ROUND ROCK NISSAN

SHEET NO.
2
OF
2

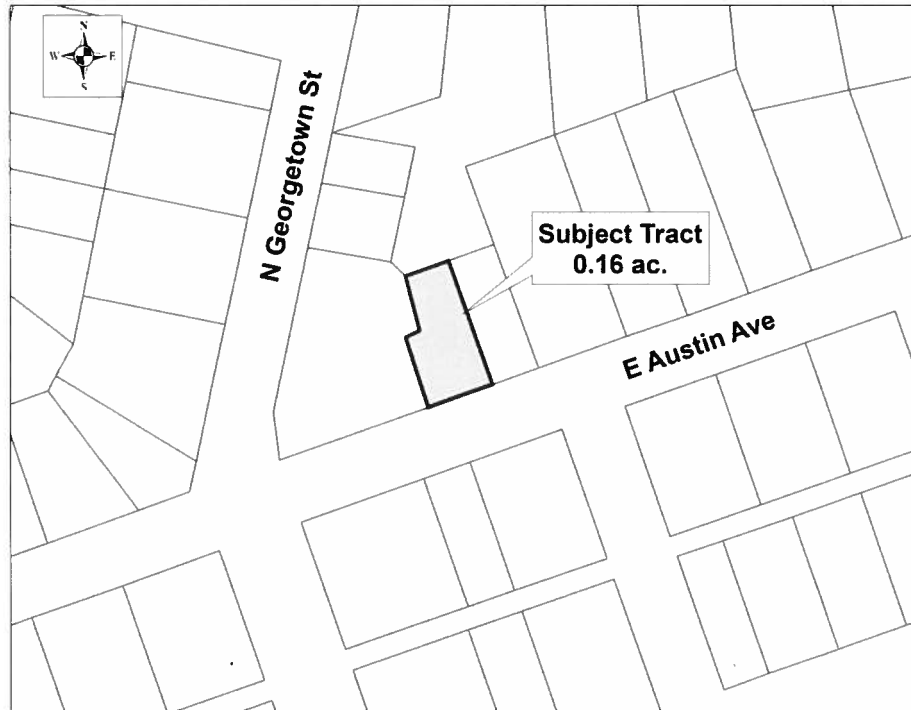
X:\398 AYER Design Group\785-17-01 Nissan 10AC Tract\DWG\785-17-01 REPLAT OF AMENDED FINAL PLAT NISSAN.dwg Jul 31, 17 11:35 am

DATE	REV. BY	DESCRIPTION

DRAWN BY: KS	CHECKED BY: KM, BJ
FIELD BOOK:	FIELD NOTE NO:
SCALE: NOT TO SCALE	
JOB NO: 785-17-01	

 HAYNIE
CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463

806 E. Austin - Rezoning
ZONING ZON1707-002



CASE PLANNER: Brad Dushkin

REQUEST: Rezone the property from SF-2 (Single Family - Standard Lot) to MU-L (Mixed Use Limited)

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

DESCRIPTION: 0.16 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: Vacant - zoned MU-L (Mixed-use Limited)

South: East Austin Ave right-of-way and single family home across - zoned SF-2 (Single Family - Standard Lot)

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

West: The Living Gospel Church - zoned MU-L (Mixed Use Limited)

PROPOSED LAND USE: Single family home

TOTAL ACREAGE: 0.16

Owner:

Jennifer Hensley
1301 N. A.W. Grimes Blvd., #1214
Round Rock, TX 78665

Agent

Willis, Chappell, and Bujan
Sean McDevitt
900 FM 32
San Marcos, TX 78666

**806 E. Austin - Rezoning
ZONING ZON1707-002**

HISTORY: This property has only been zoned SF-2 (Single-family – Standard Lot) and has not been platted. A Minor Plat will need to be approved and recorded prior issuance of a building permit. The property was left out of MU-L zoning during the larger downtown mixed-use rezoning initiative in 2013 due to its lack of frontage on Georgetown St. At the time, staff only included properties fronting on streets with larger traffic volumes, such as E. Main St., Georgetown St., and E. Liberty Ave. with the knowledge that individual property owners adjacent to the zoning district could apply for it over time. The property was also left out of the new SF-D (Single-family – Downtown) district upon its creation in 2016 due to its distance from other SF-D lots and proximity to MU-L zoning.

DATE OF REVIEW: August 16, 2017

LOCATION: Northeast of the intersection of N. Georgetown St. and E. Austin Ave.

STAFF REVIEW AND ANALYSIS:

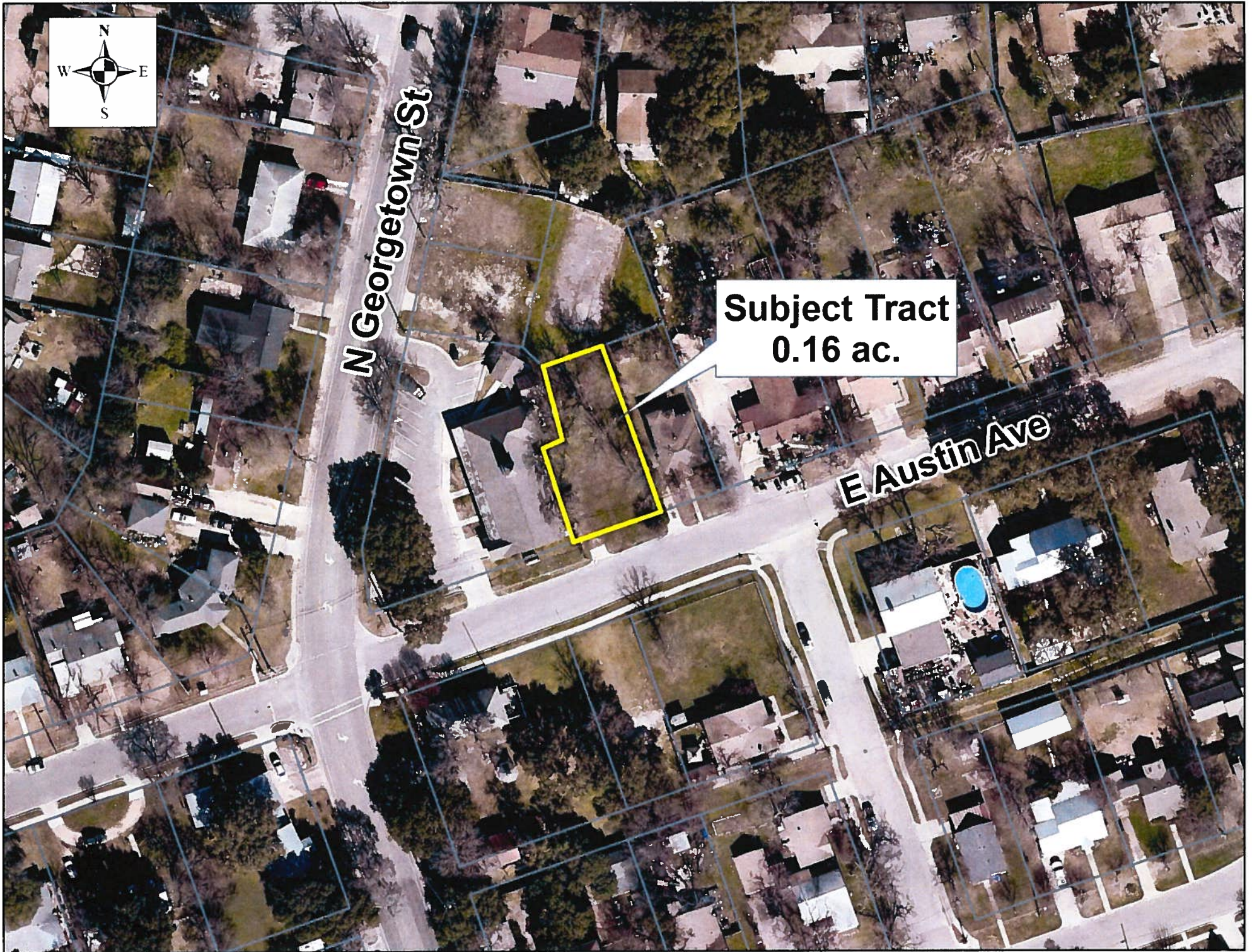
General Plan and Zoning: The General Plan designates this property as “Downtown Mixed Use.” Rezoning from SF-2 to MU-L is consistent with the General Plan. In addition to single-family homes, the MU-L zoning district permits a variety of non-residential uses which are limited in size and operating hours. Offices are the primary non-residential use seen in the district, but boutique retail, artisanal workshops, live/work units, and bed and breakfasts are also permitted. To minimize the impacts of a business locating adjacent to an existing home, all non-residential uses are required to construct a six-foot brick or stone wall along property lines shared with a single-family use. This requirement may be waived with the permission of the abutting homeowners.

The design and development standards of the MU-L district require all new construction to meet the city's historic design guidelines for residential properties to maintain compatibility with the neighborhood. This provides a level of architectural protection not offered by the SF-2 district. Moreover, MU-L provides design standards similar to the SF-D district, which taken together will enhance the current fabric of the urban, small lot residential properties in this area of downtown. The SF-2 district, on the other hand, would permit new construction that is highly suburban in nature and out of proportion with the neighborhood.

Additional Considerations: The SF-2 zoning district requires all properties platted in 2002 or later to have a two-car garage and two additional parking spaces on the driveway. This property is not platted; going through the necessary platting process would trigger this requirement. The MU-L district has no such garage requirement, keeping with the historic nature of the neighborhood. The property owner contracted with a homebuilder to create plans for the home which call for a one-car garage. This would be prohibited under SF-2 zoning but permitted under MU-L zoning.

RECOMMENDED MOTION:

Staff recommends approval.

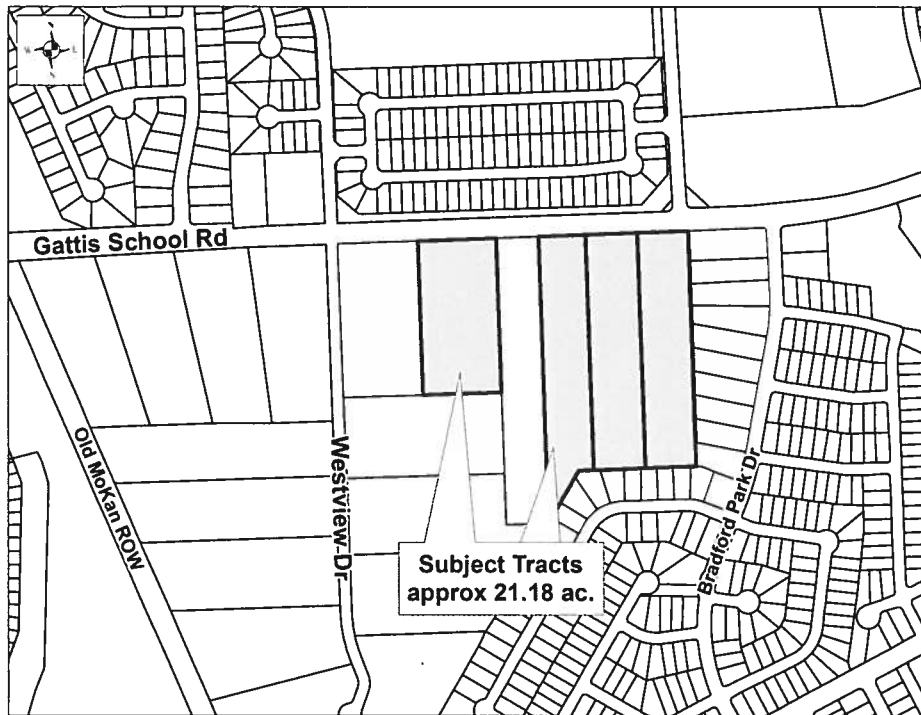


N Georgetown St

Subject Tract
0.16 ac.

E Austin Ave

Westview PUD
ZONING ZON1705-001



CASE PLANNER: Clyde von Rosenberg

REQUEST:

ZONING AT TIME OF APPLICATION: SF-1 (Single family - large lot)

DESCRIPTION: 21.18 acres out of the Westview Addition Lots 6, 8, 9, and 10

CURRENT USE OF PROPERTY: large lot single family

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: SF-2 (Single family - standard lot) - Sonoma South

South: SF-1 (Single family - large lot) & SF-2 (Single family - standard lot) - Bradford Park

East: SF-1 (Single family - large lot) & SF-2 (Single family - standard lot) - Bradford Park

West: PF-3 (Public facilities - high intensity) - church

PROPOSED LAND USE: mixed use

TOTAL ACREAGE: 21.18

Owner:

Four property owners
Gattis School Rd.
Round Rock, TX 78664

Agent

Brent Campbell
Don Quick & Associates
1000 N. IH-35
Round Rock, TX 78681

Westview PUD
ZONING ZON1705-001

HISTORY: The City unilaterally annexed 36.95 acres on the south side of Gattis School Road in January of 2017, primarily to apply land use control over the area. With the location of the Kalahari project, the City expedited plans for the extension of Kenney Fort Boulevard, which will have an intersection with Gattis School Road. A 10.46-acre portion of the annexation area located at this future intersection was zoned to C-1a (General Commercial – limited) on February 9, 2017. Of the approximately 26 acres remaining, one 5.32-acre parcel in the area annexed has existing unregulated commercial uses, including 'park and sell' vehicle sales and RV, boat and trailer storage. The remaining parcels contain single family dwellings on large lots.

DATE OF REVIEW: August 16, 2017

LOCATION: South side of Gattis School Rd. between Westview Dr. and Bradford Park Dr.

STAFF REVIEW AND ANALYSIS:

PUD property

The annexation of the area established the zoning for the properties as SF-1 (Single family – large lot), by default. This means that no expansion of, or addition to, the non-complying uses in place at the time of annexation are permitted. The area within the boundaries of the proposed PUD contains approximately 21.18 acres and does not include the 5.32-acre tract with the aforementioned unregulated commercial uses. The owners of this property declined to participate in the zoning process for the PUD and this property will remain zoned by default as SF-1.

Creation of the PUD zoning district and public notice

The goal of this PUD zoning district is to provide the opportunity for development of the unilaterally annexed property which is both desirable for the community and marketable for the property owners. City staff met with all the property owners to create a list of land uses and development regulations.

Included in the required public notice to all surrounding property owners was a letter from the City, an information sheet about the PUD and a diagram of the property in relation to the surrounding neighborhoods. In addition, City staff contacted the property manager representative of the Bradford Park neighborhood to set up a meeting with community representatives. When they were unable to attend, the City met with the property manager and provided information on the project to distribute to the neighbors.

General Plan and Zoning:

Unilateral annexation requires that the City provide water and wastewater services to the area within 2 ½ years of the date of annexation. The provision of these services allows consideration of the property for more intense land uses, which justifies a change to the General Plan. Approval of the PUD includes a General Plan amendment.

PUD uses:

Uses in the PUD include:

- low density multi-family (apartments, townhouses and multi-family houses);
- senior apartments, townhouses and group living;
- single family homes on a mixture of lot sizes;
- single family homes on a common lot;
- office buildings which may include ground-floor retail and restaurants when in a building which is taller than 2-stories, and colleges, universities and trade schools;
- internally accessed, multi-story self-service storage units;

Westview PUD
ZONING ZON1705-001

- schools and places of worship.

The office buildings, self-service storage and schools and places of worship may be up to 5 stories in height, however if they exceed 2 stories they must be at least 300 feet from the single family neighborhood on the east and south sides of the property boundary.

The uses allowed are intended to be compatible with the Bradford Park neighborhood and the height restriction provides further protection. All non-residential uses located adjacent to Bradford Park will also provide compatibility buffers, as required by the code.

Driveway access and traffic:

Three future driveway locations have been identified to serve the project site. One is located across from Via Sonoma Trail, which is currently signalized. The other two are located according to the driveway spacing standards for City roadways. The PUD property owners have signed a reciprocal access easement, granting each other an easement for vehicular and pedestrian access on their respective properties. This will allow for future development of the property to consolidate the existing residential driveways into the three approved locations.

All uses will be evaluated and a traffic impact analysis, if required, will be prepared when the use is proposed. This could occur when the property is platted or when a site plan is submitted.

RECOMMENDED MOTION:

Staff recommends approval of the PUD for Westview Addition Lots 6, 8, 9, and 10, an unrecorded subdivision.



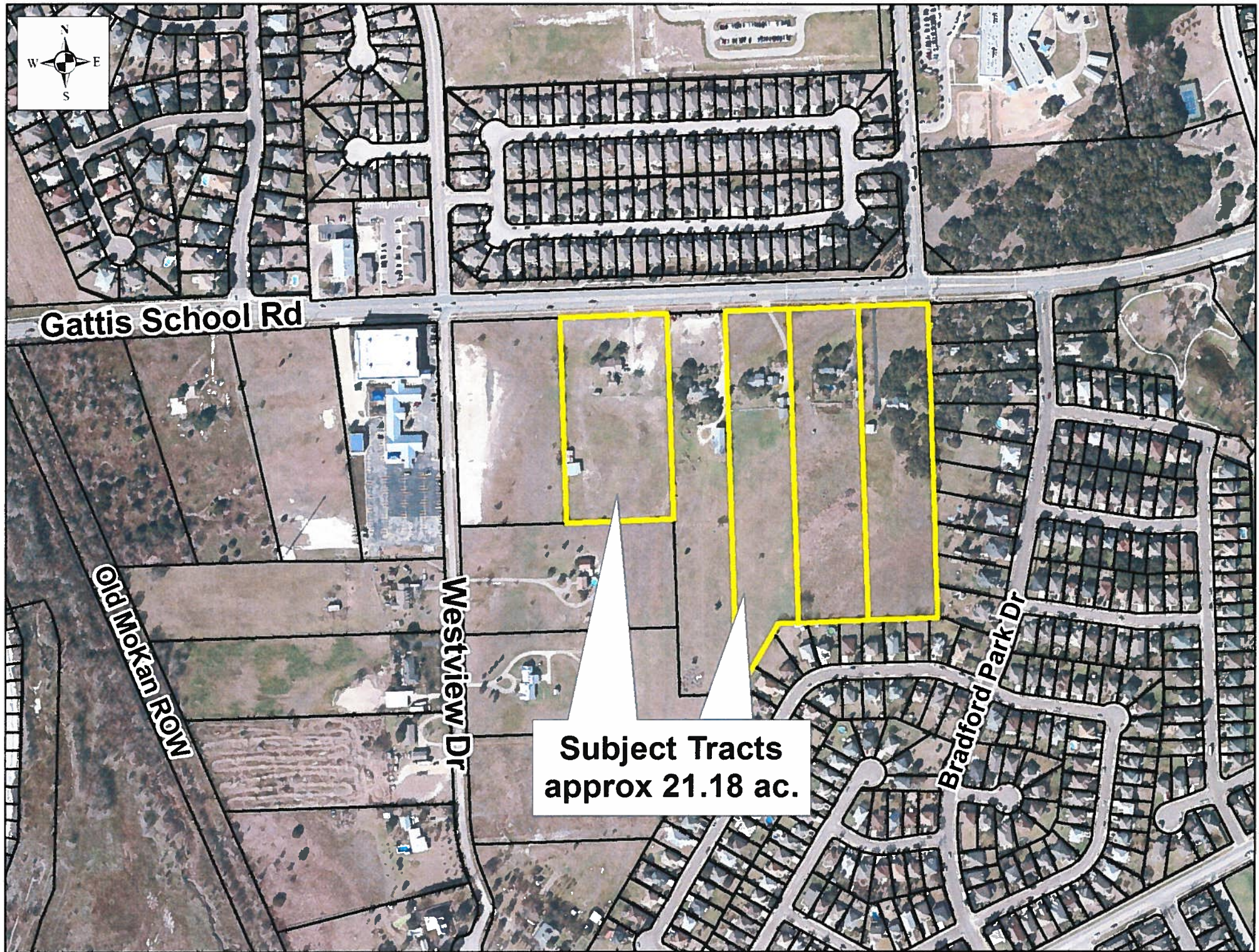
Gattis School Rd

Old Mokan ROW

Westview Dr

Bradford Park Dr

**Subject Tracts
approx 21.18 ac.**



II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 21.18 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit “A”**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MF-1 (Multifamily – low density)**, **SR (Senior)**, **SF-3 (Single Family -Mixed Lot)**, **OF (Office)** or **C-1a (General Commercial – limited)** zoning district and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

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

5. PERMITTED USES

5.1 MF-1 (Multifamily – low density)

In accordance with Section 46-140, as amended, with the following additions:

- (1) Townhouse has a maximum of 16 units per acre.

5.2 SR (Senior)

In accordance with Section 46-152, as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;
- (2) Attached independent living shall provide one parking space per dwelling unit;
- (3) Attached independent living units shall provide covered or garage parking for a minimum of 25% of the required parking spaces.

5.3 SF-3 (Single Family – Mixed Lot)

In accordance with Section 46-136.2, as amended.

5.4 Single Family – Common Lot

In accordance with the development standards contained in the attached **Exhibit “B”**, hereby incorporated.

5.5 OF (Office)

In accordance with Section 46-144, as amended, with the following additions:

- (1) Maximum height of principal building is five (5) stories;
- (2) Colleges and universities are permitted by right;
- (3) Community service is permitted by right;
- (4) Schools: business or trade is permitted by right;
- (5) Eating establishment is permitted only when incorporated into the ground floor of an office building which is greater than two (2) stories in height; the eating establishment shall not be in a building which contains no other uses;

- (6) Retail sales and services are permitted only when incorporated into the ground floor of an office building greater than two (2) stories in height; retail sales and services may not be located in a building with no other uses.
- (7) The following uses are prohibited: animal boarding, art and craft studios with welding or heavy machinery, auto parts sales, auto sales, rental, and leasing facilities, boat sales, camper sales, donation centers, flea markets, fortune tellers/psychic readers, heavy equipment sales, machinery repair and services, manufactured home sales, mortuaries, pawn shops, portable building sales, sexually oriented businesses, shooting/archery ranges, tattoo/piercing shops, taxidermists, and title loan or payday loan services.

5.6 Self-service storage

In accordance with Section 46-142 (C-1a – General Commercial – limited), as amended, with the following addition:

- (1) Roll-up doors accessing individual storage units are prohibited.

5.7 Schools (elementary, middle, high; public, private or charter)

In accordance with Section 46-142 (C-1a – General Commercial – limited), as amended.

5.8 Place of Worship

In accordance with Section 46-142 (C-1a – General Commercial – limited), as amended.

6. COMPATIBILITY

Any non-residential building which exceeds two (2) stories in height shall be located a minimum of 300 feet from the eastern and southern boundaries of the Plan area, as indicated on **Exhibit “C”**.

7. ACCESS EASEMENT AND DRIVEWAYS

7.1 A Reciprocal Access Easement, in which the Owners grant to each other a permanent, non-exclusive easement for vehicular and pedestrian access on their respective properties is attached as **Exhibit “D”**. This easement shall be recorded with the County Clerk upon approval of the PUD.

7.2 The site shall be allowed a maximum of three (3) driveways to Gattis School Road, as generally indicated on **Exhibit “E”**. All driveway locations must meet the approval of the City, based upon established standards for separation and safety.

8. CHANGES TO DEVELOPMENT PLAN

8.1 Minor Changes

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

8.2 Major Changes

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

LIST OF EXHIBITS

Exhibit "A"	Survey Field Notes
Exhibit "B"	Single Family Detached, Common Lot Development Standards
Exhibit "C"	Compatibility
Exhibit "D"	Reciprocal Access Easement
Exhibit "E"	Driveway Access Locations

EXHIBIT

"A"

Gattis School Road (County Road No. 168)

N.E. Corner
109.11 Acres
Luedtke Tract



ASS

THOMAS

Survey

A-609

LEGEND

○ DENOTES IRON PIN FOUND
PP DENOTES POWER POLE

FIELD NOTES FOR JOHN P. WARREN:

BEING a 5.32-acre tract of land situated in the Ass Thomas Survey, Abstract No. 609, Williamson County, Texas, and being a part of that certain 109.11-acre tract of land conveyed by deed to Leo and Dorothy Luedtke, as recorded in Volume 626, Page 350, Deed Records of Williamson County, Texas; also being that certain tract of land conveyed by deed to Raymond E. and Myra E. Klepsig, as recorded in Volume 668, Page 847, Deed Records of Williamson County, Texas. Surveyed on the ground in the month of June, 1982, under the supervision of R. T. Hagness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the South line of Gattis School Road (County Road No. 168), marking the N.E. corner of said 5.32-acre Klepsig tract, for the N.E. corner hereof; said corner also being N 89° 42' W, 225.00 feet from an iron pin found marking the N.E. corner of said 109.11-acre Luedtke tract;

THENCE S 0° 03' 30" W, 1029.54 feet to an iron pin found in the South line of said 109.11-acre Luedtke tract, marking the S.E. corner of said 5.32-acre Klepsig tract, for the S.E. corner hereof;

THENCE N 89° 51' 30" W, 224.97 feet, with said South line to an iron pin found marking the S.W. corner of said 5.32-acre Klepsig tract, for the S.W. corner hereof;

THENCE N 0° 03' E, 1028.34 feet to an iron pin found in said South line of County Road No. 168, marking the N.W. corner of said 5.32-acre Klepsig tract, for the N.W. corner hereof;

Leo
109.11 Acres
626/350

Luedtke



Steger & Biggell, Inc.

CONSULTING ENGINEERS - SURVEYORS
P. O. BOX 250 - COTTONWOOD, TX 75845

Page 1 of 2
Job No. 87247

Note: Complete legal description to be included in ordinance.

EXHIBIT “B”

DEVELOPMENT STANDARDS Single Family Detached, Common Lot

1. The Property shall be regulated for purposes of zoning and subdivision by the standards contained in this Exhibit. All aspects not specifically covered by this Exhibit shall be regulated by the **TH (Townhouse)** zoning district.
2. **Density** - Maximum of 12 units per acre.
3. **Setbacks** – The minimum building setback from the private drive aisle shall be 15 feet. Setbacks between structures shall be measured from eave to eave.
4. **Exterior Finish** - The exterior finish of all homes shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim and accent features.
 - a. Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
 - b. The use of materials such as wood shingles or wood siding shall be limited to accent features.
 - c. The front of all homes and the drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
 - d. Horizontally installed cement based siding may be used on rear and side elevations. On two story homes with a rear side facing Gattis School Road, however, the following shall be required on the second-floor elevation:
 - i. One window enhancement from the following list:
 1. Shutters
 2. Awnings or shed roofs
 3. Window trim
 4. Arch windows
 - ii. One design feature from the following list:
 1. Board and batten siding
 2. Stucco
 3. Balcony
 4. Building offset
 5. Box window
5. **Garage Door Treatment** - Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door. Upgraded garage doors shall not be required for swing in, side entry garages.

EXHIBIT “B”

6. Fencing Design Standards

- a. Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.
- b. Perimeter fencing shall be constructed of brick, stone, split-faced or decorative concrete masonry unit (CMU), except when they are abutting open space or amenity areas, in which case they shall be constructed of wrought iron or tubular steel with masonry columns.

7. Landscaping

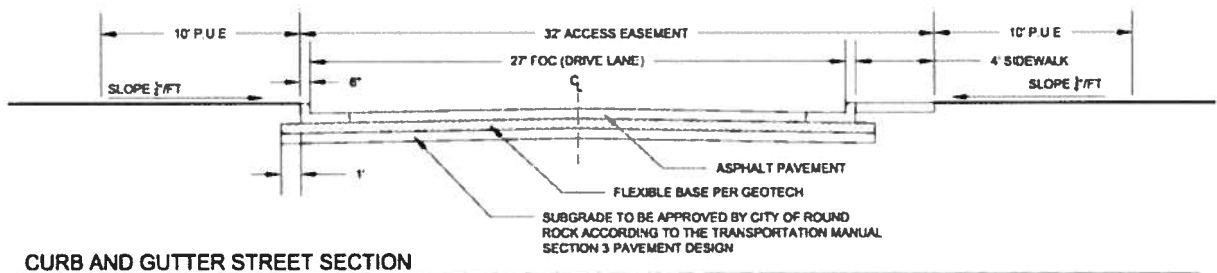
- a. The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - i. All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - ii. Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - iii. Each single family dwelling unit shall be provided with six inch (6”) caliper of large species trees whether through the preservation of existing trees or planting of three inch (3”) caliper container-grown trees.
 - iv. A private home owners association will be established for the maintenance of landscape and irrigation areas located between the private drive lanes and town houses as well as for all community signage, walls, medians, common open spaces and detention areas.

8. Parking

- a. A total of 4 parking spaces per unit are required:
 - i. Two (2) garage enclosed parking spaces.
 - ii. Two (2) parking spaces located in front of the garage and outside of the private access drive.
- b. Guest parking shall be provided by one of the following:
 - i. Providing for parallel parking on one side of the drive aisle. This requires a drive aisle width equivalent to 30-feet measured ‘face of curb to face of curb’; or

EXHIBIT "B"

- ii. A minimum of one (1) guest parking space must be provided for every three (3) residential units. These spaces shall be located outside of the private drive aisle and the maximum distance from any residential unit to a guest parking space shall be three hundred feet (300'), measured along the drive lanes.
9. **Private Drive Aisles** - Private drive aisles to serve the units shall be built, at a minimum, in the 'curb and gutter street section' configuration indicated below.
- a. Each private drive aisle configuration includes a four foot (4') wide sidewalk on one side of the drive.
 - b. Private drive aisles are not built to public street standards and may therefore be gated, subject to the access requirements established by the Fire Marshal.
 - c. In order for private drive aisles to accommodate parallel parking on one side, the width must measure 30-feet from 'face of curb to face of curb'.



EXHIBIT

tabbles®

"C"

Via Sonoma

Sonoma South

Gattis School Road

Bradford Park Dr.

Bradford Park

300 ft

300 ft building setback

Westview Dr.



RECIPROCAL ACCESS EASEMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

HOWARD LEE PARHAM III & JANIS NEWBY PARHAM ("**Parham**"), whose mailing address is 112 Diamond Trail, Georgetown, Texas 78633, STUART B. MCCURDY & DIANA M. MCCURDY ("**McCurdy**"), whose mailing address is 3509 Gattis School Road, Round Rock, Texas 78664, RAMSWAROOP BODDU & RAMSI SURENDRAN BODDU ("**Boddu**"), whose mailing address is 3517 Gattis School Road, Round Rock, Texas 78664, and DOUGLAS E. MARTIN ("**Martin**"), whose mailing address is 3525 Gattis School Road, Round Rock, Texas 78664, convey reciprocal easements to each other, on the basis of the following facts and understandings.

RECITALS

1. Parham owns certain property ("Property A") located in Round Rock, Texas, and described as:

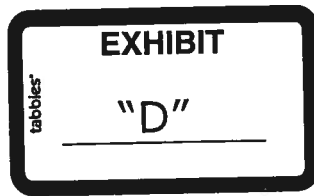
Being approximately 5.339 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Howard Lee Parham III and Janis Newby Parham, recorded in Document Number 1994022691 of the Williamson County Official Public Records.

2. McCurdy owns certain other property ("Property B") located in Round Rock, Texas. Property B is described as:

Being approximately 5.20 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Stuart B. McCurdy and wife, Diana M. McCurdy, recorded in Document Number 1992024746 of the Williamson County Official Public Records.

3. Boddu owns certain other property ("Property C") located in Round Rock, Texas. Property C is described as:

Being approximately 5.32 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Ramswaroop R. Boddu and Resmi Surdendran, husband and wife, recorded in Document Number 2013003409 of the Williamson County Official Public Records.



4. Martin owns certain other property ("Property D"). Property D is described as:

Being approximately 5.32 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Douglas E. Martin and wife, Martha J. Martin, of record in Volume 821, Page 258, Deed Records, Williamson County, Texas.
5. Parham, McCurdy, Boddu, and Martin are hereinafter collectively referred to as the "Parties".
6. Property A, Property B, Property C, and Property D are hereinafter collectively referred to as the "Properties".
7. The Properties are all located adjacent to and have access to Gattis School Road
8. The City of Round Rock has plans to further develop and widen Gattis School Road, which may impact the Properties' access to Gattis School Road.
9. The Parties wish to grant sixteen-foot (16') wide reciprocal access easements parallel and adjacent to the Gattis School Road right-of-way, over, under, and across those portions of the Properties directly to the south of the Gattis School Road right-of-way (the "Easement Area").
10. The Parties desire to have the mutual and reciprocal right to use the entire surface of the Road for purposes of ingress and egress.

THE PARTIES THEREFORE AGREE, in consideration of the mutual and reciprocal grants and agreements made here, as follows:

CONVEYANCE

Grant of Reciprocal Access Easements

1. The Parties hereby grant to each other a permanent, non-exclusive easement for vehicular and pedestrian access within the Easement Area located from time to time on their respective property (the "Reciprocal Easements"). Except to abate an emergency, no trees, permanent buildings, structures, fences or other barriers shall be placed in the Easement Area or shall be allowed to prevent, hinder or interfere in any way with the free flow and passage of vehicular and pedestrian traffic over, to, and from the Easement Area, and no change of grade elevation or excavation shall be made upon the Easement Area, without the prior approval of



each Property Owner, which approval shall not be unreasonably withheld or delayed.

Purpose of Easement

2. This access easement, with its rights and privileges, shall be used only for the purpose of providing pedestrian and vehicular ingress and egress over and across said properties.

Duration of Easement

3. This easement shall be perpetual.

Warranty of Title

4. Each Party's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument to the other Party's heirs, personal representatives, successors, and assigns against every person lawfully claiming or to claim all or any part of the interest in the Property.

Nonexclusivity of Easement

5. The easement, rights, and privileges granted by this conveyance are nonexclusive, and each Party reserves and retains the right to convey similar rights and easements to such other persons as each Party may deem proper.

Indemnity

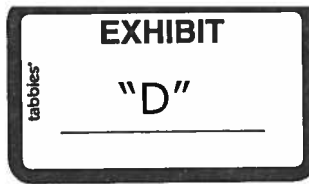
6. Each Party shall hold harmless, defend, and indemnify the other Party against any suits, liabilities, claims, demands or damages, including but not limited to personal injuries and attorneys' fees, arising from any Party's exercise of easement rights granted by this instrument.

Maintenance

7. Each Property Owner shall pay the expense of maintaining and repairing the Easement Area on their respective property, including the payment of all real estate taxes and assessments.

Rights Reserved

8. Each Party retains, reserves, and shall continue to enjoy the use of the surface of the easement area described in Paragraph 4 of this Agreement for any and all purposes that do not interfere with and prevent other Party's use of the easement. This includes, without limitation, the right to build and use the surface of the



easement area for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and to dedicate all or any part of the easement area to any city for use as a public street, road, or alley.

Covenants Running with Land

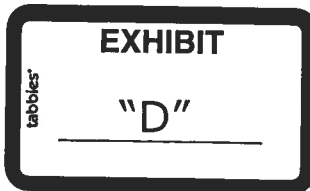
9. The rights contained within this Reciprocal Access Easement shall run with the land and inure to and be for the benefit of each Property Owner, their successors and assigns, and the tenants, agents, employees, sub-tenants, licensees, concessionaires, mortgagees in possession, customers and business invitees of such persons. The rights conferred hereby shall be enforceable by injunction in the appropriate court in the event of their breach.

Entire Agreement

10. This Reciprocal Access Easement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by the Parties.

Executed this _____ day of _____, 2017.

(signature pages follow)



By: Howard Lee Parham, III
HOWARD LEE PARHAM, III

Date: 06-21-2017

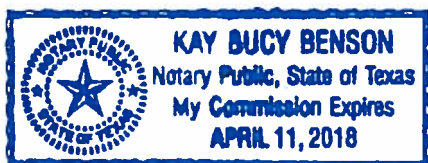
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 21st day of June, 2017 by HOWARD LEE PARHAM, III, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson
Notary Public, State of Texas

By: Janis Newby Parham
JANIS NEWBY PARHAM

Date: 6-21-2017

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 21st day of June, 2017 by JANIS NEWBY PARHAM, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson
Notary Public, State of Texas



By: Stuart B. McCurdy
STUART B. MCCURDY

Date: 16 Jun 2017

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on this the 16th day of June, 2017 by STUART B. MCCURDY, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson
Notary Public, State of Texas

By: Diana M. McCurdy
DIANA M. MCCURDY

Date: June 16, 2017

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on this the 16th day of June, 2017 by DIANA M. MCCURDY, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson
Notary Public, State of Texas



By: B. Ramswaroop Boddur
RAMSWAROOP BODDU

Date: 06/26/2017

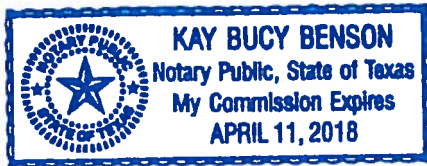
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 26th day of June, 2017 by RAMSWAROOP BODDU, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson
Notary Public, State of Texas

By: Ramsi Surendran Boddur
RAMSI SURENDRAN BODDU

Date: 6-26-17

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 26th day of June, 2017 by RAMSI SURENDRAN BODDU, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson
Notary Public, State of Texas



By: Douglas E Martin
DOUGLAS E. MARTIN

Date: 6/27/2017

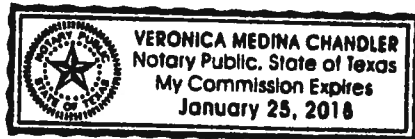
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

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This instrument was acknowledged before me on this the 27th day of June, 2017 by Martin, Douglas Ele, in the capacity and for the purposes and consideration recited therein.



Veronica M. Chandler
Notary Public, State of Texas

Driveway Exhibit

