

Vizcaya, Phase 4A
FINAL PLAT FP1606-003



CASE PLANNER: David Fowler

REQUEST: Approval of final plat for phase 4A

ZONING AT TIME OF APPLICATION: PUD 98-Vizcaya

DESCRIPTION: 6.62 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: Open Space/Residential

South: Residential

East: Open space/residential

West: Vacant

PROPOSED LAND USE: Residential/right-of-way/open space

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	30	5.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	0.27
ROW:	0	1.35
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	32	6.62

Owner:
TAYLOR MORRISON OF TEXAS INC
11200 LAKELINE BLVD
STE 150A
AUSTIN, TX 78717-

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

**Vizcaya Phase 4A
FINAL PLAT FP1606-003**

HISTORY: The Planning and Zoning Commission approved the Revised Preliminary Plat on June 1, 2016.

DATE OF REVIEW: July 20, 2016

LOCATION: North of Caruso Lane, east of Vizcaya Parkway.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the plat area is residential. The zoning designation for the site is Planned Unit Development (PUD) 96, Vizcaya. The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards. Phase 4A contains 30 residential lots and two open space lots. Only the subdivision's standard lot size is represented in Phase 4A. The Vizcaya PUD ordinance states that minimum lot size for the standard lots is 6,100 square feet with a 50-foot minimum lot width. The final plat has a table showing the running total of each type of lot relative to the approved totals for the entire development as shown in the approved preliminary plat.

Compliance with the Concept Plan/Preliminary Plat: Phase 4A is consistent with the Preliminary Plat as revised June 1, 2016.

Traffic, Access and Roads: The site is covered under the Traffic Impact Analysis done for the Avery North development before the development's name was changed to Vizcaya. This Phase connects to the Caruso Lane collector via the short Lido Lane proposed on the plat. From Caruso Lane, Vizcaya Parkway connects to University Boulevard. A temporary second access easement is being provided to connect the phase directly to University Boulevard from Catalani Cove

Water and Wastewater Service: The city has constructed a 36-inch water line to the Vizcaya property. The site will be served by 16 and 12-inch water lines that have been connected to the 36-inch water line at University Boulevard. The city also constructed a 36-inch interceptor sewer line, to which the local system within Vizcaya connects.

Drainage: The drainage for Section 4A will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for this section is covered in a report for the entire subdivision completed in 2014.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Correctly depict the limits of the 24' temporary access easement by separate instrument.
2. Clarify all the line work for the easements or provide a blow-up detail to clearly differentiate various easements.



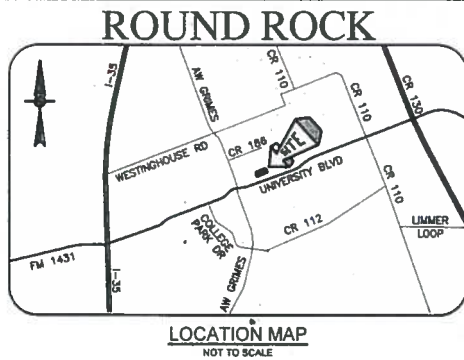
Subject Tract
6.62 ac

Caruso Ln

Vizcaya Pkwy

University Blvd





FINAL PLAT OF VIZCAYA, PHASE 4A

A 6.619 ACRE, OR 288,311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57.030 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

EASEMENTS

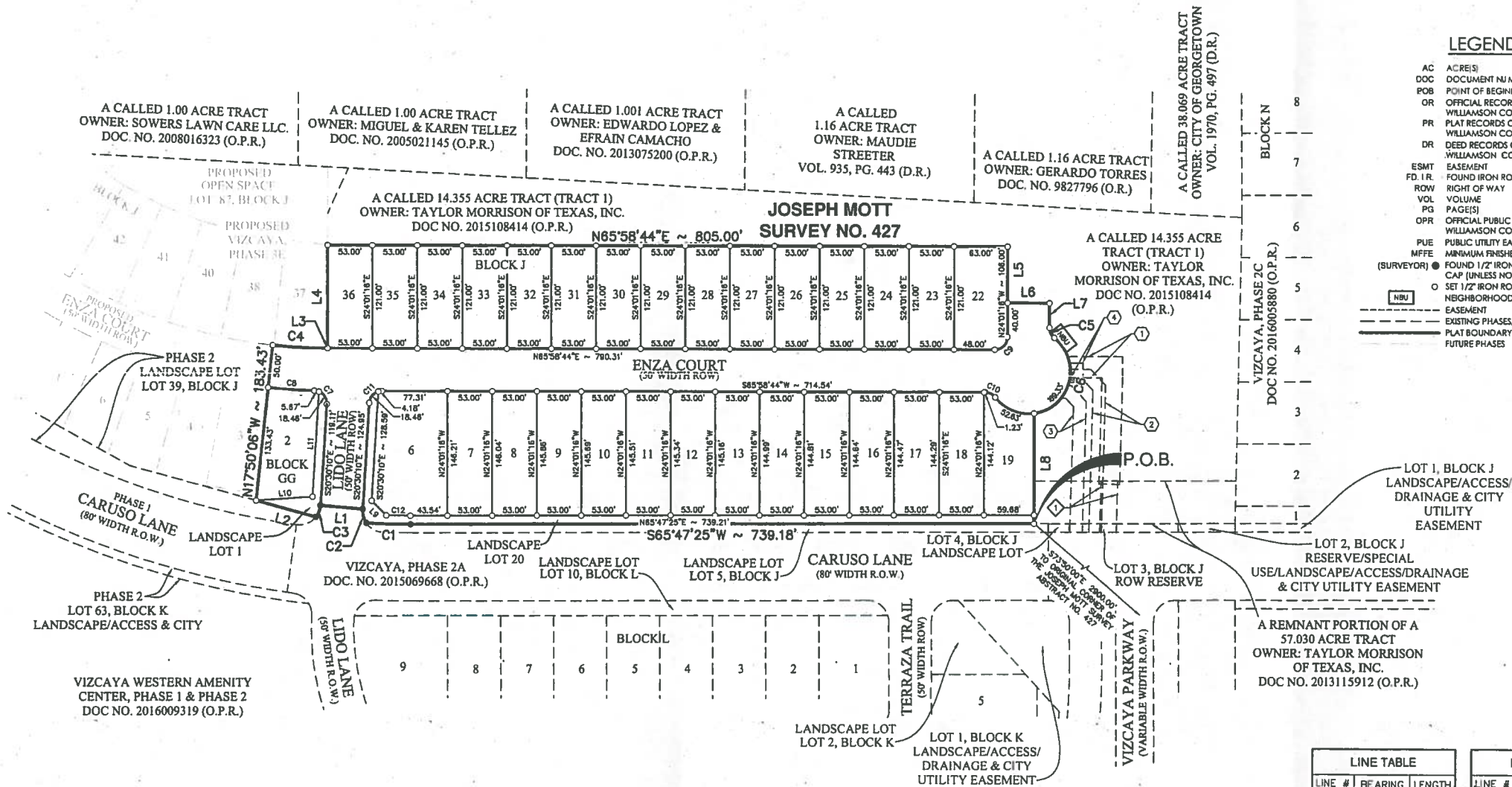
- 20' WASTEWATER EASEMENT CITY OF ROUND ROCK DOC. NO. 2014086441 (O.P.R.)
- 25' WASTEWATER EASEMENT DOC. NO. (O.P.R.)
- 15' DRAINAGE & STORM SEWER EASEMENT DOC. NO. (O.P.R.)
- 15' WATERLINE EASEMENT DOC. NO. (O.P.R.)
- 20' TEMPORARY ACCESS EASEMENT DOC. NO. (O.P.R.)



SCALE: 1" = 100'

LEGEND

- AC ACRES
- DOC DOCUMENT NUMBER
- POB POINT OF BEGINNING
- OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT EASEMENT
- FD 1R FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PUE PUBLIC UTILITY EASEMENT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- (SURVEYOR) FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD) NEIGHBORHOOD BOX UNIT
- EASEMENT
- EXISTING PHASES/TRACTS
- PLAT BOUNDARY
- FUTURE PHASES



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

ACREAGE: 6.619 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: 1

LINEAR FEET OF NEW STREETS: 1140'

SUBMITTAL DATE: JUNE 21, 2016

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JULY 20, 2016

ACREAGE BY LOT TYPE:
ROW: 1.349 ACRES
DEVELOPMENT LOTS: 4.996 ACRES
OPEN SPACE LOTS: 0.274 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 30
LANDSCAPE LOTS: 2

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

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: 3145722.6
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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	950.00'	003°08'46"	S87°21'48"W	52.16'	52.16'
C2	25.08'	038°17'37"	N36°49'47"W	16.86'	17.20'
C3	25.22'	033°45'46"	S01°49'29"E	14.68'	14.87'
C4	602.00'	008°09'56"	N69°03'42"E	64.75'	64.78'
C5	15.00'	052°01'12"	S50°01'52"E	13.16'	13.62'
C6	50.00'	133°43'38"	S09°10'40"E	91.98'	116.70'
C7	15.00'	092°10'43"	N66°35'30"W	21.61'	24.13'
C8	652.00'	004°48'37"	N89°43'58"E	54.91'	54.93'
C9	15.00'	090°00'00"	N20°58'45"E	21.21'	23.56'
C10	15.00'	052°01'12"	N88°00'40"W	13.16'	13.62'
C11	15.00'	086°28'53"	S22°44'17"W	20.55'	22.64'
C12	940.00'	001°44'11"	N66°39'30"E	26.48'	28.49'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S70°45'18"W	50.00'	L7	S24°01'18"E	28.77'
L2	S81°12'44"W	73.54'	L8	S24°01'18"E	129.44'
L3	N65°58'44"E	0.31'	L9	S69°23'12"E	24.33'
L4	N24°01'18"W	121.00'	L10	S82°08'31"W	87.24'
L5	S24°01'18"E	66.00'	L11	S20°30'10"E	123.60'
L6	N65°58'44"E	50.00'			

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 # 409
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100880-01

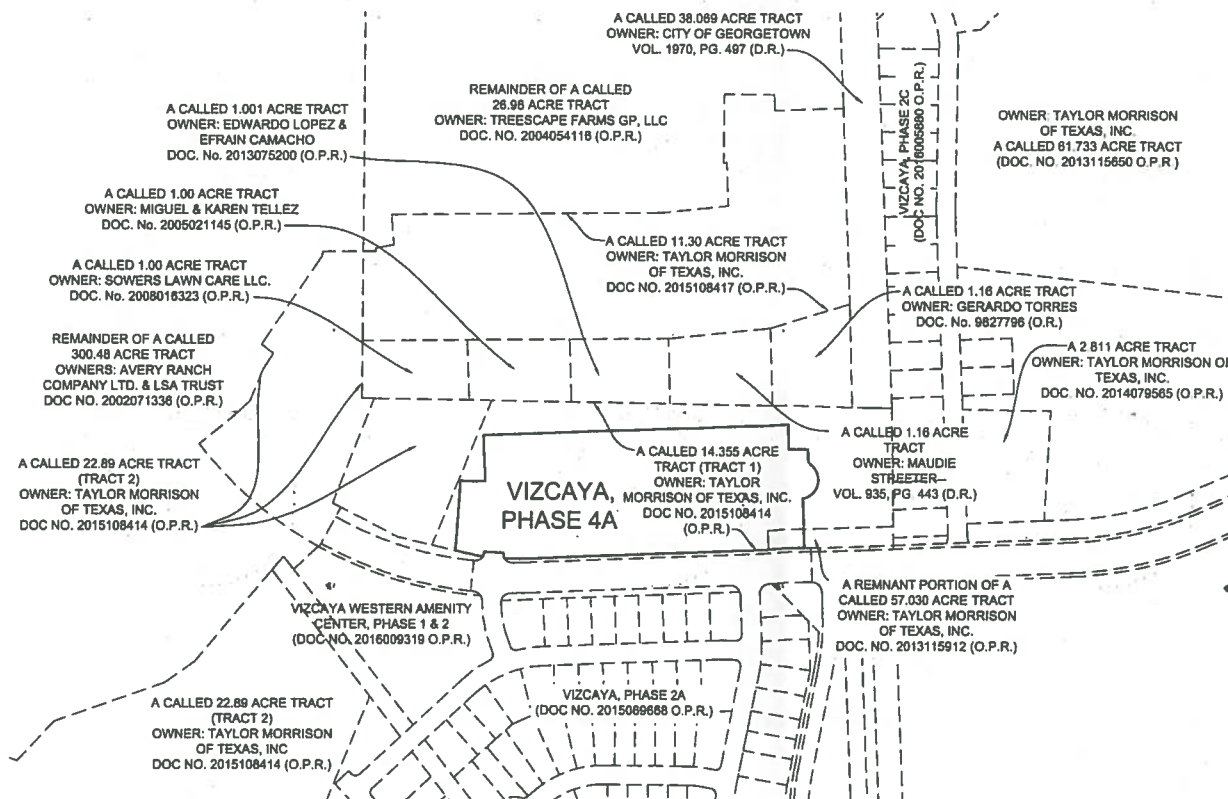


0' 100' 200' 300'

SCALE: 1" = 100'



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 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3D	PHASE 4A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	0	119 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	29	196	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	20	-	132	237	178 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	30	178	545	357 (MIN.)	30 (MIN.)
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	93	234	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	20	30	432	1212		
LANDSCAPE LOTS	3	5	-	1	1	-	6	-	-	16			
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	-	1	-	1	-	-	4			
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-			
OPEN SPACE	-	2	-	2	-	-	1	-	2	7			
TOTAL	164	85	29	24	10	21	87	20	32	472			



BLOCK J		
LOT #	AREA (SQ. FT.)	USAGE TYPE
LOT 6	12,402	STANDARD LI
LOT 7	7,745	STANDARD LI
LOT 8	7,735	STANDARD LI
LOT 9	7,728	STANDARD LI
LOT 10	7,717	STANDARD LI
LOT 11	7,708	STANDARD LI
LOT 12	7,698	STANDARD LI
LOT 13	7,689	STANDARD LI
LOT 14	7,680	STANDARD LI
LOT 15	7,671	STANDARD LI
LOT 16	7,661	STANDARD LI
LOT 17	7,652	STANDARD LI
LOT 18	7,643	STANDARD LI
LOT 19	7,639	STANDARD LI
LOT 20	9,501	LANDSCAPE LI

BLOCK J		
LOT #	AREA (SQ. FT.)	USAGE TYPE
LOT 22	7,575	STANDARD LOT
LOT 23	6,413	STANDARD LOT
LOT 24	6,413	STANDARD LOT
LOT 25	6,413	STANDARD LOT
LOT 26	6,413	STANDARD LOT
LOT 27	6,413	STANDARD LOT
LOT 28	6,413	STANDARD LOT
LOT 29	6,413	STANDARD LOT
LOT 30	6,413	STANDARD LOT
LOT 31	6,413	STANDARD LOT
LOT 32	6,413	STANDARD LOT
LOT 33	6,413	STANDARD LOT
LOT 34	6,413	STANDARD LOT
LOT 35	6,413	STANDARD LOT
LOT 36	6,413	STANDARD LOT

BLOCK GG		
LOT #	AREA (SQ. FT.)	USAGE TYPE
LOT 1	2,157	LANDSCAPE L
LOT 2	8,158	STANDARD L

PAPE-DAWSON
ENGINEERS

7800 SHOAL CREEK BLVD
SUITE 220 WEST

AUSTIN TEXAS 78757

PHONE: 512.454.8711
FAX: 512.450.8087

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 478
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10389-01

FINAL PLAT
OF
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A 6.619 ACRE, OR 288,311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57.030 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 6.619 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 6.619 ACRE, OR 288,311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57.030 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 6.619 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 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, on the north line of Lot 5, Block J of the Vizcaya Phase, 2A subdivision recorded in Document No. 2015069668 of the Official Public Records of Williamson County, Texas, same being the south line of said remnant portion of a called 57.030 acre tract;

THENCE S 65°47'25" W, with the north line of said Lot 5, Block J, same being the south line of said remnant portion of a called 57.030 acre tract, at a distance of 94.93 feet passing through an east line of said called 14.355 acre tract, same being the west line of said remnant portion of a called 57.030 acre tract, continuing with the north line of said Lot 5, Block J, same being a south line of said called 14.355 acre tract, for a total distance of 739.18 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, a point of curvature;

THENCE continuing with the north line of said Lot 5, Block J, same being a south line of said called 14.355 acre tract, with the arc of a tangent curve to the right having radius of 950.00 feet, a central angle of 03°08'48", a chord bearing and distance of S 87°21'48" W, 52.16 feet, an arc length of 52.16 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the northeast curve return, for the north right-of-way line of Caruso Lane, an 80-foot right-of-way, dedicated in the said Vizcaya Phase, 2A subdivision and the east right-of-way line of Lido Lane, a 50-foot right-of-way, dedicated in the said Vizcaya Phase, 2A subdivision, the northwest corner of said Lot 5, Block J, same point being a point of non-tangent curvature;

THENCE with the arc of said northeast, non-tangent curve to the right having a radius of 25.08 feet, a central angle of 39°17'37", a chord bearing and distance of N 38°49'47" W, 16.88 feet, an arc length of 17.20 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the northwest end of said curve return;

THENCE S 70°45'16" W, continuing with the south line of said called 14.355 acre tract, same being the north terminus line of said Lido Lane, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the north end of the west curve return, for the north right-of-way line of said Caruso Lane and the west right-of-way line of said Lido Lane, same being a point of non-tangent curvature;

THENCE with the arc of said west, non-tangent curve return to the right having a radius of 25.22 feet, a central angle of 33°46'46", a chord bearing and distance of S 01°49'29" E, 14.68 feet, an arc length of 14.87 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, the east corner of Lot 39, Block J of the Vizcaya Western Amenity Center, Phase 1 & Phase 2 subdivision recorded in Document No. 20160099319 of the Official Public Records of Williamson County, Texas;

THENCE S 81°12'44" W, with the north line of said Lot 39, Block J, through the interior of said called 14.355 acre tract, a distance of 73.54 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;

THENCE departing the north line of said Lot 39, Block J, continuing through the interior of said called 14.355 acre tract, the following eleven (11) courses and distances:

1. N 17°50'06" W, a distance of 183.43 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangent curvature;
2. with the arc of a non-tangent curve to the left having a radius of 602.00 feet, a central angle of 06°09'56", a chord bearing and distance of N 69°03'42" E, 64.75 feet, an arc length of 64.78 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a point of tangency;
3. N 65°58'44" E, a distance of 0.31 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
4. N 24°01'16" W, a distance of 121.00 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
5. N 65°58'44" E, a distance of 805.00 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
6. S 24°01'16" E, a distance of 66.00 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
7. N 65°58'44" E, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
8. S 24°01'16" E, a distance of 28.77 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a point of curvature;
9. with the arc of a tangent curve to the left having radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 50°01'52" E, 13.16 feet, an arc length of 13.62 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a point of reverse curvature;
10. with the arc of a reverse curve having radius of 50.00 feet, a central angle of 133°43'38", a chord bearing and distance of S 09°10'40" E, 91.98 feet, an arc length of 116.70 feet to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a point of non-tangency;
11. S 24°01'16" E, at a distance of 79.32 feet passing through the north line of the aforementioned remnant portion of a called 57.030 acre tract, same being a south line of the aforementioned called 14.355 acre tract, continuing through the interior of said remnant of a called 57.030 acre tract, for a total distance of 129.44 feet to the POINT OF BEGINNING and containing 6.619 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a plat prepared by Pape Dawson Engineers, Inc.

GENERAL NOTES:

1. 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.
2. 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.
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 CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 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 JUNE 1, 2016.
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 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 48491C0465E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
9. LOTS 1 AND 20, BLOCK J SHALL BE OWNED AND 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.

**PAPE-DAWSON
ENGINEERS**
7800 SHOAL CREEK BLVD
SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
FAX: 512.455.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 078
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10886-01

FINAL PLAT
OF
VIZCAYA, PHASE 4A

A 5.619 ACRE, OR 288,311 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 14.355 ACRE TRACT (TRACT 1), DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A REMNANT PORTION OF A CALLED 57.030 ACRE TRACT DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013115912 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MOTT SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of a called 14.355 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2015108414 of the Official Public Records of Williamson County, Texas and a remnant portion of a called 57.030 acre tract recorded in Document No. 2013115912 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Vizcaya, Phase 4A Subdivision.

Taylor Morrison of Texas Inc.


Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

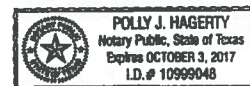
This instrument was acknowledged before me on the 30th day of June, 2016, by, Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

Notary Public, State of Texas

Printed Name: Polly J. Hagerty

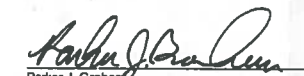
My Commission Expires: 10-3-17





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.


Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TSPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

6/30/2016
Date



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.
TSPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

6/29/16
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.


David Pavliska, Chairman

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


1800 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 # 10999-AT