

**Vizcaya Phase 5B  
FINAL PLAT    FP1710-004**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final plat for 46 residential and three (3) landscape lots.

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

**DESCRIPTION:** 10.81 acres out of the Joseph Mott Survey, Abstract No. 427

**CURRENT USE OF PROPERTY:** Undeveloped (Zoned PUD 96)

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Vizcaya Phase 5D  
 South: Vizcaya Phase 3B  
 East: Vizcaya Phase 3C  
 West: Vizcaya Phase 5C

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	46	7.55
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	3	0.32
ROW:	0	2.94
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>49</b>	<b>10.81</b>

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

**Agent**  
 Pape-Dawson Engineers, Inc.  
 Michael Fisher  
 10801 N. MoPac Expy., Bldg. 3, Ste. 200  
 Austin, TX 78759

**Vizcaya Phase 5B  
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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 approved by the Planning and Zoning Commission on August 2, 2017.

**DATE OF REVIEW:** December 6, 2017

**LOCATION:** East of A.W. Grimes Boulevard and south of Westinghouse Road

**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. The General Plan designation for this phase is Residential.

For the purposes of this phase, 43 casita residential lots are being proposed with a minimum 5,000 square feet in size and 45-foot-wide lots. The PUD allows a total of 362 casita lots. With this plat, there will be a total of 136 casita lots. Also, three (3) single family detached standard lots are being proposed with a minimum 6,100 square feet in size and 50-foot-wide lots. This brings the total single-family standard lots to 255 with this plat. There is no minimum or maximum required number of single-family standard lots in the PUD. Lastly, there will be three (3) landscape lots proposed with this phase, which will be owned by the homeowners association. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

Compliance with the Concept Plan/Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

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.

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 600<sup>th</sup> residential lot of the Vizcaya subdivision. If this final plat includes the 600<sup>th</sup> lot when it is presented for recordation, this dedication will be required.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

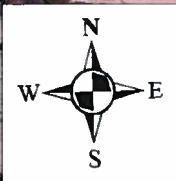
1. Onsite and offsite easements shall be recorded prior to recordation of Phase 5B plat.
2. On sheet 1 of 4, revise the P&Z meeting date to December 6, 2017.
3. Complete the document number blanks in the field notes.
4. On sheet 2 of 4, provide a legend for each line type and abbreviation. Apply legend to Sheet 2, or provide notation to cross reference legend listed on Sheet 1.
5. Prior to Phase 5B plat recordation, Phases 3C & 3B shall be recorded and the associated subdivision improvements shall be constructed, substantially complete or accepted by the City of

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Round Rock.

6. Portions of easements within the right-of-way shall be vacated prior to recordation of Phase 5C plat.
7. 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**  
**10.81 ac.**

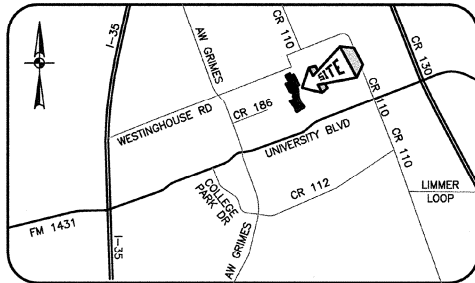
**Verano Bend**

**Pietra Ln**

**Caruso Ln**



# ROUND ROCK



LOCATION MAP  
NOT TO SCALE

OWNERS: TAYLOR MORRISON OF TEXAS, INC.  
11200 LAKEVIEW BLVD. SUITE 150A  
AUSTIN, TX 78717  
(512) 328-8866 P  
(512) 328-1988 F

AVERY RANCH COMPANY LTD. & LSA TRUST  
1508 S. Lamar Blvd.  
AUSTIN, TX 78704

ACREAGE: 10.808 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

ACREAGE BY LOT TYPE:  
ROW: 2.938 ACRES  
DEVELOPMENT LOTS: 7.554 ACRES  
LANDSCAPE LOTS: 0.316 ACRES

NUMBER OF LOTS BY TYPE:  
DEVELOPMENT LOTS: 46  
LANDSCAPE LOTS: 3

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

NUMBER OF BLOCKS: 5

LINEAR FEET OF NEW STREETS: 2220

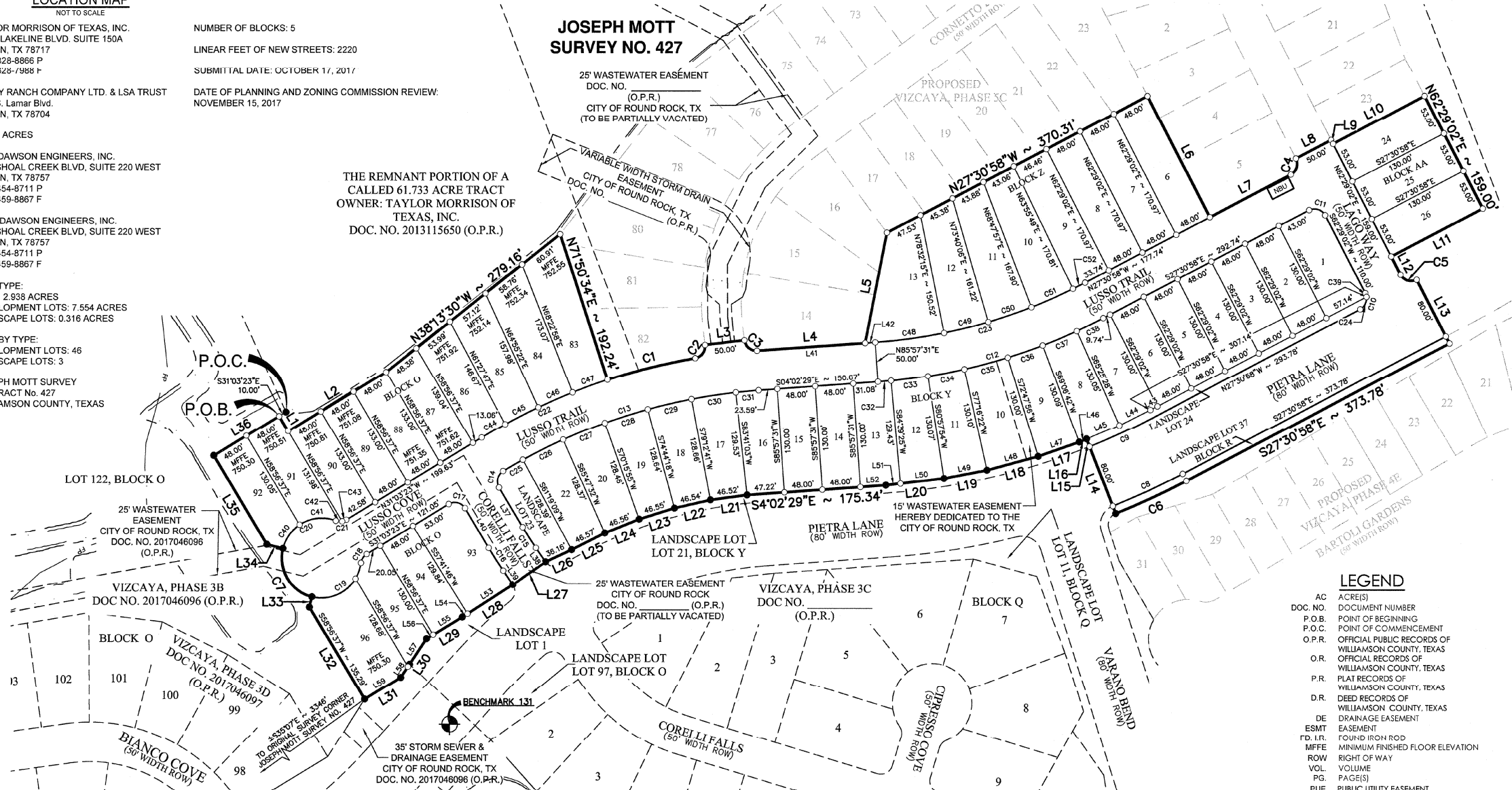
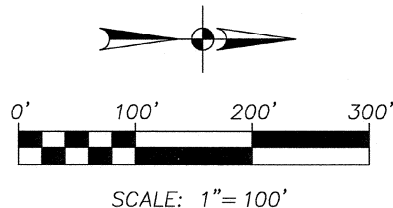
SUBMITTAL DATE: OCTOBER 17, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
NOVEMBER 15, 2017

THE REMNANT PORTION OF A  
CALLED 61.733 ACRE TRACT  
OWNER: TAYLOR MORRISON OF  
TEXAS, INC.  
DOC. NO. 2013115650 (O.P.R.)

## FINAL PLAT OF VIZCAYA, PHASE 5B

A 10.808 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 144.41 ACRE TRACT  
CONVEYED TO JOHN S. AVERY, SR., TRUSTEE OF THE JOHN S. AVERY EXEMPT TRUST RECORDED IN  
DOCUMENT NO. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,  
AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO  
TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 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.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N58°56'37"E	22.00'
L2	N31°03'23"W	144.00'
L3	N06°50'18"W	50.00'
L4	N04°02'29"W	136.58'
L5	N78°54'46"W	140.86'
L6	N62°29'02"E	170.97'
L7	N27°30'58"W	115.00'
L8	N27°30'58"W	50.00'
L9	N62°29'02"E	5.36'
L10	N27°30'58"W	130.00'
L11	S27°30'58"E	130.00'
L12	N62°29'02"E	25.64'
L13	N62°29'02"E	90.00'
L14	S68°24'17"W	90.00'
L15	S68°25'24"W	10.27'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	S22°46'25"E	10.04'
L17	S18°57'17"E	55.02'
L18	N76°03'23"W	66.75'
L19	S10°51'07"E	55.09'
L20	S06°31'05"E	73.48'
L21	S07°28'42"E	46.52'
L22	S13°00'04"E	46.54'
L23	S17°16'24"E	46.55'
L24	S21°52'11"E	46.56'
L25	S26°28'01"E	46.57'
L26	S24°43'14"E	36.16'
L27	S34°45'31"E	50.00'
L28	S32°27'57"E	75.49'
L29	S31°03'23"E	53.00'
L30	S56°18'34"E	58.60'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S31°03'23"E	53.00'
L32	S58°56'37"W	135.29'
L33	N76°03'23"W	13.23'
L34	S13°56'37"W	20.98'
L35	S58°56'37"W	129.81'
L36	N31°03'23"W	96.00'
L37	N58°56'37"E	58.02'
L38	N55°14'29"E	21.26'
L39	S55°14'29"W	21.26'
L40	S58°56'37"W	58.02'
L41	N04°02'29"W	136.58'
L42	N04°02'29"W	12.62'
L43	S27°30'58"E	10.00'
L44	S26°05'53"E	43.61'
L45	S22°46'25"E	44.98'

LINE TABLE		
LINE #	BEARING	LENGTH
L46	S22°46'25"E	10.04'
L47	S18°57'17"E	55.02'
L48	S15°02'58"E	66.75'
L49	S10°51'07"E	55.09'
L50	S06°31'05"E	55.07'
L51	S06°31'05"E	18.39'
L52	S04°02'29"E	32.12'
L53	S32°27'57"E	67.66'
L54	S32°27'57"E	7.83'
L55	S31°03'23"E	43.00'
L56	S31°03'23"E	10.00'
L57	S56°18'34"E	42.02'
L58	S56°18'34"E	16.59'
L59	S31°03'23"E	53.00'

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:  
PT No. 131 CUT SQUARE IN CURB NEXT TO FIRE HYDRANT  
N: 10187692.2  
E: 3144936.9  
ELEVATION 754.96' (NAVD 1988)  
GEOID 03

PT No. 132 CUT SQUARE ON TOP OF HEADWALL  
NAD 83 GRID COORDINATES  
N: 10188550.9  
E: 3145399.5  
ELEVATION 761.75' (NAVD 1988)  
GEOID 03

- LEGEND**
- AC ACRE(S)
  - DOC. NO. DOCUMENT NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - 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
  - DE DRAINAGE EASEMENT
  - ESMT EASEMENT
  - FD. I.R. FOUND IRON ROD
  - MIFFE MINIMUM FINISHED FLOOR ELEVATION
  - ROW RIGHT OF WAY
  - VOL. VOLUME
  - PG. PAGE(S)
  - PUE PUBLIC UTILITY EASEMENT
  - (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
  - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
  - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
  - FEMA FLOODPLAIN ZONE A (1% ANNUAL CHANCE FLOODPLAIN)

**PAPE-DAWSON ENGINEERS**

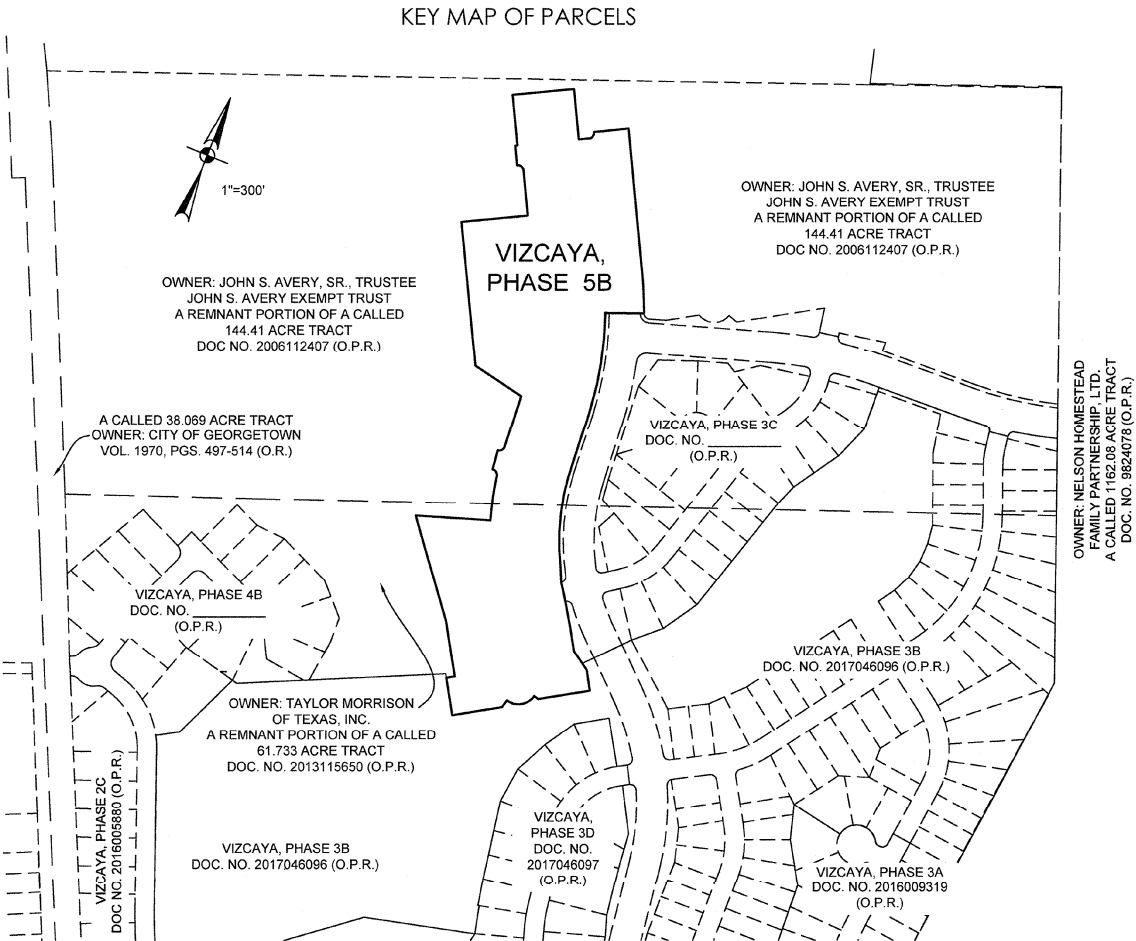
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Final Plat: Phase 5B Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																	OVERALL VIZCAYA LOT COUNT PER APPROVED PRELIMINARY PLAT (08/02/2017)	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 5B	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	-	-	3	-	255	392	364 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	43	-	136	362	364 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	46	31	673	1215		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	3	-	33			
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	49	32	737			



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	775.00'	008°25'06"	N13°56'53"W	113.77'	113.87'
C2	15.00'	087°05'52"	N53°17'16"W	20.67'	22.80'
C3	15.00'	087°12'16"	N39°33'39"E	20.69'	22.83'
C4	15.00'	090°00'00"	N72°30'58"W	21.21'	23.56'
C5	15.00'	090°00'00"	N17°29'02"E	21.21'	23.56'
C6	950.00'	005°55'15"	S24°33'20"E	98.13'	98.17'
C7	50.00'	090°00'00"	S58°56'37"W	70.71'	78.54'
C8	940.00'	005°55'15"	S24°33'20"E	97.10'	97.14'
C9	860.00'	005°55'15"	N24°33'20"W	88.83'	88.87'
C10	15.00'	090°00'00"	N72°30'58"W	21.21'	23.56'
C11	15.00'	090°00'00"	S17°29'02"W	21.21'	23.56'
C12	725.00'	023°28'29"	S15°46'43"E	294.97'	297.04'
C13	725.00'	026°54'01"	S17°29'29"E	337.27'	340.39'
C14	15.00'	090°06'53"	S75°59'56"E	21.23'	23.59'
C15	475.00'	003°42'09"	N57°05'33"E	30.69'	30.89'
C16	525.00'	003°42'09"	S57°05'33"W	33.92'	33.93'
C17	15.00'	090°00'00"	S13°56'37"W	21.21'	23.56'
C18	15.00'	052°01'12"	S57°03'59"E	13.16'	13.82'
C19	50.00'	097°01'12"	S34°33'59"E	74.91'	84.67'
C20	50.00'	097°01'12"	N27°32'46"W	74.91'	84.67'
C21	15.00'	052°01'12"	N05°02'46"W	13.16'	13.82'
C22	775.00'	012°53'56"	N24°36'24"W	174.11'	174.48'
C23	675.00'	023°28'29"	N15°46'43"W	274.63'	276.56'
C24	15.00'	070°31'44"	S62°46'50"E	17.32'	18.46'
C25	725.00'	002°15'39"	N29°48'40"W	28.60'	28.61'
C26	725.00'	004°28'23"	N26°26'39"W	56.59'	56.60'
C27	725.00'	004°28'23"	N21°58'16"W	56.59'	56.60'
C28	725.00'	004°28'23"	N17°29'54"W	56.59'	56.60'
C29	725.00'	004°28'23"	N13°01'31"W	56.59'	56.60'
C30	725.00'	004°28'23"	N08°33'08"W	56.59'	56.60'
C31	725.00'	002°16'28"	N05°10'43"W	28.78'	28.78'
C32	725.00'	001°18'06"	N04°41'32"W	16.47'	16.47'
C33	725.00'	003°41'32"	N07°11'21"W	46.71'	46.72'
C34	725.00'	003°41'32"	N10°52'52"W	46.71'	46.72'
C35	725.00'	004°28'25"	N14°57'51"W	56.59'	56.61'
C36	725.00'	003°41'14"	N19°02'41"W	46.65'	46.66'
C37	725.00'	003°41'14"	N22°43'55"W	46.65'	46.66'
C38	725.00'	002°56'26"	N26°02'45"W	37.20'	37.21'
C39	15.00'	019°28'16"	N72°13'10"E	5.07'	5.10'
C40	50.00'	042°29'23"	S54°48'41"E	36.24'	37.08'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	50.00'	054°31'49"	S06°18'05"E	45.81'	47.59'
C42	15.00'	030°49'08"	S05°33'16"W	7.97'	8.07'
C43	15.00'	021°12'04"	S20°27'20"E	5.52'	5.55'
C44	775.00'	002°31'09"	S29°47'48"E	34.07'	34.08'
C45	775.00'	003°27'36"	S26°48'25"E	46.79'	46.80'
C46	775.00'	003°27'36"	S23°20'50"E	46.79'	46.80'
C47	775.00'	003°27'36"	S19°53'14"E	46.79'	46.80'
C48	675.00'	007°25'17"	S07°45'07"E	87.37'	87.43'
C49	675.00'	004°52'09"	S13°53'50"E	57.35'	57.36'
C50	675.00'	004°52'09"	S18°45'58"E	57.35'	57.36'
C51	675.00'	004°52'09"	S23°38'07"E	57.35'	57.36'
C52	675.00'	001°26'47"	S26°47'35"E	17.04'	17.04'



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



## VIZCAYA, PHASE 5B

Civil Job No. 50803-30; Survey Job No. 50803-00

Date: Nov 21, 2017, 8:55am Job ID: AMontes  
 For: C:\Users\montes\appdata\local\Microsoft\Outlook\400461ED8E803305ED.docx