

Vizcaya Phase 4C
FINAL PLAT FP1710-003



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat.

ZONING AT TIME OF APPLICATION: PUD 96 - Vizcaya

DESCRIPTION: 13.37 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: single family

ADJACENT LAND USE:

North: CR 186 and ETJ

South: PUD 96 - Vizcaya

East: PUD 96 - Vizcaya

West: PUD 96 - Vizcaya

PROPOSED LAND USE: single family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	45	9.84
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	4	0.24
ROW:	0	3.29
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	49	13.37

Owner:
Avery Ranch Company LTD. & LSA Trust
John s. Avery
1508 S. Lamar Blvd.
Austin, TX 78704

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

Vizcaya Phase 4C
FINAL PLAT FP1710-003

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 approved by the Planning and Zoning Commission on August 2, 2017.

DATE OF REVIEW: November 1, 2017

LOCATION: East of A.W. Grimes Boulevard and south of County Road 186

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, 45 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 and several are larger than 15,000 square feet. 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 appropriately. 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: The dedication to the City of approximately three (3) acres of land for use as a fire station is required prior to the recordation of the final plat for the 600th residential lot of the Vizcaya subdivision. If this final plat includes the 600th lot when it is presented for recordation, this dedication will be required.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Provide offsite easement recordation information for all shown easements.
2. Provide a footnote to the legend stating: "Legend applies to all sheets."
3. Revise P&Z Chair signature statement to include: "The property covered by this plat is within the City limits of the City of Round Rock."
4. Complete the document number blanks in the field notes.
5. Note that should this plat include the 600th residential lot of the Vizcaya subdivision, the dedication to the City of approximately three (3) acres of land for use as a fire station shall be required.

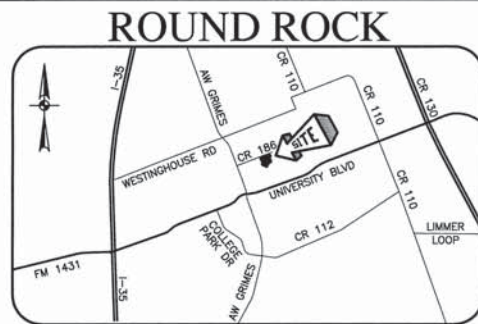


**Subject Tract
13.37 ac.**

Veranda Ter

Savio Dr

Caruso Ln



LOCATION MAP
NOT TO SCALE

OWNER: AVERY RANCH COMPANY LTD. & LSA TRUST
1508 S. LAMAR BLVD.
AUSTIN, TX 78704

ACREAGE: 13.370 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY.
3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY.
3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

A CALLED 114.47 ACRE TRACT
OWNER: DBH JADE PROPERTIES LTD
DOC. NO. 2017002160 (O.P.R.)

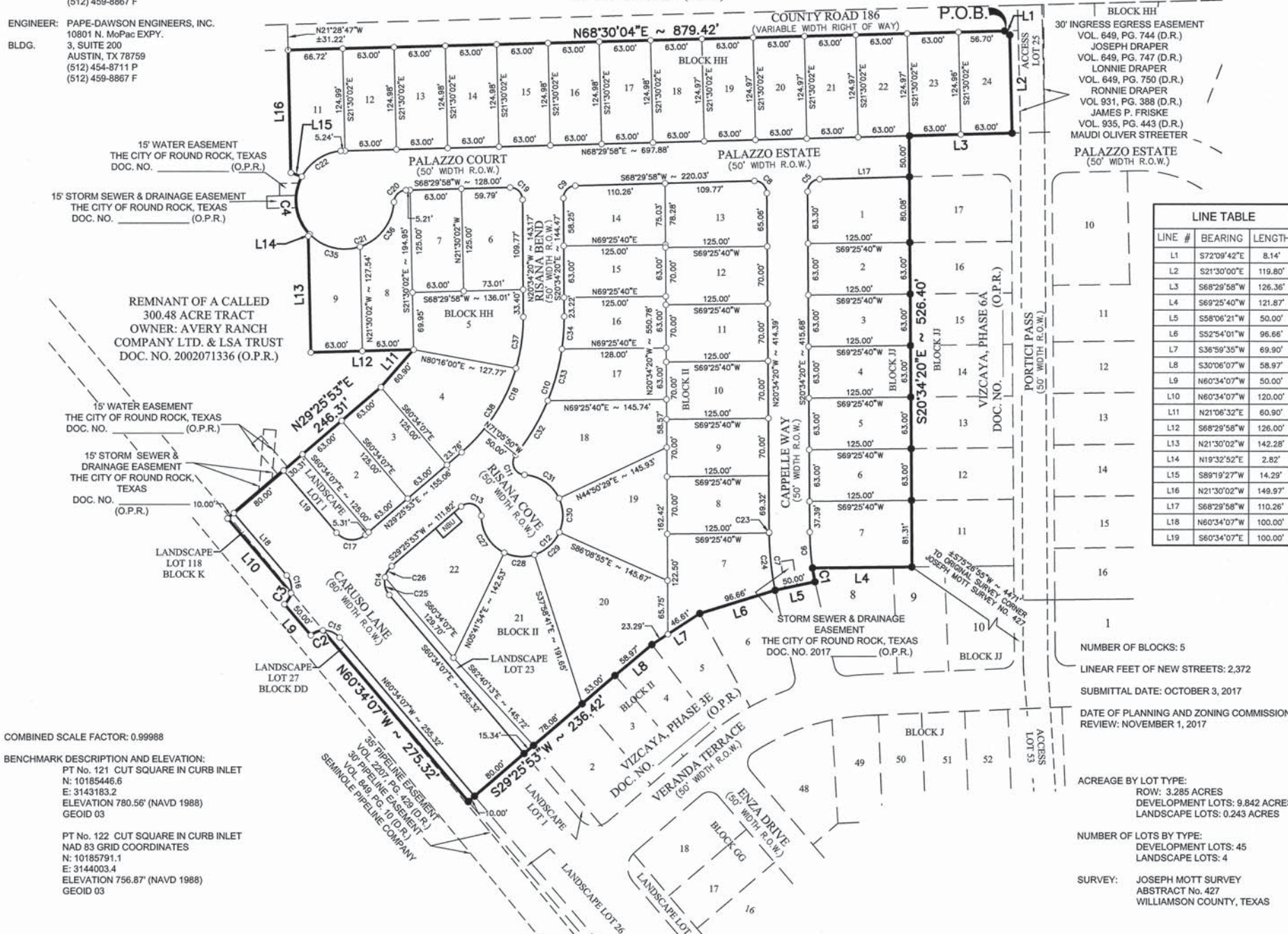
FINAL PLAT
OF
VIZCAYA, PHASE 4C
A 13.370 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT CONVEYED TO AVERY RANCH COMPANY LTD. & LSA TRUST RECORDED IN DOCUMENT NO. 2002071336 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT, SURVEY NO. 427, IN THE CITY OF ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

AC	ACRE(S)
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
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)
NBU	NEIGHBORHOOD BOX UNIT
---	EASEMENT
---	EXISTING PHASES/TRACTS
---	PLAT BOUNDARY
---	FUTURE PHASES



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S72°09'42"E	8.14'
L2	S21°30'00"E	119.80'
L3	S68°29'58"W	126.36'
L4	S69°25'40"W	121.87'
L5	S58°06'21"W	50.00'
L6	S52°54'01"W	96.66'
L7	S36°59'35"W	69.90'
L8	S30°06'07"W	58.97'
L9	N60°34'07"W	50.00'
L10	N60°34'07"W	120.00'
L11	N21°06'32"E	60.90'
L12	S68°29'58"W	126.00'
L13	N21°30'02"W	142.28'
L14	N19°32'52"E	2.82'
L15	S89°19'27"W	14.29'
L16	N21°30'02"W	149.97'
L17	S68°29'58"W	110.26'
L18	N60°34'07"W	100.00'
L19	S60°34'07"E	100.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	310.00'	003°01'33"	S30°18'22"E	17.18'	17.18'
C2	25.00'	036°52'12"	S47°51'59"W	15.81'	16.09'
C3	25.00'	036°52'12"	N10°59'47"E	15.81'	16.09'
C4	60.00'	072°27'17"	N27°56'29"W	70.92'	75.87'
C5	15.00'	089°04'19"	S23°57'49"W	21.04'	23.32'
C6	310.00'	008°08'45"	S24°38'43"E	44.04'	44.07'
C7	360.00'	011°19'19"	N26°14'00"W	71.02'	71.14'
C8	15.00'	090°55'41"	N68°02'11"W	21.38'	23.80'
C9	15.00'	089°04'19"	S23°57'49"W	21.04'	23.32'
C10	265.00'	039°28'31"	S00°50'05"E	178.99'	182.58'
C11	15.00'	125°41'14"	S43°56'27"E	26.69'	32.90'
C12	50.00'	266°42'52"	S26°34'22"W	72.71'	232.75'
C13	15.00'	130°29'54"	N85°19'10"W	27.24'	34.16'
C14	25.00'	090°00'00"	S15°34'07"E	35.36'	39.27'
C15	25.00'	053°07'48"	N87°08'01"W	22.36'	23.18'
C16	25.00'	053°07'48"	N34°00'13"W	22.36'	23.18'
C17	25.00'	090°00'00"	N74°25'53"E	35.36'	39.27'
C18	215.00'	050°00'14"	N04°25'46"E	181.74'	187.64'
C19	15.00'	090°55'41"	N66°02'11"W	21.38'	23.80'
C20	15.00'	086°04'42"	S25°27'36"W	20.47'	22.54'
C21	60.00'	262°18'43"	N66°25'22"W	90.35'	274.69'
C22	60.00'	262°18'43"	N66°25'22"W	90.35'	274.69'
C23	360.00'	000°06'27"	S20°37'34"E	0.68'	0.68'
C24	360.00'	011°12'52"	S26°17'13"E	70.35'	70.46'
C25	25.00'	053°07'48"	N34°00'13"W	22.36'	23.18'
C26	25.00'	036°52'12"	N10°59'47"E	15.81'	16.09'
C27	50.00'	064°13'54"	S52°11'09"E	53.16'	56.05'
C28	50.00'	043°40'34"	N73°51'36"E	37.20'	38.11'
C29	50.00'	048°10'14"	N27°56'12"E	40.81'	42.04'
C30	50.00'	049°00'36"	N20°39'13"W	41.48'	42.77'
C31	50.00'	061°37'33"	N75°58'18"W	51.22'	53.78'
C32	265.00'	016°39'16"	N10°34'32"E	76.76'	77.03'
C33	265.00'	014°11'14"	N04°50'43"W	65.45'	65.62'
C34	265.00'	008°38'00"	N16°15'20"W	39.89'	39.93'
C35	60.00'	063°49'20"	N83°55'13"E	63.43'	66.83'
C36	60.00'	069°35'16"	N17°12'55"E	68.48'	72.87'
C37	215.00'	016°58'24"	S12°05'08"E	63.46'	63.69'
C38	215.00'	033°01'50"	S12°54'58"W	122.24'	123.95'

NUMBER OF BLOCKS: 5
LINEAR FEET OF NEW STREETS: 2,372
SUBMITTAL DATE: OCTOBER 3, 2017
DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 1, 2017

ACREAGE BY LOT TYPE:
ROW: 3.285 ACRES
DEVELOPMENT LOTS: 9.842 ACRES
LANDSCAPE LOTS: 0.243 ACRES

NUMBER OF LOTS BY TYPE:
DEVELOPMENT LOTS: 45
LANDSCAPE LOTS: 4

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



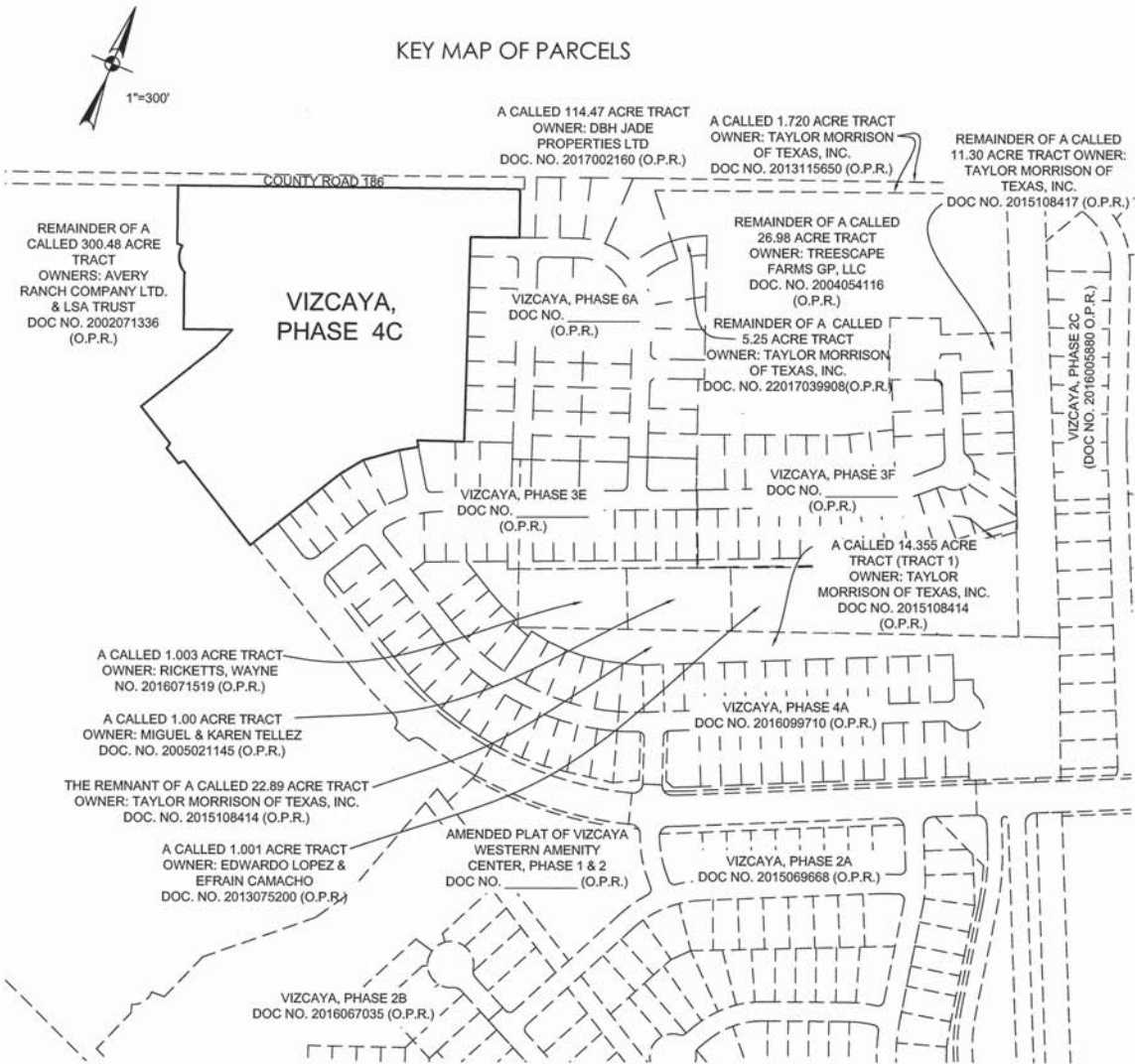
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 4C

A 13.370 ACRE TRACT OF LAND BEING 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.

Final Plat: Phase 4C 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 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 6A	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	122 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	45	196	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	31	237	265	182 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	252	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	22	20	51	31	30	15	45	31	627	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	30			
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	29	20	56	33	32	17	49	32	688			



BLOCK K		
LOT #	AREA (SQ. FT.)	USAGE TYPE
118	1,140	LANDSCAPE LOT

BLOCK DD		
LOT #	AREA (SQ. FT.)	USAGE TYPE
27	2,693	LANDSCAPE LOT

BLOCK HH		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	3,654	LANDSCAPE LOT
2	7,875	LARGE LOT
3	7,875	LARGE LOT
4	13,289	LARGE LOT
5	11,159	LARGE LOT
6	9,203	LARGE LOT
7	7,875	LARGE LOT
8	9,992	LARGE LOT
9	8,191	LARGE LOT
11	9,157	LARGE LOT
12	7,874	LARGE LOT
13	7,874	LARGE LOT
14	7,874	LARGE LOT
15	7,874	LARGE LOT
16	7,874	LARGE LOT
17	7,874	LARGE LOT
18	7,873	LARGE LOT
19	7,873	LARGE LOT
20	7,873	LARGE LOT
21	7,873	LARGE LOT
22	7,873	LARGE LOT
23	7,873	LARGE LOT
24	7,856	LARGE LOT

BLOCK II		
LOT #	AREA (SQ. FT.)	USAGE TYPE
7	11,762	LARGE LOT
8	8,750	LARGE LOT
9	8,750	LARGE LOT
10	8,750	LARGE LOT
11	8,750	LARGE LOT
12	8,750	LARGE LOT
13	9,862	LARGE LOT
14	9,206	LARGE LOT
15	7,875	LARGE LOT
16	7,915	LARGE LOT
17	8,534	LARGE LOT
18	15,505	LARGE LOT
19	13,400	LARGE LOT
20	19,864	LARGE LOT
21	20,797	LARGE LOT
22	13,959	LARGE LOT
23	3,082	LANDSCAPE LOT

BLOCK JJ		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	9,837	LARGE LOT
2	7,875	LARGE LOT
3	7,875	LARGE LOT
4	7,875	LARGE LOT
5	7,875	LARGE LOT
6	7,875	LARGE LOT
7	10,118	LARGE LOT



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 4C

A 13.370 ACRE TRACT OF LAND BEING 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 13.370 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 13.370 ACRE TRACT OF LAND BEING 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 13.370 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 in the south margin of County Road 186, same being the northwest corner of Vizcaya, Phase 6A recorded in Document No. 20_____ of the Official Public Records of Williamson County, Texas, also being the northeast corner of a Remnant Portion of said 300.48 acre tract for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE departing the south margin of said County Road 186, with the west line of said Vizcaya, Phase 6A the following four (4) courses and distances:

1. **S 72°09'47" E**, a distance of **8.14 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. **S 21°30'02" E**, a distance of **119.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. **S 68°29'58" W**, a distance of **126.36 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. **S 20°34'20" E**, a distance of **526.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the north line of Vizcaya, Phase 3E recorded in Document No. 20_____ of the Official Public Records of Williamson County, Texas, same being the southwest corner of said Vizcaya, Phase 6A for the southeast corner hereof;

THENCE with the north line of said Vizcaya, Phase 3E the following six (6) courses and distances:

1. **S 69°25'40" W**, a distance of **121.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
2. along the arc of a curve to the left, having a **radius of 310.00 feet**, a **central angle of 03°10'33"**, a **chord bearing and distance of S 30°18'22" E**, **17.18 feet**, an **arc length of 17.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
3. **S 58°06'21" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. **S 52°54'01" W**, a distance of **96.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
5. **S 36°59'35" W**, a distance of **69.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. **S 30°06'07" W**, a distance of **58.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

THENCE S 29°25'53" W, continuing with the north line of said Vizcaya, Phase 3E and in part through the interior of said Remnant Portion, a distance of **236.42 feet** to a point

THENCE continuing through the interior of said Remnant Portion the following fourteen (14) courses and distances:

1. **N 60°34'07" W**, a distance of **275.32 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
2. along the arc of a curve to the left, said curve having a **radius of 25.00 feet**, a **central angle of 36°52'12"**, a **chord bearing and distance of S 47°51'59" W**, **15.81 feet**, an **arc length of 16.09 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
3. **N 60°34'07" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
4. along the arc of a curve to the left, having a **radius of 25.00 feet**, a **central angle of 36°52'12"**, a **chord bearing and distance of N 10°59'47" E**, **15.81 feet**, an **arc length of 16.09 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
5. **N 60°34'07" W**, a distance of **120.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. **N 29°25'53" E**, a distance of **246.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
7. **N 21°06'32" E**, a distance of **60.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
8. **S 68°29'58" W**, a distance of **126.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
9. **N 21°30'02" W**, a distance of **142.28 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
10. **N 19°32'52" E**, a distance of **2.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
11. along the arc of a curve to the right, having a **radius of 60.00 feet**, a **central angle of 72°27'17"**, a **chord bearing and distance of N 27°56'29" W**, **70.92 feet**, an **arc length of 75.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
12. **S 89°19'27" W**, a distance of **14.29 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
13. **N 21°30'02" W**, a distance of **149.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
14. **N 68°30'04" E**, a distance of **879.42 feet** to the **POINT OF BEGINNING**, and containing 13.370 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 AUGUST 2, 2017.
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 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
9. LOT 118, BLOCK K, LOT 27, BLOCK DD, LOT 23, BLOCK II AND LOT 1, BLOCK HH SHALL BE OWNED 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.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 4C

A 13.370 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 300.48 ACRE TRACT
CONVEYED TO AVERY RANCH COMPANY L.T.S. & 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.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Avery Ranch Company LSA & LTD Trust as the owner of the remnant portion of a called 300.48 acre tract recorded in Document No. 2002071336 recorded in 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 4C Subdivision.

John S. Avery
President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20____, by, John S. Avery, as President of Avery Ranch Company LSA & LTD Trust.

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

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

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



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801