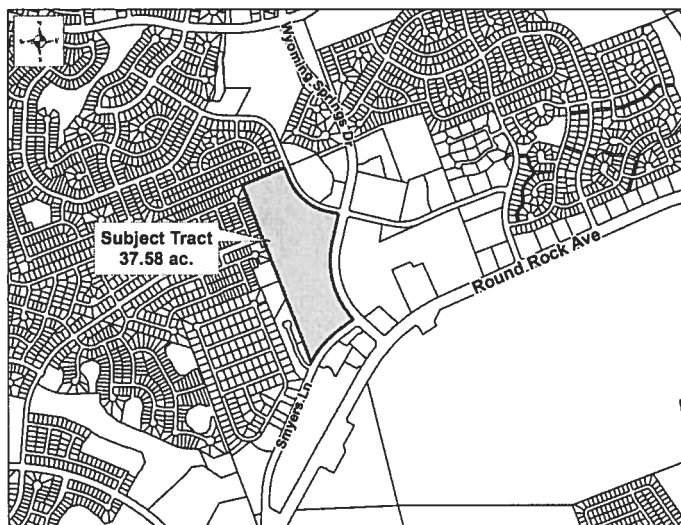


**The Reserve at Wyoming Springs
FINAL PLAT FP1807-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat

ZONING AT TIME OF APPLICATION: SF-3 (Single family – Mixed Lot)

DESCRIPTION: 37.58 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across Park Valley Dr.) medical office and senior housing - OF (Office) and SR (Senior)

South: (across Smyers Lane) bank and drug store - C-1 (General Commercial)

East: (across Wyoming Springs Dr.) hospital - PF-3 (Public Facilities - high intensity)

West: single family residential - ETJ (extraterritorial jurisdiction)

PROPOSED LAND USE: single family

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit: | 75 | 19.66 |
| Residential - Multi Unit: | 0 | 0 |
| Office: | 0 | 0 |
| Commercial: | 0 | 0 |
| Industrial: | 0 | 0 |
| Open/Common Space: | 3 | 11.79 |
| ROW: | 2 | 6.13 |
| Parkland: | 0 | 0 |
| Other: | 0 | 0 |
| TOTALS: | 80 | 37.58 |

Owner:
CalAtlantic Homes of Texas, Inc.
Kevin Pape
13620 F.M. 620 North, Bldg. B, Ste. 150
Austin, TX 98717

Agent:
Cunningham/Allen
Bob Allen
3103 Bee Cave Rd., Ste. 202
Austin, TX 78746

**The Reserve at Wyoming Springs
FINAL PLAT FP1807-003**

HISTORY: The property was rezoned to the SF-3 (Single Family – mixed lot) district in April of 2018 and a concept plan was approved by the Planning and Zoning Commission on May 16, 2018.

DATE OF REVIEW: March 6, 2019

LOCATION: Northwest corner of Wyoming Springs Dr. and Smyers Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for residential in the General Plan and is currently zoned as SF-3 (Single family – mixed lot).

SF-3 zoning district: The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes, with at least 40% of the total number consisting of estate lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features. This final plat has 75 single family lots, with 34 estate lots and 41 standard lots, or 45% and 55% respectively of the total number of lots.

Connectivity Index requirement: The connectivity index is measured by dividing the number of links, which are the street segments between intersections, by the number of nodes, which are the intersections or the cul-de-sacs. The subdivision code sets the minimum index at 1.35 but includes an exception when natural features of the land make strict compliance impractical. The site has several karst features and is crossed by a significant drainage swale, which makes connecting the two parts of the property impractical. The connectivity index for the subdivision does not meet the minimum requirement, but it does qualify for the exception.

Extension of Liberty Walk: Liberty Walk is a collector roadway that traverses through the City's ETJ (extraterritorial jurisdiction) from the western side of the subject property, for more than one mile, to Great Oaks Drive. It provides a travel-way generally parallel to RM 620 for several neighborhoods and extending it was required in the concept plan. This final plat includes the extension to Park Valley Drive.

Drainage: A flood study has been completed and approved by the City, however, the plat depicts floodplain and drainage easement encumbrances on Lots 12 and 13. In order to remove these, the applicant will be updating the flood study models to reflect grading modifications proposed in the SIP (Subdivision Improvement Plan). Once the SIP is approved, the encumbrances are to be removed.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Reconcile the acreage listed in 'Acreage by Lot Type' with the total acreage.
2. The plat depicts floodplain and drainage easement encumbrances on Lots 12 and 13

**The Reserve at Wyoming Springs
FINAL PLAT FP1807-003**

which must be removed following an update of the flood study and approval of a Subdivision Improvement Permit (SIP). This plat cannot be recorded until this occurs.

3. Add the following note: "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."
4. From boundary point, provide survey tie (bearing & distance) to monument of Jacob M. Harrell Survey, Abstract #284.

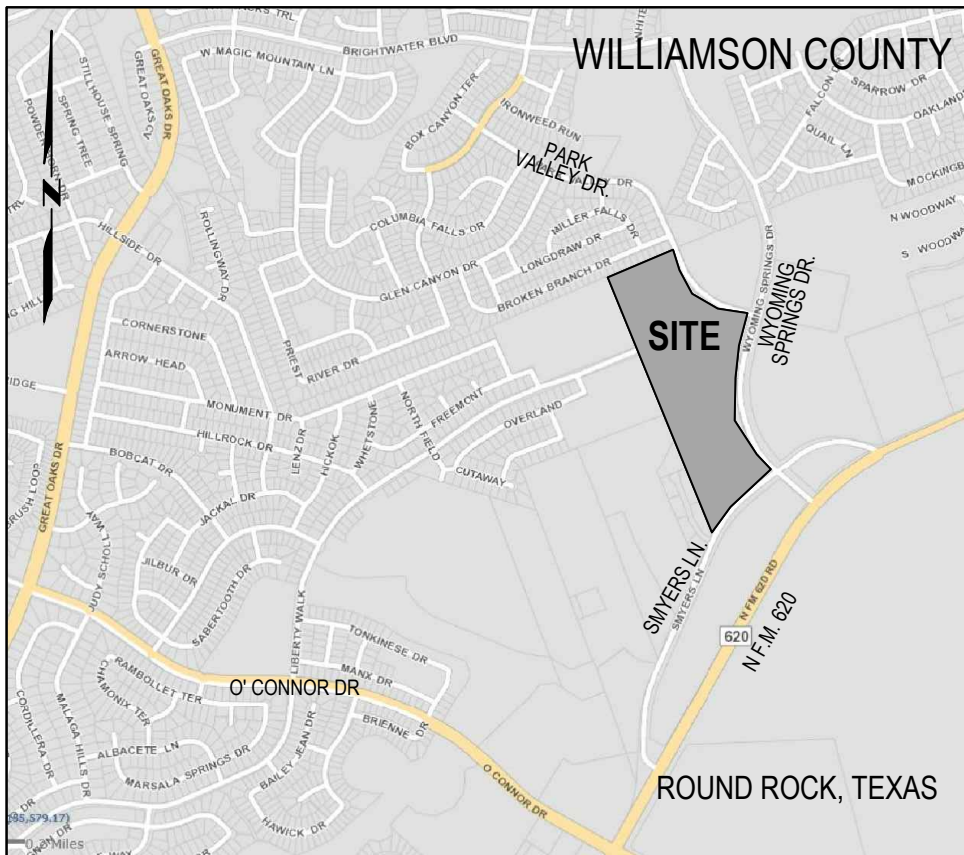


Subject Tract
37.58 ac.

Wyoming Springs Dr

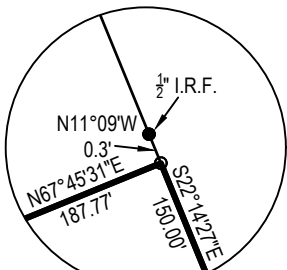
Round Rock Ave

Smyers Ln

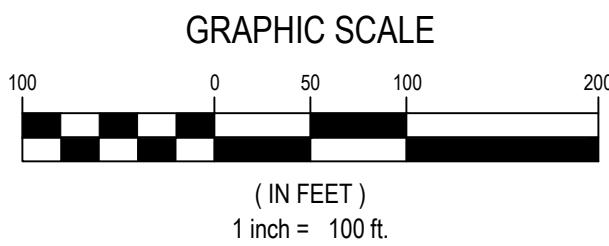


LOCATION MAP
NOT TO SCALE

RESERVE AT WYOMING SPRINGS FINAL PLAT



DETAIL A
NOT TO SCALE



JACOB M. HARRELL SURVEY ABSTRACT 284 WILLIAMSON COUNTY, TEXAS

OWNERS: CALATLANTIC HOMES OF TEXAS, INC.

ACREAGE: 37.58 ACRES

SURVEYOR: TOMMY P. WATKINS, R.P.L.S. TEXAS REG. NO.4549

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 3272'

SUBMITTAL DATE: 7/17/2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 6, 2019

BENCHMARKS:

TBM#1944-05: SQUARE CUT ON THE NORTHWEST CORNER OF A CURB INLET LOCATED ON TOP OF A CONCRETE DRAINAGE STRUCTURE APPROXIMATELY +/- 530 FEET NORTH OF THE INTERSECTION OF SMYERS LANE AND WYOMING SPRINGS DRIVE IN THE WEST RIGHT-OF-WAY OF WYOMING SPRINGS DRIVE.
ELEVATION = 788.07' (NAVD88),(GEOID 12B)

TBM#1945-36: SQUARE CUT ON TOP OF CURB APPROXIMATELY +/- 25 FEET NORTH OF THE CENTERLINE OF LIBERTY WALK DRIVE AND APPROXIMATELY +/- 100 FEET EAST OF VALONA LOOP.
ELEVATION = 806.25' (NAVD88),(GEOID 12B)

ACREAGE BY LOT TYPE:

RIGHT OF WAY: 6.127 AC
OPEN SPACE: 11.759 AC
DEVELOPMENT: 19.969 AC

PATENT SURVEY: JACOB M. HARRELL SURVEY, ABSTRACT NO. 284

ENGINEER: CURTIS L. MORRIS, P.E. NO. 86337

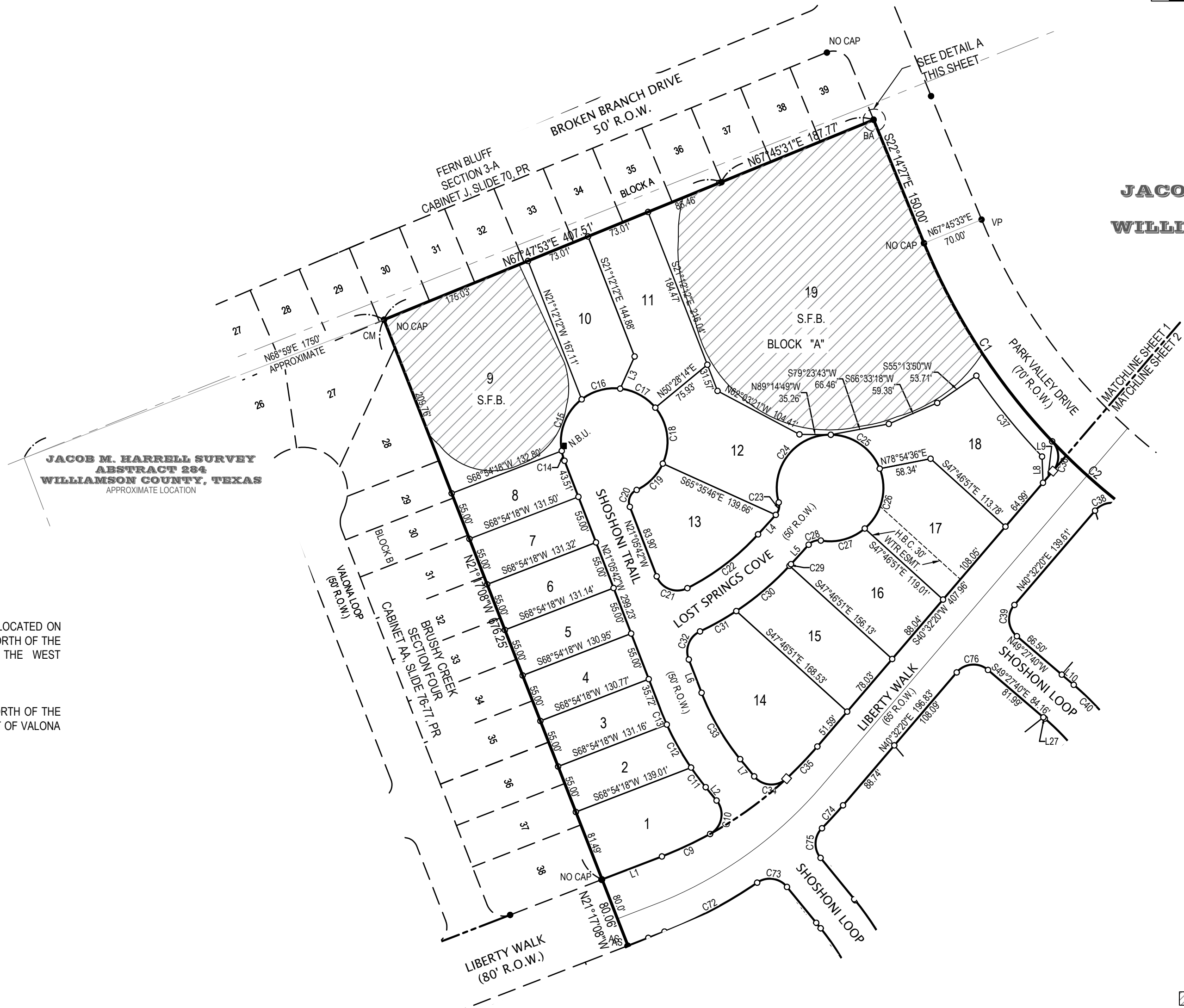
NUMBER OF LOTS BY TYPE:

ROW: 2
BUFFER ZONE: 2
BUFFER ZONE/OPENSACE/DRAINAGE EASEMENT: 1
DEVELOPMENT: 75

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00011546981. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

ELEVATION REFERENCE:

VERTICAL POSITIONS WERE DETERMINED USING THE "TRIMBLE VRS NETWORK" AND GPS REAL TIME SURVEY METHODS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 12B.



LEGEND

- X OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TxDOT TYPE I MONUMENT FOUND
- 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
- CONCRETE MONUMENT SET
- BAKER-AICKLEN CAP
- JACOBS CORNER CAP
- VICKREY CAP
- AUSTIN SURVEYORS
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- RIGHT OF WAY
- S.F.B. SENSITIVE FEATURE BUFFER
- N.B.U. NEIGHBORHOOD BOX UNIT
- D.E. DRAINAGE EASEMENT
- AC ACRE(S)
- W.W.E. WASTEWATER EASEMENT
- ULT 1% ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- H.B.C. HERE-BY CONVEYED TO THE CITY OF ROUND ROCK
- WTR ESMT. WATER EASEMENT

SUBMITTAL DATE: 7/17/2018



3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
www.cunningham-allen.com
Firm Registration: TBPE# F-284; TBPLS# 10000900

DATE: 06/2018 PROJECT NO.: 6740201
DRAWN BY: RCB SHEET 1 OF 5

DETAIL C
NOT TO SCALE

DETAIL D
NOT TO SCALE



DETAIL B
SCALE: 1"=30'

OVERLAND
(P.O.W.)

LEGEND

"X" OR PUNCH MARK FOUND

IRON PIPE FOUND (AS NOTED)

1/2" IRON ROD WITH CAP FOUND (AS NOTED)

TxDOT TYPE I MONUMENT FOUND

1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET

CONCRETE MONUMENT SET

BAKER-AICKLEN CAP

JACOBS CORNER CAP

VICKREY CAP

AUSTIN SURVEYORS

PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

DEED RECORDS WILLIAMSON COUNTY, TEXAS

OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

RIGHT OF WAY

SENSITIVE FEATURE BUFFER

NEIGHBORHOOD BOX UNIT

DRAINAGE EASEMENT

ACRE(S)

WASTEWATER EASEMENT

ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN

HERE-BY CONVEYED TO THE CITY OF ROUND ROCK

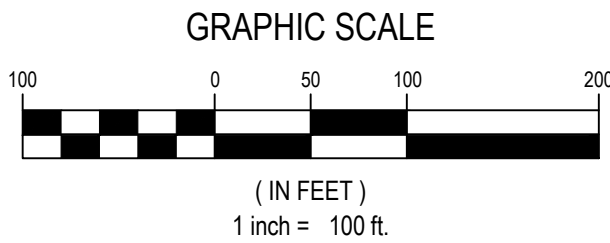
WATER EASEMENT



Cunningham|Allen
Engineers • Surveyors

| | |
|---------------|----------------------|
| DATE: 06/2018 | PROJECT NO.: 6740201 |
| DRAWN BY: RCB | SHEET 2 OF 5 |

RESERVE AT WYOMING SPRINGS
FINAL PLAT



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 office 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:

- (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 egress from the easement over and across Grantors 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 Grantors 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 Grantees ingress to and egress from the Grantors 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 Grantors property to as similar a condition as reasonably practicable as existed immediately prior to Grantees 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 Grantee 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 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 any 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 Grantees 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 Grantee;
- (f) the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement;

Grantee hereby covenants and agrees:

- (a) Guarantee shall not fence the easement;
- (b) Grantee shall promptly backfill any a trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the hands;
- (c) to the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantees 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 to hold the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, its successors and assigns and legal representatives, to warrant and forever defend, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



- LEGEND**
- "X" OR PUNCH MARK FOUND
 - IRON PIPE FOUND (AS NOTED)
 - 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
 - TXDOT TYPE I MONUMENT FOUND
 - 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
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 - ULT 1% ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - H.B.C. HERE-BY CONVEYED TO THE CITY OF ROUND ROCK
 - WTR ESMT. WATER EASEMENT

| MINIMUM F.F.E. TABLE | | |
|----------------------|-------|-----------|
| LOT | BLOCK | ELEVATION |
| 38 | C | 793.25' |
| 39 | C | 792.5' |
| 40 | C | 790.5' |
| 41 | C | 790.5' |
| 42 | C | 790.5' |
| 43 | C | 789.0' |
| 44 | C | 788.0' |
| 45 | C | 787.25' |

SUBMITTAL DATE: 7/17/2018

Cunningham|Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
www.cunningham-allen.com
Firm Registration: TBPE# F-284; TBPLS# 10000900

Tel.: (512) 327-2946
Fax: (512) 327-2973

DATE: 06/2018
DRAWN BY: RCB

PROJECT NO.: 6740201
SHEET 3 OF 5

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 37.582 ACRE PARCEL OF LAND LOCATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 112.623 ACRE TRACT OF LAND CONVEYED TO A. H. ROBINSON, ETAL, IN A WARRANTY DEED RECORDED IN VOLUME 1465, PAGE 427, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 112.623 ACRE TRACT BEING A PORTION OF A 131.71 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 413, PAGE 626, OF THE DEED RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4 inch iron pipe found in the north right-of-way line of Smyers Lane (100 foot right-of-way), (formerly R.R. Highway No. 620 as described in Volume 337, Page 291, of the Deed Records of said County) for the southeast corner of a 25.18 acre tract of land conveyed to James A. and Ora L. Qualls, in a Warranty Deed recorded in Volume 574, Page 522, of said Deed Records, same being the southeast corner of a 0.618 of one acre tract described in a Deed recorded in Volume 848, Page 408, of said Deed Records and the southwest corner of said 112.623 acre tract, same being the southwest corner of the herein described tract;

THENCE, North 21°16'54" West (record: North 19°32'10" West), generally along a wire fence line with the west line of said 112.623 acre tract and the east line of said 25.18 acre tract, passing the northeast corner of said 0.618 acre tract at a distance of 298.9 feet, passing the northeast corner of a 5.0 acre tract of land described in a Deed recorded in Volume 725, Page 677, of said Deed Records, and the east corner of Lot 37, Block A, ARBOR PLACE PHASE ONE, according to the map or plat thereof recorded in Document No. 2008075256, of the Official Public Records of said County at a distance of 899.0 feet, and continuing for a total distance of 1136.38 feet to a 1/2 inch iron rod found for an angle point in said west line and for the north corner of said Lot 37, Block A, and the east corner of BRUSHY CREEK SECTION FIVE, according to the map or plat thereof recorded in Document No. 2005022620, of said Official Public Records;

THENCE, North 21°17'08" West (record: North 19°33' West), generally along a wire fence line and continuing with the west line of said 112.623 acre tract and the east line of said BRUSHY CREEK SECTION FIVE, passing a 1/2 inch iron rod found at the northeast corner of said BRUSHY CREEK SECTION FIVE and the east corner of a 0.102 acre tract of land described in a Deed recorded in Document No. 2001094201, of said Official Public Records, passing a 1/2 inch iron rod found at the north corner of said 0.102 acre tract and east terminus point of the south right-of-way line of Liberty Walk (80 foot right-of-way) as dedicated by AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30 OF BRUSHY CREEK SUBDIVISION SECTION TWO, according to the map or plat thereof recorded in Cabinet E, Slides 294-297, of the Plat Records of said County, at a distance of 573.3 feet, passing a 1/2 inch iron rod found at the east terminus of the north right-of-way line of said Liberty Walk at a distance of 653.3 feet, and continuing for a total distance of 1329.64 feet to a 1/2 inch iron rod found in the south line of FERNBLUFF SECTION THREE-A, according to the map or plat thereof recorded in Cabinet J, Slides 70-72, of said Plat Records, for the northwest corner of said 112.623 acre tract and northeast corner of said AMENDED PLAT OF LOTS 1-12, BLOCK 12, LOT 2, BLOCK 19, LOTS 10-21, BLOCK 29 & ALL OF BLOCK 30 OF BRUSHY CREEK SUBDIVISION SECTION TWO, same being the northwest corner of the herein described tract;

THENCE, generally along a wire fence line and with the north line of said 112.623 acre tract and south line of said FERNBLUFF SECTION THREE-A, the following two (2) courses and distances:

- North 67°47'53" East (record: North 69°32'40" East), a distance of 407.51 feet to an angle point in said north line;
- North 67°45'31" East (record: North 69°30'20" East), passing a 1/2 inch iron rod found 0.2 feet south of line at a distance of 2.7 feet and continuing for a total distance of 187.77 feet to a point in the east right-of-way line of Park Valley Drive (70 foot right-of-way) for the westernmost northwest corner of a 8.086 acre tract described in a RIGHT-OF-WAY DEDICATION recorded in Volume 1284, Page 900, of said Official Records, and the southeast corner of said FERNBLUFF SECTION THREE-A, same being the northeast corner of the herein described tract, from which a 1/2 inch iron rod found with cap stamped "BAKER AIKLEN", bears North 11° West, 0.30 feet, and a 1/2 inch iron rod found for the westernmost northeast corner of said 8.086 acre tract, bears North 67°45'31" East, a distance of 70.00 feet;

THENCE, with the westerly line of said 8.086 acre tract, same being the southwest right-of-way line of said Park Valley Drive and west right-of-way line of Wyoming Springs Drive (120 foot right-of-way) the following five (5) courses and distances:

- South 22°14'27" East (record: South 21°15'12" East), a distance of 150.00 feet to 1/2 inch iron rod found at the beginning of a curve to the left;
- With said curve to the left, having a radius of 720.00 feet, an arc length of 688.01 feet, a delta angle of 54°45'00", and a chord which bears South 49°36'57" East (record: South 48°37'42" East), a distance of 662.13 feet to the end of said curve, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 76°09' West, a distance of 0.3 feet;
- South 76°59'27" East (record: South 76°00'12" East), a distance of 130.00 feet to the beginning of a curve to the right, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 79°01' West, a distance of 0.8 feet;
- With said curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta angle of 90°00'00", and a chord which bears South 31°59'27" East (record: South 31°00'12" East) a distance of 21.21 feet to the end of said curve, from which a 1/2 inch iron rod with cap stamped "BAKER AIKLEN" found, bears South 70°21' West, a distance of 0.5 feet;
- South 13°00'33" West (record: South 13°59'48" West), a distance of 373.73 feet to the beginning of a curve to the left, from which a 1/2 inch iron rod found, bears South 66°28' West, 0.3 feet;
- With said curve to the left, having a radius of 1070.00 feet, an arc length of 1059.39 feet, a delta angle of 56°43'39", and a chord which bears South 15°21'16" East (record: South 14°21'51" East), a distance of 1016.64 feet to a 1/2 inch iron rod found in the south line of said 112.623 acre tract, at the intersection of the east line of said 8.086 acre tract and the north right-of-way line of said Smyers Lane, for the southwest corner of said 8.086 acre tract, same being the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Smyers Lane and south line of said 112.623 acre tract the following two (2) courses and distances:

- South 52°36'30" West (record: South 54°20'40" West), a distance of 249.89 feet to a TXDot Type 1 concrete right-of-way marker found at the beginning of a curve to the left;
- With said curve to the left, having a radius of 1195.92 feet, an arc length of 539.35 feet, a delta angle of 25°50'24", and a chord which bears South 39°41'18" West (record: South 41°26' West) a distance of 534.79 (record: 535.12) feet to the POINT OF BEGINNING.

NOTES:

- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE 1% AND 4% ULTIMATE ANNUAL CHANCE FLOOD PLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, 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 CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEB. 6, 2019.
- 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.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36,SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.

RESERVE AT WYOMING SPRINGS
FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, AS THE OWNER OF THAT CERTAIN 37.58 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2018055803, OF THE OFFICIAL PUBLIC RECORDS OF 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 **RESERVE AT WYOMING SPRINGS** SUBDIVISION.

CALATLANTIC HOMES OF TEXAS, INC.

SHERRY SLATTERY
AUTHORIZED AGENT
12401 RESEARCH BLVD.
BUILDING 1, SUITE 300
AUSTIN, TEXAS 78759

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____DAY OF _____, 20____, BY, SHERRY SLATTERY, AS AUTHORIZED AGENT OF CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CALATLANTIC HOMES OF TEXAS, INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

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 & 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

SUBMITTAL DATE: 7/17/2018

| | | | | |
|--|---|--|---|--|
|  Cunningham Allen Engineers • Surveyors | 3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com | | Tel.: (512) 327-2946 Fax: (512) 327-2973 | |
| | Firm Registration: TBPE# F-284; TBPLS# 10000900 | | | |
| | DATE: 06/2018 | | PROJECT NO.: 6740201 | |
| | DRAWN BY: RCB | | SHEET 4 OF 5 | |

RESERVE AT WYOMING SPRINGS
FINAL PLAT

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S68°58'01"W | 72.08' |
| L2 | S39°09'58"E | 19.37' |
| L3 | S24°07'10"W | 39.68' |
| L4 | S42°13'09"W | 29.59' |
| L5 | N42°13'09"E | 29.59' |
| L6 | N21°05'42"W | 40.14' |
| L7 | N39°09'58"W | 25.05' |
| L8 | N01°57'34"W | 29.49' |
| L9 | S40°32'20"W | 17.26' |
| L10 | N49°27'40"W | 17.66' |
| L11 | S68°38'21"W | 30.31' |
| L12 | N68°38'21"E | 30.31' |
| L13 | N21°21'39"W | 16.87' |
| L14 | S13°00'33"W | 29.30' |
| L15 | N70°32'20"E | 45.26' |
| L16 | S79°27'40"E | 22.67' |
| L17 | S79°27'40"E | 7.30' |
| L18 | S49°27'40"E | 27.30' |
| L19 | S17°39'53"E | 68.09' |
| L20 | S10°11'30"E | 22.15' |
| L21 | S10°11'30"E | 18.39' |
| L22 | S19°36'12"E | 21.40' |
| L23 | S39°09'58"E | 7.95' |
| L24 | N68°54'18"E | 24.57' |
| L25 | N68°54'18"E | 19.50' |
| L26 | N19°36'12"W | 19.18' |
| L27 | S49°27'40"E | 2.17' |
| L28 | S54°32'53"W | 16.11' |
| L29 | N24°58'24"E | 26.35' |
| L30 | N02°02'29"E | 25.82' |
| L31 | N21°16'54"W | 10.00' |
| L32 | N21°16'54"W | 13.07' |
| L33 | N44°36'18"W | 25.82' |
| L34 | N67°32'13"W | 27.25' |
| L35 | N54°59'03"E | 23.05' |
| L36 | S54°59'03"W | 27.20' |
| L37 | N52°36'30"E | 42.83' |
| L38 | S21°16'54"E | 24.95' |
| L39 | S21°16'54"E | 14.76' |
| L40 | S14°35'23"W | 42.39' |

| CURVE TABLE | | | | | |
|-------------|----------|----------|------------|-------------|----------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BRG. | CHORD |
| C1 | 720.00' | 287.23' | 21°15'59" | S32°52'24"E | 285.69' |
| C2 | 720.00' | 111.29' | 8°51'22" | S47°56'02"E | 111.18' |
| C3 | 720.00' | 309.50' | 24°37'44" | S64°40'38"E | 307.12' |
| C4 | 15.00' | 23.56' | 90°00'00" | S31°59'27"E | 21.21' |
| C5 | 1070.00' | 1059.39' | 56°43'39" | S15°21'16"E | 1016.64' |
| C6 | 1195.92' | 48.81' | 2°20'19" | S51°26'21"W | 48.81' |
| C7 | 1195.92' | 97.99' | 4°41'39" | S47°55'22"W | 97.99' |
| C8 | 1195.92' | 392.56' | 18°48'27" | S36°10'19"W | 390.80' |
| C9 | 437.50' | 59.92' | 7°50'52" | S64°58'52"W | 59.88' |
| C10 | 25.00' | 43.73' | 100°13'24" | S10°56'44"W | 38.36' |
| C11 | 325.00' | 27.56' | 4°51'34" | S36°44'11"E | 27.56' |
| C12 | 325.00' | 55.65' | 9°48'40" | S29°24'06"E | 55.58' |
| C13 | 325.00' | 19.29' | 3°24'03" | S22°47'43"E | 19.29' |
| C14 | 89.00' | 11.56' | 11°02'22" | S15°34'31"E | 11.54' |
| C15 | 60.00' | 65.38' | 62°29'44" | S21°09'32"W | 62.19' |
| C16 | 60.00' | 46.13' | 44°02'55" | S74°23'51"W | 45.00' |
| C17 | 60.00' | 46.13' | 44°02'55" | N61°33'14"W | 45.00' |
| C18 | 60.00' | 66.95' | 63°56'01" | N07°33'46"W | 63.53' |
| C19 | 60.00' | 42.62' | 40°41'57" | N44°49'12"E | 41.73' |
| C20 | 15.00' | 22.54' | 86°09'43" | N21°57'10"E | 20.48' |
| C21 | 25.00' | 41.72' | 96°37'07" | N68°54'15"W | 37.05' |
| C22 | 275.00' | 100.99' | 20°57'27" | S32°41'53"W | 100.03' |
| C23 | 15.00' | 15.03' | 57°23'31" | S13°31'30"W | 14.40' |
| C24 | 60.01' | 111.42' | 106°23'49" | S37°33'15"W | 96.09' |
| C25 | 60.00' | 71.13' | 67°55'26" | N55°17'09"W | 67.04' |
| C26 | 60.00' | 74.06' | 70°43'26" | N14°02'17"E | 69.45' |
| C27 | 60.00' | 52.98' | 50°35'18" | N74°41'40"E | 51.27' |
| C28 | 15.00' | 15.12' | 57°46'09" | N71°06'13"E | 14.49' |
| C29 | 325.00' | 2.46' | 0°26'04" | N42°26'11"E | 2.46' |
| C30 | 325.00' | 78.85' | 13°54'00" | N49°36'13"E | 78.65' |
| C31 | 279.11' | 46.89' | 9°37'10" | N60°40'59"E | 46.81' |
| C32 | 25.00' | 37.46' | 85°51'39" | N21°50'07"E | 34.06' |
| C33 | 275.00' | 86.74' | 18°04'16" | N30°07'50"W | 86.38' |
| C34 | 25.00' | 40.89' | 93°43'24" | N86°01'40"W | 36.49' |
| C35 | 437.50' | 50.18' | 6°34'17" | S43°49'29"W | 50.15' |
| C36 | 25.00' | 36.67' | 84°02'42" | S01°29'01"E | 33.47' |
| C37 | 731.85' | 117.39' | 9°11'36" | N39°04'47"W | 117.27' |
| C38 | 25.00' | 38.00' | 67°05'23" | N44°05'02"E | 34.45' |
| C39 | 25.00' | 39.27' | 90°00'00" | S04°27'40"E | 35.36' |
| C40 | 325.00' | 51.19' | 9°01'28" | N44°56'56"W | 51.14' |
| C41 | 325.00' | 108.20' | 19°04'33" | N30°53'55"W | 107.70' |

| CURVE TABLE | | | | | |
|-------------|----------|---------|-----------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BRG. | CHORD |
| C42 | 25.00' | 39.27' | 90°00'00" | N60°21'39"W | 35.36' |
| C43 | 15.00' | 15.12' | 57°46'09" | S39°45'17"W | 14.49' |
| C44 | 60.00' | 56.06' | 53°31'48" | S37°38'07"W | 54.04' |
| C45 | 60.00' | 67.00' | 63°58'51" | N63°36'34"W | 63.57' |
| C46 | 60.00' | 84.91' | 81°04'45" | N11°04'45"W | 78.00' |
| C47 | 60.00' | 75.98' | 71°14'44" | N65°18'29"E | 70.28' |
| C48 | 60.00' | 26.44' | 25°15'09" | S66°13'05"E | 26.23' |
| C49 | 15.00' | 15.12' | 57°46'09" | S62°28'35"E | 14.49' |
| C50 | 25.00' | 39.27' | 90°00'00" | N23°38'21"E | 35.36' |
| C51 | 205.00' | 47.31' | 13°13'25" | N14°44'54"W | 47.21' |
| C52 | 205.00' | 17.01' | 4°45'05" | N06°46'02"W | 17.00' |
| C53 | 205.00' | 72.09' | 20°08'54" | N01°58'16"E | 71.72' |
| C54 | 1090.00' | 118.09' | 6°12'18" | S06°42'22"W | 117.99' |
| C55 | 1090.00' | 60.89' | 3°12'02" | N11°24'32"E | 60.88' |
| C56 | 731.85' | 141.67' | 11°05'29" | S71°38'22"E | 141.45' |
| C57 | 731.85' | 6.51' | 0°30'34" | S65°50'20"E | 6.51' |
| C58 | 731.85' | 60.98' | 4°42'12" | S63°13'57"E | 60.06' |
| C59 | 1090.00' | 17.52' | 0°55'16" | S09°20'52"W | 17.52' |
| C60 | 205.00' | 223.43' | 62°26'49" | N43°14'04"E | 212.53' |
| C61 | 205.00' | 1.68' | 0°28'08" | S74°41'34"W | 1.68' |
| C62 | 25.00' | 21.03' | 48°11'23" | N60°49'57"E | 20.41' |
| C63 | 50.01' | 55.87' | 64°09'39" | N68°46'03"E | 53.01' |
| C64 | 50.02' | 35.00' | 40°09'44" | S69°10'34"E | 34.29' |
| C65 | 50.01' | 55.90' | 64°02'07" | S17°05'48"E | 53.03' |
| C66 | 50.00' | 20.13' | 23°04'02" | S26°27'52"W | 19.99' |
| C67 | 25.00' | 21.03' | 48°11'23" | S13°54'11"W | 20.41' |
| C68 | 275.00' | 40.21' | 8°22'41" | S14°22'50"E | 40.18' |
| C69 | 275.00' | 4.98' | 1°02'01" | S19°08'11"E | 4.98' |
| C70 | 275.00' | 39.74' | 8°16'50" | S23°44'37"E | 39.71' |
| C71 | 275.00' | 54.15' | 11°16'58" | S33°31'30"E | 54.06' |
| C72 | 502.50' | 118.29' | 13°29'15" | N62°09'41"E | 118.02' |
| C73 | 25.00' | 37.24' | 85°21'08" | S61°50'32"E | 33.89' |
| C74 | 502.50' | 35.10' | 4°00'08" | N42°32'24"E | 35.09' |
| C75 | 25.00' | 36.52' | 83°42'27" | N02°41'15"E | 33.36' |
| C76 | 25.00' | 39.27' | 90°00'00" | N65°32'20"E | 35.36' |
| C77 | 275.00' | 87.91' | 18°18'55" | S40°18'12"E | 87.53' |
| C78 | 275.00' | 46.96' | 9°47'08" | S26°15'12"E | 46.91' |
| C79 | 155.00' | 27.02' | 9°59'14" | S16°22'02"E | 26.98' |
| C80 | 155.00' | 218.85' | 80°53'54" | S29°04'32"W | 201.12' |
| C81 | 155.00' | 14.62' | 5°24'10" | S72°13'34"W | 14.61' |
| C82 | 25.00' | 41.40' | 94°52'51" | N57°37'56"W | 36.83' |

| CURVE TABLE | | | | | |
|-------------|----------|---------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BRG. | CHORD |
| C83 | 325.00' | 22.62' | 3°59'14" | N12°11'07"W | 22.61' |
| C84 | 325.00' | 30.77' | 5°25'27" | N16°53'28"W | 30.76' |
| C85 | 325.00' | 47.26' | 8°19'56" | N23°46'10"W | 47.22' |
| C86 | 325.00' | 63.70' | 11°13'51" | N33°33'03"W | 63.60' |
| C87 | 60.00' | 89.24' | 85°13'11" | S71°25'24"W | 81.24' |
| C88 | 60.00' | 5.61' | 5°21'42" | N63°17'09"W | 5.61' |
| C89 | 325.00' | 49.62' | 8°14'55" | N56°13'50"W | 49.58' |
| C90 | 325.00' | 93.05' | 16°24'16" | N43°39'15"W | 92.73' |
| C91 | 325.00' | 80.38' | 14°10'12" | N28°22'01"W | 80.17' |
| C92 | 25.00' | 46.30' | 106°06'36" | N74°20'12"W | 39.96' |
| C93 | 455.00' | 11.34' | 1°25'43" | N25°03'37"W | 11.34' |
| C94 | 15.00' | 15.12' | 57°46'09" | S23°43'26"W | 14.49' |
| C95 | 60.00' | 12.89' | 12°07'09" | S00°53'56"W | 12.67' |
| C96 | 60.00' | 59.40' | 56°43'11" | S36°19'08"W | 57.00' |
| C97 | 60.00' | 68.28' | 65°11'55" | N63°43'20"W | 64.65' |
| C98 | 1095.00' | 178.77' | 9°21'15" | N29°33'14"W | 178.57' |
| C99 | 60.00' | 30.33' | 28°58'01" | N36°38'22"W | 30.01' |
| C100 | 60.00' | 51.42' | 49°06'20" | N02°23'48"E | 49.86' |
| C101 | 1090.00' | 148.34' | 7°47'51" | N39°42'11"W | 148.23' |
| C102 | 60.00' | 74.12' | 70°46'34" | N62°20'15"E | 69.49' |
| C103 | 60.00' | 13.26' | 12°39'06" | S75°56'55"E | 13.22' |
| C104 | 15.00' | 15.12' | 57°46'09" | N61°09'34"E | 14.49' |
| C105 | 1195.91' | 9.79' | 0°28'08" | S32°22'26"W | 9.79' |
| C106 | 25.00' | 41.32' | 94°41'59" | N05°15'30"E | 36.78' |
| C107 | 1195.91' | 39.03' | 1°52'11" | S51°12'17"W | 39.02' |
| C108 | 25.00' | 38.24' | 87°38'19" | N85°54'39"W | 34.62' |
| C109 | 25.00' | 38.25' | 87°40'02" | S01°44'32"W | 34.63' |
| C110 | 25.00' | 37.22' | 85°18'01" | S84°44'30"E | 33.88' |
| C111 | 1195.92' | 114.10' | 5°27'59" | S42°50'33"W | 114.05' |
| C112 | 15.00' | 13.62' | 52°01'12" | N08°38'54"E | 13.16' |
| C113 | 50.00' | 81.63' | 93°32'09" | N47°21'22"E | 72.86' |
| C114 | 1195.92' | 245.26' | 11°45'01" | S34°14'03"W | 244.83' |
| C115 | 1195.92' | 33.20' | 1°35'27" | S27°33'49"W | 33.20' |
| C116 | 50.00' | 42.98' | 49°15'12" | S61°14'58"E | 41.67' |
| C117 | 50.00' | 58.78' | 67°21'40" | S02°56'32"E | 55.46' |
| C118 | 15.00' | 13.62' | 52°01'12" | S04°43'42"W | 13.16' |
| C119 | 275.00' | 40.38' | 8°24'48" | S29°29'19"E | 40.35' |
| C120 | 275.00' | 69.69' | 14°31'10" | S36°57'17"E | 69.50' |
| C121 | 15.00' | 24.72' | 94°24'42" | N68°34'47"E | 22.01' |
| C122 | 60.00' | 66.20' | 63°12'57" | N72°58'54"E | 62.89' |
| C123 | 60.00' | 109.14' | 104°13'26" | S23°17'54"E | 94.71' |

SUBMITTAL DATE: 7/17/2018



Cunningham|Allen

Engineers • Surveyors

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| | | | |
|---------------|--|----------------------|--|
| DATE: 6/2018 | | PROJECT NO.: 6740201 | |
| DRAWN BY: RCB | | SHEET 5 OF 5 | |