



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, June 19, 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-2019-099](#) Consider approval of the minutes for the June 5, 2019, Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [PZ-2019-100](#) Consider public testimony regarding, and a recommendation for approval concerning the request filed by Norris Design, on behalf of the property owner Scott Cressman, et al., to rezone 41.76 acres: 12.82 acres to C-2 (Local Commercial) and 28.94 ac. to MF-1 (Multifamily - Low Density), generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. ZON1905-002
- E.2 [PZ-2019-101](#) Consider approval of the Vizcaya Phases 6B & 7D Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and CR 186. Case No. FP1905-003
- E.3 [PZ-2019-102](#) Consider approval of the Shops South of University Oaks Boulevard Preliminary Plat, generally located southeast of the intersection of University Boulevard and N IH 35. Case No. PP1905-001

F. STAFF REPORT:

- F.1 [PZ-2019-103](#) 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 City of Round Rock Planning and Zoning Commission Meeting was posted on the 14th day of June 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, JUNE 5, 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 June 5, 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 Paul Emerson, Commissioner Jennifer Henderson, and Commissioner Michelle Ly. Absent were Commissioners Greg Rabaey and 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 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 May 15, 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 Emerson, Commissioner Henderson, Commissioner Ly. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony regarding, and approval concerning the request filed by Civil and Environmental Consultants, Inc., on behalf of the property owner Green Adobe Developers, LLC, to rezone 6.50 acres of land from SF-2 (Single-family – Standard Lot) zoning district to the MF-1 (Multifamily – Low Density) zoning district, generally located Northeast corner of Joyce Ln. and Gattis School Rd. Case No. ZON1905-001

Mr. von Rosenberg reviewed the zoning application noting that a Concept Plan for a single lot was approved on January 9, 2019. He explained that the applicant is proposing 56 units and noted that the land use is designed as residential in the General Plan, however, certain location criteria must be met for the MF-1 (Multifamily – Low Density) zoning district including: 1) Primary access allowed via arterial roadway or collector street; 2) Direct access to abutting single-family neighborhood is discouraged; and 3) Low density multifamily developments shall not be located immediately adjacent to other low density multifamily developments.

He continued to explain that the MF-1 zoning district allows a maximum of 12 units per acre and these could be apartments, townhouses, or a multifamily house. Mr. von Rosenberg stated that the property has frontage on Gattis School Road and explained that Gattis School Road is being widened to a six-lane divided section with a median placed along the property's frontage. He noted that a median break will not be permitted.

Finally, he noted an on-site notice of public hearing was posted on the site and staff sent courtesy e-mails to neighboring groups. Staff recommended approval of the proposed rezoning.

The property owner's representative Ms. Jennifer Garcia, with Civil and Environmental Consultants, Inc., was available to answer questions.

Chairman Pavliska continued the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing: Mr. Bill Welford, 2029 Rachel Lane, and Ms. Heidi Tucker, 1631 Plume Grass Place, expressed concerns about the potential increase in traffic the proposed rezoning might generate. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Ed Polasek provided information about the Gattis School Road project and Brad Wiseman explained how the General Plan is used to guide zoning decisions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider approval of the Hairy Man Tract Revised Preliminary Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. PP1904-002

Mr. von Rosenberg gave a brief overview of the proposed revised preliminary plat application noting that a revised preliminary plat was approved on February 6, 2019. He noted that City staff determined that a tree identified as a 'monarch' did not qualified as a 'monarch' tree; this decision allowed one lot to be added to the plat.

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

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly. Vote to approve: 7 - 0. The motion carried unanimously.

E3. Consider approval of the Hairy Man Subdivision Phase 1 Final Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. FP1905-002

Mr. von Rosenberg continued to review the final plat application noting that a Hairy Man Final Plat Phase 1 was approved on March 6, 2019. He stated that Lot 15, Block C added to the preliminary plat in the previous agenda item was also added to the final plat.

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

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

Motion: Motion by Commissioner Clawson, second by Commissioner Ly to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly. Vote to approve: 7 - 0. The motion carried unanimously.

E4. Consider approval of the Freedom Church Preliminary Plat, generally located northwest of the intersection of Sam Bass Road and Meadows Dr. Case No. PP1905-002

Mr. Enriquez reviewed the preliminary plat application noting that the purpose of the application was to create three development lots and one right-of-way lot. He noted that the Concept Plan was approved on October 16, 2018. He stated that the applicant will be dedicating 25 ft. of right-of way along Sam Bass Road with the plat and a flood study was approved by staff. Staff recommended approval of the application as conditioned.

The property owner Mr. Wade Stocklin, 2339 Innovation Boulevard, and his representative Ms. Raquel Ramirez, with Hagood Engineering, were available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly. Vote to approve: 7 - 0. The motion carried unanimously.

E5. Consider approval of the Freedom Church Final Plat, generally located northwest of the intersection of Sam Bass Road and Meadows Dr. Case No. FP1905-001

Mr. Enriquez reviewed the final plat application noting that the final plat was for the preliminary plat approved in the previous agenda item. He noted that the purpose of the application was to create three development lots and one right-of-way lot. He noted that the Concept Plan was approved on October 16, 2018. Staff recommended approval of the application as conditioned.

The property owner Mr. Wade Stocklin, 2339 Innovation Boulevard, and his representative Ms. Raquel Ramirez, with Hagood Engineering, were available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly. Vote to approve: 7 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that City Council approved the rezoning of 1.72 acres of land located on High Country Boulevard.

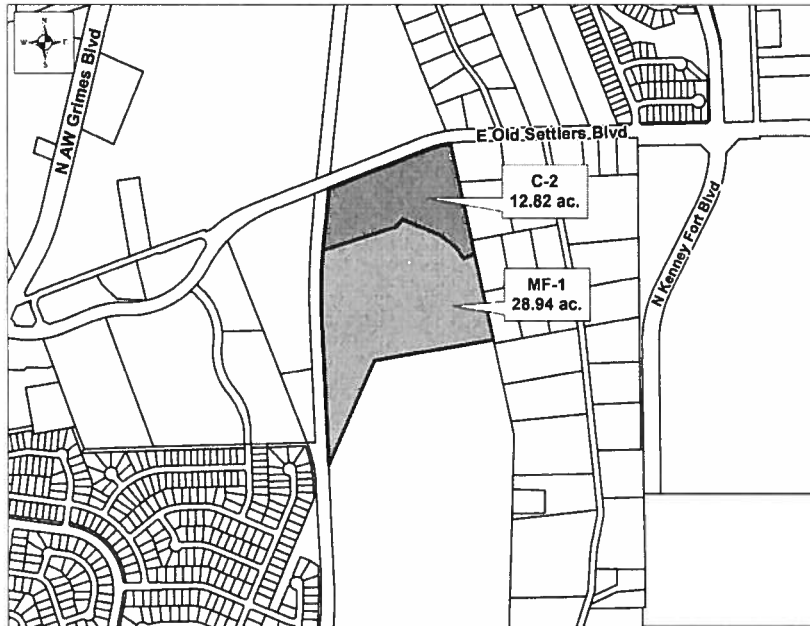
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:32 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Homestead at Old Settlers Park
ZONING ZON1905-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Recommendation for approval of the zoning change.

ZONING AT TIME OF APPLICATION: C-2 (Local Commercial), MF-1 (Multifamily - Low Density) and SF-3 (Single Family - Mixed Lot)

DESCRIPTION: 41.76 acres out of the Willis Donaho Survey, Abstract No. 173 and P.A. Holder Survey Abstract No. 297

CURRENT USE OF PROPERTY: agricultural

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across E. Old Settlers Blvd.) - single family, PUD No. 106

South: undeveloped - SF-3 (Single Family - Mixed Lot)

East: large lot residential, ETJ

West: former MOKAN railroad right-of-way, ETJ

PROPOSED LAND USE: local commercial and low density multifamily

TOTAL ACREAGE: 41.76

Owner:
Scott Cressman
858 Virginia Lane
Mount Pleasant, TX 75455

Agent:
Norris Design
Joe Daly
2201 E. Sixth St.
Austin, TX 78702

Homestead at Old Settlers Park
ZONING ZON1905-002

HISTORY: A concept plan was approved by the Planning and Zoning Commission on January 9, 2019. The property was annexed into the City on February 14, 2019. At that time, original zoning was adopted: 30.36 acres were zoned as MF-1 (Multifamily – low density), 8.03 acres were zoned as C-2 (Local Commercial) and 179.71 acres were zoned as SF-3 (Single Family – Mixed Lot).

DATE OF REVIEW: June 19, 2019

LOCATION: South of E. Old Settlers Blvd., east of N. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as residential.

Traffic, Access and Roads: The property has frontage along E. Old Settlers Blvd. Kenney Fort Boulevard, a north-south arterial street, will be extended through the property.

Zoning Proposal: The current zoning along the E. Old Settlers Boulevard frontage is split between MF-1 (Multifamily – low density) and C-2 (Local Commercial). The property has approximately 1000 feet of frontage and the MF-1 district has approximately 400 feet and the C-2 district has approximately 600 feet. The proposal is to rearrange the MF-1 and C-2 boundaries so that the entire frontage is zoned for C-2. This will result in 12.82 acres of C-2 and 28.94 acres of MF-1, an increase of 4.79 acres to the existing C-2 area and a reduction of 1.42 acres to the existing MF-1 area. The adjacent SF-3 area will be reduced by 3.37 acres.

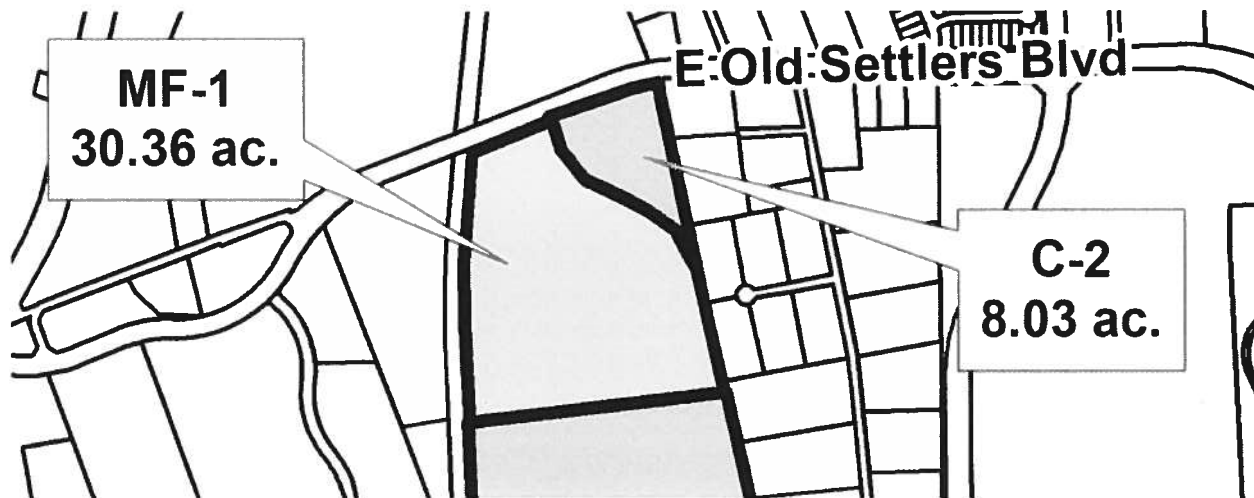
MF-1: The MF-1 district provides for multifamily housing at a maximum density of 12 units per acre and a maximum height of 2.5 stories. Apartments, townhouses and multifamily houses are allowed. No more than 120 apartment units can be grouped on the same or separate adjacent lots, unless they are separated by open space, natural features, or property zoned as OF (Office) or C-2 (Local Commercial), except for a gas station use. Apartments also have design standards and amenities are required. Townhouses, which are three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access, also have design requirements and require amenities. A multifamily house is a structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside, with individual dwelling units being indistinguishable within the larger building form. These units also have design requirements and must provide outdoor living space, such as a patio, porch or balcony.

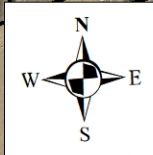
C-2: The C-2 district provides for local commercial uses, with a maximum height of 2 stories. The size of retail sales and restaurant/bar uses is limited, based on the size of the site and whether it has frontage on E. Old Settlers Blvd. No individual use shall exceed 2,500 square feet of gross floor area on sites smaller than two acres. Up to 5,000 square feet of gross floor area is allowed on sites larger than two acres. On sites with 50 percent or greater frontage on E. Old Settlers Blvd., no individual use shall exceed 7,500 square feet of gross floor area. No drive-through facilities are permitted, except for banks where an intervening building effectively screens the drive-through area from any adjacent residences.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning to provide for 12.82 acres of C-2 and 28.94 acres of MF-1.

Current Zoning





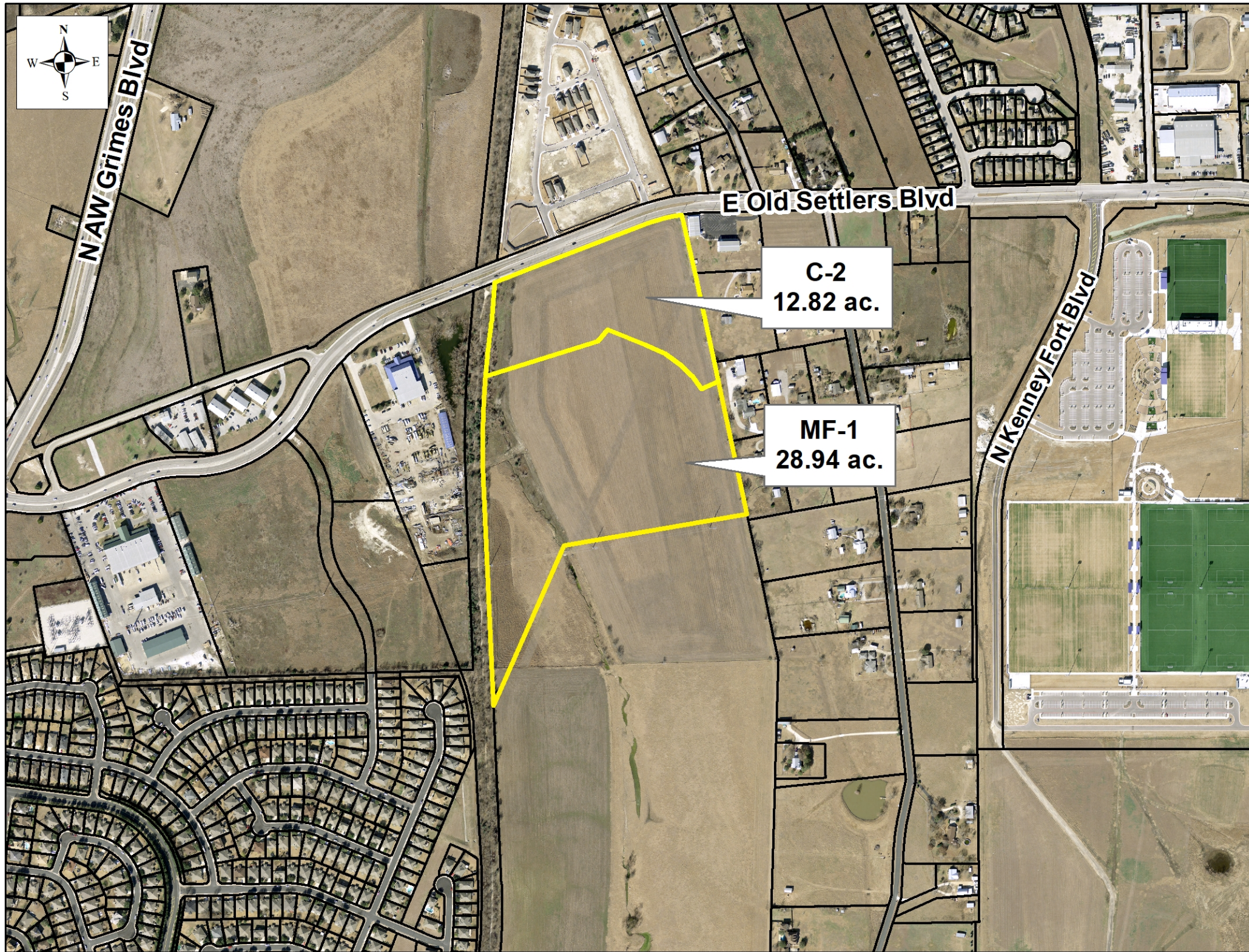
N W Grimes Blvd

E Old Settlers Blvd

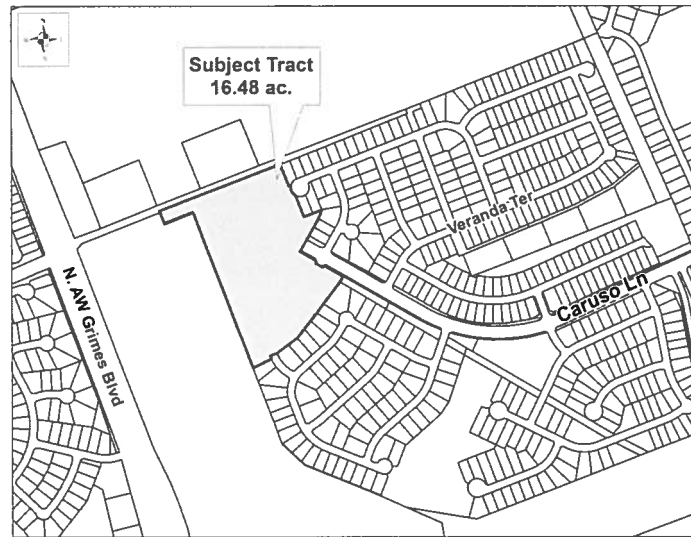
C-2
12.82 ac.

MF-1
28.94 ac.

N Kenney Fort Blvd



**Vizcaya Phase 6B & 7D
FINAL PLAT FP1905-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 33 residential lots, 2 right-of-way lots, 1 fire station lot, and 5 landscape/open space lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 16.48 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Single-Family Dwelling - ETJ & Unzoned
 South: Vizcaya Phase 6C
 East: Vizcaya Phase 4C
 West: Vacant and Undeveloped - ETJ Unzoned

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	33	8.68
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	5	1.13
ROW:	2	3.81
Parkland:	0	0
Other:	1	2.86
TOTALS:	41	16.48

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

Agent:
 Pape-Dawson Engineers, Inc.
 Michael Fisher, P.E.
 10801 N. MoPac Expy., Bldg. 3, Ste. 200
 Austin, TX 78759

**Vizcaya Subdivision Phases 6B & 7D
FINAL PLAT FP1905-003**

HISTORY: The Planning and Zoning Commission (P&Z) first approved the Vizcaya Preliminary Plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the P&Z and some that were administratively approved. The most recent Preliminary Plat revision (PP1904-003) was approved by the P&Z on May 1, 2019.

DATE OF REVIEW: June 19, 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 approximately 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 deeded to the City of Round Rock. The fire station lot is also being platted with Phase 7D of this application.

For the purposes of these phases, 17 single-family detached Estate Lots are proposed with a minimum lot size of 9,100 square feet and 70-feet in width and 16 single-family detached Large Lots with a minimum 7,500 square feet and 60-foot in width. Additionally, there will be 1 fire station lot, 2 right-of-way lots and 5 landscape/open space lots proposed within this application. 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 (PP1904-003).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. These phases 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 these phases. 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.

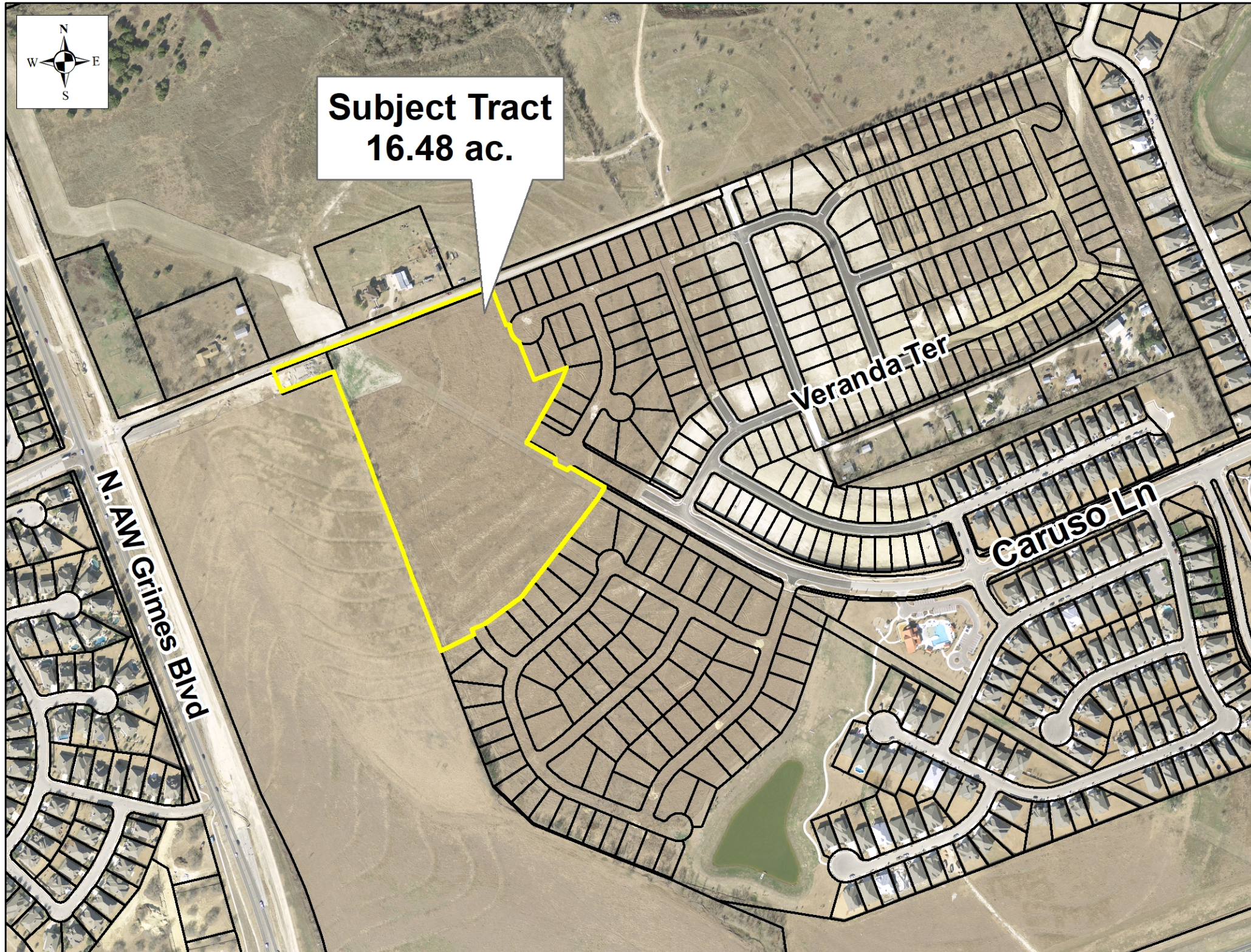
RECOMMENDED MOTION:

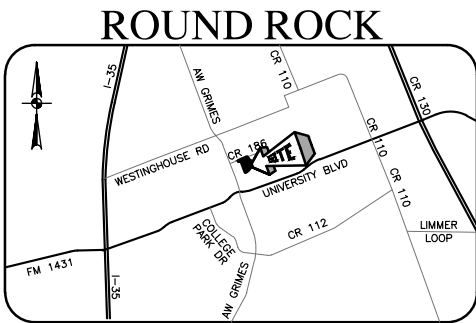
Staff recommends approval with the following conditions:

1. Provide recordation information for Vizcaya Phase 6C.
2. Revise right-of-way dimension at Caruso Lane Label at Landscape Lot 27.
3. Provide necessary easement release for Phase 7D, Lot 10, Block "HH"



**Subject Tract
16.48 ac.**



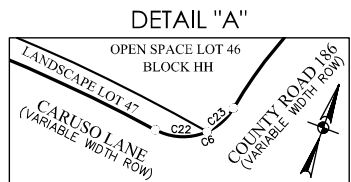


LOCATION MAP
NOT TO SCALE

FINAL PLAT OF VIZCAYA, PHASE 6B & 7D

A 16.484 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3.186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	60.00'	072°27'17"	N27°56'29"W	70.92'	75.87'
C2	25.00'	036°52'12"	S10°59'47"W	15.81'	16.09'
C3	25.00'	036°52'08"	N47°52'00"E	15.81'	16.09'
C4	275.00'	004°23'55"	N24°16'09"W	21.11'	21.11'
C5	740.00'	011°43'40"	N87°39'11"W	151.21'	151.47'
C6	25.00'	087°27'50"	S54°28'44"W	34.56'	38.16'
C7	205.00'	020°01'22"	S20°45'31"W	71.28'	71.64'
C8	255.00'	034°34'24"	S37°14'22"W	151.55'	153.87'
C9	25.00'	085°23'06"	S31°36'04"E	33.90'	37.26'
C10	740.00'	013°43'30"	S67°25'52"E	176.84'	177.26'
C11	560.00'	035°44'17"	N78°26'15"W	343.66'	349.30'
C12	325.00'	011°16'15"	S35°04'01"W	63.83'	63.93'
C13	275.00'	025°40'13"	S53°32'14"W	122.18'	123.21'
C14	15.00'	087°23'02"	S22°40'14"W	20.73'	22.88'
C15	225.00'	001°00'03"	N21°31'54"W	3.93'	3.93'
C16	275.00'	000°43'13"	N21°34'38"W	4.85'	4.85'
C17	60.00'	266°10'40"	S67°56'33"E	87.64'	278.74'
C18	15.00'	086°10'40"	S22°03'27"W	20.49'	22.56'
C19	15.00'	093°35'12"	S67°49'28"E	21.87'	24.50'
C20	225.00'	024°40'48"	N53°02'32"E	96.17'	96.92'
C21	275.00'	011°16'15"	N35°04'01"E	54.01'	54.10'
C22	25.00'	052°22'39"	S72°01'20"W	22.07'	22.85'
C23	25.00'	035°05'11"	S28°17'25"W	15.07'	15.31'
C24	750.00'	011°01'09"	S85°47'09"E	144.02'	144.24'
C25	275.00'	015°11'26"	N58°46'38"E	72.70'	72.91'
C26	275.00'	010°28'47"	N45°56'32"E	50.23'	50.30'
C27	325.00'	010°55'27"	N35°14'25"E	61.87'	61.97'
C28	325.00'	000°20'48"	N29°36'17"E	1.97'	1.97'
C29	60.00'	017°50'50"	N12°06'28"W	18.61'	18.69'
C30	60.00'	041°49'05"	N17°43'30"E	42.83'	43.79'
C31	60.00'	046°22'33"	N61°49'19"E	47.25'	48.56'
C32	60.00'	073°57'32"	S58°00'39"E	72.18'	77.45'
C33	60.00'	086°10'40"	S22°03'27"W	81.98'	90.25'
C34	275.00'	011°00'55"	N35°11'41"E	52.79'	52.87'
C35	275.00'	000°15'20"	N29°33'33"E	1.23'	1.23'
C36	550.00'	035°36'03"	N78°22'08"W	336.27'	341.74'



SCALE: 1"= 50'

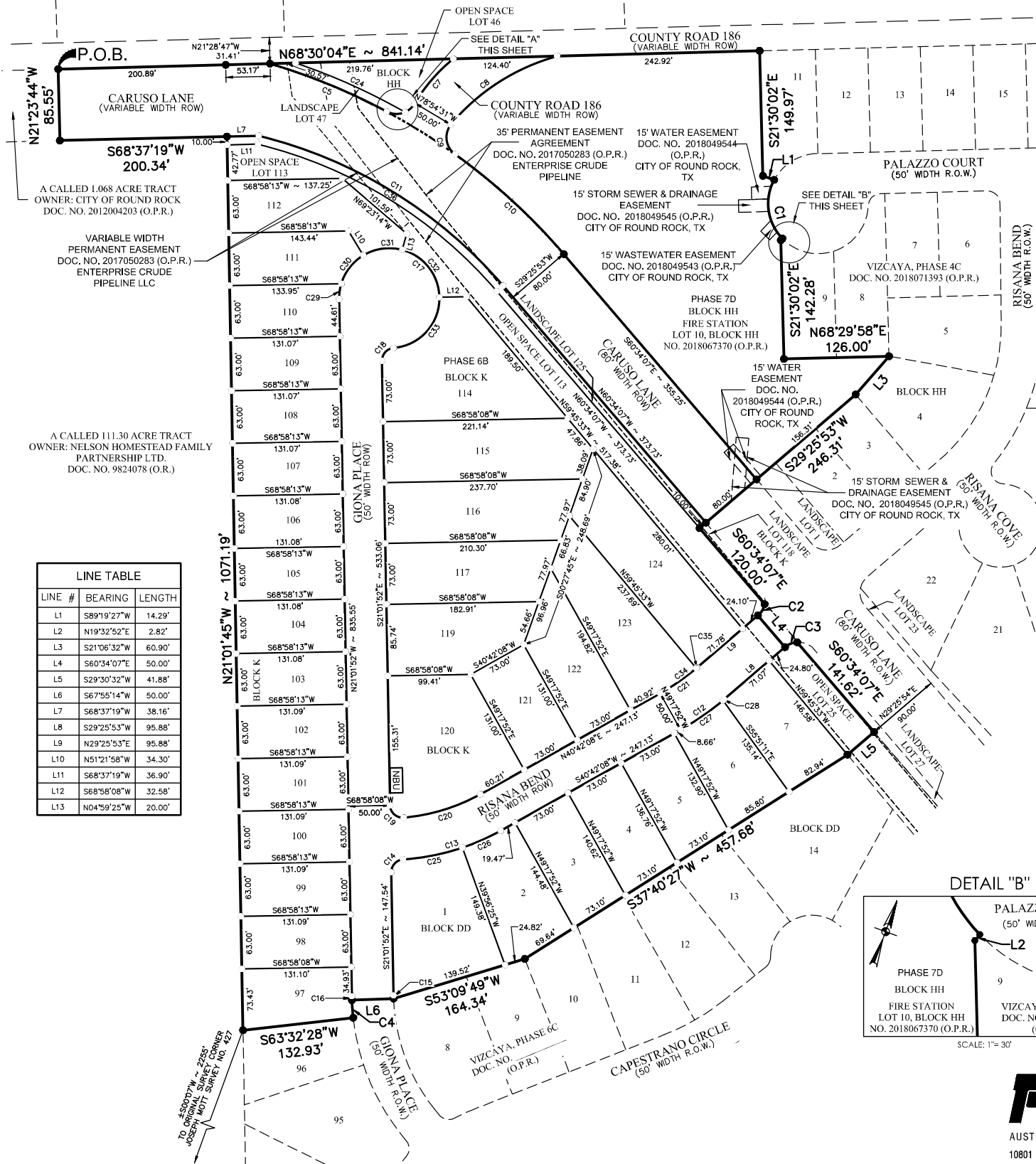
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°19'27"W	14.29'
L2	N19°32'52"E	2.82'
L3	S21°06'32"W	60.90'
L4	S60°34'07"E	50.00'
L5	S29°30'32"W	41.88'
L6	S67°55'14"W	50.00'
L7	S68°37'19"W	38.16'
L8	S29°25'53"W	95.88'
L9	N29°25'53"E	95.88'
L10	N51°21'58"W	34.30'
L11	S68°37'19"W	36.90'
L12	S68°58'08"W	32.58'
L13	N04°59'25"W	20.00'

A CALLED 111.30 ACRE TRACT
OWNER: NELSON HOMESTEAD FAMILY
PARTNERSHIP LTD.
DOC. NO. 9824078 (O.R.)

A CALLED 114.47 ACRE TRACT
OWNER: DBH JADE PROPERTIES LTD
DOC. NO. 2017002160 (O.P.R.)

A CALLED 3.00 ACRE TRACT
OWNER: DUDLEY ALLAN AND GAIL KEITH
DOC. NO. VOL. 2648, PGS. 183-184 (D.R.)

A CALLED 114.47 ACRE TRACT
OWNER: DBH JADE PROPERTIES LTD
DOC. NO. 2017002160 (O.P.R.)

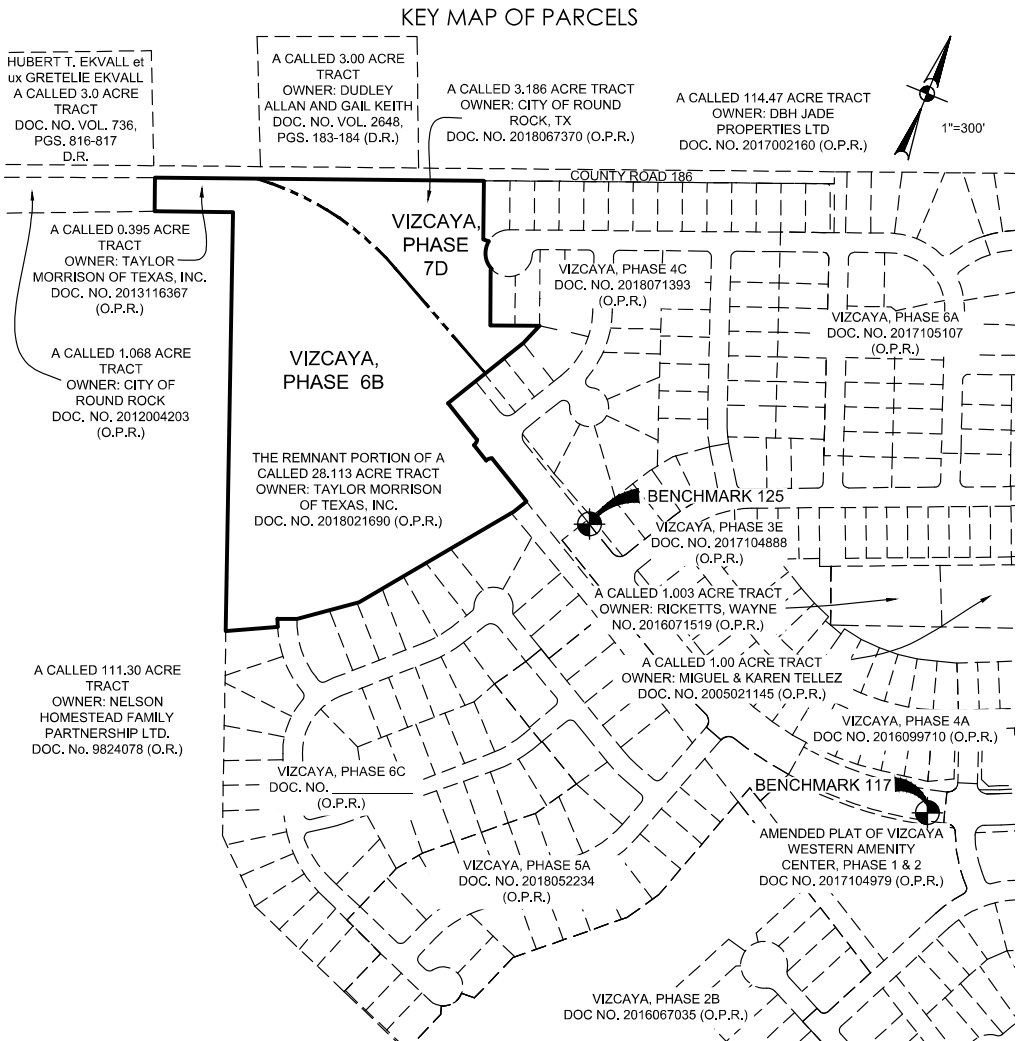


FINAL PLAT
OF
VIZCAYA, PHASE 6B & 7D

A 16,484 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 28,113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3,186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0,395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 6B & 7D Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																												OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (C5/01/2019)	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 6B	PHASE 6C	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7B	PHASE 7C	PHASE 7D				TOTAL
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	-	21	8	-	-	-	1	-	-	15	-	-	30	-	-	-	-	17	32	-	14	29	-	17	-	184	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	31	15	13	-	-	27	-	-	-	293	293	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	-	3	4C	28	-	-	-	51	-	-	16	11	-	401	402	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	28	31	33	45	51	14	56	16	28	0	1042	1228		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	3	-	3	-	1	-	-	-	-	2	3	1	44			
LANDSCAPE/ACCESS/ DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	2	-	-	-	-	-	1	-	10			
LANDSCAPE/ DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	3			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2			
PARKLAND/ DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	5			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	1	2	-	1	-	-	2	-	1	-	-	2	1	22				
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	32	35	47	51	15	56	18	34	3	1133			



- 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
 - 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)
 - SET 1/2" IRON ROD W/PAPE-DAWSON CAP
 - NBU NEIGHBORHOOD BOX UNIT
 - EASEMENT
 - - - - EXISTING PHASES/TRACTS
 - == PLAT BOUNDARY
 - ==== PHASE LINE



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 6B & 7D

A 16.484 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3.186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLAMSON COUNTY, TEXAS, SAID 16.484 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:

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.
- 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.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), PP1904-003, APPROVED BY THE PLANNING AND ZONING COMMISSION MAY 1, 2019.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- 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.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- LOTS 113 & 125, BLOCK K, LOTS 46 & 47, BLOCK HH, AND LOT 25, BLOCK DD SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY SHALL HAVE NO RESPONSIBILITY OR OBLIGATION REGARDING THIS LOT.

BLOCK K		
LOT #	AREA (SQ. FT.)	USAGE TYPE
97	8,820	LARGE
98	8,259	LARGE
99	8,259	LARGE
100	8,259	LARGE
101	8,259	LARGE
102	8,258	LARGE
103	8,258	LARGE
104	8,258	LARGE
105	8,258	LARGE
106	8,258	LARGE
107	8,258	LARGE
108	8,258	LARGE
109	8,257	LARGE
110	8,275	LARGE
111	9,310	LARGE
112	12,298	LARGE
113	28,419	OPEN SPACE
114	20,454	ESTATE
115	17,531	ESTATE
116	16,352	ESTATE
117	14,352	ESTATE
119	13,417	ESTATE
120	20,824	ESTATE
121	9,563	ESTATE
122	11,892	ESTATE
123	16,082	ESTATE
124	18,896	ESTATE
125	7,568	LANDSCAPE

BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	17,298	ESTATE
2	12,099	ESTATE
3	10,406	ESTATE
4	10,124	ESTATE
5	9,843	ESTATE
6	10,368	ESTATE
7	10,946	ESTATE
25	5,963	OPEN SPACE

BLOCK HH		
LOT #	AREA (SQ. FT.)	USAGE TYPE
10	124,642	FIRE STATION
46	5,512	OPEN SPACE
47	1,515	LANDSCAPE

FIELD NOTES
FOR

A 16.484 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3.186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLAMSON COUNTY, TEXAS, SAID 16.484 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 northwest corner of said 0.395 acre tract, same being the northeast corner of a called 1.068 acre tract conveyed to the City of Round Rock, recorded in Document No. 2012004203 of the Official Public Records of Williamson County, Texas and being a point in the south right-of-way line of County Road 186, a variable width right-of-way, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE N 68°30'04" E, with the south right-of-way line of said County Road 186, same being the north line of said 0.395 acre tract, a distance of 200.89 feet passing through a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said 0.395 acre tract, same being the northwest corner of said Remnant Portion of a 28.113 acre tract, continuing with the south line of County Road 186, same being the north line of said Remnant Portion of a 28.113 acre tract, a distance of 53.17 feet passing through a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said Remnant Portion of a 28.113 acre tract, same being the northwest corner of said 3.186 acre tract, continuing with the south right-of-way line of said County Road 186, same being the north line of said 3.186 acre tract, for a total distance of **841.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said Remnant Portion of a 16.556 acre tract, same being the northwest corner of Vizcaya, Phase 4C, a subdivision according to the plat recorded in Document No. 2018071393 of the Official Public Records of Williamson County, Texas, also being a point in the south right-of-way line of said County Road 186 hereof;

THENCE with the west boundary line of said Vizcaya, Phase 4C, same being an east boundary line of said 3.186 acre tract, and in part, the east boundary line of the Remnant Portion of a 28.113 acre tract, the following thirteen (13) courses and distances:

- S 21°30'02" E**, a distance of **149.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 89°19'27" E**, a distance of **14.29 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 72°27'17", a chord bearing and distance of **S 27°56'29" E, 70.92 feet**, an arc length of 75.87 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangency hereof,
- S 19°32'52" W**, a distance of **2.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 21°30'02" E**, a distance of **142.28 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 68°29'58" E**, a distance of **126.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 21°06'32" W**, a distance of **60.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 29°25'53" W**, a distance of **246.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 60°34'07" E**, a distance of **120.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangent curvature hereof,
- Along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 36°52'12", a chord bearing and distance of **S 10°59'47" W, 15.81 feet**, an arc length of 16.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- S 60°34'07" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangent curvature hereof,
- Along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 36°52'08", a chord bearing and distance of **N 47°52'00" E, 15.81 feet**, an arc length of 16.09 feet to ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- S 60°34'07" E**, a distance of **141.62 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the easternmost corner of said Remnant Portion of a 28.113 acre tract, same being the northwest corner of Vizcaya, Phase 6C, a subdivision according to the plat recorded in document No. _____ of the official Public Records of Williamson County, Texas hereof,

THENCE with the south boundary line of said Remnant portion of a 28.113 acre tract same being the north boundary line of said Vizcaya, Phase 6C, the following six (6) courses and distances:

- S 29°30'32" W**, a distance of **41.88 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 37°40'27" W**, a distance of **457.68 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 53°09'49" W**, a distance of **164.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 67°55'14" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangency hereof,
- Along the arc of a curve to the left, having a radius of 275.00 feet, a central angle of 04°23'55", a chord bearing and distance of **S 24°16'09" E, 21.11 feet**, an arc length of 21.11 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- S 63°32'28" W**, a distance of **132.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the east line of a called 111.30 acre tract conveyed to Nelson Homestead Family Partnership LTD., recorded in Document No. 9824078 of the Official Records of Williamson County, Texas, same being the northwest corner of said Vizcaya, Phase 6C, also being the southwest corner of the Remnant Portion of said 28.113 acre tract hereof,

THENCE N 21°01'45" W, with the west line of the Remnant Portion of said 28.113 acre tract, same being the east line of said 111.30 acre tract, a distance of **1071.19 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said 111.30 acre tract, same being the southeast corner of said 0.395 acre tract, and being a point in the east line of the Remnant Portion of said 28.113 acre tract hereof,

THENCE S 68°37'19" W, departing the west line of the Remnant Portion of said 28.113 acre tract, with the north line of said 111.30 acre tract, same being the south line of said 0.395 acre tract, a distance of **200.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner of said 0.395 acre tract, same being the southeast corner of said 1.068 acre tract, and being a point in the north line of said 111.30 acre tract hereof,

THENCE N 21°23'34" W, departing the north line of said 111.30 acre tract, with the west line of said 0.395 acre tract, same being the east line of said 1.068 acre tract, a distance of **85.55 feet** to the **POINT OF BEGINNING** and containing 16.484 acres in the City of Round Rock, Williamson County, Texas, Said tract being described in accordance with a plat prepared by Pape-Dawson Engineers, Inc.



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FINAL PLAT
OF
VIZCAYA, PHASE 6B & 7D

A 16.484 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 28.113 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018021690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF A CALLED 3.186 ACRE TRACT DEDICATED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2018067370 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.395 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2013116367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc, as the owner of the Remnant Portion of a called 28.113 acre tract recorded in Document No. 2018021690, recorded in the Official Public Records of Williamson County, Texas, and as owner of a called 0.395 acre tract recorded in Document No. 2013116367 of the Official Public Records of Williamson County, 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 6B & 7D Subdivision.

Taylor Morrison of Texas, Inc.

Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That the City of Round Rock, as the owner of a called 3.186 acre tract recorded in Document No. 2018067370, recorded in 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 6B & 7D Subdivision.

Craig Morgan
Mayor, City of Round Rock

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 20____, by, Craig Morgan, on behalf of the City of Round Rock.

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.

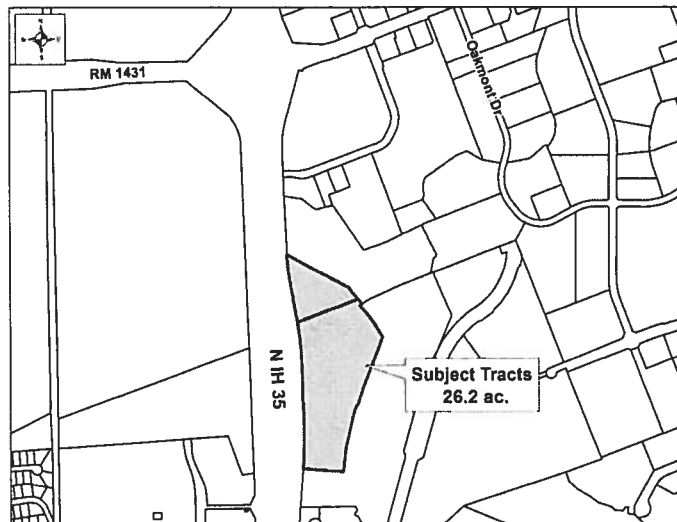
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



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**Shops South of University Oaks Blvd.
PRELIM PLAT PP1905-001**

**CASE PLANNER:** CAITLYN REEVES**REQUEST:** Approval of a Preliminary Plat to create 5 development lots, 1 right-of-way lot, and 3 open space lots.**ZONING AT TIME OF APPLICATION:** C-1a (General Commercial - Limited)**DESCRIPTION:** 26.2 acres out of the David Curry Survey, Abstract No. 130 and Ephraim Evans Survey, Abstract No. 212**CURRENT USE OF PROPERTY:** Vacant and Undeveloped**GENERAL PLAN LAND USE DESIGNATION:** Commercial and Open Space**ADJACENT LAND USE:**

North: Vacant/Undeveloped Commercial - Zoned (PUD No. 112)

South: Vacant and Undeveloped - Zoned LI (Light Industrial)

East: Vacant and Undeveloped - Zoned LI (Light Industrial)

West: N. IH-35 Right-of-Way (Unzoned)

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	8.7
Industrial:	0	0
Open/Common Space:	3	15.9
ROW:	1	1.6
Parkland:	0	0
Other:	0	0
TOTALS:	9	26.2

Owner:
1493 Round Rock, LLC
Matt Barrier
P.O. Box 941428
Plano, TX 75094

Agent:
LJA Engineering, Inc.
Joseph Longaro
3839 Bee Cave Rd. #150
Austin, TX 78746

**SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD
PRELIM PLAT PP1905-001**

HISTORY: The Planning and Zoning Commission approved the Shops South of University Oaks Boulevard Concept Plan on December 5, 2018, under its original name of 3651 N. IH-35 Retail.

DATE OF REVIEW: June 19, 2019

LOCATION: Generally located Southeast of the intersection of University Boulevard and N. I-35

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants. 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 Concept Plan: As shown, this preliminary plat is in compliance with the Concept Plan in (CP1811-001) approved on December 5, 2018.

Traffic, Access and Roads: The subject tract will have two access points on N. IH-35 frontage road; final locations will be determined at the site development plan stage. A Traffic Impact Analysis was deemed not necessary due to the implementation of two deceleration lanes at the two access locations determined by TxDOT.

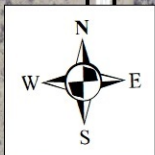
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12-inch water line and a 24-inch main located within the property, in existing easements, along the IH-35 North Frontage Road. Wastewater service will be obtained by connecting via an easement through the subject property to an existing wastewater main located on the eastern property line.

Drainage: A flood study (FLOOD1811-0003) has been completed and approved by the City and therefore the floodplain limits are shown on the plat. The subject property is located within the Brushy Creek Water Control & Improvement District (BCWCID) and has an established inundation easement. The property is located within the Edwards aquifer recharge zone and a portion is within the FEMA 100-year floodplain. The applicant has indicated that storm water runoff will be detained onsite within the boundaries of the inundation easement.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Depict proposed 15' wastewater easement along east boundary of Development Lots 1 through 5 conveying to existing easement along north subdivision boundary per the Utility Schematic.
2. Add name of beneficiary to each callout easement statement.

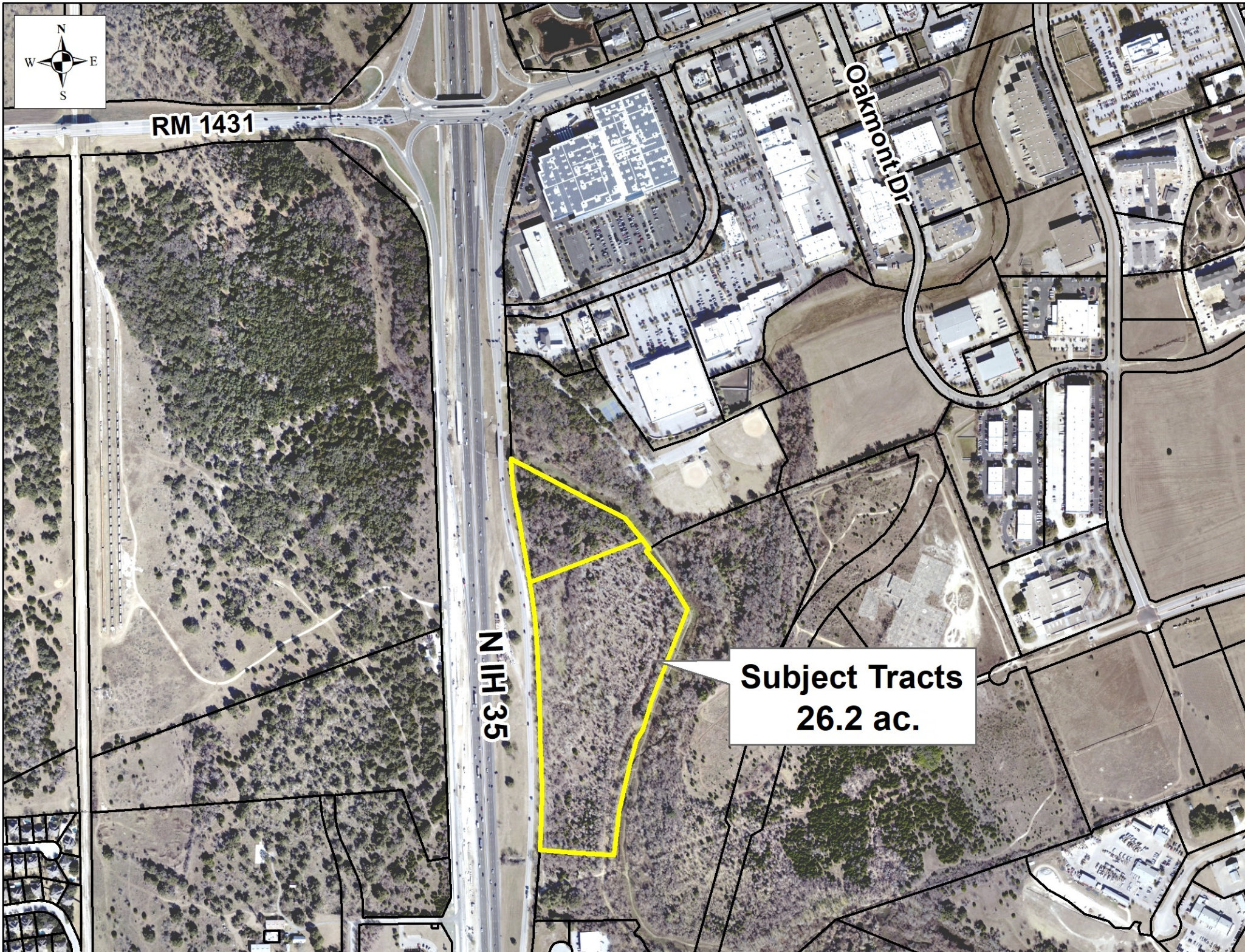


RM 1431

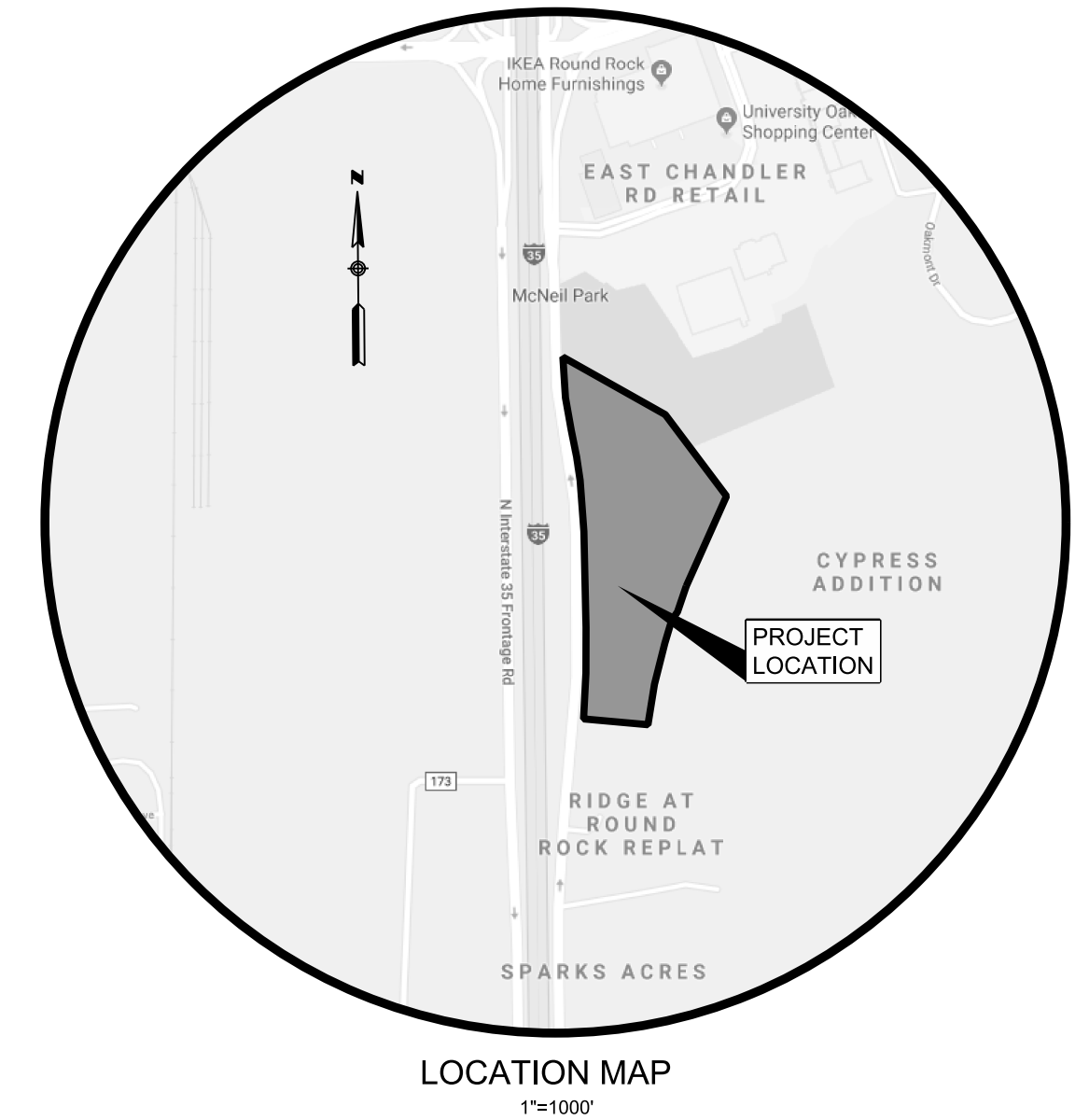
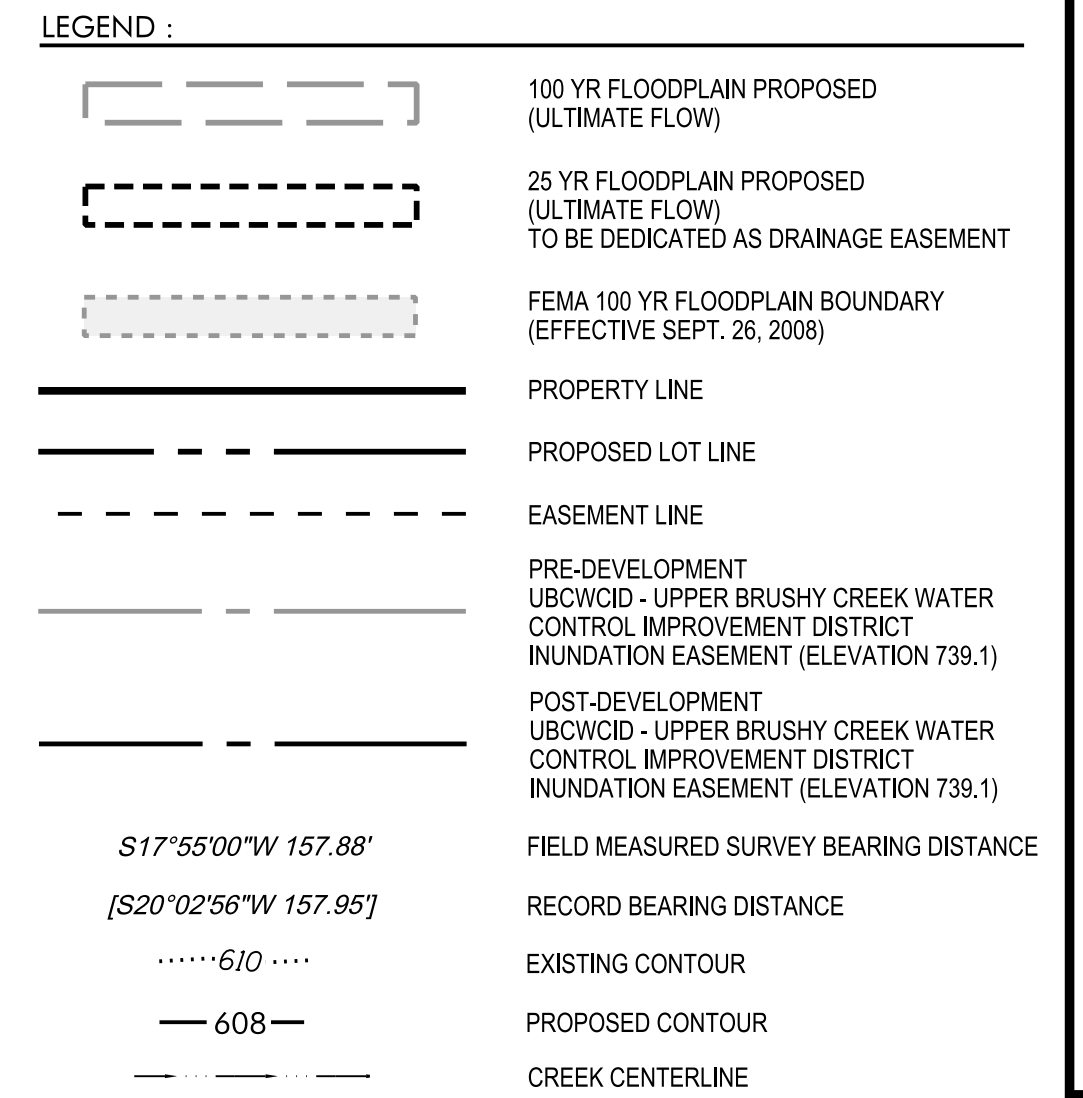
Oakmont Dr

SH 35

Subject Tracts
26.2 ac.



ROUND ROCK, TEXAS 78664



1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. 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 EDITION, AS AMENDED.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018 EDITION, AS AMENDED.
4. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG ARTERIAL "M" AS DEPICTED.
5. A FIFTEEN FOOT (15') PUE AND TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING H35.
6. THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN (CP1811-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 5, 2018.
7. A PORTION OF THIS TRACT IS ENCRASURED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER A REVIEW OF THE PROPER ANALYSIS.
9. ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
10. DEVELOPMENT LOTS FIVE AND SIX ARE PROHIBITED FROM TAKING DIRECT ACCESS TO INTERSTATE HIGHWAY I-35 AND SHALL TAKE ACCESS FROM DEVELOPMENT LOTS THREE OR FOUR BY MEANS OF A SHARED ACCESS EASEMENT.
11. 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.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

CURVE TABLE						RECORD CHORD
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	
C1	5779.60'	5'16.44"	532.51'	N00°37'40"E	532.32'	(N01°30'00"E 532.06')
C2	2919.71'	11°43'41"	597.64'	N07°59'09"W	596.60'	(N06°58'00"W 595.43')
C3	1859.90'	11°44'54"	381.37'	N07°59'09"W	380.70'	(N06°57'53"W 382.30')
C4	5779.60'	11°13'07"	122.94'	N03°56'00"E	122.93'	(S06°04'23"W 122.10')

ENGINEER: LJA ENGINEERING, INC.
7500 RIALTO BLVD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: DAVID HARRIS
PHONE: 512.439.4700

LINEAR FEET

SHOPS SOUTH OF UNIVERSITY OAKS BLVD
ROUND ROCK, TEXAS 78664
PRELIMINARY PLAT

[illegible]

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DRAWING NAME: _____



LJA
Phone 512.439.4700
Fax 512.306.0338
FRN-F-1386

LJA Engineering, Inc.
1500 Rialto Blvd

DB NUMBER:
A585-1001

PL1

SHEET NO. _____

1



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943
3500 McCall Lane
Austin, Texas 78744

26.195 ACRES
CITY OF ROUND ROCK
WILLIAMSON COUNTY

A DESCRIPTION OF 26.195 ACRES (APPROXIMATELY 1,141,044 SQ. FT.), IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 26.208 ACRE TRACT CONVEYED TO CRPHYH, L.P., IN A WARRANTY DEED DATED JANUARY 8, 1993 AND RECORDED IN DOCUMENT NO. 2005003003 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 26.195 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies) as described in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, and being also the southwest corner of the said 26.208 acre tract, and being a northwest corner of Lot 1, Block A, Final Plat of Cypress Addition, a subdivision of record in Cabinet N, Slide 266 of the Plat Records of Williamson County, Texas;

THENCE with the east line of Interstate 35, being also the west line of the 26.208 acre tract, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 5779.60 feet, a delta angle of 05°16'44", an arc length of 532.51 feet, and a chord which bears North 00°37'40" East, a distance of 532.32 feet to a TxDOT Type I monument found;
2. North 02°07'19" West, a distance of 561.54 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 2919.71 feet, a delta angle of 11°43'41", an arc length of 597.64 feet, and a chord which bears North 07°59'09" West, a distance of 596.60 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the right, having a radius of 1859.90 feet, a delta angle of 11°44'54", an arc length of 381.37 feet, and a chord which bears North 07°59'09" West, a distance of 380.70 feet to a TxDOT Type I monument found;
5. North 02°11'38" West, a distance of 47.05 feet to a 1/2" rebar with "Diamond" cap found for the northwest corner of the 26.208 acre tract, and being the southwest

Page 2

corner of a 14.064 acre tract described in Document No. 2006087974 of the Official Public Records of Williamson County, Texas;

THENCE with the north line of the 26.208 acre tract, being also the southwest line of the 14.064 acre tract, the following three (3) courses and distances:

1. South 55°57'32" East, a distance of 66.41 feet to a calculated point (falls on a manhole lid);
2. South 60°26'22" East, a distance of 634.05 feet to a 1/2" rebar with "Diamond" cap found;
3. South 38°12'25" East, a distance of 204.54 feet to a 5/8" rebar found for an angle point in the east line of the 26.208 acre tract, and the southernmost corner of the 14.064 acre tract, and being in the west line of said Lot 1, Block A of said Cypress Addition;

THENCE with the east line of the 26.208 acre tract and the west line of Lot 1, the following ten (10) courses and distances:

1. South 56°02'54" West, a distance of 29.17 feet to a 1/2" rebar found;
2. South 39°37'21" East, a distance of 201.03 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
3. South 32°28'14" East, a distance of 192.91 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 22°43'43" West, a distance of 521.44 feet to a 1/2" rebar with illegible cap found;
5. South 17°55'00" West, a distance of 157.88 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 33°22'59" West, a distance of 61.49 feet to a 1/2" rebar with "Chaparral" cap set;
7. South 15°42'55" West, a distance of 137.72 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
8. South 13°21'13" West, a distance of 247.48 feet to a cotton spindle with "Baker-Aicklen" washer found;
9. South 08°20'07" West, a distance of 238.62 feet to a 1/2" rebar with "Baker-Aicklen" cap found;

Page 3

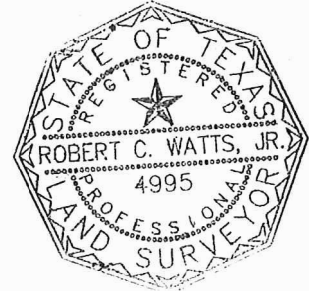
10. North 85°41'20" West, a distance of 376.23 feet to the **POINT OF BEGINNING**, containing 26.195 acres of land, more or less.

Note: The metes and bounds description of the subject tract contained in the vesting deed appears to be missing one or more pages and is incomplete.

Surveyed on the ground September 14, 2017. Bearing Basis: The Texas Coordinate System of 1983 (NAD83). Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 590-004-BASE.

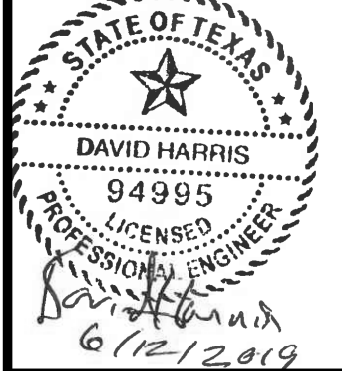
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500



SHOPS SOUTH OF UNIVERSITY OAKS BLVD
ROUND ROCK, TEXAS 78664
PLAT METES & BOUNDS DESCRIPTION

REVISIONS		DATE
NO.	DESCRIPTION	BY

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DRAWING NAME:



LJA Engineering, Inc.
1500 Rialto Blvd
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.306.0338
FRN-F-1386

JOB NUMBER:
A585-1001

PL2

SHEET NO.
2
OF 2 SHEETS