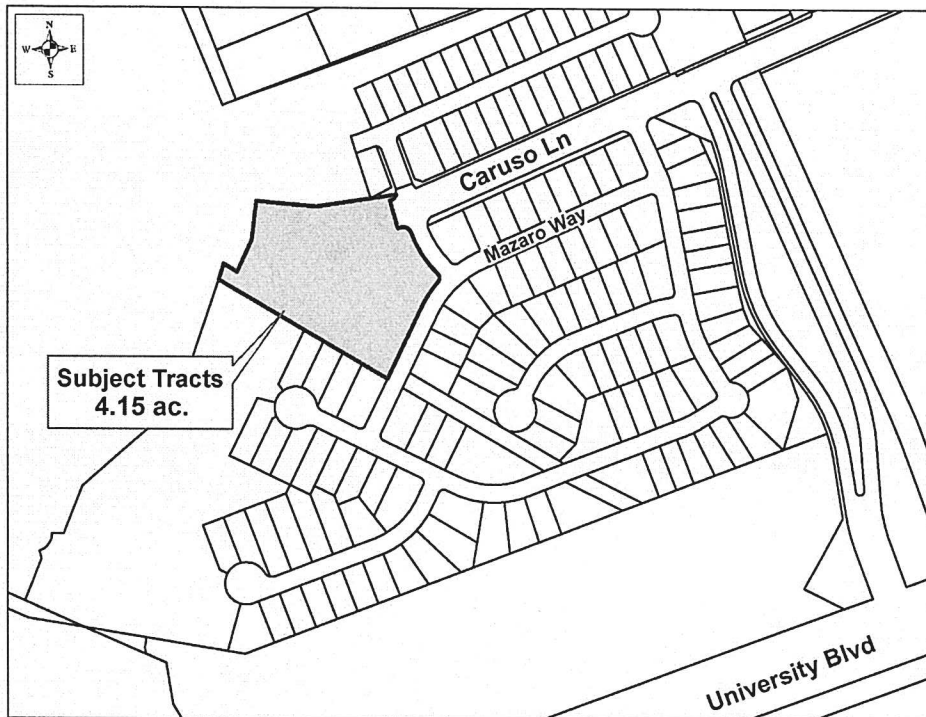


**Vizcaya Western Amenity Center, Phase 1 & 2 (Amending Plat)**  
**FINAL PLAT FP1612-002**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of amending plat

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

**DESCRIPTION:** 4.15 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  
 South: Residential  
 East: Residential  
 West: Vacant

**PROPOSED LAND USE:** Community facility

<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	3.41
ROW:	1	0.74
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>4</b>	<b>4.15</b>

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

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

**Vizcaya Amenity Center, Phase 1 and 2  
FINAL PLAT      FP1612-002**

**HISTORY:** The Planning and Zoning Commission most recently approved revisions to the Vizcaya Preliminary Plat in June 16, 2016 and December 21, 2016. The Planning and Zoning Commission approved the Vizcaya Western Amenity Center Phase 1 and 2 Final Plat on November 4, 2015.

**DATE OF REVIEW:** February 1, 2017

**LOCATION:** Southwest Corner of Caruso Lane and Lido Lane

**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 PUD is divided into two use districts: approximately 25 acres of commercial development and approximately 473 acres of residential development and parkland/open space, plus a fire station site of 3 acres. The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards.

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 plat fronts on the Caruso Lane collector and the short residential street Lido Lane. From Caruso Lane, Vizcaya Parkway connects to University Boulevard. Caruso Lane will eventually connect to A.W. Grimes Boulevard.

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 the amenity center 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.

Additional Considerations: This amending plat slightly reduces the Western Amenity Center plat as recorded. With the amendment, the Western Amenity Center plat will lose a landscape lot north of Caruso Lane. The landscape lot will become part of the revised Phase 3E to the north, which is also under consideration on the February 1, 2017 agenda.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Add Phase 2 label to Lot 61 Block K.
2. The plat must be recorded in tandem with the Final Plat of Vizcaya Phase 3E.





Caruso Ln

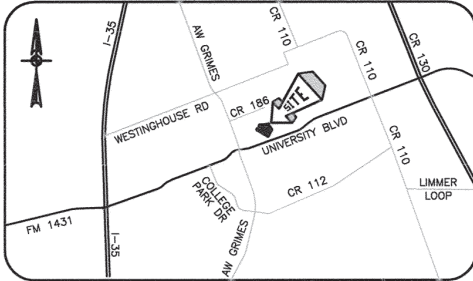
Mazaro Way

**Subject Tracts  
4.15 ac.**

University Blvd



## ROUND ROCK



LOCATION MAP

NOT TO SCALE

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

ACREAGE: 4.148 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: 402

SUBMITTAL DATE: DECEMBER 6, 2016

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
FEBRUARY 1, 2017

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/ACCESS & CITY UTILITY EASEMENT LOT: 0.102  
OF AN ACRE  
OPEN SPACE LOT: 0.583 OF AN ACRE

NUMBER OF LOTS BY TYPE:

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

## 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

## LINE TABLE

LINE #	BEARING	LENGTH
L1	S16°07'15"E	80.00'
L2	S42°18'26"E	22.36'
L3	S25°35'19"W	225.40'
L4	N18°22'51"E	46.63'
L5	S59°45'33"E	43.02'
L6	N24°41'11"E	99.35'
L7	N6°56'50"E	80.00'

## CURVE TABLE

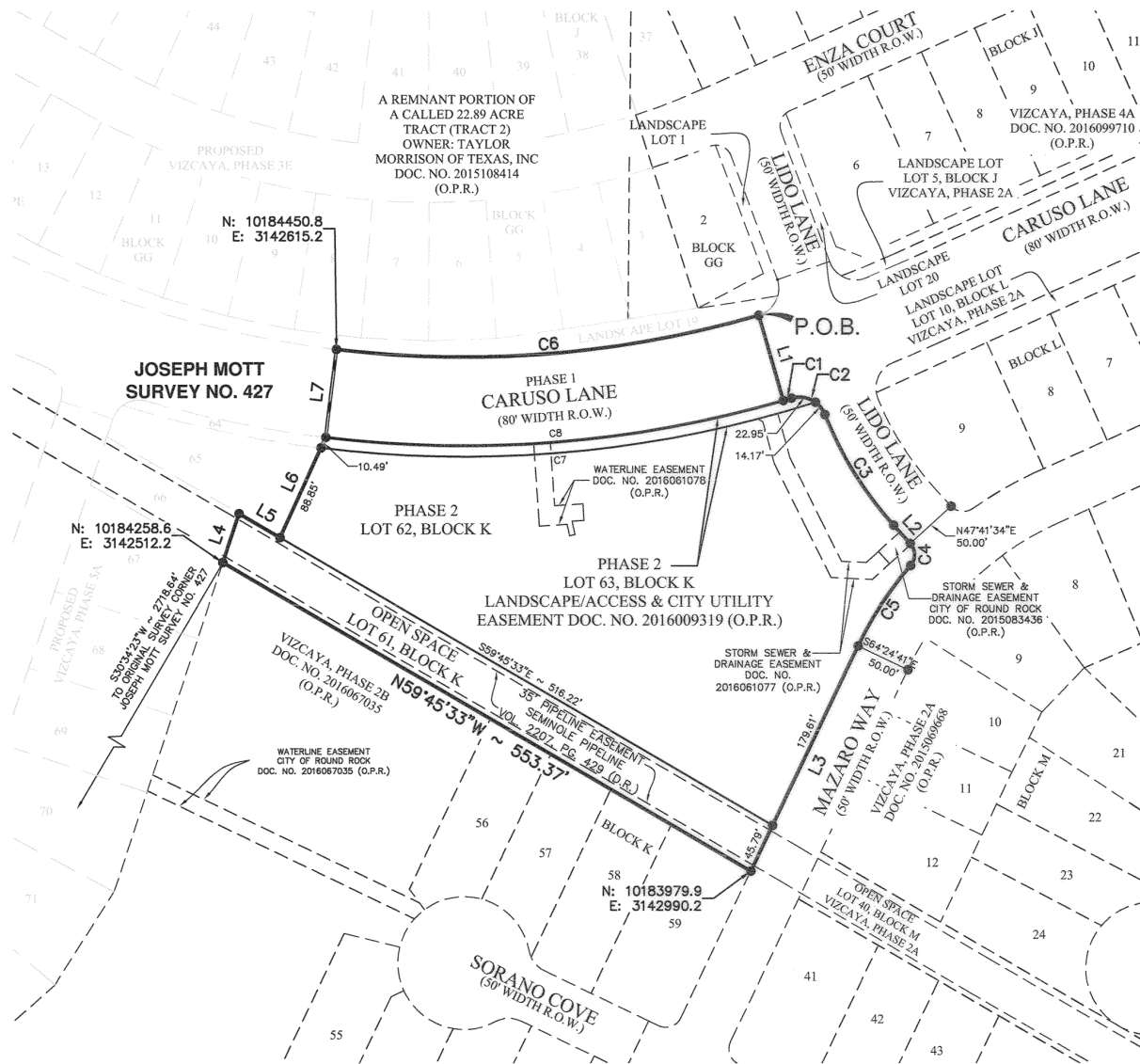
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1040.00'	0°25'13"	N73°40'08"E	7.63'	7.63'
C2	25.00'	85°04'20"	S64°00'19"E	33.80'	37.12'
C3	325.00'	20°50'17"	S31°53'18"E	117.55'	118.20'
C4	15.00'	83°14'37"	S0°41'08"E	19.93'	21.79'
C5	326.36'	15°17'01"	S33°15'45"W	86.80'	87.06'
C6	960.00'	23°04'04"	N85°24'47"E	383.90'	386.51'
C7	1050.00'	24°44'47"	N84°44'54"E	449.99'	453.50'
C8	1040.00'	23°04'04"	S85°24'47"W	415.89'	418.72'

## LOT TABLE

LOT No., BLOCK	AREA	LOT TYPE
LOT 61, BLOCK K	25389 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

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

A 4.148 ACRE, TRACT OF LAND, BEING OUT OF VIZCAYA WESTERN AMENITY CENTER, PHASE 1 & PHASE 2 RECORDED IN DOCUMENT NO. 2016009319 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.



## GENERAL NOTES:

- 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.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 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, SUBDIVISION, CITY OF ROUND ROCK CODE OF ORDINANCES, 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 DECEMBER 21, 2016.
- 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 ENCLOSED 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.
- LOT 63, BLOCK K, AND LOT 61, BLOCK K SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



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

A 4.148 ACRE, TRACT OF LAND, BEING OUT OF VIZCAYA WESTERN AMENITY CENTER, PHASE 1 & PHASE 2 RECORDED IN DOCUMENT NO. 2016009319 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES  
FOR THE AMENDED PLAT OF  
VIZCAYA WESTERN AMENITY CENTER  
PHASE 1 & PHASE 2

A 4.148 ACRE, TRACT OF LAND, BEING OUT OF VIZCAYA WESTERN AMENITY CENTER, PHASE 1 & PHASE 2 RECORDED IN DOCUMENT NO. 2016009319 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 4.148 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found at the westernmost northwest terminus of Caruso Lane, an 80 foot right-of-way recorded in Vizcaya Phase 2A recorded in Document No. 2015069668 of the Official Public Records of Williamson County, Texas, same being the northeast corner of said Vizcaya Western Amenity Center, for the northeast corner and POINT OF BEGINNING hereof;

THENCE with the northeast line and the southeast line of said Vizcaya Western Amenity Center, Phase 1 & Phase 2, same being the southwest and northwest line of said Vizcaya, Phase 2A the following nine (9) courses and distances:

1. S 16°07'15" E, a distance of 80.00 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" and point of non-tangent curvature,
2. 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 ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
3. 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 found ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
4. 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,
5. S 42°18'26" E, a distance of 22.36 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangent curvature,
6. 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 found ½" iron rod with yellow cap marked "Pape-Dawson" and point of reverse curvature,
7. 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 found ½" iron rod with yellow cap marked "Pape-Dawson" and point of tangency,
8. S 25°35'19" W, a distance of 225.40 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Vizcaya, Phase 2A same being the northeast corner of Vizcaya, Phase 2B recorded in Document No. 2016067035 of the Official Public Records of Williamson County, Texas for the southeast corner hereof,

THENCE N 59°45'33" W, with the north line of said Vizcaya, Phase 2B, same being the south line of said Vizcaya Western Amenity Center, Phase 1 & Phase 2, a distance of 553.37 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said Vizcaya, Phase 2B, same being the southwest corner of said Vizcaya Western Amenity Center, Phase 1 & Phase 2 for the southwest corner hereof;

THENCE departing the north line of said Vizcaya, Phase 2B, with the west line of said Vizcaya Western Amenity Center, Phase 1 & Phase 2 the following four (4) courses and distances:

1. N 18°22'51" E, a distance of 46.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 59°45'33" E, a distance of 43.02 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. N 24°41'11" E, a distance of 99.35 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. N 06°56'50" E, a distance of 80.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest terminus of said Caruso Lane for a point of non-tangent curvature;

THENCE with the arc of a curve to the left, with the north right-of-way line of said Caruso Lane, said curve having a radius of 960.00 feet, a central angle of 23°04'04", a chord bearing and distance of N 85°24'47" E, 383.90 feet, an arc length of 386.51 feet to the POINT OF BEGINNING and containing 4.148 acres in the in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-21 by Pape Dawson Engineers, Inc.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas, Inc as the owner of that 4.148 acre, tract of land, being out of VIZCAYA WESTERN AMENITY CENTER, PHASE 1 & PHASE 2 recorded in Document No. 2016009319 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 AMENDED PLAT OF VIZCAYA WESTERN AMENITY CENTER, PHASE 1 & PHASE 2.

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: \_\_\_\_\_

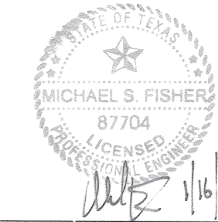
My Commission Expires: \_\_\_\_\_

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

1/16/17  
Date

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

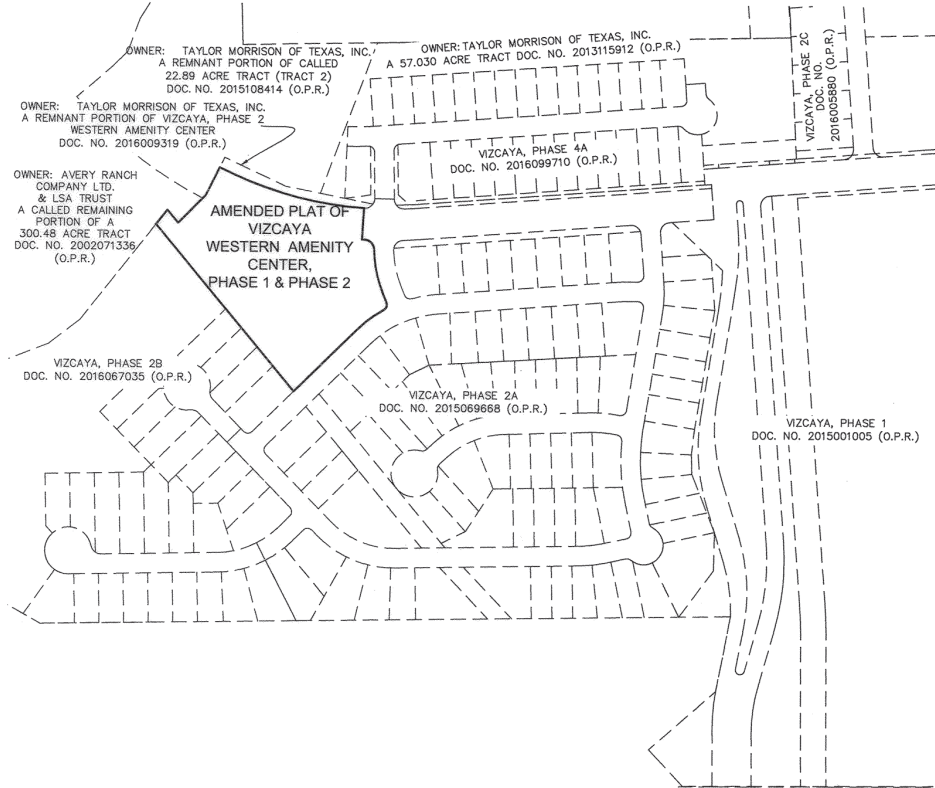
That I, Valerie Zurcher, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round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

Jan 16, 2017  
Date

KEY MAP OF PARCELS



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**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801