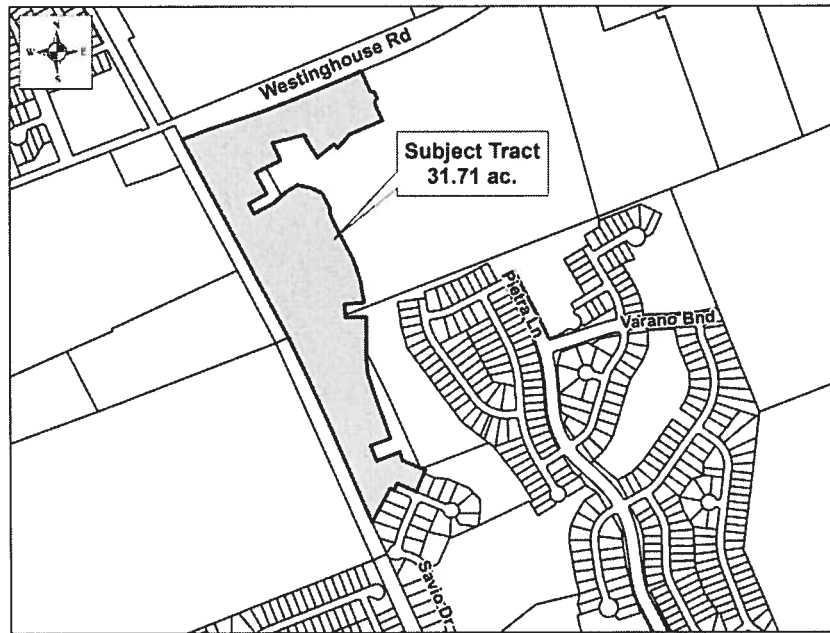


**Vizcaya, Phase 6E, 6F, & 7C
FINAL PLAT FP1812-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval to create 98 Residential Lots, 1 Right-of-Way Lot and 6 Open Space/Drainage/Landscape Lots

ZONING AT TIME OF APPLICATION: PUD No. 96 (Residential)

DESCRIPTION: 31.71 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Westinghouse Road Right-of-Way/City of Georgetown

South: Brianza Pass Right-of-Way/Vizcaya Phase 4B

East: Open Space Area/Vizcaya Phases 5C, 7A, and 7B

West: City of Georgetown Undeveloped Land - Zoned for Single-Family and Agriculture

PROPOSED LAND USE: Single-Family Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	98	23.5
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	6.08
Parkland:	0	0
Other:	6	2.13

TOTALS:	105	31.71
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Owner:
Taylor Morrison of Texas, Inc.
Michael Slack
11200 Lakeline Blvd., Ste. 150A
Austin, TX 78717

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

Vizcaya, Phase 6E, 6F, & 7C
FINAL PLAT FP1812-002

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 that were administratively approved. The most recent Preliminary Plat revision (PP1806-001) was approved by the P&Z on August 15, 2018.

DATE OF REVIEW: January 9, 2019

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for these phases is Residential and zoned PUD No. 96 (Residential). 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 defined 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 has been dedicated to the City of Round Rock.

For the purposes of these phases, 60 single-family detached estate lots are proposed with a minimum lot size of 9,100 square feet and 70-feet in width; 27 single-family detached large lots are proposed with a minimum lot size of 7,500 square feet and 60-feet in width; and 11 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Lastly, there will be 1 right-of-way lot and 6 open space/drainage/landscape lots proposed within these phases. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat (PP1806-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been approved for the overall development. These phases will not require a TIA revision.

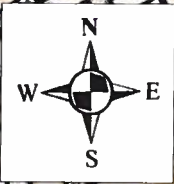
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock.

Drainage: There are no drainage concerns for these phases. 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. Miletto Drive in Phase 6F shall utilize a 30-mph design speed.
2. Modify the tie across Westinghouse Road to be perpendicular to the opposite right-of-way line since there is no bearing and distance information provided for the opposite side.
3. Provide additional MFFE's for Block CC Lots 29, 30, 35, 36, 40, 41, 47, 48.
4. Provide additional MFFE's for Block OO Lot 19.
5. Line types of floodplain and flood limits are not distinguishable in all locations. Clarify and identify all line types to the satisfaction of the City with the final plat.
6. Add to Note 7, "A portion of this tract is encroached by the ultimate (future) 1% annual chance floodplain.



Westinghouse Rd

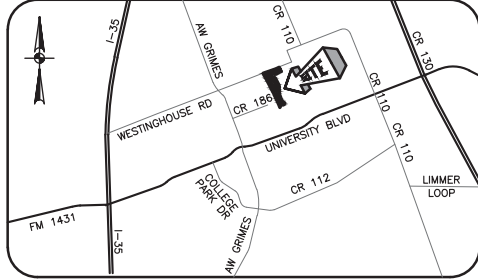
Subject Tract
31.71 ac.

Pietra Ln

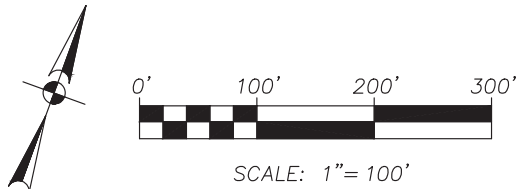
Varano Bnd

Savio Dr

ROUND ROCK



LOCATION MAP
NOT TO SCALE



FINAL PLAT OF VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 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.

LEGEND

AC	ACRE(S)
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT	EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR)	FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
NBU	SET 1/2" IRON ROD W/PAPE-DAWSON CAP NEIGHBORHOOD BOX UNIT
---	EASEMENT
---	EXISTING PHASES/TRACTS
---	PLAT BOUNDARY
---	FUTURE PHASES
---	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
---	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
---	PHASE LINE

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

ACREAGE: 31.709 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

COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 116 CUT SQUARE IN BASE OF LIGHT POLE
N: 10187169.2
E: 3143750.1
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

ACREAGE BY LOT TYPE:
ROW: 6.083 ACRES
DEVELOPMENT LOTS: 23.496 ACRES
OPEN SPACE/DE LOTS: 2.067 ACRES
LANDSCAPE LOTS: 0.063 ACRES

NUMBER OF LOTS BY TYPE:
RIGHT OF WAY: 1
DEVELOPMENT LOTS: 98
OPEN SPACE/DE LOTS: 2
LANDSCAPE LOTS: 3
LANDSCAPE LOT/DE: 1

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

NUMBER OF BLOCKS: 7

LINEAR FEET OF NEW STREETS: 5,123'

SUBMITTAL DATE: DECEMBER 11, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JANUARY 9, 2019



LINE #	BEARING	LENGTH
L1	N69°14'56"E	170.78'
L2	S22°37'35"E	148.95'
L3	S22°37'35"E	50.00'
L4	S22°37'35"E	123.91'
L5	S66°08'31"W	90.00'
L6	S67°22'25"W	158.85'
L7	S50°54'26"W	109.80'
L8	S55°34'31"W	130.00'
L9	N32°06'39"W	58.94'
L10	N31°19'04"W	78.47'
L11	S77°36'58"W	169.56'
L12	S28°00'14"E	136.34'
L13	S64°57'35"W	146.20'
L14	S61°59'46"W	25.00'
L15	S28°00'14"E	146.00'
L16	S61°59'46"W	131.00'
L17	S28°00'14"E	76.93'
L18	N61°59'45"E	137.00'
L19	N42°03'39"E	67.02'
L20	N54°25'23"E	63.55'
L21	N66°30'55"E	63.99'
L22	S89°47'26"E	80.18'
L23	S70°01'39"E	49.51'
L24	S48°28'58"E	9.72'
L25	S15°32'10"E	41.63'
L26	S28°00'14"E	165.98'
L27	S21°53'21"E	75.87'
L28	S12°36'00"E	75.91'
L29	S06°27'40"E	75.81'
L30	S87°13'36"W	128.92'
L31	S00°00'00"E	91.35'
L32	N90°00'00"E	135.00'
L33	S07°03'19"E	69.64'
L34	S14°56'05"E	69.62'

LINE #	BEARING	LENGTH
L35	S20°15'51"E	72.49'
L36	S69°38'56"W	135.00'
L37	S20°21'04"E	68.66'
L38	N69°38'56"E	159.82'
L39	S18°00'46"E	55.00'
L40	S65°59'25"E	156.59'
L41	S23°23'01"W	131.00'
L42	N66°36'59"W	32.97'
L43	S23°23'01"W	50.00'
L44	N66°36'59"W	99.72'
L45	N24°11'29"W	39.73'
L46	S22°37'35"E	109.77'
L47	N22°37'35"W	109.77'
L48	S58°40'56"W	39.92'
L49	S31°19'04"E	76.85'
L50	N31°19'04"W	76.85'
L51	S58°40'56"W	15.92'
L52	S66°36'59"E	99.72'
L53	N90°00'00"W	68.25'
L54	N90°00'00"E	68.21'
L55	N69°10'51"E	48.73'
L56	N90°00'00"W	47.08'
L57	S84°33'23"E	28.87'
L58	S84°33'23"E	24.25'
L59	N54°35'05"W	24.25'
L60	N54°35'05"W	64.46'
L61	N84°33'23"W	53.11'
L62	N28°00'14"W	50.00'
L63	S28°00'14"E	50.00'
L64	S62°04'30"W	50.00'
L65	N83°30'20"W	50.36'
L66	N69°38'56"E	50.00'
L67	N69°38'56"E	50.00'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 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.



SCALE: 1"= 100'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	019°28'16"	N77°06'33"E	5.07'	5.10'
C2	15.00'	019°28'16"	S57°38'17"W	5.07'	5.10'
C3	490.00'	001°13'52"	S23°14'33"E	10.53'	10.53'
C4	425.00'	004°40'05"	N36°45'31"W	34.62'	34.63'
C5	325.00'	001°11'06"	S77°01'25"W	6.72'	6.72'
C6	275.00'	008°20'34"	S73°26'41"W	40.01'	40.04'
C7	500.00'	002°46'24"	S01°23'12"E	24.20'	24.20'
C8	275.00'	006°32'39"	S23°37'23"E	31.39'	31.41'
C9	325.00'	004°55'41"	N64°09'08"W	27.94'	27.95'
C10	15.00'	070°31'44"	S57°53'27"E	17.32'	18.46'
C11	15.00'	090°00'00"	S22°22'25"W	21.21'	23.56'
C12	500.00'	001°13'52"	S23°14'33"E	10.74'	10.74'
C13	580.00'	001°13'52"	N23°14'33"W	12.46'	12.46'
C14	15.00'	090°00'00"	N67°37'35"W	21.21'	23.56'
C15	475.00'	008°41'29"	S63°01'41"W	71.98'	72.05'
C16	15.00'	090°00'00"	S13°40'56"W	21.21'	23.56'
C17	375.00'	007°46'30"	S35°12'19"E	50.85'	50.89'
C18	425.00'	004°40'05"	N36°45'31"W	34.62'	34.63'
C19	425.00'	003°06'25"	N32°52'16"W	23.04'	23.05'
C20	15.00'	090°00'00"	N76°19'04"W	21.21'	23.56'
C21	325.00'	018°56'02"	S68°08'57"W	106.91'	107.40'
C22	275.00'	015°37'12"	S69°48'22"W	74.74'	74.97'
C23	25.00'	090°00'00"	S16°59'46"W	35.36'	39.27'
C24	15.00'	090°00'00"	S73°00'14"E	21.21'	23.56'
C25	15.00'	052°05'40"	N35°56'55"E	13.17'	13.64'
C26	50.00'	193°40'21"	S73°00'50"E	99.29'	169.01'
C27	15.00'	052°01'12"	S01°59'38"E	13.16'	13.62'
C28	500.00'	028°00'14"	S14°00'07"E	241.96'	244.38'
C29	615.00'	020°21'04"	S10°10'32"E	217.30'	218.44'
C30	275.00'	046°15'55"	S43°29'01"E	216.07'	222.06'
C31	325.00'	041°20'14"	N41°01'11"W	229.43'	234.48'
C32	665.00'	020°21'04"	N10°10'32"W	234.96'	236.20'
C33	15.00'	090°00'00"	N45°00'00"W	21.21'	23.56'
C34	275.00'	061°59'46"	N59°00'07"W	283.25'	297.56'
C35	15.00'	052°01'14"	N54°00'50"W	13.16'	13.62'
C36	50.00'	194°02'25"	N16°59'46"E	99.25'	169.33'
C37	15.00'	052°01'12"	N88°00'22"E	13.16'	13.62'
C38	325.00'	015°37'12"	N69°48'22"E	88.33'	88.60'
C39	275.00'	018°56'02"	N68°08'57"E	90.46'	90.88'
C40	525.00'	008°41'29"	N63°01'41"E	79.56'	79.64'
C41	15.00'	090°00'00"	N22°22'25"E	21.21'	23.56'
C42	15.00'	090°43'34"	N44°38'16"E	21.35'	23.75'
C43	225.00'	061°58'42"	S59°00'39"E	231.69'	243.39'
C44	15.00'	090°00'00"	S16°59'46"W	21.21'	23.56'
C45	25.00'	090°00'00"	N73°00'14"W	35.36'	39.27'
C46	450.00'	027°16'44"	N14°21'53"W	212.23'	214.25'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C47	475.00'	001°18'26"	N59°20'09"E	10.84'	10.84'
C48	475.00'	007°23'03"	N63°40'54"E	61.17'	61.22'
C49	50.00'	038°07'00"	S29°12'29"W	32.65'	33.26'
C50	50.00'	049°53'40"	S73°12'50"W	42.18'	43.54'
C51	50.00'	042°41'08"	N60°29'46"W	36.39'	37.25'
C52	50.00'	062°58'32"	N07°39'56"W	52.23'	54.96'
C53	500.00'	004°28'43"	N25°45'53"W	39.07'	39.08'
C54	500.00'	006°55'18"	N20°03'53"W	60.37'	60.40'
C55	500.00'	006°55'06"	N13°08'41"W	60.34'	60.37'
C56	500.00'	006°54'44"	N06°13'46"W	60.28'	60.32'
C57	615.00'	002°29'30"	N01°14'45"W	26.74'	26.75'
C58	615.00'	008°19'00"	N06°39'00"W	89.19'	89.27'
C59	615.00'	008°19'03"	N14°58'02"W	89.20'	89.28'
C60	615.00'	001°13'31"	N19°44'18"W	13.15'	13.15'
C61	275.00'	030°11'23"	N41°59'24"W	143.23'	144.90'
C62	275.00'	009°31'52"	N61°51'02"W	45.69'	45.75'
C63	325.00'	010°01'33"	S56°40'31"E	56.80'	56.87'
C64	325.00'	010°59'48"	S46°09'51"E	62.28'	62.38'
C65	325.00'	011°57'47"	S34°41'03"E	67.74'	67.86'
C66	325.00'	008°21'06"	S24°31'37"E	47.33'	47.37'
C67	665.00'	004°33'01"	S18°04'33"E	52.80'	52.81'
C68	665.00'	005°46'43"	S12°54'41"E	67.04'	67.07'
C69	665.00'	006°02'30"	S07°00'04"E	70.09'	70.12'
C70	665.00'	003°58'49"	S01°59'25"E	46.19'	46.20'
C71	275.00'	000°21'40"	S89°49'10"E	1.73'	1.73'
C72	275.00'	014°14'16"	S82°31'12"E	68.16'	68.34'
C73	275.00'	013°40'16"	S68°33'56"E	65.46'	65.62'
C74	275.00'	013°39'30"	S54°54'03"E	65.40'	65.56'
C75	275.00'	013°37'46"	S41°15'25"E	65.26'	65.42'
C76	275.00'	006°26'17"	S31°13'23"E	30.88'	30.90'
C77	50.00'	014°42'33"	S72°40'10"E	12.80'	12.84'
C78	50.00'	077°25'14"	S26°36'17"E	62.54'	67.56'
C79	50.00'	036°58'20"	S30°35'30"W	31.71'	32.26'
C80	50.00'	064°56'18"	S81°32'49"W	53.68'	56.67'
C81	325.00'	010°56'10"	S67°27'50"W	61.94'	62.03'
C82	325.00'	004°41'02"	S75°16'27"W	26.56'	26.57'
C83	275.00'	008°45'47"	S73°14'05"W	42.02'	42.06'
C84	275.00'	010°10'15"	S63°46'04"W	48.75'	48.82'
C85	525.00'	004°51'31"	S61°06'42"W	44.51'	44.52'
C86	525.00'	003°49'58"	S65°27'26"W	35.11'	35.12'
C87	225.00'	005°38'47"	N87°10'37"W	22.16'	22.17'
C88	225.00'	029°52'03"	N69°25'12"W	115.97'	117.29'
C89	225.00'	026°27'53"	N41°15'14"W	103.01'	103.93'
C90	450.00'	012°15'54"	S21°52'17"E	96.15'	96.33'
C91	450.00'	015°00'49"	S08°13'56"E	117.58'	117.92'

LEGEND

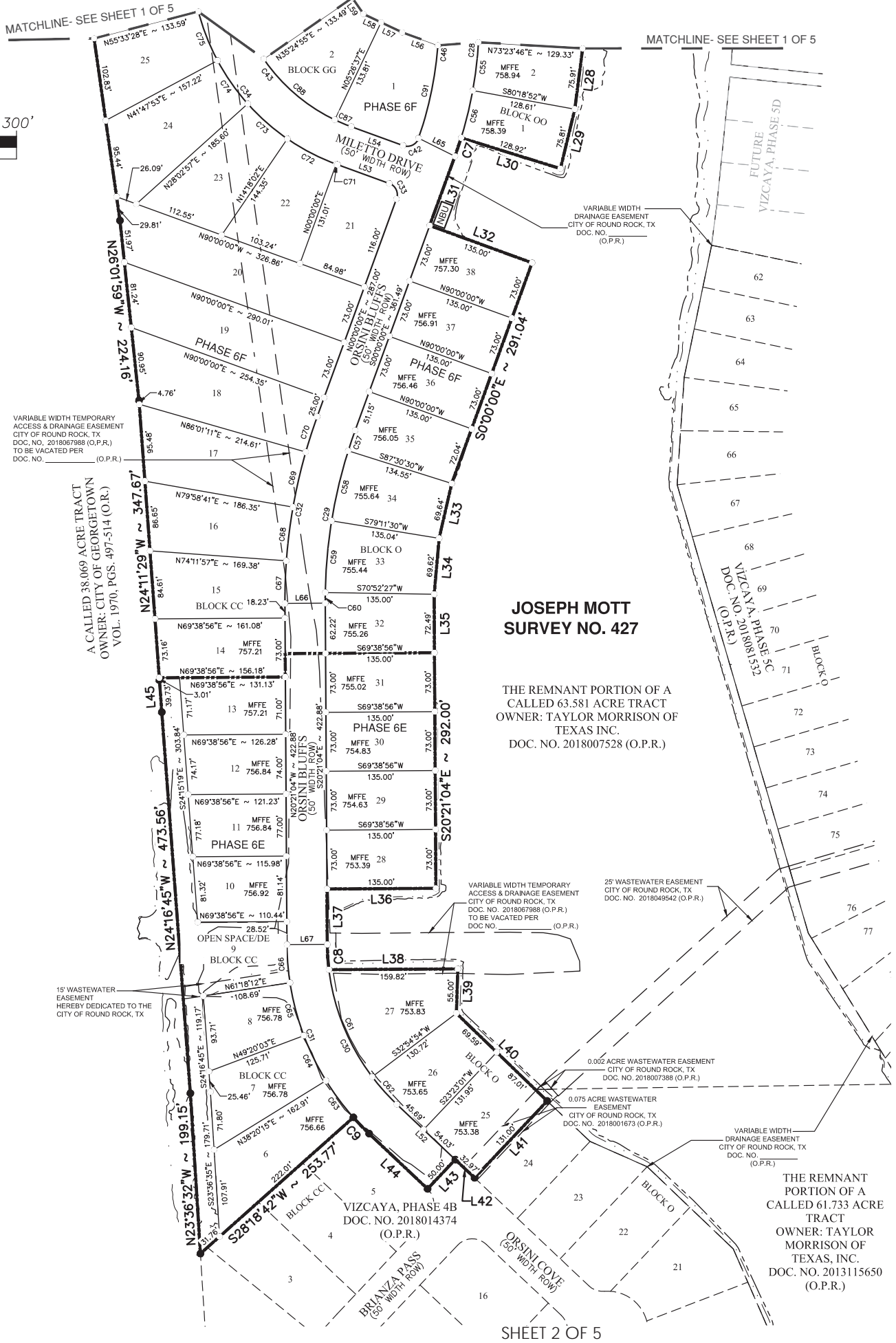
AC ACRE(S)
DOC. NO. DOCUMENT NUMBER
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O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ESMT EASEMENT
FD.I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL. VOLUME
PG. PAGE(S)

PUE PUBLIC UTILITY EASEMENT
MFFE MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR) ● FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD W/PAPE-DAWSON CAP
NBU NEIGHBORHOOD BOX UNIT
EASEMENT
EXISTING PHASES/TRACTS
PLAT BOUNDARY
FUTURE PHASES
ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
PHASE LINE



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE- SEE SHEET 1 OF 5



JOSEPH MOTT
SURVEY NO. 427

THE REMNANT PORTION OF A
CALLED 63.581 ACRE TRACT
OWNER: TAYLOR MORRISON OF
TEXAS INC.
DOC. NO. 2018007528 (O.P.R.)

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

SHEET 2 OF 5

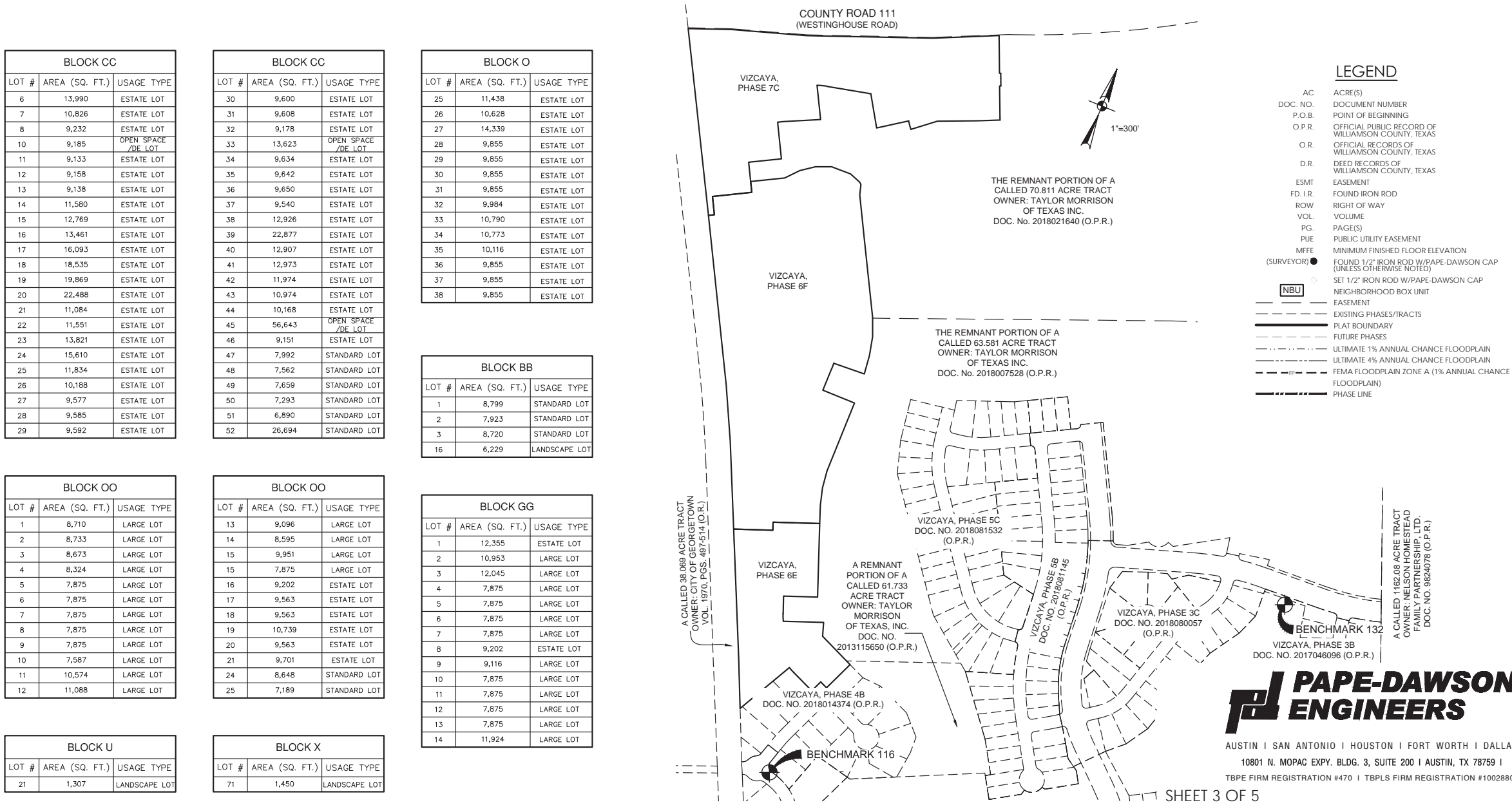
FINAL PLAT OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 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 6E, 6F & 7C Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																								OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (08/15/2018)	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	PHASE 6E	PHASE 6F	PHASE 7C	TOTAL			
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	30	-	-	-	-	14	29	17	75	184	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	31	-	-	27	-	237	292	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	-	3	40	-	51	-	-	11	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	14	56	28	920	1225		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	3	-	-	-	-	-	3	34			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	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	-	-	1	-	2	16			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	51	15	56	34	990			

KEY MAP OF PARCELS



GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, 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 PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), PP1806-001, APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 15, 2018.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, 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.
- LOTS 9, 33, & 45, BLOCK CC; LOT 21, BLOCK U; LOT 71, BLOCK X; LOT 16, BLOCK BB 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 DWELLING UNITS.

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 patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories 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, rights, and 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) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement 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 of the Facilities thereon.

Grantor further grants to Grantee

- 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 outside the easement to such extent as Grantee may find reasonably necessary;
- 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 to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, 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 authorized to cut and 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 the Grantee.
- 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:

- 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 the lands;
- 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, it's 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 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 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
FOR

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 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. SAID 31.709 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 an iron rod with cap marked "RPLS 5787" found at the northwest corner of said 70.811 acre tract, same being the southwest corner of a called 5.465 acre tract conveyed to Williamson County Texas recorded in Document No. 2014004559 of the Official Public Records of Williamson County, Texas, also being a point in the east line of a called 38.069 acre tract conveyed to the City of Georgetown recorded in Volume 1970, Page 497 of the Official Records of Williamson County, Texas for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE with the north line of said 70.811 acre tract, same being the south line of said 5.465 acre tract the following four (4) courses and distances:

- N 69°14'56" E**, a distance of **170.78 feet** to an iron rod with cap marked "RPLS 5787" found,
- N 72°36'57" E**, a distance of **300.53 feet** to an iron rod with cap marked "RPLS 5787" found,
- N 69°10'51" E**, a distance of **500.06 feet** to an iron rod with cap marked "RPLS 5787" found, and
- N 65°44'20" E**, a distance of **263.57 feet** to ½" iron rod with yellow cap marked "Pape-Dawson" set for the northeast corner hereof;

THENCE departing the south line of said 5.465 acre tract, through the interior of said 70.811 acre tract and through the Remnant Portion of said called 63.581 acre tract and through the interior of the Remnant Portion of said 61.733 acre tract the following forty-nine (49) courses and distances:

- S 22°37'35" E**, a distance of **148.95 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of N 77°06'33" E, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 22°37'35" E**, 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,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of S 57°38'17" W, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 22°37'35" E**, a distance of **123.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 490.00 feet**, a **central angle of 01°13'52"**, a **chord bearing and distance of S 23°14'33" E, 10.53 feet**, an **arc length of 10.53 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 66°08'31" W**, a distance of **90.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 67°22'25" W**, a distance of **158.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 50°54'26" W**, a distance of **109.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 425.00 feet**, a **central angle of 04°40'05"**, a **chord bearing and distance of N 36°45'31" W, 34.62 feet**, an **arc length of 34.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- S 55°34'31" W**, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 32°06'39" W**, a distance of **58.94 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 31°19'04" W**, a distance of **78.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 325.00 feet**, a **central angle of 01°11'06"**, a **chord bearing and distance of S 77°01'25" W, 6.72 feet**, an **arc length of 6.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 77°36'58" W**, a distance of **169.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
- along the arc of a curve to the left, having a **radius of 275.00 feet**, a **central angle of 08°20'34"**, a **chord bearing and distance of S 73°26'41" W, 40.01 feet**, an **arc length of 40.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
- S 28°00'14" E**, a distance of **136.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 64°57'35" W**, a distance of **146.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 61°59'46" W**, a distance of **25.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 28°00'14" E**, a distance of **146.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 61°59'46" W**, a distance of **131.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 28°00'14" E**, a distance of **76.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 61°59'45" E**, a distance of **137.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 42°03'39" E**, a distance of **67.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 54°25'23" E**, a distance of **63.55 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

- N 66°30'55" E**, a distance of **63.99 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 89°42'26" E**, a distance of **80.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 70°01'39" E**, a distance of **49.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 48°28'58" E**, a distance of **9.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 15°32'10" E**, a distance of **41.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 28°00'14" E**, a distance of **489.31 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 21°53'21" E**, a distance of **75.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 12°36'00" E**, a distance of **75.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 06°27'40" E**, a distance of **75.81 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 87°13'36" W**, a distance of **128.92 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
 - along the arc of a curve to the right, having a **radius of 500.00 feet**, a **central angle of 02°46'24"**, a **chord bearing and distance of S 01°23'12" E, 24.20 feet**, an **arc length of 24.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
 - S 00°00'00" E**, a distance of **91.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - N 90°00'00" E**, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 00°00'00" E**, a distance of **291.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 07°03'19" E**, a distance of **69.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 14°56'05" E**, a distance of **69.62 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 20°15'51" E**, a distance of **72.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 20°21'04" E**, a distance of **292.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 69°38'56" W**, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 20°21'04" E**, a distance of **68.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
 - along the arc of a curve to the left, having a **radius of 275.00 feet**, a **central angle of 06°32'39"**, a **chord bearing and distance of S 23°37'23" E, 31.39 feet**, an **arc length of 31.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
 - N 69°38'56" E**, a distance of **159.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
 - S 18°00'46" E**, a distance of **55.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
 - S 65°59'25" E**, a distance of **156.59 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the north corner of Vizcaya, Phase 4B, a subdivision according to the plat recorded in Document No. 2018014374 of the Official Public Records of Williamson County, Texas, same being a point in the west line of the Remnant Portion of said 61.733 acre tract for the southeast corner hereof;
- THENCE** with the north line of said Vizcya, Phase 4B the following six (6) courses and distances:
- S 23°23'01" W**, a distance of **131.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 66°36'59" W**, a distance of **32.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - S 23°23'01" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 66°36'59" W**, a distance of **99.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangent curvature,
 - along the arc of a curve to the right, having a **radius of 325.00 feet**, a **central angle of 04°55'41"**, a **chord bearing and distance of N 64°09'08" W, 27.94 feet**, an **arc length of 27.94 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency, and
 - S 28°18'42" W**, a distance of **253.77 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said Vizcaya, Phase 4B, same being a point in the east line of the aforementioned 38.069 acre tract for the southwest corner hereof;
- THENCE** with the west line of said 61.733 acre tract, the west line of said 63.581 acre tract and the west line of said 70.811 acre tract, same being the east line of said 38.069 acre tract the following five (5) courses and distances:
- N 23°36'32" W**, a distance of **199.15 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 24°16'45" W**, a distance of **473.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 24°11'29" W**, a distance of **387.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 26°01'59" W**, a distance of **224.16 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
 - N 28°05'18" W**, a distance of **1424.06 feet** the **POINT OF BEGINNING** and containing 31.709 acres in the 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.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 |
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 6E, 6F, & 7C

A 31.709 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 AND BEING OUT OF THE REMNANT PORTION OF A CALLED 81.733 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 70.811 acre tract recorded in Document No. 2018021640 of the Official Public Records of Williamson County, Texas, a called 63.581 acre tract recorded in Document No. 2018007528 of the Official Public Records of Williamson County, Texas, and a called 61.733 acre tract 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, 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 the Final Plat of Vizcaya, Phase 6E, 6F, & 7C 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 Part III, Zoning and Development Code, Section, 10-25, City of Round Rock, Texas 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 Part III, Zoning and Development Code, Section, 10-25, City of Round Rock, Texas 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

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
City of Round Rock Planning and Zoning Commission

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