



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, August 21, 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-2019-117](#) Consider approval of the minutes for the August 7, 2019, Planning and Zoning Commission meeting.

E. PLATTING:

- E.1 [PZ-2019-118](#) Consider approval of the Palm Valley Lutheran Church Subdivision Preliminary Plat, generally located on the north side of E. Palm Valley Blvd. and west of S. Kenney Fort Blvd. Case No. PP1906-001
- E.2 [PZ-2019-119](#) Consider approval of the Palm Valley Lutheran Church Subdivision Final Plat, generally located generally located on the north side of E. Palm Valley Blvd. and west of S. Kenney Fort Blvd. Case No. FP1906-002
- E.3 [PZ-2019-120](#) Consider approval of the Vizcaya Phase 4E Final Plat, generally located on the northeast corner of Pietra Ln. and Varano Bnd. Case No. FP1907-002

F. PRESENTATIONS AND STAFF REPORTS:

- F.1 [PZ-2019-121](#) Consider a presentation regarding development projects.

- F.2 [PZ-2019-122](#) Consider an update regarding legislative actions related to plats and quorum.
- F.3 [PZ-2019-123](#) 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 15th day of August 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, Deputy City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 7, 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 August 7, 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, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department, Katie Baker from the PARD 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 July 17, 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, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E. PLATting AND ZONING:

E1. Consider public testimony regarding, and a recommendation concerning the request filed by Masterplan, on behalf of the property owner, The Church in Round Rock, for approval of PUD (Planned Unit Development) No. 83 – Amendment No. 8 adding a place of worship as a permitted use, generally located south of University Blvd. and east of Sandy Brook Dr. Case No. ZON1907-006

Mr. von Rosenberg reviewed the zoning application stating that the purpose of the application was to amend a portion of Parcel 3 in PUD 83 to add a place of worship as a permitted use. He explained the permitted uses included office, medical office, and day care.

Mr. von Rosenberg also noted that a place of worship included accessory uses including principal or secondary educational facilities, offices, community recreational facilities, and day care facilities. He noted that any accessory uses at this location will total less than 20,000 sq. ft. He stated that PUD 83 allowed a maximum of two stories on Parcel 3, with a one-story limit for buildings within 150 feet of Sandy Brook Dr. Development standards must be followed for buildings within 150 feet of Sandy Brook Dr.

Mr. von Rosenberg explained that a letter from the applicant was included with the public hearing notice mailed to abutting property owners and an on-site sign was posted on the property. Staff recommended approval of Amendment No. 8 to PUD 83.

Ms. Karen Wunsch, with Master Plan, and The Church in Round Rock representative, Mr. Joe Jenkinson, were available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Ms. Yvette Ruiz, 1001 Zodiac Ln. #48, said she was opposed to the rezoning and expressed concerns about the potential increase in traffic the church might generate. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Mr. Polasek explained that the TIA (Traffic Impact Analysis) completed in 2010 calculated the traffic generation for Parcel 3 for an office complex; he noted that the proposed use will decrease the traffic impact instead of increasing it. Access to the Church will have to be from Campus Village Dr.

After a question from Commissioner Henderson, Charlie Crossfield stated that the rezoning was not required for a place of worship due to federal law, but that the applicant wanted to follow the process.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Clawson to approve Amendment No. 8 to PUD No. 83 and recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E2. Consider public testimony regarding, and approval concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LLC, for approval of a Concept Plan to be known as Chisholm Trail Tech Center Sec. 2, generally located between N. IH-35 and Chisholm Trail Rd.; north of Chisholm Pkwy. Case No. CP1907-001

Ms. Reeves gave a brief overview of the application noting that the purpose of the application was to approve the Concept Plan. She noted that preliminary and final plats will be required after the Concept Plan approval. A public hearing notice was mailed to abutting property owners and an on-site sign was posted on the property. Staff recommended approval of the Concept Plan as conditioned.

The property representative, Mr. Tony Prete, with Waeltz & Prete, Inc., was available to answer questions.

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

Commissioner Emerson noted a discrepancy in the acreage in the "History" subsection. Staff agreed to follow-up with clarification. 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 Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E3. Consider public testimony regarding, and approval concerning the request filed by C3 Development, LLC, on behalf of the property owner, Palmer Investments, LP, to Replat Lot 1 of the Gardens at Mayfield Subdivision, located on the northeast corner of CR 175 and E. New Hope Dr. Case No. FP1907-001

Ms. Reeves gave a brief review of the application noting that the purpose of the application was to subdivide one lot into two development lots. She noted that public hearing notices were mailed out to abutting property owners and an on-site sign was posted on the property. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Nathan Neese, C3 Development, LLC, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Ms. Sue Wiseman, 3900 CR 175, supported the replat application and Mr. Mike Koonsen, 3958 Tavarez St., was seeking more information about the proposed replat. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

E4. Consider approval of the Homestead at Old Settlers Park Preliminary Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. PP1907-001

Commissioner Wendt recused himself from the discussion and voting on Agenda Item E4 and left the Council Chamber.

Mr. Enriquez briefly reviewed the proposed application, explaining that the purpose of the preliminary plat was to create 490 development lots and 17 non-residential lots. He noted that a TIA (Traffic Impact Analysis) was not required because the applicant agreed to either complete a portion of the future Kenney Fort Blvd. road extension or pay for the road improvements. He also explained that the applicant will convey about 20 acres of parkland to the City; the land will be an extension of Old Settlers Park along the southeast corner of the development.

He continued to explain that the development will have four points of access and that it will be developed in eight phases. Mr. Enriquez stated that the SF-3 (Single Family – Mixed Lot) zoning district contains a variety of lot sizes and percentages. He noted that the Code allows an applicant to vary from the required lot type percentages if the roadway connectivity index measures a minimum of 1.4 and special design features are provided into the development. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Joe Daly, with Norris Design, was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

Commissioner Wendt returned to the Council Chamber following the vote.

F. STAFF REPORT:

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

Mr. Wiseman noted that City Council approved the zoning adjustment boundary for the C-2 (Local Commercial) and MF-1 (Multifamily – Low Density) at the last City Council meeting.

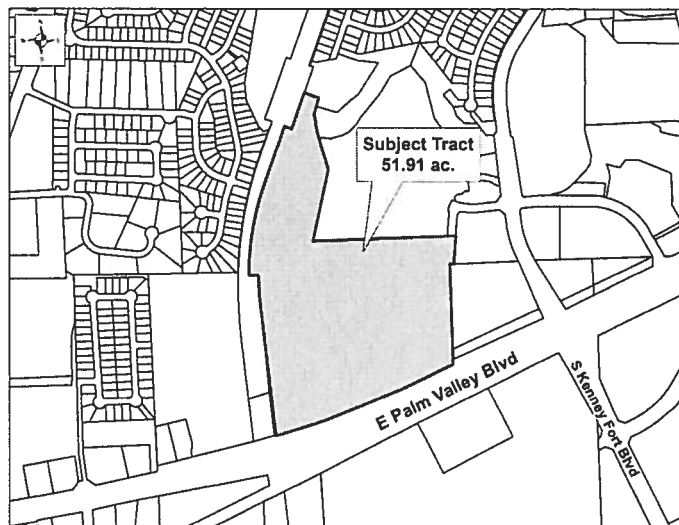
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:43 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Palm Valley Lutheran Church Subdivision
PRELIM PLAT PP1906-001**



CASE PLANNER: Lee Heckman

REQUEST: Approval of a Preliminary Plat

ZONING AT TIME OF APPLICATION: PF-3 (Public Facilities - High Intensity) and PF-3-H (Public Facilities - High Intensity - Historic)

DESCRIPTION: 51.91 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Place of Worship and Accessory Uses

GENERAL PLAN LAND USE DESIGNATION: Public Facilities

ADJACENT LAND USE:

North: Medium Density Residential - Zoned PUD 44 - (Legends Village)

South: East Palm Valley Boulevard (US Hwy 79); Undeveloped Business Park (Zoned BP)

East: Undeveloped - ET J (Unzoned); Medium Density Residential (Zoned PUD 44)

West: Former Mo-Kan Right-of-Way - ETJ (Unzoned); Developing Commercial (Zoned C-1a) and Undeveloped Residential (Zoned SF-2)

PROPOSED LAND USE: Place of Worship and Accessory Uses

<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:	1	1.23
Parkland:	0	0
Other:	1	50.68
TOTALS:	2	51.91

Owner:
Palm Valley Lutheran Church
Alan Dunn
2500 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Optimized Engineering
Travis Robinson, P.E.
1501 Bunton Creek Rd., Ste. 106
Kyle, TX 78640

**Palm Valley Lutheran Church Subdivision
PRELIMINARY PLAT PP1906-001**

HISTORY: The Planning and Zoning (P&Z) Commission approved the Concept Plan for this property on March 6, 2019 (CP1812-003). This Preliminary Plat, and the associated Final Plat, will create one platted development lot, and one right-of-way reserve lot, from numerous existing parcels.

DATE OF REVIEW: August 21, 2019

LOCATION: North of Palm Valley Boulevard, between Kenney Fort Boulevard to the east and the former Mo-Kan right-of-way to the west.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the property as Public Facilities, and it is primarily zoned PF-3, Public Facilities – High Intensity district. This zoning designation was adopted in 2008, shortly after the property was voluntarily annexed. The existing church, erected in 1894, was designated a Texas Historic Landmark in 1970, and historic by the City of Round Rock in 2009.

Permitted uses in the PF-3 district include assisted living facilities, colleges and universities, government services, hospitals, and medical office, among others. A variety of community and public park types and places of worship are allowed. Unique to PF-3, there is no restriction on the square feet of accessory uses, provided development standards are met for these uses, and the property fronts onto an arterial street. As with other non-residential uses, buildings must be constructed with design elements including building orientation, elevation variation, and articulation features.

Compliance with the Concept Plan: This Preliminary Plat is in conformance with the approved Concept Plan (CP1812-003).

Traffic, Access and Roads: The tract is currently accessed with a driveway from Palm Valley Boulevard, that lies approximately 380 feet east of the Mo-Kan right-of-way. An additional driveway stubout has been provided, approximately 650 to the east of the driveway; a third driveway stubout exists at the common lot line shared with the adjacent property to the east. Additional access to Palm Valley Boulevard would likely not be permitted, given the spacing requirements for driveways along this State-maintained roadway. Likewise, additional access to the former Mo-Kan right-of-way is not anticipated.

Right-of-way dedication for the future extension of Joe DiMaggio Boulevard along the eastern property line, from its current terminus to Palm Valley Boulevard, is reflected on the preliminary and final plats. Specifically, right-of-way is being reserved in a separate Lot; such a reservation precludes development of that area, which will be acquired by the City at some future date for the City's roadway extension project. Additional right-of-way is anticipated from the adjacent property owner. The alignment of the extension is expected to curve so that the future intersection with Palm Valley Blvd is more or less at 90-degrees, which explains the shape of the Lot on this property. As a collector level street with sidewalks, additional access to the subject property may be requested; however, this would be reviewed at the time of future site development. The timing of any construction activities for the Joe DiMaggio Blvd. extension is unknown currently.

Water and Wastewater Service: The site is currently served by an 8- and 10-inch water line connecting to an 18" waterline running parallel to Palm Valley Boulevard. Wastewater service is provided by an 8-inch line to the north. Although a currently proposed activity building will require extension of water and wastewater lines internal to the site, no additional connections or capacity enhancements are proposed at this time.

Drainage: The tract is not located within the Edwards Aquifer Recharge Zone, so water quality measures are not required for this site. The property is slightly encumbered by Federal and City-defined floodplains in the northwest corner; a flood study has been approved. The majority of the

**Palm Valley Lutheran Church Subdivision
PRELIMINARY PLAT PP1906-001**

developed site drains to the east to an existing, bermed detention facility that also serves as a recreational ball field. No additional drainage improvements are anticipated with this plat; any future requirements or improvements will be considered at the time of site development.

Additional Considerations: At this time, the subdivision process has been engaged solely to create a legally platted lot for the construction of an approximate 4,000 square feet activity building. No additional development of accessory uses or internal infrastructure improvements is proposed at this time.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Modify P&Z approval date to August 21, 2019 (sheet 1);
2. Correct CoRR Tracking number to indicate "PP1906-001" (all sheets);
3. Add 1% ultimate floodplain elevation (sheet 1);
4. Remove notation to FEMA Zone "X" and associated shading (sheet 1);
5. Modify Note #5 to reference the approved Concept Plan, March 6, 2019 (sheet 4); and
6. Modify Note #7 from "TOP" to "TO" (sheet 4);



**Subject Tract
51.91 ac.**

E Palm Valley Blvd

S Kenney Fort Blvd

LEGEND

—

PROPERTY LINE

EXISTING PROPERTY LINES

EXISTING EASEMENTS

○

1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET

●

1/2" IRON ROD FOUND (UNLESS NOTED)

⊙

IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND (UNLESS NOTED)

□

1/2" IRON ROD WITH ALUMINUM CAP FOUND (AS NOTED)

⊠

RAILROAD SPIKE FOUND

⊙

SURVEY CONTROL POINT

⊙

MAG WITH "4WARD BOUNDARY" WASHER SET

⊙

BENCHMARK

⊙

TXDOT TYPE II BRASS DISC FOUND

○

CALCULATED POINT

DOC. #

DOCUMENT NUMBER

P.O.B.

POINT OF BEGINNING

VOL./PG.

VOLUME, PAGE

CAB./SLD.

CABINET, SLIDE

R.O.W.

RIGHT-OF-WAY

P.R.W.C.T.

PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

O.R.W.C.T.

OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS

O.P.R.W.C.T.

OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

((.....))

RECORD INFORMATION PER VOL. 1970 PG. 515

((.....))

RECORD INFORMATION PER VOL. 1049 PG. 205

[.....]

RECORD INFORMATION PER PLAT CAB. DD SLDS. 132-135

[[.....]]

RECORD INFORMATION PER PLAT CAB. GG SLDS. 22-23

{.....}

RECORD INFORMATION PER DOC. # 2005049749

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RECORD INFORMATION PER DOC. # 2003063811

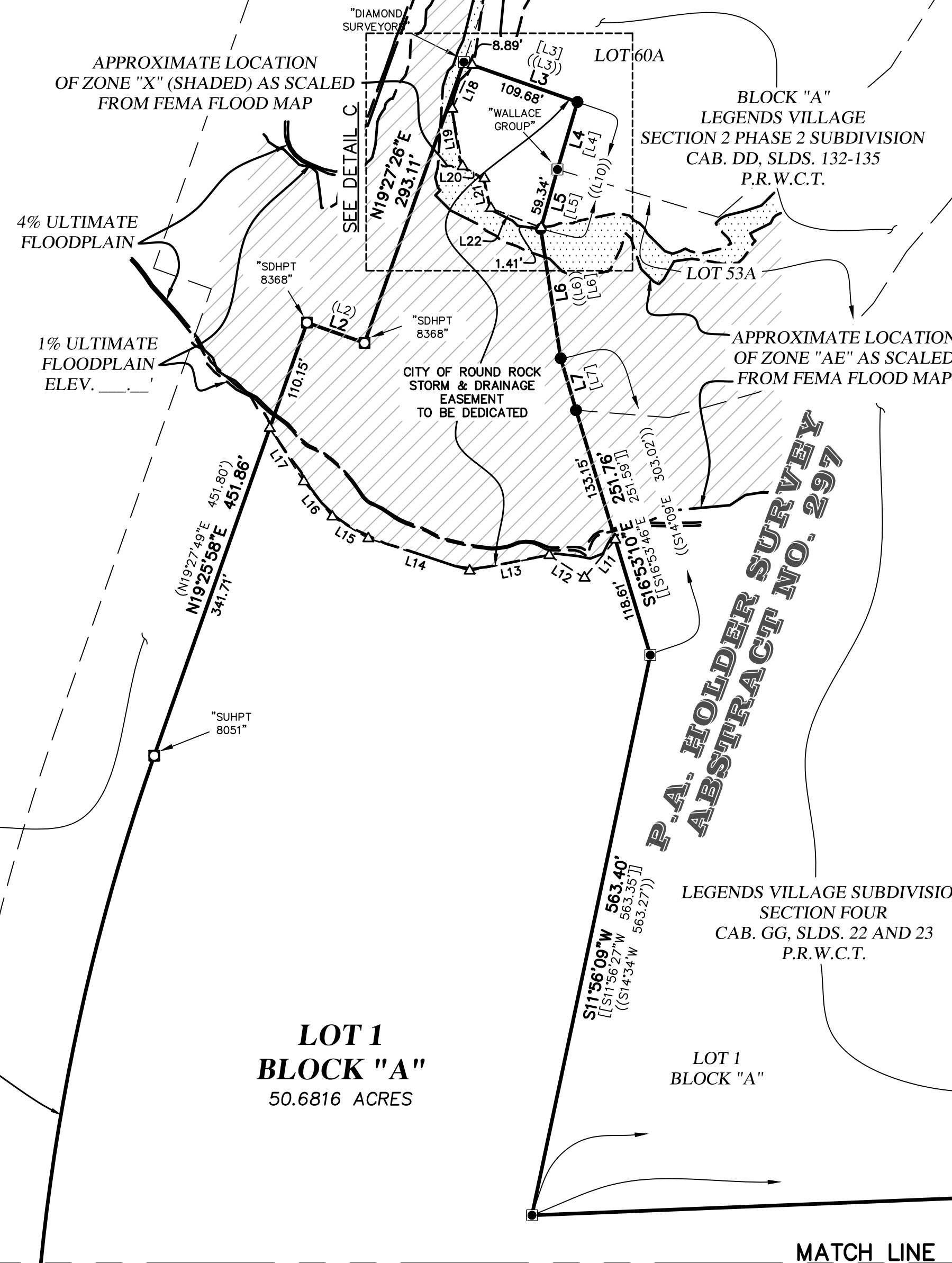
FLOOD PLAIN

CALLED 33.302 ACRES
(PARCEL NO. 2, PART 7)
STATE OF TEXAS
VOL. 1970, PG. 515
O.R.W.C.T.

R=2139.96'
L=730.95' D=19°34'14"
N9°40'54"E 727.40'
(R=2139.96')
(L=731.01' D=19°34'20")
(N9°40'39"E 727.46')

OWNER: PALM VALLEY LUTHERAN CHURCH.
ACREAGE: 51.9135
SURVEYOR: JASON WARD, 4WARD LAND SURVEYING
SUBMITTAL DATE: JUNE 18, 2019
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
DATE OF P&Z COMMISSION REVIEW: AUGUST 17, 2019

BENCHMARK #1- SQUARE CUT ON TOP OF A CONCRETE CURB ±99' SOUTHWEST OF A LIGHT POLE, AND ±115' FROM THE SOUTHWEST CORNER OF A GAZEBO, AND ±257' SOUTHWEST FROM A 54" LIVE OAK TREE WITH TAG# 5004 (NAVD88 GEOID12A) ELEVATION = 769.70'.
ACREAGE BY LOT TYPE: 50.6876 ACRES OF DEVELOPMENT 1.2319 ACRES OF R.O.W. RESERVE
PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297
ENGINEER: TRAVIS ROBINSON, PE, MBA
NUMBER OF LOTS BY TYPE: 1 LOT OF DEVELOPMENT 1 LOT OF R.O.W. RESERVE



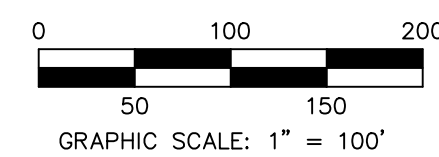
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°33'03"W	75.02'
L2	S70°34'20"E	60.11'
L3	S70°39'53"E	118.57'
L4	S16°28'53"W	69.29'
L5	S15°43'11"W	60.75'
L6	S08°47'43"E	128.81'
L7	S16°24'23"E	53.22'
L8	N87°42'46"E	65.37'
L9	S87°14'26"W	32.98'
L11	S39°00'36"W	48.30'
L12	N57°26'14"W	41.05'
L13	S79°02'10"W	79.84'
L14	N72°18'14"W	104.74'
L15	N58°49'52"W	41.29'
L16	N39°05'50"W	44.53'
L17	N32°33'45"W	62.33'
L18	N24°26'40"E	47.36'
L19	N10°07'00"W	57.46'
L20	N61°00'39"W	24.42'
L21	N12°22'25"W	30.09'
L22	N69°00'29"W	52.97'
L23	N87°58'08"E	30.00'
L24	N72°44'00"E	122.90'
L25	N28°01'59"E	28.35'
L26	N71°44'44"E	72.38'
L27	S66°37'50"E	28.01'
L28	N68°22'10"E	188.90'
L29	N66°37'50"W	28.35'
L30	S71°44'44"W	64.57'
L31	S28°01'59"W	28.45'
L32	N19°12'32"E	35.36'
L33	N25°47'28"W	29.47'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S88°32'50"W	75.02'
(L2)	S70°32'11"E	60.00'
((L3))	S67°59'E	120.00'
[L3]	S70°37'24"E	118.51'
[L4]	S16°31'04"W	69.22'
[L5]	S16°31'04"W	61.52'
((L6))	S07°07'E	129.65'
[L6]	S09°18'39"E	128.71'
[L7]	S16°21'21"E	53.29'
[[L8]]	N87°42'41"E	65.37'
((L10))	S19°12'W	131.77'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	209.30'	502.50'	23°51'55"	N13°51'30"W	207.79'
C2	50.42'	502.50'	5°44'57"	N00°56'56"E	50.40'

LOT TABLE SUMMARY:
LOT 1 - 50.6816 ACRE(S) (2,207,693 SQ. FT.)
LOT 2 - JOE DIMAGGIO BLVD - 1.2319 ACRE(S) 53,661 SQ. FT.)
TOTAL - 51.9135 ACRE(S) (2,261,354 SQ. FT.)

JOE DIMAGGIO BLVD.
(65' R.O.W.)
VOL. GG, SLDS. 22 AND 23



LOT 1
BLOCK "B"

THE APPROXIMATE LOCATION
OF THE NORTHWEST CORNER
OF THE P.A. HOLDER
SURVEY ABSTRACT NO. 297
BEARS ± N50°24'E ± 6,839'

PRELIMINARY PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas

4WARD

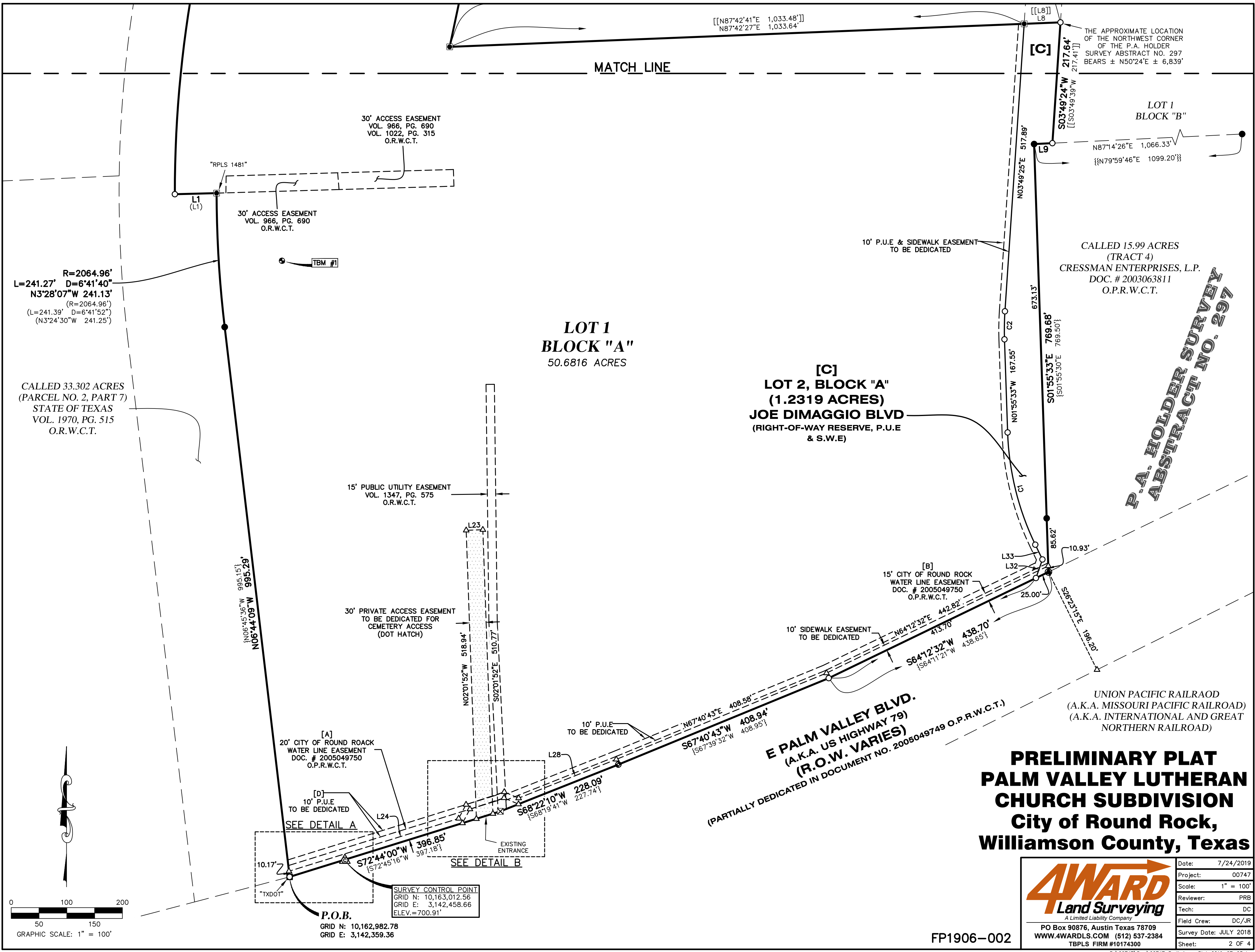
Land Surveying

A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	1 OF 4

FP1906-002



PRELIMINARY PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas



A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	2 OF 4

FP1906-002

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET), OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, LOT 4, LOT 17 AND LOT 18 SWENSON SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 119 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION A CALLED 8.3173 ACRES TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 2147, PAGE 366 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), A PORTION OF A CALLED 4.56 ACRE TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK TEXAS IN VOLUME 887, PAGE 787 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION OF A CALLED 18.05 ACRE DESIGNATION OF CEMETERY PROPERTY IN DOCUMENT NO. 2002094048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND FURTHER DESCRIBED IN AN AMENDMENT TO DESIGNATION OF CEMETERY IN DOCUMENT NO. 2007001552 OF THE (O.P.R.W.C.T.), BEING ALL OF A CALLED 2.9827 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK, TEXAS IN VOLUME 1022, PAGE 315 OF THE (O.R.W.C.T.), ALL OF A CALLED 5-1/3 ACRES TRACT DESCRIBED AS A PART OF LOT 17, SWENSON SUBDIVISION CONVEYED TO SWEDISH LUTHERAN CHURCH OF BRUSHY PARISH IN VOLUME 31, PAGE 12 OF THE (D.R.W.C.T.), ALL OF A CALLED A CALLED 10.893 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 1049, PAGE 205 OF THE (O.R.W.C.T.), AND ALL OF A CALLED 0.2040 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN DOCUMENT NO. 2018104520 OF THE (O.P.R.W.C.T.), SAID 51.9135 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH ALUMINUM TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CAP FOUND WITHIN SAID LOT 3, AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 (RIGHT-OF-WAY WIDTH VARIES), BEING IN THE WEST LINE OF SAID 8.3173 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 11.22 ACRE TRACT, ALSO BEING THE EAST LINE OF A CALLED 33.302 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN VOLUME 1970, PAGE 515 (O.R.W.C.T.), AND BEING AT THE NORTHWEST CORNER OF A CALLED 3.108 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NO. 2005049749 (O.P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE EAST LINE OF SAID 33.302 ACRE TRACT, IN PART BEING THE COMMON WEST LINE OF SAID 8.3173 ACRE TRACT AND SAID 11.22 ACRE TRACT, AND IN PART BEING THE WEST LINE OF SAID 10.893 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1)N06°44'09"W, A DISTANCE OF 995.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE HEREOF;

2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2064.96 FEET, WHOSE ARC LENGTH IS 241.27 FEET AND WHOSE CHORD BEARS N03°28'07"W, A DISTANCE OF 241.13 FEET TO A 1/2-INCH IRON ROD WITH "RPLS 1481" CAP FOUND FOR AN ANGLE POINT HEREOF;

3) S88°33'03"W, A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF;

4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2139.96 FEET, WHOSE ARC LENGTH IS 730.95 FEET AND WHOSE CHORD BEARS N09°40'54"E, A DISTANCE OF 727.40 FEET, PASSING THE NORTH LINE OF SAID LOT 3, AND CONTINUING TO A 1/2-INCH IRON ROD WITH ALUMINUM "SUHPT 8051" CAP FOUND FOR A POINT OF TANGENCY HEREOF;

5) N19°25'58"E, A DISTANCE OF 451.86 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;

6) S70°34'20"E, A DISTANCE OF 60.11 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;

7) N19°27'26"E, A DISTANCE OF 293.11 FEET TO A 1/2-INCH IRON ROD WITH "DIAMOND SURVEYING" CAP FOUND AT THE NORTHWEST CORNER OF SAID 10.893 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 60A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, A SUBDIVISION RECORDED IN CABINET DD, SLIDE 132 (P.R.W.C.T.), FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH AND EAST LINES OF SAID 10.893 ACRE TRACT, IN PART BEING THE WEST LINE OF LOTS 60A AND 53A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, AND IN PART BEING THE WEST

LINE OF LOT 1, BLOCK "A", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, A SUBDIVISION RECORDED IN CABINET GG, SLIDE 22 (P.R.W.C.T.), THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1)S70°39'53"E, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 118.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER HEREOF;

2) S16°28'53"W, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 69.29 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE GROUP" CAP FOUND AT THE COMMON WEST CORNER OF SAID LOT 60A AND SAID LOT 53A, FOR AN ANGLE POINT HEREOF;

3) S15°43'11"W, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 60.75 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;

4) S08°47'43"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 128.81 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;

5) S16°24'23"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 53.22 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID LOT 53A AND SAID LOT 1, FOR AN ANGLE POINT HEREOF;

6) S16°53'10"E, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 251.76 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR AN ANGLE POINT HEREOF;

7) S11°56'09"W, CONTINUING WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 563.40 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 17, ALSO BEING AN ANGLE POINT IN THE EAST LINE OF SAID 10.893 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 5-1/3 ACRE TRACT, FOR AN INTERIOR ELL CORNER IN THE NORTH LINE HEREOF;

THENCE, WITH THE NORTH LINE OF SAID 5-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 17, ALSO BEING THE SOUTH LINE OF SAID LOT 1, N87°42'27"E, PASSING AT A DISTANCE OF 1033.64 FEET, A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER JOE DIMAGGIO BOULEVARD (65' RIGHT-OF-WAY WIDTH), AND CONTINUING WITH THE COMMON LINE OF SAID 5-1/3 ACRE TRACT AND THE SOUTH TERMINUS OF JOE DIMAGGIO BOULEVARD, FOR A TOTAL DISTANCE OF 1099.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER OF JOE DIMAGGIO BOULEVARD, SAME BEING THE CALLED NORTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK "B", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, FOR THE SOUTHERLY NORTHEAST CORNER HEREOF;

THENCE, CROSSING SAID LOT 17 WITH THE WEST LINE OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED EAST LINE OF SAID 5-1/3 ACRE TRACT, S03°49'24"W, A DISTANCE OF 217.64 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET IN THE SOUTH LINE OF SAID LOT 17, SAME BEING THE NORTH LINE OF LOT 5 OF S. M. SWENSON'S SUBDIVISION, FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED SOUTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE NORTH LINE OF A CALLED 15.99 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. IN DOCUMENT NO. 2003063811 (O.P.R.W.C.T.), FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 15.99 ACRE TRACT BEARS N87°14'26"E, A DISTANCE OF 1066.33 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 17, SAID LOT 5, AND SAID 15.99 ACRE TRACT, BEING THE APPARENT SOUTH LINE OF SAID 5-1/3 ACRE TRACT, S87°14'26"W, A DISTANCE OF 32.98 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING NORTHWEST CORNER OF SAID 15.99 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 5, FOR AN ANGLE POINT HEREOF;

THENCE, WITH THE EAST LINE OF SAID LOT 4, SAME BEING THE WEST LINE OF SAID 15.99 ACRE TRACT AND THE WEST LINE OF SAID LOT 5, S01°55'33"E, PASSING AT A DISTANCE OF 673.13 FEET, A 3/8-INCH IRON ROD FOUND, AND CONTINUING, FOR A TOTAL DISTANCE OF 769.68 FEET TO A MAG NAIL WITH "4WARD BOUNDARY" WASHER SET IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, FOR THE NORTHEAST CORNER OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 2.548 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, IN DOCUMENT NO. 2004075637 (O.P.R.W.C.T.), FOR THE SOUTHEAST CORNER HEREOF;

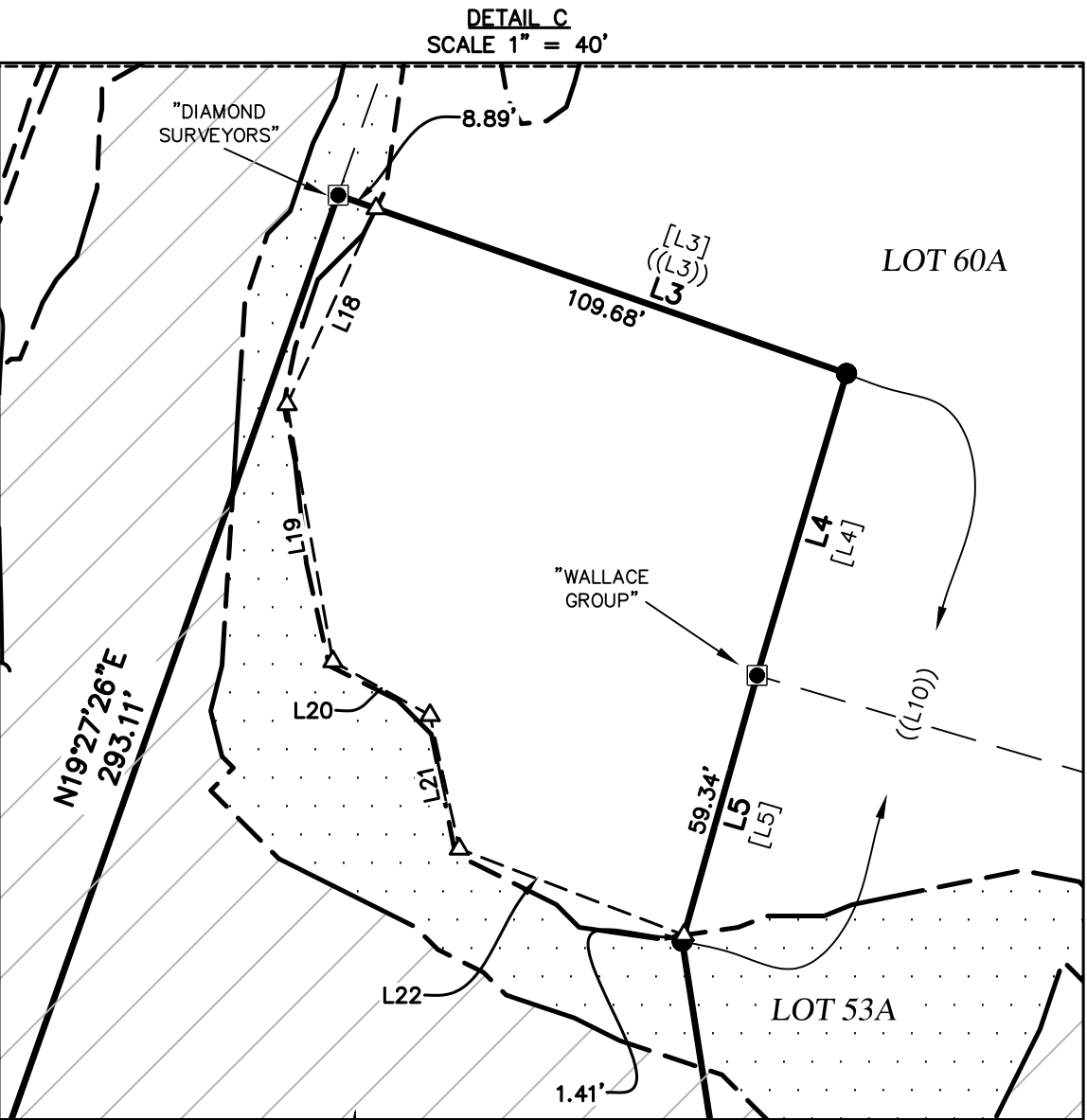
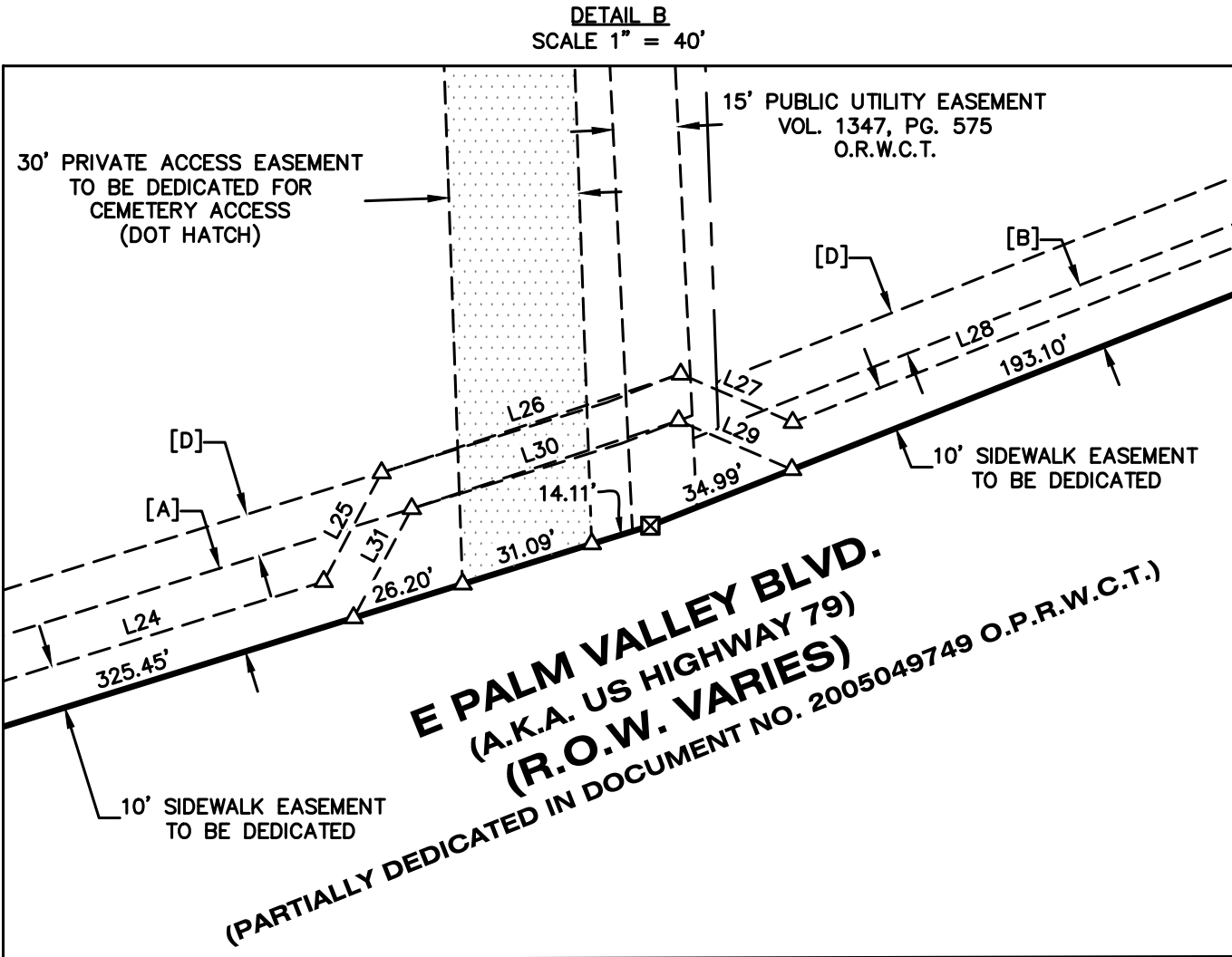
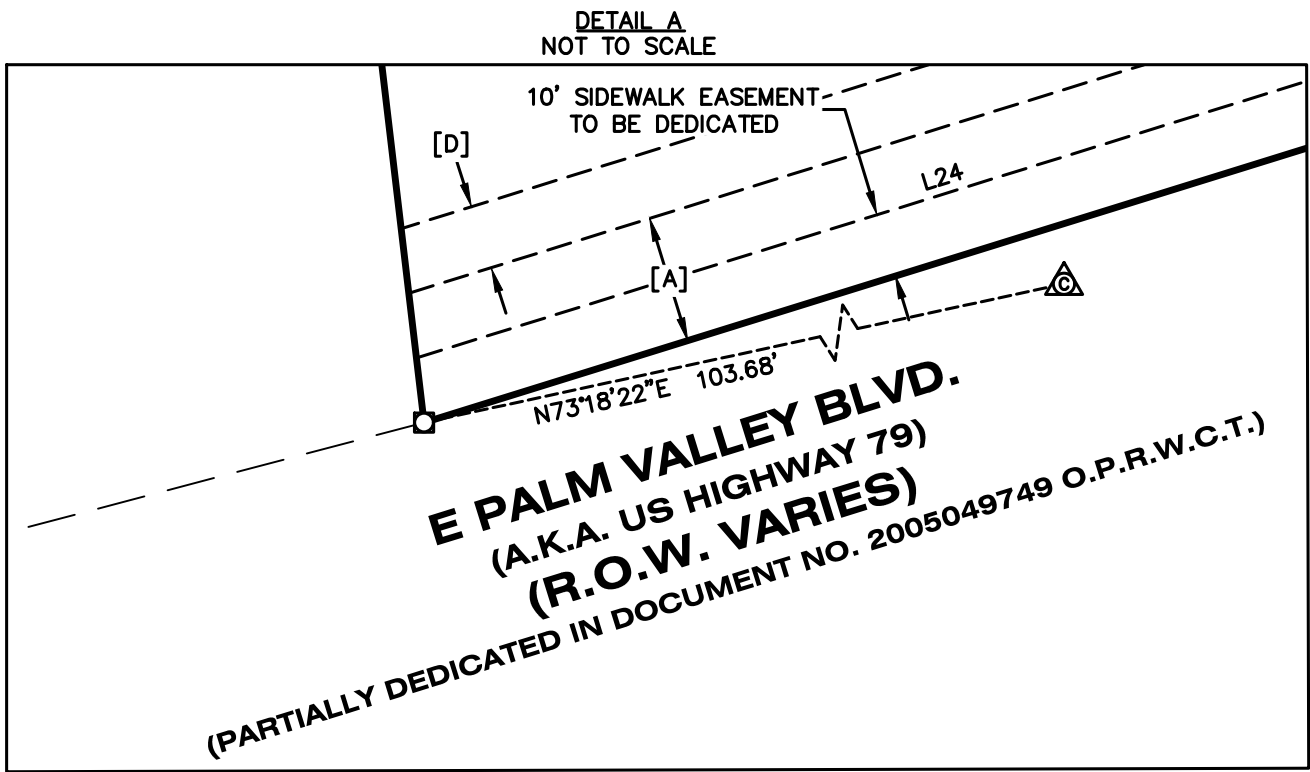
THENCE, CROSSING SAID LOT 4, SAID LOT 18, SAID 4.56 ACRE TRACT, SAID LOT 3, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, WITH THE NORTH LINE OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1)S64°12'32"W, PASSING THE COMMON LINE OF LOT 4, LOT 18, AND SAID 4.56 ACRE TRACT, AND CONTINUING, A DISTANCE OF 438.70 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;

2) S67°40'43"W, A DISTANCE OF 408.94 FEET TO A TXDOT TYPE II MONUMENT FOUND FOR AN ANGLE POINT HEREOF;

3) S68°22'10"W, A DISTANCE OF 228.09 FEET TO A RAILROAD SPIKE FOUND FOR AN ANGLE POINT HEREOF; AND

4) S72°44'00"W, PASSING THE COMMON LINE OF SAID LOT 18, SAID LOT 3, SAID 4.56 ACRE TRACT, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, AND CONTINUING, A DISTANCE OF 396.85 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET) MORE OR LESS.



PRELIMINARY PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	3 OF 4

FP1609-002

PLAT NOTES:

- 1) 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.
- 2) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 3) A TEN (10') SIDEWALK EASEMENT IS ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED. PUBLIC UTILITY EASEMENT AS DEPICTED ARE HEREBY DEDICATED.
- 4) 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. A PORTION OF THE TRACT IS ENCR OACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 5) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____.
- 6) A PORTION OF THIS TRACT IS ENCR OACHED BY SPECIAL FLOOD PLAIN 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2006, WILLIAMSON COUNTY, TEXAS.
- 7) R.O.W. RESERVE(NOT TOP BE DEVELOPED)TO BE ACQUIRED BY CITY AT SOME POINT IN THE FUTURE.
- 8.) EASEMENT 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 OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (c) THE RIGHT OF INGRESS 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 ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

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 TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, 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.

- 9.) ALL MINIMUM FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 1% ANNUAL CHANCE FLOOD PLAIN.
- 10.) A PORTION OF LOT 1 IS SUBJECT TO DESIGNATION OF CEMETERY RECORDED IN DOC. NO. 2007001552, O.P.R.W.C.T.

PRELIMINARY PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas

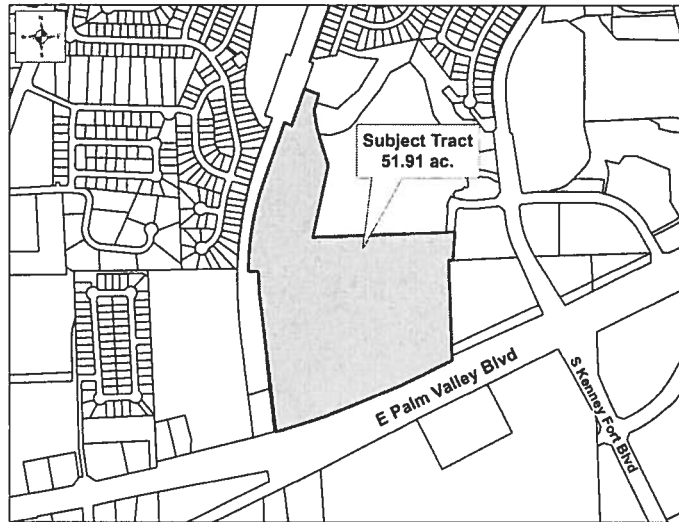


PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00747
Scale:	N/A
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	4 OF 4

FP1906-002

**Palm Valley Lutheran Church Subdivision
FINAL PLAT FP1906-002**



CASE PLANNER: Lee Heckman

REQUEST: Final Plat approval to create 1 Development Lot and 1 Right-of-Way Reserve Lot

ZONING AT TIME OF APPLICATION: PF-3 (Public Facilities - High Intensity) and PF-3-H (Public Facilities - High Intensity - Historic)

DESCRIPTION: 51.91 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: Place of Worship and Accessory Uses

GENERAL PLAN LAND USE DESIGNATION: Public Facilities

ADJACENT LAND USE:

North: Medium Density Residential - Zoned PUD 44 - (Legends Village)

South: East Palm Valley Boulevard (US Hwy 79); Undeveloped Business Park (Zoned BP)

East: East: Undeveloped - ET J (Unzoned); Medium Density Residential (Zoned PUD 44)

West: West: Former Mo-Kan Right-of-Way - ETJ (Unzoned); Developing Commercial (Zoned C-1a) and Undeveloped Residential (Zoned SF-2)

PROPOSED LAND USE: Place of Worship and Accessory Uses

<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:	1	1.23
Parkland:	0	0
Other:	1	50.68
TOTALS:	2	51.91

Owner:
Palm Valley Lutheran Church
Alan Dunn
2500 E. Palm Valley Blvd.
Round Rock, TX 78665

Agent:
Optimized Engineering, LLC
Travis Robinson
1501 Bunton Creek Rd., Ste. 106
Kyle, TX 78640

**Palm Valley Lutheran Church Subdivision
FINAL PLAT FP1906-002**

HISTORY: The Planning and Zoning (P&Z) Commission approved the Concept Plan for this property on March 6, 2019 (CP1812-003). This Preliminary Plat, and the associated Final Plat, will create one platted development lot, and one right-of-way reserve lot, from numerous existing parcels.

DATE OF REVIEW: August 21, 2019

LOCATION: North of Palm Valley Boulevard, between Kenney Fort Boulevard to the east and the former Mo-Kan right-of-way to the west.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the property as Public Facilities, and it is primarily zoned PF-3, Public Facilities – High Intensity district. This zoning designation was adopted in 2008, shortly after the property was voluntarily annexed. The existing church, erected in 1894, was designated a Texas Historic Landmark in 1970, and historic by the City of Round Rock in 2009.

Permitted uses in the PF-3 district include assisted living facilities, colleges and universities, government services, hospitals, and medical office, among others. A variety of community and public park types and places of worship are allowed. Unique to PF-3, there is no restriction on the square feet of accessory uses, provided development standards are met for these uses, and the property fronts onto an arterial street. As with other non-residential uses, buildings must be constructed with design elements including building orientation, elevation variation, and articulation features.

Compliance with the Preliminary Plat: This Final Plat is in conformance with the Preliminary Plat on this agenda for the P&Z Commission meeting (PP1906-001).

Traffic, Access and Roads: The tract is currently accessed with a driveway from Palm Valley Boulevard, that lies approximately 380 feet east of the Mo-Kan right-of-way. An additional driveway stubout has been provided, approximately 650 to the east of the driveway; a third driveway stubout exists at the common lot line shared with the adjacent property to the east. Additional access to Palm Valley Boulevard would likely not be permitted, given the spacing requirements for driveways along this State-maintained roadway. Likewise, additional access to the former Mo-Kan right-of-way is not anticipated.

Right-of-way dedication for the future extension of Joe DiMaggio Boulevard along the eastern property line, from its current terminus to Palm Valley Boulevard, is reflected on the preliminary and final plats. Specifically, right-of-way is being reserved in a separate Lot; such a reservation precludes development of that area, which will be acquired by the City at some future date for the City's roadway extension project. Additional right-of-way is anticipated from the adjacent property owner. The alignment of the extension is expected to curve so that the future intersection with Palm Valley Blvd is more or less at 90-degrees, which explains the shape of the Lot on this property. As a collector level street with sidewalks, additional access to the subject property may be requested; however, this would be reviewed at the time of future site development. The timing of any construction activities for the Joe DiMaggio Blvd. extension is unknown currently.

Water and Wastewater Service: The site is currently served by an 8- and 10-inch water line connecting to an 18" waterline running parallel to Palm Valley Boulevard. Wastewater service is provided by an 8-inch line to the north. Although a currently proposed activity building will require extension of water and wastewater lines internal to the site, no additional connections or capacity enhancements are proposed at this time.

**Palm Valley Lutheran Church Subdivision
FINAL PLAT FP1906-002**

Drainage: The tract is not located within the Edwards Aquifer Recharge Zone, so water quality measures are not required for this site. The property is slightly encumbered by Federal and City-defined floodplains in the northwest corner; a flood study has been approved. The majority of the developed site drains to the east to an existing, bermed detention facility that also serves as a recreational ball field. No additional drainage improvements are anticipated with this plat; any future requirements or improvements will be considered at the time of site development.

Additional Considerations: At this time, the subdivision process has been engaged solely to create a legally platted lot for the construction of an approximate 4,000 square feet activity building. No additional development of accessory uses or internal infrastructure improvements is proposed at this time.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions, to be satisfied prior to recordation:

1. Modify P&Z approval date to August 21, 2019 (sheet 1);
2. Add 1% ultimate floodplain elevation (sheet 1);
3. Remove notation to FEMA Zone "X" and associated shading (sheet 1);
4. Add approval date (08/21/2019) to Note #5 (sheet 4);
5. Modify Note #7 from "TOP" to "TO" (sheet 4);
6. Provide engineer's signature and seal (sheet 4); and
7. Provide a Signature Line and Signature for Owner under preamble/dedication statement (sheet 4).



**Subject Tract
51.91 ac.**

E Palm Valley Blvd

S Kenney Fort Blvd

LEGEND

—

PROPERTY LINE

EXISTING PROPERTY LINES

EXISTING EASEMENTS

○

1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET

●

1/2" IRON ROD FOUND (UNLESS NOTED)

⊙

IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND (UNLESS NOTED)

□

1/2" IRON ROD WITH ALUMINUM CAP FOUND (AS NOTED)

⊠

RAILROAD SPIKE FOUND

⊙

SURVEY CONTROL POINT

⊙

MAG WITH "4WARD BOUNDARY" WASHER SET

⊙

BENCHMARK

⊙

TXDOT TYPE II BRASS DISC FOUND

△

CALCULATED POINT

DOC. #

DOCUMENT NUMBER

P.O.B.

POINT OF BEGINNING

VOL./PG.

VOLUME, PAGE

CAB./SLD.

CABINET, SLIDE

R.O.W.

RIGHT-OF-WAY

P.R.W.C.T.

PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

O.R.W.C.T.

OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS

O.P.R.W.C.T.

OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

((.....))

RECORD INFORMATION PER VOL. 1970 PG. 515

((.....))

RECORD INFORMATION PER VOL. 1049 PG. 205

[.....]

RECORD INFORMATION PER PLAT CAB. DD SLDS. 132-135

[[.....]]

RECORD INFORMATION PER PLAT CAB. GG SLDS. 22-23

{.....}

RECORD INFORMATION PER DOC. # 2005049749

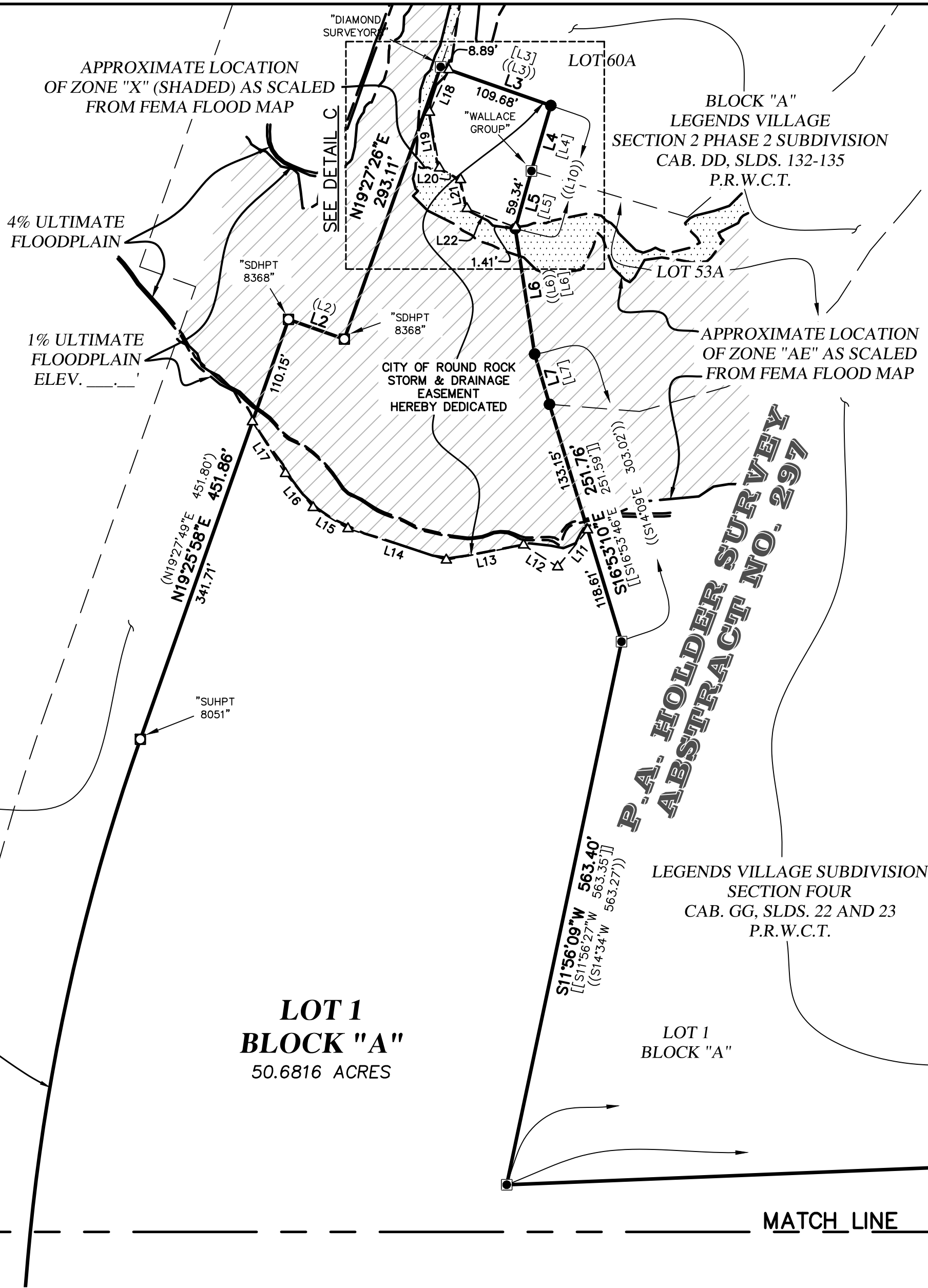
{{.....}}

RECORD INFORMATION PER DOC. # 2003063811

FLOOD PLAIN

CALLED 33.302 ACRES
(PARCEL NO. 2, PART 7)
STATE OF TEXAS
VOL. 1970, PG. 515
O.R.W.C.T.

R=2139.96'
L=730.95' D=19°34'14"
N9°40'54"E 727.40'
(R=2139.96')
(L=731.01' D=19°34'20")
(N9°40'39"E 727.46')



OWNER: PALM VALLEY LUTHERAN CHURCH.
ACREAGE: 51.9135
SURVEYOR: JASON WARD, 4WARD LAND SURVEYING
SUBMITTAL DATE: JUNE 18, 2019
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
DATE OF P&Z COMMISSION REVIEW: AUGUST 17, 2019

BENCHMARK #1- SQUARE CUT ON TOP OF A CONCRETE CURB ±99' SOUTHWEST OF A LIGHT POLE, AND ±115' FROM THE SOUTHWEST CORNER OF A GAZEBO, AND ±257' SOUTHWEST FROM A 54" LIVE OAK TREE WITH TAG# 5004 (NAVD88 GEOID12A) ELEVATION = 769.70'.
ACREAGE BY LOT TYPE: 50.6876 ACRES OF DEVELOPMENT
1.2319 ACRES OF R.O.W. RESERVE
PATENT SURVEY: P.A. HOLDER SURVEY, ABSTRACT NO. 297
ENGINEER: TRAVIS ROBINSON, PE, MBA
NUMBER OF LOTS BY TYPE: 1 LOT OF DEVELOPMENT
1 LOT OF R.O.W. RESERVE

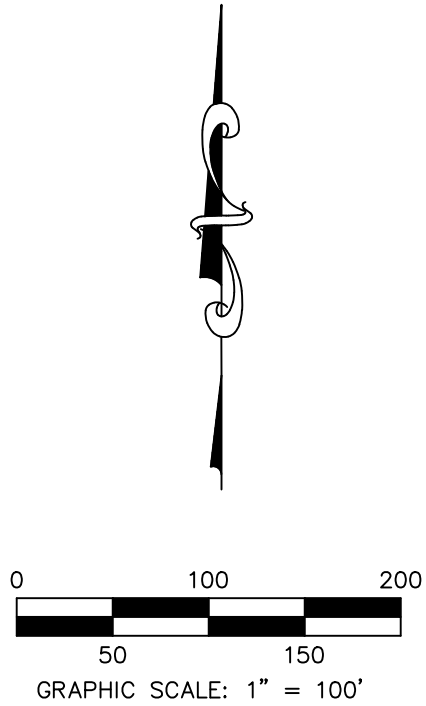
BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116710637.
SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON SEPTEMBER 25, 2014, 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT #AZF2, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10161492.15, E 3125315.994, ELEV. 736.5677'.
FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATION DETERMINED, ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0495E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°33'03"W	75.02'
L2	S70°34'20"E	60.11'
L3	S70°39'53"E	118.57'
L4	S16°28'53"W	69.29'
L5	S15°43'11"W	60.75'
L6	S08°47'43"E	128.81'
L7	S16°24'23"E	53.22'
L8	N87°42'46"E	65.37'
L9	S87°14'26"W	32.98'
L11	S39°00'36"W	48.30'
L12	N57°26'14"W	41.05'
L13	S79°02'10"W	79.84'
L14	N72°18'14"W	104.74'
L15	N58°49'52"W	41.29'
L16	N39°05'50"W	44.53'
L17	N32°33'45"W	62.33'
L18	N24°26'40"E	47.36'
L19	N10°07'00"W	57.46'
L20	N61°00'39"W	24.42'
L21	N12°22'25"W	30.09'
L22	N69°00'29"W	52.97'
L23	N87°58'08"E	30.00'
L24	N72°44'00"E	122.90'
L25	N28°01'59"E	28.35'
L26	N71°44'44"E	72.38'
L27	S66°37'50"E	28.01'
L28	N68°22'10"E	188.90'
L29	N66°37'50"W	28.35'
L30	S71°44'44"W	64.57'
L31	S28°01'59"W	28.45'
L32	N19°12'32"E	35.36'
L33	N25°47'28"W	29.47'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S88°32'50"W	75.02'
(L2)	S70°32'11"E	60.00'
((L3))	S67°59'E	120.00'
[L3]	S70°37'24"E	118.51'
[L4]	S16°31'04"W	69.22'
[L5]	S16°31'04"W	61.52'
((L6))	S07°07'E	129.65'
[L6]	S09°18'39"E	128.71'
[L7]	S16°21'21"E	53.29'
[[L8]]	N87°42'41"E	65.37'
((L10))	S19°12'W	131.77'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	209.30'	502.50'	23°51'55"	N13°51'30"W	207.79'
C2	50.42'	502.50'	5°44'57"	N00°56'56"E	50.40'

LOT TABLE SUMMARY:
LOT 1 - 50.6816 ACRE(S) (2,207,693 SQ. FT.)
LOT 2 - JOE DIMAGGIO BLVD - 1.2319 ACRE(S) 53,661 SQ. FT.)
TOTAL - 51.9135 ACRE(S) (2,261,354 SQ. FT.)



JOE DIMAGGIO BLVD.
(65' R.O.W.)
VOL. GG, SLDS. 22 AND 23

LOT 1
BLOCK "B"

THE APPROXIMATE LOCATION
OF THE NORTHWEST CORNER
OF THE P.A. HOLDER
SURVEY ABSTRACT NO. 297
BEARS ± N50°24'E ± 6,839'

FINAL PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas

4WARD

Land Surveying

A Limited Liability Company

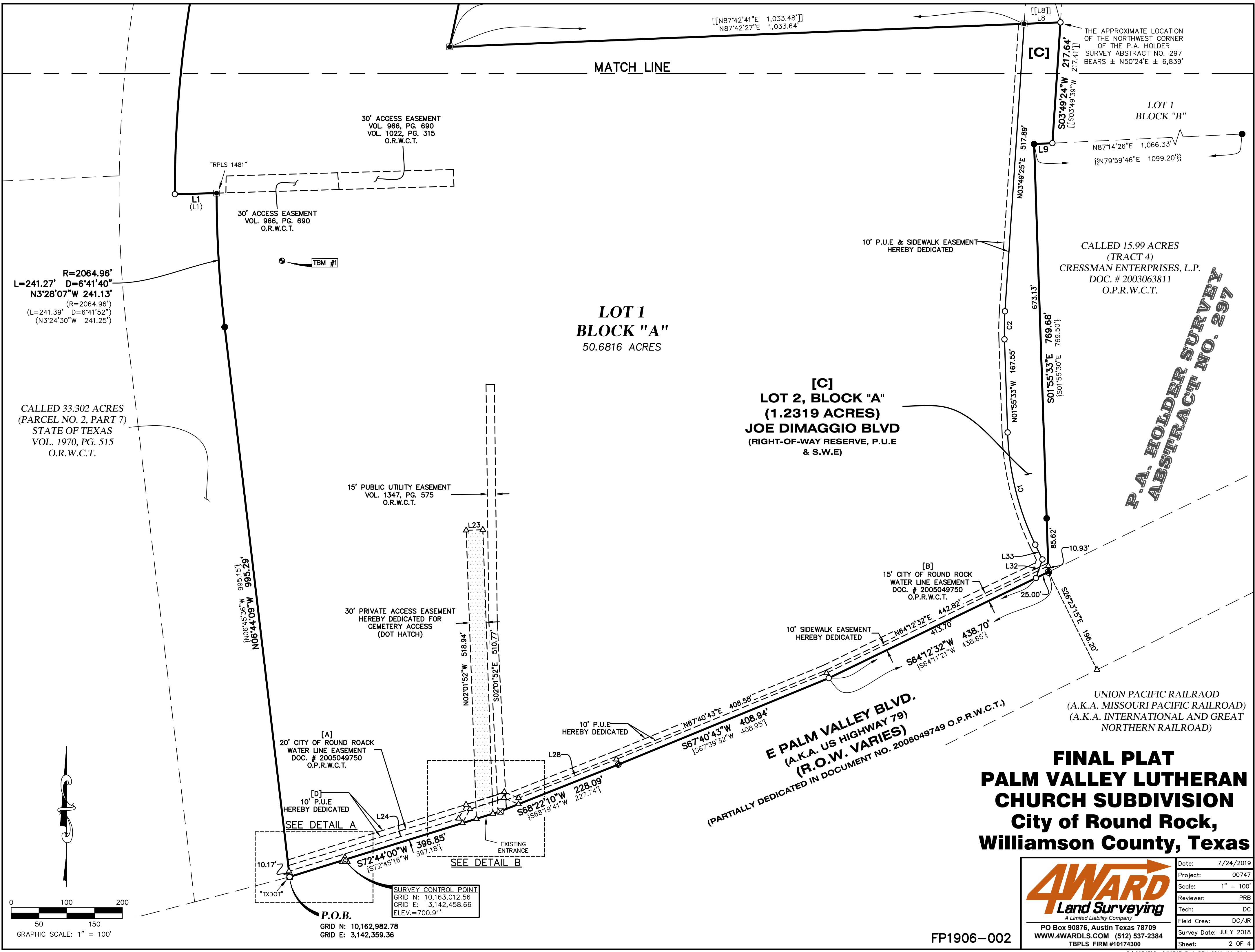
PO Box 90876, Austin Texas 78709

WWW.4WARDLS.COM (512) 537-2384

TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	1 OF 4

FP1906-002



LEGAL DESCRIPTION
BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET), OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, LOT 4, LOT 17 AND LOT 18 SWENSON SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 119 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION A CALLED 8.3173 ACRES TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 2147, PAGE 366 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), A PORTION OF A CALLED 4.56 ACRE TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK TEXAS IN VOLUME 887, PAGE 787 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION OF A CALLED 18.05 ACRE DESIGNATION OF CEMETERY PROPERTY IN DOCUMENT NO. 2002094048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND FURTHER DESCRIBED IN AN AMENDMENT TO DESIGNATION OF CEMETERY IN DOCUMENT NO. 2007001552 OF THE (O.P.R.W.C.T.), BEING ALL OF A CALLED 2.9827 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK, TEXAS IN VOLUME 1022, PAGE 315 OF THE (O.R.W.C.T.), ALL OF A CALLED 5-1/3 ACRES TRACT DESCRIBED AS A PART OF LOT 17, SWENSON SUBDIVISION CONVEYED TO SWEDISH LUTHERAN CHURCH OF BRUSHY PARISH IN VOLUME 31, PAGE 12 OF THE (D.R.W.C.T.), ALL OF A CALLED A CALLED 10.893 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 1049, PAGE 205 OF THE (O.R.W.C.T.), AND ALL OF A CALLED 0.2040 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN DOCUMENT NO. 2018104520 OF THE (O.P.R.W.C.T.), SAID 51.9135 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH ALUMINUM TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CAP FOUND WITHIN SAID LOT 3, AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 (RIGHT-OF-WAY WIDTH VARIES), BEING IN THE WEST LINE OF SAID 8.3173 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 11.22 ACRE TRACT, ALSO BEING THE EAST LINE OF A CALLED 33.302 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS IN VOLUME 1970, PAGE 515 (O.R.W.C.T.), AND BEING AT THE NORTHWEST CORNER OF A CALLED 3.108 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NO. 2005049749 (O.P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE EAST LINE OF SAID 33.302 ACRE TRACT, IN PART BEING THE COMMON WEST LINE OF SAID 8.3173 ACRE TRACT AND SAID 11.22 ACRE TRACT, AND IN PART BEING THE WEST LINE OF SAID 10.893 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1)N06°44'09"W, A DISTANCE OF 995.29 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE HEREOF;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2064.96 FEET, WHOSE ARC LENGTH IS 241.27 FEET AND WHOSE CHORD BEARS N03°28'07"W, A DISTANCE OF 241.13 FEET TO A 1/2-INCH IRON ROD WITH "RPLS 1481" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 3) S88°33'03"W, A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 2139.96 FEET, WHOSE ARC LENGTH IS 730.95 FEET AND WHOSE CHORD BEARS N09°40'54"E, A DISTANCE OF 727.40 FEET, PASSING THE NORTH LINE OF SAID LOT 3, AND CONTINUING TO A 1/2-INCH IRON ROD WITH ALUMINUM "SUHPT 8051" CAP FOUND FOR A POINT OF TANGENCY HEREOF;
- 5) N19°25'58"E, A DISTANCE OF 451.86 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 6) S70°34'20"E, A DISTANCE OF 60.11 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM "SDHPT 8368" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 7) N19°27'26"E, A DISTANCE OF 293.11 FEET TO A 1/2-INCH IRON ROD WITH "DIAMOND SURVEYING" CAP FOUND AT THE NORTHWEST CORNER OF SAID 10.893 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 60A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, A SUBDIVISION RECORDED IN CABINET DD, SLIDE 132 (P.R.W.C.T.), FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH AND EAST LINES OF SAID 10.893 ACRE TRACT, IN PART BEING THE WEST LINE OF LOTS 60A AND 53A, BLOCK A, LEGENDS VILLAGE SECTION 2 PHASE 2 SUBDIVISION, AND IN PART BEING THE WEST

LINE OF LOT 1, BLOCK "A", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, A SUBDIVISION RECORDED IN CABINET GG, SLIDE 22 (P.R.W.C.T.), THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1)S70°39'53"E, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 118.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER HEREOF;
- 2) S16°28'53"W, WITH THE WEST LINE OF SAID LOT 60A, A DISTANCE OF 69.29 FEET TO A 1/2-INCH IRON ROD WITH "WALLACE GROUP" CAP FOUND AT THE COMMON WEST CORNER OF SAID LOT 60A AND SAID LOT 53A, FOR AN ANGLE POINT HEREOF;
- 3) S15°43'11"W, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 60.75 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;
- 4) S08°47'43"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 128.81 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST SIDE OF A 15" ELM TREE FOR AN ANGLE POINT HEREOF;
- 5) S16°24'23"E, WITH THE WEST LINE OF SAID LOT 53A, A DISTANCE OF 53.22 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID LOT 53A AND SAID LOT 1, FOR AN ANGLE POINT HEREOF;
- 6) S16°53'10"E, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 251.76 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 7) S11°56'09"W, CONTINUING WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 563.40 FEET TO A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 17, ALSO BEING AN ANGLE POINT IN THE EAST LINE OF SAID 10.893 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 5-1/3 ACRE TRACT, FOR AN INTERIOR ELL CORNER IN THE NORTH LINE HEREOF;

THENCE, WITH THE NORTH LINE OF SAID 5-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 17, ALSO BEING THE SOUTH LINE OF SAID LOT 1, N87°42'27"E, PASSING AT A DISTANCE OF 1033.64 FEET, A 1/2-INCH IRON ROD WITH "AUSTIN SURVEYORS" CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER JOE DIMAGGIO BOULEVARD (65' RIGHT-OF-WAY WIDTH), AND CONTINUING WITH THE COMMON LINE OF SAID 5-1/3 ACRE TRACT AND THE SOUTH TERMINUS OF JOE DIMAGGIO BOULEVARD, FOR A TOTAL DISTANCE OF 1099.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER OF JOE DIMAGGIO BOULEVARD, SAME BEING THE CALLED NORTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK "B", LEGENDS VILLAGE SUBDIVISION SECTION FOUR, FOR THE SOUTHERLY NORTHEAST CORNER HEREOF;

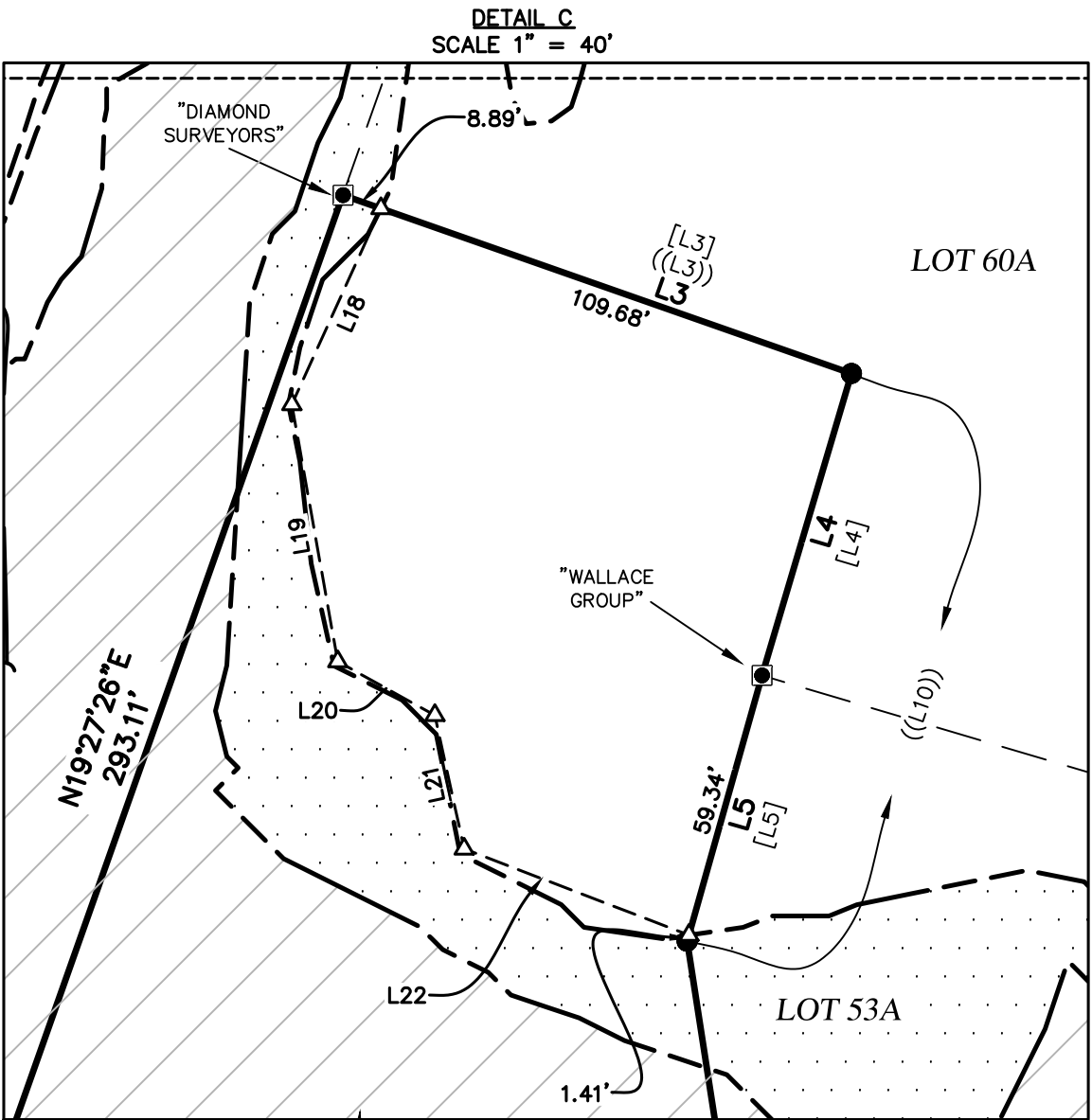
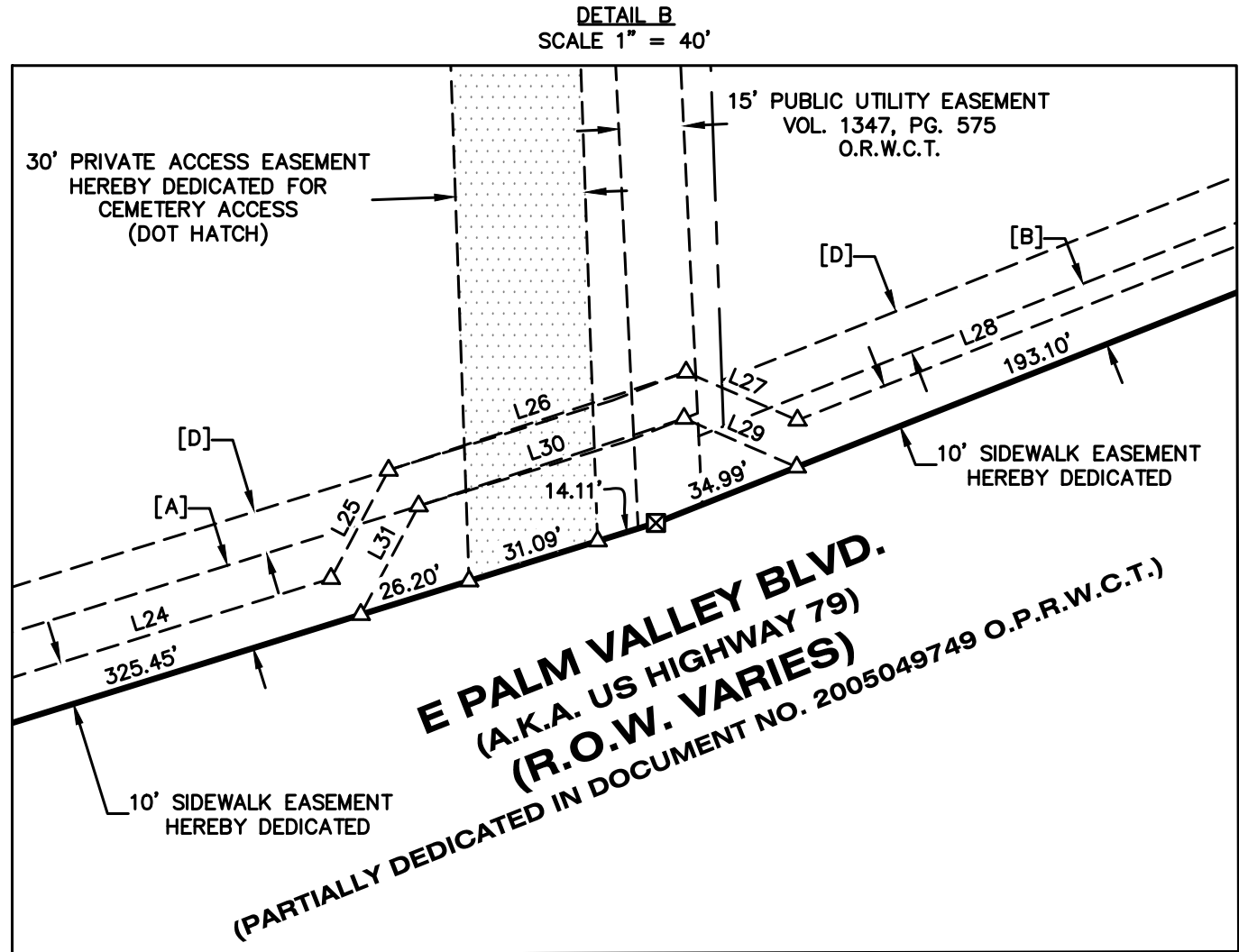
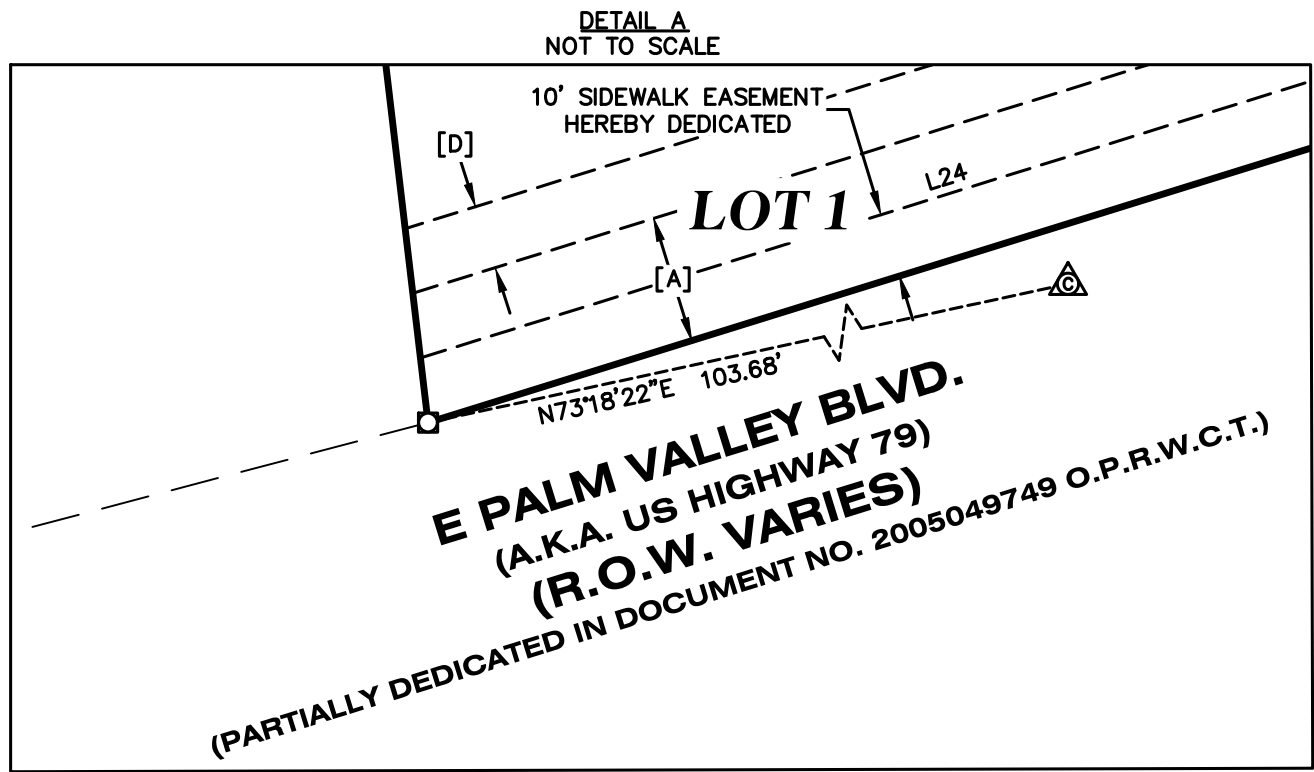
THENCE, CROSSING SAID LOT 17 WITH THE WEST LINE OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED EAST LINE OF SAID 5-1/3 ACRE TRACT, S03°49'24"W, A DISTANCE OF 217.64 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET IN THE SOUTH LINE OF SAID LOT 17, SAME BEING THE NORTH LINE OF LOT 5 OF S. M. SWENSON'S SUBDIVISION, FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "B", SAME BEING THE CALLED SOUTHEAST CORNER OF SAID 5-1/3 ACRE TRACT, ALSO BEING IN THE NORTH LINE OF A CALLED 15.99 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. IN DOCUMENT NO. 2003063811 (O.P.R.W.C.T.), FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 15.99 ACRE TRACT BEARS N87°14'26"E, A DISTANCE OF 1066.33 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 17, SAID LOT 5, AND SAID 15.99 ACRE TRACT, BEING THE APPARENT SOUTH LINE OF SAID 5-1/3 ACRE TRACT, S87°14'26"W, A DISTANCE OF 32.98 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING NORTHWEST CORNER OF SAID 15.99 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 5, FOR AN ANGLE POINT HEREOF;

THENCE, WITH THE EAST LINE OF SAID LOT 4, SAME BEING THE WEST LINE OF SAID 15.99 ACRE TRACT AND THE WEST LINE OF SAID LOT 5, S01°55'33"E, PASSING AT A DISTANCE OF 673.13 FEET, A 3/8-INCH IRON ROD FOUND, AND CONTINUING, FOR A TOTAL DISTANCE OF 769.68 FEET TO A MAG NAIL WITH "4WARD BOUNDARY" WASHER SET IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, FOR THE NORTHEAST CORNER OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 2.548 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, IN DOCUMENT NO. 2004075637 (O.P.R.W.C.T.), FOR THE SOUTHEAST CORNER HEREOF;

THENCE, CROSSING SAID LOT 4, SAID LOT 18, SAID 4.56 ACRE TRACT, SAID LOT 3, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, WITH THE NORTH LINE OF SAID 3.108 ACRE TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)S64°12'32"W, PASSING THE COMMON LINE OF LOT 4, LOT 18, AND SAID 4.56 ACRE TRACT, AND CONTINUING, A DISTANCE OF 438.70 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
- 2) S67°40'43"W, A DISTANCE OF 408.94 FEET TO A TXDOT TYPE II MONUMENT FOUND FOR AN ANGLE POINT HEREOF;
- 3) S68°22'10"W, A DISTANCE OF 228.09 FEET TO A RAILROAD SPIKE FOUND FOR AN ANGLE POINT HEREOF; AND
- 4) S72°44'00"W, PASSING THE COMMON LINE OF SAID LOT 18, SAID LOT 3, SAID 4.56 ACRE TRACT, SAID 11.22 ACRE TRACT, AND SAID 8.3173 ACRE TRACT, AND CONTINUING, A DISTANCE OF 396.85 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET) MORE OR LESS.



FINAL PLAT PALM VALLEY LUTHERAN CHURCH SUBDIVISION City of Round Rock, Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/24/2019
Project:	00747
Scale:	1" = 100'
Reviewer:	PRB
Tech:	DC
Field Crew:	DC/JR
Survey Date:	JULY 2018
Sheet:	3 OF 4

FP1609-002

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT E. ALAN DUNN, EXECUTIVE ADMINISTRATOR FOR PALM VALLEY LUTHERAN CHURCH AS THE OWNER OF THAT CERTAIN TRACT OF LAND CONTAINING 51.9135 ACRES (2,261,354 SQUARE FEET), OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, LOT 4, LOT 17 AND LOT 18 SWENSON SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 119 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION A CALLED 8.3173 ACRES TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 2147, PAGE 366 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), A PORTION OF A CALLED 4.56 ACRE TRACT OF LAND CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK TEXAS IN VOLUME 887, PAGE 787 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), A PORTION OF A CALLED SAID LOT 4, PALM VALLEY LUTHERAN CHURCH, IN VOLUME 15, PAGE 233 OF THE (D.R.W.C.T.), DESCRIBED AS A CALLED 21.71 ACRES DESCRIBED IN VOLUME 419, PAGE 214 OF THE (D.R.W.C.T.), A PORTION OF A CALLED 18.05 ACRE DESIGNATION OF CEMETERY PROPERTY IN DOCUMENT NO. 2002094048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND FURTHER DESCRIBED IN AN AMENDMENT TO DESIGNATION OF CEMETERY IN DOCUMENT NO. 2007001552 OF THE (O.P.R.W.C.T.), BEING ALL OF A CALLED 2.9827 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH OF ROUND ROCK, TEXAS IN VOLUME 1022, PAGE 315 OF THE (O.R.W.C.T.), ALL OF A CALLED 5-1/3 ACRES TRACT DESCRIBED AS A PART OF LOT 17, SWENSON SUBDIVISION CONVEYED TO SWEDISH LUTHERAN CHURCH OF BRUSHY PARISH IN VOLUME 31, PAGE 12 OF THE (D.R.W.C.T.), ALL OF A CALLED A CALLED 10.893 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN VOLUME 1049, PAGE 205 OF THE (O.R.W.C.T.), AND ALL OF A CALLED 0.2040 ACRE TRACT CONVEYED TO PALM VALLEY LUTHERAN CHURCH IN DOCUMENT NO. 2018104520 OF THE (O.P.R.W.C.T.), DO HEREBY 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:

PALM VALLEY LUTHERAN CHURCH SUBDIVISION

BY: E. ALAN DUNN, EXECUTIVE ADMINISTRATOR, FOR THE PALM VALLEY LUTHERAN CHURCH.

PALM VALLEY LUTHERAN CHURCH
2500 E PALM VALLEY BLVD.
ROUND ROCK, TEXAS 78665

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____

20____

BY, E. ALAN DUNN, EXECUTIVE ADMINISTRATOR, ON BEHALF OF SAID PALM VALLEY LUTHERAN CHURCH.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____

20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, TRAVIS ANTHONY ROBINSON 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, AS AMENDED.

TRAVIS ANTHONY ROBINSON P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 114513
OPTIMIZED ENGINEERING
T.B.P.E. FIRM 15307
1501 BUNTON CREEK RD. STE. 106
KYLE, TEXAS 78640
512-887-3191

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JASON WARD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018, AS AMENDED. THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED, SPECIFICALLY SECTIONS 663.13 – 663.19.

JASON WARD R.P.L.S. 5811
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744

PLAT NOTES:

1) 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.

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

3) A TEN (10') SIDEWALK EASEMENT IS ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED. PUBLIC UTILITY EASEMENT AS DEPICTED ARE HERE BY DEDICATED.

4) 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. A PORTION OF THE TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

5) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____

6) A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD PLAIN 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 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2006, WILLIAMSON COUNTY, TEXAS.

7) R.O.W. RESERVE(NOT TOP BE DEVELOPED)TO BE ACQUIRED BY CITY AT SOME POINT IN THE FUTURE.

8.) EASEMENT 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 OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

(a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
(b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
(c) THE RIGHT OF INGRESS 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 ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;

(f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

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 TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, 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.

9.) ALL MINIMUM FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 1% ANNUAL CHANCE FLOOD PLAIN.

10.) A PORTION OF LOT 1 IS SUBJECT TO DESIGNATION OF CEMETERY RECORDED IN DOC. NO. 2007001552, O.P.R.W.C.T.

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 OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN

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

I, _____, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF

_____, 20__ A.D., AT ____O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. _____

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

_____, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

FINAL PLAT
PALM VALLEY LUTHERAN
CHURCH SUBDIVISION
City of Round Rock,
Williamson County, Texas

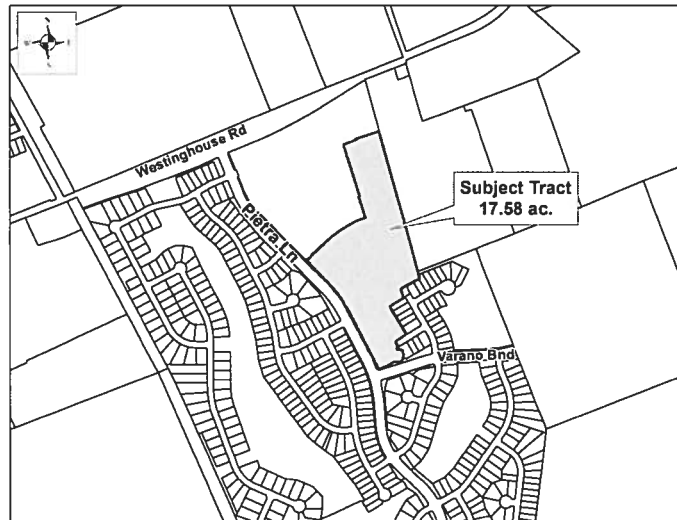


PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 7/24/2019
Project: 00747
Scale: N/A
Reviewer: PRB
Tech: DC
Field Crew: DC/JR
Survey Date: JULY 2018
Sheet: 4 OF 4

FP1906-002

**Vizcaya Phase 4E
FINAL PLAT FP1907-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 88 Development Lots, 1 Right-of-Way Lot, and 1 Landscape Lot

ZONING AT TIME OF APPLICATION: PUD No. 96 (Residential)

DESCRIPTION: 17.58 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: Vizcaya Phase 5E

South: Vizcaya Phases 3C and 4D

East: Sports Facility - Unzoned ETJ/Vizcaya Phase 4D

West: Vizcaya Phases 5C and 5D

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	88	13.84
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	3.72
Parkland:	0	0
Other:	1	0.02
TOTALS:	90	17.58

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 Phase 4E
FINAL PLAT FP1907-002

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 Commission and some that were administratively approved. The most recent Preliminary Plat revision (PP1907-002) was administratively approved by the Planning & Development Services Department Director on August 13, 2019.

DATE OF REVIEW: August 21, 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 dedicated to the City of Round Rock.

For the purposes of this phase, 2 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in lot width; 86 single-family detached casita lots with a minimum lot size of 5,000 square feet and 45-feet in lot width. Additionally, there will be 1 right-of-way lot and 1 landscape lot proposed within this phase. 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 the approved Preliminary Plat (PP1907-002).

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 with the following conditions:

1. Revise plat note number 5 to state that the preliminary plat was approved by the Planning and Development Services Department Director on August 13, 2019.
2. Remove text "to be" regarding the 15-foot wide water easement partial vacation callout near Varano Bend and Pietra Lane.

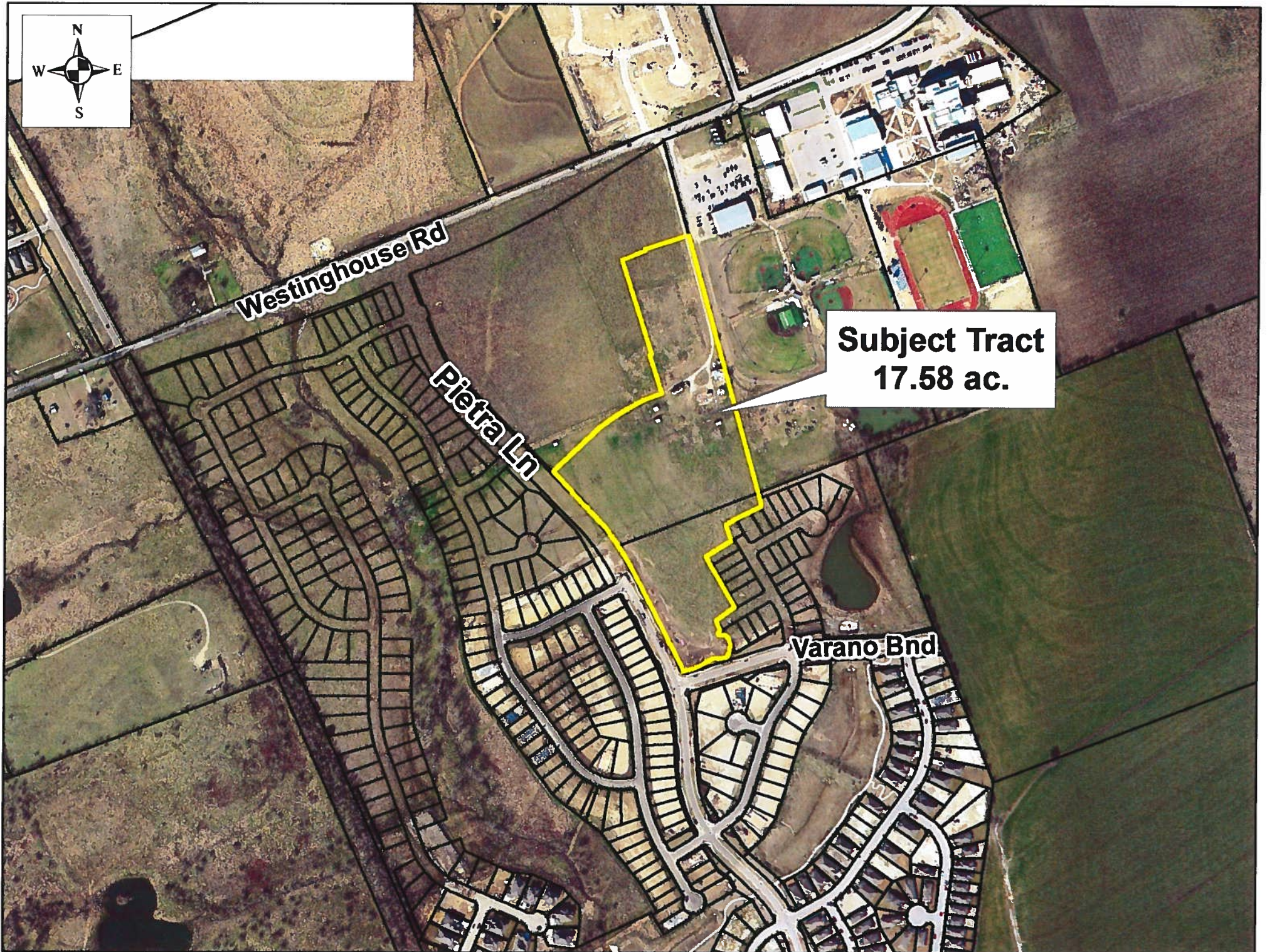


Westinghouse Rd

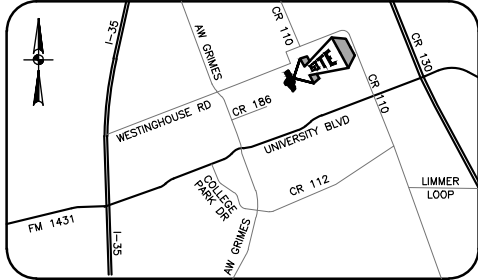
Pietra Ln

Subject Tract
17.58 ac.

Varano Bnd



ROUND ROCK



LOCATION MAP
NOT TO SCALE

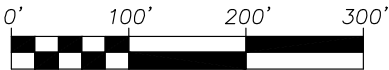
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S30°51'09"E	15.86'
L2	S59°08'51"W	136.83'
L3	S59°08'51"W	104.47'
L4	S30°51'08"E	50.00'
L5	S59°08'51"W	85.45'
L6	S72°16'01"W	42.99'
L7	N44°25'33"W	86.87'
L8	N44°25'17"W	50.00'
L9	N44°25'33"W	115.14'
L10	N55°07'05"E	105.57'
L11	N60°57'37"E	94.64'
L12	N70°04'16"E	94.60'
L13	N17°39'01"W	167.14'
L14	N72°34'48"E	7.44'
L15	N16°31'23"W	87.61'
L16	N19°48'05"W	164.00'
L17	S70°11'55"W	1.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N70°12'15"E	116.00'
L19	N19°42'43"W	6.67'
L20	S03°12'35"E	36.77'
L21	S59°08'51"W	111.92'
L22	S69°01'55"W	50.00'
L23	N15°22'14"W	94.20'
L24	S74°37'46"W	72.40'
L25	N59°08'48"E	8.70'
L26	N74°37'46"E	72.40'
L27	S74°37'46"W	75.21'
L28	N45°34'27"E	108.00'
L29	N44°25'33"W	101.00'
L30	S44°25'33"E	101.00'
L31	N45°34'27"E	39.98'
L32	N74°37'46"E	75.21'
L33	S74°38'08"W	70.28'
L34	N74°38'08"E	70.27'

LINE TABLE		
LINE #	BEARING	LENGTH
L35	N15°22'14"W	38.96'
L36	S70°11'55"W	100.00'
L37	N70°11'55"E	101.00'
L38	N19°48'05"W	118.11'
L39	S11°41'45"E	53.49'
L40	N49°38'17"E	28.66'
L41	S68°55'45"W	99.07'
L42	N50°09'43"E	43.97'
L43	N71°34'12"E	44.12'
L44	N74°38'08"E	64.28'
L45	N15°22'14"W	50.00'
L46	N15°22'14"W	50.00'
L47	N15°22'27"W	50.00'
L48	N74°37'46"E	50.00'
L49	N19°48'05"W	50.00'

FINAL PLAT
OF
VIZCAYA, PHASE 4E

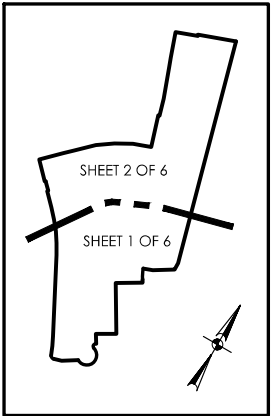
A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



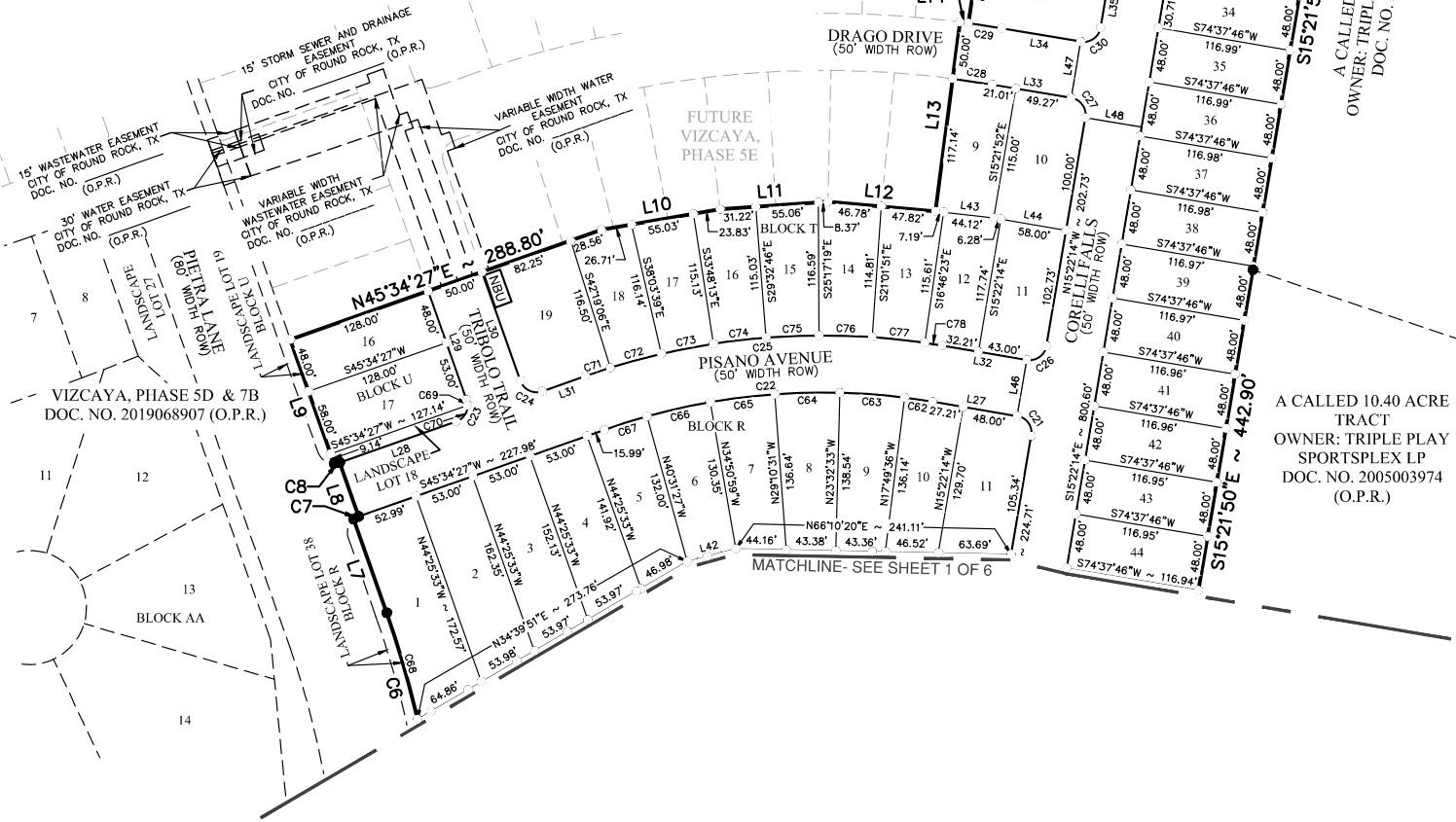
SCALE: 1" = 100'

LEGEND

- AC ACRE(S)
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC 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 SET 1/2" IRON ROD W/PAPE-DAWSON CAP NEIGHBORHOOD BOX UNIT
- EASEMENT
- EXISTING PHASES/TRACTS
- PLAT BOUNDARY
- FUTURE PHASES



INDEX MAP
NOT TO SCALE



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 4E

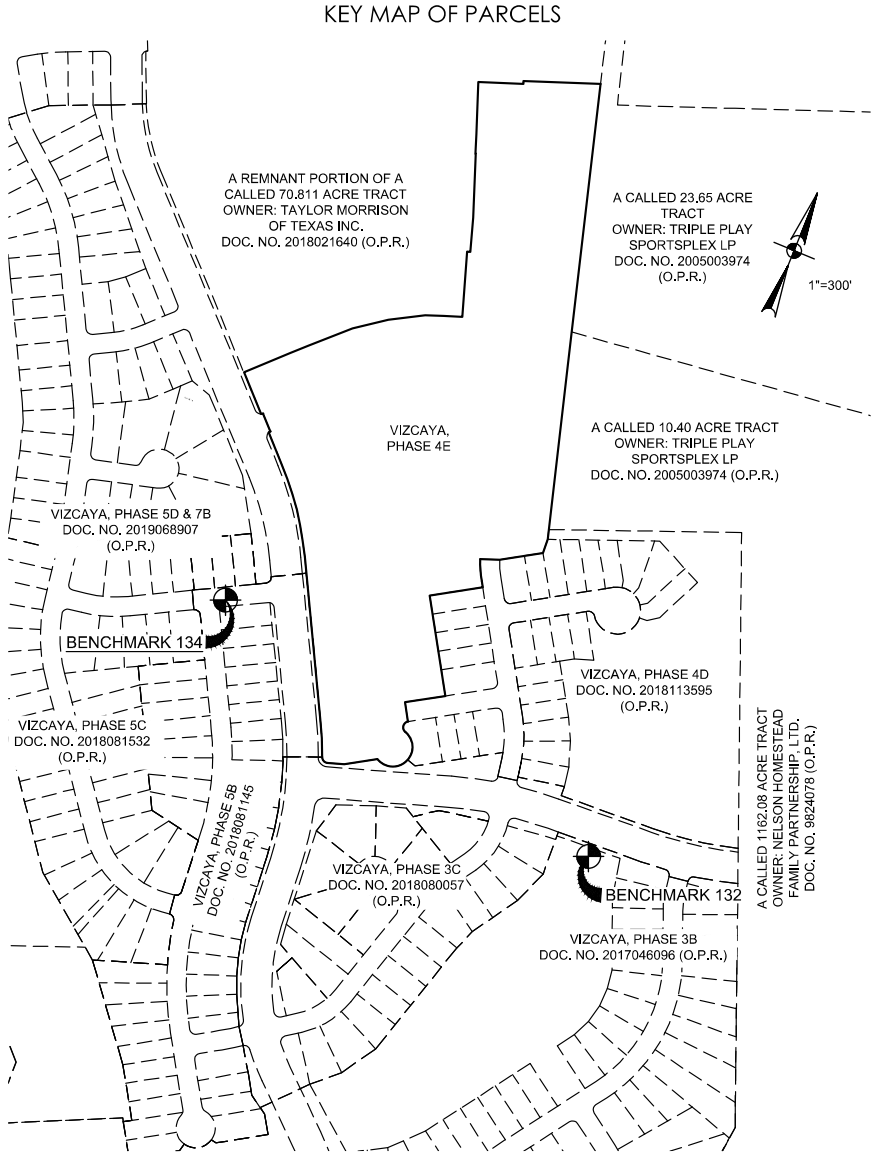
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Final Plat: Phase 4E Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																												OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT	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 4E	PHASE 4F	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	16	13	-	-	27	-	-	-	293	293	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	2	-	-	3	40	28	-	-	-	51	-	-	16	11	-	403	464	368 (MIN.)	NO MIN OR MAX REQ.	
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	86	-	-	43	-	-	-	-	-	-	-	-	-	-	-	250	280	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	88	0	30	46	40	28	31	33	45	51	14	56	16	28	0	1130	1221		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	-	1	3	-	3	-	1	-	-	-	2	3	-	44				
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	1	2	-	-	-	-	1	-	10				
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5				
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	2	5				
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2				
PARKLAND/DRAINAGE ESMI	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	5				
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	1	-	1	2	-	1	-	-	-	2	-	1	-	2	-	22				
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	89	2	34	49	41	32	32	36	47	51	15	56	18	34	2	1223			

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), PP1907-002, APPROVED BY THE PLANNING AND ZONING COMMISSION.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IN 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.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 4E

A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	009°53'04"	S25°54'37"E	56.00'	56.07'
C2	15.00'	131°28'38"	S06°35'30"E	27.35'	34.42'
C3	50.00'	191°53'01"	S23°36'44"W	99.46'	167.45'
C4	15.00'	086°08'16"	N64°39'51"W	20.49'	22.55'
C5	950.00'	005°55'15"	N24°33'20"W	98.13'	98.17'
C6	830.00'	016°54'35"	N35°58'16"W	244.07'	244.96'
C7	15.00'	019°27'21"	N35°49'51"E	5.07'	5.09'
C8	15.00'	019°28'16"	S55°18'35"W	5.07'	5.10'
C9	525.00'	004°25'51"	S17°35'09"E	40.59'	40.60'
C10	275.00'	005°35'51"	S18°10'09"E	26.85'	26.87'
C11	325.00'	005°35'51"	N18°10'09"W	31.74'	31.75'
C12	15.00'	090°00'00"	N60°22'14"W	21.21'	23.56'
C13	175.00'	105°28'55"	S21°53'19"W	278.57'	322.18'
C14	15.00'	090°00'00"	S75°51'09"E	21.21'	23.56'
C15	50.00'	090°45'57"	S28°56'46"E	71.18'	79.21'
C16	50.00'	101°07'02"	N68°59'43"E	77.23'	88.24'
C17	50.00'	081°36'50"	N19°38'20"W	65.35'	71.22'
C18	15.00'	052°01'14"	N04°50'32"W	13.16'	13.62'
C19	225.00'	105°28'55"	S10°53'19"E	358.16'	414.23'
C20	15.00'	090°00'00"	N29°37'46"E	21.21'	23.56'
C21	15.00'	090°00'00"	N60°22'14"W	21.21'	23.56'
C22	575.00'	029°03'19"	S60°06'06"W	288.48'	291.59'
C23	15.00'	090°00'00"	N00°34'27"E	21.21'	23.56'
C24	15.00'	090°00'00"	S89°25'33"E	21.21'	23.56'
C25	625.00'	029°03'19"	S60°06'06"E	313.56'	316.95'
C26	15.00'	090°00'00"	N29°37'46"E	21.21'	23.56'
C27	15.00'	089°59'39"	N60°22'03"W	21.21'	23.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C28	875.00'	002°17'09"	S73°29'33"W	34.90'	34.91'
C29	925.00'	001°49'30"	N73°43'23"E	29.46'	29.46'
C30	15.00'	090°00'21"	N29°37'57"E	21.21'	23.56'
C31	475.00'	004°25'51"	N17°35'09"W	36.72'	36.73'
C32	15.00'	090°00'00"	N64°48'05"W	21.21'	23.56'
C33	15.00'	090°00'00"	N25°11'55"E	21.21'	23.56'
C34	525.00'	002°32'36"	N18°31'47"W	23.30'	23.30'
C35	525.00'	001°53'15"	N16°18'52"W	17.30'	17.30'
C36	325.00'	001°01'24"	S15°52'56"E	5.80'	5.80'
C37	325.00'	004°34'27"	S18°40'51"E	25.94'	25.95'
C38	325.00'	004°33'29"	N23°14'49"W	25.85'	25.86'
C39	325.00'	005°19'35"	N28°11'21"W	30.20'	30.21'
C40	175.00'	012°30'20"	N68°22'36"E	38.12'	38.20'
C41	175.00'	031°46'28"	N46°14'12"E	95.81'	97.05'
C42	175.00'	037°12'11"	N11°44'52"E	111.64'	113.63'
C43	175.00'	023°59'56"	N18°51'11"W	72.77'	73.30'
C44	50.00'	060°57'21"	S29°58'05"E	50.72'	53.19'
C45	950.00'	005°55'15"	S24°33'20"E	98.13'	98.17'
C46	50.00'	020°39'29"	S10°50'20"W	17.93'	18.03'
C47	950.00'	002°54'47"	S24°30'41"E	48.30'	48.30'
C48	950.00'	001°32'53"	S26°44'31"E	25.67'	25.67'
C49	225.00'	006°23'58"	S27°39'10"E	25.12'	25.13'
C50	225.00'	011°06'31"	S18°53'55"E	43.56'	43.62'
C51	830.00'	001°41'05"	S28°21'31"E	24.41'	24.41'
C52	225.00'	011°06'20"	S07°47'30"E	43.54'	43.61'
C53	830.00'	005°33'37"	S31°58'52"E	80.52'	80.55'
C54	225.00'	011°06'20"	S03°18'50"W	43.54'	43.61'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C55	830.00'	002°56'44"	S36°14'02"E	42.67'	42.67'
C56	225.00'	014°25'42"	S16°04'51"W	56.51'	56.66'
C57	225.00'	011°06'31"	S28°50'58"W	43.56'	43.62'
C58	225.00'	011°06'31"	S39°57'29"W	43.56'	43.62'
C59	225.00'	011°06'31"	S51°04'00"W	43.56'	43.62'
C60	225.00'	012°30'02"	S62°52'17"W	48.99'	49.09'
C61	225.00'	005°30'28"	S71°52'32"W	21.62'	21.63'
C62	575.00'	002°27'22"	N73°24'05"E	24.65'	24.65'
C63	575.00'	005°40'51"	N69°19'58"E	56.99'	57.01'
C64	575.00'	005°40'04"	N63°39'31"E	56.86'	56.88'
C65	575.00'	005°40'28"	N57°59'15"E	56.92'	56.95'
C66	575.00'	005°40'28"	N52°18'47"E	56.92'	56.95'
C67	575.00'	003°54'07"	N47°31'30"E	39.15'	39.16'
C68	830.00'	006°43'09"	S41°03'59"E	97.28'	97.33'
C69	15.00'	019°28'16"	S34°41'25"E	5.07'	5.10'
C70	15.00'	070°31'44"	S10°18'35"W	17.32'	18.46'
C71	625.00'	002°06'28"	S46°37'41"W	22.99'	22.99'
C72	625.00'	004°15'27"	S49°48'38"W	46.43'	46.44'
C73	625.00'	004°15'27"	S54°04'04"W	46.43'	46.44'
C74	625.00'	004°15'27"	S58°19'31"W	46.43'	46.44'
C75	625.00'	004°15'27"	S62°34'57"W	46.43'	46.44'
C76	625.00'	004°15'28"	S66°50'25"W	46.44'	46.45'
C77	625.00'	004°15'28"	S71°05'53"W	46.44'	46.45'
C78	625.00'	001°24'09"	S73°55'42"W	15.30'	15.30'
C79	475.00'	001°42'07"	S16°13'18"E	14.11'	14.11'
C80	475.00'	002°43'44"	S18°26'13"E	22.62'	22.62'

BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	10,510	CASITA LOT
2	8,875	CASITA LOT
3	8,334	CASITA LOT
4	7,792	CASITA LOT
5	6,929	CASITA LOT
6	6,634	CASITA LOT
7	6,736	CASITA LOT
8	6,911	CASITA LOT
9	6,905	CASITA LOT
10	6,522	CASITA LOT
11	7,828	CASITA LOT
12	8,122	CASITA LOT
13	6,275	CASITA LOT
14	7,377	CASITA LOT
15	7,251	CASITA LOT
16	7,552	CASITA LOT

BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
17	7,620	CASITA LOT
18	11,620	CASITA LOT
19	11,248	CASITA LOT
20	8,887	CASITA LOT
21	7,392	CASITA LOT
22	6,707	CASITA LOT
23	6,227	CASITA LOT
24	6,362	CASITA LOT
25	6,496	CASITA LOT
26	6,630	CASITA LOT
27	6,765	CASITA LOT
28	6,899	CASITA LOT
29	7,036	CASITA LOT
30	7,048	CASITA LOT
31	6,418	CASITA LOT

BLOCK S		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	6,650	CASITA LOT
2	7,773	CASITA LOT
3	9,045	CASITA LOT
4	8,237	CASITA LOT
5	6,152	CASITA LOT
6	6,152	CASITA LOT
7	6,152	CASITA LOT
8	6,152	CASITA LOT
9	6,152	CASITA LOT
10	8,667	CASITA LOT
16	7,182	CASITA LOT
17	7,206	CASITA LOT
18	6,791	CASITA LOT

BLOCK T		
LOT #	AREA (SQ. FT.)	USAGE TYPE
9	6,231	CASITA LOT
10	7,343	CASITA LOT
11	6,780	CASITA LOT
12	5,713	CASITA LOT
13	5,830	CASITA LOT
14	5,883	CASITA LOT
15	5,858	CASITA LOT
16	5,856	CASITA LOT
17	5,848	CASITA LOT
18	5,949	CASITA LOT
19	9,248	CASITA LOT

BLOCK U		
LOT #	AREA (SQ. FT.)	USAGE TYPE
16	6,144	CASITA LOT
17	7,423	CASITA LOT
18	1,232	LANDSCAPE LOT

BLOCK V		
LOT #	AREA (SQ. FT.)	USAGE TYPE
9	7,772	CASITA LOT
10	6,485	CASITA LOT
11	7,303	CASITA LOT
12	7,781	CASITA LOT

BLOCK W		
LOT #	AREA (SQ. FT.)	USAGE TYPE
12	8,339	STANDARD LOT
13	7,054	STANDARD LOT

BLOCK X		
LOT #	AREA (SQ. FT.)	USAGE TYPE
26	6,957	CASITA LOT
27	6,778	CASITA LOT
28	6,599	CASITA LOT
29	6,420	CASITA LOT
30	6,242	CASITA LOT
31	6,077	CASITA LOT
32	5,884	CASITA LOT
33	6,048	CASITA LOT
34	5,618	CASITA LOT
35	5,616	CASITA LOT
36	5,615	CASITA LOT
37	5,615	CASITA LOT
38	5,615	CASITA LOT
39	5,615	CASITA LOT
40	5,614	CASITA LOT
41	5,614	CASITA LOT
42	5,614	CASITA LOT
43	5,614	CASITA LOT
44	5,613	CASITA LOT
45	5,613	CASITA LOT
46	5,613	CASITA LOT
47	5,613	CASITA LOT
48	5,612	CASITA LOT
49	5,612	CASITA LOT
50	6,976	CASITA LOT



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FINAL PLAT
OF
VIZCAYA, PHASE 4E

A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 17.584 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 terminus of Corelli Falls, a 50' right-of-way recorded in Vizcaya, Phase 4D, a subdivision according to the plat recorded in Document No. 2018113595 of the Plat Records of Williamson County, Texas, same being a southeast ell corner of the Remnant Portion of said 63.581 acre tract for a point of non-tangent curvature, the southeast ell corner and POINT OF BEGINNING hereof;

THENCE with the north and west line of said Vizcaya, Phase 4D, same being the south and east line of the Remnant Portion of said 63.581 acre tract the following seven (7) courses and distances:

1. along the arc of a curve to the left curve having a radius of 325.00 feet, a central angle of 09°53'04", a chord bearing and distance of S 25°54'37" E, 56.00 feet, for an arc length of 56.07 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
2. S 30°51'09" E, a distance of 15.86 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. S 59°08'51" W, a distance of 136.83 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. S 30°51'09" E, a distance of 260.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
5. S 59°08'51" W, a distance of 104.47 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 30°51'08" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature, and
7. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 131°28'38", a chord bearing and distance of S 06°35'30" E, 27.35 feet, for an arc length of 34.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of reverse curvature,

THENCE along the arc of a curve to the right, continuing with the south line of the Remnant Portion of said 63.581 acre tract, in part with the east line of said Vizcaya, Phase 4D, with the north line of Vizcaya, Phase 3C, a subdivision according to the plat recorded in Document No. 2018080057 of the Official Public Records of Williamson County, Texas, said curve having a radius of 50.00 feet, a central angle of 191°53'01", a chord bearing and distance of S 23°36'44" W, 99.46 feet, for an arc length of 167.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,

THENCE continuing with the south line of the Remnant Portion of said 63.581 acre tract, same being the north line of said Vizcaya, Phase 3C the following three (3) courses and distances:

1. S 59°08'51" W, a distance of 85.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 72°16'01" W, a distance of 42.99 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency curvature, and
3. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 86°08'16", a chord bearing and distance of N 64°39'51" W, 20.49 feet, for an arc length of 22.55 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northeast terminus of Pietra Lane, an 80' right-of-way recorded in said Vizcaya, Phase 3C, said point being a north corner of said Vizcaya, Phase 3C, same being the southeast 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 for the southwest corner and point of reverse curvature hereof;

THENCE along the arc of a curve to the left, with the west line of the Remnant Portion of said 63.581 acre tract, same being the east line of said Vizcaya, Phase 5B, said curve having a radius of 950.00 feet, a central angle of 05°55'15", a chord bearing and distance of N 24°33'20" W, 98.13 feet, for an arc length of 98.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency,

THENCE N 27°30'58" W, continuing with the west line of the Remnant Portion of said 63.581 acre tract, same being the east line of said Vizcaya, Phase 5B, at a distance of 373.78 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northeast corner of said Vizcaya, Phase 5B, same being the southeast corner of Vizcaya, Phase 5D & 7B, a subdivision according to the plat recorded in Document No. 2019068907 of the Official Public Records of Williamson County, Texas, continuing with the west line of the Remnant Portion of said 63.581 acre tract, same being the east line of said Vizcaya, Phase 5D & 7B for a total distance of 416.46 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,

THENCE continuing with the west line of the Remnant Portion of said 63.581 acre tract, being the east line of said Vizcaya, Phase 5D & 7B the following six (6) courses and distances:

1. along the arc of a curve to the left, said curve having a radius of 830.00 feet, a central angle of 16°54'35", a chord bearing and distance of N 35°58'16" W, 244.07 feet, for an arc length of 244.96 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency,
2. N 44°25'33" W, a distance of 86.87 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

3. along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 19°27'21", a chord bearing and distance of N 35°49'51" E, 5.07 feet, for an arc length of 5.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency,

4. N 44°25'17" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

5. along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 19°28'16", a chord bearing and distance of S 55°18'35" W, 5.07 feet, for an arc length of 5.10 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency, and

6. N 44°25'33" W, a distance of 115.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the east line of said Vizcaya, Phase 5D & 7B for the northwest corner hereof;

THENCE departing the east line of said Vizcaya, Phase 5D & 7B, through the interior of said 63.581 acre tract and through the interior of said 70.811 acre tract the following thirteen (13) courses and distances:

1. N 45°34'27" E, a distance of 288.80 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. N 55°07'05" E, a distance of 105.57 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. N 60°57'37" E, a distance of 94.64 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. N 70°04'18" E, a distance of 94.60 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. N 17°39'01" W, a distance of 167.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. N 72°34'48" E, a distance of 7.44 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
7. N 16°31'23" W, a distance of 87.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
8. N 19°48'05" W, a distance of 164.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
9. S 70°11'55" W, a distance of 1.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
10. N 19°48'05" W, a distance of 183.12 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
11. N 70°12'15" E, a distance of 116.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
12. N 19°42'43" W, a distance of 6.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
13. N 70°11'55" E, a distance of 196.78 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, in the west line of a called 23.65 acre tract conveyed to Tripleplay Sportsplex LP recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas for the northeast corner hereof;

THENCE S 15°21'52" E, with the east line of the Remnant Portion of said 70.811 acre tract and in part with the east line of said 63.581 acre tract, same being the west line of said 23.65 acre tract and in part with the west line of a called 10.40 acre tract conveyed to Tripleplay Sportsplex LP recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas, with the a distance of 728.69 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set,

THENCE S 15°21'50" E, with the east line of said 63.581 acre tract, same being the west line of said 10.40 acre tract, and with the west line of said Vizcaya, Phase 4D, a distance of 442.90 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northernmost northwest corner of said Vizcaya, Phase 4D, same being a southeast corner of the Remnant Portion of said 63.581 acre tract for a southeast corner hereof;

THENCE with the south line of the Remnant Portion of said 63.581 acre tract, same being the north line of said Vizcaya, Phase 4D the following three (3) courses and distances:

1. S 03°12'35" E, a distance of 36.77 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 59°08'51" W, a distance of 111.92 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
3. S 69°01'55" W, a distance of 50.00 feet the POINT OF BEGINNING and containing 17.584 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 4E

A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 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, and a called 63.581 acre tract recorded in Document No. 2018007528 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 4E 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



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