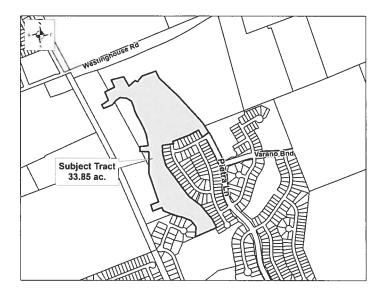
# Vizcaya Phase 5D & 7B FINAL PLAT FP1901-007



**CASE PLANNER: JUAN ENRIQUEZ** 

REQUEST: Final Plat approval for 44 single-family standard lots, one right-of-way lot and six open

space/drainage/landscape lots

**ZONING AT TIME OF APPLICATION: PUD No. 96** 

DESCRIPTION: 33.85 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: Vizcaya Phase 7C South: Vizcaya Phases 1 & 2

East: Vizcaya Phases 5E, 4E, and 3C West: Vizcaya Phases 6E, 6F, and 4B

### PROPOSED LAND USE: Residential

Other:	0	0
Parkland:	0	0
ROW:	1	4.33
Open/Common Space:	6	20.44
Industrial:	0	0
Commercial:	0	0
Office:	0	0
Residential - Multi Unit:	0	0
Residential - Single Unit:	44	9.08
PROPOSED LOTS BY TYPE:	NUMBER OF LOTS	<u>ACREAGE</u>
	Residential - Single Unit: Residential - Multi Unit: Office: Commercial: Industrial: Open/Common Space: ROW: Parkland:	Residential - Single Unit:  Residential - Multi Unit:  Office:  Ocommercial:  Industrial:  Open/Common Space:  ROW:  Parkland:  44

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

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

# Vizcaya Phase 5D & 7B FINAL PLAT FP1901-007

**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: February 20, 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 site for a fire station site that has been dedicated to the City of Round Rock.

For the purposes of these phases, 44 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Additionally, 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).

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

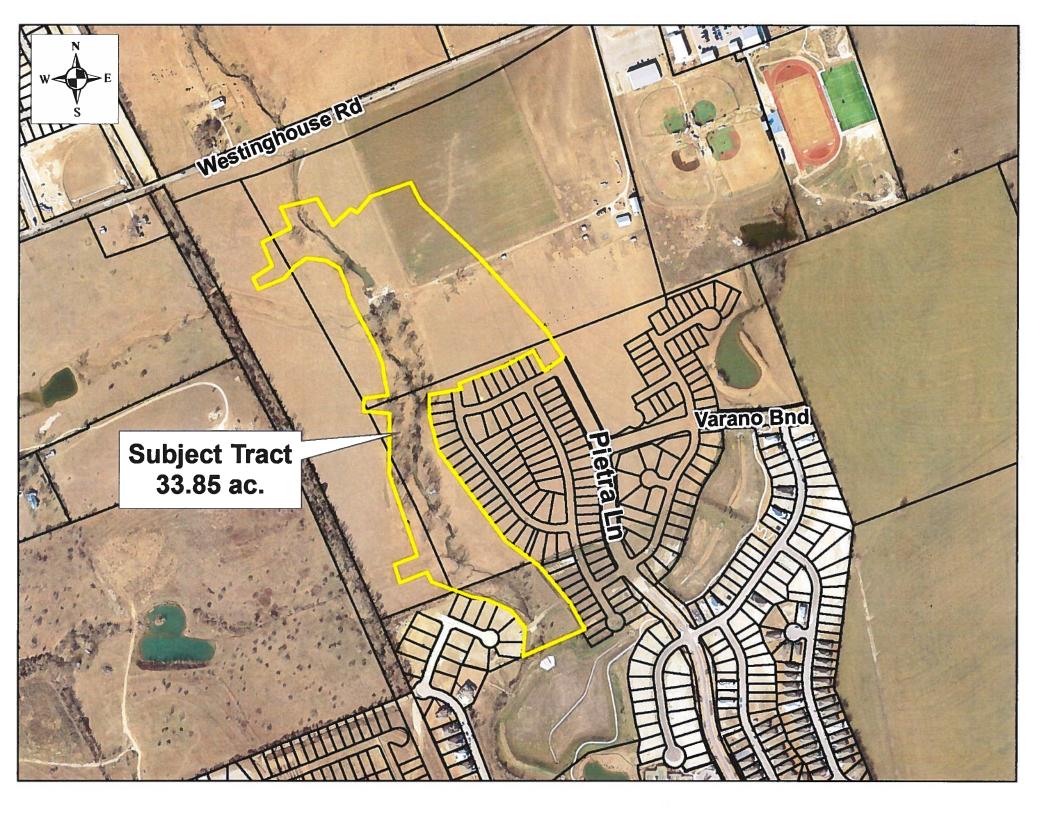
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock.

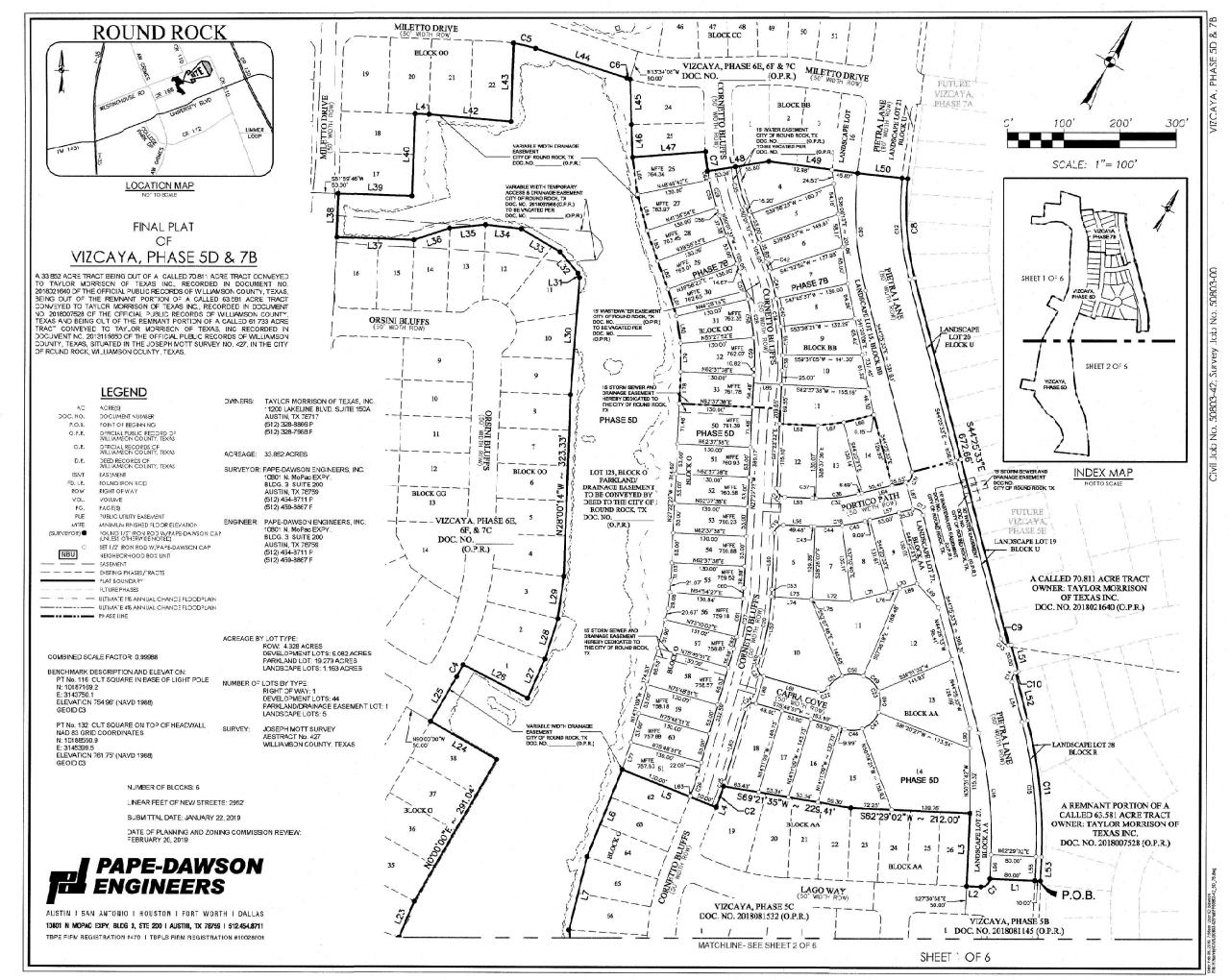
<u>Drainage:</u> There are no drainage concerns for these phases. Storm water will be captured by curb inlets and conveyed appropriately. Staff will review a more detailed drainage plan prior to permitting the subdivision improvement plan.

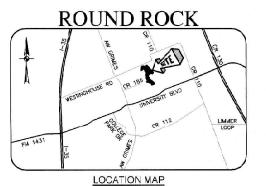
### **RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

- 1. Revise plat note No. 11 to state that parkland is being conveyed to the City of Round Rock.
- 2. Prior to plat recordation, parkland shall be conveyed by deed to the City of Round Rock.
- 3. Modify location of CORR Tracking number to ensure all characters are visible after reproduction.
- 4. Depict location of benchmark on plat with symbol and update legend. Provide descriptive information of exact benchmark location, e.g. street intersection, etc.
- 5. Revise Lot lines of Block O, Lot 123 to include entire length of the 15' wide storm sewer & drainage easements along Block O, Lot 50 & Lot 58, necessary to gain channel access.

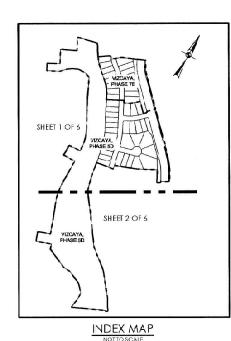






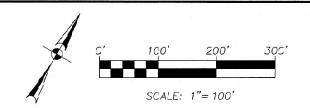
## FINAL PLAT OF VIZCAYA, PHASE 5D & 7B

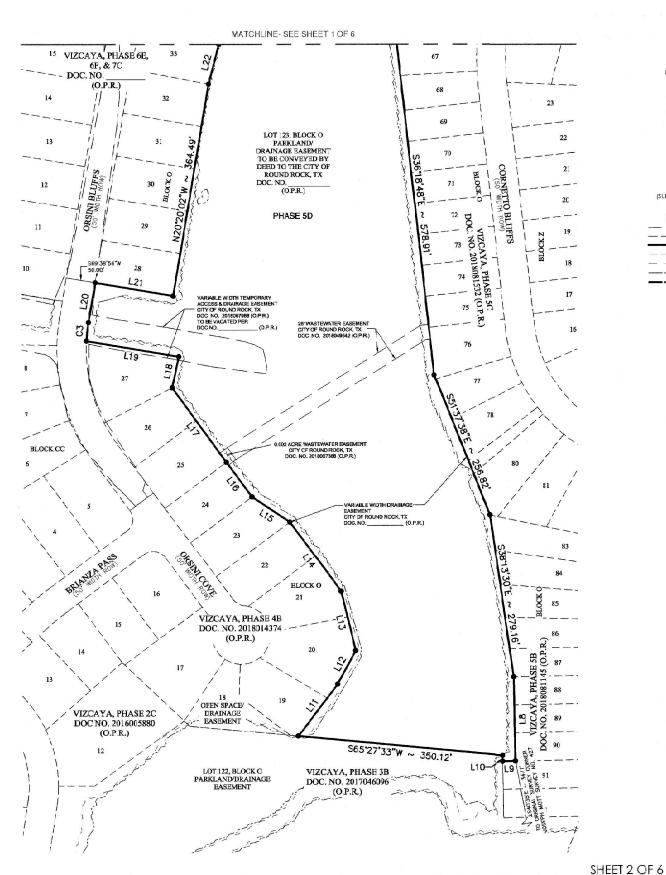
A 33.852 ACRE TRACT BEING GUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR NOFRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640CF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING GUT OF THE REMNANT POPITION CF A CALLED 53.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NC. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEINS GUT OF THE ARMINANT PORT ON OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN ECCLIMENT 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, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS.



# PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EMPY, BLD3 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10026831







AC DOC. NO. F.O.B. ACRE(\$) DOCUMENT NUMBER O.P.R. OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS O.R. CFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS EASEMENT FD. I.R. FOUND IRON ROD RIGHT OF WAY VCL. PG. VOLUME PAGE(\$) PUBLIC UTILITY EASEMENT MINIMUM FINISHED FLOOR ELEVATION (\$LRVEYOR] ● FOUND 1/2" IRON RCD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED) SET I/Z" IRON ROD W/PAPE-DAWSON CAP NEIGHSORHOOD BOX UNIT NBU - EASEMENT — — — — EXISTING PHASES/TRACTS - PLATBOUNDARY FUTURE PHASES -- ULTIMATE % ANNUAL CHANCEF.OODPLAIN ------ U\_TIMATE 4% ANNUA, CHANCEF.OODPLAIN PHASELINE

Civil Job No. 50803-42; Survey Job I

1,7,67am User ID: blawson 11,50603-42/Plat/FP50603-42\_5D\_70.4mg A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2016/10 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE RENNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO "AYLOR 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 51.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON DE TEXAS, INC. RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITJATED IN THE JOSEPH MOTT SURVEY NO. 427 IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

### Final Plat: Phase 5D & 7B Lot Summary

	TOTALL	OTCOUN	T																		W 1						OVERALL VIZCAYA LOT		
LOT SUMMARY	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	P-IASE 3B	PHASE 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 48	PHASE 4C	PHASE 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 6A	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7B	PHASE 7C	TOTAL	COUNT PER PRELIMINARY PLAT (08/15/2018)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 95	% REQUIREMENTS BY CATEGOR PER PUD NO. 96
SINGLE UNIT TOWNHOUSE	-	-			12	-		-	1-	-	P	-	-		-	-		-1	-	-	-		-		, 9	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	~		21	8	-	-	-	-	1	-	-	15	-		30		-			-	14	29		17	135	184	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7		-	-	45		-	-	-	1 (E)	31	-	-	27	~	-	264	292	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-		-	3	40	28		51	-	-	16	11	401	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	28	31	51	14	56	16	28	964	1225		
LANDSCAPE LOTS	3	5	-	1	1		6	7	-	3	-	-		4		1	3		3			-		2	3	42			
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-		-	-		-	-	1		-	-	-		1				1					1	8			
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-		-	-		-	-				-	-		-		-	-			-		-		5			9
RESERVE/SPECIAL USE	2	-	-		-	-		-	-	-	-	-	-	-		-			-0						-	2	4		
RIGHT-OF-WAY RESERVE	2	-	-	-	1-	-		-	-	-	-	-	-			-	-		-	-			100	587		2	12		
PARKLAND/DRAINAGE ESMT	1	-	1		1	-	1	-	-	-		-	-	-		-	-		1	10 40		-	-	181	-	5	. п		
PRIVATE AMENITY CENTER	-	-			-	-			-	-		-	-	-		-		90.1	-									4	
OPEN SPACE	-	2	-	2	1-	-	1	-	-	1	2	2	2	-	1	2		1				1	(4)		2	19			
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	32	32	51	15	56	18	34	1047		_	

	BLOCK A	4
LCT #	AREA (SQ. FT.)	USAGE TYPE
6	9,156	STANDARD LCT
7	7,830	STANDARD LCT
8	7,768	STANDARD LCT
9	6,933	STANDARD LCT
10	17,260	STANDARD LCT
11	13,147	STANDARD LCT
12	17,384	STANDARD LCT
13	14,588	STANDARD LOT
14	23,997	STANDARD LOT
15	11,935	STANDARD LOT
16	7,459	STANDARD LOT
17	7,777	STANDARD LOT
18	9,609	TOJ DRACHATE
27	19,102	LANDSCAPE LOT

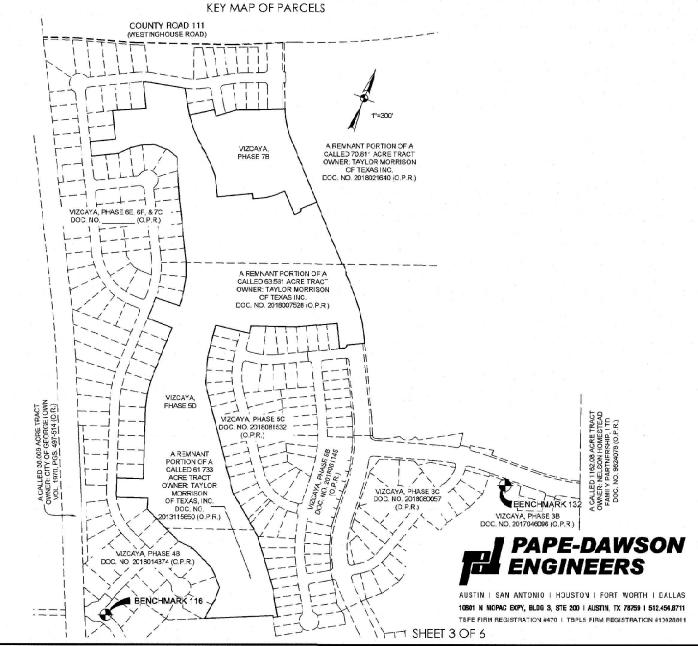
	BLOCK O	)
LOT #	AREA (SQ. FT.)	JSAGE TYPE
26	7,514	STANDARD LCT
27	7,514	STANDARD LOT
28	7,084	STANDARD LCT
28	6,890	STANDARD LCT
3C	7,537	STANDARD LOT
31	7,786	STANDARD LCT
32	7,612	STANDARD LCT
33	7,343	STANDARD LOT

	BLOCK O							
LOT #	AREA (SQ. FT.)	USAGE TYPE						
50	9,233	STANDAPD LCT						
51	6,890	STANDARD LCT						
52	6,830	STANDARD LCT						
53	6,890	5"ANDAFD LCT						
54	6,890	S"ANDAFD LCT						
55	7,121	STANDARD LCT						
55	7,714	STANDARD LCT						
57	7.175	S"ANDAFD LCT						
53	8,909	STANDARD LCT						
59	6,890	STANDAFD LCT						
60	6,890	STANDAFD LOT						
61	7,490	STANDARD LOT						
123	839,788	PARKLAND/ DRAINAGE FASENEN						

	BLOCK BE	3
LOT #	AREA (SQ. FT.)	USAGE TYPE
4	10,182	STANDARD LOT
5	8,225	STANDARD LOT
6	7,8€1	STANDARD LOT
7	7,690	STANDARD LOT
8	7,508	STANDARD LOT
9	7,871	STANDARD LOT
10	8,265	STANDARD LOT
11	10,252	STANDARD LOT
12	8,939	STANDARD LOT
13	8,457	STANDARD LOT
14	7,211	STANDARD LOT
15	19,406	LANDSCAPE LCT

		BLOCK R	
TCJ	#	AREA (SQ. FT.)	USAGE TYPE
38		3,692	LANDSCAPE LCT

	BLOCK U	ı
LOT #	AREA (SQ. FT.)	USAGE TYPE
19	3,369	LANDSCAPE LCT
20	5.095	LANDSCAPE LCT



# FINAL PLAT OF OAVA PLACE ED 9.7

### VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 201:6021640 OF THE OFFICIAL PUBLIC RECORDS OF VALLIAMSON 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.

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	_ENGTH
CI	15.CO'	090.00,00	S17'29'02'W	21.21	25.56
C2	425.00	005'08'49"	S10°51 24"E	38.15"	38.18
C3	275.00	006'32'39"	N23*37'23"W	31.39*	3' .41'
C4	500.00	002'46'24"	NO1"23"12"W	24.20	24.20
C5	275.00	008'20'34"	N73'26'41'E	40.01	40.04
C6	325.00	001"1 05"	N77'01'25'E	5.72'	6.72
C7	425.00'	004'4C'C5"	S36'45'31'E	34.62	34.63
¢8	490.00*	020'34'C5"	S34"08'31'E	174,96	175.90
C9	15.CO'	C19'28'16'	N551835E	5.07*	5.10'
C10	15.CO'	C19'28'16'	S35°50'19"W	5.07*	5.10'
C1:	830.00'	C16'54'35'	S35'58'15'E	244.07	244.96
C12	500.00	020'34'05"	S34"08"31"E	178.53	179.49
C13	15.CO'	090.0C,CO,	SB9'25'33'E	21.21	23.56
C1 4	15.CO'	030.00,00,	S00°34 27*W	21.21	23.56
C15	820.00	C16*54*35*	S35'58'16'E	241.13	242.01
C16	740.00'	C16'54'35'	N35'58'13"W	217.61	218.40
C17	15.CO'	090.0C,CO,	N89°25'33"W	21.21	23.56
C18	325.00	017'03'11"	S54*06 O2*W	96.37	96.73
C1 9	15.CO'	090.00,00,	SI 7"37 38"W	21.21	23.56
C20	525.00	013"11'13"	S20'46'45'E	120.56	120.83
C21	15.CO'	089'59'59"	S59'11 O3'E	21.21	23.56

LINE TABLE

INE # | BEARING | LENGT

\_31 N48'28'58"W 7.83'

L32 N70'01'39"W 49.51"

L33 N89'47'26"W 8C.18'

L34 S63'30'55"W 63.99

L36 S42'03'39"W 67.C2

L37 \$61:59'46"W 137.00" L38 N28'D0":4"W 76.93

L39 N61'59'46"E 13'.00'

L40 N28'D0" 4"W 146.0C" L41 N61'59'46"E 25.00

L42 N64'57'35"E 146.2C'

143 N28100': 4"W 136.34' L44 N77'36'58"E 169.56'

L45 S3119'04"E 78.47

L46 S32'06'39"E 58.94

L48 N50'54'26"E 109.8C' L49 N67'22'25"E 158.85'

L50 N66 O8'31"E 9C.CO

\_51 S44\*25\*33\*E 50.00 L52 S44\*25\*33\*E 86.87

L53 \$27'30'58"E +2.69 L54 \$44'25'33"E 72.73

L55 \$27'30'58"E 42.69

L55 N27'30'58"W 42.69 L57 S45'34'27"W 87.63 L56 S62'37'38"W 49.48 L59 S27'22'2"E 99.52 L60 S14'11'09'F 18.49'

NE5 34'31"E 130.0C'

S54'25'23"W 63.55

	CURVE TABLE							
CURVE #	RADIJS	DELTA	CHORD BEARING	CHORD	LENGTH			
022	15.00"	076'39'30"	N37'29'07''E	18.61	20.07			
C23	50.00	256"58"41"	S52"21"15"E	73.27	224.26			
024	15.00"	Oac.co,oo.,	550'48'51"W	21.21'	23.56			
025	425.00	001'03'55"	S13'57'46"E	7.90"	7.90			
026	375.00	006"13"56"	N11'23'58"W	40.77	40.79			
027	475.00	013"11"13"	N20'43'45"W	109.08	109.32			
028	445.00	022"39"15"	N 38"41 "59" W	174.80	175.95			
029	425.00	010'56'03"	N 44'33'35"N	80.98	31.11			
030	586.00	020'34'05"	N34'08'3'"W	207.09'	208.21			
C31	15.00"	Oac.co,00.	400'34'27"E	21.21	23.56			
032	275.00	017*03'1'"	N54'06'02"E	81.55'	81.85			
033	15.00	Oac.co,00,,	572'22'22"E	21.21	23.56			
234	495.00	022'39'15"	S38*41*59*E	194.45	195.72			
035	375.00	010'56'03"	544'33'35"E	71.45	71.56			
036	275.00	015'47'57"	S53'23'25"W	75.59	75.83			
037	275.00	001*15*14*	362'00'01"W	6.02'	6.02*			
038	495.00°	O03'C6'33"	N 28'55'38"N	25.86	26.86			
C39	495.00	005'52'44"	N33'25'17"W	50.77	50.79			
040	495.00	005'52'44"	N39"13"01"W	50.77	50.79			
C41	495.00	005'52'44"	N45'10'46"W	50.77	50.79			
042	495.00	001'54'29"	N 49'04'22"W	15.48	'6.48'			

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHCRD	LENGTH
C43	325 00'	00103'40"	N62'05'48"E	6.02'	6.02
C44	325 00'	008'44'39"	N5711'39"E	49.55	49.60'
C45	325 00'	00714'53"	N491''53"E	41.09	41.11
C46	50.30'	03612'27"	N58'01'52"E	31.07	31.60
C47	50.00	048'35'11"	N15'38'03"E	41.14	42.40
C48	50.00'	044'29'26"	N30°54°16″W	37.86	38.83
C49	50.00	044'29'28"	N75'23'42"W	37.86	38.83
C50	50.00	044'29'24"	S60'06'51°W	37.86	38.82
051	50.30'	038'42'45"	S13*30'47'W	33. 4'	33.78
C52	525 00'	011'46'25"	N20"04"21"W	107.59	107.88
¢53	525 00"	001'24'48"	N25"39"58"W	12.95	12.95
C54	425 00'	0C2'07'44"	S40'09'26"E	15.79	15.79
055	425 00'	006'47'49"	S44'37' 2"E	50.39	50.42
C56	425 00'	002'00'30"	S49'01'22"E	14.90	14.90'
C57	445 OO'	006'29'53"	\$46'46"+0"E	50.44	50.47
C58	445 00'	008:59'35"	S39'0' '56"E	59.78	69.85
059	445 00'	007'09'46"	\$30'57'15"E	55.60	55.63
C60	475 OO'	00216'49"	S26 13'57"E	18.90	18.90
061	475 00'	06815'35"	S20'57' 45"E	58.42	68.48
C62	475 00'	002'38'49"	S15'30'33"E	2'.94'	21.94

LINE #	BEARING	LENGTH
L	S62'25'02"W	90.00
L2	S62'29'02"W	25.64
L3	N27*30'58"W	130.00
L4	S0817'00"E	1.27
L5	S81.43,CO,.A	130.00
L6	S0817'00"E	167.24
L7	S15"15"23"E	133.39
L8	S31"05'23"E	144.00
L9	S58'56'37"W	22.00
L10	N 31 103 23 W	10 00
L11	NC7'11'44"E	111.47
L12	NO1'36'23"W	65.C1
113	N43'36'36"W	103.6プ
L14	N66 1 9' 41"W	147.57
L15	N85*09'42"W	77.46
L15	N65*36'59"W	73.00
L17	N65'59'25"W	156.59
L18	N18'0C'46"W	55.00'
L19	S69'38'56'W	159.82
L20	N 20121'04"W	68.66
L21	N69'38'56"E	135.00
L22	N14"56"05"₩	69.62
L23	N07"03"19"W	69.64
L24	M <sub>0</sub> 00,00.C6N	135.00
L25	3"00'00'00И	91 35'
L26	N87"3'36"E	128.92
L27	NO5"27"40"W	75.81
L28	N12"36"GO"W	75.91
L29	N21 '53'21"W	75.87
1.30	N25"42"59"W	208.57

	LINE TABLE				
LINE #	BEARING	LENGTH			
L61	N75'43'52"E	101.03*			
L62	514'1''09"E	135.95			
L63	NO817'00"W	1.27			
L64	N45 34'27"E	87.63			
L65	N62'37'38"E	49.48			
_66	S45'34'27"W	55.42			
_£7	\$5215' 1'W	4€.46			
_68	S62'37'38"W	67.65			
_69	N72'21'03"W	57.07			
L70	\$43'50'36"W	53.02			
L71	S45'43'37"W	57.14			
_72	S61'53'54"W	89.95			
7.3	\$64'02'26"W	73.08			
L74	N64'02'26"E	70.89			
L75	N64'02'26"E	219'			
_76	N4350'36"E	20.86			
_77	N12'34'36"W	50.70			
_78	N27'22'22"W	5€.48			
_79	N3010'56"W	50.16			
L80	N39 01'56"W	49.39			
L81	N47'43'26"W	50.36			
_82	N50'01'37"W	53.00			
_83	N49'40'59"W	5€.83			
L84	N44'37' 2"W	65.80			
L85	N37'49'23"W	65.80			
_86	S62'37'38"W	50.00			
L87	S44'25'33"E	50.00			
_88_	N1411'09"W	50.00			
_89	N43'5J'36"E	32.16			
_90	N30'31'42"W	34.69			

### GENERAL NOTES:

- EUILDING 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.
- 2 SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, GITY OF ROUND ROCK TEXAS AS AMENDED OR AS MODIFIED BY PUD NC. 96, AND WITH THE DESIGNAND CONSTRUCTION STANDARDS.
- A TEN FOOT (10) FLE AND SIDEWALK SASEMENT ABUTTING AND ALONG THE STREET SIDE FROFERTY LINE IS HERBEY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS
- SUBDIVISION WALLS SHALL BE LCCATED 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 PUDING. 96.
- 5. THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), FP1806-0C1 APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST '5, 2018
- 6. NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FEVENG OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.
- 7. A PORTION OF THIS TRACT IN ENGROACHED BY THE ULTIMATE (FUTURE) 1% ANNUAL CHANCI FLOODPLAIN, NO FENCES, STRUCTURES, STORAGE OR FILL SHALL BE PLACED WITHIN THE LIMIT! OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER FILL MAY ONLY BE PERVITTED 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 EMPRESENCY MANAGEMENT AGENCY BOJNARY MAP (FLOOD NSURANCE SATE MAP) COMMUNITY PANEL NUMBER 48491CC485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- LOT 27 BLOCK AA; LOT 15 BLOCK BB, LOT 38 BLOCK R & LCTS 19 & 20, BLOCK U SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 125, ELOCK O SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- 10 A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE WOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS
- 11 FARKLAND DEDICATED TO THE CITY OF ROUND ROCK PER DOCUMENT NO. \_\_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILL AMSON COUNTY, TEXAS.

#### 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, appurenances, and any recessary accessories thereto (collectively the

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 haren granted shall be perpetual, provided however that said easement, lights, and privilegas shall be be assessing exert to Granters 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

- (a) the right to install additional Facilities on the Easement Tract;
- (b)—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;
- (c) the right of ingress to and egiess 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 incorrectines to Grantor, provided that such right of ingress and agress 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 briegoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear arway any fence, barricade or other situation which obstructs, prevents, or hinders Grantees 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 'easible, 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;
- (d) the right of grading for, construction, maintaining and using such roads on and across the property as Granlee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement:
- (e) the light 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 or either side of the easement whom now or hereafter in the opinion of Grantee may be a hezard 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 excesse of Grantee's rights hereunder; provided however, that all thress which Grantee is hereby authorized to cut and remove, if valuable for timber or firswood, shall continue to be the property of Grentor, but all tops, lops, brush and refuse wood shall be bringered or provised. With Brantee:
- (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 coverants and agrees

- a) Grantee shall not fence the easement;
- (b) 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;
- (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 lights of ingress and egress or by any wrongful or negligent action omission of Grance'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 oustomary rights histerio 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 postfucting 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 whomsoeve: lawfully claiming or to claim the same or any part hereof.



AUSTIN I SAN ANTONIO I FOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512454.8711 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #\*0028601

SHEET 4 OF 6

A 33,852 ACRE TRACT BEING DUT OF A CALLED 70,811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO, 201802164D OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING DUT OF THE REMNANT PORTION OF A CALLED 83,581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS. NO., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DUT OF THE REMNANT PORTION OF A CALLED 81,733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. RECORDED IN DOCUMENT NO. 2018107650 OF THE OFFICIAL PUBLIC RECORDS OF THE OFFIC PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

#### FIFI DINOTES FOR

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORR SON OF TEXAS A 3382 ACRE HACT BEING OUT OF A CALLED 7/08TH ACRE HACT CONVEYED TO TATLOR MINRAGON OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2218021640 OF THE OFFICIAL PUELLO RECORDS OF VILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.58T ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., REDORDED IN DOCUMENT NO. 2018007628 OF THE OFFICIAL PUBLIC RECORDS OF MORRISON OF TEXAS INC. RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OLT OF THE REMYANT FORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115850 OF THE OFFICIAL CONVEYED TO TAYLOR MORRISON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MORE FULLY DESCRIBED AS THE COUNTY OF THE PROPERTY O FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1933 (NA 2011) EPOCH 2010 00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE

BEGINNING at a ½' iron rod with yellow cap marked "Pape-Dawson" found at the northeast corner of Vizoaya, Phase 5B, a subdivision according to the plat recorded in Document No. 2018081145 of the Official Public Records of Williamson County, Texas, same being a point in a south line of the Remnant Portion of said 63,581-acre tract for the southeast corner and POINT

THENCE with the north boundary line of said Vizcaya, Phase 5B, same being the south bouncary line of the Remnart Portion of said 63.581 -acre tract the following five (5) courses and distances

- 1. S 62°29'02" W, a distance of 90.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found at a point of
- 2 along the arc of a curve to the right having a racius of 15.00 feet, a certral angle of 90°00'00", a chord bearing and distance of S 17°2902" W, 21.21 feet an arc length of 23.56 feet to a 1/2" ron rod with yellow cap markec "Pape-Dawson' found for a
- 3, \$ 52"29"02" W, a distance of 25 64 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 4. N 27°30'58" W, a distance of 130.00 feet to a ½" iron rod with yellow cap marked "Fape-Dawson" found hereof, and
- 5. S 62"20"D2" W, at a distance of 159.0C leat passing a %" iron roc with yellow cap marked "Pape-Dawson" found for the northwest corner of said Vizcaya, Phase 5E, same being the northeast corner of Vizcaya, Phase 5C, continuing with a south ndary line of the Remnant Portion of said 63.561-acre tract, same being the north boundary line of said Vizceya, Phase 5C, for a total distance of 212.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereo";

THENCE continuing with a south boundary line of the Remnant Portion of said 63.581-acre tract, same being the north boundary line of said Vizcaya, Phase 5C the following four (4) courses and distances

- 1. S 69'21'35" W, a distance of 229.41 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found at a point of
- 2 along the arc of a curve to the right, having a radius of 425.00 feet, a central angle of 05°08'49", a chord bearing and distance of S 10°51'24" E, 38.16 feet, an arc length of 38.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, hereof,
- 3. S 08°1700" E, a distance of 1.27 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawsor" found hereof, and
- 4. S 81'4300' W a distance of 180.00 feet to a 1%" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said Vizcaya, Phase 5C, same being a southeast corner of the Remnant Potion of said 63.581-acre tract for a

THENCE with the west boundary line of said Vizcaya, Phase 5C, same being an east boundary line of the Remnant Portion of said 63 581-acre tract the following four (4) courses and distances

- 1. S 08°17'00" E, a distance of 167.24 feet to a 1/4" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 2. S 16"15"23" E. a distance of 133.39 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 3. S 36° 18'48" E, a distance of 578 91 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- 4. S.51°37′36° E, at a distance of 220.85 passing a southeast corner of said 63.581-acre trapt, also being the northeast corner of the Remmant Portion of said 61.733-acre tract, continuing with the west line of said Mzcaya. Phase 5C same being an east line of the Remmant Portion of said 61.733-acre tract for a total distance of 255.82 fee; to a ½" iron rod with yellow cepmarked "Jape-Dawson" found at the southwest corner of said Vizzaya. Phase 5C, same being the westernmost northwest corner of said Vizzaya. Phase 5C, also being a point in the east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for an east line of the Remnant Portion of said 61.733-acre tract for a feet line of the Remnant Portion of said 61.733-acre tract for a feet line of the Remnant Portion of said 61.733-acre tract for a feet line of the Remnant Portion of said 61.733-acre tract for a feet line of the Remnant Portion of said 61.733-acre tract for a feet line of the Remnant Portion of said 61.733-acre tract for a feet line of the Remnant Portion of said 61.733-acre tract for a feet line of the Remnant Portion of said feet li

THENCE with the east boundary line of the Remnant Portion of said 61.733-adie tract, same being the west line of said Vizcaya, Phase 5B the following three (3) courses and distances

- 1. \$ 38°13'30" E, a distance of 279.16 feet to a ½" iron rod with ye low cap marked "Pape-Dawsor" found her
- 2 S 31°03'23" E, a distance of 144.00 feet to a 1/21 iron rod with yellow cap marked "Pape-Dawson" found for the southwest
- 3 S 58°56'37" W, a distance of 22.00 feet to a 1/4" iron rod with yellow cap marked "Pape-Dawson" found at a west corner of said Vizcaya, Phase 5B, same being a point in the east line of Vizcaya, Phase 3B, a subdivision according to the olat recorded in Document No. 2017/046093 of the Official Public Records of Williamson Courty, Texas, also being a point in the outh line of the Remnant Portion of said 61.733-acre tract for a south corner hereof;

THENCE N 31°03'23" W, with the east line of said Vizcaya, Phase 3B, same being a west line of the Remnant Fortion of said 61.733-ede tract, a distance of 10.00 feet to a %" iron rod with yellow cap marked "Pape-Dawson" found at a north corner of said Vizcaya, Phase 3B, same being a south corner of the Remnant Portion of said 61.733-acre tract for a southwest corner nereof,

THENCE 3 65'27'33"W, with the north line of said Vizcaya, Phase 33, same being the south line of the Remnant Portion of said 5'.7'33-acre tract, a distance of 350.12 'eet to a '2' iron rod with yellow cap marked 'Fabe-Dawson' found at the southwest comer of the Remnant Porton of said 63.7'33-acre tract, same being a point in the north ine of said Vizcaya, Phase 38, also being the southeast 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 for the southwest corner hereof

THENCE departing the north boundary line of said Vizcaya, Phase 3B, with the east boundary line of said Vizcaya, Phase 4B, same being the west line of the Remnant Portion of said 61.733-acre tract the following six (6) courses and dista

- 1 N 07\*11'44" E a distance of 111,47 feet to a %" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 2. N 01 '36'23" W, a distance of 65.01 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" for
- 3. N 43"3636" W. a distance of 103.67 feet to a 1/2" iron roc with yellow cap marked "Pape-Cawson" found hereof,
- 4. N 66°1941' W a distance of 147.57 feet to ε ½" iron roc with yellow cap marked "Pape-Dawson" found hereof,

- 5. N 86°09'42" W, a distance of 77.46 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- 6. N 66°36'59' W, a distance of 73.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawsor" found at the north corner of and Viscosys, Phase 48, same being the asternmost southeast corner of Viscosys, Phase 48, same being the asternmost southeast corner of Viscosys, Phase 48, same being the asternmost southeast corner of Viscosya. Phase 6E, 67-8, 70, a subdivision according to the plat recorded in Document No.\_\_\_\_\_\_\_\_ of the Official Public Records of Williamson County, Texas, also being a point in the west line of the Remnant Piction of said 61.733-acre tract %" iron rod found an angle point he eof;

THENCE with the east coundary line of said Vizcaya, Phase 6E, 6F & 7C, same being the west bouncary line of the Remnant Portion of said 51,733-acre tract, the west boundary line of the Remnart Portion of said 63.581 acre tract, and in part with the west boundary line of the Remnant Portion of said 70.311-acre tract the following thirty-two (32) courses and distances

- 1. N 65°59'25" W, a distance of 156.59 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 2. N 18°00'46" W, a distance of 55.00 feet to a 1/2" iron rcd with yellow cap marked "Pape-Dawson" found hereof
- 3. \$ 69°38'56" W, a distance of 159.82 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found at a point of
- 4. along the arc of a curve to the right, having a radius of 275.00 feet a central angle of 06°32'39', a chorc bearing and distance of N23'37'23" W. 31.39 feet an arc length of 31.41 feet to a ½" fron rod with yellow cap marked 'Pape-Dawson' found at a point of non-tangen; curvature
- 5. N 20°21'04" W, a cistance of 68.66 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found herecf,
- 6. N 69°38'56" E, a distance of 135.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 7. N 20°20'02" W, a distance of 364.49 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson' found hereof,
- 8. N 14'56'05" W, a distance of 69.62 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawsor" found hereof,
- 9. N 07\*03\*19" W, a distance of 69.64 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 10 N 00°0000" E, a distance of 291.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 11. N 90°0000" W, a distance of 135.00 feet to a 1/2" iron rod with yellow cap marked "Papa-Dawson" found herecf,
- 12. N CO°COOO" E, a distance of 91.35 feet to a 1/2" iron rcd with yellow cap marked "Pape-Dawson" found at a point of
- 13. along the arc of a curve to the left, having a radius of 503.94 feet, a central angle of 02°45'05", a chord bearing and distance of N 01°23'12" W, 24.20 feet, an arc length of 24.20 feet to a ½" iron rod with yellow cap marked "Pape-Dawsor" found at a point of ron-tangency,
- 14. N 87°13'36" E, a cistance of 123.92 fee: to a ½" iron rod with yellow cap marked "Fape-Dawson" found hereof,
- 15 N 06°2740' W. a distance of 75.81 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 16. N 12°36'00' W, a distance of 75.91 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 17. N 21°53'21° W, a distance of 75.87 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 18. N 28°0C'14' W, a distance of 323.33 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 19. N 25°42'59' W, a distance of 208.57 feet to a ½" ron rod with yellow cap marked "Pape-Dawson" found hereof,
- 20. N 48°28'58" W, a distance of 7.83 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof, 21. N 70°01'39" W, a distance of 49.51 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 22. N 89°47'26' W, a distance of 80.18 feet to a ½" iron rod with yellow cap marked 'Pape-Dawson' found hereof,
- 23. \$ 66°30'55" W, a distance of 63.99 feet to a ½" iron rod with yellow cap marked "Face-Dawson" found hereof,
- 24. \$  $54^{\circ}25'25''$  W, a distance of 63.55 feet to a % iron rod with yellow cap marked "Fape-Dawson" tound hereof, 25. S 42°03'35" W, a distance of 67.02 fee: to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 23. S 61°59'46" W, a distance of 137.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson' found hereof,
- 27. N 28°00'14" W, a distance of 76 93 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawscn" found hereof,
- 28. N 51°59'46" E, a distance of 131.0C feet to a 1/2" iron rod with yellow cap marked "Page-Dawson" found hereof
- 29. N 28°00'14" W, a distance of 145.00 feet to a %" iron rod with yellow cap marked "Fabe-Dawson" found hereof,
- 30. N 61°59'46" E, a distance of 25.30 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- 31. N 64°57'35" E, a distance of 146,20 feet to a 1/2" iron rod with yellow pap marked "Pape-Dawson" found hereof, and
- 22 N 28\*00\*14\*\* W, a distance of 136,34 feet to a ½\* iron rod with yellow cap marked "Pape-Dawson" found at a southeast ell corner of said Vizcaya, Phase 6E, 6F & 7C also being the northwest corner of the Remnart Portion of said 70,811-acre tract for a point of non-tangent curvature and the northernmost northwest corner hereof;

THENCE with a south line of said Vizcaya, Phase 6E, 6F & 7C, same being the north line of the Remnant Fortion of said 70.311-acre tract the following ten (10) course and distances:

- along the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 08°20'34", a chord bearing and distance of N 73°26'41" E, 40.01 feet, an arc length of 40.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- 2. N 77°3653' E, a distance of 169.53 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent
- 3. along the arc of a to the left, having a radius of 325,00 feet, a central angle of 01°11'06", a chord bearing and distance of N 77°01'25" E, 6.72 feet, an arc length of 6.72 feet to a ½" iron rod with yellow cap markec 'Pape-Dawson' found for a point
- 4. S 31°19'04' E, a distance of 78.47 feet to a 1/2" fron rod with yellow cap marked "Pape-Dawson" found hereof,
- 5. S 32°06'39" E, a distance of 58.94 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found hereof

- 6. N 55°34'31" E, a distance of 130.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of
- 7. along the arc of a curve to the left having a racius of 425.00 feet a central angle of 04°4C'C5", a chord bearing and distance of S36'45'31" E, 34.62 feet, an arc length of 34.63 feet to a %" iron roc with yellow cap marked "Pape-Dawson" found for a point of non-tangency, hereof;
- 8. N 50°54'26" E, a distance of 109.80 feet to a 1/2" iron roc with yellow cap marked "Pape-Cawsor" found hereof,
- 9 N 67°22'25" E, a distance of 158.85 feet to a 1/2" iron rod with ye low cap marked "Pape-Dawsor" found hereof, and
- 10. N 66°38'31" E, a distance of 90.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a southeast 0. N 35 35 1E, a last like 10 300 641 70. Same being a point in the west boundary line of the Remnart Portion of said corner of said Vizcaya, Phase 5E, 6F &7C, same being a point in the west boundary line of the Remnart Portion of said 70.811-acre tract for the northeast corner and point of non-tangent curvature hereof.

THENCE departing a south line of said Vzcaya. Phase 6E, 6F &7C, through the interior of the Remnant Portion of said 70.811-acre tract, and through the interior of the Remnant Portion of said 63.581-acre tract the following eight (B) occurses and

- along the arc of a curve to the left, having a radius of 490.00 feet, a central angle of 20°34'05" a chord bearing and distance of 5.34'08'31" E 174.90 feet, an ard length of 175.90 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- 2. S 44'25'33" E, a distance of 672.66 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of
- 3. 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 155°18'35"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 hereof
- 4. S 44\*25\*33" E, a distance of 50 00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent
- 5. 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 \$ 35°50'19" W, 5.07 feet, an arc length of 5.10 feet to a ½" iron rod with yellow cap marked "Page-Dawson" set for a point of non-tangency hered
- 6.S 44°25'33" E, a distance of 86.87 feet to a ½" iron rod with yellow cap marked "Pape-Dawsor" set for a point of tangent
- 7. along a tangent curve to the light said curve having radius of 930.00 feet, a central angle of 16°54'35", a chord bearing and distance of S 35°56'16" E, 244'07 feet, an arc length of 244.96 feet to a %" iron rod with yellow cap marked "Pape-Dawson"
- 3. S 27°3C'58' E, a distance of 42.69 feet to the POINT CF BEGINNING and containing 33.852 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers,



AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 1 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

SHEET 5 OF 6

### FINAL PLAT OF

# VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISCN OF TEXAS INC., RECORDED IN DOCUMENT NO. 2016021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMINANT PORTION OF A CALLED 63.831 ACRE TRACT CONVEYED TO "AYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMINANT 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 MOT SURVEY NO. 427. IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS § COUNTY OF WILLIAM	150V§					
That Taylor Morrison Document No. 20150 ecorded in Ecoument core tract recorded in the Joseph Mott Surve en holders and dedica- ledication as shown he	21640 of the Offici No. 2018007528 of Document No. 2013 y No. 427, in the Cit ate to the public fore	al Public Record f the Official Publi 115550 of the Official y of Round Rock, wer use of the stra	s of Williams c Records of I ficial Public Re Williamson Co eets, alleys, ea	on County, Te: Williamsor Cou ecords of Willia ounty, Texas, de asements and a	xas, a called 63 inty, Texas, and msor County, To hereby certify to the lands int	3.581 acre tract a called 61 733 exas, stuated in that there are no
aylor Morrison of Tex	as, Inc.					
-						
/Ichael Slack /ice ⊇resident						
noc resident						
HE STATE OF TEXA	S§					
OUNTY OF WILLIAM	ISONS					
his instrument was a resident of Taylor Mor	acknowledged befor rrison of Texas, Inc.,	e me on the , a Texas corporal	day of ior, on sehalf	, 20 of said Taylor I	, by, Michael Morrison of Texa	Slack, as Vice s, Inc.
lotary Public, State of	Texas					
	_					
rinted Name:						
ly Commission Expire	s:					

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

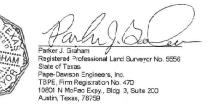
That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Part II, Zoning and Development Code, Section, 10-25, City of Round Rock, Texas as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.



Michael S. Fisher Registered Professional Engineer No. 87704 Pape-Jawson Engineers, Irc TBPE Firm Registration No. 470 10801 N MoPac Exoy., Bldg. 3, Suite 200 Austin, Texas, 78759

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, co hereby certify that I prepared this plat from an accual and accurate on-the-ground survey of the land and that the corner mortuments shown thereon were properly placed under my personal supervision, in accordance with Part III, Zoring and Development Code, Section, 10-25, City of Round Rock, Texas as amended.



02 | 06 | 2019 Date Approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_, by the Cty 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 coverec 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 §
CCUNTY OF WILLIAMSON §

Nancy Rister,	clerk, county	court Williamson	County,	Tex
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AUSTIN I SAM ANTONIO HOUSTON I FOFT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711 TBPE FIRM REGISTFATION #470 I TEPLS F FM REGISTRATION #1002880: