



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

Tuesday, November 5, 2019

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. ELECTION OF OFFICERS:

- D.1 [PZ-2019-152](#) Consider the nomination and election of a Chairperson.
- D.2 [PZ-2019-153](#) Consider the nomination and election of a Vice Chairperson.
- D.3 [PZ-2019-154](#) Consider the nomination and election of an Alternate Vice Chairperson.

E. APPROVAL OF MINUTES:

- E.1 [PZ-2019-155](#) Consider approval of the minutes for the October 16, 2019 Planning and Zoning Commission meeting.

F. ZONING AND PLATTING:

- F.1 [PZ-2019-158](#) Consider public testimony regarding, and approval concerning the request filed by JW Clovis GP, LLC, on behalf of the property owner, Trine Chandler 107, LLC, for approval of a Concept Plan to be known as JW Hutto Subdivision, generally located east of SH 130, north of Chandler Rd., and south of CR 107. Case No. CP1910-001

- F.2 [PZ-2019-156](#) Consider public testimony regarding, and a recommendation concerning the request filed by Kimley-Horn, on behalf of the property owner, Donald B. & Lynne M. O'Connor to amend the Future Land Use Map to modify the land use designation of the subject tract from Industrial to Residential, generally located at the northwest corner of Glenn Drive and S. A.W. Grimes Blvd. Case No. GP1910-001
- F.3 [PZ-2019-157](#) Consider public testimony regarding, and a recommendation concerning the request filed by Kimley-Horn, on behalf of the property owner, Donald B. & Lynne M. O'Connor for approval of the original zoning of the subject tract to the SR (Senior) zoning district, generally located at the northwest corner of Glenn Drive and S. A.W. Grimes Blvd. Case No. ZON1910-001
- F.4 [PZ-2019-159](#) Consider approval of the Vizcaya Phase 7A Final Plat, generally located east of Pietra Ln. and south of Westinghouse Rd. Case No. FP1910-002
- F.5 [PZ-2019-160](#) Consider approval of the Shops South of University Oaks Blvd. Final Plat, generally located southeast of the intersection of RM 1431 and N. IH-35. Case No. FP1909-004

G. STAFF REPORT:

- G.1 [PZ-2019-161](#) Consider approval of the 2020 Planning and Zoning Commission Meeting Schedule.
- G.2 [PZ-2019-162](#) Consider an update regarding Council actions related to Planning and Zoning items.

H. 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 31st day of October 2019 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 16, 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 October 16, 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 Greg Rabaey, and Commissioner Jennifer Sellers. Commissioner Michelle Ly was absent.

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 and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. CONSENT AGENDA:

D1. Consider approval of the minutes for the October 2, 2019, Planning and Zoning Commission meeting.

D2. Consider a 30-day extension request for the Shops South of University Oaks Blvd. Final Plat, generally located southeast of the intersection of RM 1431 and N IH-35. Case No. FP1909-004

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

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve Agenda Items D1 and D2 as presented.

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

E. PLATTING:

E1. Consider approval of the Shops South of University Oaks Blvd. Revised Preliminary Plat, generally located southeast of the intersection of RM 1431 and N IH-35 No. PP1909-002

Ms. Reeves reviewed the Preliminary Plat application noting that the purpose of the revision was to add 1 development lot. Staff recommended approval as conditioned. Mr. Vincent Geracci, with LJA Engineering, was available to answer questions.

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

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

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

E2. Consider approval of the Kalahari Revised Preliminary Plat, generally located east and west of S. Kenney Fort Blvd. and south of E. Palm Valley Blvd. Case No. PP1909-003

Mr. Enriquez reviewed the Preliminary Plat application noting that the revision was to increase the number of development lots from 7 lots to 8 lots. Staff recommended approval as presented with no conditions. Mr. Robert Scholz, with Halff Associates, Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

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

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

F. STAFF REPORT:

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

Mr. Wiseman informed the Commission that City Council has not taken action on any Commission related items since the last meeting.

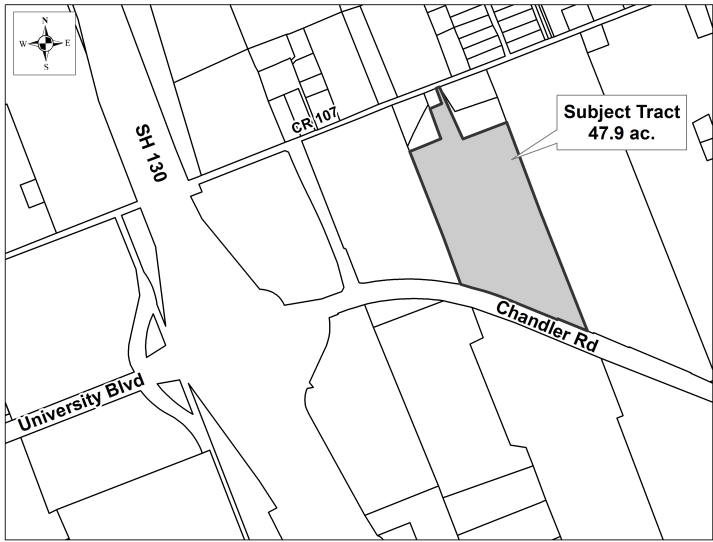
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:09 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**JW Hutto Subdivision
CONCEPT PLAN CP1910-001**



CASE PLANNER: Lee Heckman

REQUEST: Approval of Concept Plan

ZONING AT TIME OF APPLICATION: Unzoned (ETJ)

DESCRIPTION: 47.9 acres out of the George Keith Survey, Abstract No. 370

CURRENT USE OF PROPERTY:Undeveloped Acreage; Temporary Storage

GENERAL PLAN LAND USE DESIGNATION:Business Park

ADJACENT LAND USE:

North: Rural Residential; CR 107; Commercial & Rural Residential (ETJ)

South: Chandler Road; Agricultural (ETJ)

East: Rural Residential; Agricultural (ETJ)

West: Rural Residential and Agricultural (ETJ)

PROPOSED LAND USE: Commercial for Phase 1; Undetermined for Phase 2

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	47.9

Owner:
Trine Chandler 107, LLC
Blake Contine
1508 South Lamar
Austin, TX 78704

Agent:
JW Clovis GP, LLC
Duane Bingham
806 Avenue U
Marble Falls, TX 78654

**JW Hutto Subdivision
CONCEPT PLAN CP1910-001**

HISTORY: The subject tract has no platting history.

DATE OF REVIEW: November 5, 2019

LOCATION: Approximately one-half mile east of Texas State Highway 130, north of Chandler Road and south of CR 107.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning:

This tract is located within the Extraterritorial Jurisdiction (ETJ) of the City and therefore has no assigned zoning district. Annexation and original zoning is not requested at this time. The concept plan is driven by a desire to develop Phase 1 as a commercial use, which is technically inconsistent with the designated Business Park land use depicted on the Future Land Use Map within the 2020 General Plan. As the tract will remain outside City jurisdiction, however, development will not be subject to zoning and land use regulations of the City or subject to City review of site planning.

Traffic, Access and Roads:

The subject tract has access to both Chandler Road and CR 107. It is unknown at this time if public right-of-way will cross the site internally and connect to these roads, or whether any internal access will be by means of a private driveway only. Hence, no connection of proposed rights-of-way to existing roadways is depicted at this time. Phase 1 will take access directly from Chandler Road by means of driveway(s) only.

A Traffic Impact Analysis for Phase 1 was waived, given the expected traffic generation for this commercial use. However, future development within Phase 2 may warrant further traffic study, depending on the number and intensity of users. Related, depending on the desired layout and status of sites by end users within Phase 2, individual platted lots may be proposed, which would require a public right-of-way for frontage purposes. A commercial collector would entail a 65 feet-wide right-of-way. Conversely, if the entirety of Phase 2 remained a single lot, a private driveway could serve as means of access.

Water and Wastewater Service:

The property is outside the corporate limits of the City, and neither water or wastewater service is available. Annexation is not proposed. The site will be served by the Jonah Water Special Utility District and the use of onsite septic facilities, approved by the Williamson County and Cities Health District, is proposed.

Drainage:

The site is relatively flat, with a slight elevation change from north to the south and southeast. Onsite detention ponds may be proposed for future site development. Because the property is within the ETJ, Williamson County remains the FEMA floodplain administrator, and will be a signatory to the final plats of the development; no floodplain is expected to encumber the tract.

Additional Considerations:

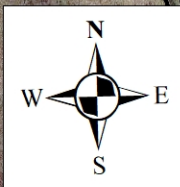
This tract is within the ETJ, and is not proposed to be annexed or zoned given its location. Once the Concept Plan is approved for the entire parent tract, a preliminary plat and final plat will be submitted for the proposed Phase 1. Site plans for Phase 1 and future development will not be reviewed by the City, as the property is in the ETJ.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

**JW Hutto Subdivision
CONCEPT PLAN CP1910-001**

- 1) Provide pro-rata share of 65' right-of-way for CR107 (up to 32.5 feet from centerline, approximately 12') at time of final Platting for adjacent area within Phase 2; and
- 2) Prior to submitting a preliminary plat for Phase 2, submittal and approval of a TIA, or affirmation existing waiver is sufficient for proposed uses.



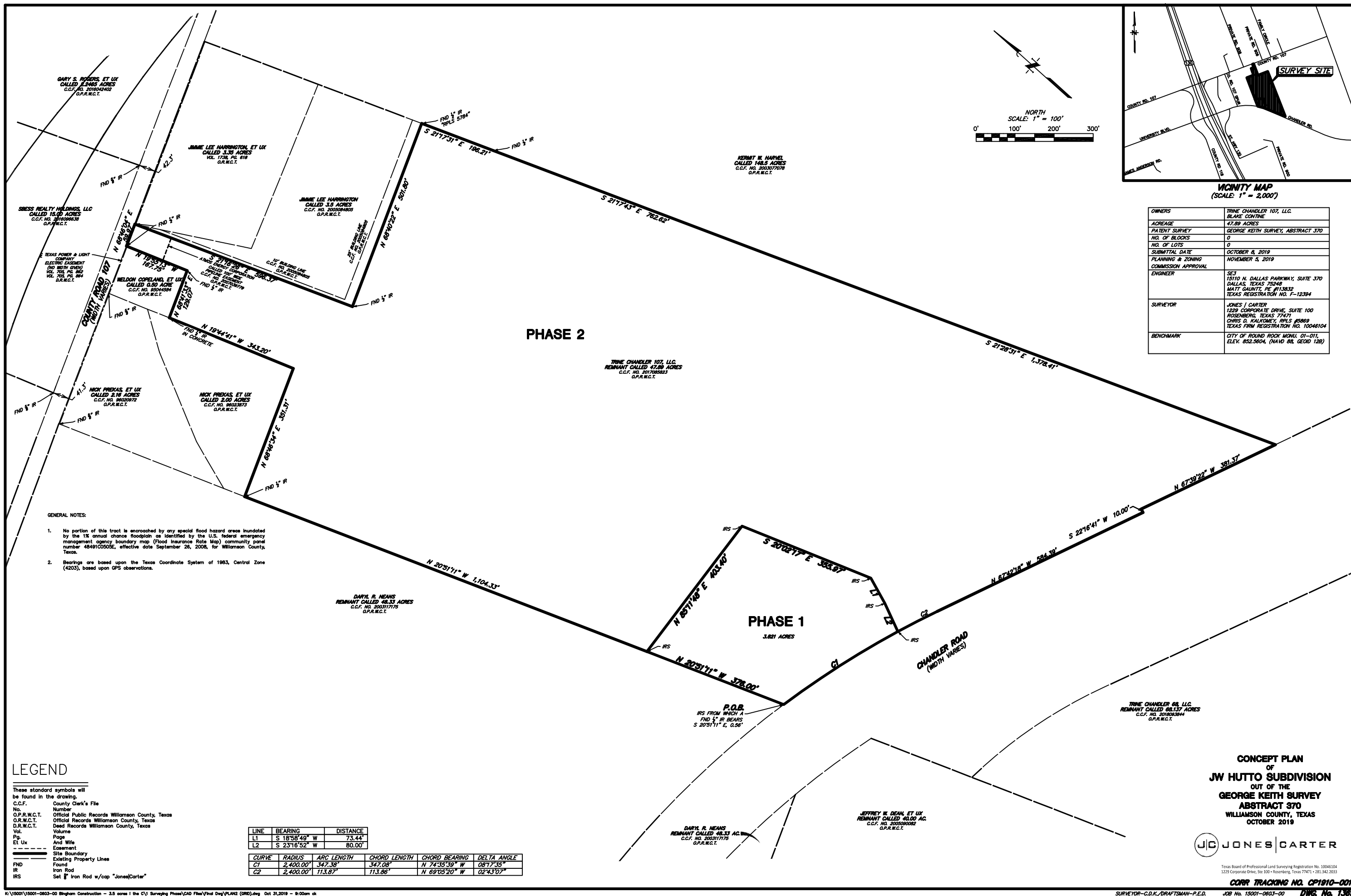
SH 130

GR 107

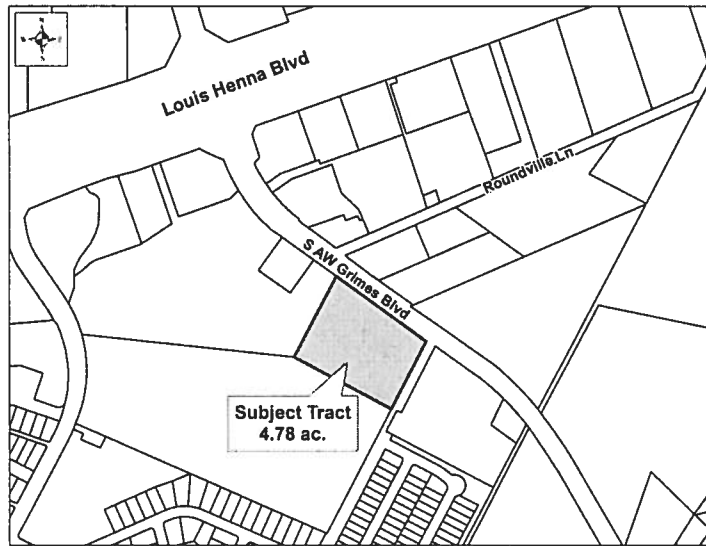
**Subject Tract
47.9 ac.**

Chandler Rd

University Blvd



**Quest of Round Rock
GEN PLAN AMEND GP1910-001**



CASE PLANNER: Juan Enriquez

REQUEST: Approval of the General Plan Amendment from Industrial to Residential

ZONING AT TIME OF APPLICATION: ETJ (extraterritorial jurisdiction)

DESCRIPTION: O'Connor Subdivision, Lot 1, Block A, 4.78 acres

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Industrial

ADJACENT LAND USE:

North: office and retail - C-1a (General Commercial - Limited)

South: apartment complex - PUD No. 42 (Warner Ranch)

East: ETJ - undeveloped

West: undeveloped - zoned for commercial in PUD No. 42 (Warner Ranch)

PROPOSED LAND USE: Residential

Owner:
Donald B. and Lynne M. O'Connor
10601 Wetmore Rd.
San Antonio, TX 78216

Agent:
Kimley-Horn
Jason Reece
10814 Jollyville Rd., Bldg. 4, Ste. 300
Austin, TX 78759

**Quest of Round Rock
GENERAL PLAN AMENDMENT GP GP1910-001**

HISTORY: The property has been designated for industrial uses since the adoption of the City's General Plan 2000 on June 10, 1999. It is currently designated for industrial on the FLUM (Future Land Use Map) of General Plan 2020, which was adopted on July 22, 2010.

DATE OF REVIEW: November 5, 2019

LOCATION: Northwest corner of Glenn Drive and S. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The subject site borders the Warner Ranch PUD (Planned Unit Development) No. 42 to both the west and the south. The PUD provides for residential and commercial uses, which are also the designated future land uses for the PUD area. The current industrial designation of the subject site is therefore incompatible with the land uses in the PUD. In addition, the subject site is the only area currently designated for industrial on the FLUM located west of Glenn Drive and south of A.W. Grimes Blvd. This configuration of land uses supports the change from an industrial designation to a residential designation.

Commercially zoned property within the Warner Ranch PUD is located to the west of the subject site and an apartment complex within Warner Ranch is located to the south of the subject site. The area to the north of the subject site, across A.W. Grimes Boulevard, is zoned for commercial uses and contains an auto parts store and an office. Property to the east is in the ETJ (extraterritorial jurisdiction).

Additional Considerations: The site has also been designated for industrial uses since 1999, with no development having occurred. It is therefore appropriate that the property's land use designation be amended from industrial to residential. According to the seller's agent, the property has consistently been marketed for multi-family housing and the asking price for the land is consistent with that. The seller did consider relocating their tanks, valves and fittings business's distribution warehouse to the site, however that was only for convenience and not based on competitive site selection criteria.

RECOMMENDED MOTION:

Staff recommends approval of the General Plan Future Land Use Map amendment from Industrial to Residential.



Louis Henna Blvd

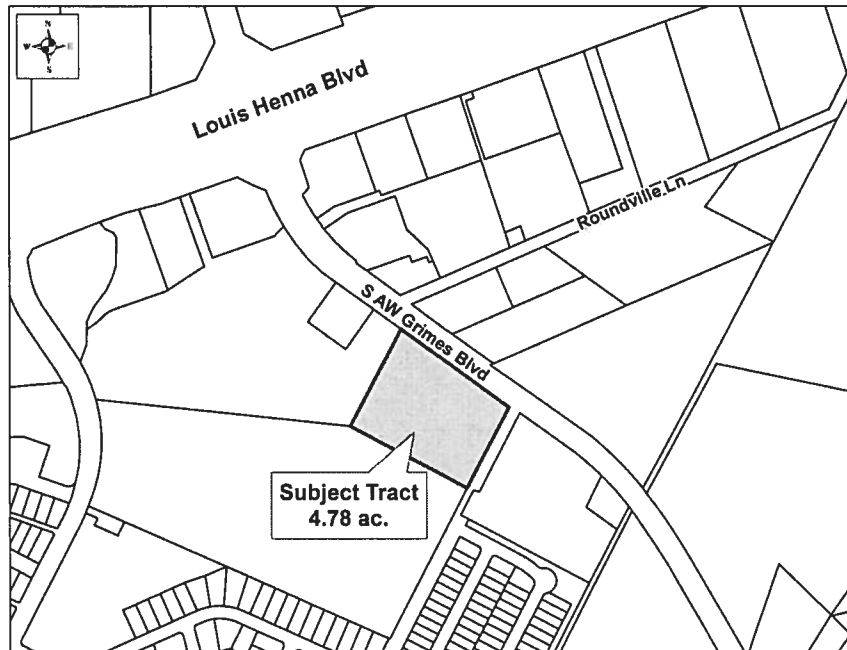
Roundville Ln

SAW Grimes Blvd

**Subject Tract
4.78 ac.**



**Quest of Round Rock
ZONING ZON1910-001**



CASE PLANNER: Juan Enriquez

REQUEST: Approval of original zoning to SR (Senior)

ZONING AT TIME OF APPLICATION: ETJ (extraterritorial jurisdiction)

DESCRIPTION: O'Connor Subdivision, Lot 1, Block A, 4.78 acres

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Industrial (request for Residential being considered separately)

ADJACENT LAND USE:

North: office and retail - C-1a (General Commercial - Limited)

South: apartment complex - PUD No. 42 (Warner Ranch)

East: ETJ - undeveloped

West: undeveloped - zoned for commercial in PUD No. 42 (Warner Ranch)

PROPOSED LAND USE: Senior housing

TOTAL ACREAGE: 4.78

Owner:
Donald B. and Lynne M. O'Connor
10601 Wetmore Road
San Antonio, TX 78216

Agent:
Kimley-Horn
Jason Reece
10814 Jollyville Rd., Bldg. 4, Ste. 300
Austin, TX 78759

**Quest of Round Rock
ZONING ZON1910-001**

HISTORY: The property is in the ETJ (extraterritorial jurisdiction) and the owner has requested annexation by the City.

DATE OF REVIEW: November 5, 2019

LOCATION: Northwest corner of Glenn Drive and S. A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

SR (Senior) zoning district: This district allows for apartments, townhouses and assisted living for residents age 55 years and older. Buildings must have variation of their facades to preclude a box design. Elevations that face a public street must have at least 15% consisting of windows and/or entrance areas. Special design features are required to provide variety and provide visual relief. In addition, a minimum of 25% of the required parking spaces for senior apartment developments shall be covered or in a garage. The maximum height of a principal building is four stories.

General Plan and Zoning: The property is currently designated for industrial uses on the FLUM (Future Land Use Map) of General Plan 2020. A map amendment is the subject of a separate agenda item.

Traffic, Access and Roads: The site is served by A.W. Grimes Blvd. and Glenn Drive. A TIA (Traffic Impact Analysis) is not required for the proposed development because the proposed number of units do not generate enough vehicle trips to meet the threshold.

Water and Wastewater Service: Water service is currently provided by Manville Water Supply Corporation and wastewater service by South West Water Company. The wastewater service is being transferred to the City of Round Rock. A transfer of the water service to the City will be required for the City to provide water service. Manville Water Supply Corporation has agreed to this release of service rights.

Additional Considerations: The developer proposes 150 units in a four story building.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to the SR (Senior) district.



**Vizcaya Phase 7A
FINAL PLAT FP1910-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 63 Development Lots, 1 Right-of-Way Lot, and 2 Landscape Lots

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

DESCRIPTION: 14.59 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: Westinghouse Road Right-of-Way/City of Georgetown

South: Vizcaya Phase 5E

East: Vizcaya Phase 4E & City of Georgetown ETJ

West: Pietra Lane Right-of-Way/Vizcaya Phases 6E, 6F and 7C

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	63	11.7
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	2	0.32
ROW:	1	2.57
Parkland:	0	0
Other:	0	0
TOTALS:	66	14.59

Owner:

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

Agent:

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

**Vizcaya Phase 7A
FINAL PLAT FP1910-002**

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.

DATE OF REVIEW: November 5, 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, 60 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in lot width; 3 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 2 landscape lots 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).

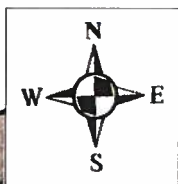
Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. This phase will not require a TIA revision.

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 of the final plat as presented

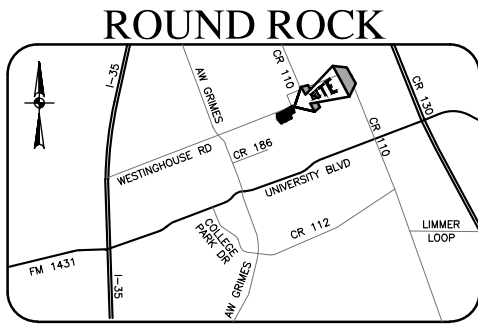


Westinghouse Rd

Pietra Ln

**Subject Tract
14.59 ac.**

Varano Bnd



LOCATION MAP
NOT TO SCALE

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

ACREAGE: 14.597 ACRES

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

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

ACREAGE BY LOT TYPE:
ROW: 2.576 ACRES
DEVELOPMENT LOTS: 11.703 ACRES
LANDSCAPE LOTS: 0.318 ACRES

NUMBER OF LOTS BY TYPE:
RIGHT OF WAY: 1
DEVELOPMENT LOTS: 63
LANDSCAPE LOTS: 2

PATENT SURVEY: JOSEPH MOTT SURVEY
ABSTRACT NO. 427
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 4

LINEAR FEET OF NEW STREETS: 2214

SUBMITTAL DATE: OCTOBER 8, 2019
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
NOVEMBER 5, 2019

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 102
SET BRASS DISC IN CURB INLET STAMPED "CITY OF ROUND ROCK"
NAD 83 GRID COORDINATES
N: 10188905.1
E: 3143150.7
ELEVATION 766.67' (NAVD 1988)
GEOID 03

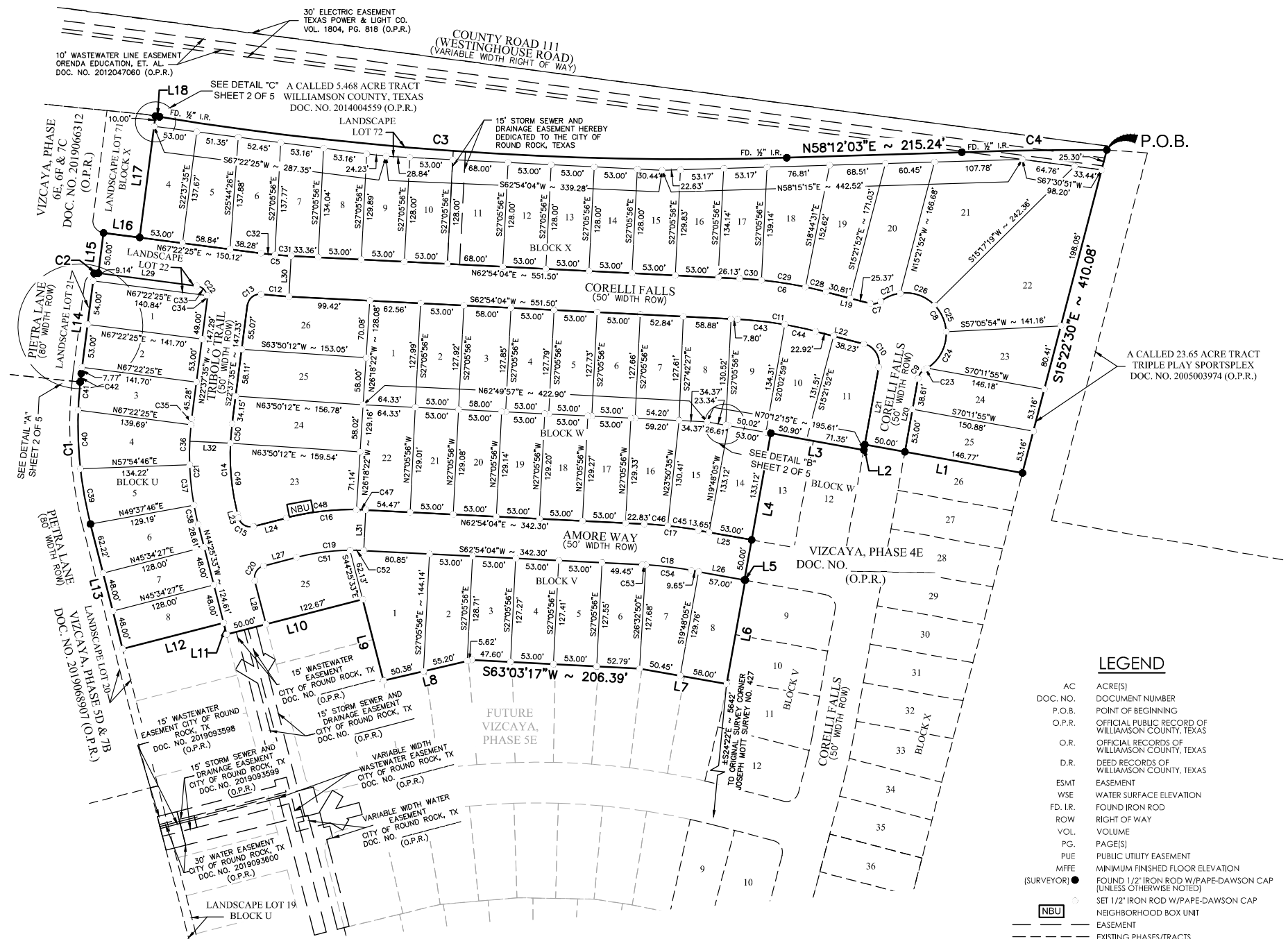
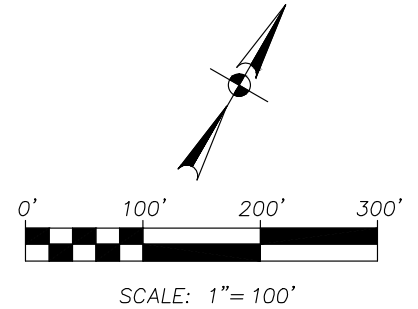
PT No. 125
SET BRASS DISC IN CURB INLET STAMPED "CITY OF ROUND ROCK"
NAD 83 GRID COORDINATES
N: 10189288.1
E: 3143265.9
ELEVATION 772.82' (NAVD 1988)
GEOID 03



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 7A

A 14.597 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, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



LEGEND

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

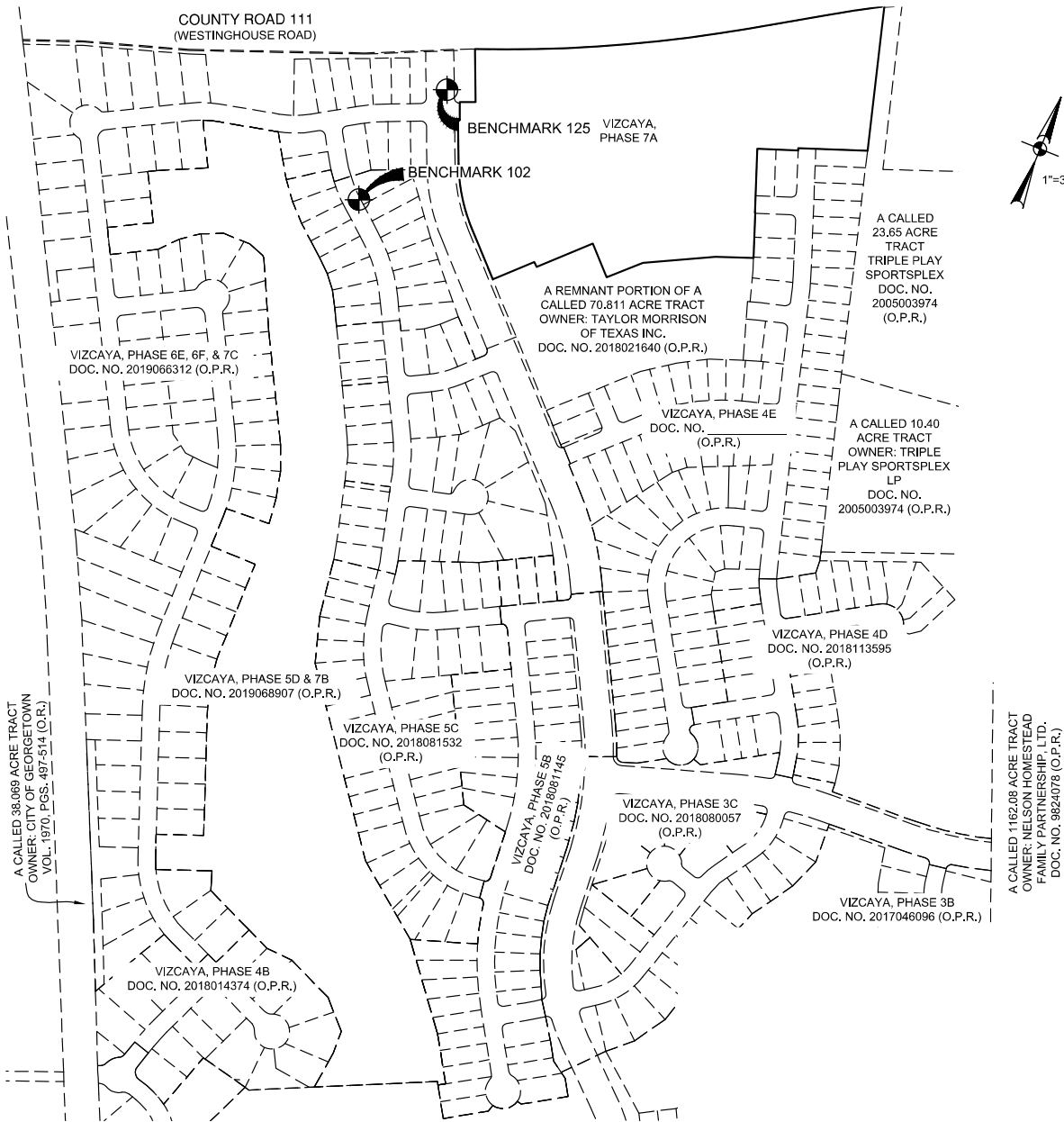
FINAL PLAT
OF
VIZCAYA, PHASE 7A

A 14.597 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, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

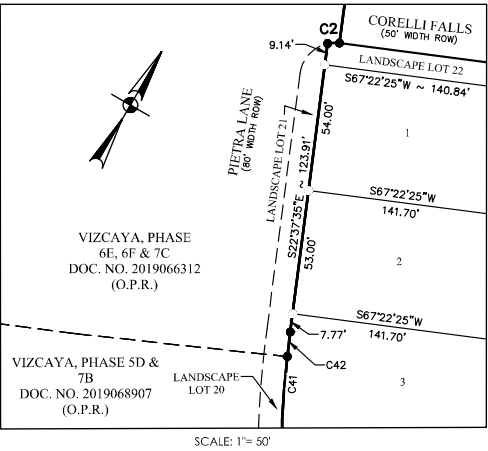
Final Plat: Phase 7A Lot Summary

LOTS SUMMARY	TOTAL LOT COUNT																												OVERALL VIZCAY A 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	P-IASE 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 7A				PHASE 7B	PHASE 7C	PHASE 7D	TOTAL
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAM L' DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	-	-	30	-	-	-	-	17	32	-	14	25	-	-	17	-	184	183 (MIN.)	15 (MIN.)	
SINGLE FAM L' DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	-	-	31	16	13	-	27	-	-	-	-	233	253	183 (MIN.)	15 (MIN.)	
SINGLE FAM L' DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	2	-	3	40	29	-	-	-	-	51	-	50	15	11	-	464	464	368 (MIN.)	NO MIN OR MAX REQ.	
SINGLE FAM L' DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	86	-	-	43	-	-	-	-	-	-	-	-	3	-	-	253	280	357 (MAX.)		
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	88	0	30	46	40	29	31	33	45	51	14	56	63	16	28	0	1194	1221		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	-	1	3	-	3	-	1	-	-	-	-	2	2	3	-	46			
LANDSCAPE/ACCESS/ DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	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/ ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	5				
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	-	-	-	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	25	89	2	34	49	41	33	32	36	47	51	15	56	65	18	34	2	1289			

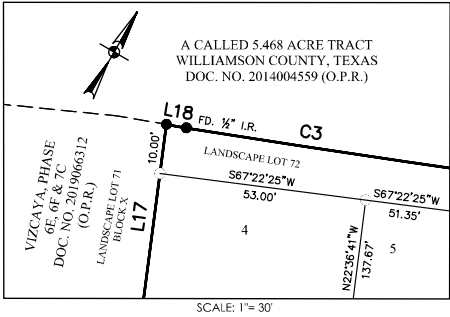
KEY MAP OF PARCELS



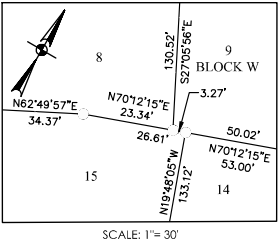
DETAIL "A"



DETAIL "C"



DETAIL "B"



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FINAL PLAT
OF
VIZCAYA, PHASE 7A

A 14.597 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, 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	490.00'	021°47'56"	N33°31'35"W	185.31'	186.43'
C2	15.00'	019°28'16"	N57°38'17"E	5.07'	5.10'
C3	4068.00'	010°53'06"	N63°43'49"E	771.67'	772.83'
C4	3932.00'	002°35'40"	N59°04'29"E	178.03'	178.05'
C5	475.00'	004°28'18"	N65°08'15"E	37.06'	37.07'
C6	525.00'	011°44'02"	N68°46'06"E	107.33'	107.52'
C7	15.00'	052°01'15"	N48°37'32"E	13.16'	13.62'
C8	50.00'	189°36'12"	S62°34'59"E	99.65'	165.46'
C9	15.00'	052°01'13"	S06°12'31"W	13.16'	13.62'
C10	25.00'	085°33'47"	N62°34'59"W	33.96'	37.33'
C11	475.00'	011°44'02"	S68°46'06"W	97.11'	97.28'
C12	525.00'	003°45'08"	S64°46'40"W	34.38'	34.38'
C13	15.00'	089°16'49"	S22°00'49"W	21.08'	23.37'
C14	295.00'	021°47'58"	S33°31'35"E	111.56'	112.24'
C15	15.00'	090°00'00"	S89°25'33"E	21.21'	23.56'
C16	325.00'	017°19'38"	N54°14'16"E	97.91'	98.28'
C17	525.00'	007°17'51"	N66°33'00"E	66.82'	66.87'
C18	475.00'	007°17'51"	S66°33'00"W	60.46'	60.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	275.00'	017°19'38"	S54°14'16"W	82.85'	83.16'
C20	15.00'	090°00'00"	S00°34'27"W	21.21'	23.56'
C21	345.00'	021°47'58"	N33°31'35"W	130.47'	131.26'
C22	15.00'	090°00'00"	N67°37'35"W	21.21'	23.56'
C23	50.00'	004°33'34"	N29°56'20"E	3.98'	3.98'
C24	50.00'	060°33'39"	N02°37'16"W	50.42'	52.85'
C25	50.00'	041°48'36"	N53°48'24"W	35.68'	36.49'
C26	50.00'	052°30'09"	S79°02'14"W	44.23'	45.82'
C27	50.00'	030°10'14"	S37°42'02"W	26.03'	26.33'
C28	525.00'	002°49'53"	S73°13'10"W	25.94'	25.95'
C29	525.00'	005°58'08"	S68°49'09"W	54.67'	54.69'
C30	525.00'	002°56'01"	S64°22'05"W	26.88'	26.88'
C31	475.00'	002°22'09"	S64°05'10"W	19.64'	19.64'
C32	475.00'	002°06'09"	S66°19'19"W	17.43'	17.43'
C33	15.00'	070°31'44"	S77°21'43"E	17.32'	18.46'
C34	15.00'	019°28'16"	S32°21'43"E	5.07'	5.10'
C35	345.00'	001°16'54"	S23°16'03"E	7.72'	7.72'
C36	345.00'	008°10'45"	S27°59'52"E	49.21'	49.25'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C37	345.00'	008°16'15"	S36°13'22"E	49.76'	49.80'
C38	345.00'	004°04'04"	S42°23'31"E	24.49'	24.49'
C39	490.00'	008°04'14"	N40°23'26"W	68.96'	69.02'
C40	490.00'	008°25'54"	N32°08'22"W	72.04'	72.11'
C41	490.00'	005°17'48"	N25°16'31"W	45.28'	45.30'
C42	490.00'	021°47'56"	S33°31'35"E	185.31'	186.43'
C43	475.00'	007°02'57"	N66°25'33"E	58.40'	58.44'
C44	475.00'	004°41'06"	N72°17'34"E	38.83'	38.84'
C45	525.00'	004°08'06"	S68°07'52"W	37.88'	37.89'
C46	525.00'	003°09'45"	S64°28'57"W	28.97'	28.98'
C47	325.00'	002°03'14"	S61°52'27"W	11.65'	11.65'
C48	325.00'	015°16'23"	S53°12'38"W	86.38'	86.63'
C49	295.00'	017°08'59"	N35°51'04"W	87.97'	88.30'
C50	295.00'	004°38'59"	N24°57'05"W	23.93'	23.94'
C51	275.00'	013°50'28"	N52°29'41"E	66.27'	66.43'
C52	275.00'	003°29'10"	N61°09'29"E	16.73'	16.73'
C53	475.00'	000°33'06"	N63°10'37"E	4.57'	4.57'
C54	475.00'	006°44'45"	N66°49'32"E	55.89'	55.92'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S70°11'55"W	196.77'
L2	S19°48'05"E	6.67'
L3	S70°12'15"W	116.00'
L4	S19°48'05"E	183.12'
L5	N70°11'55"E	1.00'
L6	S19°48'05"E	129.39'
L7	S69°50'05"W	108.45'
L8	S46°39'57"W	111.20'
L9	N44°25'33"W	103.08'
L10	S45°34'27"W	172.67'
L11	N44°25'33"W	14.65'
L12	S45°34'27"W	128.00'
L13	N44°25'33"W	158.22'
L14	N22°37'35"W	123.91'
L15	N22°37'35"W	50.00'
L16	N67°22'25"E	44.79'
L17	N22°37'35"W	150.31'

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N69°51'14"E	5.19'
L19	N74°38'08"E	56.18'
L20	S19°48'05"E	91.61'
L21	N19°48'05"W	96.57'
L22	S74°38'08"W	61.15'
L23	S44°25'33"E	4.14'
L24	N45°34'27"E	41.88'
L25	N70°11'55"E	66.65'
L26	S70°11'55"W	66.65'
L27	S45°34'27"W	41.88'
L28	S44°25'33"E	55.12'
L29	S67°22'25"W	121.70'
L30	N27°05'56"W	50.00'
L31	N27°05'56"W	50.00'
L32	S62°43'25"W	50.00'

BLOCK U		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	7,651	STANDARD LOT
2	7,510	STANDARD LOT
3	7,479	STANDARD LOT
4	8,291	STANDARD LOT
5	7,811	STANDARD LOT
6	7,391	STANDARD LOT
7	6,144	CASITA LOT
8	6,144	CASITA LOT
22	1,369	LANDSCAPE LOT

BLOCK V		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	11,215	STANDARD LOT
2	7,231	STANDARD LOT
3	6,746	STANDARD LOT
4	6,749	STANDARD LOT
5	6,756	STANDARD LOT
6	6,815	STANDARD LOT
7	7,493	STANDARD LOT
8	7,515	STANDARD LOT
25	8,379	CASITA LOT

BLOCK W		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	8,123	STANDARD LOT
2	6,782	STANDARD LOT
3	7,418	STANDARD LOT
4	6,775	STANDARD LOT
5	6,771	STANDARD LOT
6	6,768	STANDARD LOT
7	6,831	STANDARD LOT
8	7,459	STANDARD LOT
9	7,721	STANDARD LOT
10	7,504	STANDARD LOT
11	8,432	STANDARD LOT
14	7,055	STANDARD LOT
15	7,437	STANDARD LOT
16	7,190	STANDARD LOT
17	6,853	STANDARD LOT
18	6,849	STANDARD LOT
19	6,846	STANDARD LOT
20	6,843	STANDARD LOT
21	6,839	STANDARD LOT
22	8,413	STANDARD LOT
23	13,090	STANDARD LOT
24	9,196	STANDARD LOT
25	8,985	STANDARD LOT
26	10,377	STANDARD LOT

BLOCK X		
LOT #	AREA (SQ. FT.)	USAGE TYPE
4	7,297	STANDARD LOT
5	7,585	STANDARD LOT
6	7,446	STANDARD LOT
7	7,211	STANDARD LOT
8	6,994	STANDARD LOT
9	6,807	STANDARD LOT
10	6,784	STANDARD LOT
11	8,704	STANDARD LOT
12	6,784	STANDARD LOT
13	6,784	STANDARD LOT
14	6,784	STANDARD LOT
15	6,805	STANDARD LOT
16	6,995	STANDARD LOT
17	7,230	STANDARD LOT
18	9,468	STANDARD LOT
19	9,934	STANDARD LOT
20	10,081	STANDARD LOT
21	19,188	STANDARD LOT
22	21,003	STANDARD LOT
23	8,700	STANDARD LOT
24	8,066	STANDARD LOT
25	7,888	STANDARD LOT
72	13,837	LANDSCAPE LOT



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FINAL PLAT
OF
VIZCAYA, PHASE 7A

A 14.597 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, SAID 14.597 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.

FIELD NOTES
FOR

A 14.597 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, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 14.597 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 in the south right-of-way line of County Road 111 (Westinghouse Road), a variable width right-of-way, said point being the northeast corner of said 70.811-acre tract, same being the southwest corner of a called 5,468-acre tract conveyed to Williamson County, Texas recorded in Document No. 2014004559 of the Official Public Records of Williamson County, Texas, also being the northwest corner of a called 23.65-acre tract conveyed to Triple Play Sportsplex recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas for the northeast corner and POINT OF BEGINNING hereof;

THENCE S 15°22'30" E, departing the south right-of-way line of said County Road 111 (Westinghouse Road), with the east boundary line of said 70.811-acre tract, same being the west boundary line of said 23.65-acre tract, a distance of 410.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the southeast corner hereof;

THENCE departing the west boundary line of said 23.65-acre tract, through the interior of the Remnant Portion of said 70.811-acre tract the following fifteen (15) courses and distances:

1. S 70°11'55" W, a distance of 196.77 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
2. S 19°48'05" E, a distance OF 6.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
3. S 70°12'15" W, a distance of 116.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
4. S 19°48'05" E, a distance of 183.12 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
5. N 70°11'55" E, a distance of 1.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
6. S 19°48'05" E, a distance of 129.39 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
7. S 69°50'05" W, a distance of 108.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
8. S 63°03'17" W, a distance of 206.39 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
9. S 46°39'57" W, a distance of 111.20 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
10. N 44°25'33" W, a distance of 103.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
11. S 45°34'27" W, a distance of 172.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
12. N 44°25'33" W, a distance of 14.65 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
13. S 45°34'27" W, a distance of 128.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the southwest corner hereof,
14. N 44°25'33" W, a distance of 158.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof, and
15. along the arc of a curve to the right, said curve having a radius of 490.00 feet, a central angle of 21°47'56", a chord bearing and distance of N 33°31'35" W, 185.31 feet, at an arc length of 175.90 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southeast corner of Vizcaya, Phase 6E, 6F, & 7C, a subdivision according to the plat recorded in Document No. 2019066312 of the Official Public Records of Williamson County, Texas, continuing with the west boundary line of the Remnant Portion of said 70.811-acre tract, same being the east boundary line of said Vizcaya, Phase 6E, 6F, & 7C, for a total arc length of 186.43 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency,

THENCE continuing with the west boundary line of the Remnant Portion of said 70.811-acre tract, same being the east boundary line of said Vizcaya, Phase 6E, 6F, & 7C the following five (5) courses and distances:

1. N 22°37'35" W, a distance of 123.91 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,
2. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 19°28'16", a chord bearing and distance of N 57°38'17" E, 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,
3. N 22°37'35" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
4. N 67°22'25" E, a distance of 44.79 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
5. N 22°37'35" W, a distance of 150.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the south right-of-way line of said County Road 111 (Westinghouse Road) and a point in the south boundary line of said 5,468-acre tract, said point being the northwest corner of the Remnant Portion of said 70.811-acre tract, same being the northeast corner of said Vizcaya, Phase 6E, 6F, & 7C for the northwest corner hereof;

THENCE with the south right-of-way line of said County Road 111 (Westinghouse Road) and the south boundary line of said 5,468-acre tract, same being the north boundary line of said 70.811-acre tract the following four (4) courses and distances:

1. N 69°51'14" E, a distance of 5.19 feet to a ½" iron rod found at a point of non-tangent curvature,
2. along the arc of a curve to the left, having a radius of 4068.00 feet, a central angle of 10°53'06", a chord bearing and distance of N 63°43'49" E, 771.67 feet, for an arc length of 772.83 feet to a ½" iron rod found at a point of non-tangency,
3. N 58°12'03" E, a distance of 215.24 feet to a ½" iron rod found at a point of non-tangent curvature,
4. along the arc of a curve to the right, having a radius of 3932.00 feet, a central angle of 02°35'40", a chord bearing and distance of N 59°04'29" E, 178.03 feet, for an arc length of 178.05 feet to the POINT OF BEGINNING and containing 14.597 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape-Dawson Engineers, Inc.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH 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.
2. 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.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), PP1907-002, APPROVED BY DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT ON AUGUST 13, 2019.
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IN ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
9. LOT 22, BLOCK U, & LOT 72, BLOCK X, SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.

EASEMENT DEDICATION NOTE:

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

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

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

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

Grantor further grants to Grantee

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

Grantee hereby covenants and agrees:

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

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

Grantor hereby dedicates the easement for the purposes stated herein.

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



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 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 7A

A 14.597 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, 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., a Texas Corporation, 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, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as the Final Plat of Vizcaya, Phase 7A Subdivision.

Taylor Morrison of Texas, Inc.

Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Texas Capital Bank, the Lien Holder of that certain 70.811 acre tract of land recorded in Document No. 2018036315 of the Official Public Records of Williamson County, do hereby consent to the subdivision of that certain 14.597 acre tract of land situated in the City of Round Rock, Williamson County Texas, and do hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Texas Capital Bank

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 2019,
by, _____ of Texas Capital Bank.

Notary Public, State of _____

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

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

Date

Approved this ____day of _____, 201____, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas. The property covered by this plat is within the City Limits of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning and Zoning Commission

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

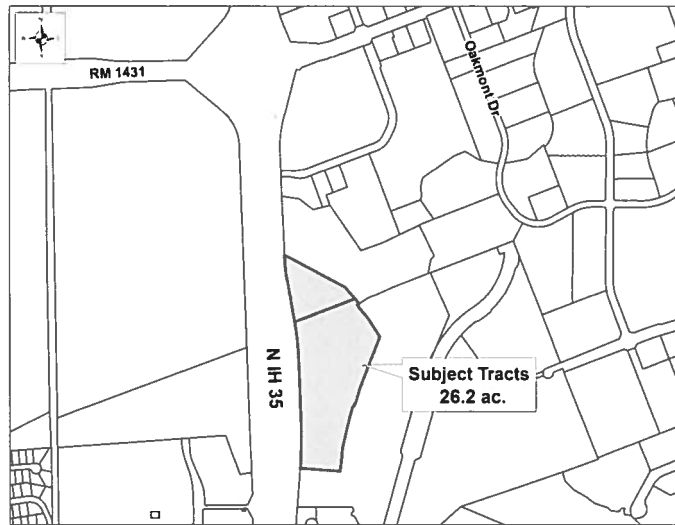
Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



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

**Shops South of University Oaks Blvd.
FINAL PLAT FP1909-004**



CASE PLANNER: CAITLYN REEVES

REQUEST: Approval of a Final Plat for 6 development lots, 3 open space lots and 1 right of way lot.

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

DESCRIPTION: 26.2 acres out of the David Curry Survey, Abstract No. 130 & Ephraim Evans Survey, Abstract No. 212

CURRENT USE OF PROPERTY: Vacant and undeveloped.

GENERAL PLAN LAND USE DESIGNATION: Commercial and Open Space

ADJACENT LAND USE:

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

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

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

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

PROPOSED LAND USE: Commercial pad sites

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	6	8.7
Industrial:	0	0
Open/Common Space:	3	15.9
ROW:	1	1.608
Parkland:	0	0
Other:	0	0
TOTALS:	10	26.2

Owner:

1943 Round Rock, LLC & KPM Ventures, Ltd.
Matt Barrier
P.O. Box 941428
Plano, TX 75094

Agent:

LJA Engineering, Inc.
Joseph Longaro
7500 Rialto Blvd., Bldg. 2, Ste. 100
Austin, TX 78735

**Shops South of University Oaks Blvd.
FINAL PLAT FP1909-004**

HISTORY: The Planning and Zoning Commission approved the Shops South of University Oaks Boulevard Concept Plan on December 5, 2018 and the Revised Preliminary Plat on October 16, 2019.

DATE OF REVIEW: November 5, 2019

LOCATION: Generally located southeast of the intersection of University Boulevard and N. IH-35

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial purposes. The property is zoned C-1a (General Commercial - Limited) and allows commercial land uses such as offices, hotels, retail, and restaurants. The C-1a zoning district requires details that provide visual relief such as, variation of roof lines, arched windows, gabled windows, shutters, awnings, canopies, and decorative cornices.

Compliance with the Preliminary Plat: As shown, this Final Plat is in compliance with the Revised Preliminary Plat (PP1909-002) approved on October 16, 2019.

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

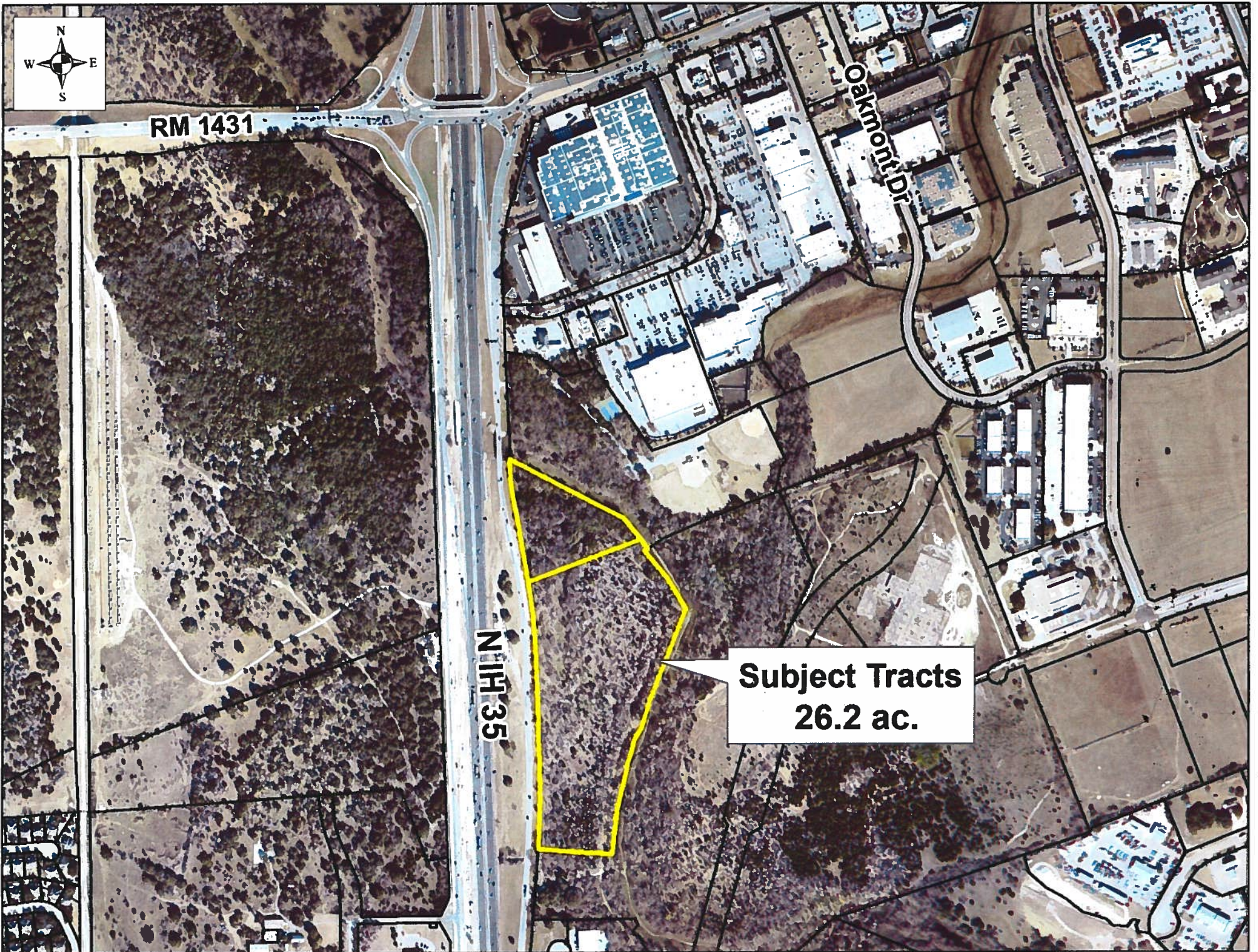
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has an existing 12-inch water line and a 24-inch main located within the property, in existing easements, along the IH-35 North Frontage Road. Wastewater service will be obtained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

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

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. On sheet 01 of 05; revise notation information to state "Patent Survey", and revise statement to read "Lot Type: 6-Development lots, 3-Open Space, 1-Right of Way."
2. On sheet 04 of 05; revise Note #6 to state: "All minimum finished floor elevations shall be..."
3. On sheet 04 of 05; revise Note #9 to state: "A portion of this tract is encroached by special flood hazard areas inundated by the 1% annual chance flood as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0490E, effective date September 26, 2008, for Williamson County, Texas."



FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

OWNERS: 1493 ROUND ROCK, LLC
KPM VENTURES, LTD.

ACREAGE: 26.195 ACRES

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING

ENGINEER: LJA ENGINEERING

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 587'

SUBMITTAL DATE: SEPTEMBER 17, 2019

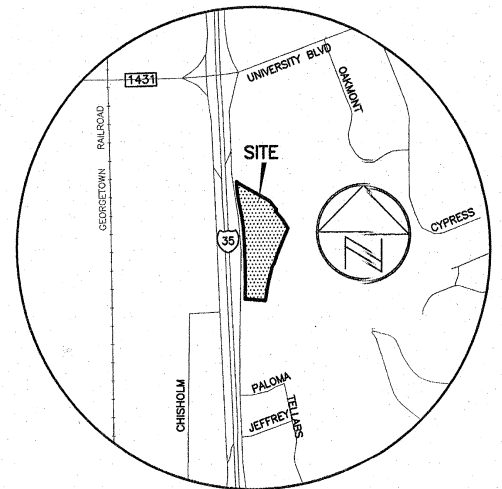
DATE OF PLANNING AND
ZONING COMMISSION REVIEW: NOVEMBER 5, 2019

SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130 &
EPHRAIM EVANS SURVEY, ABSTRACT NO. 212

SCALE: 1" = 100'

GRAPHIC SCALE

APPROXIMATE EAST
CORNER OF THE EPHRAIM
EVANS SURVEY ABS 212 & NORTH
CORNER OF DAVID
CURRY SURVEY ABS 130



LOCATION MAP
NOT TO SCALE

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^D	1/2" REBAR WITH "DIAMOND" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
● ^C	1/2" REBAR WITH "CS LTD." CAP FOUND
● ^B	1/2" REBAR WITH "BAKER AICKLEN" CAP FOUND
● ^{CAP}	1/2" REBAR WITH ILLEGIBLE CAP FOUND
■	CONCRETE HIGHWAY MONUMENT FOUND
* ^B	COTTON SPINDLE WITH "BAKER AICKLEN" CAP FOUND
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.W.E.	WASTEWATER EASEMENT
J.U.A.E.	JOINT USE ACCESS EASEMENT
S.S.E.	STORMSEWER EASEMENT
C.O.R.R.	CITY OF ROUND ROCK
[]	RECORD INFORMATION N/266
()	RECORD INFORMATION
—	BOUNDARY LINE
- - -	ADJOINER LINE
- - -	EASEMENT LINE
- - -	FLOODPLAIN LINE

LOT SUMMARY			
LOT NO.	TYPE	ACREAGE	MFFE
1 BLOCK A	DEVELOPMENT	1.588	741.10'
2 BLOCK A	DEVELOPMENT	1.587	741.10'
3 BLOCK A	DEVELOPMENT	1.720	741.10'
4 BLOCK A	DEVELOPMENT	1.133	741.10'
5 BLOCK A	DEVELOPMENT	1.632	741.10'
6 BLOCK A	DEVELOPMENT	1.060	741.10'
7 BLOCK A	OPEN SPACE/DRAINAGE	11.345	
1 BLOCK B	OPEN SPACE/DRAINAGE	1.897	
2 BLOCK B	OPEN SPACE/DRAINAGE	2.625	
1 BLOCK C	RIGHT-OF-WAY	1.608	

SEE EASEMENT
DETAIL ON
SHEET 3

1493 ROUND ROCK, LLC
KPM VENTURES, LTD.
PRIVATE 26' J.U.A.E.
DOC. NO.

50' 2.415 ACRE
CITY OF ROUND ROCK
TEMPORARY
CONSTRUCTION
EASEMENT
(1490/684)

APPROXIMATELY
N78°41'24"E 4424.88'

30' CITY OF ROUND
ROCK
CONSTRUCTION
EASEMENT
(548/625)

14.064 ACRES
CITY OF ROUND
ROCK
(2006087974)

15' CITY OF
ROUND ROCK
UTILITY
EASEMENT
(548/625)

20' SOUTHWESTERN
BELL TELEPHONE
EASEMENT
(543/301)
(545/484)

TXDOT STA.
1179+78.7

LOT 1
1.588 ACRES
1493 ROUND ROCK, LLC
KPM VENTURES, LTD.
PRIVATE 26' J.U.A.E.
DOC. NO.

LOT 2
1.587 ACRES
15' CITY OF
ROUND ROCK
UTILITY
EASEMENT
(716/672)

LOT 3
1.720 ACRES
15' 0.724
ACRE CITY OF
ROUND ROCK
PUBLIC UTILITY
EASEMENT
(1490/684)

LOT 4
1.133 ACRES
1493 ROUND ROCK, LLC
KPM VENTURES, LTD.
PRIVATE 26' J.U.A.E.
DOC. NO.

LOT 5
1.632 ACRES
S.S.E.
CITY OF ROUND ROCK
DOC. NO.

LOT 6
1.060 ACRES

ARTERIAL L
1.608 ACRES
120' RIGHT-OF-WAY
HEREBY DEDICATED

BLOCK A

LOT 7
11.345 ACRES
OPEN SPACE
DRAINAGE LOT

1.232 ACRES
CITY OF ROUND ROCK
WASTEWATER LINE
EASEMENT
(2003119382)

50' CITY OF
ROUND ROCK
TEMPORARY
CONSTRUCTION
EASEMENT
(2003119382)

LOT 1
BLOCK "A"
FINAL PLAT OF
CYPRESS
ADDITION
(N/266)

50' CITY OF
ROUND ROCK
TEMPORARY
CONSTRUCTION
EASEMENT
(2003119382)

100 YEAR (ULTIMATE
1%) FLOODPLAIN
(SEE DETAIL SHEET)

C.O.R.R. DRAINAGE & S.S.E.
HEREBY DEDICATED

MATCH LINE SHEET 1
MATCH LINE SHEET 2

BM #2

1493 ROUND ROCK, LLC
KPM VENTURES, LTD.
PRIVATE 26' J.U.A.E.
DOC. NO.

50' 2.415 ACRE
CITY OF ROUND ROCK
TEMPORARY
CONSTRUCTION
EASEMENT
(1490/684)

10' P.U.E.
& S.W.E.

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
590-004

DRAWING NO.:
590-004-PL1

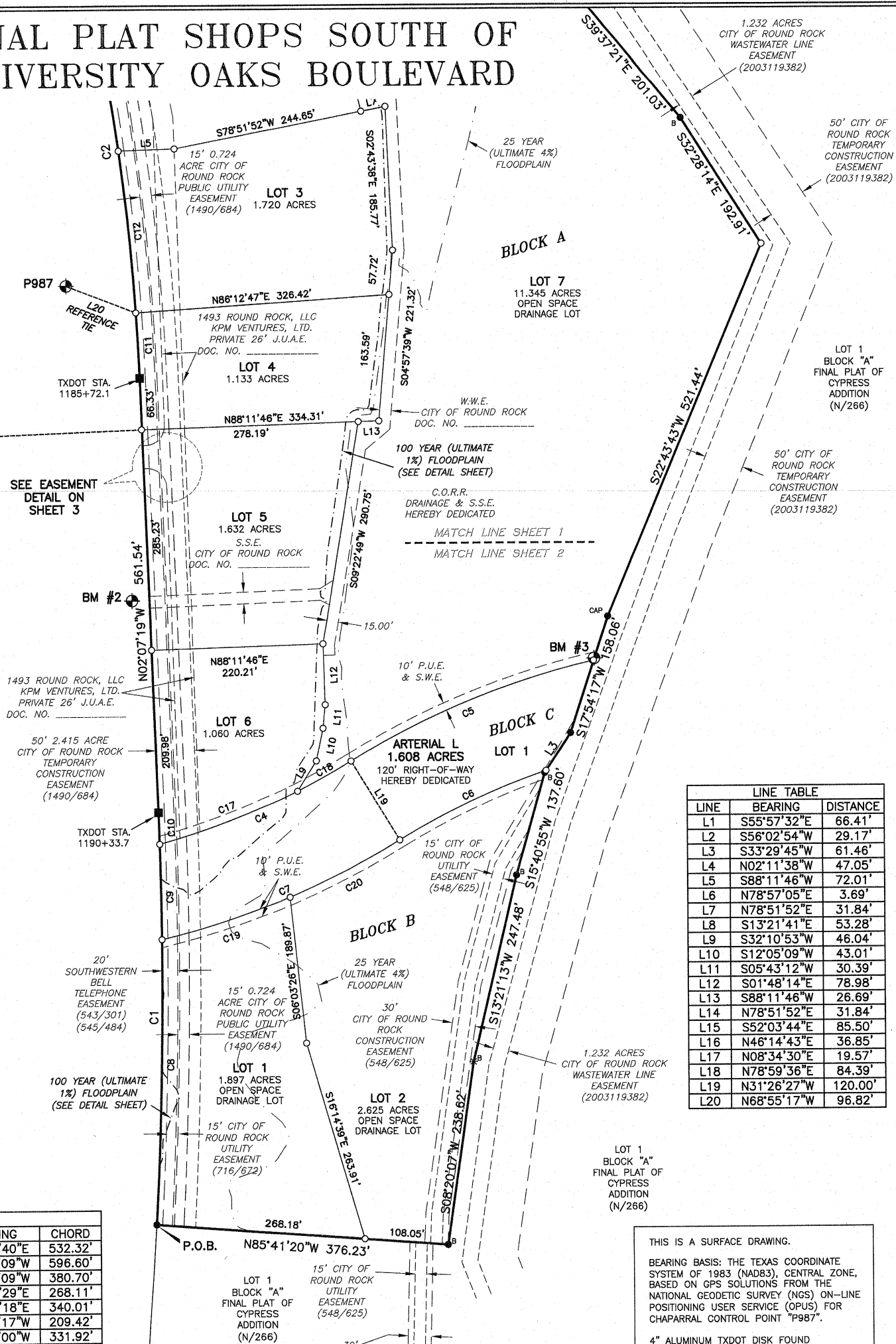
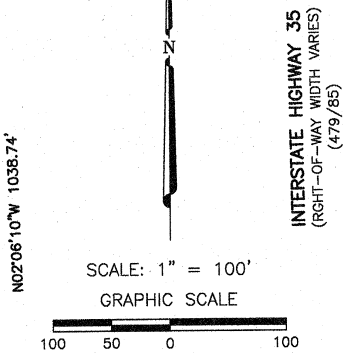
PLOT DATE:
10/22/19

PLOT SCALE:
1" = 100'

DRAWN BY:
DLJ/JDB

SHEET
01 OF 05

FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S55°57'32"E	66.41'
L2	S56°02'54"W	29.17'
L3	S33°29'45"W	61.46'
L4	N02°11'38"W	47.05'
L5	S88°11'46"W	72.01'
L6	N78°57'05"E	3.69'
L7	N78°51'52"E	31.84'
L8	S13°21'41"E	53.28'
L9	S32°10'53"W	46.04'
L10	S12°05'09"W	43.01'
L11	S05°43'12"W	30.39'
L12	S01°48'14"E	78.98'
L13	S88°11'46"W	26.69'
L14	N78°51'52"E	31.84'
L15	S52°03'44"E	85.50'
L16	N46°14'43"E	36.85'
L17	N08°34'30"E	19.57'
L18	N78°59'36"E	84.39'
L19	N31°26'27"W	120.00'
L20	N68°55'17"W	96.82'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	5779.60'	5°16'44"	532.51'	N00°37'40"E	532.32'
C2	2919.71'	11°43'41"	597.64'	N07°59'09"W	596.60'
C3	1859.90'	11°44'54"	381.37'	N07°59'09"W	380.70'
C4	940.00'	16°23'52"	269.03'	N66°45'29"E	268.11'
C5	1060.00'	18°27'30"	341.49'	N67°47'18"E	340.01'
C6	940.00'	12°47'28"	209.85'	S64°57'17"W	209.42'
C7	1060.00'	18°00'55"	333.29'	S67°34'00"W	331.92'
C8	5779.60'	3°39'11"	368.49'	N01°26'27"E	368.43'
C9	5779.60'	1°13'19"	123.27'	N00°59'48"W	123.26'
C10	5779.60'	0°24'14"	40.75'	N01°48'35"W	40.75'
C11	2919.71'	1°39'54"	84.85'	N02°57'16"W	84.85'
C12	2919.71'	4°07'22"	210.10'	N05°50'55"W	210.05'
C13	2919.71'	4°06'19"	209.20'	N09°57'45"W	209.15'
C14	2919.71'	1°50'05"	93.50'	N12°55'57"W	93.49'
C15	1859.90'	2°51'12"	92.62'	N12°26'01"W	92.61'
C16	1859.90'	8°53'42"	288.75'	N06°33'34"W	288.46'
C17	940.00'	11°33'38"	189.67'	N69°10'36"E	189.34'
C18	940.00'	4°50'14"	79.36'	N60°58'40"E	79.34'
C19	1060.00'	9°21'13"	173.05'	N71°53'51"E	172.86'
C20	1060.00'	8°39'41"	160.24'	N62°53'23"E	160.09'

BENCHMARK INFORMATION:

BM #1: COTTON SPINDLE IN THE EAST SIDE OF A 32" LIVE OAK TREE WITH TREE TAG #22872, +/- 51' EAST OF THE EAST EDGE OF THE CONCRETE BRIDGE ON THE NORTHBOUND ACCESS ROAD INTERSTATE HIGHWAY 35.

ELEVATION = 738.43'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #2: SQUARE ON THE NORTHEAST CORNER OF A CONCRETE HEADWALL, +/- 15' EAST OF THE EAST EDGE OF ASPHALT OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35, +/- 3112' SOUTH OF THE INTERSECTION OF THE NORTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35 AND UNIVERSITY BOULEVARD.

ELEVATION = 742.42'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #3: COTTON SPINDLE IN THE NORTH SIDE OF A 29" AND 22" LIE OAK TREE WITH TREE TAG #23282.

ELEVATION = 731.83'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P987".

4" ALUMINUM TXDOT DISK FOUND

SURFACE COORDINATES:
N 10175137.52
E 3128356.10

TEXAS STATE PLANE COORDINATES:
N 10173916.65
E 3127980.74

ELEVATION = 746.79'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

INVERSE SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°21'38"

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
590-004
DRAWING NO.:
590-004-PL1
PLOT DATE:
10/22/19
PLOT SCALE:
1" = 100'
DRAWN BY:
DLJ/JDB
SHEET
02 OF 05

FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

26.195 ACRES
CITY OF ROUND ROCK
WILLIAMSON COUNTY

A DESCRIPTION OF 26.195 ACRES (APPROXIMATELY 1,141,042 SQ. FT.), IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 24.607 ACRE TRACT CONVEYED TO 1493 ROUND ROCK, LLC., IN A SPECIAL WARRANTY DEED DATED JUNE 11, 2018 AND RECORDED IN DOCUMENT NO. 2018051902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AN ALSO BEING ALL OF A 1.587 ACRE TRACT CONVEYED TO KPM VENTURES, TD., IN A SPECIAL WARRANTY DEED DATED JUNE 11, 2018 AND RECORDED IN DOCUMENT NO. 2018051906 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 26.195 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies) as described in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, and being also the southwest corner of the said 24.607 acre tract, and being a northwest corner of Lot 1, Block A, Final Plat of Cypress Addition, a subdivision of record in Cabinet N, Slide 266 of the Plat Records of Williamson County, Texas;

THENCE with the east line of Interstate 35, being also the west line of the 24.607 acre tract and in part with the west line of said 1.587 acre tract, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 5779.60 feet, a delta angle of 05°16'44", an arc length of 532.51 feet, and a chord which bears North 00°37'40" East, a distance of 532.32 feet to a TxDOT Type I monument found;
2. North 02°07'19" West, a distance of 561.54 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 2919.71 feet, a delta angle of 11°43'41", an arc length of 597.64 feet, and a chord which bears North 07°59'09" West, a distance of 596.60 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the right, having a radius of 1859.90 feet, a delta angle of 11°44'54", an arc length of 381.37 feet, and a chord which bears North 07°59'09" West, a distance of 380.70 feet to a TxDOT Type I monument found;
5. North 02°11'38" West, a distance of 47.05 feet to a 1/2" rebar with "Diamond" cap found for the northwest corner of the 24.607 acre tract, and being the southwest corner of a 14.064 acre tract described in Document No. 2006087974 of the Official Public Records of Williamson County, Texas;

THENCE with the north line of the 24.607 acre tract, being also the southwest line of the 14.064 acre tract, the following three (3) courses and distances:

1. South 55°57'32" East, a distance of 66.41 feet to a calculated point (falls on a manhole lid);
2. South 60°26'22" East, a distance of 634.05 feet to a 1/2" rebar with "Diamond" cap found;
3. South 38°12'25" East, a distance of 204.54 feet to a 5/8" rebar found for an angle point in the east line of the 24.607 acre tract, and the southernmost corner of the 14.064 acre tract, and being in the west line of said Lot 1, Block A of said Cypress Addition;

THENCE with the east line of the 24.607 acre tract and the west line of Lot 1, the following ten (10) courses and distances:

1. South 56°02'54" West, a distance of 29.17 feet to a 1/2" rebar found;
2. South 39°37'21" East, a distance of 201.03 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
3. South 32°28'14" East, a distance of 192.91 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 22°43'43" West, a distance of 521.44 feet to a 1/2" rebar with illegible cap found;
5. South 17°54'17" West, a distance of 158.06 feet to a 1/2" rebar found;
6. South 33°29'45" West, a distance of 61.46 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
7. South 15°40'55" West, a distance of 137.60 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
8. South 13°21'13" West, a distance of 247.48 feet to a cotton spindle with "Baker-Aicklen" washer found;
9. South 08°20'07" West, a distance of 238.62 feet to a 1/2" rebar with "Baker-Aicklen" cap found;
10. North 85°41'20" West, a distance of 376.23 feet to the POINT OF BEGINNING, containing 26.195 acres of land, more or less.

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;

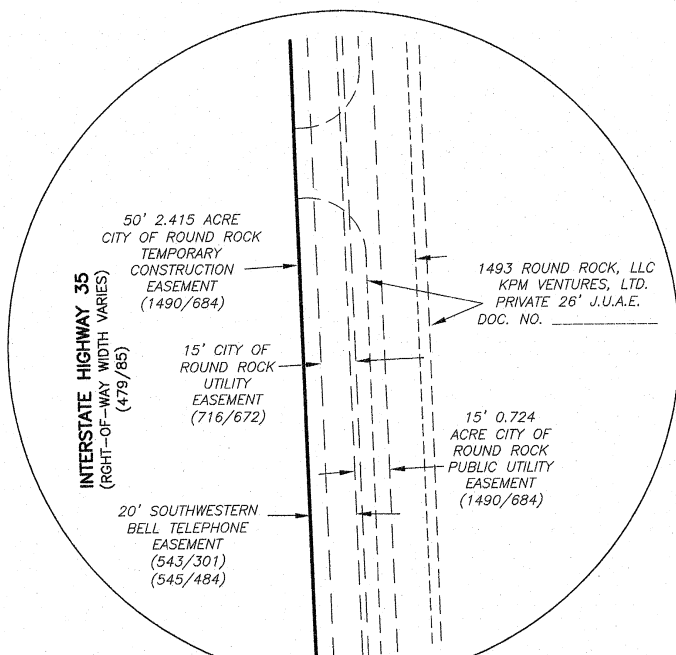
GRANTEE HEREBY COVENANTS AND AGREES:

- (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, ITS 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.



EASEMENT DETAIL
NOT TO SCALE

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
590-004
DRAWING NO.:
590-004-PL1
PLOT DATE:
10/22/19
PLOT SCALE:
1" = 100'
DRAWN BY:
DLJ/JDB
SHEET
03 OF 05

FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT 1493 ROUND ROCK, LLC, BEING OWNER OF 24.607 ACRES IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018051902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT KPM VENTURES, LTD., BEING THE OWNER OF 1.587 ACRES IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018051906 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 26.195 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT SHOPS SOUTH OF UNIVERSITY OAKS BOULEVARD

DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

1493 ROUND ROCK, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: 1493 PARTNERS, LTD., MANAGING MEMBER

BY: 1493 PARTNERS MANAGEMENT, LLC, GENERAL PARTNERS

BY:
MATTHEW BARRIER, MANAGER
P.O. BOX 941428
PLANO, TEXAS 75094

STATE OF TEXAS
COUNTY OF COLLIN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ____ DAY OF _____, 20____, BY MATTHEW BARRIER, MANAGER OF 1493 PARTNERS MANAGEMENT, LLC, GENERAL PARTNER OF 1493 PARTNERS, LTD., MANAGING MEMBER OF 1493 ROUND ROCK, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

KPM VENTURES, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: KPM VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:
MATTHEW BARRIER, MANAGER
P.O. BOX 941428
PLANO, TEXAS 75094

STATE OF TEXAS
COUNTY OF COLLIN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ____ DAY OF _____, 20____, BY MATTHEW BARRIER, MANAGER OF KPM VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF KPM VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

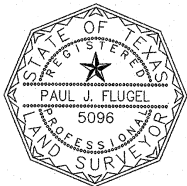
PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 4—SUBDIVISION DESIGN AND CONSTRUCTION, PART III—ZONING AND DEVELOPMENT CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND OCTOBER 11, 2017.

Paul J. Flugel 10-22-19
PAUL J. FLUGEL, R.P.L.S. 5096

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION:

I, JOSEPH LONGARO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 4—SUBDIVISION DESIGN AND CONSTRUCTION, PART III—ZONING AND DEVELOPMENT CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 AS AMENDED AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

Joseph Longaro
JOSEPH LONGARO, P.E. 65617

ENGINEERING BY:
LJA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
(512)-439-4700
TBPE REG NO. 1386
TEXAS REGISTERED ENGINEERING FIRM



NOTES:

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, 2018, AS AMENDED.
2. A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
3. 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.
4. RECORDATION OF ALL SEPARATE INSTRUMENT EASEMENTS SHALL OCCUR BEFORE OR IN TANDEM WITH THE RECORDATION OF THIS PLAT.
5. ALL EASEMENTS SHOWN HEREON WERE ORIGINALLY DEDICATED TO THE PUBLIC, UNLESS OTHERWISE NOTED.
6. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN ELEVATION OR UBCWID INUNDATION EASEMENT AS DEPICTED.
7. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
8. 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.
9. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
10. A FIFTEEN FOOT (15') P.U.E. AND TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35.
11. THIS PLAT CONFORMS TO THE REVISED PRELIMINARY PLAT (PP1909-002) APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2019.
12. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
13. THE 25 YR (ULTIMATE 4%) AND 100 YR (ULTIMATE 1%) FLOODPLAINS DEPICTED ON THIS PLAT CONFORM TO THE LJA ENGINEERING FLOOD STUDY (FLOOD1811-003) TITLED "3651 N. I-35 RETAIL FLOODPLAIN STUDY IN SUPPORT OF CONCEPT PLAN" DATED NOVEMBER 5, 2018 AND REVISED APRIL 23, 2019.
14. LOTS 2, 3, 4, AND 6 BLOCK A AND LOT 1 BLOCK A ARE PROHIBITED FROM TAKING DIRECT ACCESS TO INTERSTATE HIGHWAY I-35 AND SHALL TAKE ACCESS FROM DEVELOPMENT LOTS 1 AND 5 BLOCK A BY MEANS OF A SHARED ACCESS AGREEMENT.
15. UBCWID - UPPER BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT INUNDATION EASEMENT SHALL BE DEDICATED FOR NRCS DAM 11 AT ELEVATION = 739.10'.

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 §

I, NANCY RISTER, 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., AND

DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., IN THE

PLAT RECORDS, OF SAID COUNTY IN DOCUMENT NO. _____

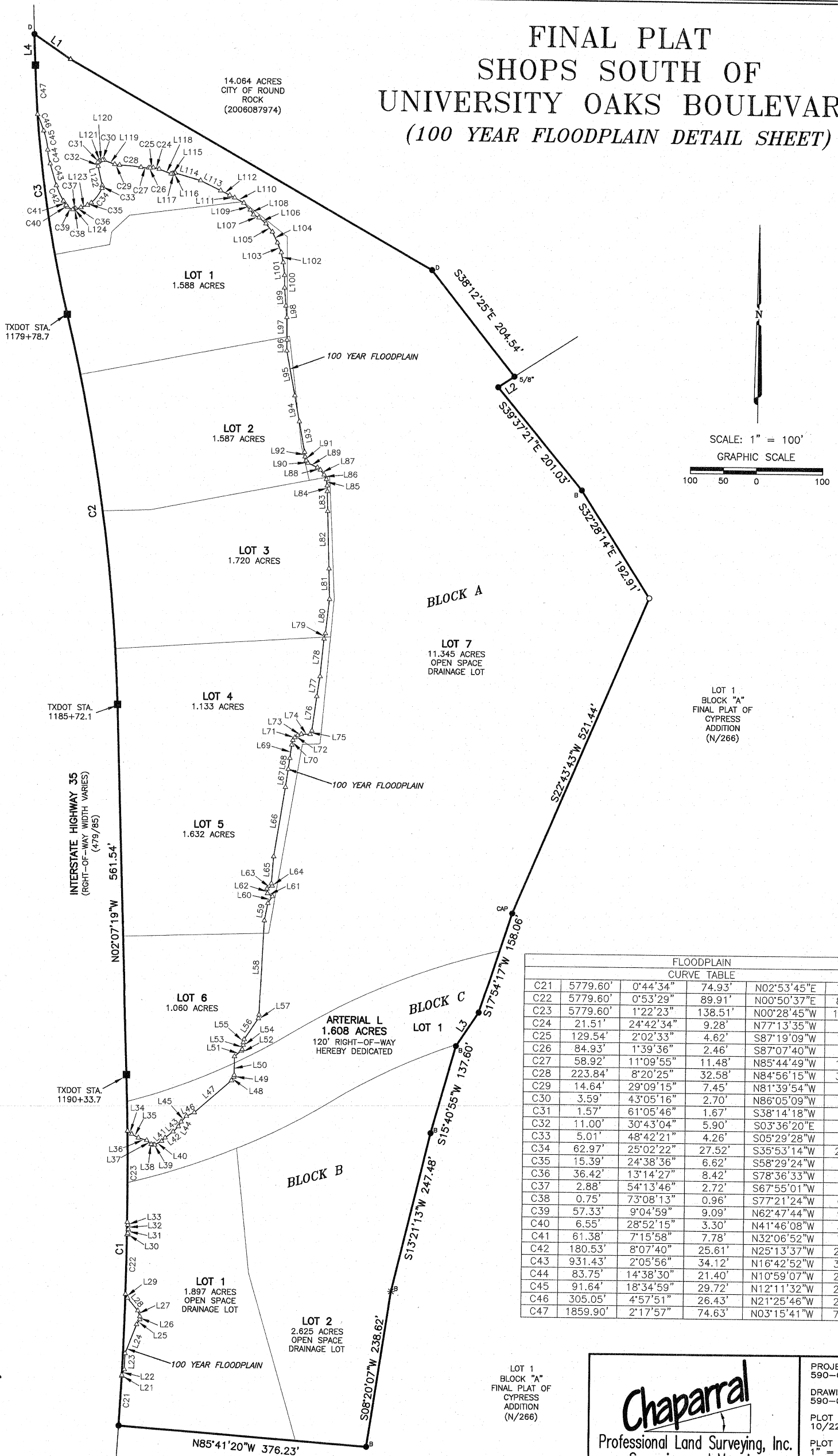
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.
NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 590-004
	DRAWING NO.: 590-004-PL1
	PLOT DATE: 10/22/19
	PLOT SCALE: 1" = 100'
	DRAWN BY: DLJ/JDB
	SHEET 04 OF 05

FINAL PLAT
SHOPS SOUTH OF
UNIVERSITY OAKS BOULEVARD
(100 YEAR FLOODPLAIN DETAIL SHEET)

FLOODPLAIN LINE TABLE		
L21	N06°39'50"E	1.47'
L22	N22°18'14"E	9.32'
L23	N02°16'58"E	24.46'
L24	N20°43'27"E	47.44'
L25	N32°01'10"E	8.70'
L26	N00°15'49"E	4.71'
L27	N18°55'16"W	9.11'
L28	N39°39'56"W	24.76'
L29	N28°38'08"W	6.69'
L30	N24°35'40"E	2.68'
L31	N05°10'51"E	5.99'
L32	N05°08'58"W	6.53'
L33	N12°34'30"W	4.45'
L34	S53°07'48"E	7.95'
L35	S61°12'38"E	11.55'
L36	S74°02'48"E	13.07'
L37	S49°24'52"E	9.08'
L38	S70°18'43"E	3.12'
L39	N84°13'49"E	2.39'
L40	N61°35'10"E	11.98'
L41	N45°06'35"E	7.30'
L42	N52°12'11"E	15.11'
L43	N45°12'58"E	11.30'
L44	N29°13'45"E	8.30'
L45	N41°44'56"E	11.80'
L46	N65°23'40"E	13.16'
L47	N48°39'08"E	74.17'
L48	N32°48'00"E	6.66'
L49	N10°01'07"E	2.72'
L50	N00°29'45"E	28.16'
L51	N49°04'41"E	13.24'
L52	N33°12'13"E	2.60'
L53	N12°55'00"E	6.85'
L54	N06°24'11"E	6.62'
L55	N14°59'12"E	2.31'
L56	N33°23'22"E	38.27'
L57	N09°35'56"E	5.66'
L58	N02°24'19"E	143.20'
L59	N10°55'13"E	26.72'
L60	N32°23'01"E	12.44'
L61	N59°51'39"W	8.69'
L62	N06°15'06"W	7.07'
L63	N59°23'40"E	9.02'
L64	N18°57'05"W	3.65'
L65	N40°01'17"E	40.98'
L66	N08°54'27"E	106.53'
L67	N08°08'09"E	27.70'
L68	N07°51'42"E	16.61'
L69	N07°06'27"E	20.36'
L70	N12°39'11"E	7.41'
L71	N35°24'38"E	5.17'
L72	N51°41'28"E	5.51'
L73	N71°56°09"E	5.52'
L74	S89°37'36"E	13.35'
L75	N25°21'27"E	6.08'
L76	N07°33'38"E	52.66'
L77	N08°26'18"E	30.81'
L78	N05°21'17"E	57.41'
L79	N14°16°59"E	8.40'
L80	N06°19'07"E	52.27'
L81	N01°43'10"W	46.37'
L82	N01°45'36"W	87.30'
L83	N01°56'50"W	30.07'
L84	N01°50'43"W	8.58'
L85	N08°02'01"W	9.84'
L86	N28°40'12"W	7.71'
L87	N37°08'18"W	9.53'
L88	N52°21'47"W	5.85'
L89	N65°20'42"W	15.97'
L90	N35°34'52"W	4.40'
L91	N16°36'28"W	6.01'
L92	N06°24'41"W	7.17'
L93	N10°28'13"W	46.93'
L94	N10°33'07"W	39.94'
L95	N10°48'12"W	69.05'
L96	N00°04'24"E	16.09'
L97	N00°56'04"W	34.37'
L98	N05°20'21"W	17.74'
L99	N04°57'33"W	27.27'
L100	N00°34'12"W	19.09'
L101	N06°42'24"W	19.41'
L102	N11°31'23"W	15.58'
L103	N21°41'24"W	15.92'
L104	N25°47'59"W	18.14'
L105	N38°44'42"W	15.79'
L106	N50°29'38"W	13.95'
L107	N61°43'17"W	9.47'
L108	N33°31'58"W	8.68'
L109	N42°53'52"W	14.48'
L110	N60°54'16"W	16.08'
L111	N64°22'29"W	8.26'
L112	N63°43'42"W	15.37'
L113	N64°15'29"W	33.95'
L114	N74°12'52"W	40.26'
L115	S80°46'24"W	3.32'
L116	S28°23'55"W	0.97'
L117	N89°12'54"W	2.56'
L118	N68°57'39"W	19.43'
L119	N69°32'39"W	17.06'
L120	S70°52'42"W	4.39'
L121	S66°03'16"W	1.96'
L122	S13°09'46"E	29.80'
L123	S69°11'53"W	10.65'
L124	S45°27'51"W	1.07'



FLOODPLAIN						
CURVE TABLE						
C21	5779.60'	0'44'34"	74.93'	N02°53'45"E	74.93'	
C22	5779.60'	0'53'29"	89.91'	N00°50'37"E	89.91'	
C23	5779.60'	1'22'23"	138.51'	N00°28'45"W	138.51'	
C24	21.51'	24'42'34"	9.28'	N77°13'35"W	9.21'	
C25	129.54'	2'02'33"	4.62'	S87°19'09"W	4.62'	
C26	84.93'	1'39'36"	2.46'	S87°07'40"W	2.46'	
C27	58.92'	1'10'55"	11.48'	N85°44'49"W	11.46'	
C28	223.84'	8'20'25"	32.58'	N84°56'15"W	32.55'	
C29	14.64'	29'09'15"	7.45'	N81°39'54"W	7.37'	
C30	3.59'	43'05'16"	2.70'	N86°05'09"W	2.64'	
C31	1.57'	61'05'46"	1.67'	S38°14'18"W	1.59'	
C32	11.00'	30'43'04"	5.90'	S03°36'20"E	5.83'	
C33	5.01'	48'42'21"	4.26'	S05°29'28"W	4.14'	
C34	62.97'	25'02'22"	27.52'	S35°53'14"W	27.30'	
C35	15.39'	24'38'36"	6.62'	S58°29'24"W	6.57'	
C36	36.42'	13'14'27"	8.42'	S78°36'33"W	8.40'	
C37	2.88'	54'13'46"	2.72'	S67°55'01"W	2.62'	
C38	0.75'	73°08'13"	0.96'	S77°21'24"W	0.89'	
C39	57.33'	9'04'59"	9.09'	N62°47'44"W	9.08'	
C40	6.55'	28°52'15"	3.30'	N41°46'08"W	3.26'	
C41	61.38'	7°15'58"	7.78'	N32°06'52"W	7.78'	
C42	180.53'	8°07'40"	25.61'	N25°13'37"W	25.59'	
C43	931.43'	2°05'56"	34.12'	N16°42'52"W	34.12'	
C44	83.75'	14°38'30"	21.40'	N10°59'07"W	21.34'	
C45	91.64'	18°34'59"	29.72'	N12°11'32"W	29.59'	
C46	305.05'	4°57'51"	26.43'	N21°25'46"W	26.42'	
C47	1859.90'	2°17'57"	74.63'	N03°15'41"W	74.63'	

LOT 1
BLOCK "A"
FINAL PLAT OF
CYPRESS
ADDITION
(N/266)

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

PROJECT NO.:
590-004

DRAWING NO.:
590-004-PL1

PLOT DATE:
10/22/19

PLOT SCALE:
1" = 100'

DRAWN BY:
DLJ/JDB

SHEET
05 OF 05

City of Round Rock, Texas
2020 - Planning and Zoning Commission Schedule

(Gray = 2019 and 2021 P&Z meeting schedule)			
Submittal Day 12 Noon Deadline (Tuesday*)	** Public Notice/Sign Posting Deadline (Monday*)	1st Available P&Z Meeting (Wednesday*)	Target City Council Meeting (Thursday*)
Oct 22	Nov 4	Nov 20	Dec 19
Nov 5	Nov 18	Dec 4	Jan 9
Nov 19	Dec 2	Dec 18	Jan 23
Dec 10	Dec 20 (Fri)	Jan 8	Feb 13
Only 1 meeting in January.			
Jan 7	Jan 17 (Fri)	Feb 5	Mar 12
Jan 21	Feb 3	Feb 19	Mar 26
Feb 4	Feb 14 (Fri)	Mar 4	Apr 9
Only 1 meeting in March due to Spring Break			
Mar 3	Mar 16	Apr 1	May 14
Mar 17	Mar 30	Apr 15	May 28
Apr 7	Apr 20	May 6	Jun 11
Apr 21	May 4	May 20	Jun 25
May 5	May 18	Jun 3	Jul 9
May 19	Jun 1	Jun 17	Jul 23
Only 1 meeting in July due to the Independence Day Holiday			
Jun 16	Jun 29	Jul 15	Aug 27
Jul 7	Jul 20	Aug 5	Sep 10
Jul 21	Aug 3	Aug 19	Sep 24
Aug 4	Aug 17	Sep 2	Oct 8
Aug 18	Aug 31	Sep 16	Oct 22
Sep 8	Sep 21	Oct 6 (Tues)	Nov 12
Sep 22	Oct 5	Oct 21	Nov 24 (Tues)
Oct 6	Oct 19	Nov 4	Dec 3
Oct 20	Nov 2	Nov 18	Dec 17
Nov 3	Nov 16	Dec 2	Jan 14
Nov 17	Nov 30	Dec 16	Jan 28
Dec 15	Dec 28	Jan 13	Feb 11

All information for platting and zoning submittals must be delivered to the Planning Department designated representative by the 12 Noon deadline on the date indicated as Submittal Day. Applications must be hand delivered by the applicant and/or authorized agent (no runners or couriers).

Target Council meeting dates are approximately 1 month after the P&Z meeting. For additional information, please contact Veronica Chandler at 512-341-3320 or 512-218-5428.

Notes:

The Planning and Zoning Commission meetings are held at the City Council Chambers, located at 221 East Main Street, Round Rock, Texas 78664. **Meetings begin at 6:00 p.m.**

* Day of week unless otherwise noted.

** Zoning and Concept Plan notification deadlines. For Replat application deadlines, please contact staff.