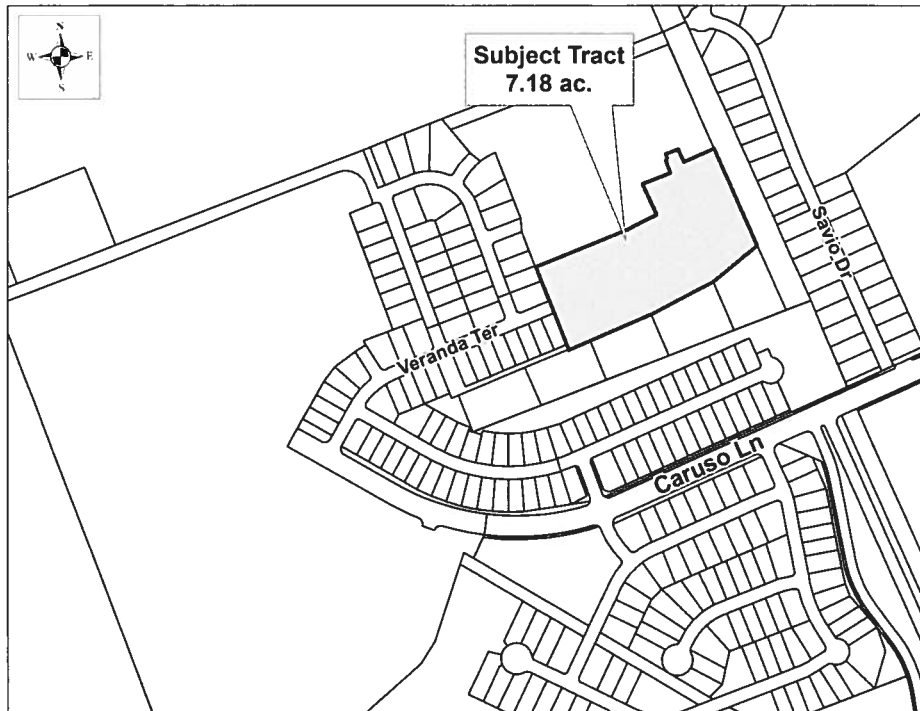


Vizcaya, Phase 3F
FINAL PLAT FP1705-001



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: PUD 96

DESCRIPTION: 7.18 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: Vacant
 West: Vacant

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	31	5.46
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	0.51
ROW:	0	1.21
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	33	7.18

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

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

Vizcaya, Phase 3F
FINAL PLAT FP1705-001

HISTORY: City Council approved PUD 96 on June 26, 2014. The Planning and Zoning Commission approved the Avery North Preliminary Plat on November 20, 2013, revised as Vizcaya Preliminary Plat on November 5, 2014, November 4, 2015, June 1, 2016 and December 21, 2016.

DATE OF REVIEW: June 21, 2017

LOCATION: Veranda Terrace, north of Caruso Lane

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The site's general plan designation is Residential and the zoning is Planned Unit Development 96, Vizcaya (formerly Avery North). The Vizcaya PUD includes standards for residential areas, including lot sizes, exterior finishes, garage door design, and fencing standards. Phase 3F contains 31 residential lots, all of which are in the standard lot category. The Vizcaya PUD ordinance states that the minimum lot size for the standard lots is 6,100 square feet with a 50-foot lot width. Minimum front and rear setbacks for standard lots are 20 feet, while the minimum side setback is 5 feet.

Traffic, Access and Roads: This plat is located at the east end of Veranda Terrace, which continues from Phase 3E. Phase 3E has been approved but not yet recorded. The city's Transportation Department has approved the Traffic Impact Analysis for the Vizcaya development.

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 connect 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 6A 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: None

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to plat recordation, correct proposed utility and temporary access easements; if dedicated by separate instrument, add document number.
2. Add City of Round Rock as beneficiary to all existing easements, or add a note that the city is the beneficiary of all existing utility easements unless otherwise noted.

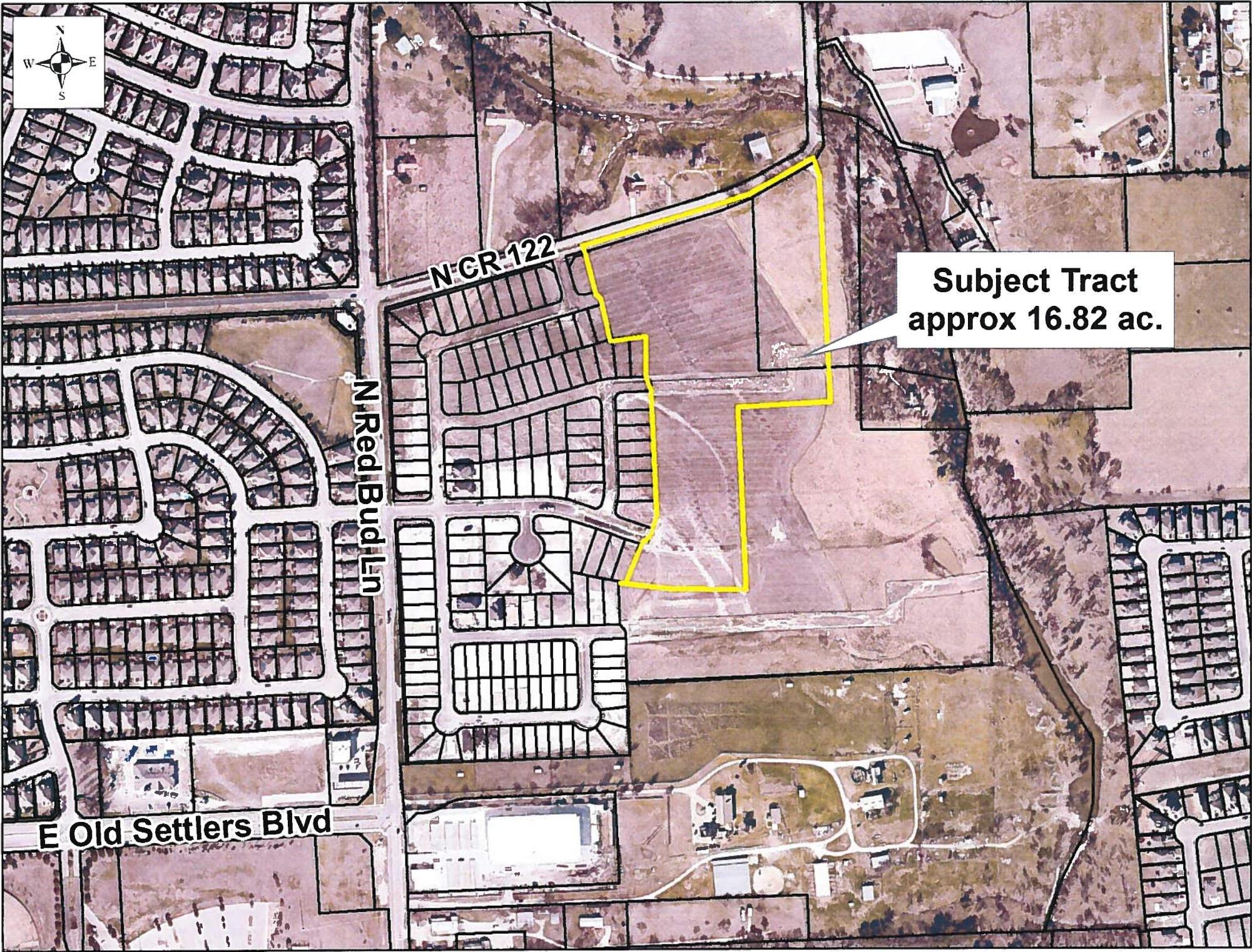


N-GR-122

N Red Bud Ln

E Old Settlers Blvd

Subject Tract
approx 16.82 ac.



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

ACREAGE: 7.183 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: 1019'

SUBMITTAL DATE: MAY 9, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JUNE 7, 2017

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 121 CUT SQUARE IN CURB INLET
NAD 83 GRID COORDINATES
N: 10185446.6
E: 3143183.2
ELEVATION 780.56' (NAVD 1988)
GEOID 03

PT No. 122 CUT SQUARE IN CURB INLET
NAD 83 GRID COORDINATES
N: 10185791.1
N: 3144003.4
ELEVATION 756.87' (NAVD 1988)
GEOID 03

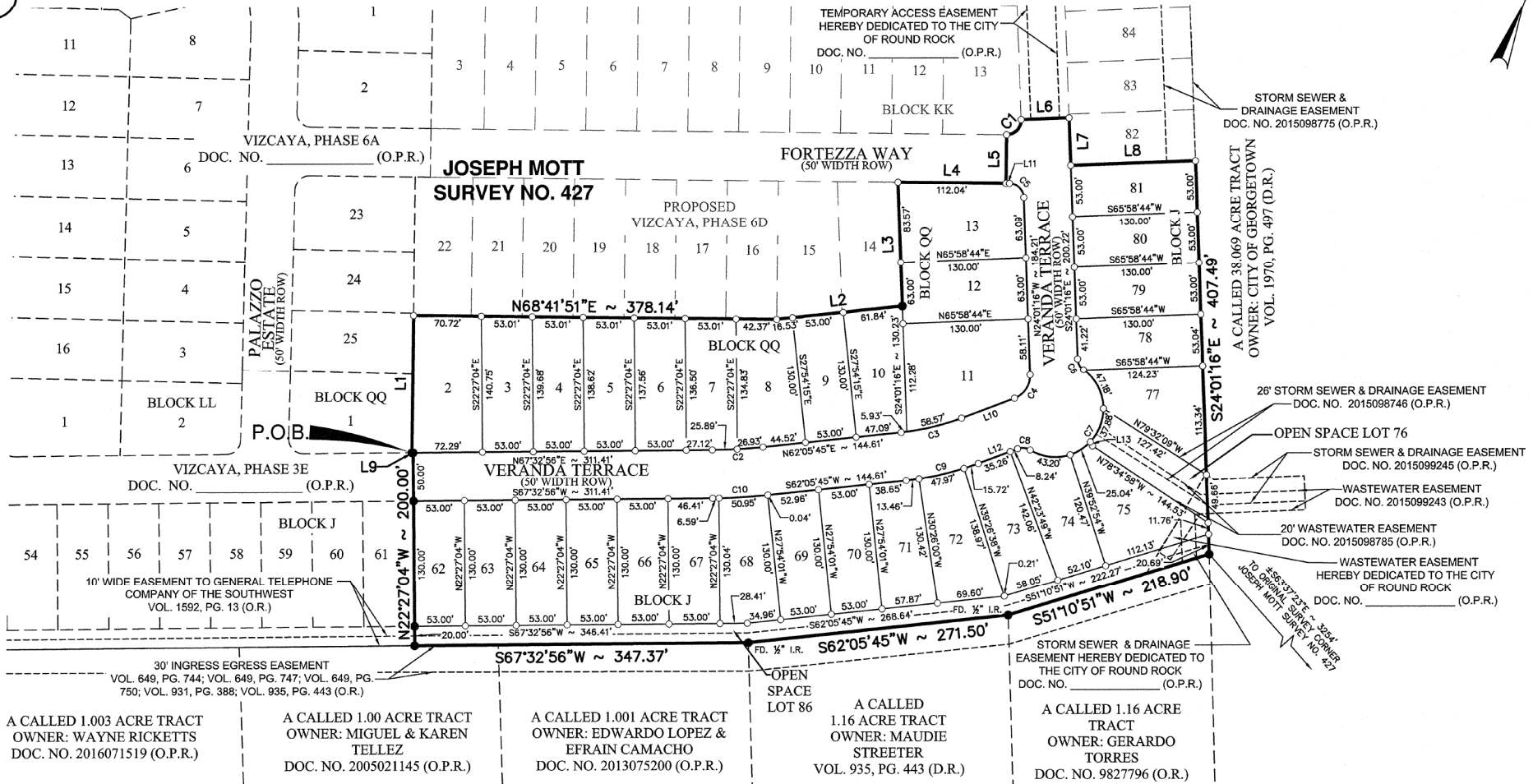
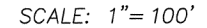
ACREAGE BY LOT TYPE:
ROW: 1.206 ACRES
DEVELOPMENT LOTS: 5.469 ACRES
OPEN SPACE LOTS: 0.508 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 31
OPEN SPACE LOTS: 2

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

AC ACRE(S)
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
P.O.R. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
O.R. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
D.R. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
EASEMENT
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) ● SET 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

A 7.183 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 201615778 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.



BLOCK J		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 2	10,204	STANDARD LOT
LOT 3	7,431	STANDARD LOT
LOT 4	7,375	STANDARD LOT
LOT 5	7,319	STANDARD LOT
LOT 6	7,262	STANDARD LOT
LOT 7	7,201	STANDARD LOT
LOT 8	8,586	STANDARD LOT
LOT 9	8,890	STANDARD LOT
LOT 10	7,465	STANDARD LOT
LOT 11	12,510	STANDARD LOT
LOT 12	8,190	STANDARD LOT
LOT 13	10,420	STANDARD LOT

BLOCK QQ		
LOT #	AREA (SQ. FT.)	LOT DESIGNATION
LOT 62	6,890	STANDARD LOT
LOT 63	6,890	STANDARD LOT
LOT 64	6,890	STANDARD LOT
LOT 65	6,890	STANDARD LOT
LOT 66	6,890	STANDARD LOT
LOT 67	6,890	STANDARD LOT
LOT 68	7,447	STANDARD LOT
LOT 69	6,890	STANDARD LOT
LOT 70	6,890	STANDARD LOT
LOT 71	7,151	STANDARD LOT
LOT 72	7,824	STANDARD LOT
LOT 73	7,661	STANDARD LOT
LOT 74	7,199	STANDARD LOT
LOT 75	9,094	STANDARD LOT
LOT 76	5,358	OPEN SPACE LOT
LOT 77	8,344	STANDARD LOT
LOT 78	6,875	STANDARD LOT
LOT 79	6,890	STANDARD LOT
LOT 80	6,890	STANDARD LOT
LOT 81	6,890	STANDARD LOT
LOT 86	16,751	OPEN SPACE LOT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N21°18'09"W	142.19'
L2	N62°05'45"E	131.37'
L3	N24°01'16"W	128.62'
L4	N68°41'51"E	112.04'
L5	N21°18'09"W	50.00'
L6	N65°58'44"E	50.00'
L7	S24°01'16"E	48.92'
L8	N65°58'44"E	130.00'
L9	S67°32'56"W	1.26'
L10	S47°36'11"E	58.66'
L11	S68°41'51"W	3.80'
L12	S47°36'11"E	43.50'
L13	S51°34'50"E	4.68'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	092°43'07"	N22°20'17"E	21.71'	24.27'
C2	555.00'	005°27'11"	N64°49'21"E	52.80'	52.82'
C3	255.00'	014°29'35"	N54°50'58"E	64.33'	64.50'
C4	28.00'	071°37'27"	N114°7'27"E	29.26'	31.25'
C5	15.00'	087°16'53"	N67°39'43"W	20.70'	22.85'
C6	15.00'	052°01'12"	S50°01'52"E	13.16'	13.62'
C7	50.00'	175°39'52"	S114°7'27"W	99.93'	153.30'
C8	15.00'	052°01'12"	N73°36'47"E	13.16'	13.62'
C9	305.00'	014°29'35"	S54°50'58"W	76.94'	77.15'
C10	605.00'	005°27'11"	N64°49'21"E	57.56'	57.58'

**PAPE-DAWSON
ENGINEERS**

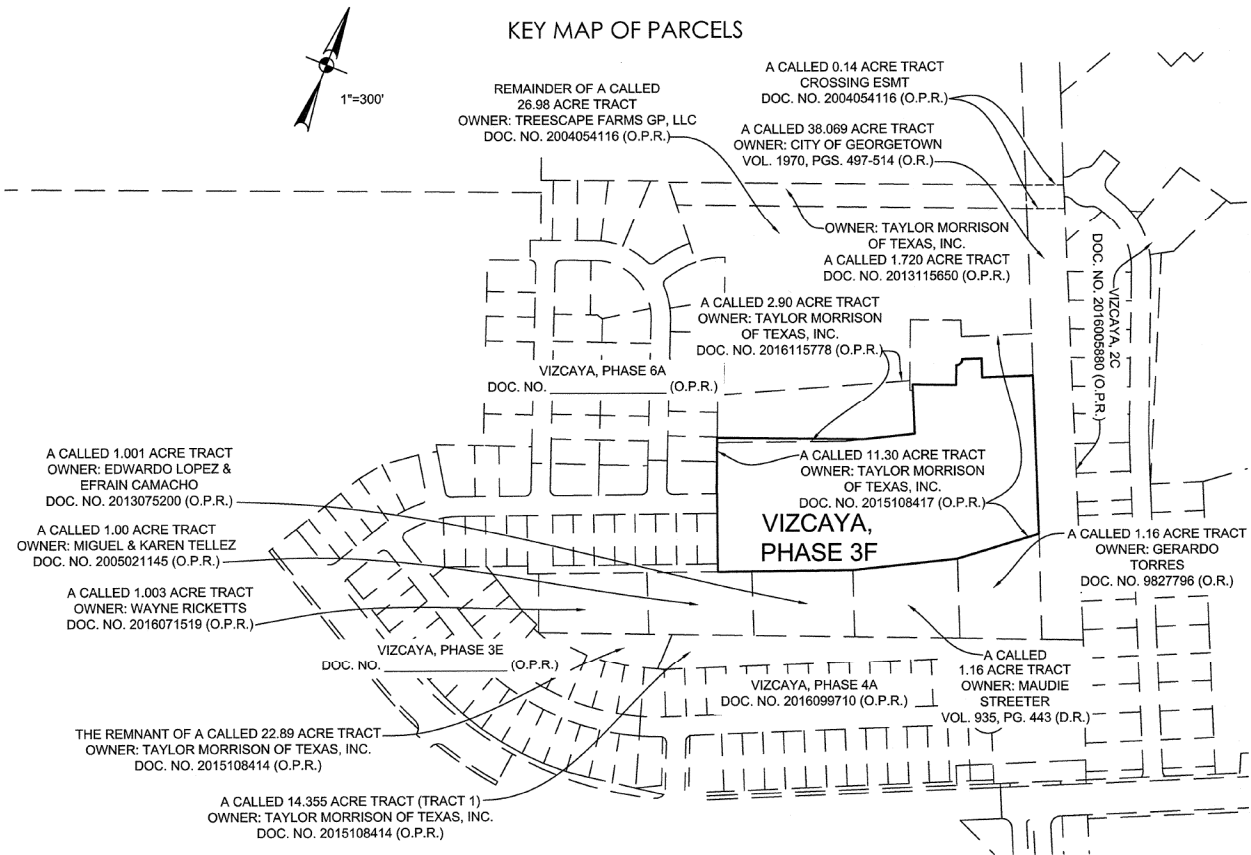
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 3F

A 7.183 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016115778 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.

Final Plat: Phase 3F Lot Summary

LOT SUMMARY	TOTAL LOT COUNT														OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (12/21/2016)	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 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	-	-	15	-	44	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	20	6	-	-	-	31	169	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	45	31	30	-	-	254	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	93	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	20	51	31	30	15	31	560	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	-	3	-	-	-	-	19			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	1	-	-	-	1	6			
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	-	1	2	2	2	-	12			
TOTAL	164	85	29	24	10	21	87	20	5	2	32	2	1	610			



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A 7.193 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016115778 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOSEPH MULL SURVEY NO. 27, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 7.193 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.

THENCE continuing through the interior of said called 11.30 acre tract, the following six (6) courses and distances:

- THENCE S 24°01'16" E**, with the east line of said called 11.30 acre tract, same the west line of said called 38.069 acre tract, a distance of **407.45 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, the northeast corner of a called 1.16 acre tract, described in conveyance to Gerardo Torres in deed recorded in Document No. 9827796 of the Official Records of Williamson County, Texas, same being the south east corner of said called 11.30 acre tract;

THENCE S 62°05'45" W, continuing with the south line of said called 11.30 acre tract, same being the north line of said called 1.16 acre tract described in conveyance to Maudie Streeter, a distance of **271.50 feet** to a ½" iron rod found, the northeast corner of a called 1.001 acre tract recorded in Document No. 2013075200 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said called 1.16 acre tract, described in conveyance to Maudie Streeter, same being an angle point in the south line of said called 11.30 acre tract;

THENCE N 22°27'04" W, departing the north line of said called 1.00 acre tract, with the east line of said Vizcaya, Phase 3E Subdivision, at a distance of 150.00 feet, passing through the south right-of-way line of the aforementioned Veranda Terrace, continuing with the east line of said Vizcaya, Phase 3E Subdivision, for a total distance of **200.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, on the north right-of-way line of said Veranda Terrace, same being an angle point in the east line of said Vizcaya, Phase 3E Subdivision;

GENERAL NOTES:

- 
- PAPE-DAWSON
ENGINEERS**

SHEET 3 OF 4

FINAL PLAT
OF
VIZCAYA, PHASE 3F

A 7.183 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 11.30 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015108417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 2.90 ACRE TRACT, DESCRIBED IN CONVEYANCE TO TAYLOR MORRISON OF TEXAS, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016115778 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 11.30 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2015108417 of the Official Public Records of Williamson County, Texas and a called 2.90 acre tract conveyed to Taylor Morrison of Texas, Inc., recorded in Document No. 2016115778 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 3F 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.

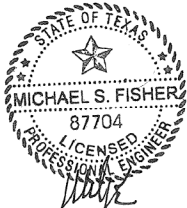
Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

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

5/22/17
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 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.
TBPE, Firm Registration No. 470
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

05/22/2017
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



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801