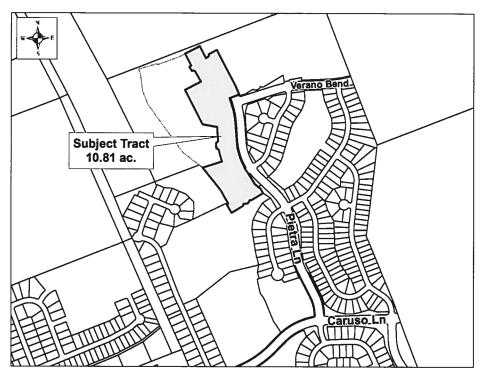
Vizcaya Phase 5B FINAL PLAT FP1710-004



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:

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

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 FINAL PLAT FP1710-004

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.

<u>Traffic, Access and Roads</u>: 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.

<u>Drainage</u>: 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 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:

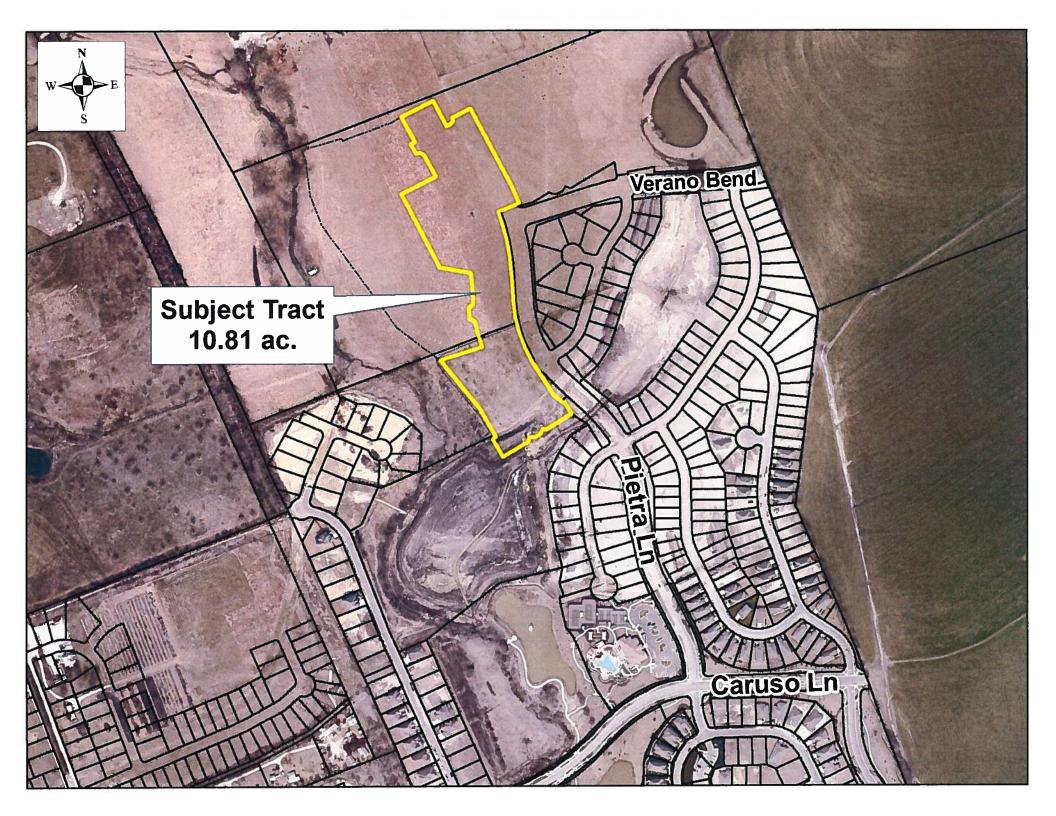
Staff recommends approval with the following conditions:

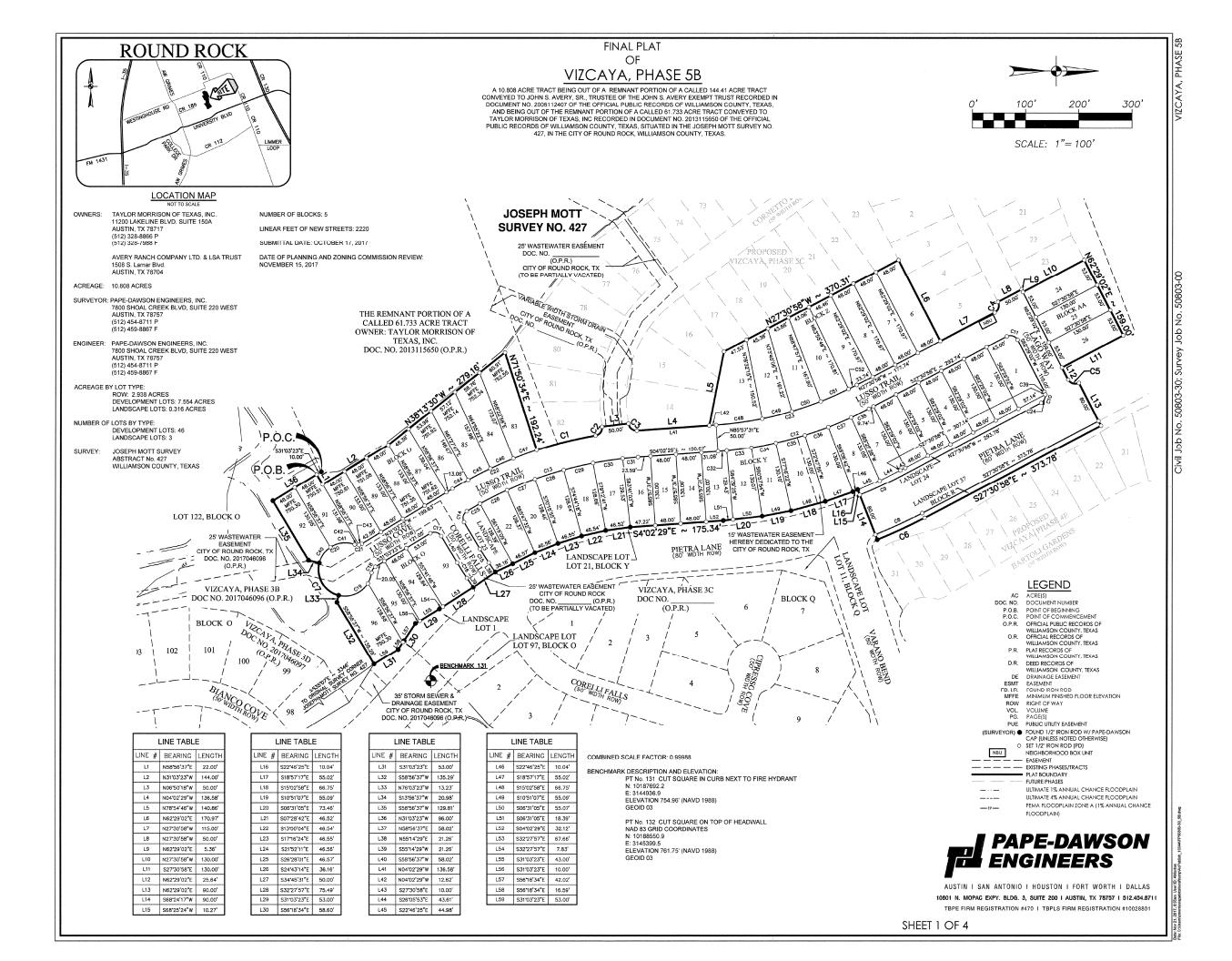
- Onsite and offsite easements shall be recorded prior to recordation of Phase 5B plat.
- 2. On sheet 1 of 4, revise the P&Z meeting date to December 6, 2017.
- 3. Complete the document number blanks in the field notes.
- 4. On sheet 2 of 4, provide a legend for each line type and abbreviation. Apply 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

Vizcaya Phase 5B FINAL PLAT FP1710-004

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.



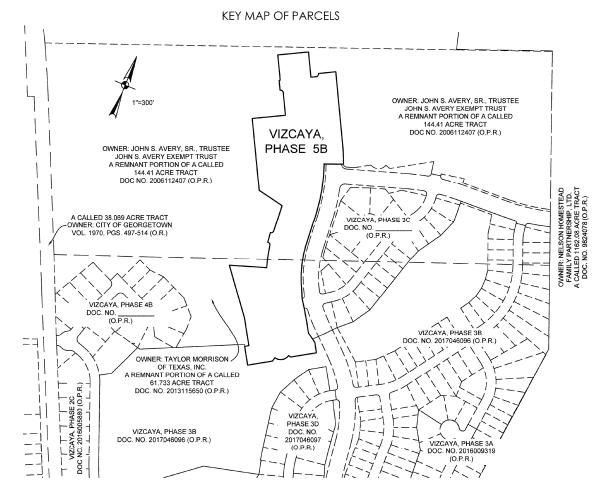


FINAL PLAT OF VIZCAYA, PHASE 5B

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.

Final Plat: Phase 5B Lot Summary

	TOTAL L	OT COUN	т															OVERALL VIZCAYA LOT		
LOT SUMMARY	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	COUNT PER APPROVED PRELIMINARY PLAT (08/02/2017)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
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			



CHDVE "	DADILIC	DELEA	OLIODO DE LEVIS	OLIODE	LENGT
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'	08712'16"	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'	30.69*
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'	13.62'
019	50.00'	097'01'12"	33 4* 33'59"E	74.91	04.07
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'	13.62'
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"5'39"	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'	00216'28"	N0510'43"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"	N7213'10"E	5.07'	5.10'
C40	50.00'	042*29'23"	S54'48'41"E	36.24'	37.08'

		CUR	VF TARI F		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	50.00'	054'31'49"	S0678'05"E	45.81'	47.59'
C42	15.00'	030'49'08"	S05*33'16"W	7.97'	8.07'
C43	15.00'	02112'04"	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 I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 I AUSTIN, TX 78757 I 512.454.8711 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801 BLOCK Y

LOT # AREA (SQ. FT.) USAGE TYPE 7,490

6,240

6,240

6,240

6,240

6,240

6,530

6.597

6.596

7,993

6.606

6,588

6,367

6.240

6.240

6,469

6,670

6,650

6,645

6.639

6,637

5,101

3.947

3

4

7

10

12

13

14

15

16

17

18

19

20

22

23

24

CASITA LOT

LANDSCAPE LO

LANDSCAPE LOT

BLOCK O						
LOT #	AREA (SQ. FT.)	USAGE TYPE				
83	9,536	CASITA LOT				
84	8,556	CASITA LOT				
85	7,812	CASITA LOT				
86	7,169	CASITA LOT				
87	6,529	CASITA LOT				
88	6,384	CASITA LOT				
89	6,384	CASITA LOT				
90	6,382	CASITA LOT				
91	6,611	CASITA LOT				
92	6,508	CASITA LOT				
93	8,593	CASITA LOT				
94	6,423	CASITA LOT				
95	6,343	CASITA LOT				
96	9,085	CASITA LOT				

	BLOCK Z	
LOT #	AREA (SQ. FT.)	USAGE TYPE
6	8,207	CASITA LOT
7	8,207	CASITA LOT
8	8,207	CASITA LOT
9	8,312	CASITA LOT
10	8,509	CASITA LOT
11	8,303	CASITA LOT
12	7,924	CASITA LOT
13	10,238	CASITA LOT

EASEMENT DEDICATION NOTE:

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, and patro of utilities and associated facilities including but not limited to rights, appurtenanced and purposessy accessories under the proposed proposed and processories of the proposed pro thereto (collectively the "Facilities"

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the of the County Clerk of Williamson County, Texas or Travis County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, right privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5)

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easemen or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity the Facilities thereon.

Grantor further grants to Grantee

- (a) the right to install additional Facilities on the Easement Tract;
- the right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and be the easement to such extent as Grantee may find reasonably necessary;
- (c) the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor, provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property. The foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee in disassemble, remove, take down, and clear away any tence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress and egress from the Grantor's property, and should Grantee deem; in recessary to so disassemble, remove, take down of celar away any tence in recessary to so disassemble, remove, take down of celar away any such fence, parricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein
- the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement
- the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder, provided however, that all trees which Grantee is hereby archaet of the remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by
- (f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

Grantee hereby covenants and agrees:

- (a) Grantee shall not fence the easement
- Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on
- (c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, its successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

FIELD NOTES

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 OALLED 91,733 AGE TRACT LOUNTED TO TATUOR MORNISON OF TEARS, 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. SAID 10.808 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

COMMENCING at a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northeast corner of Lot 122, Block O in Vizcaya, Phase 3B recorded in Document No. 2017046096 of the Official Public Records of Williamson County, Texas, same being a southeast corner of the Remnant Portion of said 61.733 acre tract:

THENCE S 31°03'23" E, with the east line of said Lot 122, Block O, same being a west line of the Remnant Portion of said 61.73: acre tract, a distance of 10.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a northwest corner and POINT

THENCE departing the east line of said Lot 122, Block O, through the interior of said Remnant Portion of a 61,733 acre tract and in part through the interior of a Remnant portion of said 144.41 acre tract the following twenty-four (24) cou

- 1. N 58°56'37" E, a distance of 22.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 2. N 31°03'23" W, a distance of 144.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 3. N 38°13'30" W, a distance of 279.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 4. N 71°50'34" E, a distance of 192.24 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of
- 5, along the arc of a curve to the right, having a radius of 775.00 feet, a central angle of 08°25'06", a chord bearing and nce of N 13°56'53" W, 113.77 feet, an arc length of 113.87 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawso set for a point of rev
- 6. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 87°05'52", a chord bearing and distance of N 53°17'16" W, 20.67 feet, an arc length of 22.80 feet to a ½" iron rod with yellow cap marked "Pape-Dawson"
- 7. N 06°50'18" W. a distance of 50.00 feet to a ½" iron rod with vellow cap marked "Pape-Dawson" set for a point of non-tangen
- 8. along the arc of a curve to the left, said curve having a radius of 15.00 feet, a central angle of 87°12'16", a chord bearing and distance of N 39°33'39" E, 20.69 feet, an arc length of 22.83 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature
- 9. N 04°02'29" W. a distance of 136.58 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set.
- 10. N 78°54'46" W. a distance of 140.86 feet to a ½" iron rod with vellow cap marked "Pape-Dawson" set.
- 11. N 27°30'58" W, a distance of 370.31 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- 12. N 62°29'02" E, a distance of 170.97 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set
- 13. N 27°30'58" W, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent
- 14. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 72°30'58" W, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawso set for a point of tangency
- 15. N 27°30'58" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set.
- 16. N 62°29'02" E, a distance of 5.36 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- 17. N 27°30'58" W, a distance of 130.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- 18. N 62°29'02" E, a distance of 159.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set
- 19. S 27°30'58" E, a distance of 130.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set
- 20. N 62"29"02" E, a distance of 25.64 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent
- 21. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 17°29'02" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Da
- 22. N 62°29'02" E, a distance of 90.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- 23. \$ 27°30'58" E, a distance of 373.78 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent
- 24. along the arc of a curve to the right, having a radius of 950.00 feet, a central angle of 05°55'15", a chord bearing and distance of \$2.43'20" E. 98.13 feet, an arc length of 98.17 feet to a \(\frac{1}{2} \) from rod with yellow cap marked \(\frac{1}{2} \) Pape-Dawson' found in the north line of Vizcaya, Phase 3C recorded in Document \(\frac{1}{2} \) Occupant (2017) of the Official Public Records of Williamson County, Texas for a southeast corner hereof

THENCE with the north and west boundary line of said Vizcaya, Phase 3C the following eighteen (18) courses and distances:

- 1. S 68°24'17" W. a distance of 90.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found.
- 2. S 68°25'24" W, a distance of 10.27 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found
- 3. S 22°46'25" E, a distance of 10.04 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- 4. S 18°57'17" E, a distance of 55.02 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- 5. \$ 15°02'58" E, a distance of 66.75 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- 6. S 10°51'07" E, a distance of 55.09 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, 7. S 06°31'05" E, a distance of 73.46 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- 8. S 04°02'29" E, a distance of 175.34 feet to a 1/2" iron rod with vellow cap marked "Pape-Dawson" found.
- 9. S 07°28'42" E, a distance of 46.52 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found.
- 10. S 13°00'04" E, a distance of 46.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- 11. S 17°16'24" E, a distance of 46.55 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

- 12. \$ 21°52'11" E. a distance of 46.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found.
- 13. S 26°28'01" E. a distance of 46.57 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found.
- 14. \$ 24°43'14" E. a distance of 36.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found.
- 15. \$ 34°45'31" E. a distance of 50.00 feet to a %" iron rod with yellow can marked "Pane-Dawson" found
- 16. S 32°27'57" E, a distance of 75.49 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 17. S 31°03'23" E, a distance of 53.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
- 18. S 56°16'34" E, continuing with the west boundary line of said Vizcaya, Phase 3C and in part with a west line of said Vizcaya, Phase 3B, a distance of 58.60 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found;

THENCE continuing with the boundary line of said Vizcaya, Phase 3B the following seven (7) courses and distances

- 1. S 31°03'23" E. a distance of 53.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found.
- 2. \$ 58°56'37" Will a distance of 135.29 feet to a 1/4" iron rod with yellow can marked "Pane-Dawson" found
- 3. N 76°03'23" W, a distance of 13.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of
- 4. along the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 58°56'37" W, 70.71 feet, an arc length of 78.54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson"
- 5. S 13°56'37" W, a distance of 20.98 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- 6. S 58°56'37" W. a distance of 129.81 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found.
- 7. N 31°03'23" W. a distance of 96.00 feet to the POINT OF BEGINNING and containing 10.808 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Er 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.
- 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.
- 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.
- 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.
- 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 MILLIAMSON COUNTY, TEXAS.
- 9. LOT 37, BLOCK R, AND LOT 23 AND 24, BLOCK Y, SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION
- 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 OWELLING JUNITS.



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

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 100. 2006112407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 51.733 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.

STATE OF TEXAS § COUNTY OF WILLIAMSON §
That Taylor Morrison of Texas Inc. as the owner of the remnant portion of a called 61.733 acre tract recorded in Document No. 2013115650, recorded in the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Gurvey 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 5B Subdivision.
Taylor Morrison of Texas, Inc.
Michael Slack Vice President
THE STATE OF TEXAS § COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on theday 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
Printed Name:
My Commission Expires:
STATE OF TEXAS § COUNTY OF WILLIAMSON §
That Avery Ranch Company LSA & LTD Trust as the owner of remnant portion of a called 144.41 acre tract recorded in Document No. 2006112407 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 ledicate 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 5B Subdivision.
lohn S. Avery resident
THE STATE OF TEXAS § COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on theday of, 20, by, John S. Avery, as President of Avery Ranch Company LSA & LTD Trust.
lotary Public, State of Texas
Printed Name:
fly Commission Evnirae

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, 1 exas.



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 al Engineer No. 87704 ers, Inc. on No. 470

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.

J. Ada 11/21/20
Sisional Land Surveyor No. 5556

Registered Professional Land Surveyor No. 55: State of Texas Pape-Dawson Engineers, Inc. TBPE, Firm Registration No. 470 7800 Shoal Creek Boulevard, Suite 220 West Austin, Texas, 78757



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. The property covered by this plat is within the City Limits of the City of Round Rock.

seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

___o'clock ___m. in the plat records of said county, in document no.___

Nancy Rister, clerk, county court Williamson County, Texas

David Pavliska, Chairman

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

PAPE-DAWSOI ENGINEERS

____. Witness my hand and

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 I AUSTIN, TX 78757 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801