



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Rob Wendt
Alternate Vice Chair Jennifer Henderson
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Paul Emerson
Commissioner Michelle Ly
Commissioner Greg Rabaey
Commissioner Jennifer Sellers

Wednesday, April 17, 2019

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2019-065](#) Consider approval of the minutes for the April 3, 2019, Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [PZ-2019-066](#) Consider public testimony regarding, and a recommendation for the request filed by Realty Austin, on behalf of the property owner Steve L. Sparks, for approval of the original zoning of 1.72 acres to the OF-1 (General Office) zoning district, generally located southwest of the intersection of High Country Blvd. and High Point Dr. Case No. ZON1903-001
- E.2 [PZ-2019-067](#) Consider approval of the University Crossing Preliminary Plat, generally located south of University Blvd. and east of Sunrise Rd. Case No. PP1812-001
- E.3 [PZ-2019-068](#) Consider approval of the University Crossing Final Plat, generally located south of University Blvd. and east Sunrise Rd. Case No. FP1903-005

- E.4 [PZ-2019-069](#) Consider approval of the University Village North, Sec. 3, Lot 3, Block C Final Plat, generally located southeast of University Blvd. and Sandy Brook Dr. Case No. FP1903-004
- E.5 [PZ-2019-070](#) Consider approval of the Vizcaya Phase 5D & 7B Final Plat, generally located west of Pietra Ln. and Varano Bend. Case No. FP1903-006
- E.6 [PZ-2019-071](#) Consider approval of the IDEA Greenlawn Subdivision Preliminary Plat, generally located northeast of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. PP1903-003
- E.7 [PZ-2019-072](#) Consider approval of the IDEA Greenlawn Subdivision Final Plat, generally located northeast of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. FP1903-007

F. STAFF REPORT:

- F.1 [PZ-2019-073](#) 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 below, as authorized by Texas Government Code:

§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 11th day of April 2019 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, APRIL 3, 2019 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on April 3, 2019, 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 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioners Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek 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 March 6, 2019, Planning and Zoning Commission meeting.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider approval of the Avery Centre South Lots 2, 3, 4, & 5 Block A Preliminary Plat, generally located south of the intersection of N. A.W. Grimes Blvd. and Avery Nelson Pkwy. Case No. PP1903-001

Mr. Enriquez briefly reviewed the Preliminary Plat application noting that the purpose of the application was to create three development lots, one right-of-way lot, and one open space lot. Staff recommended approval of the application as conditioned.

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

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider approval of the Avery Centre South Lots 2, 3, 4, & 5 Block A Final Plat, generally located south of the intersection of N. A.W. Grimes Blvd. and Avery Nelson Pkwy. Case No. FP1903-001

Mr. Enriquez continued to review the Final Plat application noting that the purpose of the application was to create three development lots, one right-of-way lot, and one open space lot. Staff recommended approval of the application as conditioned.

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

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E3. Consider approval of the Vizcaya Phase 6C Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and University Blvd. Case No. FP1903-002

Mr. Enriquez reviewed the request and stated that the Vizcaya Phase 6C Final Plat application contained 32 estate lots, 13 large lots, 1 right-of-way lot, and 2 open space lots. Staff recommended approval of the application as conditioned.

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

Following a short discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E4. Consider approval of the Hairy Man Subdivision Phase 2 Final Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. FP1903-003

Mr. von Rosenberg reviewed the application noting that the Hairy Man Subdivision Phase 2 contained 23 lots. He reminded the Commission that the Hairy Man Subdivision Revised Preliminary Plat was approved on February 6, 2019 and the Final Plat for Phase 1 was approved on March 6, 2019.

He stated that the SF-3 (Single-family – Mixed lot) zoning district allows three different lots sizes and briefly discussed the exterior finish, connectivity index, landscape, and special design features. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Nathan Kelly, with BGE, Inc., was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E5. Consider approval of the Clear Creek Ranch Preliminary Plat, generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd. Case No. PP1902-001

Mr. Enriquez reviewed the Preliminary Plat application noting that the applicant proposed 1 development lot, 1 right-of-way lot, and 1 special purpose lot. He noted that the tract was zoned

PUD No. 116, which allows for residential development with a maximum of 120 units. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Steve Jamison, with Jamison Civil Engineering, LLC, was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E6. Consider approval of the Clear Creek Ranch Final Plat, generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd. Case No. FP1902-002

Mr. Enriquez continued to review the Final Plat application noting that the applicant proposed 1 development lot, 1 right-of-way lot, and 1 special purpose lot. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Steve Jamison, with Jamison Civil Engineering, LLC, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Wendt, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F. CODE AMENDMENTS:

The Commission agreed that Agenda items F7 and F8 would be presented first. Mr. von Rosenberg noted that the proposed code amendments were mainly administrative changes.

F7. Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code: Definition of Living Unit Equivalent Section 1-50

Mr. von Rosenberg noted that due to better pipe materials, low-flow water devices, and energy savings appliances, the LUE (Living Unit Equivalent) number of gallons per day of wastewater produced was reduced. The proposed code amendment will make the number of gallons per day in the LUE definition match that of the DACS (Design and Construction Standards) manual, which was recently changed to reflect the revised figure.

Mr. David Freireich, Utility Engineering Manager, gave a brief explanation of the proposed change.

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

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Clawson, second by Commissioner Bryan to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F8. Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code: Addition of a Service Unit Equivalent: Section 4-82

Mr. Freireich stated that the purpose of the code revision was to add a category for hotel/motel/lodging/assisted living to the list of multifamily uses. He noted that currently, the list of multifamily uses does not include the proposed category and explained that the service unit equivalent will more accurately reflect the actual water use by these facilities and therefore provide a fair rate.

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

Following a discussion, a motion was offered.

Motion: Motion by Vice Chair Wendt, second by Commissioner Clawson to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F1. Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code: Use of Stucco on Concrete Tilt-Wall Construction: Sections 2-32 - C-1 (General Commercial); 2-33 – C-1a (General Commercial – Limited) and 2-58 – PF-3 (Public Facilities – High Intensity)

Mr. von Rosenberg noted that the purpose of the code amendment was to clarify the use of stucco in the C-1, C-1a and PF-3 districts. He explained that the revision relocates the requirement for wainscoting when stucco exceeds 75% of the total wall finish so that it clearly only applies to concrete tilt-wall construction.

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

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

Motion: Motion by Commissioner Clawson, second by Commissioner Henderson to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F2. Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code: Commercial Exterior Wall Finish Materials: Sections 2-34 - C-2 (Local Commercial); 2-42 – OF-1 (General Office); 2-56 – PF-1 (Public Facilities – Low Intensity); 2-57 – PF-2 (Public Facilities – Medium Intensity)

Mr. von Rosenberg noted that the proposed code amendment clarifies the requirements for exterior wall finish in the C-2, OF-1, PF-1, and PF-2 zoning districts. He explained the revised code re-arranges the paragraphs to list only the materials that must comprise at least 50% of the exterior finish in the paragraph and only the materials that may comprise the remaining 50% of the exterior finish in the second paragraph.

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

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

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F3. Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code: Residential Garage Door Width: Sections 2-15 – SF-2 (Single-Family – Standard lot); 2-16 – SF-3 (Single-Family – Mixed lot); 2-17 SF-D (Single-Family – Downtown); 2-18 – MH (Manufactured Housing); 2-19 – TF (Two-Family)

Mr. von Rosenberg stated that the purpose of the code revision was to clarify the garage door width limitation in five residential zoning districts. He noted that the revised code clarifies that no single garage door facing a public street shall exceed 18 feet in width.

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

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Henderson to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F4. Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code: Front Elevations in the SF-3 (Single Family – Mixed Lot) District: Section 2-16

Mr. von Rosenberg stated that the current code requires any front-facing garage be set behind the front façade of the house to prevent the garage from being the most prominent feature of the front elevation. He explained that an alternative to the current requirement is to select two design elements including: 1) At least two wall planes, with a minimum offset of 18 inches; 2) A covered front porch or patio; 3) A shed roof or trellis over the garage door; 4) Use of at least two roof types or two roof planes; 5) Two or more masonry finishes; 6) Addition of a dormer(s) on the front elevation.

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

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

Motion: Motion by Commissioner Sellers, second by Commissioner Ly to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F5. Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code: Single Family Use in the MU-1 (Mixed Use – Historic Commercial Core) District: Section 2-77 - Permitted Uses in the Mixed-Use Districts and Section 2-91(hh) - Supplementary Use Standards

Mr. von Rosenberg noted that the MU-1 (Mixed-Use – Historic Commercial Core) is primarily dedicated to low and moderate density commercial development, with limited residential use. He explained, however, that six lots have been identified in the MU-1 district which are vacant and suitable for single family uses or on which single family uses currently exist. The lots are located on E. Liberty Avenue, five between N. Burnet Street and N. Shepard St. and one between N. Lampasas St. and N. Mays St., Mr. von Rosenberg explained that the proposed code amendment would allow single family uses on these lots, subject to design standards.

He noted that the MU-1 district did not provide single-family standards because it did not allow single-family use. He explained, however, that the MU-2 (Mixed-Use Downtown Medium Density) zoning district which surrounds the MU-1 district, does contain single family design standards that are appropriate for single family in the MU-1 district. The revised code would apply the MU-2 design standards to the MU-1 district on all six lots.

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

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sellers to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F6. Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III – Zoning and Development Code: Fences in the MU-1 (Mixed-Use Historic Commercial Core) and MU-2 (Mixed-Use Downtown Medium Density) Districts: Sections 2-71 and 2-72

Mr. von Rosenberg finalized his presentation noting that a limited number of fence types are permitted in the MU-1 and MU-2 zoning districts. He explained that the MU-1 district did not allow for single family uses, until the change explained in the previous Agenda Item F5, therefore no standards for single family fencing existed.

The proposed code amendment in the MU-1 district would provide for single family uses to install or replace wood fences. In addition, a provision for opaque fencing in the street yard to screen service areas containing supplies, equipment, and restrooms would be added. The wood fencing requirements in the MU-2 district would be amended to match that of the MU-1 district and the opaque street yard screening fence provision would also be added to the MU-2 district.

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

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

Motion: Motion by Commissioner Clawson, second by Commissioner Henderson to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

G. STAFF REPORT:

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

Mr. Wiseman informed the Commission Mr. Paul Emerson was appointed to the Planning and Zoning Commission by City Council.

H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:27 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**2701 High Country Blvd.
ZONING ZON1903-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of rezoning to OF-1 (General Office)

ZONING AT TIME OF APPLICATION: not zoned - default zoning district is SF-R (Single Family - rural)

DESCRIPTION: 1.72 acres out of the Samuel Jenkins Survey, Abstract No. 347

CURRENT USE OF PROPERTY: single family

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: single family - SF-2 (Single Family - standard lot)

South: City water tower and park - PF-3 (Public Facilities - high intensity)

East: single family and City water tower and park - SF-2 (Single Family - standard lot) and PF-3 (Public Facilities - high intensity)

West: City water tower access road - PF-3 (Public Facilities - high intensity)

PROPOSED LAND USE: office

TOTAL ACREAGE: 1.72

Owner:
Steve L. Sparks
2701 High Country Blvd.
Round Rock, TX 78664

Agent:
Realty Austin
BJ Green
3801 N. Capital of TX Hwy. J-180
Austin, TX 78746

**2701 High Country Blvd.
ZONING ZON1903-001**

HISTORY: The property was annexed into the City in 2009, at which time no zoning district was applied. The property therefore has a default zoning designation of SF-R (Single Family – rural).

DATE OF REVIEW: April 17, 2019

LOCATION: Southwest of the intersection of High Country Blvd. and High Point Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential by the General Plan 2020. Although it has not received a zoning designation, since it is less than 10 acres, the Code assigns it the SF-R (Single Family – rural) district. Office is a use which is considered compatible with the residential land use designation. The permitted uses in the OF-1 (General Office) district include: office, medical office, residential to office conversion, day care, cosmetic services, and urgent care facility. The district has exterior wall finish standards and building orientation, articulation and elevation requirements.

Traffic, Access and Roads: The property fronts on High Country Blvd., a collector street connecting Donnell Drive and Gattis School Road.

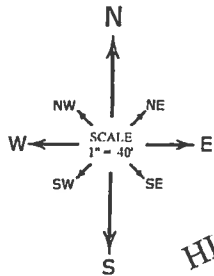
Additional Considerations: The 1.72-acre property, which has approximately 300 feet of frontage on High Country Blvd., contains one single family home. It is the only single family property with a driveway on High Country Blvd. Behind the property is a 10-acre tract owned by the City of Round Rock. This City property contains an approximately 100-foot tall elevated water storage tank, which is accessed via a paved driveway from High Country Blvd. This driveway is adjacent to the western and southern boundaries of the subject property. The remainder of the 10-acre City tract is High Country Park, which is accessed from Flower Hill Drive. Due to the location and layout of the lot, it is not suitable for single family.

Outreach to Neighbors: The owner sent a letter to the owners of the surrounding properties, stating that he wanted to sell the subject tract to a buyer who wanted to use the property as an administrative office for a contracting/building business. The owner requested a signature from each surrounding owner, attesting that they did not object to the office zoning. Four owners who are directly adjacent to the subject tract provided signatures. The owner also contacted representatives of the two neighborhood associations in the area.

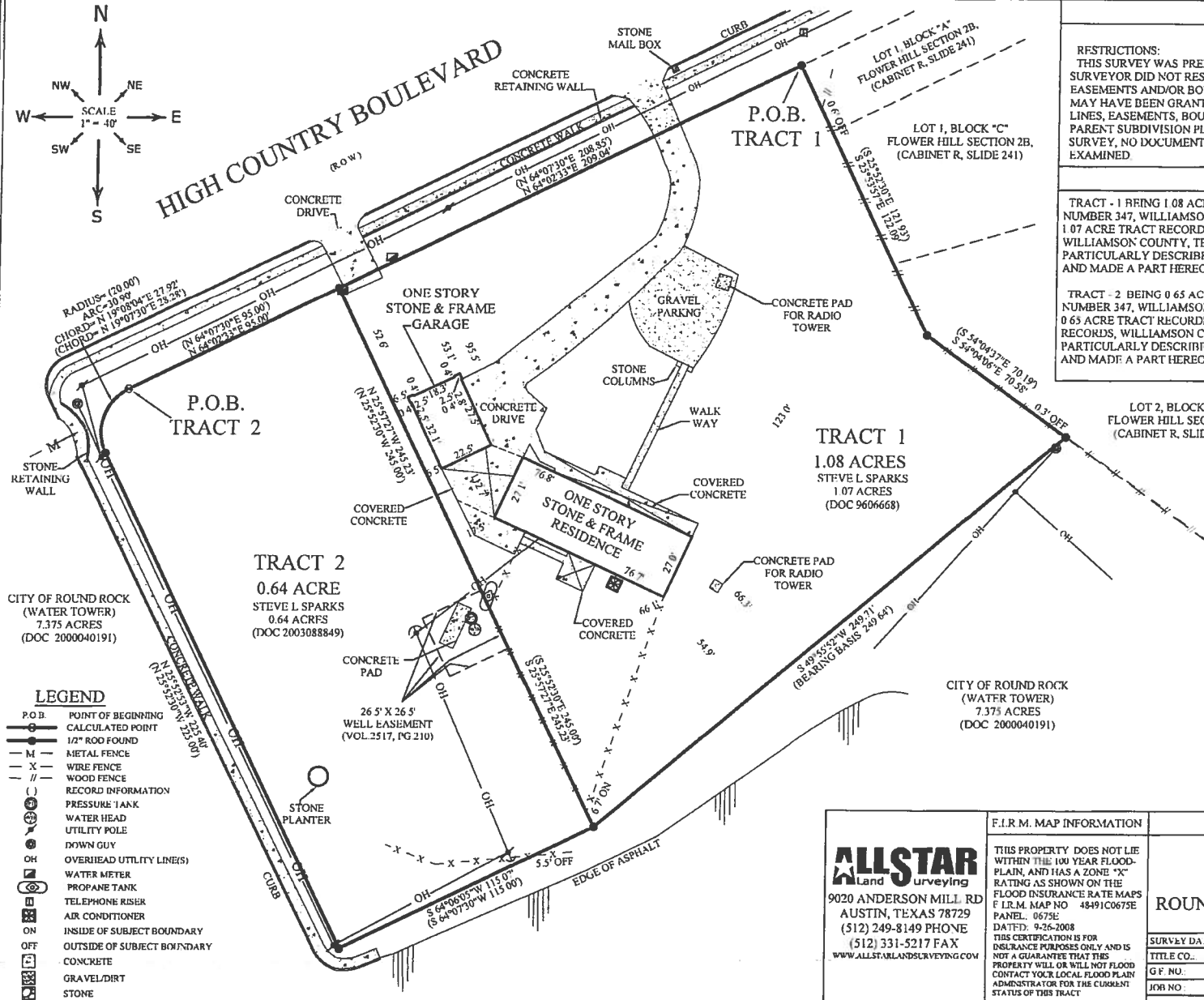
Conversion to office: The owner's representatives participated in a pre-submittal meeting with the City on March 28, 2019, where the requirements for the potential conversion of the site from residential to office were discussed. These requirements include: a driveway which meets the commercial standard, the provision of wastewater service to the property, provisions for stormwater, designation of a fire lane(s), provision for parking spaces, landscaping, and a compatibility buffer where the site is adjacent to single family uses on the northeastern boundary.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to the OF-1 (General Office) district.



HIGH COUNTRY BOULEVARD



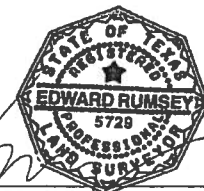
RESTRICTIONS

RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

TRACT - 1 BEING 1.08 ACRES OF LAND, OUT OF THE SAMUEL JENKINS SURVEY, ABSTRACT NUMBER 347, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN STEVE L. SPARKS 1.07 ACRE TRACT RECORDED IN DOCUMENT NUMBER 9606668, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, TEXAS, SAID 1.08 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

TRACT - 2 BEING 0.65 ACRES OF LAND, OUT OF THE SAMUEL JENKINS SURVEY, ABSTRACT NUMBER 347, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN STEVE L. SPARKS 0.65 ACRE TRACT RECORDED IN DOCUMENT NUMBER 200308849, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, TEXAS, SAID 0.65 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.



I, THE SIGNER, AND/OR OWNERS OF THE PREMISES SURVEYED, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON, CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

LEGEND

- P.O.B. POINT OF BEGINNING
- CALCULATED POINT
- 1/2" ROD FOUND
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- () RECORD INFORMATION
- PRESSURE TANK
- WATER HEAD
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINE(S)
- WATER METER
- PROPANE TANK
- TELEPHONE RISER
- AIR CONDITIONER
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- CONCRETE
- GRAVEL/DIRT
- STONE

ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

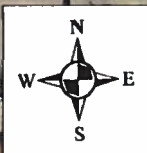
F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. F.I.R.M. MAP NO. 48491C0675E. PANEL: 0675E. DATED: 9-26-2008. THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

STEVE L SPARKS
2701 HIGH COUNTRY BOULEVARD,
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

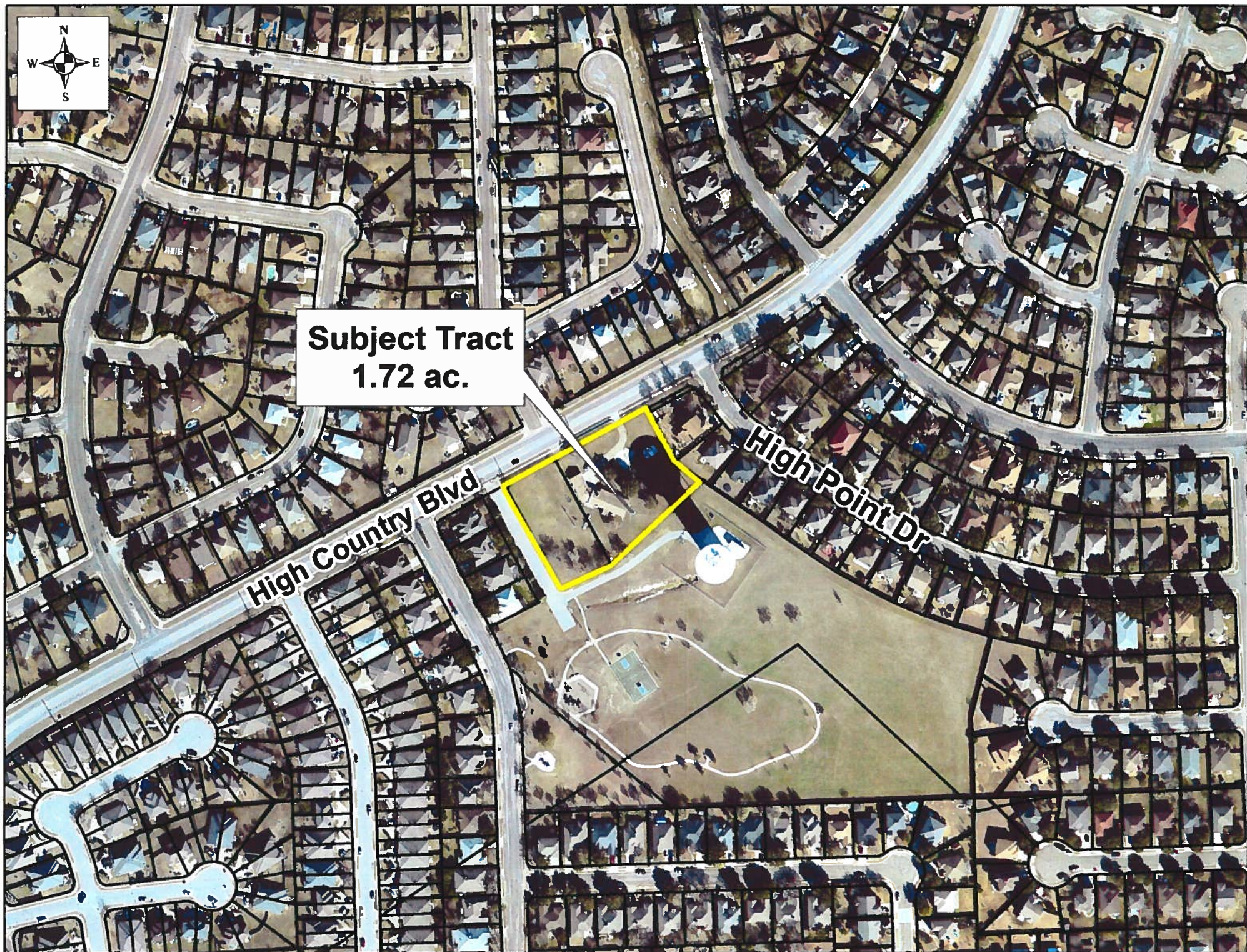
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|-------------|-------------------|------------|---------------|------------|
| SURVEY DATE | DECEMBER 07, 2012 | FILED BY | EANON HORTON | 12/07/2012 |
| TITLE CO. | - | CAI C. BY | EDWARD RUMSEY | 12/07/2012 |
| G.F. NO. | - | DRAWN BY | ROGER CARDONA | 12/07/2012 |
| JOB NO. | A1201312 | RPLS CHECK | EDWARD RUMSEY | 12/07/2012 |



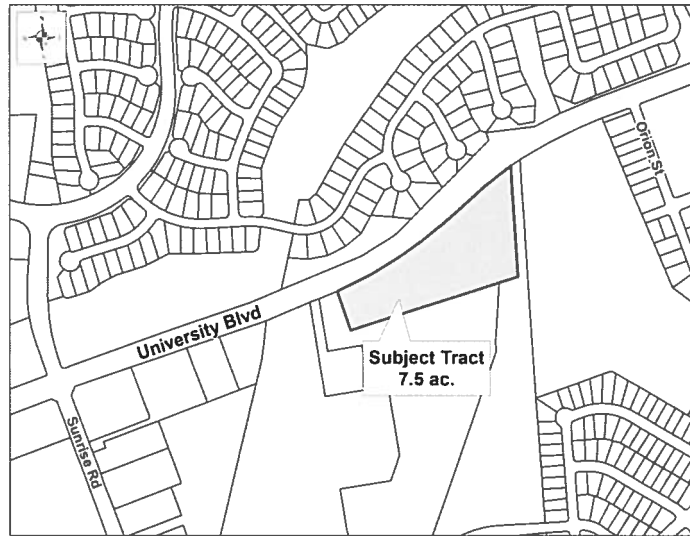
**Subject Tract
1.72 ac.**

High Country Blvd

High Point Dr



**University Crossing
PRELIM PLAT PP1812-001**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat to create 5 development lots, 1 open space/drainage lot and 1 right-of-way lot

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 7.49 acres out of the N.B. Anderson Survey, Abstract No. 29

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: University Boulevard Right-of-Way/ETJ (Extraterritorial Jurisdiction)

South: Multifamily - Zoned PUD (Planned Unit Development) No. 90

East: Multifamily - Zoned PUD (Planned Unit Development) No. 90

West: Multifamily - Zoned PUD (Planned Unit Development) No. 90

PROPOSED LAND USE: Commercial Pad Sites

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 0 | 0 |
| Residential - Multi Unit: | 0 | 0 |
| Office: | 0 | 0 |
| Commercial: | 5 | 6.33 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 1 | 0.54 |
| ROW: | 1 | 0.62 |
| Parkland: | 0 | 0 |
| Other: | 0 | 0 |
| TOTALS: | 7 | 7.49 |

Owner:
A&W Limited Partnership
Rene Arredondo
1626 Medical Center St., Ste. 500
El Paso, TX 79902

Agent:
Waeltz & Prete, Inc.
Antonio Prete, PE
211 N. A.W. Grimes Blvd.
Round Rock, TX 78665

**University Crossing
Preliminary Plat PP1812-001**

HISTORY: The subject tract was recently annexed into the City of Round Rock. On April 11, 2019, the City Council approved the General Plan Amendment (GP1811-001), Annexation (AN1811-003), and Original Zoning (ZON1811-006) applications.

DATE OF REVIEW: April 17, 2019

LOCATION: South of University Boulevard and east of Sunrise Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract for commercial purposes. The subject tract is zoned C-1a (General Commercial – Limited). The C-1a (General Commercial - Limited) zoning district will allow commercial land uses such as offices, hotels, retail, and restaurants by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Traffic, Access and Roads: The subject tract will have access from University Boulevard. Driveway access points will be determined during the site development plan review stage. A Traffic Impact Analysis was deemed not necessary as the applicant will be dedicating right-of-way and adding turn lane improvements to University Boulevard.

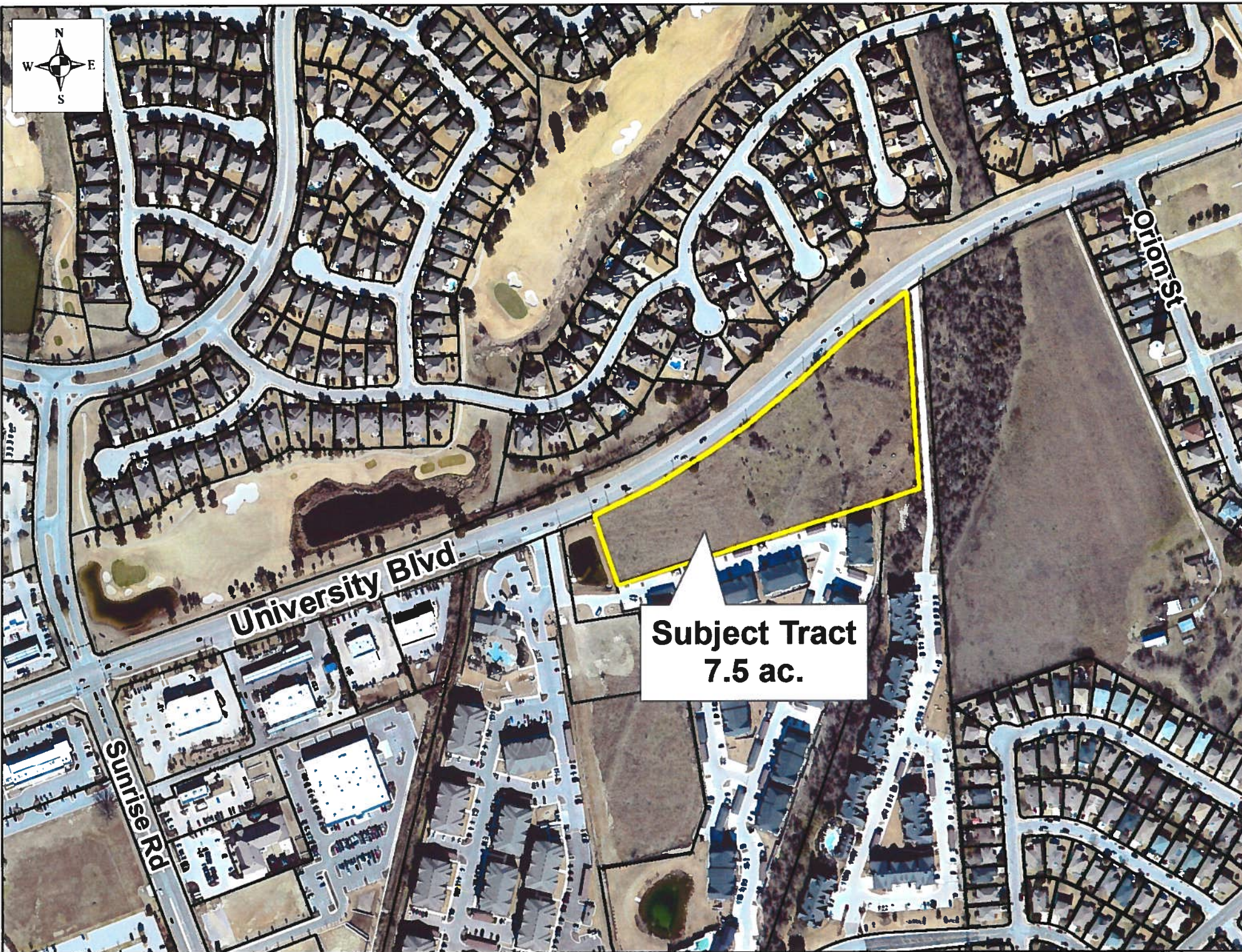
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing water line to the north of the tract along University Boulevard. Wastewater will be connected to an existing public wastewater line located along the southwest property line.

Drainage: This tract is within the Edwards Aquifer Recharge Zone. Therefore, water quality is required for the tract. An open space/drainage lot will be provided for the tract on Lot 1. Lot 1 will treat and detain the proposed storm water flows. A storm sewer system will be stubbed to each of the lots with a private storm water system.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Include the Planning and Zoning Commission date as April 17, 2019.
2. Remove plat note number 8 on sheet 2.



**Subject Tract
7.5 ac.**

OWNER: A & W LIMITED PARTNERSHIP
C/O RENE ARREDONDO
1626 MEDICAL CENTER ST. SUITE 500
EL PASO, TEXAS 79902

ACREAGE: 7.499 ACRES

PATENT SURVEY: N.B. ANDERSON SURVEY, ABSTRACT 29

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 6.333 - DEVELOPMENT
0.544 - OPEN SPACE DRAINAGE
0.623 - R.O.W. DEDICATION

NUMBER OF LOTS BY TYPE: 5 - DEVELOPMENT
1 - OPEN SPACE DRAINAGE
1 - R.O.W. DEDICATION

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: APRIL 03, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: _____

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION: BENCHMARK: CONTROL POINT #2
ELEVATION = 815.99'
1/2" IRON ROD SET WITH CAP MARKED
"CONTROL POINT" APPROXIMATELY 650 FEET WEST
OF THE INTERSECTION OF ORION STREET AND
UNIVERSITY BLVD., APPROXIMATELY 7.5 FEET
SOUTH OF EDGE OF PAVEMENT OF UNIVERSITY
BLVD., APPROXIMATELY 4.5 FEET EAST OF
A CONCRETE DRIVEWAY, AND APPROXIMATELY 10
FEET NORTHWEST OF A POWER POLE.

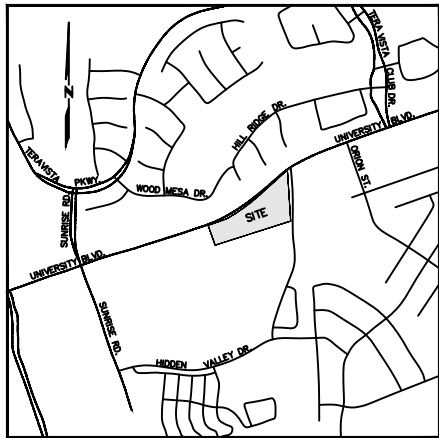
VERTICAL DATUM: NAVD 88 (GEOID 2012A)

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE
ADJUSTMENT FACTOR OF 1.00012.

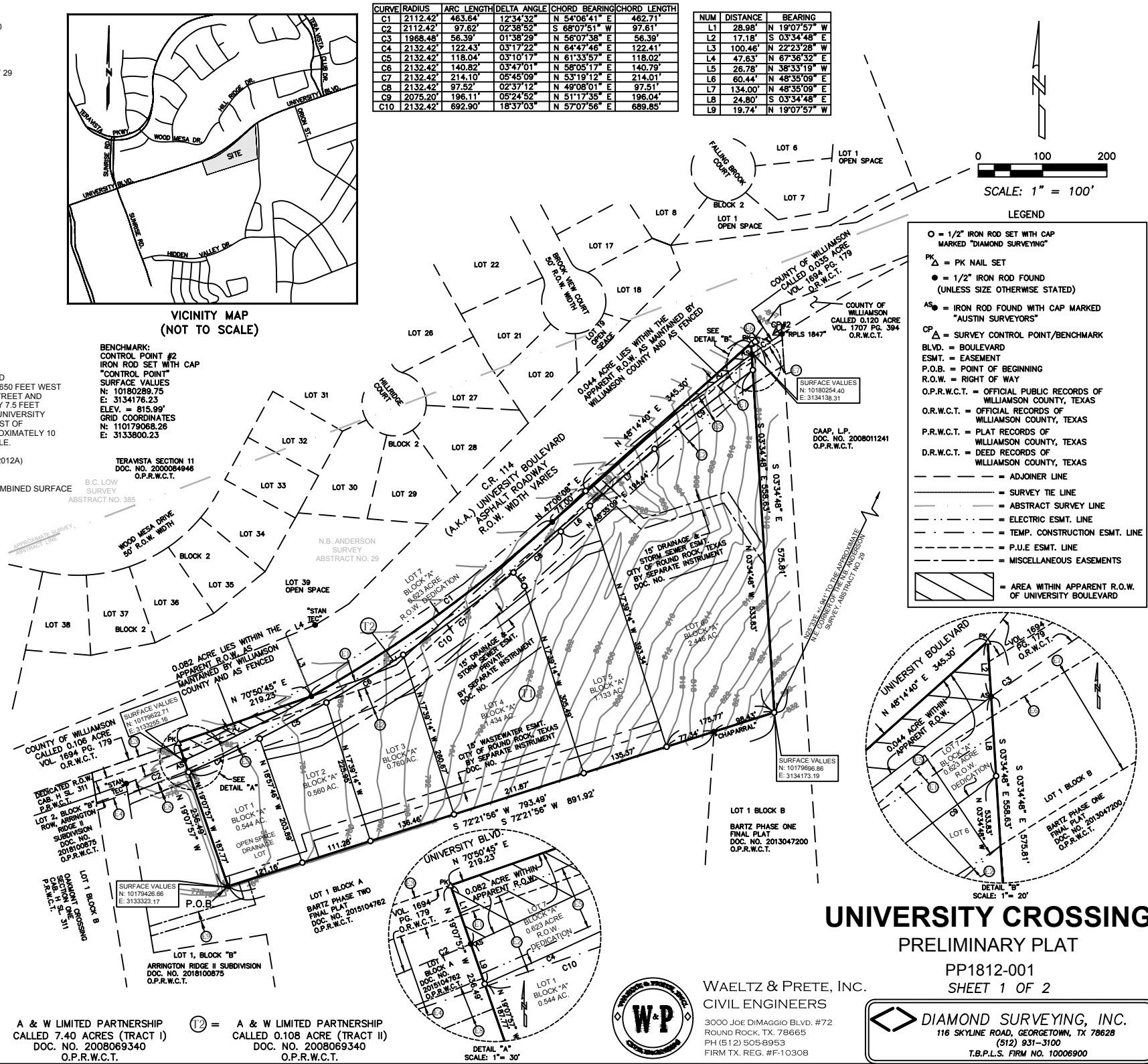
| EASEMENTS | |
|--|---|
| ① | = CITY OF ROUND ROCK, TEXAS 15' PUBLIC UTILITY EASEMENT CALLED 0.38 ACRE VOL. 1293 PG. 163 O.R.W.C.T. |
| ② | = CITY OF ROUND ROCK, TEXAS 35' TEMPORARY CONSTRUCTION EASEMENT VOL. 1293 PG. 163 O.R.W.C.T. |
| ③ | = CITY OF ROUND ROCK, TEXAS 15' PUBLIC UTILITY EASEMENT CALLED 0.049 ACRE (PART 1) VOL. 1282 PG. 416 O.R.W.C.T. |
| ④ | = CITY OF ROUND ROCK, TEXAS 35' TEMPORARY CONSTRUCTION EASEMENT VOL. 1282 PG. 416 O.R.W.C.T. |
| ⑤ | = TEXAS POWER AND LIGHT COMPANY 30' WIDE ELECTRIC SUPPLY LINE EASEMENT VOL. 1369 PG. 98 O.R.W.C.T. |
| ⑥ | = CITY OF ROUND ROCK, TEXAS 15' PUBLIC UTILITY EASEMENT CALLED 0.019 ACRE (PART 2) VOL. 1282 PG. 416 O.R.W.C.T. |
| ⑦ | = 35' TEMPORARY CONSTRUCTION EASEMENT CITY OF ROUND ROCK, TEXAS VOL. 1282 PG. 416 O.R.W.C.T. |
| ⑧ | = CITY OF ROUND ROCK, TEXAS STORM SEWER AND DRAINAGE EASEMENT CALLED 0.0349 AC. DOC. NO. 2016083584 O.P.R.W.C.T. |
| ⑨ | = CITY OF ROUND ROCK, TEXAS WASTEWATER EASEMENT CALLED 0.0666 AC. DOC. NO. 2015100517 & DOC. NO. 2015100518 O.P.R.W.C.T. |
| WATER PIPELINE EASEMENT W.J. RIDDELL, TRUSTEE VOL. 530 PG. 423 O.R.W.C.T. MAYBE A PORTION OF SUBJECT TRACT HOWEVER, CAN NOT BE PLOTTED BY ITS DESCRIPTION. | |

① = A & W LIMITED PARTNERSHIP
CALLED 7.40 ACRES (TRACT I)
DOC. NO. 2008069340
O.P.R.W.C.T.

② = A & W LIMITED PARTNERSHIP
CALLED 0.108 ACRE (TRACT II)
DOC. NO. 2008069340
O.P.R.W.C.T.



VICINITY MAP
(NOT TO SCALE)



UNIVERSITY CROSSING PRELIMINARY PLAT

PP1812-001
SHEET 1 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TX, 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

METES AND BOUNDS DESCRIPTION

FOR A 7.499 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE N.B ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 7.40 ACRE TRACT OF LAND (TRACT I) AND ALL OF THE CALLED 0.108 ACRE TRACT OF LAND (TRACT II), BOTH TRACTS OF LAND CONVEYED TO A & W LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2008069340, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.499 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF SEPTEMBER 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the northerly boundary line of LOT 1, BLOCK A of BARTZ PHASE TWO, a subdivision recorded in Document No. 2015104762, Official Public Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, N 19°07'57" W with west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the northerly boundary line of said LOT 1 BLOCK A, BARTZ PHASE TWO, for a distance of 207.51 feet to an iron rod found with cap marked "Austin Surveyors" on the apparent southerly right-of-way line of C.R. 114 (A.K.A. UNIVERSITY BOULEVARD) (right-of-way width varies), same being on an angle point in the northerly boundary line of said LOT 1, BLOCK A, BARTZ PHASE TWO, same being on the southeast corner of the called 0.106 acre tract of land conveyed to COUNTY OF WILLIAMSON, recorded in Volume 1694, Page 179, Official Records of Williamson County, Texas, from which an iron rod found with cap marked "Stan Tec" on the northwest corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, bears S 68°07'51" W for a distance of 97.61 feet,

THENCE, N 19°07'57" W continuing with said west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the east boundary line of said 0.106 COUNTY OF WILLIAMSON tract, same being through the interior of the apparent right-of-way of said C.R. 114, for a distance of 28.98 feet to a PK nail set in asphalt roadway on the northwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northeast corner of said 0.106 acre COUNTY OF WILLIAMSON tract, for the northwest corner hereof;

THENCE, N 70°50'45" E with the north boundary line of said A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, for a distance of 219.23 feet to a 1/2" iron rod found on an angle point in the said north boundary line of A & W LIMITED PARTNERSHIP tract, same being the west corner of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being on a point in the southerly right-of-way line of said C.R. 114, for the beginning of a curve to the left hereof;

THENCE, with the north boundary line of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being with the with the said southerly right-of-way line of said C.R. 114, with said curve to the left, said curve having an arc length of 463.64 feet, a radius of 2112.42 feet, a central angle of 12°34'32", and a chord which bears N 54°06'41" E for a distance of 462.71 feet to a 1/2" iron rod found on the east corner of said 0.108 acre A & W LIMITED PARTNERSHIP TRACT, same being on an angle point in the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, for the end of this curve;

THENCE, with the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through the said interior of the apparent right-of-way of said C.R. 114, the following two (2) courses and distances:

- 1.N 47°06'08" E for a distance of 71.00 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for an angle point hereof;
- 2.N 48°14'40" E for a distance of 345.30 feet to a PK nail set in concrete on the northeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northwest corner of a called 0.035 acre tract of land conveyed to the COUNTY OF WILLIAMSON, recorded in said Volume 1694, Page 179, for the northeast corner hereof;

THENCE, S 03°34'48" E with the east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, same being with the west boundary line of said 0.035 acre COUNTY OF WILLIAMSON tract, for a distance of 17.18 feet to an iron rod found with cap marked "Austin Surveyors" on the southwest corner of said 0.035 COUNTY OF WILLIAMSON tract, same being on an angle point in the northerly boundary line of a LOT 1, BLOCK B, of BARTZ PHASE ONE, a subdivision recorded in Document No. 2013047200, Official Public Records of Williamson County, Texas, same being on a point in the said southerly right-of-way line of said C.R. 114, from which an iron rod found with cap marked " RPLS 1847" on the southeast corner of said 0.035 acre COUNTY OF WILLIAMSON tract, same being on the northeast corner of said LOT 1, BLOCK B, BARTZ PHASE ONE, same being on a point in said southerly right-of-way line of said C.R. 114, bears N 56°07'38" E for a distance of 56.39 feet;

THENCE, S 03°34'48" E continuing with said east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with said northerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for a distance of 558.63 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the said westerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for the southeast corner hereof;

THENCE, S 72°21'56" W with the south boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, in part with the said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, and in part with the northerly boundary line of aforementioned LOT 1, BLOCK A, BARTZ PHASE TWO, passing at a distance of 98.43 feet, an iron rod found with cap marked "Chaparral" on an angle point in said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, same being on the northeast corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, continuing for an additional distance of 793.49 feet, for a total distance of 891.92 feet to the POINT OF BEGINNING and containing 7.499 acres of land more or less. Of which 0.126 acre of land lies within the apparent right-of-way of C.R. 114.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00012.

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0486E, AND COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
5. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
8. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____.

UNIVERSITY CROSSING
PRELIMINARY PLAT
PP1812-001

SHEET 2 OF 2



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



**University Crossing
FINAL PLAT FP1903-005**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat to create 5 development lots, 1 open space/drainage lot and 1 right-of-way lot

ZONING AT TIME OF APPLICATION: C-1a (General Commercial - Limited)

DESCRIPTION: 7.49 acres out of the N.B. Anderson Survey, Abstract No. 29.

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: University Boulevard Right-of-Way/ETJ (Extraterritorial Jurisdiction)

South: Multifamily - Zoned PUD (Planned Unit Development) No. 90

East: Multifamily - Zoned PUD (Planned Unit Development) No. 90

West: Multifamily - Zoned PUD (Planned Unit Development) No. 90

PROPOSED LAND USE: Commercial Pad Sites

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 0 | 0 |
| Residential - Multi Unit: | 0 | 0 |
| Office: | 0 | 0 |
| Commercial: | 5 | 6.33 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 1 | 0.54 |
| ROW: | 1 | 0.62 |
| Parkland: | 0 | 0 |
| Other: | 0 | 0 |
| TOTALS: | 7 | 7.49 |

Owner:
A&W Limited Partnership
Rene Arredondo
1626 Medical Center St., Ste. 500
El Paso, TX 79982

Agent:
Waeltz & Prete, Inc.
Antonio Prete
3000 Joe DiMaggio Blvd., Ste. 72
Round Rock, TX 78665

**University Crossing
Final Plat FP1903-005**

HISTORY: The subject tract was recently annexed into the City of Round Rock. On April 11, 2019, the City Council approved the General Plan Amendment (GP1811-001), Annexation (AN1811-003), and Original Zoning (ZON1811-006) applications.

DATE OF REVIEW: April 17, 2019

LOCATION: South of University Boulevard and east of Sunrise Road

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the subject tract for commercial purposes. The subject tract is zoned C-1a (General Commercial – Limited). The C-1a (General Commercial - Limited) zoning district will allow commercial land uses such as offices, hotels, retail, and restaurants by right. The C-1a development standards require that the exterior building materials be a minimum of 75% natural stone, simulated stone, brick, stone-face or split-face CMU. The remainder of the exterior may be stucco, fiber cement siding, architectural steel or metal.

Compliance with the Preliminary Plat: As shown, the Final Plat is in compliance with the Preliminary Plat (PP1812-001) being processed simultaneously with this application.

Traffic, Access and Roads: The subject tract will have access from University Boulevard. Driveway access points will be determined during the site development plan review stage. A Traffic Impact Analysis was deemed not necessary as the applicant will be dedicating right-of-way and adding turn lane improvements to University Boulevard.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing water line to the north of the tract along University Boulevard. Wastewater will be connected to an existing public wastewater line located along the southwest property line.

Drainage: This tract is within the Edwards Aquifer Recharge Zone. Therefore, water quality is required for the tract. An open space/drainage lot will be provided for the tract on Lot 1. Lot 1 will treat and detain the proposed storm water flows. A storm sewer system will be stubbed to each of the lots with a private storm water system.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 1, include the Planning and Zoning Commission date as April 17, 2019.
2. On sheet 2, revise plat note number 8 to include the Planning and Zoning Commission approval date as April 17, 2019.



University Blvd

Orion St

Sunrise Rd

Subject Tract
7.5 ac.

OWNER: A & W LIMITED PARTNERSHIP
C/O RENE ARREDONDO
1626 MEDICAL CENTER ST. SUITE 500
EL PASO, TEXAS 79902

ACREAGE: 7.499 ACRES

PATENT SURVEY: N.B. ANDERSON SURVEY, ABSTRACT 29

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 6.333 - DEVELOPMENT
0.544 - OPEN SPACE DRAINAGE
0.623 - R.O.W. DEDICATION

NUMBER OF LOTS BY TYPE: 5 - DEVELOPMENT
1 - OPEN SPACE DRAINAGE
1 - R.O.W. DEDICATION

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK: CONTROL POINT #2
ELEVATION = 815.99'
1/2" IRON ROD SET WITH CAP MARKED
"CONTROL POINT" APPROXIMATELY 650 FEET WEST
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UNIVERSITY BLVD., APPROXIMATELY 7.6 FEET
SOUTH OF EDGE OF PAVEMENT OF UNIVERSITY
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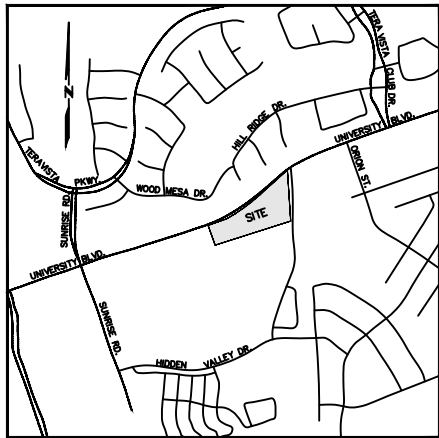
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DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE
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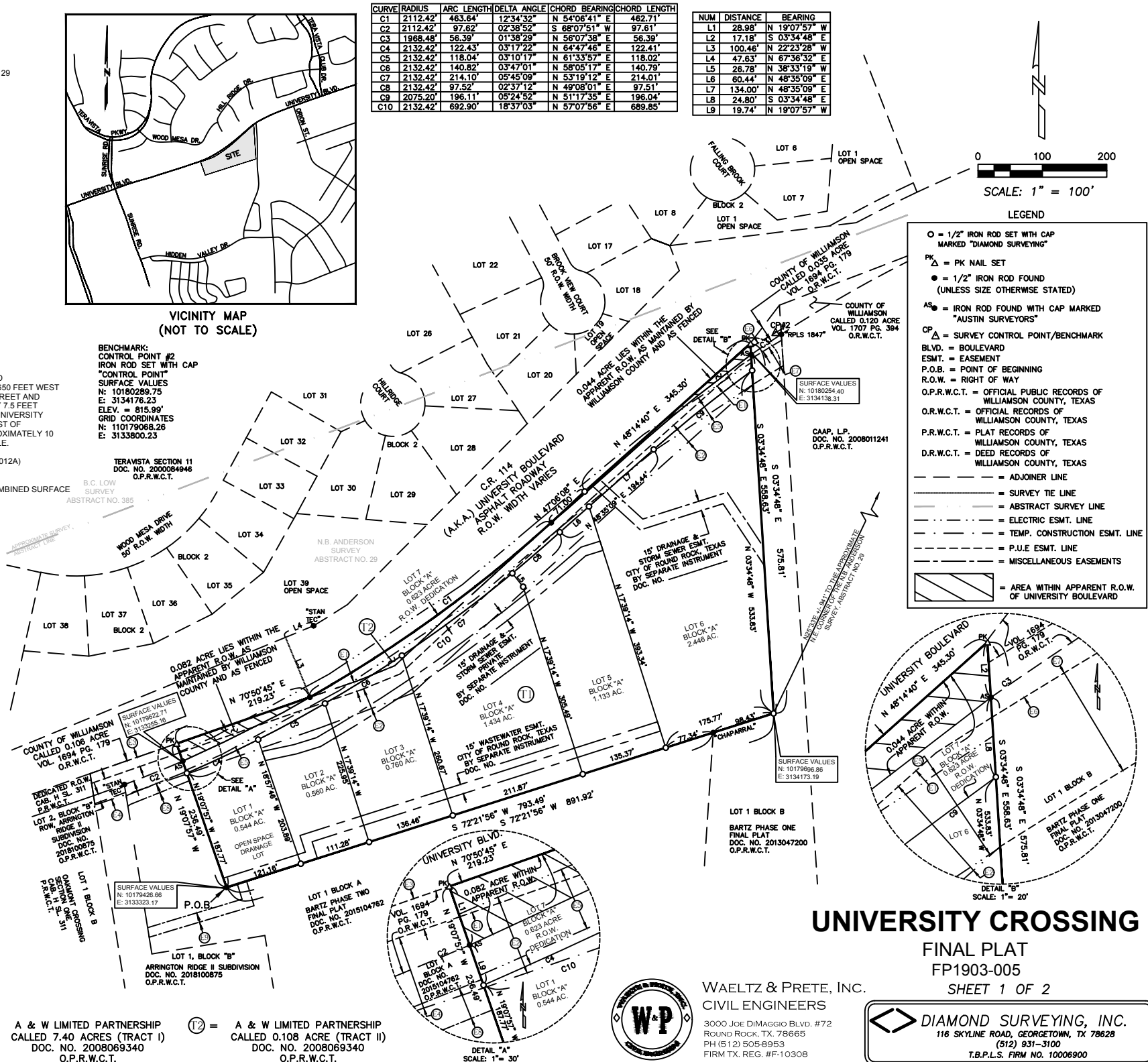
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| ⑨ | = CITY OF ROUND ROCK, TEXAS WASTEWATER EASEMENT CALLED 0.0666 AC. DOC. NO. 2015100517 & DOC. NO. 2015100518 O.P.R.W.C.T. |
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① = A & W LIMITED PARTNERSHIP
CALLED 7.40 ACRES (TRACT I)
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O.P.R.W.C.T.

② = A & W LIMITED PARTNERSHIP
CALLED 0.108 ACRE (TRACT II)
DOC. NO. 2008069340
O.P.R.W.C.T.



VICINITY MAP
(NOT TO SCALE)



METES AND BOUNDS DESCRIPTION

FOR A 7.499 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE N.B ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 7.40 ACRE TRACT OF LAND (TRACT I) AND ALL OF THE CALLED 0.108 ACRE TRACT OF LAND (TRACT II), BOTH TRACTS OF LAND CONVEYED TO A & W LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2008069340, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 7.499 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF SEPTEMBER 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the northerly boundary line of LOT 1, BLOCK A of BARTZ PHASE TWO, a subdivision recorded in Document No. 2015104762, Official Public Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, N 19°07'57" W with west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the northerly boundary line of said LOT 1 BLOCK A, BARTZ PHASE TWO, for a distance of 207.51 feet to an iron rod found with cap marked "Austin Surveyors" on the apparent southerly right-of-way line of C.R. 114 (A.K.A. UNIVERSITY BOULEVARD) (right-of-way width varies), same being on an angle point in the northerly boundary line of said LOT 1, BLOCK A, BARTZ PHASE TWO, same being on the southeast corner of the called 0.106 acre tract of land conveyed to COUNTY OF WILLIAMSON, recorded in Volume 1694, Page 179, Official Records of Williamson County, Texas, from which an iron rod found with cap marked "Stan Tec" on the northwest corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, bears S 68°07'51" W for a distance of 97.61 feet,

THENCE, N 19°07'57" W continuing with said west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the east boundary line of said 0.106 COUNTY OF WILLIAMSON tract, same being through the interior of the apparent right-of-way of said C.R. 114, for a distance of 28.98 feet to a PK nail set in asphalt roadway on the northwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northeast corner of said 0.106 acre COUNTY OF WILLIAMSON tract, for the northwest corner hereof;

THENCE, N 70°50'45" E with the north boundary line of said A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, for a distance of 219.23 feet to a 1/2" iron rod found on an angle point in the said north boundary line of A & W LIMITED PARTNERSHIP tract, same being the west corner of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being on a point in the southerly right-of-way line of said C.R. 114, for the beginning of a curve to the left hereof;

THENCE, with the north boundary line of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being with the with the said southerly right-of-way line of said C.R. 114, with said curve to the left, said curve having an arc length of 463.64 feet, a radius of 2112.42 feet, a central angle of 12°34'32", and a chord which bears N 54°06'41" E for a distance of 462.71 feet to a 1/2" iron rod found on the east corner of said 0.108 acre A & W LIMITED PARTNERSHIP TRACT, same being on an angle point in the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, for the end of this curve;

THENCE, with the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through the said interior of the apparent right-of-way of said C.R. 114, the following two (2) courses and distances:

- 1.N 47°06'08" E for a distance of 71.00 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for an angle point hereof;
- 2.N 48°14'40" E for a distance of 345.30 feet to a PK nail set in concrete on the northeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northwest corner of a called 0.035 acre tract of land conveyed to the COUNTY OF WILLIAMSON, recorded in said Volume 1694, Page 179, for the northeast corner hereof;

THENCE, S 03°34'48" E with the east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, same being with the west boundary line of said 0.035 acre COUNTY OF WILLIAMSON tract, for a distance of 17.18 feet to an iron rod found with cap marked "Austin Surveyors" on the southwest corner of said 0.035 COUNTY OF WILLIAMSON tract, same being on an angle point in the northerly boundary line of a LOT 1, BLOCK B, of BARTZ PHASE ONE, a subdivision recorded in Document No. 2013047200, Official Public Records of Williamson County, Texas, same being on a point in the said southerly right-of-way line of said C.R. 114, from which an iron rod found with cap marked " RPLS 1847" on the southeast corner of said 0.035 acre COUNTY OF WILLIAMSON tract, same being on the northeast corner of said LOT 1, BLOCK B, BARTZ PHASE ONE, same being on a point in said southerly right-of-way line of said C.R. 114, bears N 56°07'38" E for a distance of 56.39 feet;

THENCE, S 03°34'48" E continuing with said east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with said northerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for a distance of 558.63 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the said westerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for the southeast corner hereof;

THENCE, S 72°21'56" W with the south boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, in part with the said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, and in part with the northerly boundary line of aforementioned LOT 1, BLOCK A, BARTZ PHASE TWO, passing at a distance of 98.43 feet, an iron rod found with cap marked "Chaparral" on an angle point in said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, same being on the northeast corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, continuing for an additional distance of 793.49 feet, for a total distance of 891.92 feet to the POINT OF BEGINNING and containing 7.499 acres of land more or less. Of which 0.126 acre of land lies within the apparent right-of-way of C.R. 114.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00012.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, 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 BY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

SHANE SHAFER, RPLS
REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX 78665

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That A & W Limited Partnership, as the owner of that certain 7.40 acre (Tract I) and 0.108 acre (Tract 2) tracts of land, both tracts of land recorded in Document Number 20080693440, Official Public 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 University Crossing Final Plat.

A & W Limited Partnership
Rene Arredondo, Manager
1626 Medical Center St. Suite 500
El Paso, Texas 79902

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 20____, by _____, as _____ of _____, a State of Texas, _____, on behalf of said _____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

APPROVED THIS ____ DAY OF _____, 2019, 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 WITH IN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

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



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 2019, AT O'CLOCK ____M. AND DULY RECORDED ON THE ____ DAY OF _____, A.D., 2019 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 LAS ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

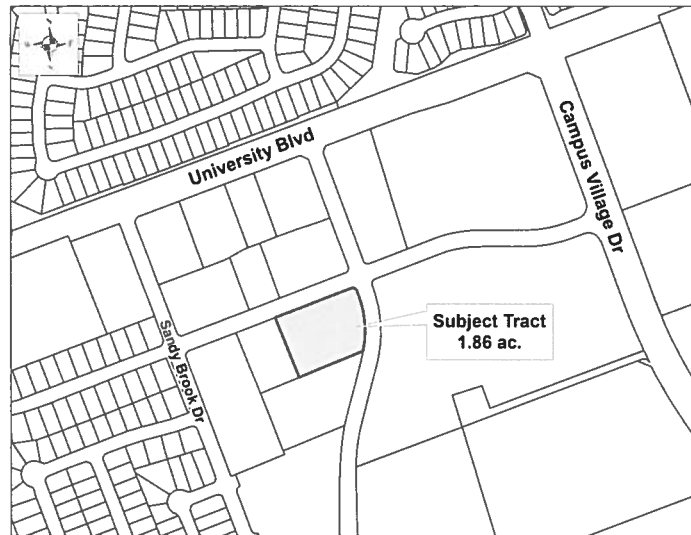
BY: _____
DEPUTY

UNIVERSITY CROSSING
FINAL PLAT
FP1903-005

SHEET 2 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

University Village North, Sec. 3, Lot 3, Block C
FINAL PLAT FP1903-004



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat request to create 1 development lot

ZONING AT TIME OF APPLICATION: PUD No. 83

DESCRIPTION: 1.86 acres out of the Abel L. Eaves Survey, Abstract No. 215

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 83, which contains a mixture of commercial, retail, multifamily, public facility, open space, townhomes and office land uses.

ADJACENT LAND USE:

North: Satellite View Right-of-Way/Vacant and Undeveloped - Zoned PUD (Planned Unit Development) No. 83

South: Preschool/Gymnastics - Zoned PUD (Planned Unit Development) No. 83

East: Multifamily - Zoned PUD (Planned Unit Development) No. 83

West: Dance School - Zoned PUD (Planned Unit Development) No. 83

PROPOSED LAND USE: Commercial/Office

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 0 | 0 |
| Residential - Multi Unit: | 0 | 0 |
| Office: | 0 | 0 |
| Commercial: | 0 | 0 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 0 | 0 |
| ROW: | 0 | 0 |
| Parkland: | 0 | 0 |
| Other: | 1 | 1.86 |
| TOTALS: | 1 | 1.86 |

Owner:
 Lewis Woods LLC
 Barrett Woods
 1301 S. Capital of Texas Hwy., Ste.125
 Austin, TX 78748

Agent:
 Pape-Dawson Engineers
 Terry Reynolds
 10801 N. Mopac Expressway, Bldg. 3, Ste. 200
 Austin, TX 78759

University Village North – Section 3 Lot 3 Block C
FINAL PLAT FP1903-004

HISTORY: The University Village PUD (Planned Unit Development) No. 83 was approved by the City Council on October 23, 2008. It contains 73.60 acres for residential, office, retail, open space, senior living, and public facilities type development.

DATE OF REVIEW: April 17, 2019

LOCATION: Generally located southeast of University Blvd. and Sandy Brook Dr.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 83, which contains a mixture of commercial, retail, multifamily, public facility, open space, townhomes and office land uses. The property is zoned PUD No. 83 with a designation of Parcel No. 2 and allows commercial, office and other similar uses. Specific development standards are included in the PUD for development on Parcel No. 2 such as the maximum height of buildings is five stories. The C-1a (General Commercial -Limited) zoning district standards will apply for those standards not mentioned in the PUD.

Compliance with the Preliminary Plat: As shown, this final plat conforms to the Preliminary Plat (PP1510-001) approved by the Planning and Zoning Commission on November 4, 2015.

Traffic, Access and Roads: The subject tract will have access from Satellite View and from Campus Village Drive. Driveway locations will be finalized at the site development stage. A revision to the approved Traffic Impact Analysis (TIA) is not required for this plat application since the submitted commercial/office trip generation numbers conform to the approved TIA that was completed for the PUD.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The lot will be served with water via the existing 8-inch waterline near the west property line and an existing 12-inch waterline along Campus Village Drive. Wastewater will be provided by an existing 8-inch wastewater line along Campus Village Drive.

Drainage: Development on the subject tract will be participating in the City's Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Pursuant to PUD No. 83, Campus Village Drive shall include a 10' Sidewalk/PU.E. outside of the Right-of-way.



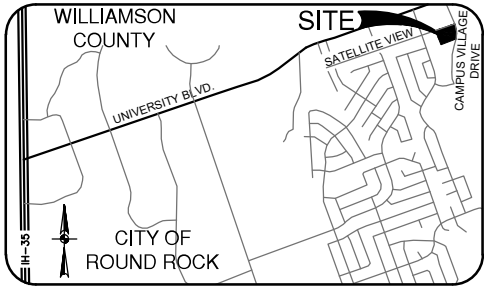
University Blvd

Campus Village Dr

Sandy Brook Dr

**Subject Tract
1.86 ac.**





LOCATION MAP
NOT TO SCALE

LEGEND

- DOC DOCUMENT NUMBER
POB POINT OF BEGINNING
VOL VOLUME
PG PAGE(S)
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT EASEMENT
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
PD PAPE-DAWSON
(SURVEYOR) FOUND 1/2" IRON ROD WITH CAP
SET 1/2" IRON ROD (PD)
EASEMENT
PLAT BOUNDARY
ADJOINER LINE

OWNERS: LEWIS WOODS, LLC
13945 U.S. HWY. 183 N, D-190
AUSTIN, TX 78717
(512) 256-6486

ACREAGE: 1.860 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3 SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0'

SUBMITTAL DATE: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 17, 2019.

ACREAGE BY LOT TYPE:
DEVELOPMENT LOT: 1.860 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOT: 1

PATENT SURVEY:
ABEL L. EAVES SURVEY
ABSTRACT No. 215
WILLIAMSON COUNTY, TEXAS

COMBINED SCALE FACTOR: 0.99988

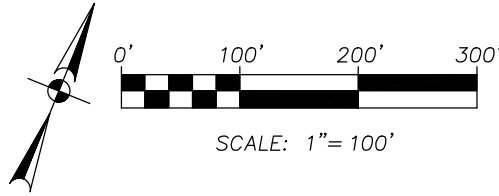
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 1983 (HARN '93)
RELATIVE TO CORR GPS MONUMENTS 01-011 AND 01-040.

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 100 CUT SQUARE ON TOP OF CONCRETE INLET
NAD 83 GRID COORDINATES
N: 10179906.5
E: 3137287.54
ELEVATION 828.26' (NAVD 1988)
GEOID 03

FINAL PLAT
OF
UNIVERSITY VILLAGE NORTH - SECTION 3,
LOT 3, BLOCK C

A 1.860 ACRE, TRACT OF LAND, BEING OUT OF A CALLED 13.157 ACRE TRACT CONVEYED TO LEWIS WOODS, LLC, RECORDED IN DOCUMENT NO. 2015079727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



FIELD NOTES
FOR

A 1.860 ACRE, TRACT OF LAND, BEING OUT OF A CALLED 13.157 ACRE TRACT, CONVEYED TO LEWIS WOODS, LLC, RECORDED IN DOCUMENT NO. 2015079727, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 1.860 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING at a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, in the west right-of-way line of Campus Village Drive, a 65-foot right-of-way, being a 1.99 acre tract dedicated in Document No. 2009005465 of the Official Public Records of Williamson County, Texas, same being a northeast corner of the Final Plat of Capital Gymnastics, recorded in Document No. 2015105548 of the Official Public Records of Williamson County, Texas, also being a southeast corner of said 13.157 acre tract;

THENCES S 67°50'31" W, departing the west right-of-way line of Campus Village Drive, with the north line of said 2,000 acre tract, same being the south line of said 13.157 acre tract, a distance of 276.08 feet to a 1/2" iron rod with yellow cap marked (Pape-Dawson) found for the southwest corner of said 13.157 acre tract, same being the southeast corner of Lot 3, Block C, of University Village Dance Gallery, Recorded in Document No. 2016026786 of the Official Public Records of Williamson County, Texas, also being a point in the north line of said 2,000 acre tract hereof;

THENCE N 22°09'29" W, departing the north line of said 2,000 acre tract, with the west line of said 13.157 acre tract, same being the east line of said Lot 3, a distance of 255.12 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on the south line of Satellite View, a 65' right-of-way, recorded in Document No. 2011058060 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said 13.157 acre tract, also being the northeast corner of said Lot 3 hereof;

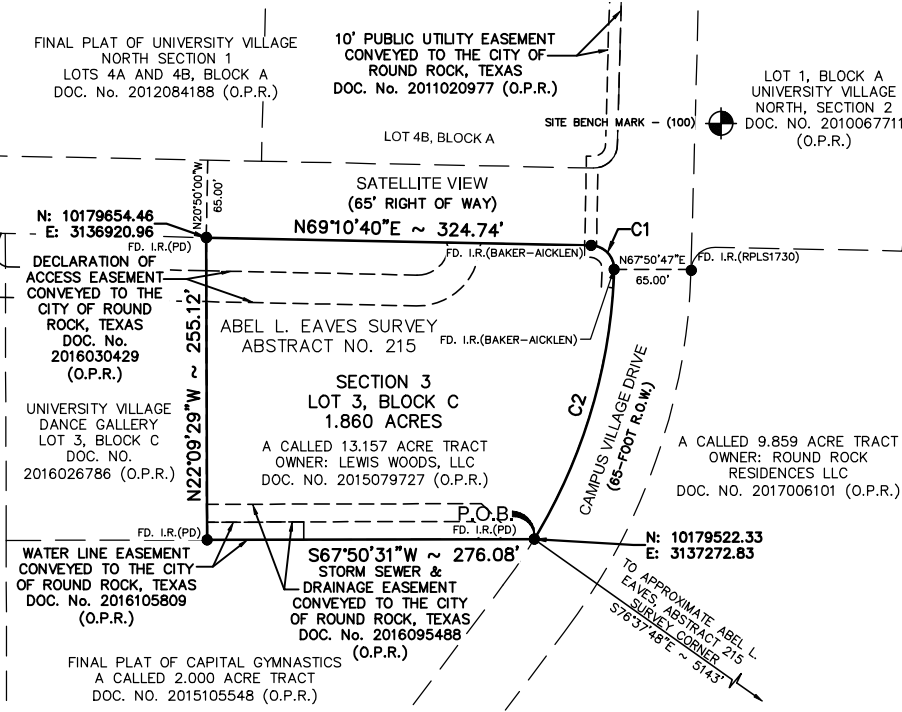
THENCE N 69°10'40" E, with the south right-of-way line of Satellite View, same being the north line of said 13.157 acre tract, a distance of 324.74 feet to a 1/2" iron rod with a cap marked "Baker-Aicklen" found for a point of non-tangent curvature hereof;

THENCE along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 88°54'54", a chord bearing and distance of S 65°51'14" E, 28.02 feet, an arc length of 31.04 feet to a 1/2" iron rod with a yellow cap marked "Baker-Aicklen" found for the southeast terminus of Satellite View, same being a point in the west right-of-way line of Campus Village Drive, also being a northeast corner of said 13.157 acre tract hereof;

THENCE along the arc of a curve to the right, having a radius of 468.00 feet, a central angle of 29°21'47", a chord bearing and distance of S 05°31'08" E, 237.23 feet, an arc length of 239.84 feet to the POINT OF BEGINNING and containing 1.860 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.

CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|---------|------------|---------------|---------|---------|
| C1 | 20.00' | 088°54'54" | S65°51'14"E | 28.02' | 31.04' |
| C2 | 468.00' | 029°21'47" | S05°31'08"E | 237.23' | 239.84' |



GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND PLATTING CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 83.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD NO. 83, 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 CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN 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.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 4, 2015. (PP1501-001)
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

DATE OF PLAT PREPARATION: MARCH 8, 2019
DATE OF PLAT SUBMITTAL: _____, 2019

SHEET 1 OF 2

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

UNIVERSITY VILLAGE NORTH

Survey Job No. 51072-00

Date: April 03, 2019, 10:42am, User: G. Dawson
File: H:\Survey\Projects\51072-00\Plat\PLS19-200_UniversityVillageNorthSection.dwg

FINAL PLAT
OF
UNIVERSITY VILLAGE NORTH - SECTION 3,
LOT 3, BLOCK C

A 1.860 ACRE, TRACT OF LAND, BEING OUT OF A CALLED 13.157 ACRE TRACT CONVEYED TO LEWIS WOODS, LLC,
RECORDED IN DOCUMENT NO. 2015079727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,
SITUATED IN THE ABEL L. EAVES SURVEY, ABSTRACT 215, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Lewis Woods, LLC as the owner of that certain tract of land being a 1.860 acre tract, being out of a called 13.157 acre tract, described in conveyance to Lewis Woods, LLC in special warranty deed, recorded in Document No. 2015079727 of the Official Public Records of Williamson County, Texas, does 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 UNIVERSITY VILLAGE NORTH – SECTION 3, LOT 3, BLOCK C.

Lewis Woods, LLC

Barrett Wood, President
13945 U.S. Hwy. 183 N, D–190
Austin, Tx 78717

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 2019,
by, Baret Wood, as President of Lewis Woods, LLC

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That _____, the Lien Holder of that certain 1.860 acre tract, being out of a called 13.157 acre tract, described in conveyance to Lewis Woods, LLC in special warranty deed, recorded in Document No. 2015079727 of the Official Public Records of Williamson County, Texas, and do 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.

Plains Capital Bank
Wade Morgan, Senior Vice President/Commercial Loan Officer
201 W. 5th St., Ste. 100
Austin, TX 78701

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 2019,
by, Wade Morgan, as Senior Vice President of Plains Capital Bank

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 4 – Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 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
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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 4 – Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape–Dawson Engineers, Inc.
TBPLS, Firm Registration No. 10028801
10801 N MoPac Expy., BLDG. 3, Suite 200
Austin, Texas, 78759

Date

Approved this ____day of _____, 2019, 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 certification of authentication, was filed for record in my office on the ____day of _____ A.D., 2019 , at ____ o'clock ____m. and duly recorded on the ____day of _____, A.D., 2019 at ____o'clock ____m. in the plat records of said county, in document no. 2019_____. 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

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: MARCH 8, 2019
DATE OF PLAT SUBMITTAL: MARCH 19, 2019

SHEET 2 OF 2

UNIVERSITY VILLAGE NORTH

Survey Job No. 51072-00

Date: April 03, 2019, 10:42am User: G. Blawie
File: H:\Survey\Projects\51072-00\Plat\Section 3 of 2\University Village North Section 3.dwg

FP1903-004

**Vizcaya Phase 5D & 7B
FINAL PLAT FP1903-006**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval for 45 single-family standard lots, 1 right-of-way lot and 6 parkland/drainage/landscape lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 33.85 acres out of the Joseph Motto Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vizcaya Phase 7C
 South: Vizcaya Phases 1 & 2
 East: Vizcaya Phases 5E, 4E, and 3C
 West: Vizcaya Phases 6E, 6F, and 4B

PROPOSED LAND USE: Residential

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 45 | 9.08 |
| Residential - Multi Unit: | 0 | 0 |
| Office: | 0 | 0 |
| Commercial: | 0 | 0 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 0 | 0 |
| ROW: | 1 | 4.33 |
| Parkland: | 1 | 19.28 |
| Other: | 5 | 1.16 |
| TOTALS: | 52 | 33.85 |

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

Agent:
 Pape-Dawson Engineers, Inc.
 Michael Fisher
 10801 N. Mopac Expressway, Bldg. 3, Ste. 200
 Austin, TX 78759

**Vizcaya Subdivision Phases 5D & 7B
FINAL PLAT FP1903-006**

HISTORY: The Planning and Zoning Commission (P&Z) previously approved Phases 5D and 7B at the February 20, 2019 meeting for a total of 44 development lots. However, the plat was not recorded and the Applicant is now adding a new development lot for a total of 45 development lots. Therefore, P&Z approval is required for an increase in number of lots.

DATE OF REVIEW: April 17, 2019

LOCATION: East of A.W. Grimes Boulevard and north of University Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 96, which designates this tract for residential purposes and other tracts for commercial uses. The subject tract is zoned PUD No. 96 and allows for residential land uses. The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage includes approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a 3-acre site for a fire station site that has been dedicated to the City of Round Rock.

For the purposes of these phases, 45 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Additionally, there will be 1 right-of-way lot, 5 landscape lots and 1 parkland/drainage lot proposed within these phases. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat (PP1806-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting the subdivision improvement plan.

RECOMMENDED MOTION:

Staff recommends approval of the final plat application

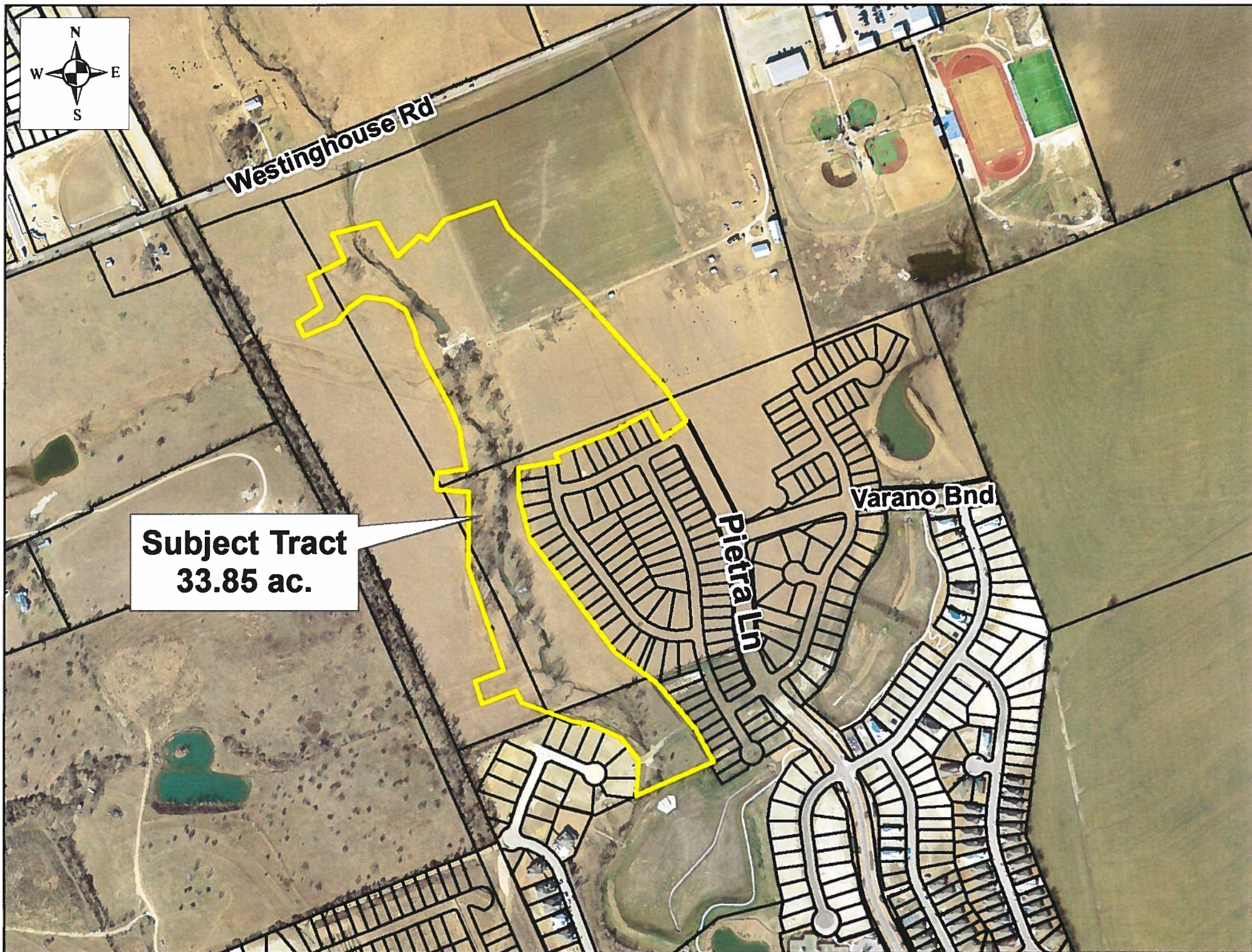


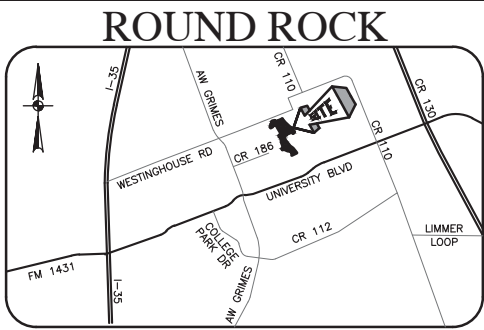
Westinghouse Rd

Subject Tract
33.85 ac.

Pietra Ln

Varano Bnd





LOCATION MAP
NOT TO SCALE

FINAL PLAT OF VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 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.

LEGEND

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

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

ACREAGE: 33.852 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MoPac EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ACREAGE BY LOT TYPE:
ROW: 4.328 ACRES
DEVELOPMENT LOTS: 9.082 ACRES
PARKLAND LOT: 19.279 ACRES
LANDSCAPE LOTS: 1.163 ACRES

NUMBER OF LOTS BY TYPE:
RIGHT OF WAY: 1
DEVELOPMENT LOTS: 45
PARKLAND/DRAINAGE EASEMENT LOT: 1
LANDSCAPE LOTS: 5

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

PT No. 132 CUT SQUARE ON TOP OF HEADWALL
NAD 83 GRID COORDINATES
N: 10188550.9
E: 3145399.5
ELEVATION 761.75' (NAVD 1988)
GEOID 03

NUMBER OF BLOCKS: 6

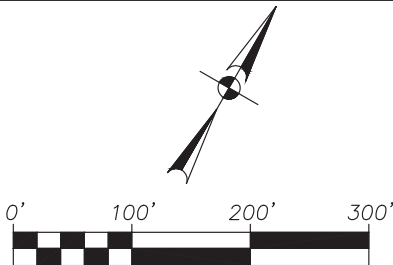
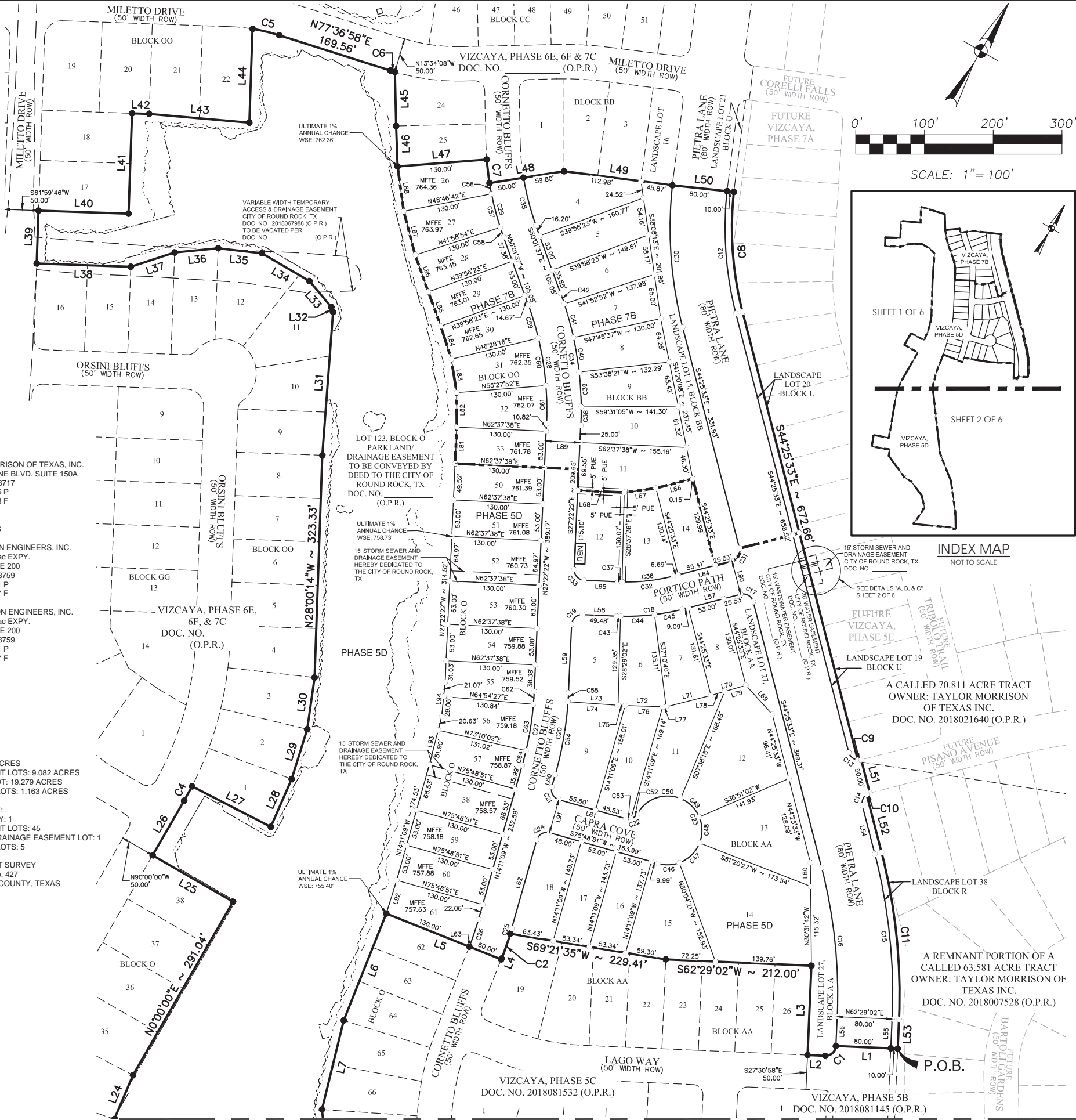
LINEAR FEET OF NEW STREETS: 2952'

SUBMITTAL DATE: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 17, 2019

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRES TRACT BEING OUT OF A CALLED 70.811 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRES TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRES 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 5D & 7B Lot Summary

| LOT SUMMARY | TOTAL LOT COUNT | | | | | | | | | | | | | | | | | | | | | | | | OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (08/15/2018) | 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 4C | PHASE 4D | PHASE 5A | PHASE 5B | PHASE 5C | PHASE 5D | PHASE 6A | PHASE 6D | PHASE 6E | PHASE 6F | PHASE 7B | | | | PHASE 7C | TOTAL |
| SINGLE UNIT TOWNHOUSE | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0 | 123 (MAX.) | 10 (MAX.) |
| SINGLE FAMILY DETACHED ESTATE LOTS | - | - | - | 21 | 8 | - | - | - | 1 | - | - | 15 | - | - | 30 | - | - | - | - | - | 14 | 29 | - | 17 | 135 | 184 | 183 (MIN.) | 15 (MIN.) | |
| SINGLE FAMILY DETACHED LARGE LOTS | 49 | 35 | 28 | - | - | - | 22 | 20 | 7 | - | - | - | 45 | - | - | - | - | - | 31 | - | - | 27 | - | - | 264 | 292 | 183 (MIN.) | 15 (MIN.) | |
| SINGLE FAMILY DETACHED STANDARD LOTS | 68 | 43 | - | - | - | - | 37 | - | - | 43 | 31 | 30 | - | - | - | 3 | 40 | 29 | - | 51 | - | - | 16 | 11 | 402 | 400 | 368 (MIN.) | NO MIN OR MAX REQ. | |
| SINGLE FAMILY DETACHED CASITA LOTS | 30 | - | - | - | - | 21 | 42 | - | - | - | - | - | - | 28 | - | 43 | - | - | - | - | - | - | - | - | 164 | 349 | 357 (MAX.) | 30 (MAX.) | |
| SUBTOTAL | 147 | 78 | 28 | 21 | 8 | 21 | 79 | 22 | 20 | 51 | 31 | 30 | 15 | 45 | 28 | 30 | 46 | 40 | 29 | 31 | 51 | 14 | 56 | 16 | 28 | 965 | 1225 | | |
| LANDSCAPE LOTS | 3 | 5 | - | 1 | 1 | - | 6 | 7 | - | 3 | - | - | - | 4 | - | 1 | 3 | - | 3 | - | - | - | 2 | 3 | 42 | | | | |
| LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY | 4 | - | - | - | - | - | - | - | - | 1 | - | - | - | - | - | 1 | - | - | - | 1 | - | - | - | 1 | 8 | | | | |
| LANDSCAPE/DRAINAGE & CITY UTILITY | 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 5 | | | | |
| RESERVE/SPECIAL USE | 2 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | | | | |
| RIGHT-OF-WAY RESERVE | 2 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | | | | |
| PARKLAND/DRAINAGE ESMT | 1 | - | 1 | - | 1 | - | 1 | - | - | - | - | - | - | - | - | - | - | 1 | - | - | - | - | - | - | 5 | | | | |
| PRIVATE AMENITY CENTER | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | | | |
| OPEN SPACE | - | 2 | 85 | 2 | - | - | 1 | - | - | 1 | 2 | 2 | 2 | - | 1 | 2 | - | 1 | - | - | 1 | - | - | 2 | 19 | | | | |
| TOTAL | 164 | 85 | 29 | 24 | 10 | 21 | 87 | 29 | 20 | 56 | 33 | 32 | 17 | 49 | 29 | 34 | 49 | 41 | 33 | 32 | 51 | 15 | 56 | 18 | 34 | 1048 | | | |

KEY MAP OF PARCELS

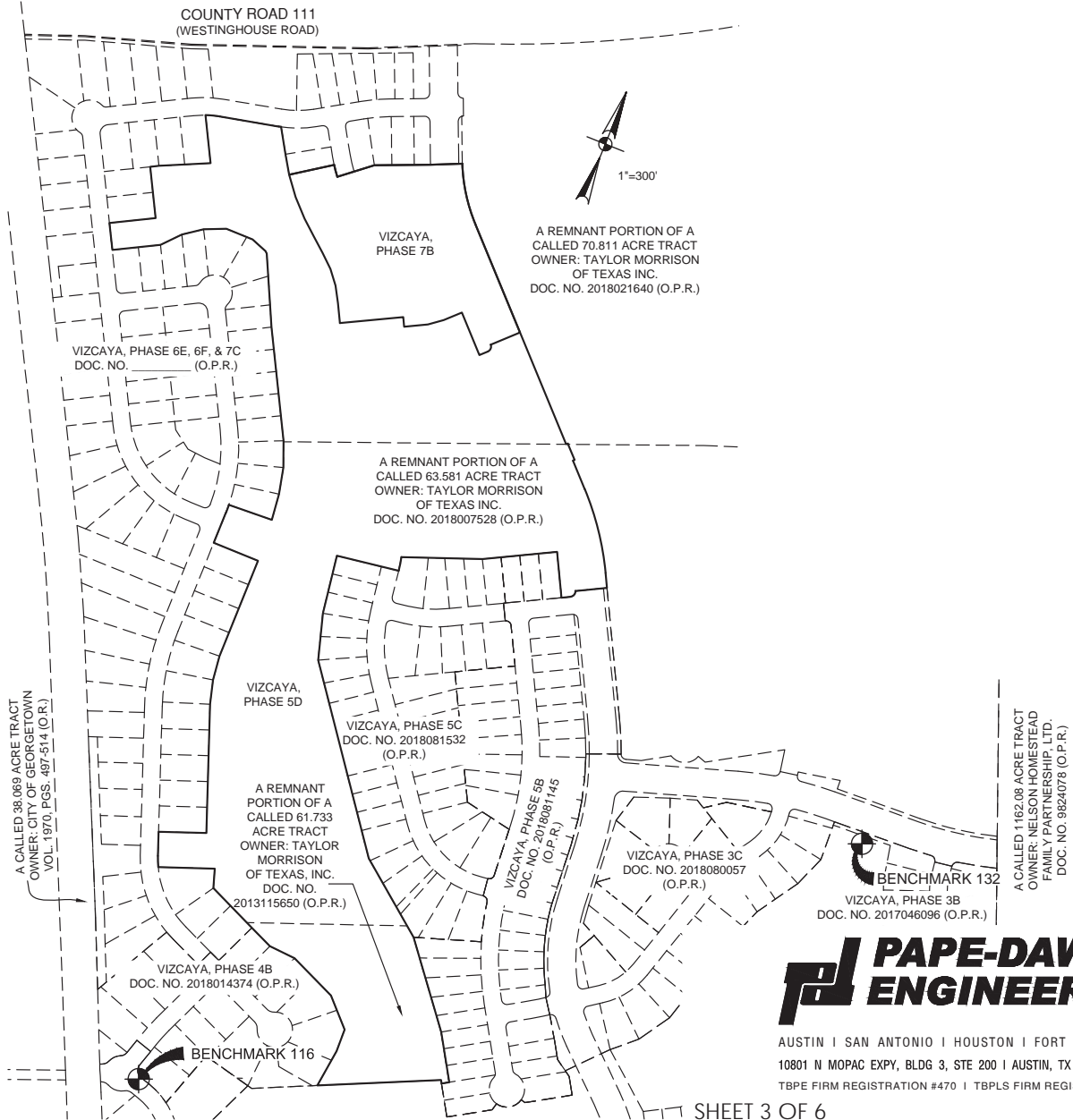
| BLOCK AA | | |
|----------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | USAGE TYPE |
| 5 | 9,156 | STANDARD LOT |
| 6 | 7,830 | STANDARD LOT |
| 7 | 7,768 | STANDARD LOT |
| 8 | 6,933 | STANDARD LOT |
| 9 | 10,953 | STANDARD LOT |
| 10 | 8,717 | STANDARD LOT |
| 11 | 10,736 | STANDARD LOT |
| 12 | 17,384 | STANDARD LOT |
| 13 | 14,588 | STANDARD LOT |
| 14 | 23,997 | STANDARD LOT |
| 15 | 11,935 | STANDARD LOT |
| 16 | 7,459 | STANDARD LOT |
| 17 | 7,777 | STANDARD LOT |
| 18 | 9,609 | STANDARD LOT |
| 27 | 19,102 | LANDSCAPE LOT |

| BLOCK BB | | |
|----------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | USAGE TYPE |
| 4 | 10,182 | STANDARD LOT |
| 5 | 8,225 | STANDARD LOT |
| 6 | 7,861 | STANDARD LOT |
| 7 | 7,690 | STANDARD LOT |
| 8 | 7,508 | STANDARD LOT |
| 9 | 7,871 | STANDARD LOT |
| 10 | 8,265 | STANDARD LOT |
| 11 | 10,252 | STANDARD LOT |
| 12 | 8,939 | STANDARD LOT |
| 13 | 8,457 | STANDARD LOT |
| 14 | 7,211 | STANDARD LOT |
| 15 | 19,406 | LANDSCAPE LOT |

| BLOCK R | | |
|---------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | USAGE TYPE |
| 38 | 3,692 | LANDSCAPE LOT |

| BLOCK U | | |
|---------|----------------|---------------|
| LOT # | AREA (SQ. FT.) | USAGE TYPE |
| 19 | 3,369 | LANDSCAPE LOT |
| 20 | 5,096 | LANDSCAPE LOT |

| BLOCK O | | |
|---------|----------------|---------------------------------|
| LOT # | AREA (SQ. FT.) | USAGE TYPE |
| 50 | 6,890 | STANDARD LOT |
| 51 | 6,890 | STANDARD LOT |
| 52 | 8,446 | STANDARD LOT |
| 53 | 8,190 | STANDARD LOT |
| 54 | 6,890 | STANDARD LOT |
| 55 | 7,121 | STANDARD LOT |
| 56 | 7,714 | STANDARD LOT |
| 57 | 7,175 | STANDARD LOT |
| 58 | 8,909 | STANDARD LOT |
| 59 | 6,890 | STANDARD LOT |
| 60 | 6,890 | STANDARD LOT |
| 61 | 7,490 | STANDARD LOT |
| 123 | 839,804 | PARKLAND / DRAINAGE EASEMENT |



SHEET 3 OF 6



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 15.00' | 090°00'00" | S17°29'02"W | 21.21' | 23.56' |
| C2 | 425.00' | 005°08'49" | S10°51'24"E | 38.16' | 38.18' |
| C3 | 275.00' | 006°32'39" | N23°37'23"W | 31.39' | 31.41' |
| C4 | 500.00' | 002°46'24" | N01°23'12"W | 24.20' | 24.20' |
| C5 | 275.00' | 008°20'34" | N7°32'41"E | 40.01' | 40.04' |
| C6 | 325.00' | 001°11'06" | N77°01'25"E | 6.72' | 6.72' |
| C7 | 425.00' | 004°40'05" | S36°45'31"E | 34.62' | 34.63' |
| C8 | 490.00' | 020°34'05" | S34°08'31"E | 174.96' | 175.90' |
| C9 | 15.00' | 019°28'16" | N55°18'35"E | 5.07' | 5.10' |
| C10 | 15.00' | 019°28'16" | S35°50'19"W | 5.07' | 5.10' |
| C11 | 830.00' | 016°54'35" | S35°58'16"E | 244.07' | 244.96' |
| C12 | 500.00' | 020°34'05" | S34°08'31"E | 178.53' | 179.49' |
| C13 | 15.00' | 090°00'00" | S89°25'33"E | 21.21' | 23.56' |
| C14 | 15.00' | 090°00'00" | S00°34'27"W | 21.21' | 23.56' |
| C15 | 820.00' | 016°54'35" | S35°58'16"E | 241.13' | 242.01' |
| C16 | 740.00' | 016°54'35" | N35°58'16"W | 217.61' | 218.40' |
| C17 | 15.00' | 090°00'00" | N89°25'33"W | 21.21' | 23.56' |
| C18 | 325.00' | 017°03'11" | S54°06'02"W | 96.37' | 96.73' |
| C19 | 15.00' | 090°00'00" | S17°37'38"W | 21.21' | 23.56' |
| C20 | 525.00' | 013°11'13" | S20°46'45"E | 120.56' | 120.83' |
| C21 | 15.00' | 089°59'59" | S59°11'08"E | 21.21' | 23.56' |
| C22 | 15.00' | 076°39'30" | N37°29'07"E | 18.61' | 20.07' |

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C23 | 50.00' | 256°58'41" | S52°21'15"E | 78.27' | 224.26' |
| C24 | 15.00' | 090°00'00" | S30°48'51"W | 21.21' | 23.56' |
| C25 | 425.00' | 001°03'55" | S13°57'46"E | 7.90' | 7.90' |
| C26 | 375.00' | 006°13'56" | N11°23'58"W | 40.77' | 40.79' |
| C27 | 475.00' | 013°11'13" | N20°46'45"W | 109.08' | 109.32' |
| C28 | 445.00' | 022°39'15" | N38°41'59"W | 174.80' | 175.95' |
| C29 | 425.00' | 010°56'03" | N44°33'35"W | 80.98' | 81.11' |
| C30 | 580.00' | 020°34'05" | N34°08'31"W | 207.09' | 208.21' |
| C31 | 15.00' | 090°00'00" | N00°34'27"E | 21.21' | 23.56' |
| C32 | 275.00' | 017°03'11" | N54°06'02"E | 81.55' | 81.85' |
| C33 | 15.00' | 090°00'00" | S72°22'22"E | 21.21' | 23.56' |
| C34 | 495.00' | 022°39'15" | S38°41'59"E | 194.45' | 195.72' |
| C35 | 375.00' | 010°56'03" | S44°33'35"E | 71.45' | 71.56' |
| C36 | 275.00' | 015°47'57" | S53°28'25"W | 75.59' | 75.83' |
| C37 | 275.00' | 001°15'14" | S62°00'01"W | 6.02' | 6.02' |
| C38 | 495.00' | 003°06'33" | N28°55'38"W | 26.86' | 26.86' |
| C39 | 495.00' | 005°52'44" | N33°25'17"W | 50.77' | 50.79' |
| C40 | 495.00' | 005°52'44" | N39°18'01"W | 50.77' | 50.79' |
| C41 | 495.00' | 005°52'44" | N45°10'46"W | 50.77' | 50.79' |
| C42 | 495.00' | 001°54'29" | N49°04'22"W | 16.48' | 16.48' |
| C43 | 325.00' | 001°03'40" | N62°05'48"E | 6.02' | 6.02' |
| C44 | 325.00' | 008°44'39" | N57°11'39"E | 49.55' | 49.60' |

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C45 | 325.00' | 007°14'53" | N49°11'53"E | 41.09' | 41.11' |
| C46 | 50.00' | 036°12'27" | N58°01'51"E | 31.07' | 31.60' |
| C47 | 50.00' | 048°35'11" | N15°38'03"E | 41.14' | 42.40' |
| C48 | 50.00' | 044°29'26" | N30°54'16"W | 37.86' | 38.83' |
| C49 | 50.00' | 044°29'28" | N75°23'42"W | 37.86' | 38.83' |
| C50 | 50.00' | 083°12'09" | S40°45'29"W | 66.39' | 72.61' |
| C52 | 15.00' | 046°47'08" | S22°32'56"W | 11.91' | 12.25' |
| C53 | 15.00' | 029°52'22" | S60°52'41"W | 7.73' | 7.82' |
| C54 | 525.00' | 011°46'25" | N20°04'21"W | 107.69' | 107.88' |
| C55 | 525.00' | 001°24'48" | N26°39'58"W | 12.95' | 12.95' |
| C56 | 425.00' | 002°07'44" | S40°09'26"E | 15.79' | 15.79' |
| C57 | 425.00' | 006°47'49" | S44°37'12"E | 50.39' | 50.42' |
| C58 | 425.00' | 002°00'30" | S49°01'22"E | 14.90' | 14.90' |
| C59 | 445.00' | 006°29'53" | S46°46'40"E | 50.44' | 50.47' |
| C60 | 445.00' | 008°59'35" | S39°01'56"E | 69.78' | 69.85' |
| C61 | 445.00' | 007°09'46" | S30°57'15"E | 55.60' | 55.63' |
| C62 | 475.00' | 0021°6'49" | S26°13'57"E | 18.90' | 18.90' |
| C63 | 475.00' | 008°15'35" | S20°57'45"E | 68.42' | 68.48' |
| C64 | 475.00' | 002°38'49" | S15°30'33"E | 21.94' | 21.94' |

EASEMENT DEDICATION NOTE:

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, and patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories thereto (collectively the "Facilities").

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the of the County Clerk of Williamson County, Texas or Travis County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the Facilities thereon.

Grantor further grants to Grantee

- (a) the right to install additional Facilities on the Easement Tract;
- (b) the right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;
- (c) the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- (d) the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;
- (e) the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by the Grantee;
- (f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

Grantee hereby covenants and agrees:

- (a) Grantee shall not fence the easement;
- (b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the lands;
- (c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, it's successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, 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 PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), PP1806-001, APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 15, 2018.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IN ENCROACHED BY THE ULTIMATE (FUTURE) 1% ANNUAL CHANCE FLOODPLAIN, NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- 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.
- LOT 27, BLOCK AA; LOT 15, BLOCK BB; LOT 38, BLOCK R & LOTS 19 & 20, BLOCK U SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 123, BLOCK O SHALL BE 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.
- PARKLAND CONVEYED TO THE CITY OF ROUND ROCK PER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE APPROVAL OF FP1903-006 SHALL SUPERSEDE FP1901-007, WHICH WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON FEBRUARY 20, 2019, BUT NOT RECORDED AT THE WILLIAMSON COUNTY CLERK'S OFFICE.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S62°29'02"W | 90.00' |
| L2 | S62°29'02"W | 25.64' |
| L3 | N27°30'58"W | 130.00' |
| L4 | S08°17'00"E | 1.27' |
| L5 | S81°43'00"W | 180.00' |
| L6 | S08°17'00"E | 167.24' |
| L7 | S16°15'23"E | 133.39' |
| L8 | S31°03'23"E | 144.00' |
| L9 | S58°56'37"W | 22.00' |
| L10 | N31°03'23"W | 10.00' |
| L11 | N07°11'44"E | 111.47' |
| L12 | N01°36'23"W | 65.01' |
| L13 | N43°36'36"W | 103.67' |
| L14 | N66°19'41"W | 147.57' |
| L15 | N86°09'42"W | 77.46' |
| L16 | N66°36'59"W | 73.00' |
| L17 | N65°59'25"W | 156.59' |
| L18 | N18°00'46"W | 55.00' |
| L19 | S69°38'56"W | 159.82' |
| L20 | N20°21'04"W | 68.66' |
| L21 | N69°38'56"E | 135.00' |
| L22 | N20°15'51"W | 72.49' |
| L23 | N14°56'05"W | 69.62' |
| L24 | N07°03'19"W | 69.64' |
| L25 | N90°00'00"W | 135.00' |
| L26 | N00°00'00"E | 91.35' |
| L27 | N87°13'36"E | 128.92' |
| L28 | N06°27'40"W | 75.81' |
| L29 | N12°36'00"W | 75.91' |
| L30 | N21°53'21"W | 75.87' |
| L31 | N25°42'59"W | 208.57' |
| L32 | N48°28'58"W | 7.83' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L33 | N70°01'39"W | 49.51' |
| L34 | N89°47'26"W | 80.18' |
| L35 | S66°30'55"W | 63.99' |
| L36 | S54°25'23"W | 63.55' |
| L37 | S42°03'39"W | 67.02' |
| L38 | S61°59'45"W | 137.00' |
| L39 | N28°00'14"W | 76.93' |
| L40 | N61°59'46"E | 131.00' |
| L41 | N28°00'14"W | 146.00' |
| L42 | N61°59'46"E | 25.00' |
| L43 | N64°57'35"E | 146.20' |
| L44 | N28°00'14"W | 136.34' |
| L45 | S31°19'04"E | 78.47' |
| L46 | S32°06'39"E | 58.94' |
| L47 | N55°34'31"E | 130.00' |
| L48 | N50°54'26"E | 109.80' |
| L49 | N67°22'25"E | 158.85' |
| L50 | N66°08'31"E | 90.00' |
| L51 | S44°25'33"E | 50.00' |
| L52 | S44°25'33"E | 86.87' |
| L53 | S27°30'58"E | 42.69' |
| L54 | S44°25'33"E | 72.73' |
| L55 | S27°30'58"E | 42.69' |
| L56 | N27°30'58"W | 42.69' |
| L57 | S45°34'27"W | 87.63' |
| L58 | S62°37'38"W | 49.48' |
| L59 | S27°22'22"E | 99.52' |
| L60 | S14°11'09"E | 18.49' |
| L61 | N75°48'52"E | 101.03' |
| L62 | S14°11'09"E | 133.95' |
| L63 | N08°17°00"W | 1.27' |
| L64 | N45°34'27"E | 87.63' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L65 | N62°37'38"E | 49.48' |
| L66 | S45°34'27"W | 55.42' |
| L67 | S52°15'11"W | 46.46' |
| L68 | S62°37'38"W | 67.65' |
| L69 | N72°21'03"W | 57.07' |
| L70 | S43°50'36"W | 53.02' |
| L71 | S45°43'37"W | 67.14' |
| L72 | S61°53'54"W | 69.95' |
| L73 | S64°02'26"W | 73.08' |
| L74 | N64°02'26"E | 73.08' |
| L75 | N61°53'54"E | 10.31' |
| L76 | N61°53'54"E | 54.60' |
| L77 | N61°53'54"E | 5.04' |
| L78 | N43°50'36"E | 20.86' |
| L79 | N43°50'36"E | 32.16' |
| L80 | N30°31'42"W | 34.69' |
| L81 | N27°22'22"W | 56.48' |
| L82 | N30°10'56"W | 50.16' |
| L83 | N39°01'56"W | 49.39' |
| L84 | N47°43'26"W | 50.36' |
| L85 | N50°01'37"W | 53.00' |
| L86 | N49°40'59"W | 56.83' |
| L87 | N44°37'12"W | 65.80' |
| L88 | N37°49'23"W | 65.80' |
| L89 | S62°37'38"W | 50.00' |
| L90 | S44°25'33"E | 50.00' |
| L91 | N14°11'09"W | 50.00' |
| L92 | N12°34'36"W | 50.70' |
| L93 | N15°42'59"W | 51.90' |
| L94 | N24°20'16"W | 29.06' |



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 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 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 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 33.852 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 5B, a subdivision according to the plat recorded in Document No. 2018081145 of the Official Public Records of Williamson County, Texas, same being a point in a south line of the Remnant Portion of said 63.581-acre tract for the southeast corner and **POINT OF BEGINNING** hereof,

THENCE with the north boundary line of said Vizcaya, Phase 5B, same being the south boundary line of the Remnant Portion of said 63.581-acre tract the following five (5) courses and distances:

- S 62°29'02" W**, a distance of **90.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 90°00'00"**, a **chord bearing and distance of S 17°29'02" W, 21.21 feet**, an **arc length of 23.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- S 62°29'02" W**, a distance of **25.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 27°30'58" W**, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 62°29'02" W**, at a distance of 159.00 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said Vizcaya, Phase 5B, same being the northeast corner of Vizcaya, Phase 5C, continuing with a south boundary line of the Remnant Portion of said 63.581-acre tract, same being the north boundary line of said Vizcaya, Phase 5C, for a total distance of **212.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof;

THENCE continuing with a south boundary line of the Remnant Portion of said 63.581-acre tract, same being the north boundary line of said Vizcaya, Phase 5C the following four (4) courses and distances:

- S 69°21'35" W**, a distance of **229.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a **radius of 425.00 feet**, a **central angle of 05°08'49"**, a **chord bearing and distance of S 10°51'24" E, 38.16 feet**, an **arc length of 38.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, hereof,
- S 08°17'00" E**, a distance of **1.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 81°43'00" W**, a distance of **180.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said Vizcaya, Phase 5C, same being a southeast corner of the Remnant Portion of said 63.581-acre tract for a southeast ell corner hereof;

THENCE with the west boundary line of said Vizcaya, Phase 5C, same being an east boundary line of the Remnant Portion of said 63.581-acre tract the following four (4) courses and distances:

- S 08°17'00" E**, a distance of **167.24 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 16°15'23" E**, a distance of **133.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 36°18'48" E**, a distance of **578.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 51°37'38" E**, at a distance of 220.86 passing a southeast corner of said 63.581-acre tract, also being the northeast corner of the Remnant Portion of said 61.733-acre tract, continuing with the west line of said Vizcaya, Phase 5C, same being an east line of the Remnant Portion of said 61.733-acre tract for a total distance of **256.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said Vizcaya, Phase 5C, same being the westernmost northwest corner of said Vizcaya, Phase 5C, also being a point in the east line of the Remnant Portion of said 61.733-acre tract for an angle point hereof,

THENCE with the east boundary line of the Remnant Portion of said 61.733-acre tract, same being the west line of said Vizcaya, Phase 5B the following three (3) courses and distances:

- S 38°13'30" E**, a distance of **279.16 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 31°03'23" E**, a distance of **144.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner hereof, and
- S 58°56'37" W**, a distance of **22.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a west corner of said Vizcaya, Phase 5B, same being a point in the east line of Vizcaya, Phase 3B, a subdivision according to the plat recorded in Document No. 2017046096 of the Official Public Records of Williamson County, Texas, also being a point in the south line of the Remnant Portion of said 61.733-acre tract for a south corner hereof;

THENCE N 31°03'23" W, with the east line of said Vizcaya, Phase 3B, same being a west line of the Remnant Portion of said 61.733-acre tract, a distance of **10.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a north corner of said Vizcaya, Phase 3B, same being a south corner of the Remnant Portion of said 61.733-acre tract for a southwest corner hereof;

THENCE S 65°27'33" W, with the north line of said Vizcaya, Phase 3B, same being the south line of the Remnant Portion of said 61.733-acre tract, a distance of **350.12 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of the Remnant Portion of said 63.733-acre tract, same being a point in the north line of said Vizcaya, Phase 3B, also being the southeast corner of Vizcaya, Phase 4B, a subdivision according to the plat recorded in Document No. 2018014374 of the Official Public Records of Williamson County, Texas for the southwest corner hereof;

THENCE departing the north boundary line of said Vizcaya, Phase 3B, with the east boundary line of said Vizcaya, Phase 4B, same being the west line of the Remnant Portion of said 61.733-acre tract the following six (6) courses and distances:

- N 07°11'44" E**, a distance of **111.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 01°36'23" W**, a distance of **65.01 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 43°36'36" W**, a distance of **103.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 66°19'41" W**, a distance of **147.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

5. N 86°09'42" W, a distance of **77.46 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

6. N 66°36'59" W, a distance of **73.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the north corner of said Vizcaya, Phase 4B, same being the easternmost southeast corner of Vizcaya, Phase 6E, 6F & 7C, a subdivision according to the plat recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, also being a point in the west line of the Remnant Portion of said 61.733-acre tract ½" iron rod found an angle point hereof;

THENCE with the east boundary line of said Vizcaya, Phase 6E, 6F & 7C, same being the west boundary line of the Remnant Portion of said 61.733-acre tract, the west boundary line of the Remnant Portion of said 63.581-acre tract, and in part with the west boundary line of the Remnant Portion of said 70.811-acre tract the following thirty-three (33) courses and distances:

- N 65°59'25" W**, a distance of **156.59 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 18°00'46" W**, a distance of **55.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

3. S 69°38'56" W, a distance of **159.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,

4. along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 06°32'39"**, a **chord bearing and distance of N 23°37'23" W, 31.39 feet**, an **arc length of 31.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

5. N 20°21'04" W, a distance of **68.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

6. N 69°38'56" E, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

7. N 20°21'04" W, a distance of **292.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

8. N 20°15'51" W, a distance of **72.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

9. N 14°56'05" W, a distance of **69.62 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

10. N 07°03'19" W, a distance of **69.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

11. N 00°00'00" E, a distance of **291.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

12. N 90°00'00" W, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

13. N 00°00'00" E, a distance of **91.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

14. along the arc of a curve to the left, having a **radius of 500.00 feet**, a **central angle of 02°46'24"**, a **chord bearing and distance of N 01°23'12" W, 24.20 feet**, an **arc length of 24.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency,

15. N 87°13'36" E, a distance of **128.92 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

16. N 06°27'40" W, a distance of **75.81 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

17. N 12°36'00" W, a distance of **75.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

18. N 28°00'14" W, a distance of **323.33 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

19. N 25°42'59" W, a distance of **208.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

20. N 48°28'58" W, a distance of **7.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

21. N 70°01'39" W, a distance of **49.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

22. N 89°47'26" W, a distance of **80.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

23. S 66°30'55" W, a distance of **63.99 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

24. S 54°25'23" W, a distance of **63.55 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

25. S 42°03'39" W, a distance of **67.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

26. S 61°59'45" W, a distance of **137.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

27. N 28°00'14" W, a distance of **76.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

28. N 61°59'46" E, a distance of **131.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

29. N 28°00'14" W, a distance of **146.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

30. N 61°59'46" E, a distance of **25.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

31. N 64°57'35" E, a distance of **146.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

32. N 28°00'14" W, a distance of **136.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a southeast ell corner of said Vizcaya, Phase 6E, 6F & 7C, also being the northwest corner of the Remnant Portion of said 70.811-acre tract for a point of non-tangent curvature and the northernmost northwest corner hereof;

THENCE with a south line of said Vizcaya, Phase 6E, 6F & 7C, same being the north line of the Remnant Portion of said 70.811-acre tract the following ten (10) course and distances:

1. along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 08°20'34"**, a **chord bearing and distance of N 73°26'41" E, 40.01 feet**, an **arc length of 40.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,

2. N 77°36'58" E, a distance of **169.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,

3. along the arc of a to the left, having a **radius of 325.00 feet**, a **central angle of 01°11'06"**, a **chord bearing and distance of N 77°01'25" E, 6.72 feet**, an **arc length of 6.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,

4. S 31°19'04" E, a distance of **78.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

5. S 32°06'39" E, a distance of **58.94 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

6. N 55°34'31" E, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,

7. along the arc of a curve to the left, having a **radius of 425.00 feet**, a **central angle of 04°40'05"**, a **chord bearing and**

distance of S 36°45'31" E, 34.62 feet, an **arc length of 34.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, hereof;

8. N 50°54'26" E, a distance of **109.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

9. N 67°22'25" E, a distance of **158.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

10. N 66°08'31" E, a distance of **90.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a southeast corner of said Vizcaya, Phase 6E, 6F & 7C, same being a point in the west boundary line of the Remnant Portion of said 70.811-acre tract for the northeast corner and point of non-tangent curvature hereof;

THENCE departing a south line of said Vizcaya, Phase 6E, 6F & 7C, through the interior of the Remnant Portion of said 70.811-acre tract, and through the interior of the Remnant Portion of said 63.581-acre tract the following eight (8) courses and distances:

1. along the arc of a curve to the left, having a **radius of 490.00 feet**, a **central angle of 20°34'05"**, a **chord bearing and distance of S 34°08'31" E, 174.96 feet**, an **arc length of 175.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,

2. S 44°25'33" E, a distance of **672.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,

3. along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of N 55°18'35" E, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,

4. S 44°25'33" E, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,

5. along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of S 35°50'19" W, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,

6. S 44°25'33" E, a distance of **86.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,

7. along a tangent curve to the right said curve having **radius of 830.00 feet**, a **central angle of 16°54'35"**, a **chord bearing and distance of S 35°58'16" E, 244.07 feet**, an **arc length of 244.96 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,

8. S 27°30'58" E, a distance of **42.69 feet** to the **POINT OF BEGINNING** and containing 33.852 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.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 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 the remnant portion of a called 70.811 acre tract recorded in Document No. 2018021640 of the Official Public Records of Williamson County, Texas, a called 63.581 acre tract recorded in Document No. 2018007528 of the Official Public Records of Williamson County, Texas, and a called 61.733 acre tract 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 the Final Plat of Vizcaya, Phase 5D & 7B Subdivision.

Taylor Morrison of Texas, Inc.

Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 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
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

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 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

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. 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 and 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 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.

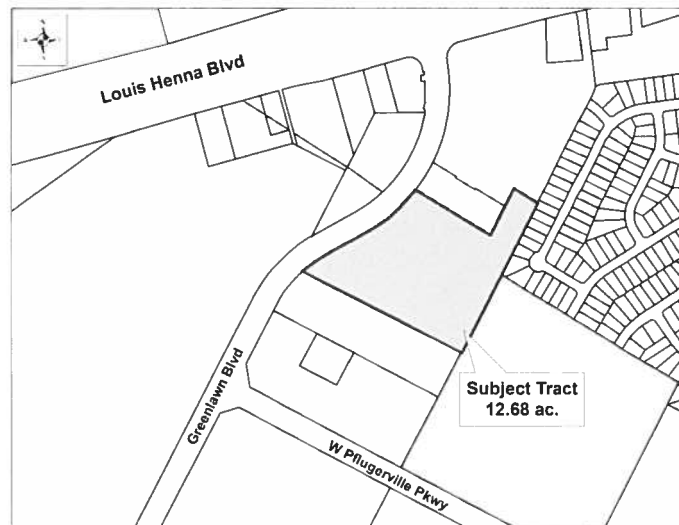
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

**IDEA Greenlawn Subdivision
PRELIM PLAT PP1903-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of preliminary plat

ZONING AT TIME OF APPLICATION: PF-2 (Public Facilities - medium density)

DESCRIPTION: 12.91 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: Dell/La Frontera Mixed Use

ADJACENT LAND USE:

North: commercial - C-1 (General Commercial)

South: undeveloped - PUD 107 (low density multi-family and commercial)

East: single family and undeveloped - SF-2 (Single Family - standard lot) and City of Pflugerville

West: undeveloped - C-1 (General Commercial) and C-1a (General Commercial - limited)

PROPOSED LAND USE: open enrollment charter school

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 0 | 0 |
| Residential - Multi Unit: | 0 | 0 |
| Office: | 0 | 0 |
| Commercial: | 0 | 0 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 0 | 0 |
| ROW: | 0 | 0 |
| Parkland: | 0 | 0 |
| Other: | 1 | 12.91 |
| TOTALS: | 1 | 12.91 |

Owner:
IDEA Public School
2115 W. Pike Blvd.
Weslaco, TX 78596

Agent:
BIG RED DOG Engineering
Cliff Kendall
2021 E. 5th St., Ste. 200
Austin, TX 78702

**IDEA Greenlawn Subdivision
PRELIM PLAT PP1903-003**

HISTORY: The property was rezoned to PF-2 (Public Facilities – medium intensity) in January 2019, for use as a charter school.

DATE OF REVIEW: April 17, 2019

LOCATION: Southeast of Louis Henna Blvd. and east of Greenlawn Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for Dell/La Frontera mixed use in the General Plan. It is currently zoned as PF-2 (Public Facilities – medium intensity).

Compliance with the Preliminary Plat: The preliminary plat contains one development lot consisting of 12.68 acres and one right-of-way lot of 0.24 acres.

Traffic, Access and Roads: The tract has access to Greenlawn Blvd. There is an existing median break which can be utilized.

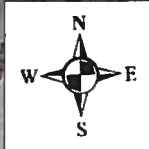
Water and Wastewater Service: Water service will be taken from an existing 12-inch line located in the northern corner of the site. Wastewater will be conveyed to an existing offsite 8-inch wastewater main located at the southwest corner of Greenlawn Blvd. and Pflugerville Parkway.

Additional Considerations: The property is to be used for a charter school providing for grades K-12. The first phase being planned will serve grades K-8 and the second phase will serve grades 9-12. The PF-2 (Public Facilities – medium intensity) zoning district is designed for educational facilities of this size and type. The exterior wall finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU) with an ashlar pattern. Stucco, architecturally finished steel or metal, or architectural CMU shall not comprise more than 50 percent of the total exterior wall finish and fiber cement siding shall not comprise more than 25% of the total exterior wall finish. There are also building orientation and articulation standards.

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

1. Remove the word 'approximate' from ties across Greenlawn, near line segment L14 and L16.

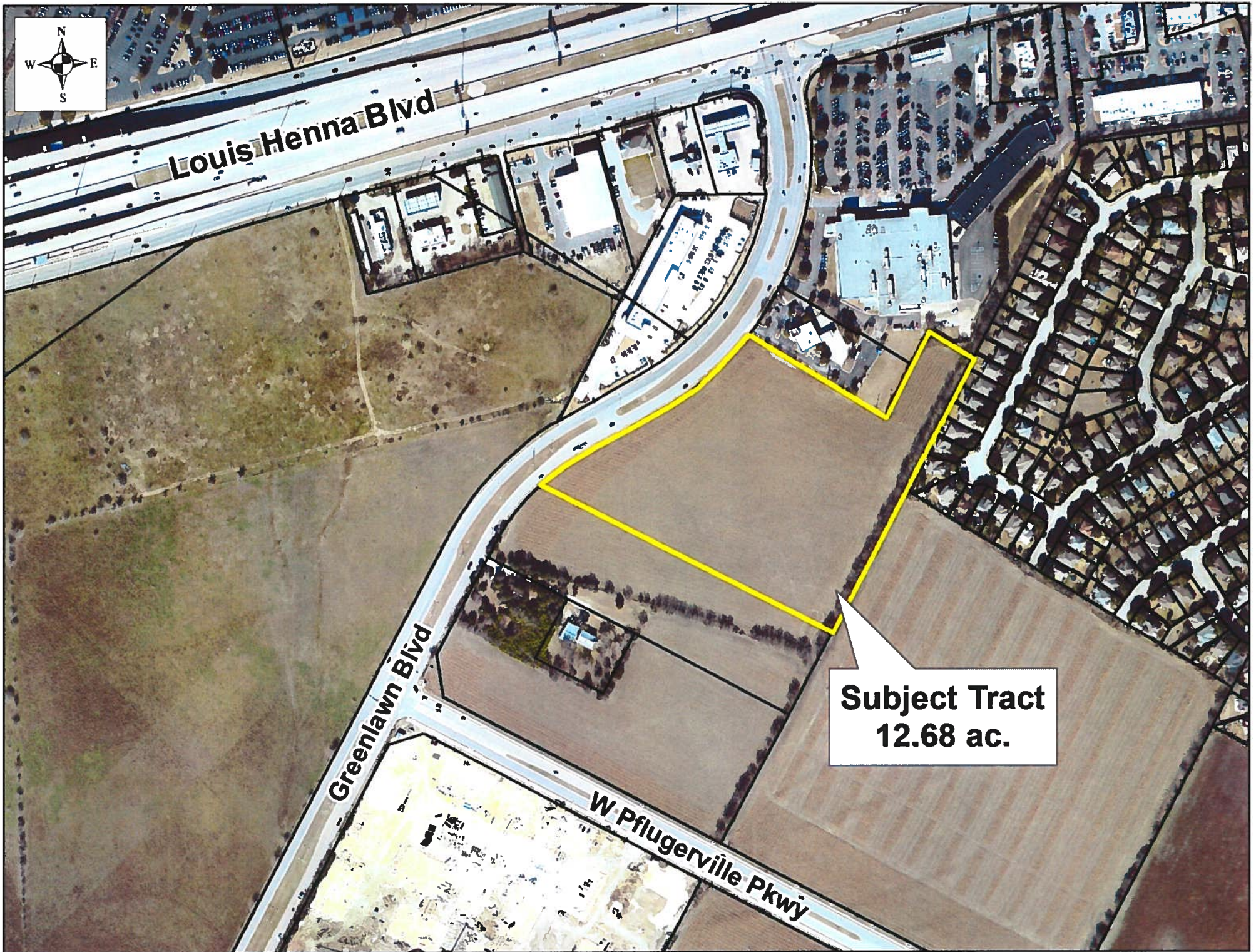


Louis Henna Blvd

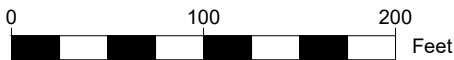
Greenlawn Blvd

W Pflugerville Pkwy

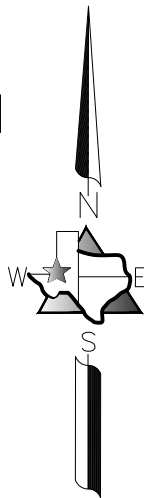
**Subject Tract
12.68 ac.**



PRELIMINARY PLAT OF
IDEA GREENLAWN SUBDIVISION



SCALE: 1" = 100'



LEGEND

- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- SUBJECT PROPERTY LINE
- - - ADJOINING TRACTS PROPERTY LINE
- - - EASEMENT
- 800'— CONTOUR
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

| Line Table | | |
|------------|-----------|-----------------|
| Line # | Length | Direction |
| L1 | 148.02' | S58° 50' 30"E |
| (L1) | (148.16') | (N58° 38' 44"W) |
| L2 | 37.26' | S27° 58' 10"W |
| L3 | 51.39' | S27° 49' 17"W |
| (L3) | (51.39') | (N30° 59' 43"E) |
| L4 | 51.20' | S27° 44' 48"W |
| (L4) | (51.20') | (N30° 55' 14"E) |
| L5 | 51.03' | S27° 42' 17"W |
| (L5) | (51.03') | (N30° 52' 43"E) |
| L6 | 50.13' | S27° 28' 59"W |
| (L6) | (50.13') | (N30° 39' 25"E) |
| L7 | 71.92' | S27° 35' 29"W |
| (L7) | (71.92') | (N30° 45' 55"E) |
| L8 | 116.50' | S27° 07' 42"W |
| (L8) | (116.50') | (N30° 18' 08"E) |
| L9 | 47.36' | S27° 11' 47"W |
| L10 | 14.38' | N27° 58' 10"E |
| (L10) | (14.36') | (S27° 49' 59"W) |
| L11 | 20.36' | N27° 48' 34"E |
| (L11) | (20.36') | (S27° 48' 54"W) |
| L12 | 181.92' | S26° 59' 58"W |
| L13 | 56.29' | S26° 59' 50"W |
| L14 | 10.47' | N62° 48' 13"W |
| L15 | 10.06' | S58° 37' 53"E |
| L16 | 94.08' | N60° 39' 33"E |
| L17 | 34.88' | N44° 00' 03"E |
| L18 | 114.41' | N60° 39' 33"E |
| L19 | 57.00' | N61° 55' 22"E |

GENERAL NOTES:

- HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRSS370780058369)
- VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B
- GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

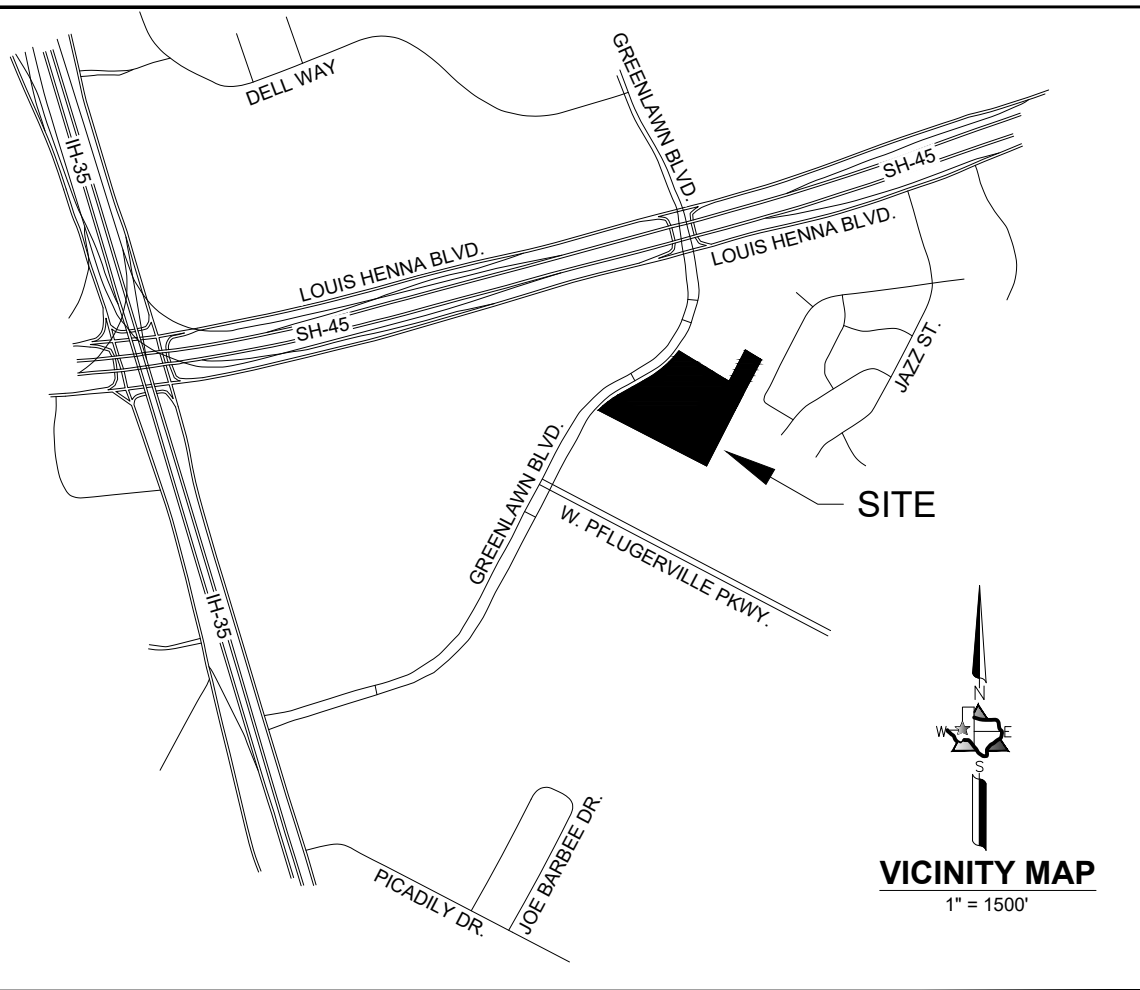
WEB: eecul.us
EMAIL: eagle@eecul.us

T.B.P.L.S. FIRM
#10194139

PROJECT:
IDEA GREENLAWN
CLIENT:
BIG RED DOG
DATE: 04/11/2019
SCALE: 1" = 100'
BY: rc/cmb
SHEET
01 of 02

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|---------|---------|-------------|-----------------|--------------|
| C1 | 201.30' | 702.47' | 16° 25' 07" | N52° 27' 00"E | 200.61' |
| C2 | 345.64' | 860.00' | 23° 01' 40" | N49° 15' 20"E | 343.32' |
| C3 | 350.77' | 870.00' | 23° 06' 02" | N49° 13' 07"E | 348.40' |
| C4 | 77.35' | 682.47' | 6° 29' 37" | N57° 24' 45"E | 77.31' |
| C5 | 60.35' | 692.47' | 4° 59' 35" | N46° 59' 28"E | 60.33' |
| C6 | 169.24' | 860.00' | 11° 16' 31" | N31° 57' 00"E | 168.97' |
| C7 | 201.38' | 702.47' | 16° 25' 31" | N36° 01' 41"E | 200.69' |



SITE

VICINITY MAP
1" = 1500'

OWNER: IDEA PUBLIC SCHOOLS

ADDRESS: 505 ANGELITA DRIVE
WESLACO, TEXAS 78596

SUBDIVISION ACREAGE: 12.913

SURVEYOR: CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT, FIRM #10194139

ADDRESS: 1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

SUBDIVISION BLOCKS: ONE (1)

SUBMITTAL DATE: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 17, 2019

BENCHMARK DESCRIPTIONS:

B.M. # 100

DESCRIPTION: CAPPED 1/2-INCH IRON ROD SET IN THE CENTER MEDIAN OF GREENLAWN BLVD., HAVING A 120-FOOT RIGHT-OF-WAY WIDTH, (± 13.81' WEST OF THE WESTERLY NORTHBOUND EDGE OF PAVEMENT; ± 56.28' WEST OF THE CURVING EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BLVD., AND ± 117' SOUTHWEST OF THE NORTHERLY MOST CORNER OF THE SUBJECT TRACT), AS SHOWN HEREON.

GRID COORDINATES: NORTHING: 10148471.8420'; EASTING: 3138294.5760'; ELEVATION: 821.79'

B.M. #101

DESCRIPTION: CAPPED 1/2-INCH IRON ROD SET IN THE CENTER MEDIAN OF GREENLAWN BLVD., HAVING A 120-FOOT RIGHT-OF-WAY WIDTH, (± 9.37' WEST OF THE WESTERLY NORTHBOUND EDGE OF PAVEMENT; ± 41.94' WEST OF THE CURVING EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BLVD., AND ± 83' SOUTHWEST OF THE SOUTHWESTERLY CORNER OF THE SUBJECT TRACT), AS SHOWN HEREON.

GRID COORDINATES: NORTHING: 10148129.1210'; EASTING: 3137787.0020'; ELEVATION: 821.00'

DEVELOPMENT ACREAGE: 12.677 ACRES (LOT 1, BOCK A)

RIGHT-OF-WAY ACREAGE: 0.2360 ACRES (LOT 2, BLOCK A)

PATENT SURVEY(s): TEXAS

WILLIAMSON COUNTY: SOCRATES DARLING SURVEY No. 102
ABSTRACT No. 876

TRAVIS COUNTY: SOCRATES DARLING SURVEY No. 102
ABSTRACT No. 232

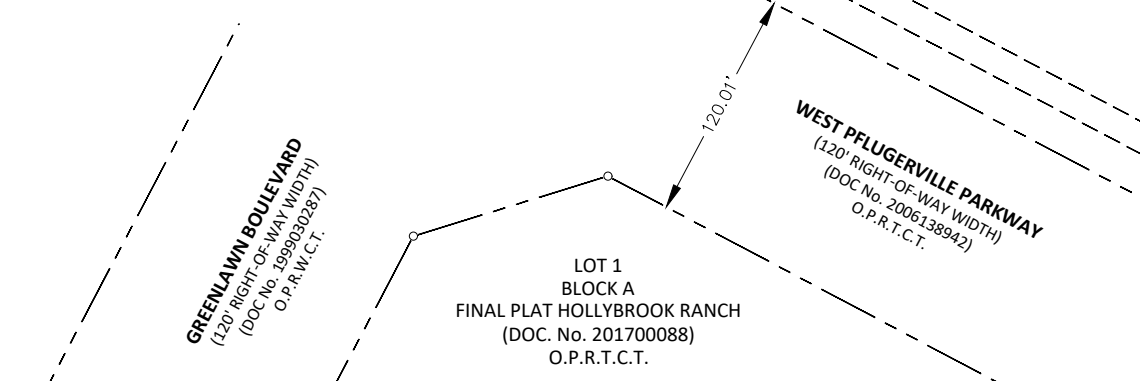
ENGINEER: MICHAEL V. REYES
PROFESSIONAL ENGINEER, TEXAS
REGISTRATION No. 111664
BIG RED DOG, A DIVISION OF WGI, FIRM # 11201

ADDRESS: 2021 E. 5TH STREET, SUITE 200
AUSTIN, TEXAS 78704
(512) 669-5560

LOT DETAILS:

TOTAL No. OF DEVELOPMENT LOT(s): ONE (1)

TOTAL No. OF RIGHT-OF-WAY LOT(s): ONE (1)



PRELIMINARY PLAT OF
IDEA GREENLAWN SUBDIVISION

LEGAL DESCRIPTION:

A DESCRIPTION TO ACCOMPANY A SKETCH OF A 12.913 ACRE (APPROX. 562,505 SQ. FT.) TRACT OF LAND, SITUATED IN THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 876, WILLIAMSON COUNTY, TEXAS AND THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN RESIDUE OF A CALLED 21.571 ACRE TRACT OF LAND BEING DESCRIBED IN A WARRANTY DEED, CONVEYED TO KDL MEADOWCREST PARTNERS, LP, DATED AUGUST 25, 2004 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2004068780 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2010099770 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 12.913 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR THE NORTHWESTERLY (NORTHERLY CENTER) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND, SAME BEING A POINT ALONG THE EASTERLY CURVING RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, HAVING A CALLED 120-FOOT RIGHT-OF-WAY WIDTH, ACCORDING TO THAT CERTAIN AGREED JUDGEMENT, DATED DECEMBER 3, 2001 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2005050828 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK A OF THE AMENDING FINAL PLAT OF GREENLAWN CROSSING SUBDIVISION, A SUBDIVISION APPEARING OF RECORD UNDER CABINET T, SLIDE 338 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DULY RECORDED UNDER DOCUMENT NO. 2001003900 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FROM WHICH A CALCULATED POINT BEARS NORTHEAST WITH THE CURVING EASTERLY RIGHT-OF-WAY LINE OF SAID GREENLAWN BOULEVARD WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 169.24 FEET, A RADIUS OF 860.00 FEET, A DELTA ANGLE OF 11° 16' 31” AND A CHORD WHICH BEARS NORTH 31° 57' 00” EAST, A DISTANCE OF 168.97 FEET, FOR THE NORTHWESTERLY CORNER OF SAID LOT 4, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK A, OF SAID GREENLAWN CROSSING SUBDIVISION;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND AND SOUTHERLY LINE THE AFORESAID GREENLAWN CROSSING SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1). **SOUTH 58° 37' 53” EAST**, A DISTANCE OF **458.02 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR AN ELL-CORNER ALONG THE NORTHERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 4, BLOCK A;

2). **NORTH 27° 23' 17” EAST**, A DISTANCE OF 169.36 FEET TO A CALCULATED POINT FOR THE NORTHEASTERLY CORNER OF AFORESAID LOT 4, SAME BEING THE SOUTHERLY MOST CORNER OF THE AFORESAID LOT 3, BLOCK A, THENCE CONTINUING AN ADDITIONAL 107.09 FEET, FOR A TOTAL DISTANCE OF **276.45 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR THE NORTHERLY MOST CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING AND ELL-CORNER ALONG THE SOUTHERLY LOT LINE OF SAID LOT 3;

3). **SOUTH 58° 50' 30” EAST**, A DISTANCE OF **148.02 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE NORTHEASTERLY (EASTERLY MOST) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 3, BLOCK A, SAME BEING A POINT ALONG THE NORTHWESTERLY LOT LINE OF LOT 13, BLOCK E, OF THE REMINGTON HEIGHTS PHASE 2 SECTION A, A SUBDIVISION APPEARING OF RECORD UNDER CABINET P, SLIDE 258 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THAT CERTAIN CALLED 21.571 ACRE TRACT OF LAND AND THE NORTHWESTERLY COMMON LINE OF LOT(S) 13 THOUGH 7, BLOCK A OF THE AFORESAID REMINGTON HEIGHTS PHASE 2 SECTION A, SAME BEING THE SOUTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND WITH THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1). **SOUTH 27° 58' 10” WEST**, A DISTANCE OF **37.26 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

2). **SOUTH 27° 49' 17” WEST**, A DISTANCE OF **51.39 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

3). **SOUTH 27° 44' 48” WEST**, A DISTANCE OF **51.20 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

4). **SOUTH 27° 42' 17” WEST**, A DISTANCE OF **51.03 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

5). **SOUTH 27° 28' 59” WEST**, A DISTANCE OF **50.13 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

6). **SOUTH 27° 35' 29” WEST**, A DISTANCE OF **71.92 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

7). **SOUTH 27° 07' 42” WEST**, A DISTANCE OF **116.50 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHWESTERLY CORNER OF SAID LOT 7, SAME BEING THE NORTHWESTERLY CORNER OF A CALLED 28.316 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT 1 IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO CIELO AUSTIN DEVELOPMENT, DATED OCTOBER 19, 2017 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2017169129 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A POINT OF ANGLE ALONG THE SOUTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND;

THENCE SOUTH 27° 11' 47” WEST, CONTINUING ALONG THE SOUTHEASTERLY PROPERTY LINE OF THE AFOREMENTIONED RESIDUE OF A CALLED 21.571 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY PROPERTY LINE OF THE AFORESAID TRACT 1, A DISTANCE OF **504.93 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHEASTERLY CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND;

THENCE NORTH 62° 48' 13” WEST, OVER AND ACROSS THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND, A DISTANCE OF **950.69 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHWESTERLY (WESTERLY MOST) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING A POINT ALONG THE CURVING SOUTHEASTERLY (EASTERLY) RIGHT-OF-WAY LINE OF THE AFORESAID GREENLAWN BOULEVARD;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THAT CERTAIN CALLED 21.571 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY (EASTERLY) RIGHT-OF-WAY LINE OF THE AFORESAID GREENLAWN BOULEVARD AND THE NORTHWESTERLY (NORTHERLY) PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1). WITH A CURVE TO THE RIGHT, HAVING AN **ARC LENGTH** OF **201.30 FEET**, A **RADIUS** OF **702.47 FEET**, A **DELTA ANGLE** OF **16° 25' 07”** AND A **CHORD** WHICH BEARS **NORTH 52° 27' 00” EAST**, A **DISTANCE** OF **200.61 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

2). **NORTH 60° 39' 33” EAST**, A DISTANCE OF **241.92 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

3). WITH A CURVE TO THE LEFT, HAVING AN **ARC LENGTH** OF **345.64 FEET**, A **RADIUS** OF **860.00 FEET**, A **DELTA ANGLE** OF **23° 01' 40”** AND A **CHORD** WHICH BEARS **NORTH 49° 15' 20” EAST**, A **DISTANCE** OF **343.32 FEET** TO THE **POINT OF BEGINNING**, CONTAINING THE HEREON, DESCRIBED 12.913 ACRE (APPROX. 562,505 SQ. FT.) TRACT OF LAND, MORE OR LESS.

CITY OF ROUND ROCK GENERAL NOTES:

1). NO PORTION OF THIS TRACT IS ENCROACHMENT BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

2). NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

3). BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

4). SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

5). SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

6). A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING GREENLAWN BOULEVARD.



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

WEB: eecl.us
EMAIL: eagle@eecl.us

T.B.P.L.S. FIRM
#10194139

PROJECT:
IDEA GREENLAWN

CLIENT:
BIG RED DOG

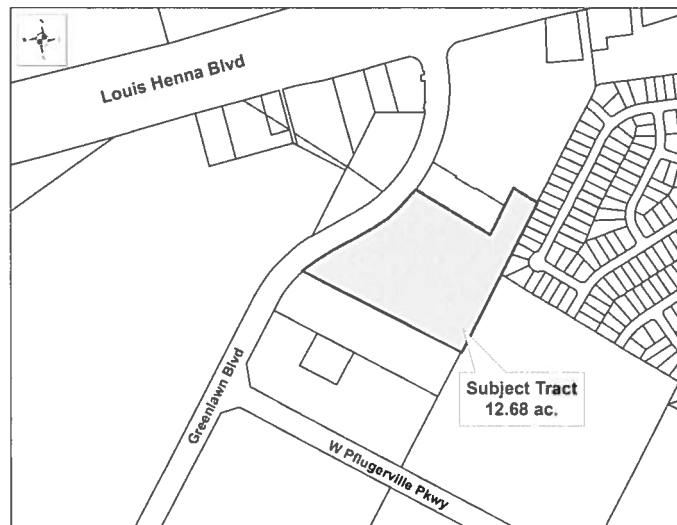
DATE: 04/11/2019

SCALE: 1" = 100'

BY: rc/cmb

SHEET
02 of 02

**IDEA Greenlawn Subdivision
FINAL PLAT FP1903-007**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of final plat

ZONING AT TIME OF APPLICATION: PF-2 (Public Facilities - medium intensity)

DESCRIPTION: 12.91 acres out of the Memucan Hunt Survey, Abstract No. 314

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: Dell/La Frontera Mixed Use

ADJACENT LAND USE:

North: commercial - C-1 (General Commercial)

South: undeveloped - PUD 107 (low density multi-family and commercial)

East: single family and undeveloped - SF-2 (Single Family - standard lot) and City of Pflugerville)

West: undeveloped - C-1 (General Commercial) and C-1a (General Commercial - limited)

PROPOSED LAND USE: open enrollment charter school

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 0 | 0 |
| Residential - Multi Unit: | 0 | 0 |
| Office: | 0 | 0 |
| Commercial: | 0 | 0 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 0 | 0 |
| ROW: | 0 | 0 |
| Parkland: | 0 | 0 |
| Other: | 1 | 12.91 |
| TOTALS: | 1 | 12.91 |

Owner:
IDEA Public School
Wyatt Truscheit
2115 W. Pike Blvd.
Weslaco, TX 78596

Agent:
BIG RED DOG Engineering
Cliff Kendall
2021 E. 5th St., Ste. 200
Austin, TX 78702

**IDEA Greenlawn Subdivision
FINAL PLAT FP1903-007**

HISTORY: The property was rezoned to PF-2 (Public Facilities – medium intensity) in January 2019, for use as a charter school.

DATE OF REVIEW: April 17, 2019

LOCATION: Southeast of Louis Henna Blvd. and east of Greenlawn Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for Dell/La Frontera mixed use in the General Plan. It is currently zoned as PF-2 (Public Facilities – medium intensity).

Compliance with the Preliminary Plat: The final plat conforms with the preliminary plat. Both contain one development lot consisting of 12.68 acres and one right-of-way lot of 0.24 acres.

Traffic, Access and Roads: The tract has access to Greenlawn Blvd. There is an existing median break which can be utilized.

Water and Wastewater Service: Water service will be taken from an existing 12-inch line located in the northern corner of the site. Wastewater will be conveyed to an existing offsite 8-inch wastewater main located at the southwest corner of Greenlawn Blvd. and Pflugerville Parkway.

Additional Considerations: The property is to be used for a charter school providing for grades K-12. The first phase being planned will serve grades K-8 and the second phase will serve grades 9-12. The PF-2 (Public Facilities – medium intensity) zoning district is designed for educational facilities of this size and type. The exterior wall finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), architecturally finished steel or metal, glass with steel framing, or architectural concrete masonry units (CMU) with an ashlar pattern. Stucco, architecturally finished steel or metal, or architectural CMU shall not comprise more than 50 percent of the total exterior wall finish and fiber cement siding shall not comprise more than 25% of the total exterior wall finish. There are also building orientation and articulation standards.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove the word 'approximate' from ties across Greenlawn, near line segment L14 and L16.

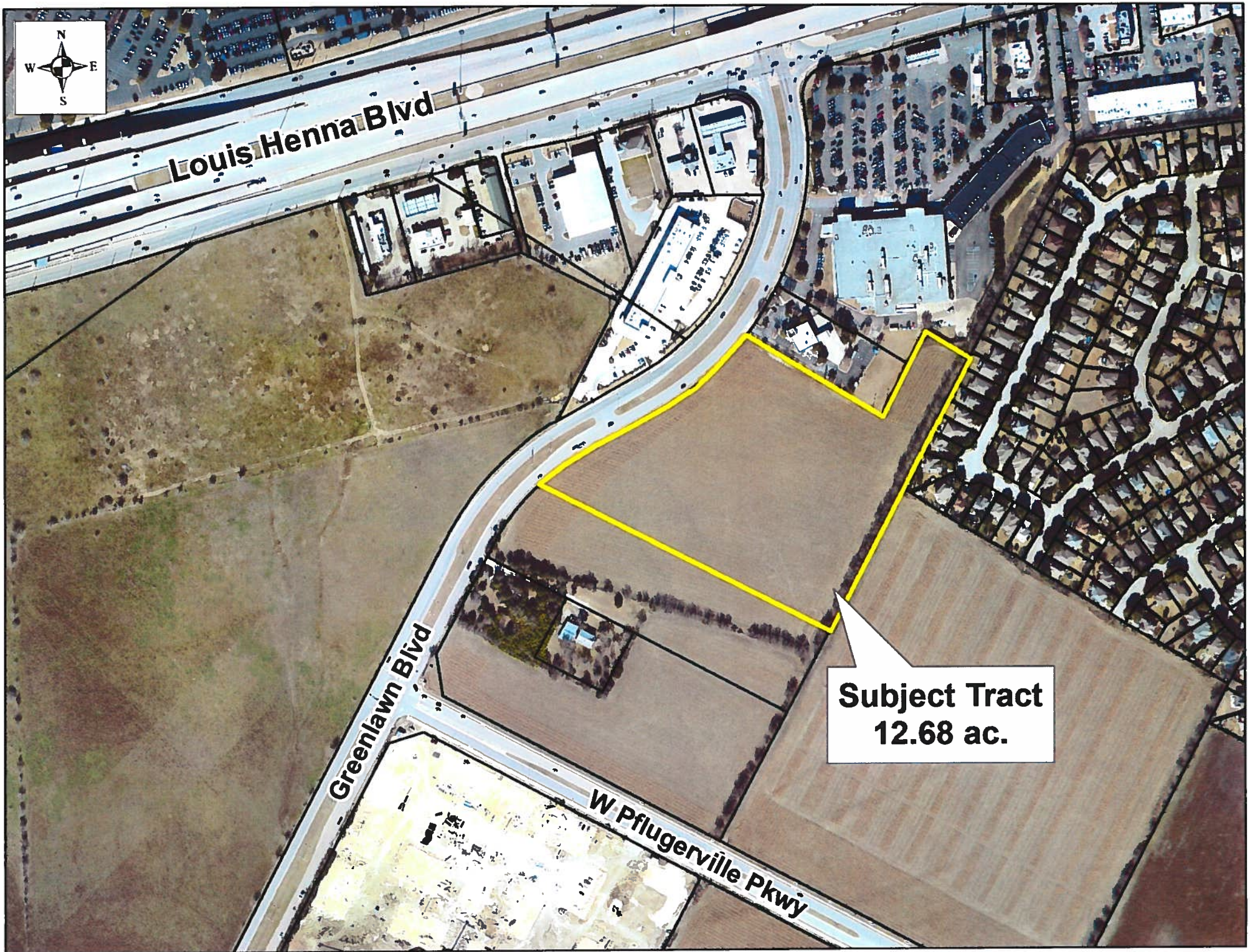


Louis Henna Blvd

Greenlawn Blvd

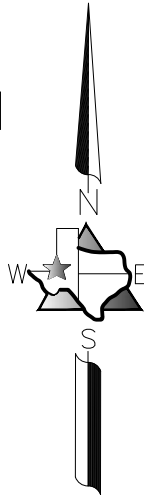
W Pflugerville Pkwy

**Subject Tract
12.68 ac.**



FINAL PLAT OF
IDEA GREENLAWN SUBDIVISION

0 100 200
Feet
SCALE: 1" = 100'



LEGEND

- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- SUBJECT PROPERTY LINE
- - - ADJOINING TRACTS PROPERTY LINE
- - - EASEMENT
- 800'— CONTOUR
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

| Line Table | | |
|------------|-----------|-----------------|
| Line # | Length | Direction |
| L1 | 148.02' | S58° 50' 30"E |
| (L1) | (148.16') | (N58° 38' 44"W) |
| L2 | 37.26' | S27° 58' 10"W |
| L3 | 51.39' | S27° 49' 17"W |
| (L3) | (51.39') | (N30° 59' 43"E) |
| L4 | 51.20' | S27° 44' 48"W |
| (L4) | (51.20') | (N30° 55' 14"E) |
| L5 | 51.03' | S27° 42' 17"W |
| (L5) | (51.03') | (N30° 52' 43"E) |
| L6 | 50.13' | S27° 28' 59"W |
| (L6) | (50.13') | (N30° 39' 25"E) |
| L7 | 71.92' | S27° 35' 29"W |
| (L7) | (71.92') | (N30° 45' 55"E) |
| L8 | 116.50' | S27° 07' 42"W |
| (L8) | (116.50') | (N30° 18' 08"E) |
| L9 | 47.36' | S27° 11' 47"W |
| L10 | 14.38' | N27° 58' 10"E |
| (L10) | (14.36') | (S27° 49' 59"W) |
| L11 | 20.36' | N27° 48' 34"E |
| (L11) | (20.36') | (S27° 48' 54"W) |
| L12 | 181.92' | S26° 59' 58"W |
| L13 | 56.29' | S26° 59' 50"W |
| L14 | 10.47' | N62° 48' 13"W |
| L15 | 10.06' | S58° 37' 53"E |
| L16 | 94.08' | N60° 39' 33"E |
| L17 | 34.88' | N44° 00' 03"E |
| L18 | 114.41' | N60° 39' 33"E |
| L19 | 57.00' | N61° 55' 22"E |

GENERAL NOTES:

- HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369)
- VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B
- GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

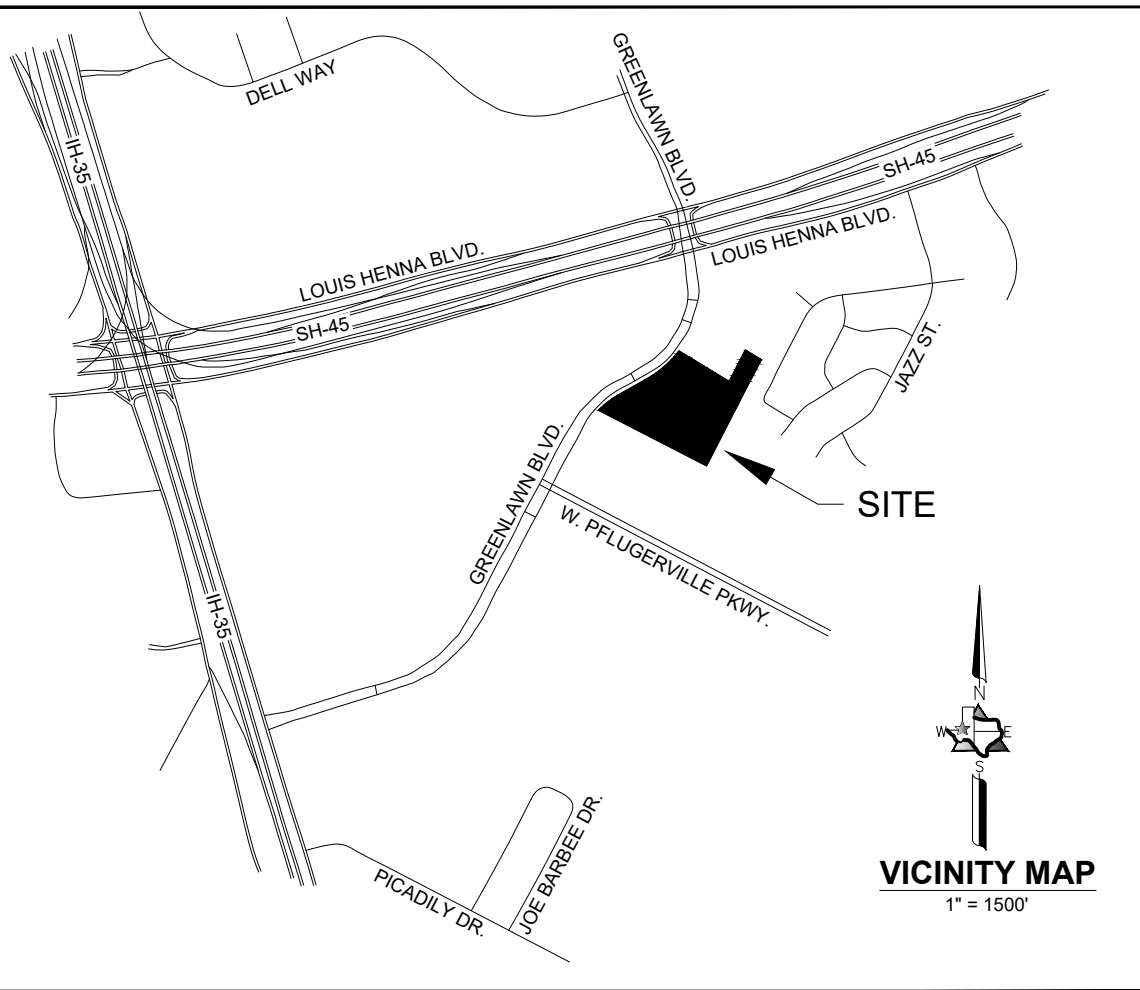
WEB: eecl.us
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T.B.P.L.S. FIRM
#10194139

PROJECT:
IDEA GREENLAWN
CLIENT:
BIG RED DOG
DATE: 04/11/2019
SCALE: 1" = 100'
BY: rc/cmb
SHEET
01 of 02

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|---------|---------|-------------|-----------------|--------------|
| C1 | 201.30' | 702.47' | 16° 25' 07" | N52° 27' 00"E | 200.61' |
| C2 | 345.64' | 860.00' | 23° 01' 40" | N49° 15' 20"E | 343.32' |
| C3 | 350.77' | 870.00' | 23° 06' 02" | N49° 13' 07"E | 348.40' |
| C4 | 77.35' | 682.47' | 6° 29' 37" | N57° 24' 45"E | 77.31' |
| C5 | 60.35' | 692.47' | 4° 59' 35" | N46° 59' 28"E | 60.33' |
| C6 | 169.24' | 860.00' | 11° 16' 31" | N31° 57' 00"E | 168.97' |
| C7 | 201.38' | 702.47' | 16° 25' 31" | N36° 01' 41"E | 200.69' |



OWNER: IDEA PUBLIC SCHOOLS

ADDRESS: 505 ANGELITA DRIVE
WESLACO, TEXAS 78596

SUBDIVISION ACREAGE: 12.913

SURVEYOR: CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT, FIRM #10194139

ADDRESS: 1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

SUBDIVISION BLOCKS: ONE (1)

SUBMITTAL DATE: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 17, 2019

BENCHMARK DESCRIPTIONS:

B.M. # 100

DESCRIPTION: CAPPED 1/2-INCH IRON ROD SET IN THE CENTER MEDIAN OF GREENLAWN BLVD., HAVING A 120-FOOT RIGHT-OF-WAY WIDTH, (± 13.81' WEST OF THE WESTERLY NORTHBOUND EDGE OF PAVEMENT; ± 56.28' WEST OF THE CURVING EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BLVD., AND ± 117' SOUTHWEST OF THE NORTHERLY MOST CORNER OF THE SUBJECT TRACT), AS SHOWN HEREON.

GRID COORDINATES: NORTHING: 10148471.8420'; EASTING: 3138294.5760'; ELEVATION: 821.79'

B.M. #101

DESCRIPTION: CAPPED 1/2-INCH IRON ROD SET IN THE CENTER MEDIAN OF GREENLAWN BLVD., HAVING A 120-FOOT RIGHT-OF-WAY WIDTH, (± 9.37' WEST OF THE WESTERLY NORTHBOUND EDGE OF PAVEMENT; ± 41.94' WEST OF THE CURVING EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BLVD., AND ± 83' SOUTHWEST OF THE SOUTHWESTERLY CORNER OF THE SUBJECT TRACT), AS SHOWN HEREON.

GRID COORDINATES: NORTHING: 10148129.1210'; EASTING: 3137787.0020'; ELEVATION: 821.00'

DEVELOPMENT ACREAGE: 12.677 ACRES (LOT 1, BOCK A)

RIGHT-OF-WAY ACREAGE: 0.2360 ACRES (LOT 2, BLOCK A)

PATENT SURVEY(s): TEXAS

WILLIAMSON COUNTY: SOCRATES DARLING SURVEY No. 102
ABSTRACT No. 876

TRAVIS COUNTY: SOCRATES DARLING SURVEY No. 102
ABSTRACT No. 232

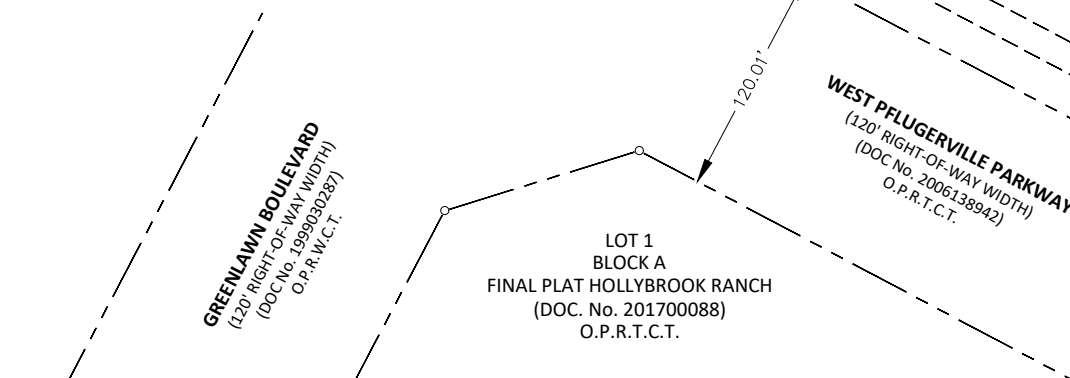
ENGINEER: MICHAEL V. REYES
PROFESSIONAL ENGINEER, TEXAS
REGISTRATION No. 111664
BIG RED DOG, A DIVISION OF WGI, FIRM # 11201

ADDRESS: 2021 E. 5TH STREET, SUITE 200
AUSTIN, TEXAS 78704
(512) 669-5560

LOT DETAILS:

TOTAL No. OF DEVELOPMENT LOT(s): ONE (1)

TOTAL No. OF RIGHT-OF-WAY LOT(s): ONE (1)



FINAL PLAT OF
IDEA GREENLAWN SUBDIVISION

LEGAL DESCRIPTION:

A DESCRIPTION TO ACCOMPANY A SKETCH OF A 12.913 ACRE (APPROX. 562,505 SQ. FT.) TRACT OF LAND, SITUATED IN THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 876, WILLIAMSON COUNTY, TEXAS AND THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN RESIDUE OF A CALLED 21.571 ACRE TRACT OF LAND BEING DESCRIBED IN A WARRANTY DEED, CONVEYED TO KDL MEADOWCREST PARTNERS, LP, DATED AUGUST 25, 2004 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2004068780 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2010099770 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 12.913 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR THE NORTHWESTERLY (NORTHERLY CENTER) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND, SAME BEING A POINT ALONG THE EASTERLY CURVING RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, HAVING A CALLED 120-FOOT RIGHT-OF-WAY WIDTH, ACCORDING TO THAT CERTAIN AGREED JUDGEMENT, DATED DECEMBER 3, 2001 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2005050828 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK A OF THE AMENDING FINAL PLAT OF GREENLAWN CROSSING SUBDIVISION, A SUBDIVISION APPEARING OF RECORD UNDER CABINET T, SLIDE 338 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DULY RECORDED UNDER DOCUMENT NO. 2001003900 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FROM WHICH A CALCULATED POINT BEARS NORTHEAST WITH THE CURVING EASTERLY RIGHT-OF-WAY LINE OF SAID GREENLAWN BOULEVARD WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 169.24 FEET, A RADIUS OF 860.00 FEET, A DELTA ANGLE OF 11° 16' 31” AND A CHORD WHICH BEARS NORTH 31° 57' 00” EAST, A DISTANCE OF 168.97 FEET, FOR THE NORTHWESTERLY CORNER OF SAID LOT 4, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK A, OF SAID GREENLAWN CROSSING SUBDIVISION;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND AND SOUTHERLY LINE THE AFORESAID GREENLAWN CROSSING SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1). **SOUTH 58° 37' 53” EAST**, A DISTANCE OF **458.02 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR AN ELL-CORNER ALONG THE NORTHERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 4, BLOCK A;

2). **NORTH 27° 23' 17” EAST**, A DISTANCE OF 169.36 FEET TO A CALCULATED POINT FOR THE NORTHEASTERLY CORNER OF AFORESAID LOT 4, SAME BEING THE SOUTHERLY MOST CORNER OF THE AFORESAID LOT 3, BLOCK A, THENCE CONTINUING AN ADDITIONAL 107.09 FEET, FOR A TOTAL DISTANCE OF **276.45 FEET** TO A FOUND IRON ROD WITH PLASTIC CAP, STAMPED “BURY” FOR THE NORTHERLY MOST CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING AND ELL-CORNER ALONG THE SOUTHERLY LOT LINE OF SAID LOT 3;

3). **SOUTH 58° 50' 30” EAST**, A DISTANCE OF **148.02 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE NORTHEASTERLY (EASTERLY MOST) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 3, BLOCK A, SAME BEING A POINT ALONG THE NORTHWESTERLY LOT LINE OF LOT 13, BLOCK E, OF THE REMINGTON HEIGHTS PHASE 2 SECTION A, A SUBDIVISION APPEARING OF RECORD UNDER CABINET P, SLIDE 258 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THAT CERTAIN CALLED 21.571 ACRE TRACT OF LAND AND THE NORTHWESTERLY COMMON LINE OF LOT(S) 13 THOUGH 7, BLOCK A OF THE AFORESAID REMINGTON HEIGHTS PHASE 2 SECTION A, SAME BEING THE SOUTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND WITH THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1). **SOUTH 27° 58' 10” WEST**, A DISTANCE OF **37.26 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

2). **SOUTH 27° 49' 17” WEST**, A DISTANCE OF **51.39 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

3). **SOUTH 27° 44' 48” WEST**, A DISTANCE OF **51.20 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

4). **SOUTH 27° 42' 17” WEST**, A DISTANCE OF **51.03 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

5). **SOUTH 27° 28' 59” WEST**, A DISTANCE OF **50.13 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

6). **SOUTH 27° 35' 29” WEST**, A DISTANCE OF **71.92 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

7). **SOUTH 27° 07' 42” WEST**, A DISTANCE OF **116.50 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHWESTERLY CORNER OF SAID LOT 7, SAME BEING THE NORTHWESTERLY CORNER OF A CALLED 28.316 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT 1 IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO CIELO AUSTIN DEVELOPMENT, DATED OCTOBER 19, 2017 AND APPEARING OF RECORD UNDER DOCUMENT NO. 2017169129 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A POINT OF ANGLE ALONG THE SOUTHEASTERLY PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND;

THENCE SOUTH 27° 11' 47” WEST, CONTINUING ALONG THE SOUTHEASTERLY PROPERTY LINE OF THE AFOREMENTIONED RESIDUE OF A CALLED 21.571 ACRE TRACT OF LAND, SAME BEING THE NORTHWESTERLY PROPERTY LINE OF THE AFORESAID TRACT 1, A DISTANCE OF **504.93 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHEASTERLY CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND;

THENCE NORTH 62° 48' 13” WEST, OVER AND ACROSS THE AFOREMENTIONED RESIDUE OF THE CALLED 21.571 ACRE TRACT OF LAND, A DISTANCE OF **950.69 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863” FOR THE SOUTHWESTERLY (WESTERLY MOST) CORNER OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, SAME BEING A POINT ALONG THE CURVING SOUTHEASTERLY (EASTERLY) RIGHT-OF-WAY LINE OF THE AFORESAID GREENLAWN BOULEVARD;

THENCE TRAVERSING ALONG THE COMMON DIVIDING LINE OF THE AFOREMENTIONED RESIDUE OF THAT CERTAIN CALLED 21.571 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY (EASTERLY) RIGHT-OF-WAY LINE OF THE AFORESAID GREENLAWN BOULEVARD AND THE NORTHWESTERLY (NORTHERLY) PROPERTY LINE OF THE HEREON, DESCRIBED 12.913 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1). WITH A CURVE TO THE RIGHT, HAVING AN **ARC LENGTH OF 201.30 FEET**, A **RADIUS OF 702.47 FEET**, A **DELTA ANGLE OF 16° 25' 07”** AND A **CHORD** WHICH BEARS **NORTH 52° 27' 00” EAST**, A **DISTANCE OF 200.61 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

2). **NORTH 60° 39' 33” EAST**, A DISTANCE OF **241.92 FEET** TO A SET ½-INCH IRON ROD WITH PLASTIC CAP, STAMPED “4863”;

3). WITH A CURVE TO THE LEFT, HAVING AN **ARC LENGTH OF 345.64 FEET**, A **RADIUS OF 860.00 FEET**, A **DELTA ANGLE OF 23° 01' 40”** AND A **CHORD** WHICH BEARS **NORTH 49° 15' 20” EAST**, A **DISTANCE OF 343.32 FEET** TO THE **POINT OF BEGINNING**, CONTAINING THE HEREON, DESCRIBED 12.913 ACRE (APPROX. 562,505 SQ. FT.) TRACT OF LAND, MORE OR LESS.

CITY OF ROUND ROCK GENERAL NOTES:

1). NO PORTION OF THIS TRACT IS ENCROACHMENT BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

2). NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 48491C0635E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

3). BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

4). SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

5). SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

6). A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING GREENLAWN BOULEVARD.

CITY OF ROUND ROCK
PLANING AND ZONING CERTIFICATION
COUNTY OF WILLIAMSON & TRAVIS

APPROVED THIS _____ DAY OF _____, 2019, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILES FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY AND TRAVIS COUNTY, TEXAS.

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

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

ENGINEER CERTIFICATION
STATE OF TEXAS

THAT I, MICHAEL V. REYES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 -SUBDIVISION DESIGN AND CONSTRUCTION, PART III -ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

"PRELIMINARY", FOR REVIEW ONLY

MICHAEL V. REYES
REGISTERED PROFESSIONAL ENGINEER No. 111664
BIG RED DOG, A DIVISION OF WGI

DATE

SURVEYOR CERTIFICATION
STATE OF TEXAS

I, CHARLES M. BENSON, 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 4 -SUBDIVISION DESIGN AND CONSTRUCTION, PART III -ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

"PRELIMINARY", FOR REVIEW ONLY

CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT

DATE

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

THAT IDEA PUBLIC SCHOOLS, AS THE OWNER OF THAT CERTAIN 12.913 ACRE TRACT OF LAND, RECORDED UNDER DOCUMENT No. _____, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHWON HEREON TO BE KNOWN AS:

FINAL PLAT OF
IDEA GREENLAWN SUBDIVISION

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019.

IDEA PUBLIC SCHOOLS

WYATT TRUSCHEIT

TITLE: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019.

BY WYATT TRUSCHEIT, AS _____, OF IDEA PUBLIC SCHOOLS, ON BEHALF OF SAID IDEA PUBLIC SCHOOLS.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY CLERK
STATE OF TEXAS
COUNTY OF WILLIAMSON

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 _____, 2019.

AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER

DOCUMENT No. _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2019.

NANCY RISTER
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

BY: _____
CONNIE PHELPS, DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019.

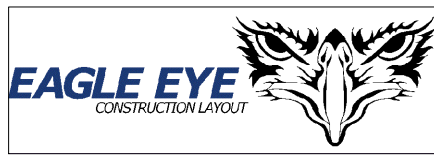
AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER

DOCUMENT No. _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2019.

DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

| | |
|---|-----------------------------------|
|  | PROJECT: IDEA GREENLAWN |
| | CLIENT: BIG RED DOG |
| | DATE: 04/11/2019 |
| | SCALE: 1" = 100' |
| | BY: rc/cmb |
| WEB: eecd.us EMAIL: eagle@eecd.us | T.B.P.L.S. FIRM #10194139 |
| SHEET 02 of 02 | |