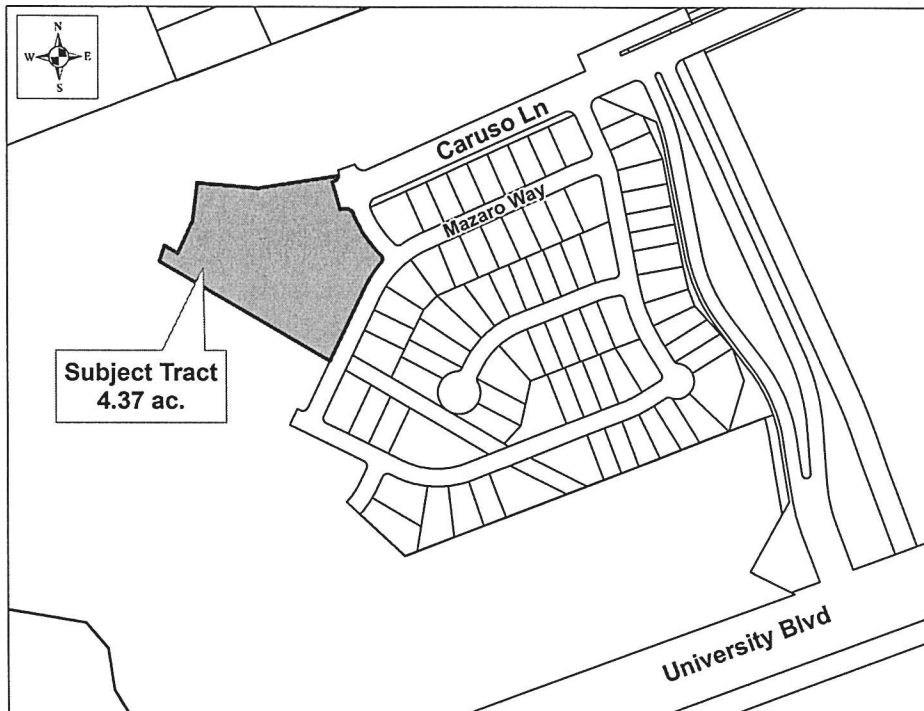


**Vizcaya Western Amenity Center Ph. 1 & 2**  
**FINAL PLAT FP1510-006**



**CASE PLANNER:** Brad Dushkin

**REQUEST:** Approval of a final plat for a neighborhood amenity center and adjacent right-of-way

**ZONING AT TIME OF APPLICATION:** PUD 96

**DESCRIPTION:** 4.37 acres out of the Joseph Mott Survey, Abstract No. 427

**CURRENT USE OF PROPERTY:** Vacant - zoned PUD 96

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Vacant - future phase of PUD 96

South: Vacant - future phase of PUD 96

East: Under construction - Phase 2A of PUD 96

West: Vacant - future phase of PUD 96

**PROPOSED LAND USE:** Amenity center for a single family neighborhood plus right-of-way for a collector road

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 0                     | 0.00           |
| Residential - Multi Unit:     | 0                     | 0.00           |
| Office:                       | 0                     | 0.00           |
| Commercial:                   | 0                     | 0.00           |
| Industrial:                   | 0                     | 0.00           |
| Open/Common Space:            | 3                     | 3.63           |
| ROW:                          | 1                     | 0.74           |
| Parkland:                     | 0                     | 0.00           |
| Other:                        | 0                     | 0.00           |
| <b>TOTALS:</b>                | <b>4</b>              | <b>4.37</b>    |

**Owner:**  
Avery Ranch Company, LTD  
John S. Avery  
1008 S. Lamar Blvd.  
Austin, TX 78704

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

**Vizcaya Western Amenity Center Ph. 1 & 2**  
**FINAL PLAT      FP1510-006**

**HISTORY:** The Planning and Zoning Commission 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 of which were administrative.

**DATE OF REVIEW:** November 4, 2015

**LOCATION:** Along Caruso Lane west of its intersection with Vizcaya Parkway, generally north of University Boulevard.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

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 is further subdivided to include an approximate 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a three acre fire station site that will ultimately be dedicated to the City of Round Rock.

The purpose of this plat is to set aside land for one of the two amenity centers required by the PUD. The first one, located in the eastern half of the PUD, was platted and recorded earlier this year. This one is located in the western section of the PUD and will include a portion of the Caruso Lane right-of-way, which is the primary east-west collector roadway. Additionally, this plat creates an open space lot to accommodate a pipeline easement that runs from northwest to southeast through this portion of the PUD.

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.

Drainage: There are no drainage concerns for this phase.

**RECOMMENDED MOTION:**

Staff recommends approval.





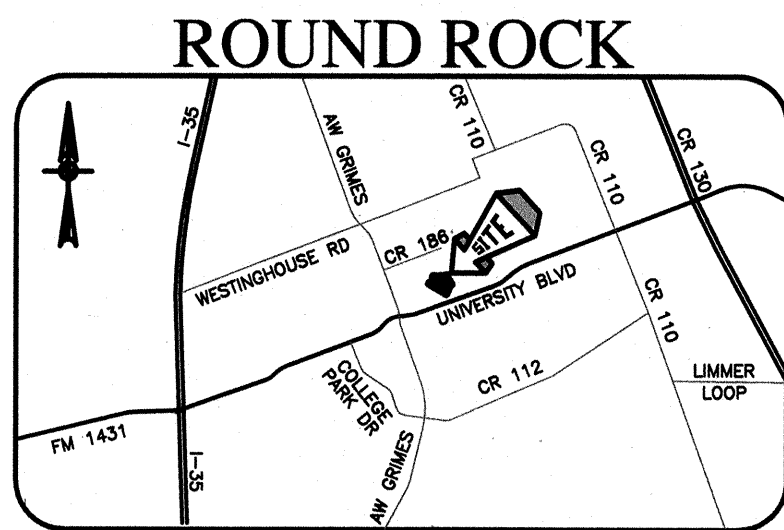
Caruso Ln

Mazaro Way

**Subject Tract**  
**4.37 ac.**

University Blvd





LOCATION MAP  
NOT TO SCALE

# FINAL PLAT OF VIZCAYA WESTERN AMENITY CENTER, PHASE 1 & PHASE 2

A 4.356 ACRE, OR 189,747 SQUARE FEET, MORE OR LESS TRACT OF LAND OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

| LEGEND       |   |
|--------------|---|
| AC           | ACRE(S)   |
| DOC          | DOCUMENT NUMBER   |
| POB          | POINT OF BEGINNING  |
| PR           | PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS                        |
| DR           | DEED RECORDS OF WILLIAMSON COUNTY, TEXAS                        |
| ESMT         | EASEMENT  |
| FD, I.R.     | FOUND IRON ROD  |
| ROW          | RIGHT OF WAY  |
| VOL          | VOLUME  |
| PG           | PAGE(S)   |
| OPR          | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS             |
| PUE          | PUBLIC UTILITY EASEMENT   |
| (SURVEYOR) ● | FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE) |
| ○            | SET 1/2" IRON ROD (PD)  |
| ---          | FUTURE PHASES   |
| ---          | EXISTING PHASES   |
| ---          | PLAT BOUNDARY   |

OWNER: AVERY RANCH COMPANY, LTD. & LSA TRUST  
2803 PECOS STREET  
AUSTIN, TX 78703

ACREAGE: 4.356 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

NUMBER OF BLOCKS: 2

LINEAR FEET OF NEW STREETS: 402

SUBMITTAL DATE: OCTOBER 6, 2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
NOVEMBER 4, 2015

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:

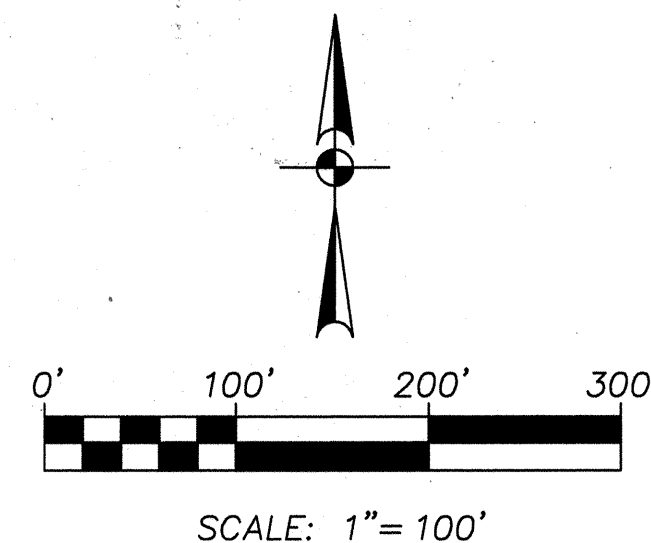
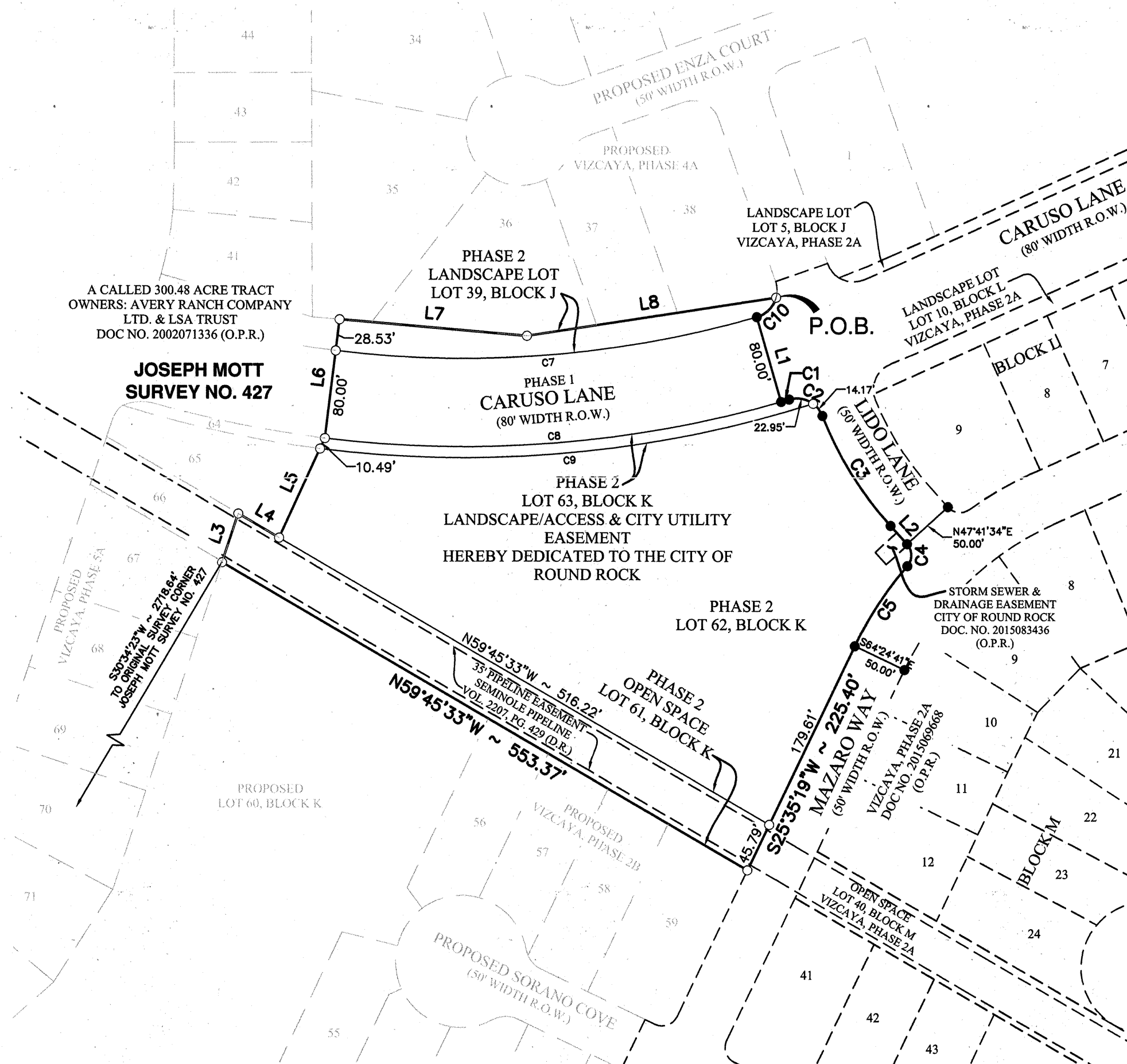
PT No. 104 CUT SQUARE IN CURB INLET AT THE  
SOUTHWEST CORNER OF MAZARO WAY AND TERRAZA  
TRAIL  
NAD 83 GRID COORDINATES  
N: 10184477.4  
E: 3143765.5  
ELEVATION 754.93' (NAVD 1988)  
GEOID 03

PT No. 105 CUT SQUARE IN CURB INLET AT CORNER OF  
TERRAZA TRAIL AND SORANO AVENUE  
NAD 83 GRID COORDINATES  
N: 10183886.2  
E: 3143870.5  
ELEVATION 764.63' (NAVD 1988)  
GEOID 03

ACREAGE BY LOT TYPE:  
ROW: 0.739 OF AN ACRE  
DEVELOPMENT LOT: 2.724 ACRES  
LANDSCAPE LOT: 0.208 OF AN ACRE  
LANDSCAPE/ACCESS & CITY UTILITY EASEMENT LOT: 0.102  
OF AN ACRE  
OPEN SPACE LOT: 0.583 OF AN ACRE

NUMBER OF LOTS BY TYPE:  
LANDSCAPE LOT: 1  
LANDSCAPE/ACCESS & CITY UTILITY EASEMENT LOT: 1  
OPEN SPACE LOT: 1  
DEVELOPMENT LOT: 1  
ROW: 1

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



| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L1         | S16°07'15"E | 80.00'  |
| L2         | S42°18'26"E | 22.36'  |
| L3         | N18°22'51"E | 46.68'  |
| L4         | S59°41'45"E | 43.03'  |
| L5         | N24°41'11"E | 99.35'  |
| L6         | N6°56'50"E  | 108.53' |
| L7         | S85°01'07"E | 171.16' |
| L8         | N81°12'44"E | 228.96' |

| CURVE TABLE |          |           |               |         |         |
|-------------|----------|-----------|---------------|---------|---------|
| CURVE #     | RADIUS   | DELTA     | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 1040.00' | 0°25'13"  | N73°40'08"E   | 7.63'   | 7.63'   |
| C2          | 25.00'   | 85°04'20" | S64°00'19"E   | 33.80'  | 37.12'  |
| C3          | 325.00'  | 20°50'17" | S31°53'18"E   | 117.55' | 118.20' |
| C4          | 15.00'   | 83°14'37" | S0°41'08"E    | 19.93'  | 21.79'  |
| C5          | 326.36'  | 15°17'01" | S33°15'45"W   | 86.80'  | 87.06'  |
| C7          | 960.00'  | 23°04'04" | S85°24'47"W   | 383.90' | 386.51' |
| C8          | 1040.00' | 23°04'04" | S85°24'47"W   | 415.89' | 418.72' |
| C9          | 1050.00' | 24°44'47" | S84°44'54"W   | 449.99' | 453.50' |
| C10         | 25.22'   | 59°19'03" | S44°43'26"W   | 24.96'  | 26.11'  |

| LOT TABLE       |                |  |
|-----------------|----------------|--|
| LOT No., BLOCK  | AREA           | LOT TYPE                                     |
| LOT 39, BLOCK J | 9071 SQ. FT.   | LANDSCAPE LOT                                |
| LOT 61, BLOCK K | 25390 SQ. FT.  | OPEN SPACE                                   |
| LOT 62, BLOCK K | 118655 SQ. FT. | DEVELOPMENT LOT                              |
| LOT 63, BLOCK K | 4438 SQ. FT.   | LANDSCAPE/ACCESS & CITY UTILITY EASEMENT LOT |

**PAPE-DAWSON ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT  
OF  
VIZCAYA WESTERN AMENITY CENTER,  
PHASE 1 & PHASE 2

A 4.356 ACRE, OR 189,747 SQUARE FEET, MORE OR LESS TRACT OF LAND OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD, & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES  
FOR

A 4.356 ACRE, TRACT OF LAND OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427 IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS. SAID 4.356 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 set 1/2" iron rod with yellow cap marked "Pape-Dawson" in the northwest right of way line of said Lido Lane, same being a northwest terminus of Caruso Lane, an 80' right of way recorded in said Vizcaya, Phase 2A:

THENCE with the southwest and northwest line of said Vizcaya 2A the following nine (9) courses and distances:

1. along the arc of said curve to the right, having a radius of 25.22 feet, a central angle of 59°19'03", a chord bearing and distance of S 44°43'26" W, 24.96 feet, an arc length of 26.11 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency;
2. S 16°07'15" E, a distance of 80.00 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
3. along the arc of said curve to the left, said curve having a radius of 1040.00 feet, a central angle of 00°25'13", a chord bearing and distance of N 73°40'08" E, 7.63 feet, an arc length of 7.63 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
4. along the arc of said curve to the right, said curve having a radius of 25.00 feet, a central angle of 85°04'20", a chord bearing and distance of S 64°00'19" E, 33.80 feet, an arc length of 37.12 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
5. along the arc of said curve to the left, said curve having a radius of 325.00 feet, a central angle of 20°50'17", a chord bearing and distance of S 31°53'18" E, 117.55 feet, an arc length of 118.20 feet to a found iron rod with cap marked and point of tangency,
6. S 42°18'26" E, a distance of 22.36 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
7. along the arc of said curve to the right, having a radius of 15.00 feet, a central angle of 83°14'37", a chord bearing and distance of S 00°41'08" E, 19.93 feet, an arc length of 21.79 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
8. along the arc of said curve to the left, a radius of 326.36 feet, a central angle of 15°17'01", a chord bearing and distance of S 33°15'45" W, 86.80 feet, an arc length of 87.06 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
9. S 25°35'19" W, a distance of 225.40 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",

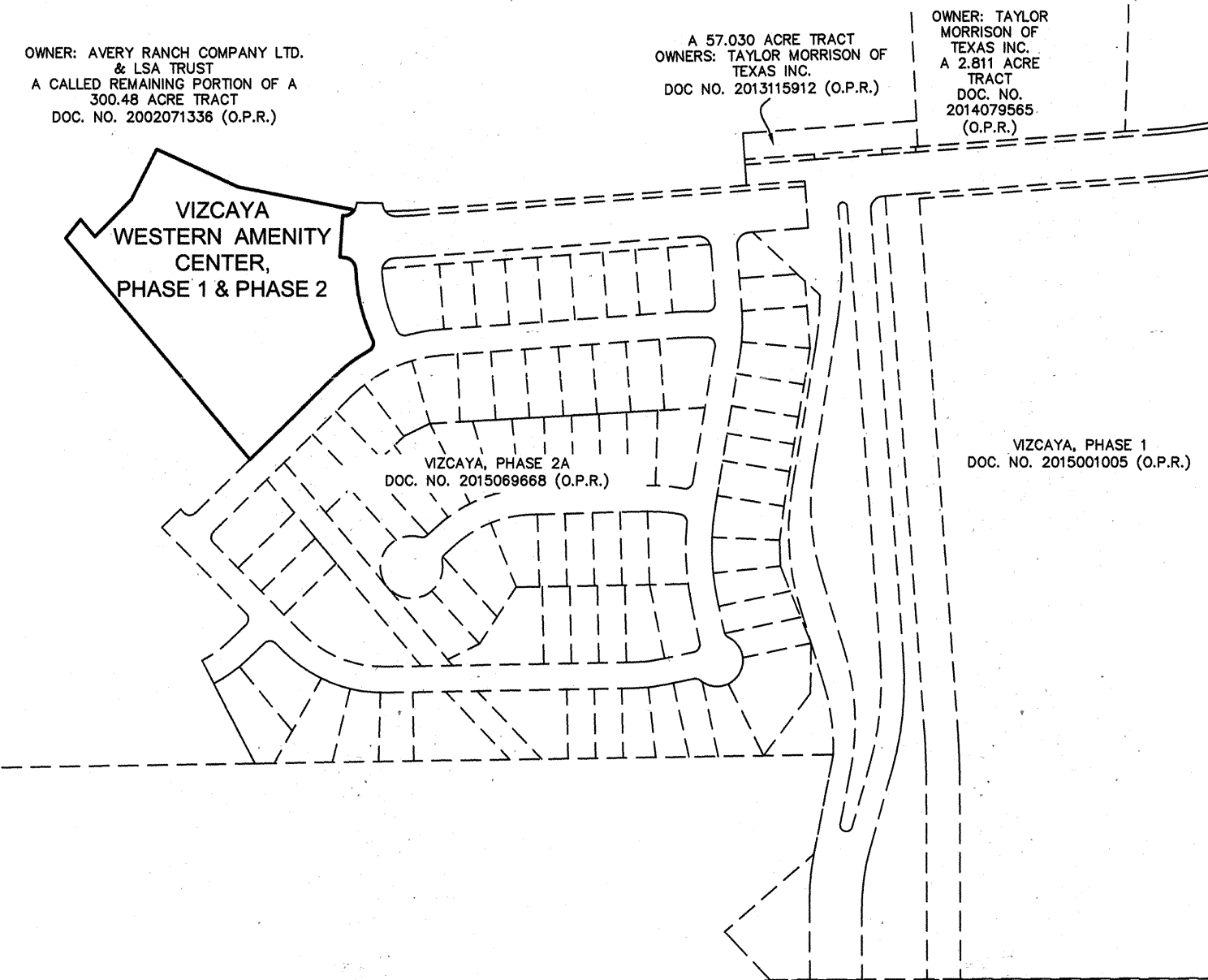
THENCE departing the northwest line of said Vizcaya, Phase 2A, through the interior of said 300.48 acre tract the following seven (7) courses and distances:

1. N 59°45'33" W, a distance of 553.37 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
2. N 18°22'51" E, a distance of 46.68 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
3. S 59°41'45" E, a distance of 43.03 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
4. N 24°41'11" E, a distance of 99.35 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
5. N 06°56'50" E, a distance of 108.53 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
6. S 85°01'07" E, a distance of 171.16 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson",
7. N 81°12'44" E, a distance of 228.96 feet to the POINT OF BEGINNING and containing 4.356 acres in the in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a plat prepared under Job No. 50803-04 by Pape Dawson Engineers, Inc.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE ORDINANCES, 2010 EDITION, 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.
4. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION NOVEMBER 4, 2015
6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
7. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
8. LOT 39, BLOCK J, LOT 63, BLOCK K, AND LOT 61, BLOCK K SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

KEY MAP OF PARCELS



**PAPE-DAWSON  
ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FINAL PLAT  
OF  
VIZCAYA, WESTERN AMENITY CENTER  
PHASE 1 & PHASE 2

A 4.356 ACRE, OR 189,747 SQUARE FEET, MORE OR LESS TRACT OF LAND OUT OF A REMNANT  
PORTIN OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD, & LSA  
TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427, IN  
THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Avery Ranch Company Ltd & LSA Trust, as the owner of that certain portion out of a called 300.48 acre tract recorded in Document No.2002071336 of the Official Public Records of Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as VIZCAYA WESTERN AMENITY CENTER, PHASE 1 & PHASE 2.

Avery Ranch Company Ltd & LSA Trust

John S. Avery

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by, John S. Avery, on behalf of said Avery Ranch Company Ltd & LSA Trust.

Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

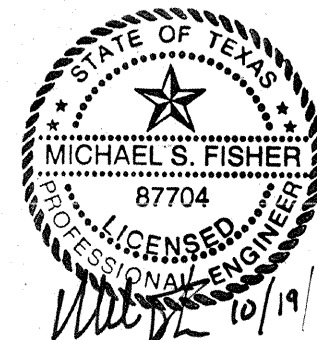
Approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

David Pavliska, Chairman

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Michael S. Fisher  
Registered Professional Engineer No. 87704  
Pape-Dawson Engineers, Inc.  
TBPE, Firm Registration No. 470  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

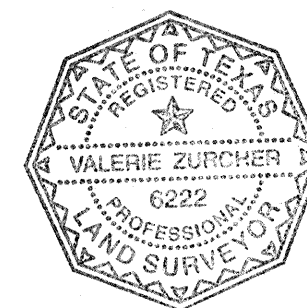


THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Valerie Zurcher, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Valerie Zurcher  
Registered Professional Land Surveyor No. 6222  
State of Texas  
Pape-Dawson Engineers, Inc.  
TBPLS, Firm Registration No. 100288-01  
7800 Shoal Creek Boulevard, Suite 220 West  
Austin, Texas, 78757

October 19, 2015  
Date



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

**PAPE-DAWSON  
ENGINEERS**

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
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