

**Vizcaya Ph. 4D  
FINAL PLAT FP1806-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final Plat approval to create 28 residential lots and 1 open space lot

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

**DESCRIPTION:** 11.84 acres out of the Joseph Motto Survey, Abstract No. 427

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** The General Plan designation for the plat area is Residential

**ADJACENT LAND USE:**

North: Vizcaya Phase 4E/Georgetown ETJ  
 South: Varano Bend ROW/Vizcaya Phase 3B  
 East: ETJ Residential  
 West: Corelli Falls ROW/Vizcaya Phase 4E

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	28	4.25
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	1	6.19
ROW:	1	1.4
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>30</b>	<b>11.84</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 Ph. 4D**  
**FINAL PLAT    FP1806-001**

**HISTORY:** The Planning and Zoning Commission (P&Z) 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 were administrative. The most recent revision was approved by the P&Z on August 2, 2017. There is a pending Preliminary Plat revision (PP1806-001) that is required to be approved by the P&Z prior to approval of the Phase 4D final plat application.

**DATE OF REVIEW:** August 15, 2018

**LOCATION:** East of A.W. Grimes Boulevard and north of University Boulevard

**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, 28 single-family detached "Casita Lots" are being proposed with a minimum 5,000 square feet in lot size and 45-foot lot width. Lastly, there will be one (1) open space/drainage lot proposed with this phase. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the revised preliminary plat submitted for P&Z approval as item E2 on this meeting's agenda.

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 of Round Rock.

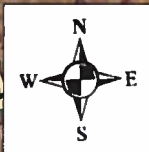
Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. On sheet 2 of 3, under general plat note number 5, include the P&Z approval date of August 15, 2018.
2. Include the City project number of "FP1806-001" on all sheets at the bottom, right hand corner.
3. Any on-site and offsite separate instrument easements shall be recorded prior to recordation of this Phase 4D plat.





**Subject Tract  
11.84 ac.**

**Verano Bnd**

**Pietra Ln**

**Caruso Ln**



A map of the area around the University Blvd intersection. The map shows several roads: FM 1431, CR 130, CR 110, CR 112, CR 186, University Blvd, Westinghouse Rd, Coleman Cr, and Limmer Loop. A building labeled 'Gate' is located near the intersection of CR 110 and University Blvd. A compass rose is in the top left corner.

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: 11.833 ACRES

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

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

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 1.071

SUBMITTAL DATE: JUNE 19, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW:  
AUGUST 15, 2018

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:  
PT No. 132 CUT SQUARE ON TOP OF HEADWALL  
N: 10188550.9  
E: 3145399.5  
ELEVATION 761.75' (NAVD 1988)  
GEOID 03

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

ACREAGE BY LOT TYPE:  
ROW: 1.386 ACRES  
DEVELOPMENT LOTS: 4.253 ACRES  
OPEN SPACE/DE LOTS: 6.194 ACRES

NUMBER OF LOTS BY TYPE:

DEVELOPMENT LOTS:	28
OPEN SPACE/DE LOTS:	1

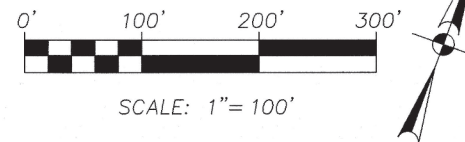
SURVEY: JOSEPH MOTT SURVEY  
ABSTRACT No. 427  
WILLIAMSON COUNTY, TEXAS

A CALLED 10.40 ACRE TRACT  
OWNER: TRIPLE PLAY SPORTSPLEX LP  
DOC. NO. 2005003974 (O.P.R.)

N68°53'20"E ~ 493.17'

FINAL PLAT OF  
VIZCAYA, PHASE 4D

A 11.833 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF A CALLED  
63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC.  
RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC  
RECORDS OF WILLIAMSON COUNTY, TEXAS.



A CALLED 1629.95 ACRE TRACT  
OWNER: NELSON HOMESTEAD  
FAMILY PARTNERSHIP LTD  
DOC. NO. 9824077 (O.P.R.)

### LEGEND

AC ACRES  
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  
DE DRAINAGE EASEMENT  
FD. 1.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)  
⊕ BENCHMARK  
[NBU] NEIGHBORHOOD BOX UNIT  
\_\_\_\_ EASEMENT  
\_\_\_\_ EXISTING PHASES/TRACTS  
\_\_\_\_ PLAT BOUNDARY  
\_\_\_\_ PROPOSED PHASES  
\_\_\_\_ ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN  
\_\_\_\_ ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N09°55'23"W	48.64'
L2	N71°33'48"W	25.11'
L3	N30°51'07"W	50.00'
L4	N59°08'51"E	104.47'
L5	N30°51'09"W	15.86'
L6	N59°08'51"E	111.92'
L7	N031°2'35"W	36.77'
L8	N15°21'52"W	25.13'
L9	N06°17'17"W	25.15'
L10	S79°27'55"W	121.43'
L11	S09°55'23"E	9.60'
L12	S80°04'37"W	50.00'
L13	S30°51'09"E	36.94'
L14	N59°55'23"E	39.04'
L15	N30°51'09"W	15.63'
L16	N10°45'19"W	18.57'
L17	S21°32'20"W	20.00'
L18	S54°12'30"W	20.00'
L19	S54°15'22"W	33.72'
L20	S86°52'41"W	20.00'
L21	S72°26'24"W	49.32'
L22	N58°08'51"E	38.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	003°03'48"	N11°27'17"W	14.70'	14.70'
C2	50.00'	090°45'57"	N26°56'46"W	71.18'	79.21'
C3	15.00'	131°28'31"	N06°35'30"W	27.35'	34.42'
C4	275.00'	009°53'04"	N25°54'37"W	47.38'	47.44'
C5	950.00'	013°33'04"	S80°57'11"W	224.16'	224.68'
C6	15.00'	090°00'00"	S75°51'09"E	21.21'	23.56'
C7	60.00'	266°10'44"	S12°14'10"W	87.63'	278.74'
C8	15.00'	066°10'42"	N77°45'48"W	20.49'	22.56'
C9	15.00'	090°00'00"	N4°08'51"E	21.21'	23.56'
C10	325.00'	020°55'46"	S20°23'16"E	118.06'	118.72'
C11	275.00'	017°51'58"	N21°55'10"W	85.40'	85.75'
C12	15.00'	090°00'00"	N75°51'09"W	21.21'	23.56'
C13	15.00'	090°00'00"	N14°08'51"E	21.21'	23.56'
C14	60.00'	020°05'52"	S69°11'44"W	20.94'	21.05'
C15	60.00'	032°17'39"	N84°36'30"W	33.37'	33.82'
C16	60.00'	032°40'11"	N52°07'35"W	33.75'	34.21'
C17	60.00'	032°40'11"	N19°27'24"W	33.75'	34.21'
C18	60.00'	148°26'51"	N17°06'06"E	115.48'	155.45'
C19	325.00'	003°33'39"	N29°04'20"W	20.19'	20.20'
C20	325.00'	007°54'49"	N23°20'06"W	44.85'	44.89'
C21	325.00'	007°48'03"	N15°28'40"W	44.21'	44.25'
C22	325.00'	001°39'16"	N10°45'01"W	9.38'	9.38'

BLOCK X		
LOT #	AREA (SQ. FT.)	USAGE TYPE
51	7,708	CASITA LOT
52	5,520	CASITA LOT
53	6,724	CASITA LOT
54	6,631	CASITA LOT
55	6,235	CASITA LOT
56	5,832	CASITA LOT
57	8,385	CASITA LOT
58	10,035	CASITA LOT
59	7,698	CASITA LOT
60	5,792	CASITA LOT
61	5,520	CASITA LOT
62	5,520	CASITA LOT
63	6,622	CASITA LOT
64	5,568	CASITA LOT
65	5,568	CASITA LOT
66	5,598	CASITA LOT
67	6,222	CASITA LOT
68	6,656	CASITA LOT
69	6,022	CASITA LOT
71	269,804	OPEN SPACE/

BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
32	8,876	CASITA LOT
33	5,520	CASITA LOT
34	5,520	CASITA LOT
35	8,120	CASITA LOT

BLOCK S		
LOT #	AREA (SQ. FT.)	USAGE TYPE
11	9,256	CASITA LOT
12	6,568	CASITA LOT
13	6,568	CASITA LOT
14	6,568	CASITA LOT
15	6,568	CASITA LOT



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



FINAL PLAT OF  
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A 11.833 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF A CALLED  
63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC.  
RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC  
RECORDS OF WILLIAMSON COUNTY, TEXAS.

Final Plat: Phase 4D Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																				OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (06/19/2018)	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 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 6A	PHASE 6D				TOTAL
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	30	-	-	-	-	-	184	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	31	-	237	292	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	-	3	40	-	51	346	400	368 (MIN.)	NO MIN OR MAX REQ.
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	-	43	-	-	-	164	349	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	30	46	40	31	51	822	1225		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	3	-	-	-	34			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	1	-	7			
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	-	1	2	-	1	-	-	16			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	51	892			

FIELD NOTES  
FOR

A 11.833 ACRE TRACT BEING THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2018007528 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 11.833 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1988 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 on a point in the north line of Vizcaya, Phase 3C recorded in Document No. \_\_\_\_\_ of the Official Public Records of Williamson County, Texas, same being a point in the south line of a Remnant Portion of said 63.581 acre tract, for the POINT OF BEGINNING hereof;

THENCE with the north line of said Vizcaya, Phase 3C, same being the south line of said 63.581 acre tract, the following four (4) courses and distances:

- N 09°55'23" W, a distance of 48.64 to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
  - along the arc of a curve to the left, having a radius of 275.00 feet, a central angle of 03°03'48", a chord bearing and distance of N 11°27'17" W, 14.70 feet, an arc length of 14.70 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
  - S 59°08'51" W, a distance of 227.74 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
  - N 71°33'48" W, a distance of 25.13 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- THENCE departing the north line of said Vizcaya, Phase 3C, through the interior of said 63.581 acre tract, the following eleven (11) courses and distances:
- along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 90°45'57", a chord bearing and distance of N 26°56'46" W, 71.18 feet, an arc length of 79.21 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature,
  - along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 131°28'31", a chord bearing and distance of N 06°35'30" W, 27.35 feet, an arc length of 34.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
  - N 30°51'07" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
  - N 59°08'51" E, a distance of 104.47 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
  - N 30°51'09" W, a distance of 260.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
  - N 59°08'51" E, a distance of 186.83 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
  - N 30°51'09" W, a distance of 15.86 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
  - along the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 09°53'04", a chord bearing and distance of N 25°54'37" W, 47.38 feet, an arc length of 47.44 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
  - N 59°08'51" E, a distance of 111.92 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
  - N 03°12'35" W, a distance of 36.77 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
  - N 15°21'52" W, a distance of 25.13 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the south line of a called 10.40 acre tract conveyed to Triple Play Sportsplex LP, recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas, same being the north line of said 63.581 acre tract,

THENCE N 68°53'20" E, with the south line of said 10.40 acre tract, same being the north line of said 63.581 acre tract, a distance of 493.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the northeast corner of said 63.581 acre tract, same being the northwest corner of a called 1629.95 acre tract conveyed to Nelson Homestead Family Partnership LTD, recorded in Document No. 1998024077 of the Official Public Records of Williamson County, Texas, same being a point on the south line of said 10.40 acre tract,

THENCE S 21°22'53" E, departing the south line of said 10.40 acre tract, with the west line of said 1629.95 acre tract, same being the east line of said 63.581 acre tract, a distance of 807.12 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northeast corner of said Vizcaya, Phase 3C, same being the southeast corner of said 63.581 acre tract, same being a point on the west line of said 1629.95 acre tract,

THENCE departing said 1629.95 acre tract, with the north line of said Vizcaya, Phase 3C, same being the south line of said 63.581 acre tract, the following six (6) courses and distances:

- along the arc of a curve to the right, having a radius of 950.00 feet, a central angle of 13°33'04", a chord bearing and distance of S 80°57'11" W, 224.16 feet, an arc length of 224.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- S 87°43'43" W, a distance of 248.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 02°16'17" W, a distance of 25.15 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- S 79°27'55" W, a distance of 121.43 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 09°55'23" E, a distance of 9.60 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- S 80°04'37" W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 11.833 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc.



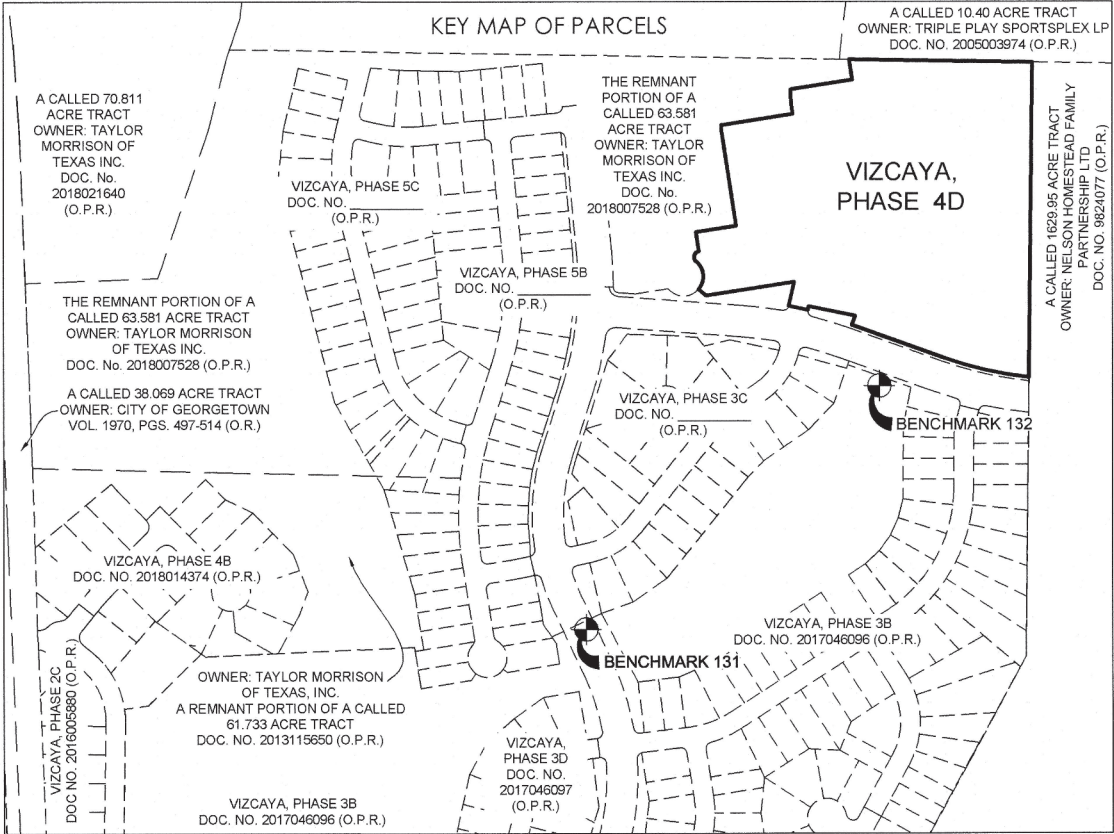
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10801 N MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

GENERAL NOTES:

- 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.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH) APPROVED BY THE PLANNING AND ZONING COMMISSION \_\_\_\_\_
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.

NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

- 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.
- 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.



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63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC.  
RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC  
RECORDS OF 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 63.581 acre tract recorded in Document No. 2018007528, of the Official Public Records of Williamson County, Texas and 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 4D 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  
10801 N MoPac Expy. Bldg. 3, Suite 200  
Austin, Texas, 78759

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  
10801 N MoPac Expy. Bldg. 3, Suite 200  
Austin, Texas, 78759

01/31/2018  
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. The property covered by this plat is within the City Limits of the City of Round Rock.

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 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801