

**Vizcaya Phase 5D & 7B
FINAL PLAT FP1903-006**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Final Plat approval for 45 single-family standard lots, 1 right-of-way lot and 6 parkland/drainage/landscape lots

ZONING AT TIME OF APPLICATION: PUD No. 96

DESCRIPTION: 33.85 acres out of the Joseph Motto Survey, Abstract No. 427

CURRENT USE OF PROPERTY: Vacant and Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Vizcaya Phase 7C
 South: Vizcaya Phases 1 & 2
 East: Vizcaya Phases 5E, 4E, and 3C
 West: Vizcaya Phases 6E, 6F, and 4B

PROPOSED LAND USE: Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	45	9.08
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	4.33
Parkland:	1	19.28
Other:	5	1.16
TOTALS:	52	33.85

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 Expressway, Bldg. 3, Ste.
 200
 Austin, TX 78759

**Vizcaya Subdivision Phases 5D & 7B
FINAL PLAT FP1903-006**

HISTORY: The Planning and Zoning Commission (P&Z) previously approved Phases 5D and 7B at the February 20, 2019 meeting for a total of 44 development lots. However, the plat was not recorded and the Applicant is now adding a new development lot for a total of 45 development lots. Therefore, P&Z approval is required for an increase in number of lots. Additionally, this application was presented to the P&Z for approval on April 17, 2019 and was tabled to tonight's meeting so that it may be processed simultaneously with the revised preliminary plat (PP1904-003).

DATE OF REVIEW: May 1, 2019

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

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 subject tract is zoned PUD No. 96 and allows for residential land uses. The Vizcaya development consists of approximately 501 acres of land, which is divided into two use districts consisting of approximately 24.9 acres for commercial development and 476.24 acres for residential development. The residential acreage includes approximately 100 acres of parkland and open space, some of which encompasses the existing flood plain, and a 3-acre site for a fire station site that has been dedicated to the City of Round Rock.

For the purposes of these phases, 45 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in width. Additionally, there will be 1 right-of-way lot, 5 landscape lots and 1 parkland/drainage lot proposed within these phases. This proposal complies with the General Plan, Zoning and Subdivision Ordinances, and the most recently approved Preliminary Plat revision.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with Preliminary Plat (PP1904-003).

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

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

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

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Revise plat note number 5 to state that this plat conforms to PP1904-003 as approved by the Planning and Zoning Commission on May 1, 2019.
2. Revise the Planning and Zoning Commission review date to May 1, 2019.
3. Move the City tracking number inside the boundary line.

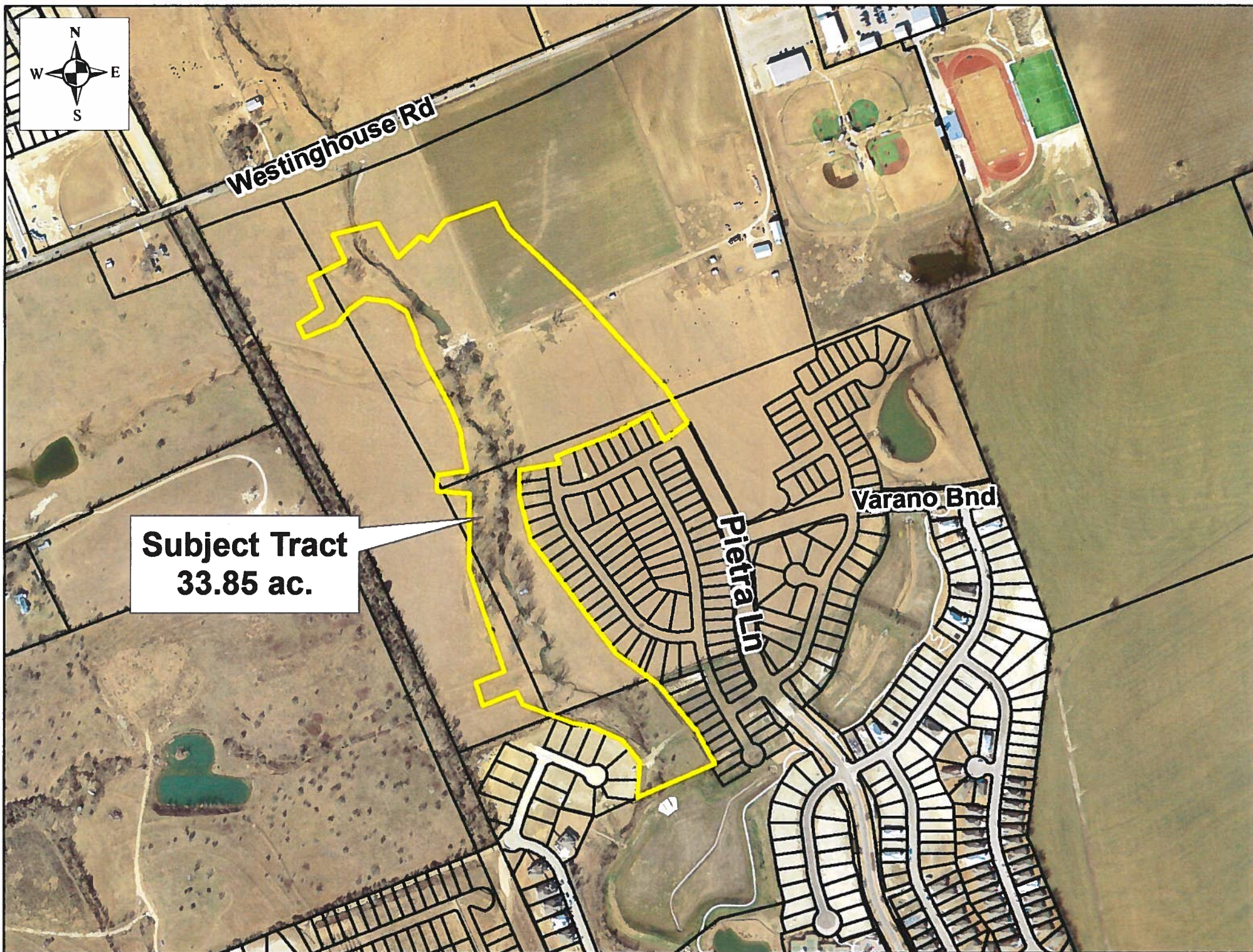


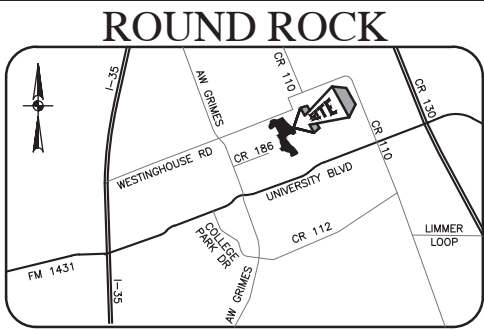
Westinghouse Rd

Subject Tract
33.85 ac.

Pietra Ln

Varano Bnd





LOCATION MAP
NOT TO SCALE

FINAL PLAT OF VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

LEGEND

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

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

ACREAGE: 33.852 ACRES

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

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

ACREAGE BY LOT TYPE:
ROW: 4.328 ACRES
DEVELOPMENT LOTS: 9.082 ACRES
PARKLAND LOT: 19.279 ACRES
LANDSCAPE LOTS: 1.163 ACRES

NUMBER OF LOTS BY TYPE:
RIGHT OF WAY: 1
DEVELOPMENT LOTS: 45
PARKLAND/DRAINAGE EASEMENT LOT: 1
LANDSCAPE LOTS: 5

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

PT No. 132 CUT SQUARE ON TOP OF HEADWALL
NAD 83 GRID COORDINATES
N: 10188550.9
E: 3145399.5
ELEVATION 761.75' (NAVD 1988)
GEOID 03

NUMBER OF BLOCKS: 6

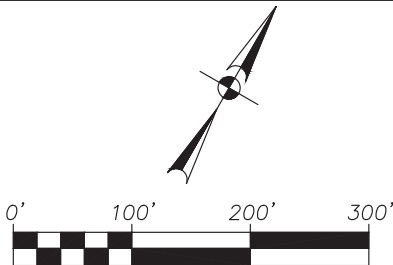
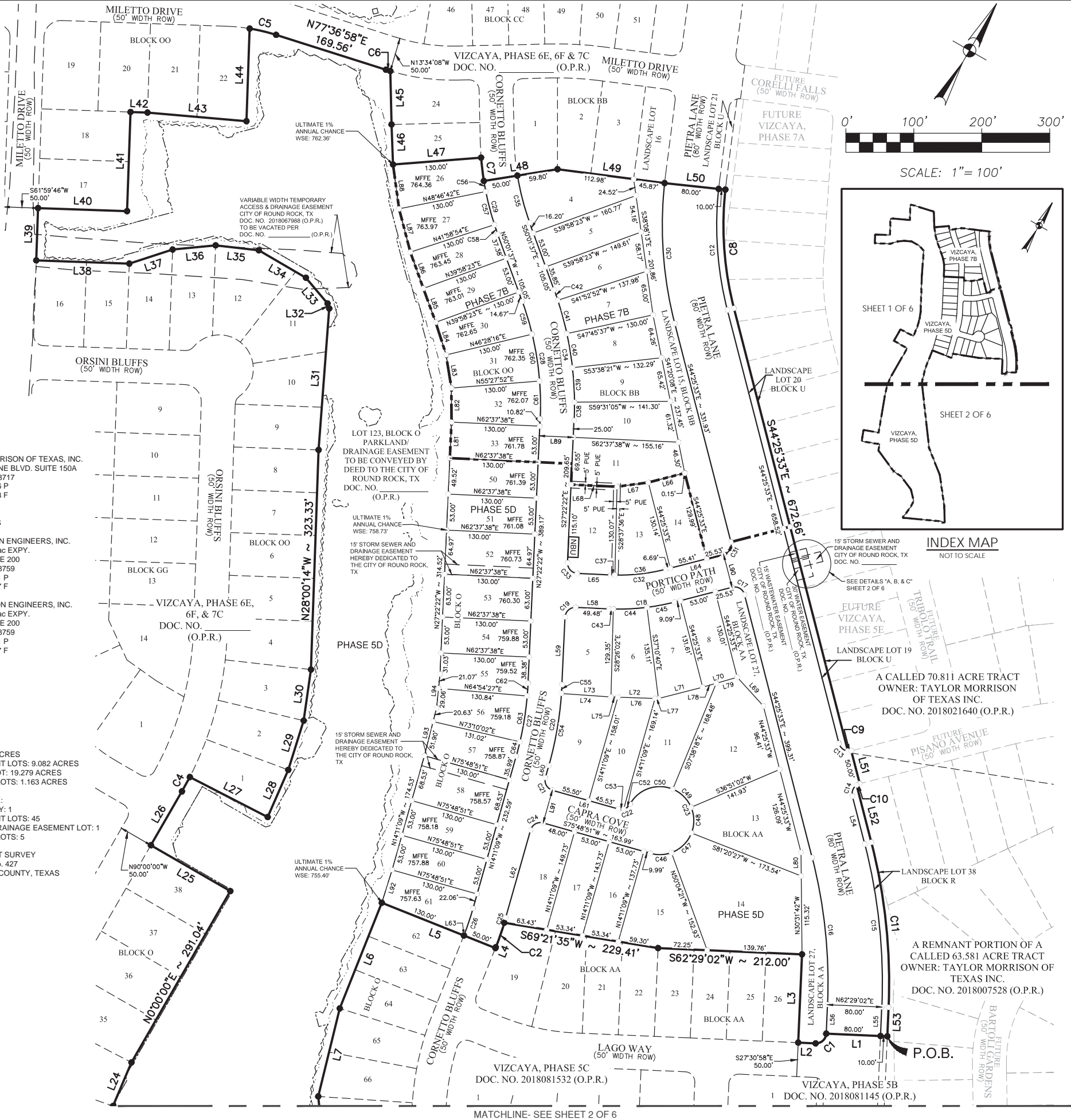
LINEAR FEET OF NEW STREETS: 2952'

SUBMITTAL DATE: MARCH 19, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW:
APRIL 17, 2019

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



SHEET 1 OF 6

FP1903-006

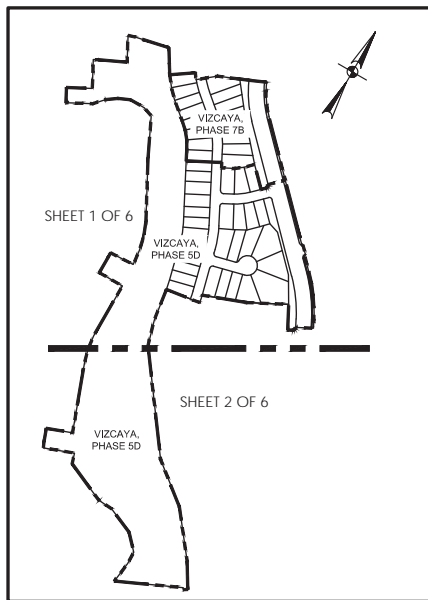
VIZCAYA, PHASE 5D & 7B

Civil Job No. 50803-42; Survey Job No. 50803-00

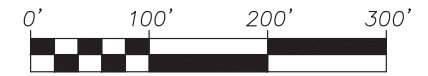
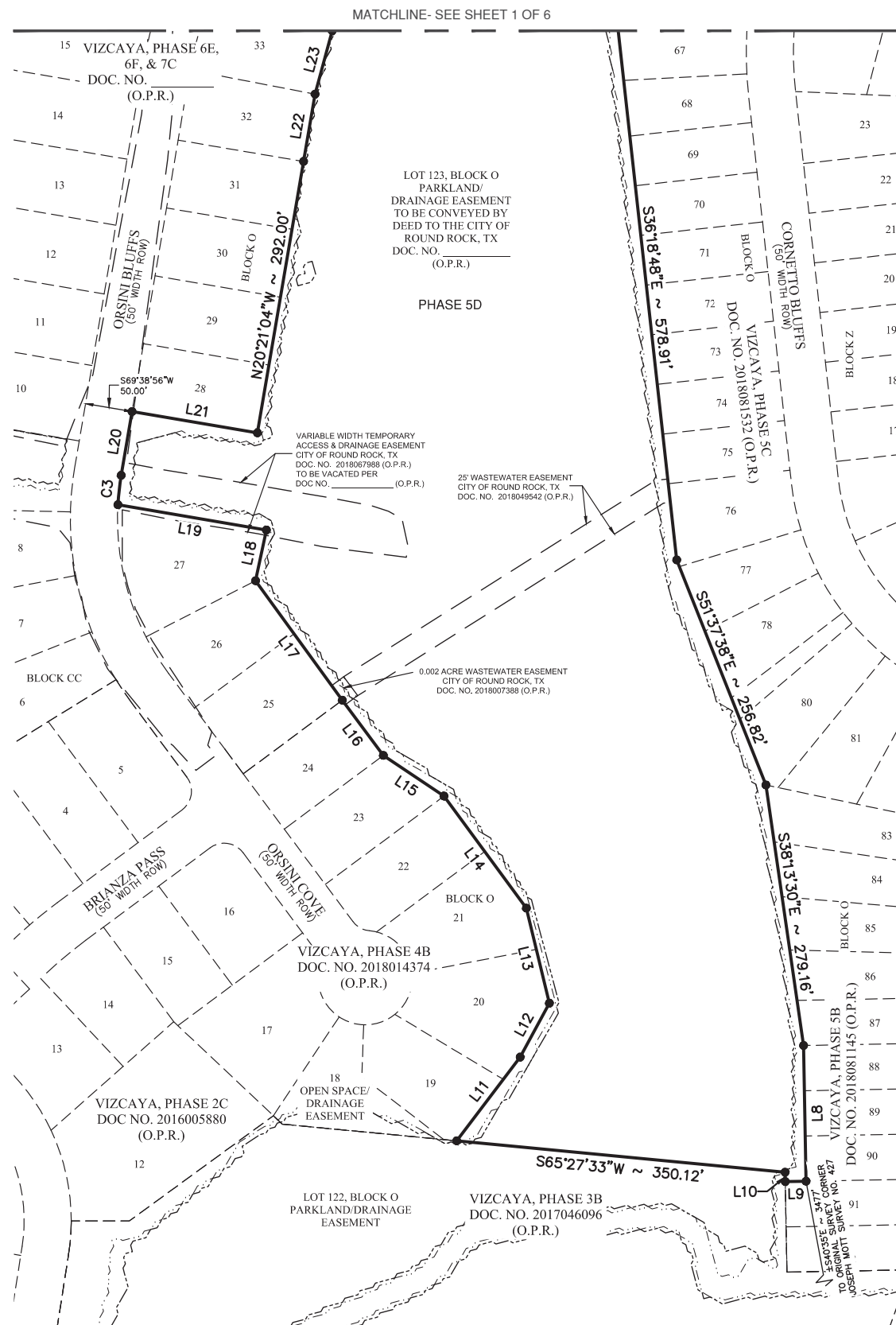
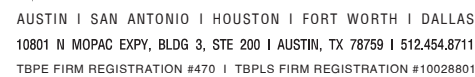
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LOCATION MAP
NOT TO SCALE

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INDEX MAP
NOT TO SCALE

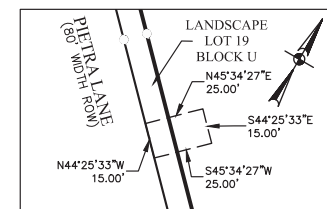


SCALE: 1" = 100'

LEGEND

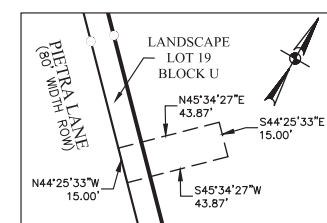
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.....		ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
.....		ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
==		PHASE LINE

DETAIL "A"



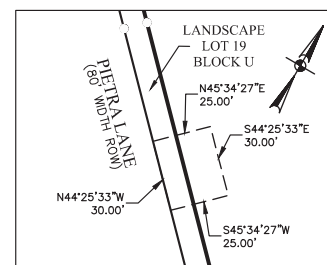
SCALE: 1" = 50'

DETAIL "B"



SCALE: 1" = 50'

DETAIL "C"



SCALE: 1" = 50'

SHEET 2 OF 6

FP1903-006

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

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Final Plat: Phase 5D & 7B Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																								OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT (08/15/2018)	LOT REQUIREMENTS BY CATEGORY PER PUD NO. 96	% REQUIREMENTS BY CATEGORY PER PUD NO. 96		
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 2C1	PHASE 3A	PHASE 3B	PHASE 3C	PHASE 3D	PHASE 3E	PHASE 3F	PHASE 4A	PHASE 4B	PHASE 4C	PHASE 4D	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 6A	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7B				PHASE 7C	TOTAL
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	1	-	-	15	-	-	30	-	-	-	-	-	14	29	-	17	135	184	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	22	20	7	-	-	-	45	-	-	-	-	-	31	-	-	27	-	-	264	292	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	-	3	40	29	-	51	-	-	16	11	402	400	368 (MIN.)	NO MIN OR MAX REQ.	
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	28	-	43	-	-	-	-	-	-	-	-	164	349	357 (MAX.)	30 (MAX.)	
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	30	46	40	29	31	51	14	56	16	28	965	1225		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	3	-	3	-	-	-	2	3	42				
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	1	8				
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5				
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2				
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2				
PARKLAND/DRAINAGE ESMT	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	5				
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
OPEN SPACE	-	2	85	2	-	-	1	-	-	1	2	2	2	-	1	2	-	1	-	-	1	-	-	2	19				
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	34	49	41	33	32	51	15	56	18	34	1048			

KEY MAP OF PARCELS

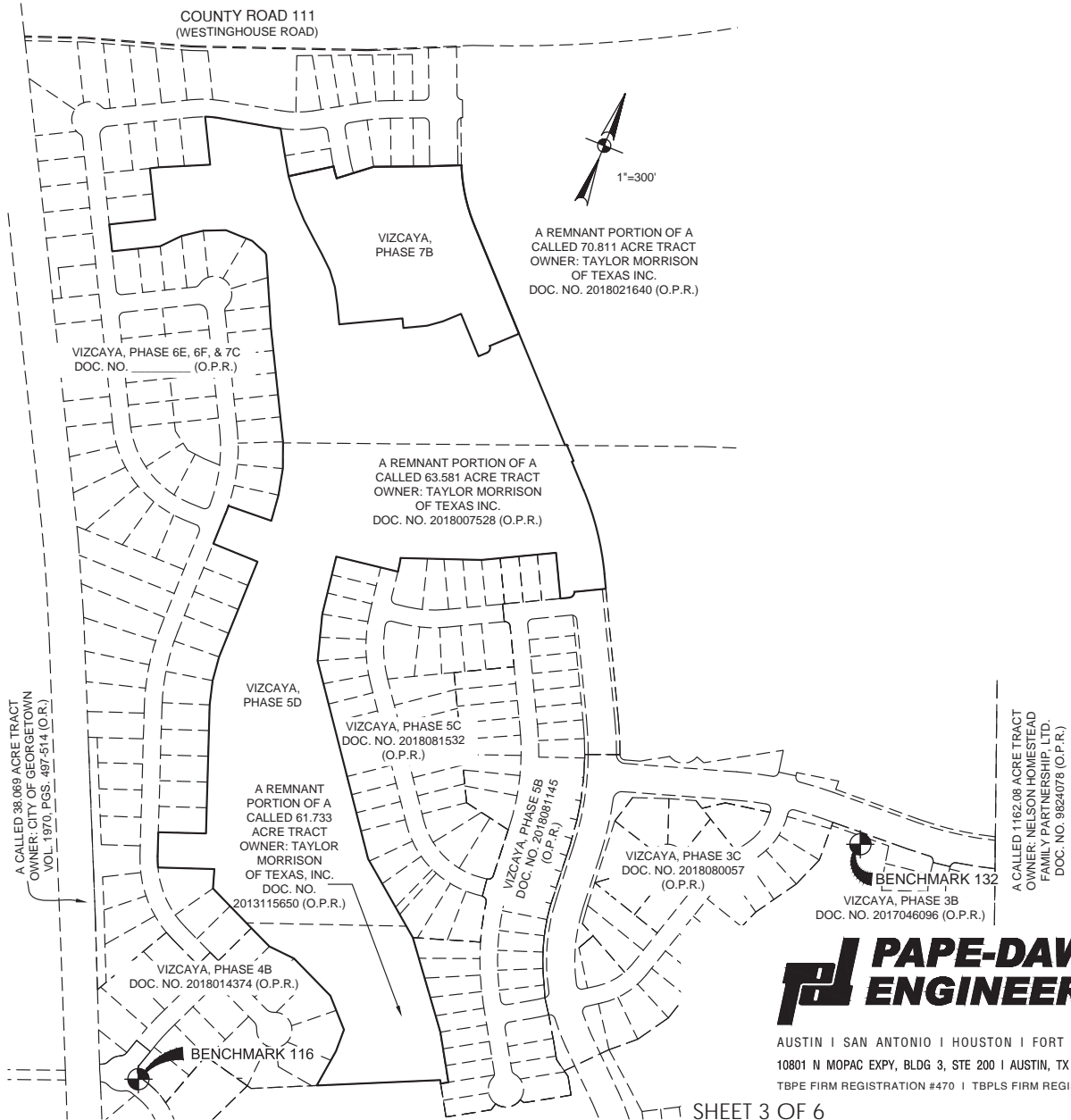
BLOCK AA		
LOT #	AREA (SQ. FT.)	USAGE TYPE
5	9,156	STANDARD LOT
6	7,830	STANDARD LOT
7	7,768	STANDARD LOT
8	6,933	STANDARD LOT
9	10,953	STANDARD LOT
10	8,717	STANDARD LOT
11	10,736	STANDARD LOT
12	17,384	STANDARD LOT
13	14,588	STANDARD LOT
14	23,997	STANDARD LOT
15	11,935	STANDARD LOT
16	7,459	STANDARD LOT
17	7,777	STANDARD LOT
18	9,609	STANDARD LOT
27	19,102	LANDSCAPE LOT

BLOCK BB		
LOT #	AREA (SQ. FT.)	USAGE TYPE
4	10,182	STANDARD LOT
5	8,225	STANDARD LOT
6	7,861	STANDARD LOT
7	7,690	STANDARD LOT
8	7,508	STANDARD LOT
9	7,871	STANDARD LOT
10	8,265	STANDARD LOT
11	10,252	STANDARD LOT
12	8,939	STANDARD LOT
13	8,457	STANDARD LOT
14	7,211	STANDARD LOT
15	19,406	LANDSCAPE LOT

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

BLOCK U		
LOT #	AREA (SQ. FT.)	USAGE TYPE
19	3,369	LANDSCAPE LOT
20	5,096	LANDSCAPE LOT

BLOCK O		
LOT #	AREA (SQ. FT.)	USAGE TYPE
50	6,890	STANDARD LOT
51	6,890	STANDARD LOT
52	8,446	STANDARD LOT
53	8,190	STANDARD LOT
54	6,890	STANDARD LOT
55	7,121	STANDARD LOT
56	7,714	STANDARD LOT
57	7,175	STANDARD LOT
58	8,909	STANDARD LOT
59	6,890	STANDARD LOT
60	6,890	STANDARD LOT
61	7,490	STANDARD LOT
123	839,804	PARKLAND / DRAINAGE EASEMENT



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 6

FINAL PLAT
OF
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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S17°29'02"W	21.21'	23.56'
C2	425.00'	005°08'49"	S10°51'24"E	38.16'	38.18'
C3	275.00'	006°32'39"	N23°37'23"W	31.39'	31.41'
C4	500.00'	002°46'24"	N01°23'12"W	24.20'	24.20'
C5	275.00'	008°20'34"	N7°32'41"E	40.01'	40.04'
C6	325.00'	001°11'06"	N77°01'25"E	6.72'	6.72'
C7	425.00'	004°40'05"	S36°45'31"E	34.62'	34.63'
C8	490.00'	020°34'05"	S34°08'31"E	174.96'	175.90'
C9	15.00'	019°28'16"	N55°18'35"E	5.07'	5.10'
C10	15.00'	019°28'16"	S35°50'19"W	5.07'	5.10'
C11	830.00'	016°54'35"	S35°58'16"E	244.07'	244.96'
C12	500.00'	020°34'05"	S34°08'31"E	178.53'	179.49'
C13	15.00'	090°00'00"	S89°25'33"E	21.21'	23.56'
C14	15.00'	090°00'00"	S00°34'27"W	21.21'	23.56'
C15	820.00'	016°54'35"	S35°58'16"E	241.13'	242.01'
C16	740.00'	016°54'35"	N35°58'16"W	217.61'	218.40'
C17	15.00'	090°00'00"	N89°25'33"W	21.21'	23.56'
C18	325.00'	017°03'11"	S54°06'02"W	96.37'	96.73'
C19	15.00'	090°00'00"	S17°37'38"W	21.21'	23.56'
C20	525.00'	013°11'13"	S20°46'45"E	120.56'	120.83'
C21	15.00'	089°59'59"	S59°11'08"E	21.21'	23.56'
C22	15.00'	076°39'30"	N37°29'07"E	18.61'	20.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	50.00'	256°58'41"	S52°21'15"E	78.27'	224.26'
C24	15.00'	090°00'00"	S30°48'51"W	21.21'	23.56'
C25	425.00'	001°03'55"	S13°57'46"E	7.90'	7.90'
C26	375.00'	006°13'56"	N11°23'58"W	40.77'	40.79'
C27	475.00'	013°11'13"	N20°46'45"W	109.08'	109.32'
C28	445.00'	022°39'15"	N38°41'59"W	174.80'	175.95'
C29	425.00'	010°56'03"	N44°33'35"W	80.98'	81.11'
C30	580.00'	020°34'05"	N34°08'31"W	207.09'	208.21'
C31	15.00'	090°00'00"	N00°34'27"E	21.21'	23.56'
C32	275.00'	017°03'11"	N54°06'02"E	81.55'	81.85'
C33	15.00'	090°00'00"	S72°22'22"E	21.21'	23.56'
C34	495.00'	022°39'15"	S38°41'59"E	194.45'	195.72'
C35	375.00'	010°56'03"	S44°33'35"E	71.45'	71.56'
C36	275.00'	015°47'57"	S53°28'25"W	75.59'	75.83'
C37	275.00'	001°15'14"	S62°00'01"W	6.02'	6.02'
C38	495.00'	003°06'33"	N28°55'38"W	26.86'	26.86'
C39	495.00'	005°52'44"	N33°25'17"W	50.77'	50.79'
C40	495.00'	005°52'44"	N39°18'01"W	50.77'	50.79'
C41	495.00'	005°52'44"	N45°10'46"W	50.77'	50.79'
C42	495.00'	001°54'29"	N49°04'22"W	16.48'	16.48'
C43	325.00'	001°03'40"	N62°05'48"E	6.02'	6.02'
C44	325.00'	008°44'39"	N57°11'39"E	49.55'	49.60'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C45	325.00'	007°14'53"	N49°11'53"E	41.09'	41.11'
C46	50.00'	036°12'27"	N58°01'51"E	31.07'	31.60'
C47	50.00'	048°35'11"	N15°38'03"E	41.14'	42.40'
C48	50.00'	044°29'26"	N30°54'16"W	37.86'	38.83'
C49	50.00'	044°29'28"	N75°23'42"W	37.86'	38.83'
C50	50.00'	083°12'09"	S40°45'29"W	66.39'	72.61'
C52	15.00'	046°47'08"	S22°32'56"W	11.91'	12.25'
C53	15.00'	029°52'22"	S60°52'41"W	7.73'	7.82'
C54	525.00'	011°46'25"	N20°04'21"W	107.69'	107.88'
C55	525.00'	001°24'48"	N26°39'58"W	12.95'	12.95'
C56	425.00'	002°07'44"	S40°09'26"E	15.79'	15.79'
C57	425.00'	006°47'49"	S44°37'12"E	50.39'	50.42'
C58	425.00'	002°00'30"	S49°01'22"E	14.90'	14.90'
C59	445.00'	006°29'53"	S46°46'40"E	50.44'	50.47'
C60	445.00'	008°59'35"	S39°01'56"E	69.78'	69.85'
C61	445.00'	007°09'46"	S30°57'15"E	55.60'	55.63'
C62	475.00'	0021°6'49"	S26°13'57"E	18.90'	18.90'
C63	475.00'	008°15'35"	S20°57'45"E	68.42'	68.48'
C64	475.00'	002°38'49"	S15°30'33"E	21.94'	21.94'

EASEMENT DEDICATION NOTE:

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, and patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories thereto (collectively the "Facilities").

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the of the County Clerk of Williamson County, Texas or Travis County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the Facilities thereon.

Grantor further grants to Grantee

- (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 Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- (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 pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by the Grantee;
- (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) Grantee shall not fence the easement;
- (b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the lands;
- (c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, it's successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON, INCLUDING LANDSCAPE LOTS AND OPEN SPACE LOTS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, AS AMENDED OR AS MODIFIED BY PUD NO. 96.
- THIS PLAT CONFORMS TO THE VIZCAYA REVISED PRELIMINARY PLAT (FORMERLY AVERY NORTH), PP1806-001, APPROVED BY THE PLANNING AND ZONING COMMISSION AUGUST 15, 2018.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY WASTEWATER, STORM SEWER, AND DRAINAGE EASEMENTS SHOWN HEREON.
- A PORTION OF THIS TRACT IN ENCROACHED BY THE ULTIMATE (FUTURE) 1% ANNUAL CHANCE FLOODPLAIN, NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0485E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- LOT 27, BLOCK AA; LOT 15, BLOCK BB; LOT 38, BLOCK R & LOTS 19 & 20, BLOCK U SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 123, BLOCK O SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
- PARKLAND CONVEYED TO THE CITY OF ROUND ROCK PER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE APPROVAL OF FP1903-006 SHALL SUPERSEDE FP1901-007, WHICH WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON FEBRUARY 20, 2019, BUT NOT RECORDED AT THE WILLIAMSON COUNTY CLERK'S OFFICE.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S62°29'02"W	90.00'
L2	S62°29'02"W	25.64'
L3	N27°30'58"W	130.00'
L4	S08°17'00"E	1.27'
L5	S81°43'00"W	180.00'
L6	S08°17'00"E	167.24'
L7	S16°15'23"E	133.39'
L8	S31°03'23"E	144.00'
L9	S58°56'37"W	22.00'
L10	N31°03'23"W	10.00'
L11	N07°11'44"E	111.47'
L12	N01°36'23"W	65.01'
L13	N43°36'36"W	103.67'
L14	N66°19'41"W	147.57'
L15	N86°09'42"W	77.46'
L16	N66°36'59"W	73.00'
L17	N65°59'25"W	156.59'
L18	N18°00'46"W	55.00'
L19	S69°38'56"W	159.82'
L20	N20°21'04"W	68.66'
L21	N69°38'56"E	135.00'
L22	N20°15'51"W	72.49'
L23	N14°56'05"W	69.62'
L24	N07°03'19"W	69.64'
L25	N90°00'00"W	135.00'
L26	N00°00'00"E	91.35'
L27	N87°13'36"E	128.92'
L28	N06°27'40"W	75.81'
L29	N12°36'00"W	75.91'
L30	N21°53'21"W	75.87'
L31	N25°42'59"W	208.57'
L32	N48°28'58"W	7.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	N70°01'39"W	49.51'
L34	N89°47'26"W	80.18'
L35	S66°30'55"W	63.99'
L36	S54°25'23"W	63.55'
L37	S42°03'39"W	67.02'
L38	S61°59'45"W	137.00'
L39	N28°00'14"W	76.93'
L40	N61°59'46"E	131.00'
L41	N28°00'14"W	146.00'
L42	N61°59'46"E	25.00'
L43	N64°57'35"E	146.20'
L44	N28°00'14"W	136.34'
L45	S31°19'04"E	78.47'
L46	S32°06'39"E	58.94'
L47	N55°34'31"E	130.00'
L48	N50°54'26"E	109.80'
L49	N67°22'25"E	158.85'
L50	N66°08'31"E	90.00'
L51	S44°25'33"E	50.00'
L52	S44°25'33"E	86.87'
L53	S27°30'58"E	42.69'
L54	S44°25'33"E	72.73'
L55	S27°30'58"E	42.69'
L56	N27°30'58"W	42.69'
L57	S45°34'27"W	87.63'
L58	S62°37'38"W	49.48'
L59	S27°22'22"E	99.52'
L60	S14°11'09"E	18.49'
L61	N75°48'52"E	101.03'
L62	S14°11'09"E	133.95'
L63	N08°17°00"W	1.27'
L64	N45°34'27"E	87.63'

LINE TABLE		
LINE #	BEARING	LENGTH
L65	N62°37'38"E	49.48'
L66	S45°34'27"W	55.42'
L67	S52°15'11"W	46.46'
L68	S62°37'38"W	67.65'
L69	N72°21'03"W	57.07'
L70	S43°50'36"W	53.02'
L71	S45°43'37"W	67.14'
L72	S61°53'54"W	69.95'
L73	S64°02'26"W	73.08'
L74	N64°02'26"E	73.08'
L75	N61°53'54"E	10.31'
L76	N61°53'54"E	54.60'
L77	N61°53'54"E	5.04'
L78	N43°50'36"E	20.86'
L79	N43°50'36"E	32.16'
L80	N30°31'42"W	34.69'
L81	N27°22'22"W	56.48'
L82	N30°10'56"W	50.16'
L83	N39°01'56"W	49.39'
L84	N47°43'26"W	50.36'
L85	N50°01'37"W	53.00'
L86	N49°40'59"W	56.83'
L87	N44°37'12"W	65.80'
L88	N37°49'23"W	65.80'
L89	S62°37'38"W	50.00'
L90	S44°25'33"E	50.00'
L91	N14°11'09"W	50.00'
L92	N12°34'36"W	50.70'
L93	N15°42'59"W	51.90'
L94	N24°20'16"W	29.06'



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 33.852 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 ½" iron rod with yellow cap marked "Pape-Dawson" found at the northeast corner of Vizcaya, Phase 5B, a subdivision according to the plat recorded in Document No. 2018081145 of the Official Public Records of Williamson County, Texas, same being a point in a south line of the Remnant Portion of said 63.581-acre tract for the southeast corner and **POINT OF BEGINNING** hereof,

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

- S 62°29'02" W**, a distance of **90.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 90°00'00"**, a **chord bearing and distance of S 17°29'02" W, 21.21 feet**, an **arc length of 23.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- S 62°29'02" W**, a distance of **25.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 27°30'58" W**, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 62°29'02" W**, at a distance of 159.00 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said Vizcaya, Phase 5B, same being the northeast corner of Vizcaya, Phase 5C, continuing with a south boundary line of the Remnant Portion of said 63.581-acre tract, same being the north boundary line of said Vizcaya, Phase 5C, for a total distance of **212.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof;

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

- S 69°21'35" W**, a distance of **229.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a **radius of 425.00 feet**, a **central angle of 05°08'49"**, a **chord bearing and distance of S 10°51'24" E, 38.16 feet**, an **arc length of 38.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, hereof,
- S 08°17'00" E**, a distance of **1.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 81°43'00" W**, a distance of **180.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of said Vizcaya, Phase 5C, same being a southeast corner of the Remnant Portion of said 63.581-acre tract for a southeast ell corner hereof;

THENCE with the west boundary line of said Vizcaya, Phase 5C, same being an east boundary line of the Remnant Portion of said 63.581-acre tract the following four (4) courses and distances:

- S 08°17'00" E**, a distance of **167.24 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 16°15'23" E**, a distance of **133.39 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 36°18'48" E**, a distance of **578.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and
- S 51°37'38" E**, at a distance of 220.86 passing a southeast corner of said 63.581-acre tract, also being the northeast corner of the Remnant Portion of said 61.733-acre tract, continuing with the west line of said Vizcaya, Phase 5C, same being an east line of the Remnant Portion of said 61.733-acre tract for a total distance of **256.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said Vizcaya, Phase 5C, same being the westernmost northwest corner of said Vizcaya, Phase 5C, also being a point in the east line of the Remnant Portion of said 61.733-acre tract for an angle point hereof,

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

- S 38°13'30" E**, a distance of **279.16 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 31°03'23" E**, a distance of **144.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner hereof, and
- S 58°56'37" W**, a distance of **22.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a west corner of said Vizcaya, Phase 5B, same being a point in the east line of Vizcaya, Phase 3B, a subdivision according to the plat recorded in Document No. 2017046096 of the Official Public Records of Williamson County, Texas, also being a point in the south line of the Remnant Portion of said 61.733-acre tract for a south corner hereof;

THENCE N 31°03'23" W, with the east line of said Vizcaya, Phase 3B, same being a west line of the Remnant Portion of said 61.733-acre tract, a distance of **10.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a north corner of said Vizcaya, Phase 3B, same being a south corner of the Remnant Portion of said 61.733-acre tract for a southwest corner hereof;

THENCE S 65°27'33" W, with the north line of said Vizcaya, Phase 3B, same being the south line of the Remnant Portion of said 61.733-acre tract, a distance of **350.12 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of the Remnant Portion of said 63.733-acre tract, same being a point in the north line of said Vizcaya, Phase 3B, also being the southeast corner of Vizcaya, Phase 4B, a subdivision according to the plat recorded in Document No. 2018014374 of the Official Public Records of Williamson County, Texas for the southwest corner hereof;

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

- N 07°11'44" E**, a distance of **111.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 01°36'23" W**, a distance of **65.01 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 43°36'36" W**, a distance of **103.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 66°19'41" W**, a distance of **147.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

5. N 86°09'42" W, a distance of **77.46 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

6. N 66°36'59" W, a distance of **73.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the north corner of said Vizcaya, Phase 4B, same being the easternmost southeast corner of Vizcaya, Phase 6E, 6F & 7C, a subdivision according to the plat recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, also being a point in the west line of the Remnant Portion of said 61.733-acre tract ½" iron rod found an angle point hereof;

THENCE with the east boundary line of said Vizcaya, Phase 6E, 6F & 7C, same being the west boundary line of the Remnant Portion of said 61.733-acre tract, the west boundary line of the Remnant Portion of said 63.581-acre tract, and in part with the west boundary line of the Remnant Portion of said 70.811-acre tract the following thirty-three (33) courses and distances:

- N 65°59'25" W**, a distance of **156.59 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 18°00'46" W**, a distance of **55.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

3. S 69°38'56" W, a distance of **159.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature hereof,

4. along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 06°32'39"**, a **chord bearing and distance of N 23°37'23" W, 31.39 feet**, an **arc length of 31.41 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

5. N 20°21'04" W, a distance of **68.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

6. N 69°38'56" E, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

7. N 20°21'04" W, a distance of **292.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

8. N 20°15'51" W, a distance of **72.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

9. N 14°56'05" W, a distance of **69.62 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

10. N 07°03'19" W, a distance of **69.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

11. N 00°00'00" E, a distance of **291.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

12. N 90°00'00" W, a distance of **135.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

13. N 00°00'00" E, a distance of **91.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

14. along the arc of a curve to the left, having a **radius of 500.00 feet**, a **central angle of 02°46'24"**, a **chord bearing and distance of N 01°23'12" W, 24.20 feet**, an **arc length of 24.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency,

15. N 87°13'36" E, a distance of **128.92 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

16. N 06°27'40" W, a distance of **75.81 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

17. N 12°36'00" W, a distance of **75.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

18. N 28°00'14" W, a distance of **323.33 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

19. N 25°42'59" W, a distance of **208.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

20. N 48°28'58" W, a distance of **7.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

21. N 70°01'39" W, a distance of **49.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

22. N 89°47'26" W, a distance of **80.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

23. S 66°30'55" W, a distance of **63.99 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

24. S 54°25'23" W, a distance of **63.55 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

25. S 42°03'39" W, a distance of **67.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

26. S 61°59'45" W, a distance of **137.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

27. N 28°00'14" W, a distance of **76.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

28. N 61°59'46" E, a distance of **131.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

29. N 28°00'14" W, a distance of **146.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

30. N 61°59'46" E, a distance of **25.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

31. N 64°57'35" E, a distance of **146.20 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

32. N 28°00'14" W, a distance of **136.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a southeast ell corner of said Vizcaya, Phase 6E, 6F & 7C, also being the northwest corner of the Remnant Portion of said 70.811-acre tract for a point of non-tangent curvature and the northernmost northwest corner hereof;

THENCE with a south line of said Vizcaya, Phase 6E, 6F & 7C, same being the north line of the Remnant Portion of said 70.811-acre tract the following ten (10) course and distances:

- along the arc of a curve to the right, having a **radius of 275.00 feet**, a **central angle of 08°20'34"**, a **chord bearing and distance of N 73°26'41" E, 40.01 feet**, an **arc length of 40.04 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- N 77°36'58" E**, a distance of **169.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- along the arc of a to the left, having a **radius of 325.00 feet**, a **central angle of 01°11'06"**, a **chord bearing and distance of N 77°01'25" E, 6.72 feet**, an **arc length of 6.72 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
- S 31°19'04" E**, a distance of **78.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- S 32°06'39" E**, a distance of **58.94 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
- N 55°34'31" E**, a distance of **130.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
- along the arc of a curve to the left, having a **radius of 425.00 feet**, a **central angle of 04°40'05"**, a **chord bearing and**

distance of S 36°45'31" E, 34.62 feet, an **arc length of 34.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, hereof;

8. N 50°54'26" E, a distance of **109.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,

9. N 67°22'25" E, a distance of **158.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof, and

10. N 66°08'31" E, a distance of **90.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a southeast corner of said Vizcaya, Phase 6E, 6F & 7C, same being a point in the west boundary line of the Remnant Portion of said 70.811-acre tract for the northeast corner and point of non-tangent curvature hereof;

THENCE departing a south line of said Vizcaya, Phase 6E, 6F & 7C, through the interior of the Remnant Portion of said 70.811-acre tract, and through the interior of the Remnant Portion of said 63.581-acre tract the following eight (8) courses and distances:

- along the arc of a curve to the left, having a **radius of 490.00 feet**, a **central angle of 20°34'05"**, a **chord bearing and distance of S 34°08'31" E, 174.96 feet**, an **arc length of 175.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 44°25'33" E**, a distance of **672.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of N 55°18'35" E, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
- S 44°25'33" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the left, having a **radius of 15.00 feet**, a **central angle of 19°28'16"**, a **chord bearing and distance of S 35°50'19" W, 5.07 feet**, an **arc length of 5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
- S 44°25'33" E**, a distance of **86.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
- along a tangent curve to the right said curve having **radius of 830.00 feet**, a **central angle of 16°54'35"**, a **chord bearing and distance of S 35°58'16" E, 244.07 feet**, an **arc length of 244.96 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- S 27°30'58" E**, a distance of **42.69 feet** to the **POINT OF BEGINNING** and containing 33.852 acres in the City of Round Rock, Williamson County, Texas. Said tract being described in accordance with a survey map by Pape Dawson Engineers, Inc.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
VIZCAYA, PHASE 5D & 7B

A 33.852 ACRE TRACT BEING OUT OF A CALLED 70.811 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018021640 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.581 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS INC., RECORDED IN DOCUMENT NO. 2018007528 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF A CALLED 61.733 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC RECORDED IN DOCUMENT NO. 2013115650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Taylor Morrison of Texas Inc. as the owner of the remnant portion of a called 70.811 acre tract recorded in Document No. 2018021640 of the Official Public Records of Williamson County, Texas, a called 63.581 acre tract recorded in Document No. 2018007528 of the Official Public Records of Williamson County, Texas, and a called 61.733 acre tract recorded in Document No. 2013115650 of the Official Public Records of Williamson County, Texas, situated in the Joseph Mott Survey No. 427, in the City of Round Rock, Williamson County, Texas, do hereby certify that there are no lien holders and dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as the Final Plat of Vizcaya, Phase 5D & 7B Subdivision.

Taylor Morrison of Texas, Inc.

Michael Slack
Vice President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____day of _____, 20____, by, Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of said Taylor Morrison of Texas, Inc.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Michael S. Fisher, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

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

Date

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin, Texas, 78759

Date

Approved this ____ day of _____, 201____, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas. The property covered by this plat is within the City Limits of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning and Zoning Commission

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the ____day of _____ A.D., 201____, at ____ o'clock ____m. and duly recorded on the ____day of _____, A.D., 201____, at ____ o'clock ____m. in the plat records of said county, in document no. _____. Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

Nancy Rister, clerk, county court Williamson County, Texas

By: _____
Deputy



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