

**Vizcaya Phase 3D
FINAL PLAT FP1511-002**



CASE PLANNER: Brad Dushkin

REQUEST: Approval of the final plat application.

ZONING AT TIME OF APPLICATION: PUD #96

DESCRIPTION: 5.35 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vacant - proposed Vizcaya Phase 3B

South: Vacant - proposed Vizcaya Amenity Center

East: Vacant - proposed Vizcaya Phase 3B

West: Vacant floodplain - proposed Vizcaya Phase 3B (west) and 2C1 (southwest)

PROPOSED LAND USE: 20 Large single family lots

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	20	4.38
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.97
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	20	5.35

Owner:
Greiner Homestead Trust
425 CR 186
Round Rock, TX 78665

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

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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. The most recent revision was administratively approved on November 4, 2015.

DATE OF REVIEW: December 2, 2015

LOCATION: West side of Pietra Ln. and north of Caruso Ln.

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.

For the purposes of this phase, 20 large residential lots are being proposed. The PUD requires a minimum size of 7,500 square feet for large lots, although many of the proposed lots within this phase are in the 8,000 to 9,000 square foot range. The proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved 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. Storm water will be captured by curb inlets and conveyed to a large drainage easement to the west of the property. Staff will review a more detailed drainage plan prior to permitting.

Parkland: Vizcaya contains a comprehensive parkland dedication plan, but none is required to be dedicated in conjunction with this phase.

Additional Considerations: Vizcaya Phase 3B must be recorded prior to recordation of this final plat.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Use a different dashed line to depict easements than what is used for existing phases
2. Select a different location for the neighborhood box unit that is further away from the Pietra Lane ROW
3. Provide LOMR approval by FEMA prior to plat recordation.
4. Provide "minimum" finished floor elevations (MFFE) on lots 98-108, Block O.
5. On lot 106, ensure the "FP" label is not located within this lot. Modify linework to show no encroachment.
6. Modify proposed ultimate 1% & 4% note to read, "after completion and acceptance of Vizcaya Phase 2C1 improvements SIP1502-0002. Additionally add, "acceptance of Phase 2C1 is required prior to recordation of Phase 3D."
7. Update callout for the existing ultimate 1% to read, "Ultimate 1% annual chance floodplain prior to completion and acceptance of Vizcaya Phase 2C1 improvements SIP1502-0002.

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8. Existing ultimate 1% annual chance floodplain shall be removed from the plat after acceptance of phase 2C1 and prior to recordation of Phase 3D plat.
9. Reveal all necessary information from floodplain linework. (Example: annotation on the floodplain lines behind lots)



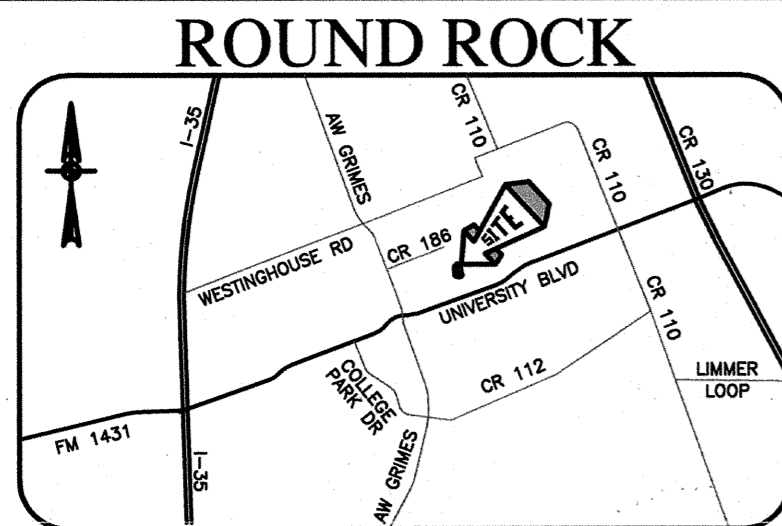
**Subject Tract
5.35 ac.**

Future Pietra Ln

Pietra Ln

Caruso Ln





LOCATION MAP
NOT TO SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C3	325.00'	009°20'40"	N12°30'24"W	52.95'	53.00'
C4	225.00'	068°54'37"	N26°37'14"E	254.59'	270.61'
C5	175.00'	068°54'37"	S26°37'14"W	198.02'	210.47'
C6	275.00'	009°20'40"	S12°30'24"E	44.80'	44.85'
C7	15.00'	057°46'09"	S46°03'48"E	14.49'	15.12'
C8	60.00'	295°32'17"	S72°49'16"W	64.00'	309.49'
C9	15.00'	057°46'09"	N11°42'20"E	14.49'	15.12'

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

GREINERT HOMESTEAD
425 CR 186
ROUND ROCK, TX 78665

ACREAGE: 5.345 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.
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AUSTIN, TX 78757
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NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 673

SUBMITTAL DATE: NOVEMBER 4, 2015

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
DECEMBER 2, 2015

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 1399 FOUND IRON ROD W/CAP MARKED "RPLS 2216"
NAD 83 GRID COORDINATES
N: 10186191.6
E: 31457222.6
ELEVATION 764.63' (NAVD 1988)
GEOID 03

PT No. 4209 1/2" IRON ROD W/YELLOW CAP MARKED
"PAPE-DAWSON"
NAD 83 GRID COORDINATES
N: 10183382.8
E: 3144187.4
ELEVATION 759.82' (NAVD 1988)
GEOID 03

ACREAGE BY LOT TYPE:
ROW: 0.965 ACRES
DEVELOPMENT LOT: 4.380 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 20

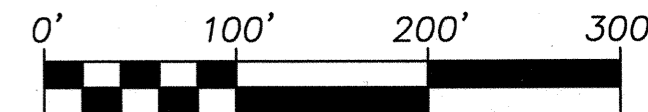
SURVEY: JOSEPH MOTT SURVEY
ABSTRACT No. 427
WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S72°49'16"W	148.14'
L2	N38°48'38"W	40.00'
L3	S72°49'16"W	124.88'
L4	N17°10'44"W	63.00'
L5	N10°12'52"E	70.96'
L6	N12°55'31"W	72.01'
L7	S77°46'22"W	3.56'
L8	N10°41'50"W	71.19'
L9	N07°00'21"E	93.17'
L10	N26°28'37"E	92.56'
L11	N32°40'41"E	92.32'
L12	N58°33'21"E	92.19'
L13	S31°09'45"E	125.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L14	N61°04'33"E	18.39'
L15	S28°55'27"E	50.00'
L16	S61°04'33"W	18.39'
L17	S28°55'27"E	125.00'
L18	S05°47'12"E	91.04'
L19	S07°50'05"E	126.00'
L20	S18°08'20"E	54.81'
L21	S10°59'45"E	63.37'
L22	S14°26'21"E	63.07'
L23	S23°16'50"E	63.36'
L24	S20°00'02"E	63.08'
L25	N17°10'44"W	108.12'
L26	S17°10'44"E	108.12'

FINAL PLAT OF VIZCAYA, PHASE 3D

A 5.345 ACRE, OR 232,810 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.



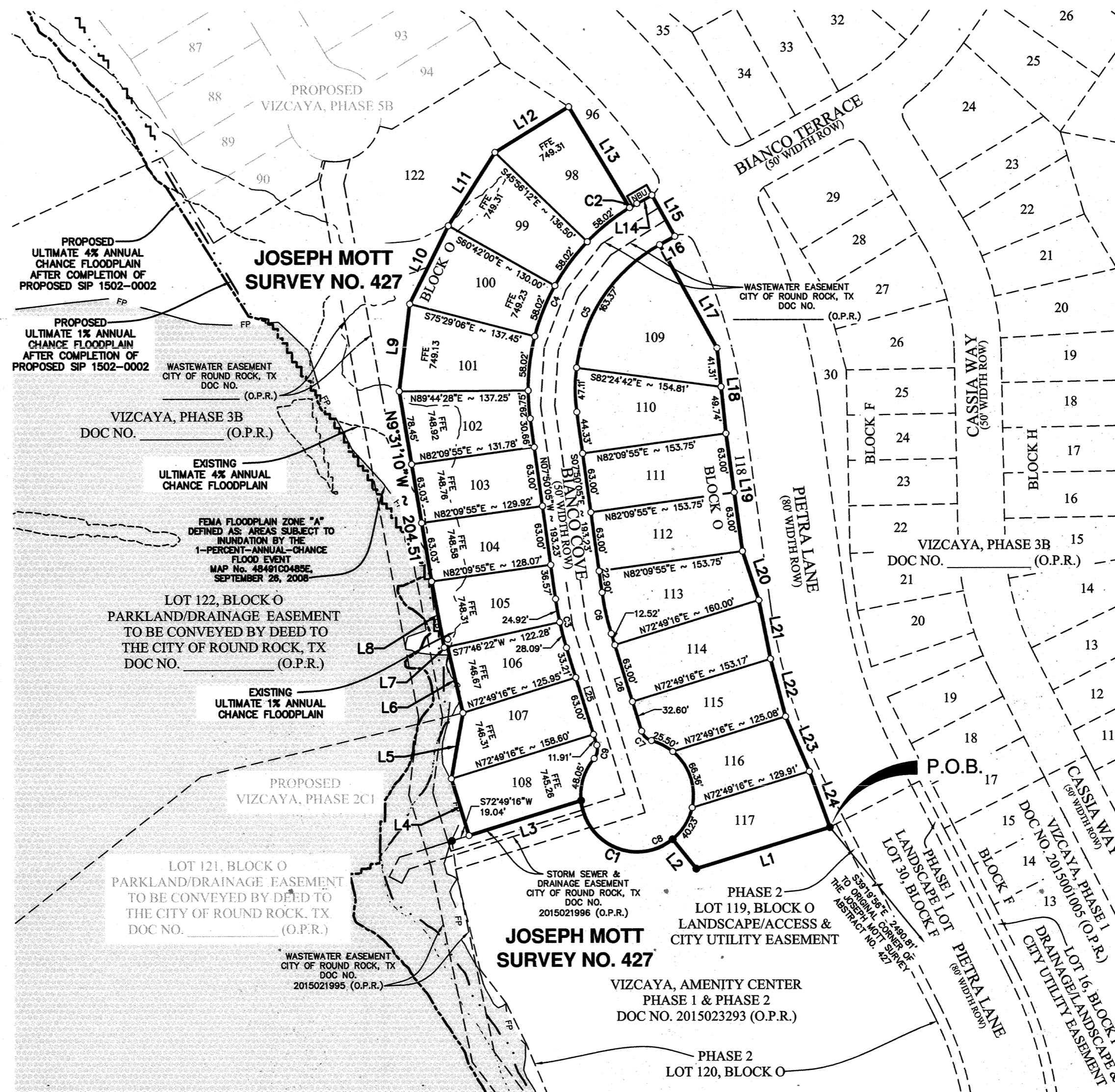
SCALE: 1" = 100'



LEGEND

- AC ACRE(S)
- DOC 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
- FFE FINISHED FLOOR ELEVATION
- (SURVEYOR) ● FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- NBU NEIGHBORHOOD BOX UNIT
- PROPOSED ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- PROPOSED ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- EXISTING ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- EXISTING ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)
- FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)
- FP— FUTURE PHASES
- EXISTING PHASES
- PLAT BOUNDARY
- EASEMENT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
LOT 98	9,605	LARGE LOT
LOT 99	9,835	LARGE LOT
LOT 100	9,881	LARGE LOT
LOT 101	10,214	LARGE LOT
LOT 102	9,249	LARGE LOT
LOT 103	8,244	LARGE LOT
LOT 104	8,127	LARGE LOT
LOT 105	8,392	LARGE LOT
LOT 106	8,234	LARGE LOT
LOT 107	8,963	LARGE LOT
LOT 108	9,034	LARGE LOT
LOT 109	13,889	LARGE LOT
LOT 110	10,921	LARGE LOT
LOT 111	9,687	LARGE LOT
LOT 112	9,687	LARGE LOT
LOT 113	10,642	LARGE LOT
LOT 114	9,865	LARGE LOT
LOT 115	9,222	LARGE LOT
LOT 116	7,850	LARGE LOT
LOT 117	9,416	LARGE 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 # 100289-01

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OF
VIZCAYA, PHASE 3D

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FIELD NOTES
FOR

A 5.345 ACRE, OR 232,810 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 61.733 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE REMAINDER A CALLED 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO NEIL GREINERT HOMESTEAD TRUST IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013090533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 14.560 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014079774 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 5.345 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 a yellow cap marked "Pape-Dawson" found, an angle point in the north line of Lot 120, Block O of the Vizcaya, Amenity Center Phase 1 & Phase 2 Subdivision recorded in Document No. 2015023293 of the Official Public Records of Williamson County, Texas;

THENCE: with the north line of said Lot 120, Block O, the following four (4) courses and distances:

- S 72°49'16" W**, a distance of **148.14 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found;
- N 38°48'38" W**, a distance of **40.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found;
- along a non-tangent curve to the right having a radius of **60.00 feet**, a central angle of **123°30'44"**, a chord bearing and distance of **N 67°03'16" W, 105.71 feet**, an arc length of **129.34 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" found;
- S 72°49'16" W**, a distance of **124.88 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, from which a ½" iron rod with a yellow cap marked "Pape-Dawson" found, at the northwest corner of said Lot 120, Block O bears **S 72°49'16" W**, a distance of **19.04 feet**;

THENCE: departing the north line of said Lot 120, Block O, through the interior of the aforementioned called 61.733 acre tract, the following eighteen (18) courses and distances:

- N 17°10'44" W**, a distance of **63.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 10°12'52" E**, a distance of **70.96 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 13°14'36" W**, a distance of **72.02 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 77°46'22" W**, a distance of **3.16 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 10°41'50" W**, a distance of **71.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 09°31'10" W**, a distance of **204.51 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 07°00'21" E**, a distance of **93.17 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 26°28'37" E**, a distance of **92.56 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 32°40'41" E**, a distance of **92.32 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 58°33'21" E**, a distance of **92.19 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 31°09'45" E**, a distance of **125.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- along a non-tangent curve to the right said curve having a radius of **225.00 feet**, a central angle of **02°14'18"**, a chord bearing and distance of **N 59°57'24" E, 8.79 feet**, an arc length of **8.79 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- N 61°04'33" E**, a distance of **18.39 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 28°55'27" E**, a distance of **50.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 61°04'33" W**, a distance of **18.39 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 28°55'27" E**, a distance of **125.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 05°47'12" E**, a distance of **91.04 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set, and;
- S 07°50'05" E**, at a distance of 89.37 feet passing through the north line of the aforementioned called 5.00 acre tract, continuing through the interior of said called 5.00 acre tract, for a total distance of **126.00 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;

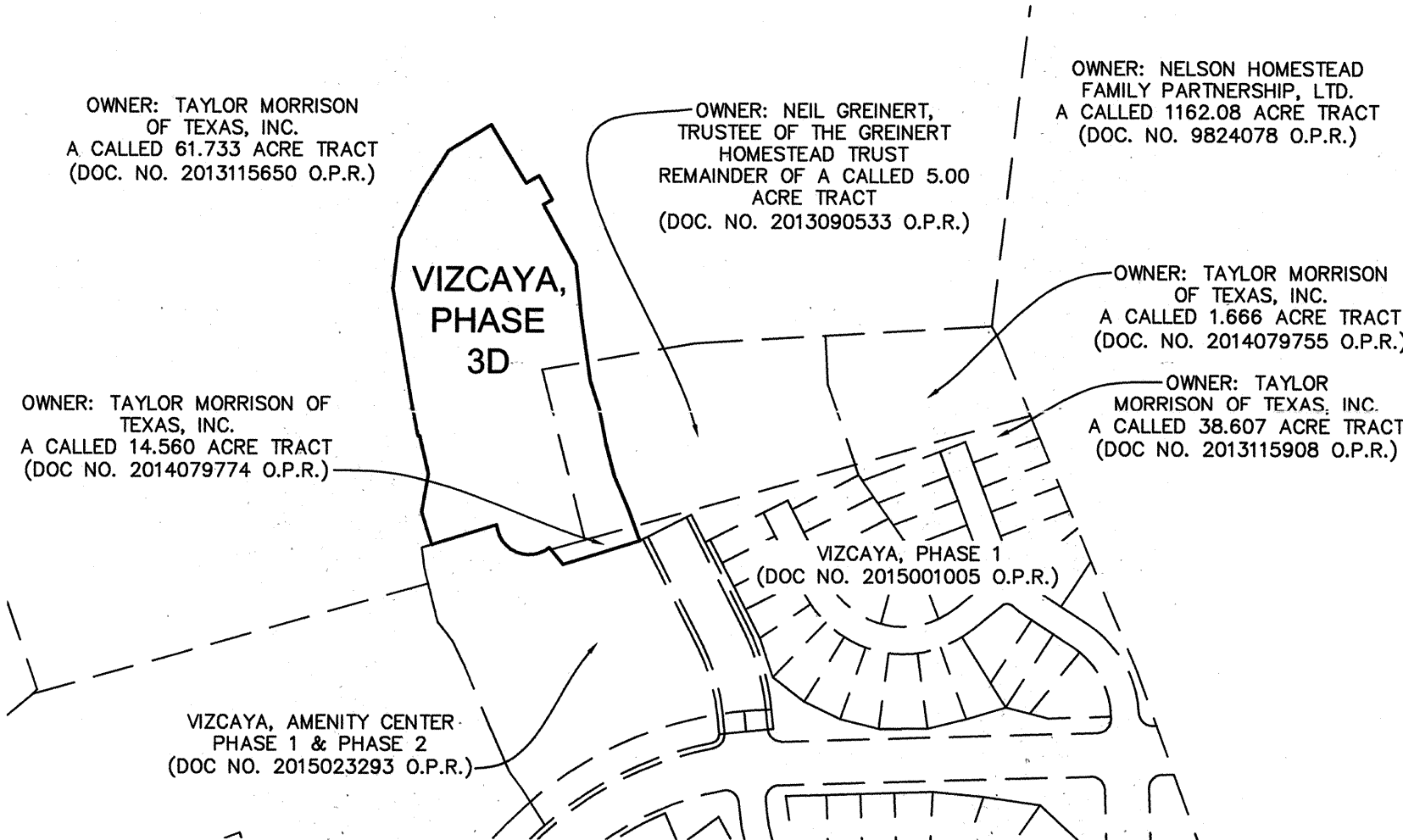
THENCE: continuing through the interior of said called 5.00 acre tract, the following five (5) bearings and distances:

- S 18°08'20" E**, a distance of **54.81 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 10°59'45" E**, a distance of **63.37 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 14°26'21" E**, a distance of **63.07 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 23°16'50" E**, a distance of **63.36 feet** to a ½" iron rod with a yellow cap marked "Pape-Dawson" set;
- S 20°00'02" E**, at a distance of 34.28 feet passing through the north line of the aforementioned called 14.560 acre tract, continuing through the interior of said called 14.560 acre tract, for a total distance of **63.08 feet** to the **POINT OF BEGINNING** and containing 5.345 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:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION NOVEMBER 4, 2015.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT 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.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- THE FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE A MINIMUM OF 2 FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

KEY MAP OF PARCELS



LOT SUMMARY	TOTAL LOT COUNT							OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
	PHASE 1	PHASE 2A	PHASE 2C	PHASE 3A	PHASE 3B	PHASE 3D	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	0	119 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	21	-	-	-	21	178	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	-	-	-	20	104	277	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	37	-	148	501	357 (MIN.)	30 (MIN.)
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	21	42	-	93	234	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	21	21	79	20	366	1190		
LANDSCAPE LOTS	3	5	1	-	6	-	15			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	4			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	5			
RESERVE/SPECIAL USE	2	-	-	-	-	-	2			
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	2			
PARKLAND/DRAINAGE ESMT	1	-	-	-	1	-	2			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-			
OPEN SPACE	-	2	2	-	1	-	5			
TOTAL	164	85	24	21	87	20	401			



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

