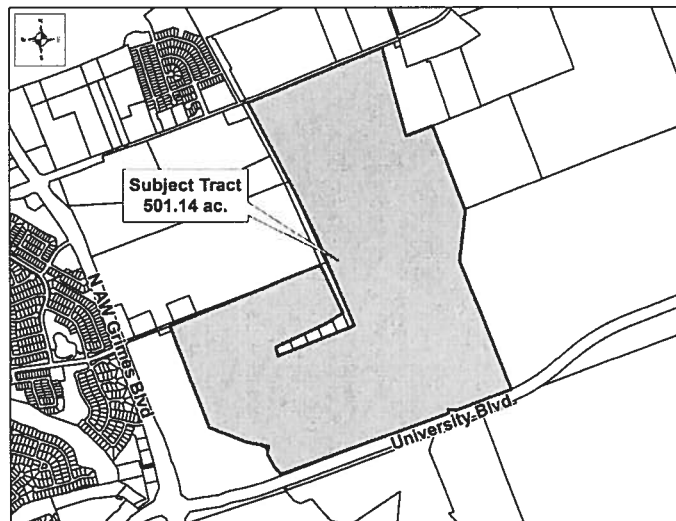


**Vizcaya Revised Preliminary Plat
PRELIM PLAT PP1904-003**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Approval of the revised Preliminary Plat

ZONING AT TIME OF APPLICATION: PUD (Planned Unit Development) No. 96

DESCRIPTION: 501.14 acres out of the Joseph Mott Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Developed Residential Lots, Parkland, Open/Space, Undeveloped Residential Lots

GENERAL PLAN LAND USE DESIGNATION: The Future Land Use designation is determined by PUD No. 96, which designates this tract for residential purposes and other tracts for commercial uses.

ADJACENT LAND USE:

North: Westinghouse ROW/City of Georgetown Residential
 South: University Boulevard Right-of-Way/ETJ Residential
 East: ETJ Residential
 West: ETJ Residential/Commercial

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	1228	246
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	3	25.3
Industrial:	0	0
Open/Common Space:	90	128
ROW:	2	88.9
Parkland:	0	0
Other:	6	12.9
TOTALS:	1329	501.14

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 Revised Preliminary Plat
PRELIMINARY PLAT PP1904-003

HISTORY: The Planning and Zoning Commission first approved the Vizcaya preliminary plat on November 20, 2013, under its original name of Avery North. There have been several revisions since its original approval, some of which required review by the Commission and some were administrative. The most recent revision was approved by the Planning and Zoning Commission on August 15, 2018. The PUD (No. 96) was approved by City Council on June 26, 2014.

DATE OF REVIEW: May 1, 2019

LOCATION: Northeast of the intersection of University Blvd. and N A.W. Grimes Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use designation is determined by PUD No. 96, which designates this tract for residential purposes and other tracts for commercial uses. The zoning designation for the site is PUD No. 96, Vizcaya. The PUD is divided into two use districts: approximately 25 acres of commercial development and approximately 473 acres of residential development and parkland/open space, plus a fire station site of 3 acres. A significant feature of the PUD plan is its requirement for a range of residential housing, including a requirement for a percentage of larger single family residential lots. Thirty percent (30%) of the total lots must be 7,500 square feet or greater, including fifteen percent (15%) which must be 9,100 square feet or larger. The other single family housing types included are standard lots, at 6,100 square feet minimum, and Casita lots, with 5,000 square feet minimum. The Casita lots are limited to 30% of the total. While there are limits on the overall number of most types of residential units, there is no overall residential unit maximum in the PUD.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with Concept Plan in PUD No. 96.

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

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

Drainage: Drainage will tie into the master storm sewer system for the Vizcaya subdivision. The Floodplain Analysis and Drainage Plan for the preliminary plat is covered in a report for the entire subdivision completed in 2014.

Additional Considerations: This revised preliminary plat has been submitted to the P&Z for approval for the following reason pursuant to Code Section 10-27(f)(2):

- A. There is an increase of development lots from 1225 to 1228;
1. Increasing the number of single family large lots from 292 to 293;
 2. Increasing the number of single family standard lots from 400 to 402;
 3. No change to the number of single family Casita lots, 349;
 4. No change to the number of estate lots, 184.

The overall result of the proposed changes in lot allotment is an increase from 1,225 residential units to 1,228 units. Despite these changes, all the types of residential units would remain within their allowed ranges pursuant to PUD No. 96. Of the three new lots being added, one is included in Phase 5D (Item F4), which is being considered tonight. The other two lots will be added to future phases.

Vizcaya Revised Preliminary Plat
PRELIMINARY PLAT PP1904-003

RECOMMENDED MOTION:

Staff recommends approval with the following condition:

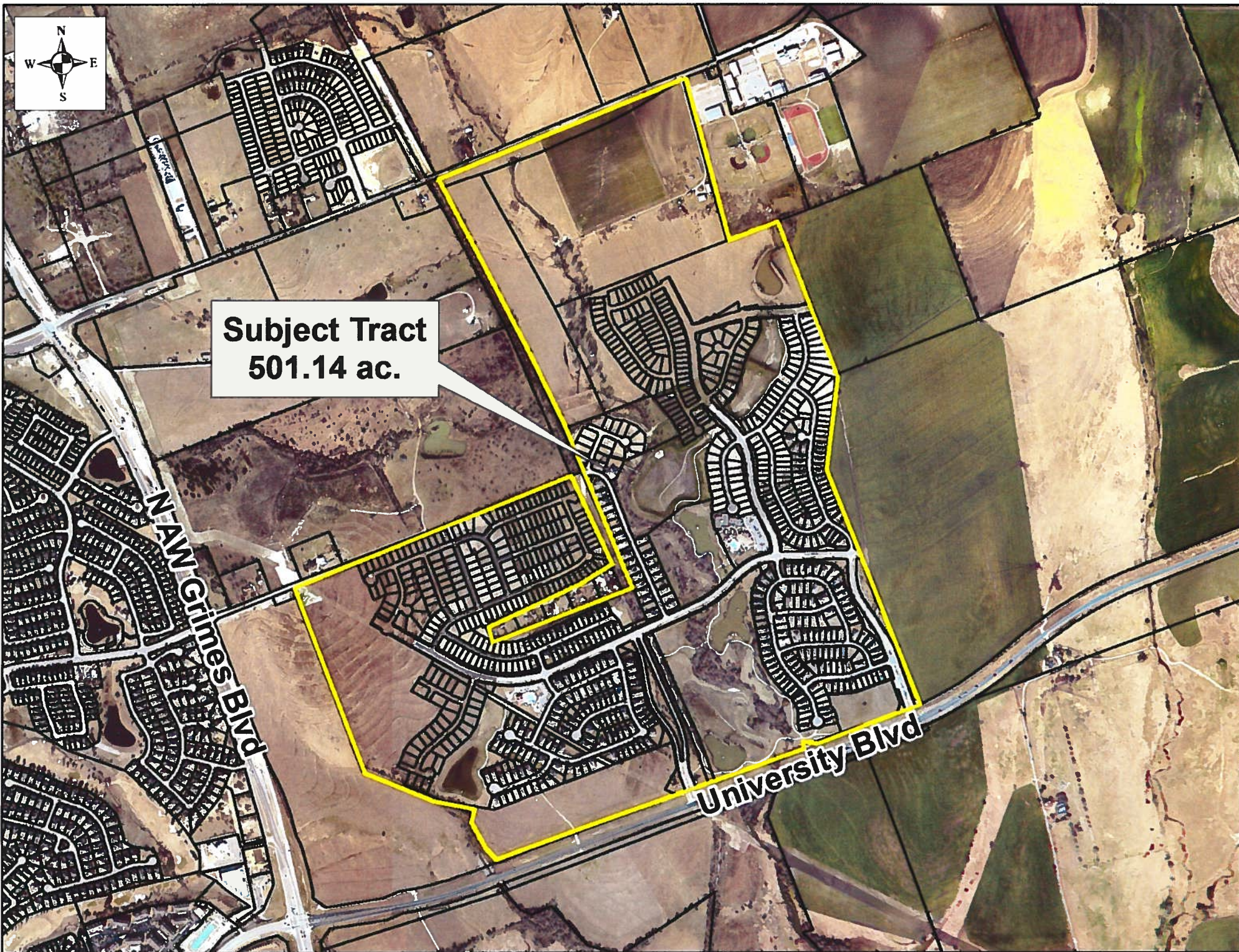
1. Revise the lot summary table on sheet 1 to reflect the proposed lot changes.

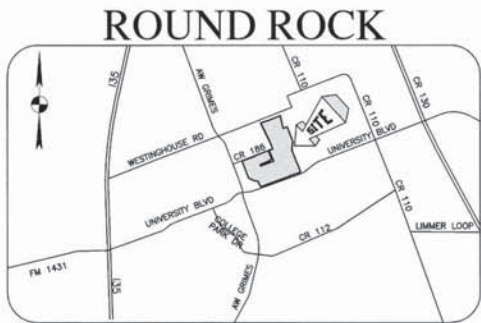


**Subject Tract
501.14 ac.**

N W Grimes Blvd

University Blvd



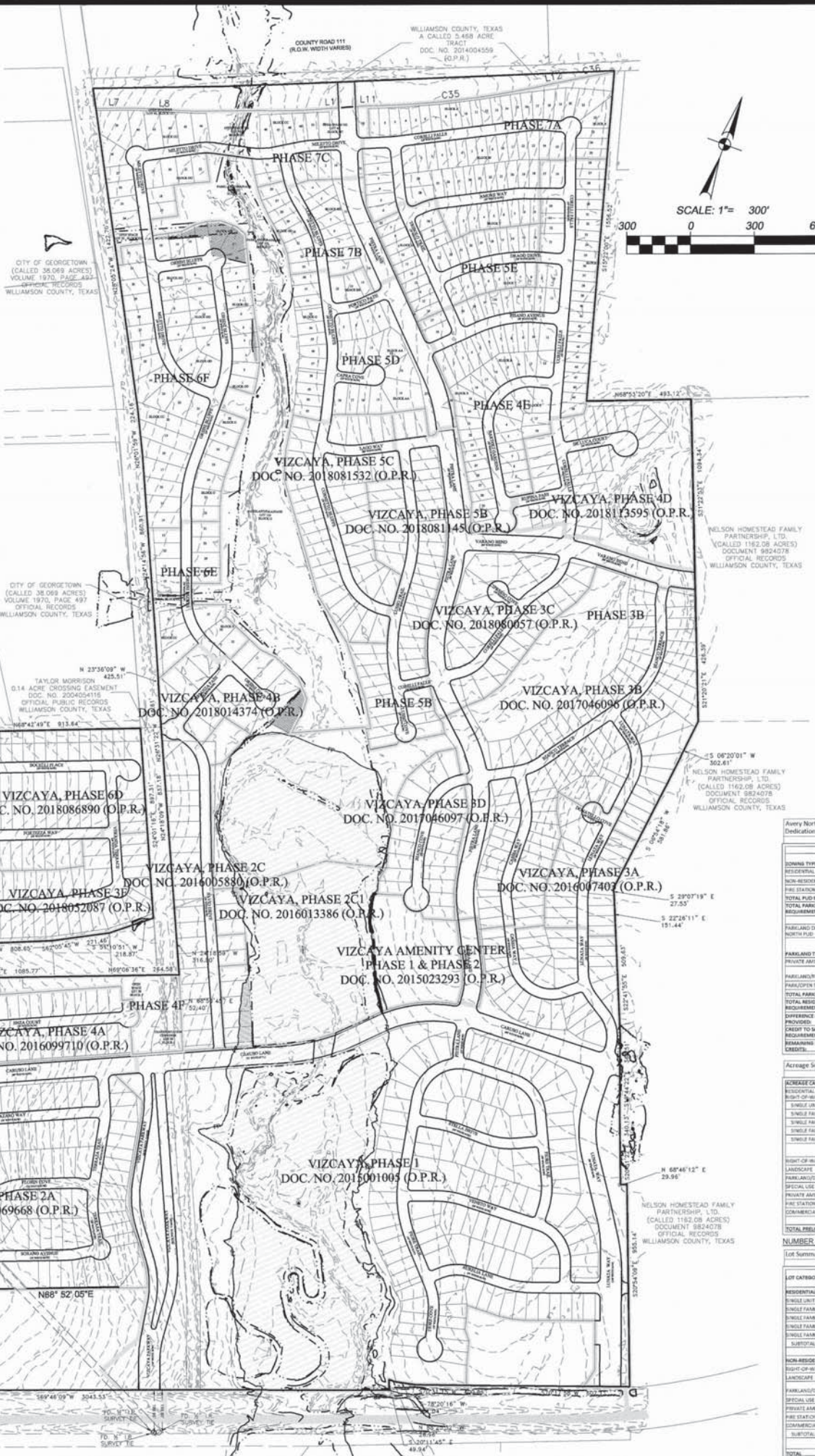
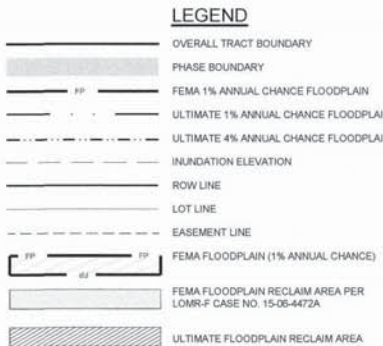


VICINITY MAP
NOT TO SCALE

VIZCAYA

(FORMERLY AVERY NORTH)

REVISED PRELIMINARY PLAT



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, 2018, AS AMENDED AND AS AMENDED 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, 2018, AS AMENDED AND AS AMENDED BY PUD NO. 96.
- 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.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED AND AS AMENDED BY PUD NO. 96.
- THIS PLAT CONFORMS TO PUD NO. 96 APPROVED BY CITY COUNCIL ON JUNE 28, 2014.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCLOSED BY 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 48491C0489E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. SAID PORTION HAS BEEN REMOVED LOTS 1-5 AND 9-11, BLOCK O PER THE APPROVED LOMR-F, CASE NO. 15-06-4472A.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATION OF ANY EXISTING AND/OR PROPOSED BUILDINGS SHALL BE 2' ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- LOT 45, BLOCK A, LOTS 121-123, BLOCK O, LOT 68, BLOCK K, AND LOT 46, BLOCK CC & LOT 23, BLOCK OO, BLOCK CC SHALL BE DEDICATED AS PARKLAND TO THE CITY OF ROUND ROCK BY SEPARATE DOCUMENT PRIOR TO PLAT RECORDATION.
- ALL LANDSCAPE LOTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 48, BLOCK A, LOT 2, BLOCK J, LOT 21, BLOCK J, AND LOT 89, BLOCK J ARE TRANSPORTATION CORRIDOR LOTS TO BE PRESERVED FOR FUTURE ROW FOR TRANSPORTATION PURPOSES, EXCLUDING FREIGHT RAIL. IN THE INTERIM, THE LOT MAY BE USED FOR ACCESS, LANDSCAPING, SUBDIVISION WALLS, SIDEWALKS, 8' WIDE TRAIL, DRAINAGE AND CITY UTILITIES. HOWEVER, IF NECESSARY, ANY CITY UTILITIES, LANDSCAPING, OR OTHER IMPROVEMENTS WILL BE RELOCATED AT THE OWNER'S EXPENSE UPON NOTICE OF INTENT FROM THE APPROPRIATE GOVERNMENTAL AGENCY TO UTILIZE THE CORRIDOR FOR TRANSPORTATION PURPOSES.
- LOT 3, BLOCK J AND LOT 2, BLOCK I ARE RESERVE RIGHT OF WAY TO BE USED FOR THE FUTURE EXTENSION OF VIZCAYA PARKWAY AND AURELIA LANE, RESPECTIVELY.
- ROAD CONSTRUCTION SHALL BE PHASED IN ACCORDANCE WITH THE FIRST AMENDED DEVELOPMENT AGREEMENT DOC NO. 2014053864.
- 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.
- APPROVAL OF PRELIMINARY PLAT (PP1904-003) BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2019 SHALL SUPERSEDE PRELIMINARY PLAT (PP1805-001).

OWNERS

TAYLOR MORRISON OF TEXAS, INC.
ACREAGE: 501.14 ACRES
SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
ENGINEER: PAPE-DAWSON ENGINEERS, INC.

ADDITIONAL EASEMENTS

- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 298, PAGE 398, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (APPLIES)
- FLOOD CONTROL EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 OF WILLIAMSON AND MILAN COUNTIES, RECORDED IN VOLUME 446, PAGE 299, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (APPLIES)
- ELECTRIC UTILITY EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 862, PAGE 97, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT PROPERTY (UNABLE TO PLOT)
- TERMS, PROVISIONS AND CONDITIONS OF BOUNDARY LINE AGREEMENT DATED AUGUST 23, 1994, EXECUTED BY AND BETWEEN N.G. WHITLOW, TRUSTEE AND THOMAS E. NELSON, JR., RECORDED IN VOLUME 1006, PAGE 906, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, (APPLIES)
- AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 304, PAGE 500, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (UNABLE TO DETERMINE BEARINGS PROVIDED ARE TOO VAGUE AND NO WIDTH PROVIDED FOR EASEMENT)

BENCHMARK

Point No. 4, DESCRIPTION:
Iron Rod with Cap set in concrete.

VERTICAL DATUM:
NAVD83

POINT ELEVATION:
744.81'

GRID NORTHING: 10196420.3886'
GRID EASTING: 3143787.9035'

PATENT SURVEY: JOSEPH MOTT NO. 427

ENGINEER: PAPE-DAWSON ENGINEERS, INC.

Avery North PUD: Parkland Dedication Analysis			
KANSAS DEDICATION REQUIREMENTS PER SUBDIVISION ORDINANCES			
LAND TYPE	ACREAGE	PARKLAND REQUIREMENT	(% OF TOTAL ACREAGE)
RESIDENTIAL (SF-1)	476.8	18.8	(3% OF TOTAL ACREAGE)
NON-RESIDENTIAL	24.9	\$10,000	(\$10,000/ACRE)
TOTAL PUD IN ACREAGE	501.7		
TOTAL PARKLAND DEDICATION REQUIREMENT	38.6 ACRES AND \$10,000		
PARKLAND DEDICATION PROVIDED IN AVERY NORTH PUD:			
PARKLAND TYPE	ACREAGE	ACRES CREDITED TOWARD PARKLAND REQUIREMENTS	(% OF CREDITS)
PRIVATE (AMENITY CENTERS (S))	6.8	6.8	(17% CREDITS)
PARKLAND/TOPOGRAPHY	60.1	18.1	(47% CREDITS)
PARKLAND/TOPOGRAPHY (S)	60.1	18.1	(47% CREDITS)
TOTAL PARKLAND DEDICATION PROVIDED	127.0	34.9	(90% CREDITS)
DIFFERENCE BETWEEN REQUIREMENT & PROVIDED		3.7	(9% OF 38.6 ACRES)
CREDIT TO SATISFY NON-RESIDENTIAL REQUIREMENT		1.0	(2% OF 38.6 ACRES)
REMAINING PARKLAND REQUIREMENT CREDITS		2.7	(7% OF 38.6 ACRES)

Acreage Summary	
ACREAGE CATEGORY	ACREAGE
RESIDENTIAL DEVELOPMENT AND RIGHT-OF-WAY	318.8
SINGLE UNIT TOWNHOUSE	0.0
SINGLE FAMILY DETACHED ESTATE LOTS	20.4
SINGLE FAMILY DETACHED LARGE LOTS	49.2
SINGLE FAMILY DETACHED STANDING LOTS	74.3
SINGLE FAMILY DETACHED CASTLE LOTS	56.4
RIGHT-OF-WAY	83.1
LANDSCAPE	106.3
PARKLAND/TOPOGRAPHY (S)	60.1
SPECIAL USE	0.0
PRIVATE AMENITY CENTERS	6.8
WATER STATION	0.0
COMMERCIAL	23.3
TOTAL FINAL PLAT ACREAGE	501.14

NUMBER OF LOTS BY TYPE

Lot Summary				
LOT CATEGORY	OVERALL LOT COUNT	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% OF OVERALL LOTS	% REQUIREMENTS BY CATEGORY PER PUD NO. 96
RESIDENTIAL	1339	123 (9.2%)	9.2%	12 (0.9%)
SINGLE UNIT TOWNHOUSE	0	181 (13.5%)	13.5%	18 (1.3%)
SINGLE FAMILY DETACHED ESTATE LOTS	20	181 (13.5%)	13.5%	18 (1.3%)
SINGLE FAMILY DETACHED LARGE LOTS	20	181 (13.5%)	13.5%	18 (1.3%)
SINGLE FAMILY DETACHED STANDING LOTS	40	181 (13.5%)	13.5%	18 (1.3%)
SINGLE FAMILY DETACHED CASTLE LOTS	40	181 (13.5%)	13.5%	18 (1.3%)
SUBTOTAL	1339	1339	100.0%	100.0%
NON-RESIDENTIAL	166	166	100.0%	100.0%
RIGHT-OF-WAY RESERVE	3	3	100.0%	100.0%
LANDSCAPE	3	3	100.0%	100.0%
PARKLAND/TOPOGRAPHY (S)	3	3	100.0%	100.0%
SPECIAL USE	3	3	100.0%	100.0%
PRIVATE AMENITY CENTERS	3	3	100.0%	100.0%
WATER STATION	3	3	100.0%	100.0%
COMMERCIAL	3	3	100.0%	100.0%
SUBTOTAL	166	166	100.0%	100.0%
TOTAL	1505	1505	100.0%	100.0%

VIZCAYA REVISED PRELIMINARY PLAT

OVERALL

JOB NO. 50803-03

DATE APRIL 2019

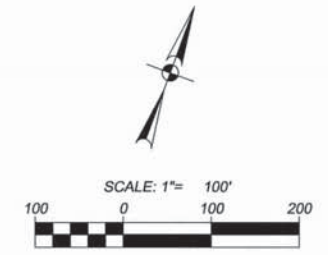
DESIGNER

CHECKED AC DRAWN HS

SHEET 1 OF 14

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- LEGEND**
- OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - INUNDATION ELEVATION
 - ROW LINE
 - LOT LINE
 - STREET CENTER LINE
 - EASEMENT LINE
 - FEMA FLOODPLAIN (1% ANNUAL CHANCE)
 - FEMA FLOODPLAIN RECLAIM AREA PER LOMR-F CASE NO. 15-06-4472A
 - ULTIMATE FLOODPLAIN RECLAIM AREA

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10071 N. MOHAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.459.8887
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

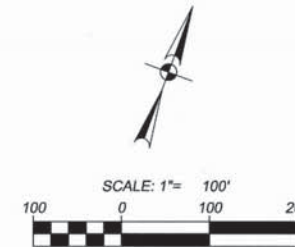
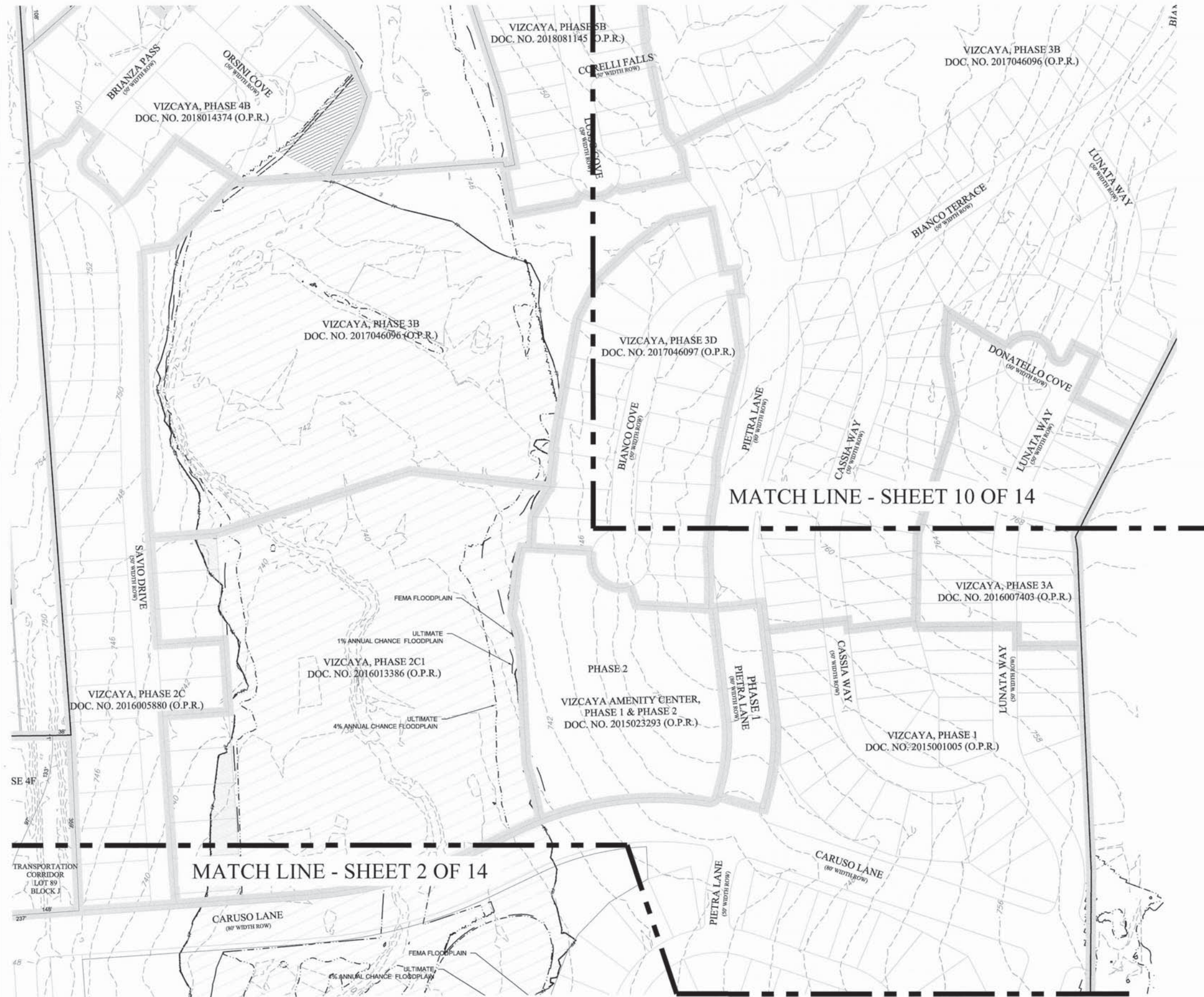
VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 2 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
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PP1904-003

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LEGEND	
[Solid line]	OVERALL TRACT BOUNDARY
[Dashed line]	PHASE BOUNDARY
[Thick dashed line]	FEMA 1% ANNUAL CHANCE FLOODPLAIN
[Thin dashed line]	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
[Dotted line]	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
[Thin solid line]	INUNDATION ELEVATION
[Thick solid line]	ROW LINE
[Thin solid line]	LOT LINE
[Dashed line]	STREET CENTER LINE
[Dashed line]	EASEMENT LINE
[Thick solid line]	FEMA FLOODPLAIN (1% ANNUAL CHANCE)
[Hatched area]	FEMA FLOODPLAIN RECLAIM AREA PER LOMR-F CASE NO. 15-06-4472A
[Hatched area]	ULTIMATE FLOODPLAIN RECLAIM AREA

REVISIONS:



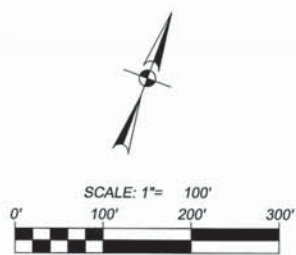
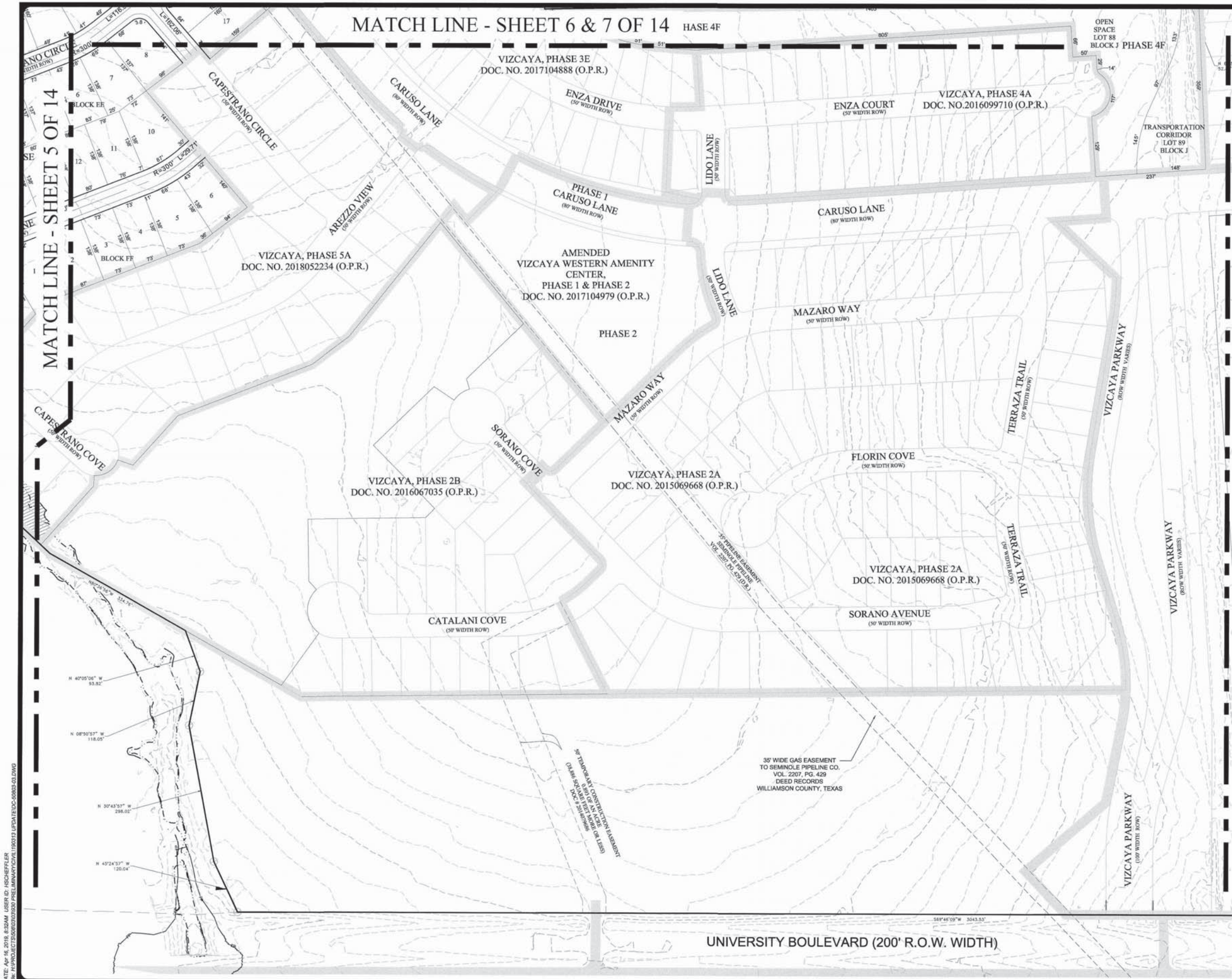
**PAPE-DAWSON
ENGINEERS**

10801 N. MO-PAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 3 OF 14

JOB NO. 50803-03
DATE APRIL, 2019
DESIGNER
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SHEET 3 OF 14

PP1904-003



- LEGEND**
- OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
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REVISIONS



**PAPE-DAWSON
ENGINEERS**

10801 N. LOOP W. SUITE 200
DALLAS, TEXAS 75243
PHONE: 972.454.8711
FAX: 972.459.8887
AUSTIN TEXAS 78759
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**VIZCAYA
REVISED PRELIMINARY PLAT**

SHEET 4 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
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SHEET 4 OF 14

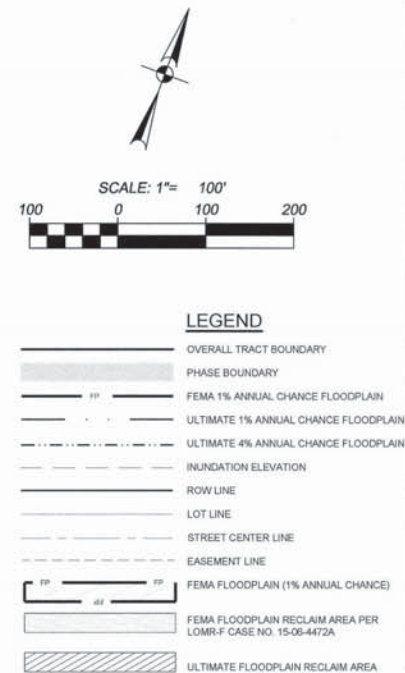
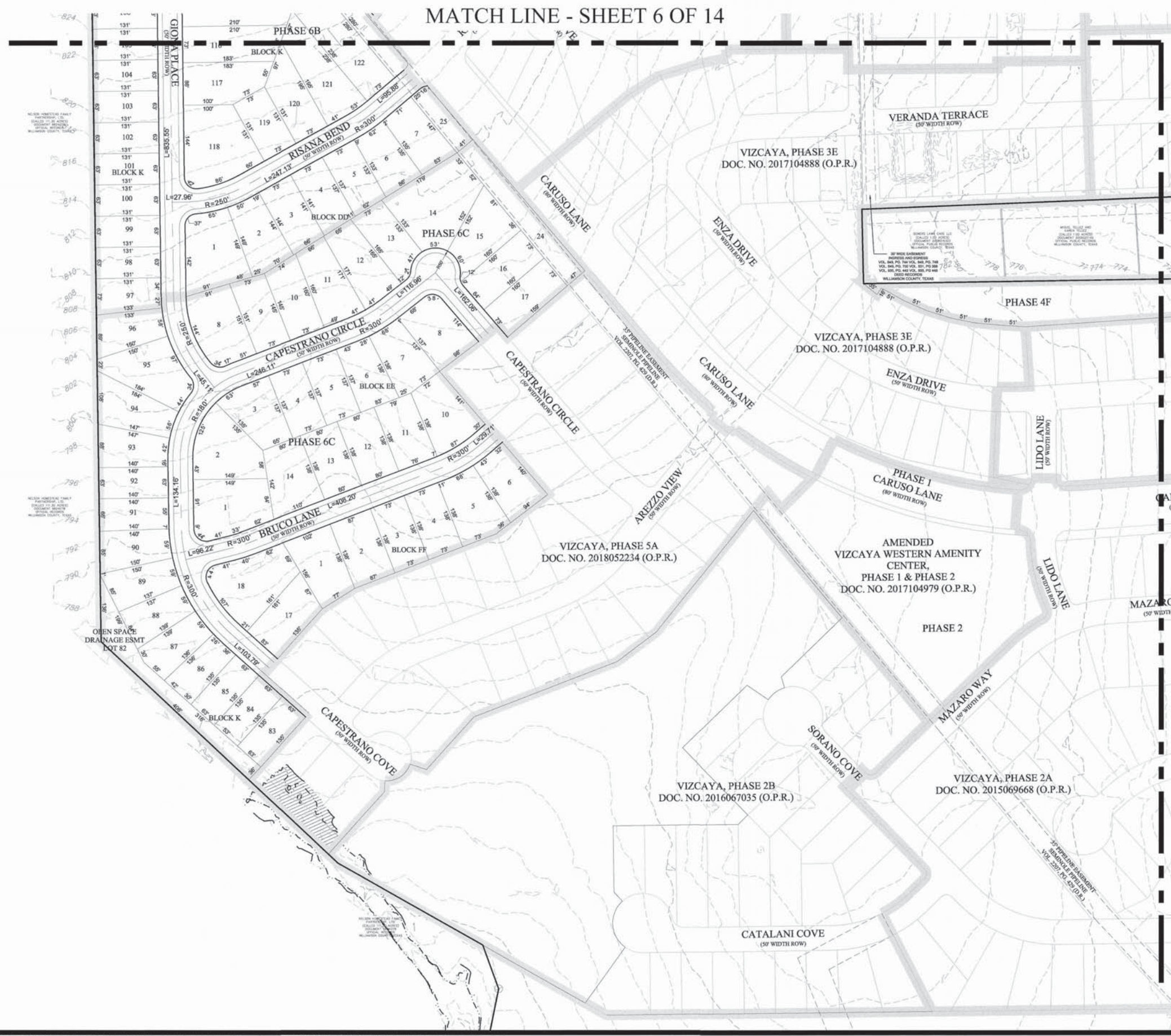
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REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10001 N. MO-PAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.458.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

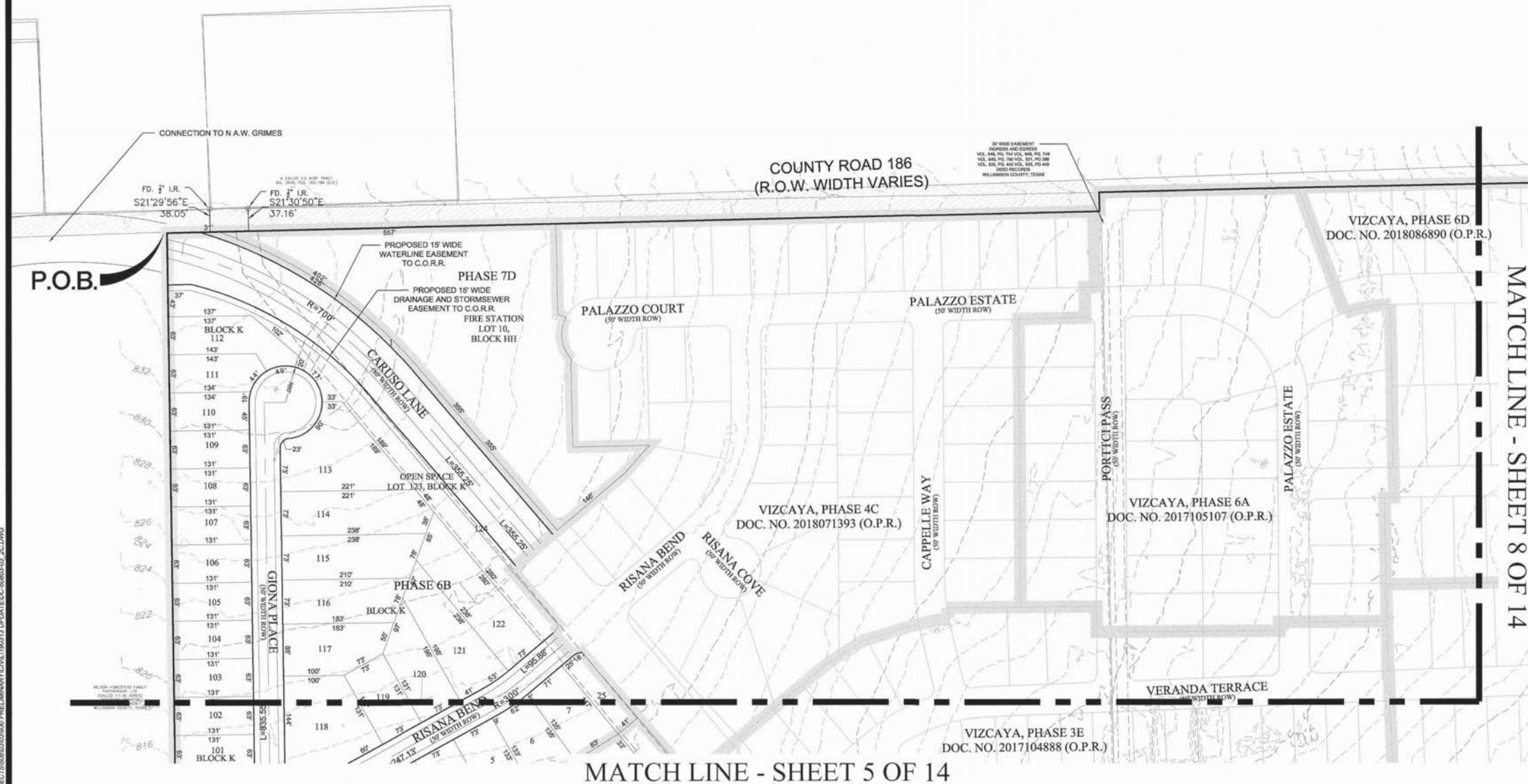
VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 5 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
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SHEET 5 OF 14

PP1904-003

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SCALE: 1"= 100'

100 0 100 200

LEGEND

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- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
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REVISIONS:



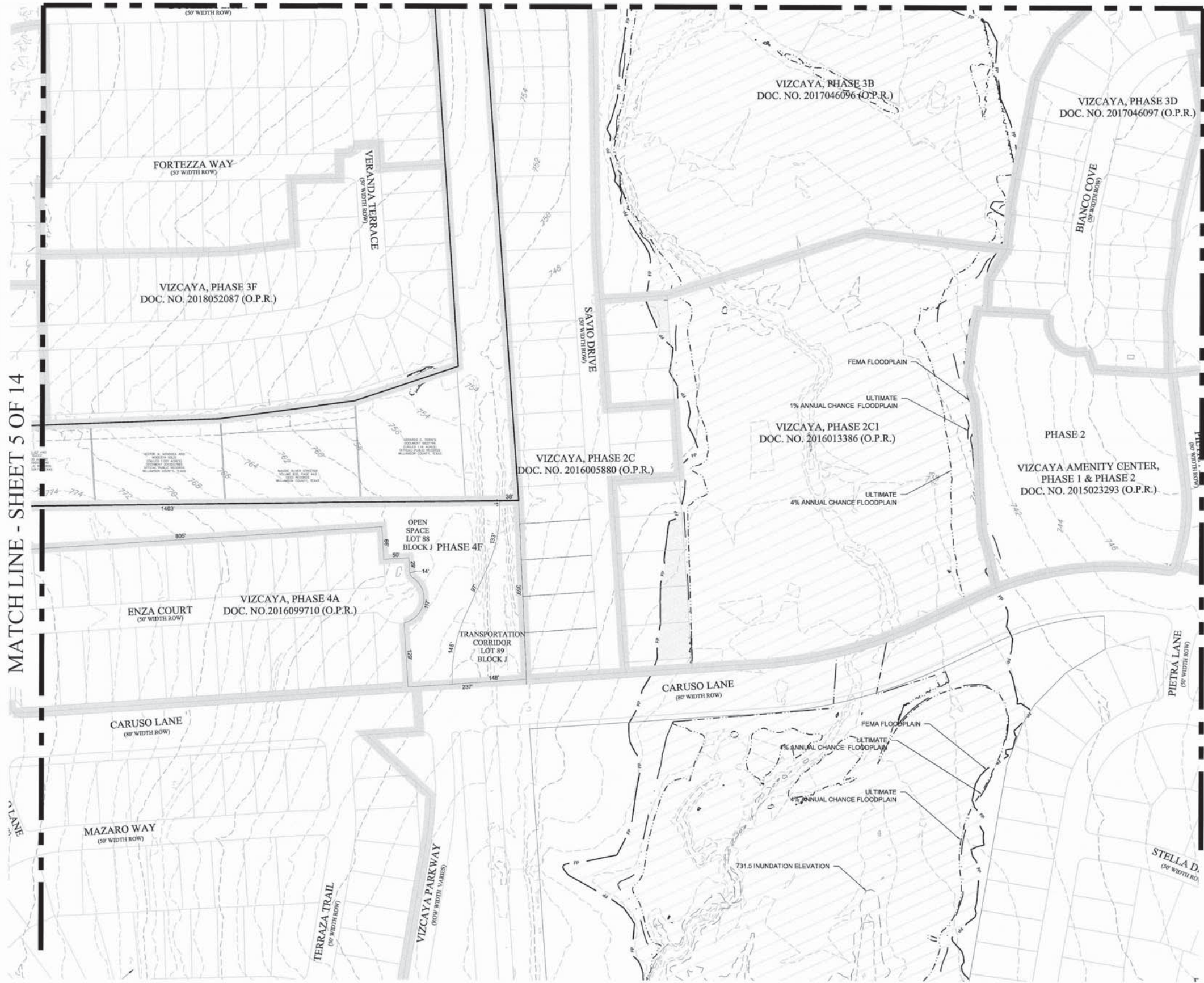
**PAPE-DAWSON
ENGINEERS**

10801 N. MOHAWK EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78758
PHONE: 512.454.8711
FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

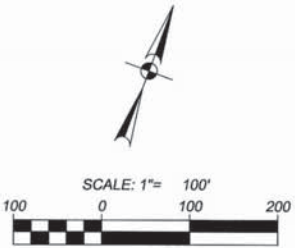
VIZCAYA
REVISED PRELIMINARY PLAT
SHEET 6 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 6 OF 14

PP1904-003



MATCH LINE - SHEET 10 OF 14



- LEGEND**
- OVERALL TRACT BOUNDARY
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 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
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 - ULTIMATE FLOODPLAIN RECLAIM AREA

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10801 N. MOORE AVE., SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8771
FAX: 512.458.8807
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

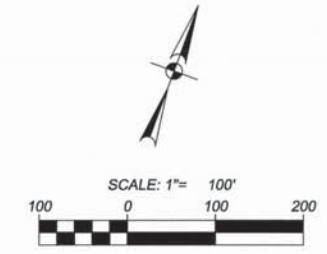
VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 7 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 7 OF 14

PP1904-003

COUNTY ROAD 111
(R.O.W. WIDTH VARIES)



- LEGEND**
- OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
 - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
 - INUNDATION ELEVATION
 - ROW LINE
 - LOT LINE
 - STREET CENTER LINE
 - EASEMENT LINE
 - FEMA FLOODPLAIN (1% ANNUAL CHANCE)
 - FEMA FLOODPLAIN RECLAIM AREA PER LOMR-F CASE NO. 15-06-4472A
 - ULTIMATE FLOODPLAIN RECLAIM AREA

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10001 N. MOHAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.458.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 9 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC, DRAWN HS
SHEET 9 OF 14

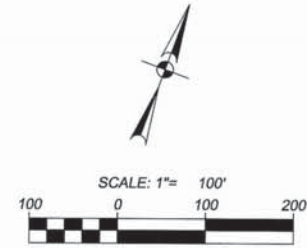
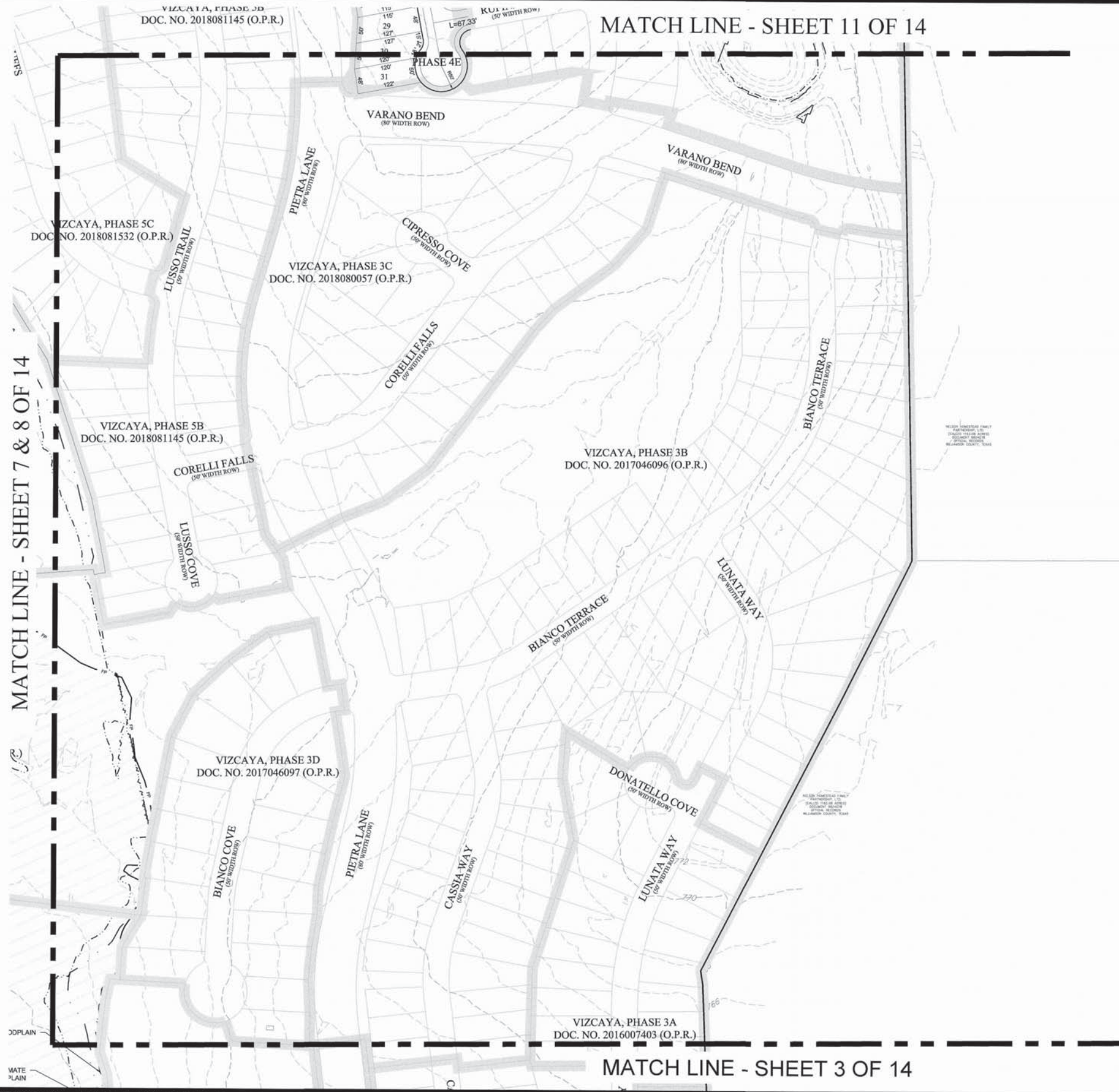
PP1904-003

DATE: Apr 16, 2019, 8:44AM USER: ID: MICHAEL FISHER
FILE: H:\PROJECTS\50803-03\3800 PRELIMINARY\CIVIL\190313 UPDATES\DOC-50803-03_2C.DWG

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DATE: Apr 16, 2019, 8:35AM USER ID: HSCHEFFLER
FILE: F:\PROJECTS\50803\03\00 PRELIMINARY\CIVIL\190033 UPDATE\DOC-000003-03_2C.DWG

MATCH LINE - SHEET 7 & 8 OF 14



LEGEND	
[Solid Line]	OVERALL TRACT BOUNDARY
[Dashed Line]	PHASE BOUNDARY
[Thick Dashed Line]	FEMA 1% ANNUAL CHANCE FLOODPLAIN
[Thin Dashed Line]	ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
[Dotted Line]	ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
[Dashed Line]	INUNDATION ELEVATION
[Thin Solid Line]	ROW LINE
[Thin Solid Line]	LOT LINE
[Thin Solid Line]	STREET CENTER LINE
[Thin Solid Line]	EASEMENT LINE
[Thick Dashed Line]	FEMA FLOODPLAIN (1% ANNUAL CHANCE)
[Hatched Area]	FEMA FLOODPLAIN RECLAIM AREA PER LOMR-F CASE NO. 15-06-4472A
[Hatched Area]	ULTIMATE FLOODPLAIN RECLAIM AREA

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10801 N. MOHAWK EXPY.,
SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512-454-8711
FAX: 512-459-8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 10 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 10 OF 14

PP1904-003

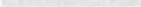



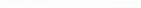



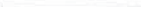




MATCH LINE - SHEET 9 OF 14



SE 4D
95 (O.P.R.)

WILSON HOMESTEAD FARM,
PARTNERSHIP, LTD.
(CALLED WILSON HOMES)
DOCUMENT BEHIND
OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS



- | | |
|---|--|
|  | OVERALL TRACT BOUNDARY |
|  | PHASE BOUNDARY |
|  | FEMA 1% ANNUAL CHANCE FLOODPLAIN |
|  | ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN |
|  | ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN |
|  | INUNDATION ELEVATION |
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|  | FEMA FLOODPLAIN (1% ANNUAL CHANCE) |
|  | FEMA FLOODPLAIN RECLAIM AREA PER LOMR-F CASE NO. 15-06-4472A |
|  | ULTIMATE FLOODPLAIN RECLAIM AREA |

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10801 N MOPAC EXPY.
BLDG. 3, SUITE 200

AUSTIN TEXAS 78759

PHONE: 512.454.8711
FAX: 512.459.8887

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 11 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 11 OF 14

PP1904-003

THIS DOCUMENT HAS BEEN PREPARED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

ESTATE

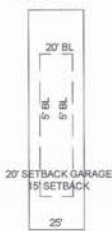
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LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	GO	12881.77	6	EE	10575.44	13	DD	10673.55	21	CC	11615.46	32	CC	9178.31	113	K	20454.40
1	DD	17229.18	7	CC	10812.34	14	CC	11558.17	21	OO	9700.98	32	O	9996.98	114	K	17931.11
1	FF	13058.79	7	DD	11051.81	14	EE	13143.92	22	CC	11835.41	33	O	10777.44	115	K	18391.95
1	EE	18908.05	7	EE	11549.17	14	DD	22995.38	22	OO	9951.16	34	CC	9630.45	116	K	14352.22
2	II	9484.29	8	CC	9258.31	15	CC	12751.26	23	CC	14308.42	34	O	10773.62	117	K	13440.35
2	DD	12099.23	8	GG	9134.28	15	DD	13085.51	24	CC	16125.22	35	CC	9625.95	118	K	20724.57
2	FF	12002.54	8	EE	12966.85	16	OO	9121.38	25	CC	12206.98	35	O	10116.04	119	K	9956.01
2	EE	15917.70	8	DD	15278.43	16	CC	13397.86	25	O	11483.69	36	CC	9648.43	120	K	11862.50
3	DD	10406.39	9	DD	10830.23	16	DD	11744.37	26	CC	10279.30	36	O	9855.00	121	K	16080.25
3	FF	10088.41	10	CC	9185.13	17	OO	9563.00	26	O	10583.09	37	CC	9549.28	122	K	18896.32
3	EE	12621.50	10	EE	13380.49	17	CC	18136.89	27	CC	9874.06	37	O	9655.00			
4	DD	10124.50	10	DD	11134.28	17	FF	12279.17	27	O	14332.17	38	CC	12922.51			
4	FF	10088.41	11	CC	9132.67	17	DD	11505.43	28	CC	9582.06	38	O	9855.00			
4	EE	9874.81	11	EE	11222.30	18	OO	9563.00	28	O	9855.00	39	CC	22878.25			
5	FF	13078.58	11	DD	12904.79	18	CC	18534.74	29	CC	9587.51	40	CC	12900.44			
5	DD	9842.81	12	CC	9158.04	18	FF	18521.82	29	O	9855.00	41	CC	12872.84			
5	EE	9874.81	12	EE	11068.92	19	OO	10816.87	30	CC	9595.51	42	CC	11973.63			
6	DD	10368.00	12	DD	13001.16	19	CC	19989.18	30	O	9855.00	43	CC	10874.43			
6	CC	13967.50	13	CC	9138.07	20	OO	9563.00	31	CC	9803.49	44	CC	10167.58			
6	FF	11654.88	13	EE	11068.92	20	CC	22486.57	31	O	9855.00	95	K	16391.88			

LARGE

LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	OO	8709.52	6	P	7875.00	12	GG	7875.00	94	K	12741.28
1	Q	11052.77	6	Q	15653.96	12	OO	11083.30	96	K	10155.80
2	GG	11508.26	7	GG	7875.00	12	P	9786.58	97	K	8787.33
2	OO	8732.93	7	OO	7875.00	13	GG	7874.75	98	K	8230.84
2	Q	12449.56	7	P	7875.00	13	OO	9096.11	99	K	8230.81
2	P	9443.82	7	Q	16077.89	13	P	9133.83	100	K	8244.79
3	GG	10367.25	8	OO	7875.00	14	GG	11187.86	101	K	8244.78
3	OO	8872.86	8	P	7875.00	14	OO	8694.75	102	K	8230.53
3	Q	13543.07	8	Q	12459.84	15	OO	7875.00	103	K	8230.50
3	P	10406.58	9	GG	8035.57	83	K	8505.00	104	K	8230.48
4	GG	7888.68	9	OO	7954.28	84	K	8505.00	105	K	8230.45
4	OO	8534.26	9	P	8586.32	85	K	8505.00	106	K	8230.42
4	P	8778.17	9	Q	12850.46	86	K	9034.28	107	K	8231.92
4	Q	12127.72	10	GG	7875.00	87	K	10138.63	107	O	8382.73
5	GG	7875.00	10	OO	7918.21	88	K	9820.77	108	K	8227.93
5	OO	7875.00	10	P	7875.00	89	K	10192.96	109	K	8229.58
5	P	7875.00	10	Q	13653.88	90	K	10272.09	110	K	8247.53
5	Q	12915.51	11	GG	7875.00	91	K	8947.17	111	K	8296.57
6	GG	7875.00	11	OO	10822.28	92	K	8791.34	112	K	12284.23
6	OO	7875.00	11	P	8555.87	93	K	10218.31			

STANDARD

LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	BB	8766.98	8	AA	8935.37	14	Z	12743.87	22	Z	8280.97	35	HH	7698.12
1	Z	13898.73	8	KK	7133.53	15	AA	11882.65	23	KK	7133.71	36	OO	6494.69
2	BB	7887.07	9	BB	7870.97	15	KK	7133.71	23	Z	11451.75	36	HH	7697.87
2	Z	9073.02	9	AA	10890.53	15	Z	10948.06	24	OO	8651.81	37	HH	7699.62
3	KK	7480.85	9	KK	7133.54	16	AA	7454.57	24	KK	7133.71	38	HH	7701.37
3	Z	8124.26	10	BB	8294.99	16	KK	7133.71	25	OO	7188.28	39	HH	7703.11
4	BB	10182.28	10	AA	8717.47	16	Z	9493.92	26	OO	7516.06	40	HH	7704.86
4	KK	7133.54	10	KK	7133.53	17	AA	7777.94	26	DD	8597.94	41	HH	7706.61
4	Z	7800.00	11	BB	10255.57	17	KK	7133.71	29	OO	6890.00	42	HH	7708.36
5	BB	8225.23	11	AA	10734.22	17	Z	7107.38	30	OO	7537.00	43	HH	7710.10
5	AA	9071.21	11	KK	7133.54	18	AA	9492.44	30	HH	10100.84	44	HH	7711.85
5	KK	7133.53	12	BB	8848.01	18	KK	7133.71	31	OO	7785.77	45	HH	12319.05
5	Z	10265.87	12	AA	17345.47	18	Z	7542.08	31	HH	8876.58	46	CC	9151.42
6	BB	7961.13	12	KK	7133.53	19	KK	7133.71	32	OO	7813.87	47	CC	7991.59
6	AA	7830.23	13	BB	8456.87	19	Z	7976.80	32	HH	7890.88	48	CC	7562.19
6	KK	7133.53	13	AA	14822.37	20	KK	7133.71	33	OO	6890.00	49	CC	7658.74
7	BB	7690.08	13	KK	10589.38	20	Z	8411.52	33	HH	7892.63	50	CC	7252.54
7	AA	7762.77	14	BB	7211.18	21	KK	7133.71	34	OO	6890.00	51	CC	6880.00
7	KK	7133.53	14	AA	24079.51	21	Z	8846.25	34	HH	7894.38	53	O	8190.00
8	BB	7507.80	14	KK	10067.38	22	KK	7133.71	35	OO	6890.00	54	O	6880.00

ESTATE LOT
9,100 S.F. MINLARGE LOT
7,500 S.F. MINSTANDARD LOT
6,100 S.F. MINCASITA LOT
5,000 S.F. MINTOWNHOUSE
2,500 S.F. MIN

REVISIONS:

**PAPE-DAWSON
ENGINEERS**10801 N. MOFAC EXPY.
BLDG. 3, SUITE 200
AUSTIN TEXAS 78759
PHONE: 512-454-8711
FAX: 512-459-8887
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 12 OF 14

JOB NO. 50803-03

DATE APRIL 2019

DESIGNER

CHECKED AC DRAWN HS

SHEET 12 OF 14

PP1904-003

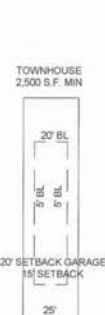
CASITA

LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY			LOT SUMMARY		
LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)	LOT #	BLOCK	LOT AREA (SQ.FT.)
1	U	9180.84	3	T	8923.75	6	S	8152.29	9	V	8706.21	11	T	7871.89	14	T	5921.50	17	T	5875.89	21	V	5991.91	26	V	8646.85	30	X	5514.67
1	V	10064.34	4	U	8542.26	8	R	8860.31	9	W	8240.00	11	V	5520.00	14	V	6972.00	17	V	6085.19	22	W	6800.00	27	W	6517.51	40	X	5614.43
1	W	8859.18	4	V	8019.94	6	T	8921.26	9	X	5948.54	12	Z	7923.63	15	X	6203.57	18	W	6655.10	22	X	13396.89	27	X	8778.02	41	X	5614.20
1	X	6535.60	4	W	6240.00	7	Z	8206.72	9	S	6152.29	12	W	6411.01	15	W	9417.35	18	X	7211.66	22	R	5978.74	27	R	5520.00	42	X	5613.96
1	S	9002.35	4	X	6319.71	7	V	6340.48	9	R	7148.56	12	X	5994.00	15	R	7671.47	18	R	9331.99	22	V	5797.84	28	W	10392.23	43	X	5613.72
1	R	8571.90	4	S	8999.88	7	W	6240.00	9	U	6240.00	12	R	10262.62	15	U	6240.00	18	U	9670.36	23	W	6900.00	28	R	5520.00	44	X	5613.48
1	T	8780.16	4	R	7281.36	7	X	8012.85	9	T	5797.63	12	U	6240.00	15	T	5654.88	18	T	5891.23	23	X	8776.71	28	X	6599.25	45	X	5613.24
2	U	6393.26	4	T	5548.38	7	S	6152.29	10	Z	9509.06	12	T	5763.31	15	V	6302.20	18	V	5194.53	23	R	5520.00	29	W	8994.06	46	X	5613.00
2	V	6626.10	5	U	7399.88	7	R	5787.76	10	W	6240.00	12	V	5520.00	16	W	9183.89	19	W	7065.56	23	V	7769.40	29	R	5811.86	47	X	5612.76
2	W	6240.00	5	V	6038.28	7	U	6240.00	10	X	5948.54	13	Z	10237.61	16	X	6732.26	19	X	7373.03	24	W	6600.00	29	X	6420.47	48	X	5612.52
2	X	6704.44	5	W	6240.00	7	T	5906.84	10	S	8581.62	13	W	7399.23	16	S	7196.91	19	R	10884.62	24	X	7313.46	30	R	6145.47	49	X	5612.28
2	S	9471.44	5	X	6227.44	8	Z	8206.72	10	R	6916.69	13	X	8054.90	16	R	7899.11	19	T	7821.32	24	R	5520.00	30	X	6241.70	50	X	6976.27
2	R	8149.55	5	S	6152.29	8	V	6378.90	10	U	6240.00	13	R	6520.85	16	U	6240.00	19	V	6446.26	24	V	6403.76	31	R	5621.57			
2	T	5931.35	5	R	6896.24	8	W	6240.00	10	T	7665.34	13	U	6240.00	16	T	5865.11	20	W	6985.60	25	W	6600.00	31	X	6062.92			
3	U	6467.76	5	T	5947.54	8	X	5948.54	10	V	7885.87	13	T	5868.87	16	V	6121.83	20	X	7416.37	25	X	7135.57	32	X	6203.49			
3	V	6053.37	6	Z	8206.72	8	S	6152.29	11	Z	8302.52	13	V	10442.95	17	W	6522.75	20	R	8123.45	25	R	5520.00	33	X	5691.85			
3	W	6240.00	6	U	8325.37	8	R	7074.10	11	W	6997.54	14	W	6997.54	17	X	7054.78	20	V	6333.27	25	V	5688.26	34	X	5617.51			
3	X	6781.02	6	V	6056.61	8	U	6240.00	11	X	5948.54	14	X	6124.61	17	S	7311.85	21	W	6600.00	26	W	6600.00	35	X	5615.63			
3	S	9945.71	6	W	6240.00	8	T	5899.44	11	R	10100.96	14	R	6758.69	17	R	7909.35	21	X	15619.34	26	X	6959.79	36	X	5615.39			
3	R	7705.45	6	X	6150.57	9	Z	8312.04	11	U	6240.00	14	U	6240.00	17	U	6240.00	21	R	6679.94	26	R	5520.00	38	X	5614.91			

NON-RESIDENTIAL

LOT SUMMARY				LOT SUMMARY			
LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION	LOT #	BLOCK	LOT AREA (SQ.FT.)	DESCRIPTION
1	HH	11348.26	LANDSCAPE	82	K	16757.58	OPEN SPACE/DRAINAGE
1	NN	191939.35	COMMERCIAL LIMITED	88	J	131172.84	OPEN SPACE
1	MM	908494.65	COMMERCIAL LIMITED	89	J	33594.31	TRANSPORTATION CORRIDOR
1	P	6024.13	LANDSCAPE	123	O	839773.32	PARKLAND/DRAINAGE
9	CC	26528.36	OPENSPACE	123	K	28399.63	OPENSPACE
10	HH	131625.08	FIRE STATION				
19	U	2714.67	LANDSCAPE				
19	GG	11775.86	LANDSCAPE				
20	U	9795.82	LANDSCAPE				
21	U	3228.95	LANDSCAPE				
23	II	2693.00	LANDSCAPE				
23	DD	25407.87	OPEN SPACE				
24	DD	15335.47	OPEN SPACE				
25	DD	5620.38	OPEN SPACE				
33	CC	13612.60	OPENSAPCE				
37	R	15027.34	LANDSCAPE				
38	R	5447.48	LANDSCAPE				
45	CC	56094.82	OPEN SPACE/ DRAINAGE				
70	X	33824.27	LANDSCAPE				
71	X	1389.86	LANDSCAPE				

LOT SUMMARY	TOTAL LOT COUNT																																	
	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 4E	PHASE 4F	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 5E	PHASE 6A	PHASE 6B	PHASE 6C	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7A	PHASE 7B	PHASE 7C	PHASE 7D	TOTAL	
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	-	-	30	-	-	-	-	-	-	17	32	-	14	29	-	-	17	-	184
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	-	-	-	31	16	13	-	-	27	-	-	-	-	293	
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	-	-	-	3	40	29	-	-	-	-	51	-	-	-	16	11	-	402	
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	64	0	-	43	-	-	49	-	-	-	-	-	-	72	-	-	-	349	
TOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	64	0	30	46	40	29	49	31	33	45	51	14	56	72	16	28	0	1222	



REVISIONS:



PAPE-DAWSON
ENGINEERS

10801 N. MO'PAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78758
PHONE: 512.454.8711
FAX: 512.458.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 13 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 13 OF 14

PP1904-003

FIELD NOTES FOR

A 89.025 acre, or 3,877,948 square feet more or less, tract of land, a portion of a called 144.41 acre tract, conveyed to John S. Avery Sr. Trust, recorded in Document No. 2006112407 of the Official Public Records of Williamson County, Texas, and a portion of that certain called 61.733 acre tract (Tract One) conveyed to Taylor Morrison of Texas, Inc. recorded in Document No. 2013115650 of the Official Records of Williamson County, Texas, situate in the Joseph Mott Survey, Abstract No. 427, in the City of Round Rock, Texas, Williamson County, Texas. Said 89.025 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System established for the Central Zone:

COMMENCING: At a found 1/2" iron rod, the northwest corner of a called 5.468 acre tract, conveyed to Williamson County, recorded in Document No. 2014004589 of the Official Public Records of Williamson County, Texas, a point in the east line of a called 38.069 acre tract recorded in Volume 1970, Page 487 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of County Road 111/Westinghouse Road, a variable width right of way:

THENCE: S 28°0'37" E, along and with the west line of said called 5.468 acre tract and the east line of said called 38.069 acre tract, a distance of 20.16 feet to a found nail;

THENCE: S 28°40'07" E, along and with the west line of said called 5.468 acre tract and the east line of said called 38.069 acre tract, a distance of 77.01 feet to a calculated point, for the POINT OF BEGINNING of herein described tract;

THENCE: Departing the east line of said called 38.069 acre tract, along and with the south line of said called 5.468 acre tract the following calls and distances:

N 69°08'24" E, a distance of 171.47 feet to a calculated point;

N 72°32'24" E, a distance of 300.54 feet to a calculated point;

N 69°08'24" E, a distance of 500.00 feet to a calculated point;

N 65°40'24" E, a distance of 300.54 feet to a calculated point;

N 69°08'24" E, a distance of 17.90 feet to a calculated point;

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 20°53'27" W, a radius of 4,068.00 feet, a central angle of 10°53'19", a chord bearing and distance of N 63°39'54" E, 771.55 feet, an arc length of 773.09 feet to a calculated point;

N 68°13'09" E, a distance of 215.35 feet to a calculated point;

THENCE: Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 31°46'35" E, a radius of 3,932.00 feet, a central angle of 02°34'48", a chord bearing and distance of N 69°30'48" E, 177.01 feet, an arc length of 177.02 feet to a calculated point, from which a found 1/2" iron rod bears N 15°22'00" W, 4.89 feet, the northeast corner of said called 5.468 acre tract, the northwest corner of a called 23.65 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas and a point in the south right of way line of the aforementioned County Road 111;

THENCE: S 15°22'00" E, along and with the east line of said called 144.41 acre tract and the west line of said called 23.65 acre tract, at a distance of 1052.55 feet passing a found 1/2" iron rod, the southwest corner of said called 23.65 acre tract and the northwest corner of a called 10.40 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas, continuing along and with the east line of said called 144.41 acre tract and the west line of said called 10.40 acre tract for a total distance of 1558.52 feet to a found 1/2" iron rod, the southwest corner of said called 10.40 acre tract;

THENCE: S 68°57'13" W, over and across said called 144.41 acre tract, a distance of 1711.38 feet to a calculated point;

THENCE: Southeasterly, along a non-tangent curve to the right, over and across said called 144.41 acre tract, said curve having a radial bearing of S 62°02'50" W, a radius of 11,901.20 feet, a central angle of 07°21'53", a chord bearing and distance of S 24°16'09" E, 1,528.72 feet, at an arc length of 1,088.77 passing the south line of said called 144.41 acre tract and the north line of the aforementioned called 61.733 acre tract, continuing over and across said called 61.733 acre tract for a total arc length of 1,529.76 feet to a calculated point;

THENCE: Over and across said called 61.733 acre tract the following calls and distances:

S 70°27'39" W, a distance of 114.57 feet to a 24" Hackberry tree;

S 75°17'13" W, a distance of 7.68 feet to a 20" Hackberry tree;

THENCE: S 71°54'42" W, a distance of 281.91 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a point in a west line of said called 61.733 acre tract and a point in the east line of the aforementioned 38.069 acre tract, from which a found Mag nail with Washer stamped "Baker-Aicklen", bears S 26°24'48" E, 18.23 feet;

THENCE: N 23°36'09" W, along and with a west line of said called 61.733 acre tract and the east line of said called 38.069 acre tract, a distance of 425.51 feet to a found 1/2" iron rod, the southwest corner of said called 144.41 acre tract;

THENCE: Along and with the west line of said called 144.41 acre tract and the east line of said called 38.069 acre tract the following calls and distances:

N 24°14'59" W, at a distance of 796.82 feet passing a found iron rod with brass cap marked 50HPT-8438, continuing for a total distance of 860.91 feet to a found 1/2" iron rod;

N 26°01'59" W, a distance of 224.16 feet to a found bed post;

THENCE: N 28°05'24" W, at a distance of 115.95 feet passing a found iron rod with cap marked 8281, continuing for a total distance of 1,422.70 feet to the POINT OF BEGINNING and containing 89.025 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-00 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.
DATE: April 8, 2014
REVISED: April 16, 2014, July 1, 2014
JOB No.: 50803-00
DOC ID: H:\survey\CIVIL\50803-00\WORD\50803-00_Revised.dwg
TBP: Firm Registration #470
TBP:LS Firm Registration #100288-00

FIELD NOTES FOR

A 412.024 acre, or 17,947,781 square feet, more or less, tract of land, a portion of a called 300.48 acre tract recorded in Volume 305, Pages 228-236 of the Deed Records of Williamson County, Texas, a portion of the remaining portion of a called 28.76 acre tract recorded in Volume 2711, Page 151 of the Official Public Records of Williamson County, Texas, all of a called 53.02 acre tract recorded in Document No. 2004074064 of the Official Public Records of Williamson County, Texas, a portion of a called 118.53 acre tract recorded in Volume 2711, Pages 151-162 of the Deed Records of Williamson County, Texas, all of a called 3.79 acre tract recorded in Document No. 2004054116 of the Official Public Records of Williamson County, Texas, all of a called 26.98 acre tract recorded in 2004054116 in the Official Public Records of Williamson County, Texas, a portion of a called 4.8926 acre tract No. 9610694 of the Official Records of Williamson County, Texas and a portion of a called 144.41 acre tract recorded in Document No. 2006112407 of the Official Public Records of Williamson County, Texas, situate in the Joseph Matt, Survey No. 427, in the City of Round Rock, Texas, Williamson County, Texas. Said 412.024 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 a set 1/2" iron rod with cap marked "Pape-Dawson", the northwest corner of said called 300.48 acre tract, the northeast corner of a called 111.30 acre tract recorded in Document No. 9824078 of the Official Records of Williamson County, Texas and a point in the south right of way line of County Road 186, a variable width right of way;

THENCE: N 68°30'04" E, along and with the north line of said called 300.48 acre tract and the south line of said County Road 186, at a distance of 123.89 feet passing a found 7" iron rod, continuing along and with the north line of said called 300.48 acre tract and the south right of way line of said County Road 186, a total distance of 1536.25 feet to a found 1/2" iron rod, the northeast corner of said called 300.48 acre tract, a point in the south right of way line of said County Road 186 and a point in the west line of the remaining portion of said called 28.76 acre tract;

THENCE: N 22°04'59" W, departing the south right of way line of said County Road 186, along and with the west line of the remaining portion of said called 28.76 acre tract, a distance of 50.92 feet to a found 1/2" iron rod, the southwest corner of said remaining portion of a called 28.76 acre tract;

THENCE: N 68°31'13" E, along and with the north line of said remaining portion of a called 28.76 acre tract, a distance of 334.41 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 68°42'40" E, along and with the north line of said remaining portion of a called 28.76 acre tract, a distance of 914.73 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the northeast corner of said remaining portion of a called 28.76 acre tract and a point in the west line of a called 38.069 acre tract recorded in Volume 1790, Page 497 of the Official Public Records of Williamson County, Texas;

THENCE: S 24°01'16" E, along and with the east line of said remaining portion of a called 28.76 acre tract and the west line of said called 38.069 acre tract, at a distance of 59.87 feet passing the southeast corner of said remaining portion of a called 28.76 acre tract and the northeast corner of said called 26.98 acre tract, a distance of 697.42 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the southeast corner of said called 26.98 acre tract, a point in the west line of said called 38.069 acre tract and the northwest corner of a called 1.16 acre tract recorded in Document No. 9827796 of the Official Records of Williamson County, Texas;

THENCE: S 51°10'51" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.16 acre tract, a distance of 218.90 feet to a found 1/2" iron rod, a southerly corner of said called 26.98 acre tract, the northwest corner of said called 1.16 acre tract and the northeast corner of a called 1.16 acre tract recorded in Volume 935, Page 443 of the Deed Records of Williamson County, Texas;

THENCE: S 62°06'45" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.16 acre tract, a distance of 271.50 feet to a found 1/2" iron rod, a southerly corner of said called 26.98 acre tract, the northwest corner of said called 1.16 acre tract and the northeast corner of said called 1.001 acre tract recorded in Document No. 2010057895 of the Official Public Records of Williamson County, Texas;

THENCE: S 67°32'59" W, along and with a south line of said called 26.98 acre tract and the north line of said called 1.001 acre tract, at a distance of 260.34 feet passing a found 1/2" iron rod, the northwest corner of said called 1.001 acre tract and a northeast corner of a called 1.00 acre tract recorded in Document No. 2005021145 of the Official Public Records of Williamson County, Texas, continuing along and with a south line of said called 26.98 acre tract and the north line of said called 1.00 acre tract, at a distance of 530.20 feet passing the northwest corner of said called 1.00 acre tract and the northeast corner of a called 1.00 acre tract recorded in Document No. 2006010523 of the Official Public Records of Williamson County, Texas, for a total distance of 808.75 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", the southwest corner of said called 26.98 acre tract, the northwest corner of said called 1.00 acre tract and a point in an east line of the said called 300.48 acre tract;

THENCE: S 21°29'25" E, along and with an east line of said called 300.48 acre tract and the west line of said called 1.00 acre tract, a distance of 150.40 feet to a found 1/2" iron rod with cap marked "Pape-Dawson", a northeast corner of said called 300.48 acre tract and the southwest corner of said called 1.00 acre tract;

THENCE: N 68°57'13" E, along and with a north line of said called 300.48 acre tract and the south line of said called 1.00 acre tract, at a distance of 284.97 feet to a found 1/2" iron rod, the southeast corner of said called 1.00 acre tract and the southwest corner of said called 1.00 acre tract recorded in Document No. 2005021145, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.00 acre tract, at a distance of 654.69 feet to a found 1/2" iron rod, the southeast corner of said called 1.00 acre tract and the southwest corner of said called 1.001 acre tract recorded in Document No. 2010057895, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.001 acre tract, at a distance of 814.85 feet to a found 1/2" iron rod, the southeast corner of said called 1.001 acre tract and the southwest corner of said called 1.16 acre tract recorded in Volume 935, Page 443, from which a found 7" iron rod bears S 15°07'26" E, 0.38 feet, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 1.16 acre tract, a total distance of 1085.90 feet to a found 1/2" iron rod, the southeast corner of said called 1.16 acre tract and the southwest corner of said called 1.16 acre tract recorded in Document No. 9827796;

THENCE: N 69°06'36" E, along and with a north line of said called 300.48 acre tract and the south line of said called 1.16 acre tract, at a distance of 213.74 feet passing the southeast corner of said called 1.16 acre tract and the southwest corner of said called 38.069 acre tract, continuing along and with a north line of said called 300.48 acre tract and the south line of said called 38.069 acre tract for a total distance of 264.61 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

THENCE: N 68°50'49" E, along and with a north line of said called 300.48 acre tract and the south line of said called 38.069 acre tract, a distance of 52.40 feet to a found 1/2" iron rod, the southeast corner of said called 38.069 acre tract and a southwest corner of the aforementioned called 53.02 acre tract;

THENCE: N 34°16'59" W, departing the north line of said called 300.48 acre tract, along and with an east line of said called 38.069 acre tract and the west line of said called 53.02 acre tract, a distance of 316.83 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a northwest corner of said called 53.02 acre tract, a point in the east line of said called 38.069 acre tract and the southwest corner of the aforementioned called 3.79 acre tract;

THENCE: N 24°16'09" W, along and with an east line of said called 38.069 acre tract and the west line of said called 3.79 acre tract, at a distance of 790.43 feet passing a found 1/2" iron rod with cap marked "RPLS-2291", a point in the east line of said called 38.069 acre tract, the northwest corner of said called 3.79 acre tract and a west corner of the aforementioned said called 118.53 acre tract, continuing along and with an east line of said called 38.069 acre tract and a west line of said called 118.53 acre tract, a total distance of 837.28 feet to a found MAG nail with Washer stamped "Baker-Aicklen", a point in an east line of said called 38.069 acre tract and a point in the west line of said called 118.53 acre tract;

THENCE: N 26°24'48" W, along and with an east line of said called 38.069 acre tract and a west line of said called 118.53 acre tract, a distance of 18.23 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a point in the east line of said called 38.069 acre tract, a northwest corner of said called 118.53 acre tract and the southwest corner of the aforementioned called 4.8926 acre tract;

THENCE: N 71°54'42" E, departing an east line of said called 38.069 acre tract, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 281.91 feet to a found 20" Hackberry tree, a point in a northerly line of said called 118.53 acre tract and a southerly corner of said called 4.8926 acre tract;

THENCE: N 75°17'13" E, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 7.68 feet to a found 24" Hackberry tree, a point in a north line of said called 118.53 acre tract and a south corner of said called 4.8926 acre tract;

THENCE: N 70°27'39" E, along and with a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a distance of 114.57 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a point in a north line of said called 118.53 acre tract and the south line of said called 4.8926 acre tract, a point of non-tangent curvature;

THENCE: Northeasterly, over and across said called 4.8926 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 69°24'49" W, a radius of 11,901.20 feet, a central angle of 07°21'53", a chord bearing and distance of N 24°16'09" W, 1528.72 feet, at an arc length of 440.28 feet passing the north line of said called 4.8926 acre tract and the south line of the aforementioned called 144.42 acre tract, continuing over and across said called 114.42 acre tract, for a total arc length of 1529.76 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

THENCE: N 68°57'13" E, over and across said called 114.41 acre tract, a distance of 1711.38 feet to a found 1/2" iron rod, a northeast corner of said called 144.41 acre tract and the southwest corner of a called 10.40 acre tract recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas;

THENCE: N 68°53'20" E, along and with a north line of said called 144.41 acre tract and the south line of said called 10.40 acre tract, a distance of 493.17 feet to a found 1/2" iron rod, a northeast corner of said called

144.41 acre tract, a point in the south line of said called 10.40 acre tract and a northwest corner of a called 1162.08 acre tract recorded in Document No. 9824078 of the Official Public Records of Williamson County, Texas;

THENCE: S 21°22'53" E, along and with the east line of said called 144.41 acre tract and a west line of said called 1162.08 acre tract, a distance of 1094.47 feet to a found 1/2" iron rod, the southeast corner of said called 144.41 acre tract, the northeast corner of said called 118.53 acre tract and a point in the west line of said called 1162.08 acre tract;

THENCE: Along and with an easterly line of said called 118.53 acre tract and a westerly line of said called 1162.08 acre tract the following calls and distances:

S 21°20'21" E, a distance of 426.45 feet to a found 1/2" iron rod;

S 06°20'01" W, a distance of 302.65 feet to a found nail in a fence post;

S 06°54'16" W, a distance of 581.53 feet to a fence post;

THENCE: S 29°07'19" E, a distance of 27.53 feet to a fence post;

THENCE: S 22°26'11" E, a distance of 151.45 feet to a found 1/2" iron rod with cap marked "RPLS-2218", a point in the west line of said called 1162.08 acre tract, the southeast corner of said called 118.53 acre tract and the northeast corner of said called 53.02 acre tract;

THENCE: Along and with the east line of said called 118.53 acre tract and a west line of said called 1162.08 acre tract the following calls and distances:

S 22°41'55" E, a distance of 508.69 feet to a found nail in a fence post;

S 19°44'22" E, a distance of 368.56 feet to a found nail in a fence post;

THENCE: S 20°51'22" E, at a distance of 338.86 feet passing a found 1/2" iron rod, continuing for a total distance of 340.17 feet to a calculated point, a point in the north line of said called 300.48 acre tract, the southeast corner of said called 53.02 acre tract and a southwest corner of said called 1162.08 acre tract;

THENCE: N 68°46'13" E, along and with a north line of said called 300.48 acre tract and a south line of said called 1162.08 acre tract, a distance of 29.96 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen", a northeast corner of said called 300.48 acre tract and a southwesterly corner of said called 1162.08 acre tract;

THENCE: S 20°54'09" E, along and with the east line of said called 300.48 acre tract and the west line of said called 1162.08 acre tract, a distance of 955.25 feet to a found 1/2" iron rod with cap marked "Capital", a point in the east line of said called 300.48 acre tract, a point in the west line of said called 1162.08 acre tract and a point in the north right of way line of University Boulevard, a 200 foot right of way;

THENCE: Along and with the north right of way line of said University Boulevard the following calls and distances:

S 70°17'47" W, a distance of 607.19 feet to a found 1/2" iron rod with cap marked "Capital";

S 70°31'32" W, at a distance of 99.99 feet passing a found 1/2" iron rod with cap marked "JCEVANS-CONST", continuing for a distance of 400.11 feet to a found 1/2" iron rod with cap marked "Capital";

S 78°20'16" W, a distance of 101.05 feet to a found 1/2" iron rod with cap marked "Capital";

N 86°25'32" W, a distance of 26.96 feet to a found 1/2" iron rod with cap marked "Capital";

S 20°11'45" E, a distance of 49.95 feet to a found 1/2" iron rod with cap marked "Capital";

THENCE: S 69°48'09" W, a distance of 3043.89 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a point in the north right of way line of said University Boulevard, a southwest corner of said called 300.48 acre tract and a southeast corner of the aforementioned 111.30 acre tract;

THENCE: Departing the north right of way line of said University Boulevard, along and with a west line of said called 300.48 acre tract and an east line of said called 111.30 acre tract the following calls and distances:

N 49°24'57" W, a distance of 120.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 30°43'57" W, a distance of 298.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 09°50'57" W, a distance of 118.06 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 40°06'57" W, a distance of 93.79 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

N 80°36'17" W, a distance of 334.80 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 67°00'19" W, a distance of 654.43 feet to a found 1/2" iron rod with cap marked "Baker-Aicklen";

THENCE: N 21°01'46" W, a distance of 1816.42 feet to the POINT OF BEGINNING and containing 412.024 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50803-00 by Pape Dawson Engineers, Inc. and that the property boundary closes as per minimum standards set forth by the Texas Board of Professional Land Surveying Code, as amended, specifically, Sections 662.13-663.19 which include provisions requiring 1:10,000 ± 0.10 foot precision for monuments found or set within the corporate limits of any city in Texas.

PREPARED BY: Pape-Dawson Engineers, Inc.
REVISED: October 4, 2013
JOB No.: 50803-00
DOC ID: H:\survey\CIVIL\50803-00\WORD\Field Notes 412.024 Ac.docx
TBP: Firm Registration #470
TBP:LS Firm Registration #100288-00

REVISIONS:



**PAPE-DAWSON
ENGINEERS**

10801 N. MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512.454.8711
FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VIZCAYA
REVISED PRELIMINARY PLAT

SHEET 14 OF 14

JOB NO. 50803-03
DATE APRIL 2019
DESIGNER
CHECKED AC DRAWN HS
SHEET 14 OF 14

PP1904-003