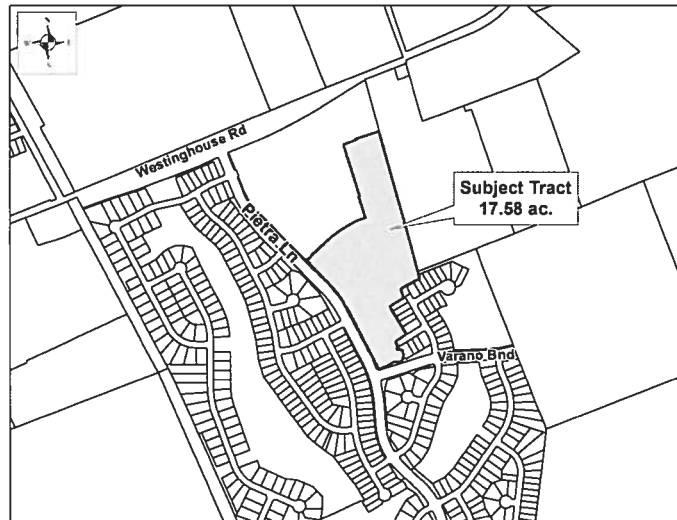


**Vizcaya Phase 4E  
FINAL PLAT FP1907-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final Plat approval to create 88 Development Lots, 1 Right-of-Way Lot, and 1 Landscape Lot

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

**DESCRIPTION:** 17.58 acres out of the Joseph Mott Survey, Abstract No. 427

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Vizcaya Phase 5E  
 South: Vizcaya Phases 3C and 4D  
 East: Sports Facility - Unzoned ETJ/Vizcaya Phase 4D  
 West: Vizcaya Phases 5C and 5D

**PROPOSED LAND USE:** Residential

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	88	13.84
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	1	3.72
Parkland:	0	0
Other:	1	0.02
<b>TOTALS:</b>	<b>90</b>	<b>17.58</b>

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

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

**Vizcaya Phase 4E**  
**FINAL PLAT      FP1907-002**

**HISTORY:** The Planning and Zoning Commission (P&Z) first approved the Vizcaya Preliminary Plat on November 20, 2013, under its original name of Avery North. There have been several revisions since, some of which required review by the Commission and some that were administratively approved. The most recent Preliminary Plat revision (PP1907-002) was administratively approved by the Planning & Development Services Department Director on August 13, 2019.

**DATE OF REVIEW:** August 21, 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 this phase, 2 single-family detached standard lots are proposed with a minimum lot size of 6,100 square feet and 50-feet in lot width; 86 single-family detached casita lots with a minimum lot size of 5,000 square feet and 45-feet in lot width. Additionally, there will be 1 right-of-way lot and 1 landscape lot proposed within this phase. 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 the approved Preliminary Plat (PP1907-002).

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 the preliminary plat was approved by the Planning and Development Services Department Director on August 13, 2019.
2. Remove text "to be" regarding the 15-foot wide water easement partial vacation callout near Varano Bend and Pietra Lane.



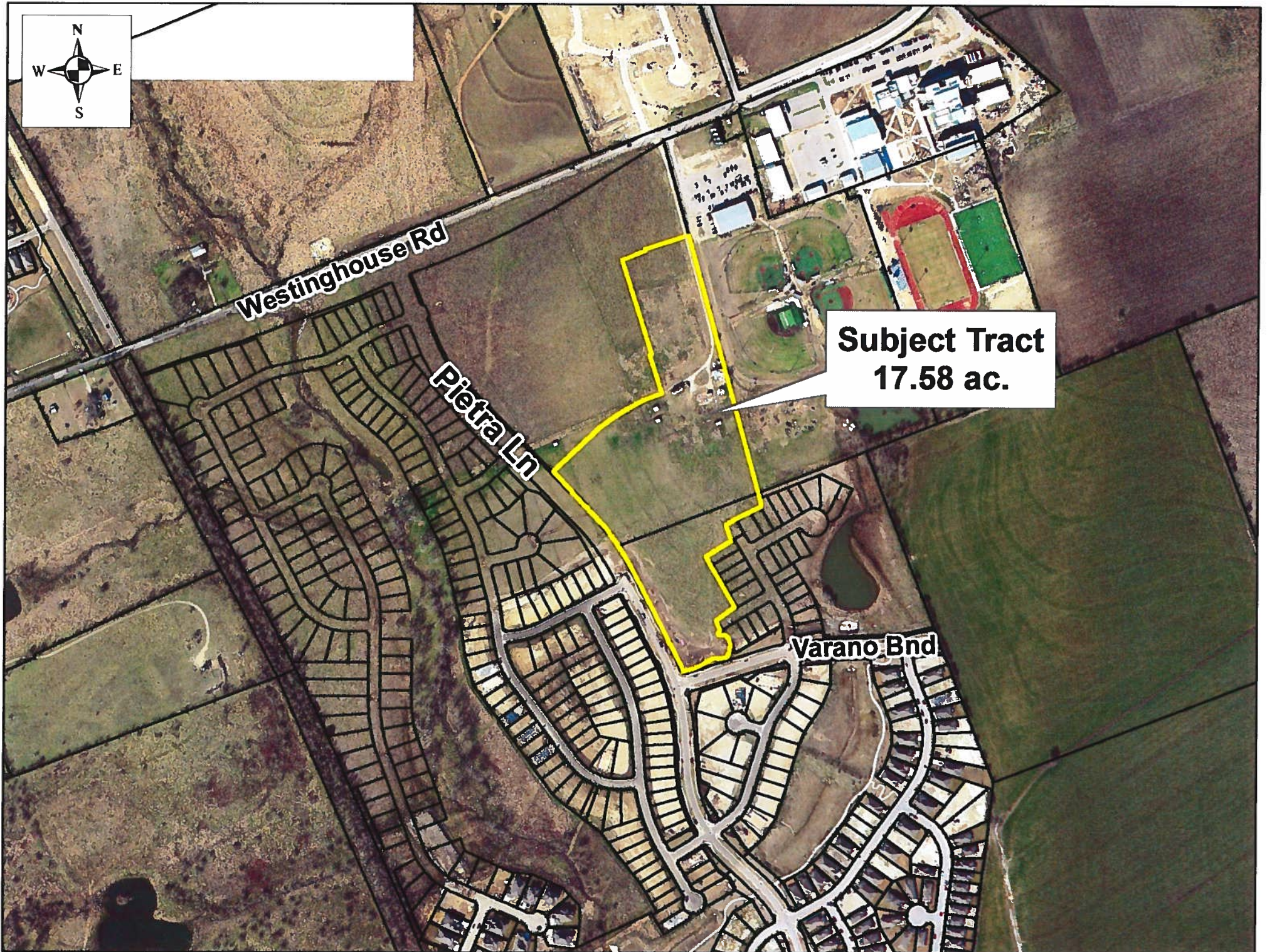


Westinghouse Rd

Pietra Ln

**Subject Tract**  
**17.58 ac.**

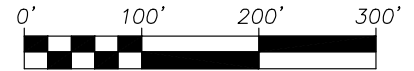
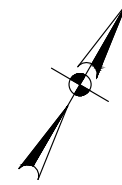
Varano Bnd





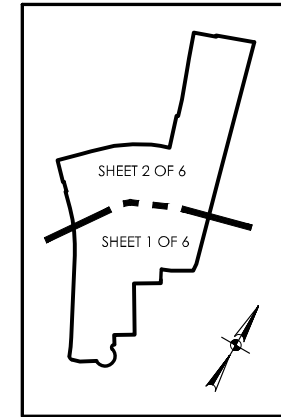
LOCATION MAP  
NOT TO SCALE

A 17,584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

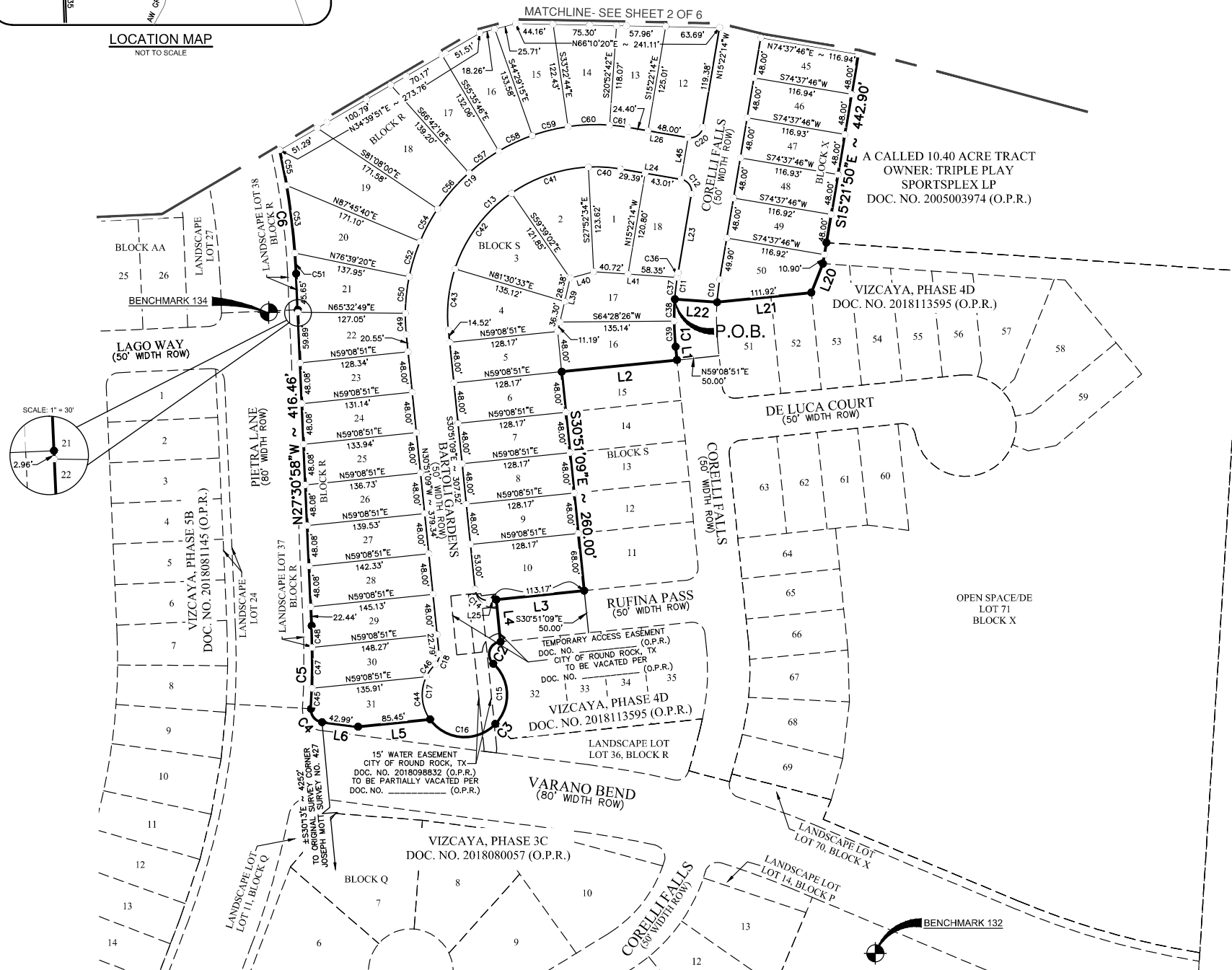


SCALE: 1" = 100'

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. IR.	FOUND IRON ROD
R.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
PUE	PUBLIC UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR) ●	FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/PAPE-DAWSON CAP
<b>NBU</b>	NEIGHBORHOOD BOX UNIT
—	EASEMENT
—	EXISTING PHASES/TRACTS
—	PLAT BOUNDARY
—	FUTURE PHASES



INDEX MAP  
NOT TO SCALE



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

PT No. 132 CUT SQUARE ON TOP OF HEADWALL  
NAD 83 GRID COORDINATES  
GRID N: 10187735.9  
GRID E: 3145147.8  
ELEVATION 761.75' (NAVD 1988)  
GEOID 03

DATE OF PLANNING AND ZONING COMMISSION REVIEW: AUGUST 21, 2019

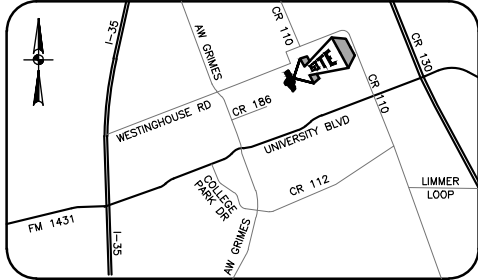
NUMBER OF LOTS BY TYPE:  
RIGHT OF WAY: 1  
LANDSCAPE LOTS: 1  
DEVELOPMENT LOTS: 88



**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

ROUND ROCK



LOCATION MAP  
NOT TO SCALE

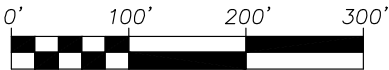
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S30°51'09"E	15.86'
L2	S59°08'51"W	136.83'
L3	S59°08'51"W	104.47'
L4	S30°51'08"E	50.00'
L5	S59°08'51"W	85.45'
L6	S72°16'01"W	42.99'
L7	N44°25'33"W	86.87'
L8	N44°25'17"W	50.00'
L9	N44°25'33"W	115.14'
L10	N55°07'05"E	105.57'
L11	N60°57'37"E	94.64'
L12	N70°04'16"E	94.60'
L13	N17°39'01"W	167.14'
L14	N72°34'48"E	7.44'
L15	N16°31'23"W	87.61'
L16	N19°48'05"W	164.00'
L17	S70°11'55"W	1.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N70°12'15"E	116.00'
L19	N19°42'43"W	6.67'
L20	S03°12'35"E	36.77'
L21	S59°08'51"W	111.92'
L22	S69°01'55"W	50.00'
L23	N15°22'14"W	94.20'
L24	S74°37'46"W	72.40'
L25	N59°08'48"E	8.70'
L26	N74°37'46"E	72.40'
L27	S74°37'46"W	75.21'
L28	N45°34'27"E	108.00'
L29	N44°25'33"W	101.00'
L30	S44°25'33"E	101.00'
L31	N45°34'27"E	39.98'
L32	N74°37'46"E	75.21'
L33	S74°38'08"W	70.28'
L34	N74°38'08"E	70.27'

LINE TABLE		
LINE #	BEARING	LENGTH
L35	N15°22'14"W	38.96'
L36	S70°11'55"W	100.00'
L37	N70°11'55"E	101.00'
L38	N19°48'05"W	118.11'
L39	S11°41'45"E	53.49'
L40	N49°38'17"E	28.66'
L41	S68°55'45"W	99.07'
L42	N50°09'43"E	43.97'
L43	N71°34'12"E	44.12'
L44	N74°38'08"E	64.28'
L45	N15°22'14"W	50.00'
L46	N15°22'14"W	50.00'
L47	N15°22'27"W	50.00'
L48	N74°37'46"E	50.00'
L49	N19°48'05"W	50.00'

FINAL PLAT  
OF  
VIZCAYA, PHASE 4E

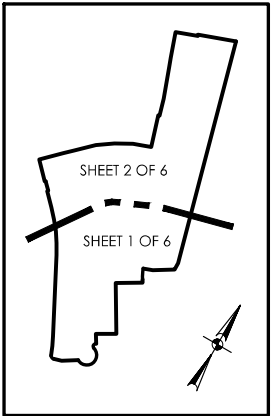
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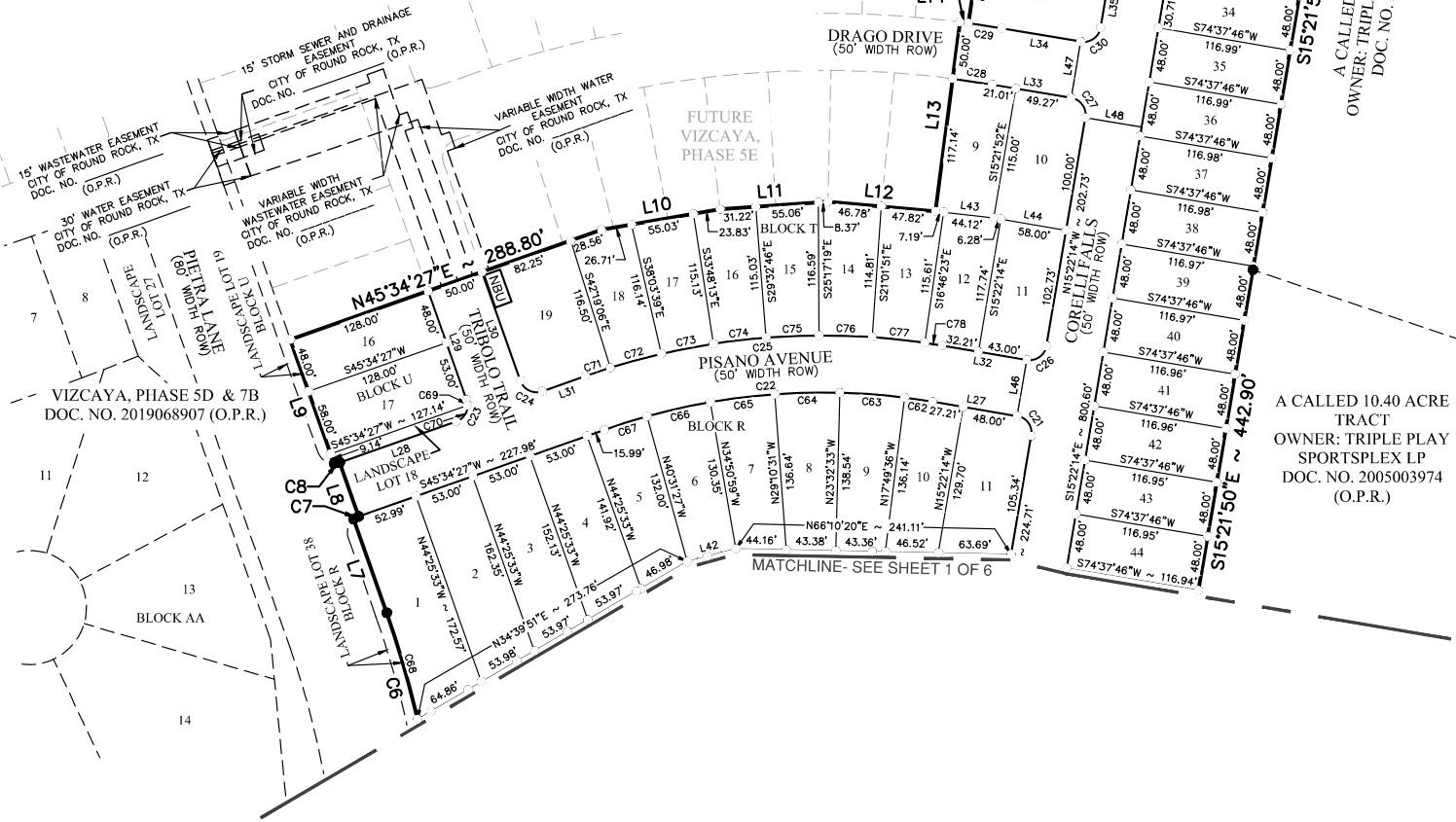
SCALE: 1" = 100'

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
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- ESMT EASEMENT
- WSE WATER SURFACE ELEVATION
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
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- PUE PUBLIC UTILITY EASEMENT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- (SURVEYOR) FOUND 1/2" IRON ROD W/PAPE-DAWSON CAP (UNLESS OTHERWISE NOTED)
- NBU SET 1/2" IRON ROD W/PAPE-DAWSON CAP NEIGHBORHOOD BOX UNIT
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INDEX MAP  
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT  
OF  
VIZCAYA, PHASE 4E

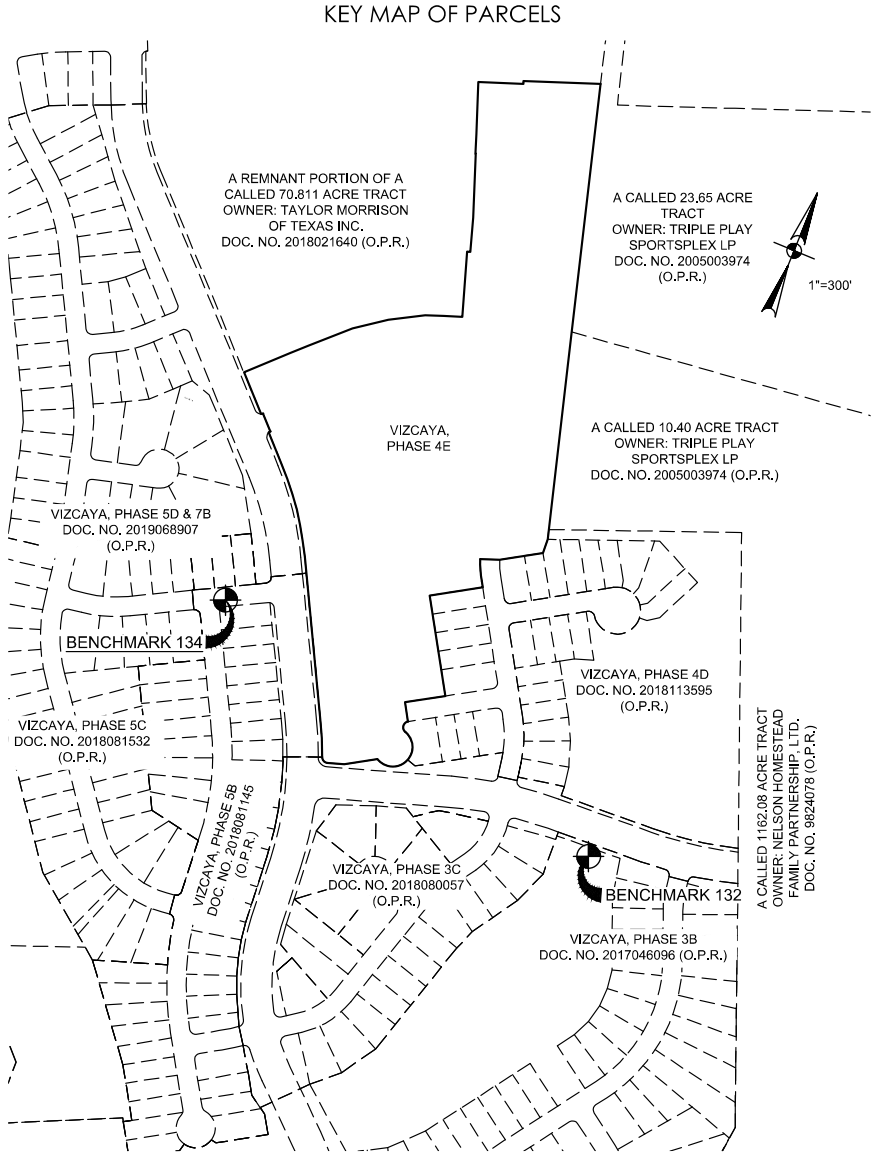
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Final Plat: Phase 4E Lot Summary

LOT SUMMARY	TOTAL LOT COUNT																												OVERALL VIZCAYA LOT COUNT PER PRELIMINARY PLAT	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 4E	PHASE 4F	PHASE 5A	PHASE 5B	PHASE 5C	PHASE 5D	PHASE 6A	PHASE 6B	PHASE 6C	PHASE 6D	PHASE 6E	PHASE 6F	PHASE 7B				PHASE 7C	PHASE 7D	TOTAL
SINGLE UNIT TOWNHOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	123 (MAX.)	10 (MAX.)
SINGLE FAMILY DETACHED ESTATE LOTS	-	-	-	21	8	-	-	-	-	1	-	-	15	-	-	-	-	30	-	-	-	-	17	32	-	14	29	-	17	-	184	183 (MIN.)	15 (MIN.)	
SINGLE FAMILY DETACHED LARGE LOTS	49	35	28	-	-	-	-	-	22	20	7	-	-	45	-	-	-	-	-	-	-	31	16	13	-	-	27	-	-	-	293	293	183 (MIN.)	15 (MIN.)
SINGLE FAMILY DETACHED STANDARD LOTS	68	43	-	-	-	-	37	-	-	43	31	30	-	-	2	-	-	3	40	28	-	-	-	51	-	-	16	11	-	403	464	368 (MIN.)	NO MIN OR MAX REQ.	
SINGLE FAMILY DETACHED CASITA LOTS	30	-	-	-	-	21	42	-	-	-	-	-	-	-	28	86	-	-	43	-	-	-	-	-	-	-	-	-	-	-	250	280	357 (MAX.)	30 (MAX.)
SUBTOTAL	147	78	28	21	8	21	79	22	20	51	31	30	15	45	28	88	0	30	46	40	28	31	33	45	51	14	56	16	28	0	1130	1221		
LANDSCAPE LOTS	3	5	-	1	1	-	6	7	-	3	-	-	-	4	-	1	-	1	3	-	3	-	1	-	-	-	2	3	-	44				
LANDSCAPE/ACCESS/DRAINAGE & CITY UTILITY	4	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	1	2	-	-	-	-	1	-	10				
LANDSCAPE/DRAINAGE & CITY UTILITY	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5				
RESERVE/SPECIAL USE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	2	5				
RIGHT-OF-WAY RESERVE	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2				
PARKLAND/DRAINAGE ESMI	1	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	5				
PRIVATE AMENITY CENTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
OPEN SPACE	-	2	-	2	-	-	1	-	-	1	2	2	2	-	1	-	1	2	-	1	-	-	-	2	-	1	-	2	-	22				
TOTAL	164	85	29	24	10	21	87	29	20	56	33	32	17	49	29	89	2	34	49	41	32	32	36	47	51	15	56	18	34	2	1223			

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), PP1907-002, APPROVED BY THE PLANNING AND ZONING COMMISSION.
- NO OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY STORM SEWER AND DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IN ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 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.
- 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.



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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
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FINAL PLAT  
OF  
VIZCAYA, PHASE 4E

A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	009°53'04"	S25°54'37"E	56.00'	56.07'
C2	15.00'	131°28'38"	S06°35'30"E	27.35'	34.42'
C3	50.00'	191°53'01"	S23°36'44"W	99.46'	167.45'
C4	15.00'	086°08'16"	N64°39'51"W	20.49'	22.55'
C5	950.00'	005°55'15"	N24°33'20"W	98.13'	98.17'
C6	830.00'	016°54'35"	N35°58'16"W	244.07'	244.96'
C7	15.00'	019°27'21"	N35°49'51"E	5.07'	5.09'
C8	15.00'	019°28'16"	S55°18'35"W	5.07'	5.10'
C9	525.00'	004°25'51"	S17°35'09"E	40.59'	40.60'
C10	275.00'	005°35'51"	S18°10'09"E	26.85'	26.87'
C11	325.00'	005°35'51"	N18°10'09"W	31.74'	31.75'
C12	15.00'	090°00'00"	N60°22'14"W	21.21'	23.56'
C13	175.00'	105°28'55"	S21°53'19"W	278.57'	322.18'
C14	15.00'	090°00'00"	S75°51'09"E	21.21'	23.56'
C15	50.00'	090°45'57"	S28°56'46"E	71.18'	79.21'
C16	50.00'	101°07'02"	N68°59'43"E	77.23'	88.24'
C17	50.00'	081°36'50"	N19°38'20"W	65.35'	71.22'
C18	15.00'	052°01'14"	N04°50'32"W	13.16'	13.62'
C19	225.00'	105°28'55"	S10°53'19"E	358.16'	414.23'
C20	15.00'	090°00'00"	N29°37'46"E	21.21'	23.56'
C21	15.00'	090°00'00"	N60°22'14"W	21.21'	23.56'
C22	575.00'	029°03'19"	S60°06'06"W	288.48'	291.59'
C23	15.00'	090°00'00"	N00°34'27"E	21.21'	23.56'
C24	15.00'	090°00'00"	S89°25'33"E	21.21'	23.56'
C25	625.00'	029°03'19"	S60°06'06"E	313.56'	316.95'
C26	15.00'	090°00'00"	N29°37'46"E	21.21'	23.56'
C27	15.00'	089°59'39"	N60°22'03"W	21.21'	23.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C28	875.00'	002°17'09"	S73°29'33"W	34.90'	34.91'
C29	925.00'	001°49'30"	N73°43'23"E	29.46'	29.46'
C30	15.00'	090°00'21"	N29°37'57"E	21.21'	23.56'
C31	475.00'	004°25'51"	N17°35'09"W	36.72'	36.73'
C32	15.00'	090°00'00"	N64°48'05"W	21.21'	23.56'
C33	15.00'	090°00'00"	N25°11'55"E	21.21'	23.56'
C34	525.00'	002°32'36"	N18°31'47"W	23.30'	23.30'
C35	525.00'	001°53'15"	N16°18'52"W	17.30'	17.30'
C36	325.00'	001°01'24"	S15°52'56"E	5.80'	5.80'
C37	325.00'	004°34'27"	S18°40'51"E	25.94'	25.95'
C38	325.00'	004°33'29"	N23°14'49"W	25.85'	25.86'
C39	325.00'	005°19'35"	N28°11'21"W	30.20'	30.21'
C40	175.00'	012°30'20"	N68°22'36"E	38.12'	38.20'
C41	175.00'	031°46'28"	N46°14'12"E	95.81'	97.05'
C42	175.00'	037°12'11"	N11°44'52"E	111.64'	113.63'
C43	175.00'	023°59'56"	N18°51'11"W	72.77'	73.30'
C44	50.00'	060°57'21"	S29°58'05"E	50.72'	53.19'
C45	950.00'	005°55'15"	S24°33'20"E	98.13'	98.17'
C46	50.00'	020°39'29"	S10°50'20"W	17.93'	18.03'
C47	950.00'	002°54'47"	S24°30'41"E	48.30'	48.30'
C48	950.00'	001°32'53"	S26°44'31"E	25.67'	25.67'
C49	225.00'	006°23'58"	S27°39'10"E	25.12'	25.13'
C50	225.00'	011°06'31"	S18°53'55"E	43.56'	43.62'
C51	830.00'	001°41'05"	S28°21'31"E	24.41'	24.41'
C52	225.00'	011°06'20"	S07°47'30"E	43.54'	43.61'
C53	830.00'	005°33'37"	S31°58'52"E	80.52'	80.55'
C54	225.00'	011°06'20"	S03°18'50"W	43.54'	43.61'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C55	830.00'	002°56'44"	S36°14'02"E	42.67'	42.67'
C56	225.00'	014°25'42"	S16°04'51"W	56.51'	56.66'
C57	225.00'	011°06'31"	S28°50'58"W	43.56'	43.62'
C58	225.00'	011°06'31"	S39°57'29"W	43.56'	43.62'
C59	225.00'	011°06'31"	S51°04'00"W	43.56'	43.62'
C60	225.00'	012°30'02"	S62°52'17"W	48.99'	49.09'
C61	225.00'	005°30'28"	S71°52'32"W	21.62'	21.63'
C62	575.00'	002°27'22"	N73°24'05"E	24.65'	24.65'
C63	575.00'	005°40'51"	N69°19'58"E	56.99'	57.01'
C64	575.00'	005°40'04"	N63°39'31"E	56.86'	56.88'
C65	575.00'	005°40'28"	N57°59'15"E	56.92'	56.95'
C66	575.00'	005°40'28"	N52°18'47"E	56.92'	56.95'
C67	575.00'	003°54'07"	N47°31'30"E	39.15'	39.16'
C68	830.00'	006°43'09"	S41°03'59"E	97.28'	97.33'
C69	15.00'	019°28'16"	S34°41'25"E	5.07'	5.10'
C70	15.00'	070°31'44"	S10°18'35"W	17.32'	18.46'
C71	625.00'	002°06'28"	S46°37'41"W	22.99'	22.99'
C72	625.00'	004°15'27"	S49°48'38"W	46.43'	46.44'
C73	625.00'	004°15'27"	S54°04'04"W	46.43'	46.44'
C74	625.00'	004°15'27"	S58°19'31"W	46.43'	46.44'
C75	625.00'	004°15'27"	S62°34'57"W	46.43'	46.44'
C76	625.00'	004°15'28"	S66°50'25"W	46.44'	46.45'
C77	625.00'	004°15'28"	S71°05'53"W	46.44'	46.45'
C78	625.00'	001°24'09"	S73°55'42"W	15.30'	15.30'
C79	475.00'	001°42'07"	S16°13'18"E	14.11'	14.11'
C80	475.00'	002°43'44"	S18°26'13"E	22.62'	22.62'

BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	10,510	CASITA LOT
2	8,875	CASITA LOT
3	8,334	CASITA LOT
4	7,792	CASITA LOT
5	6,929	CASITA LOT
6	6,634	CASITA LOT
7	6,736	CASITA LOT
8	6,911	CASITA LOT
9	6,905	CASITA LOT
10	6,522	CASITA LOT
11	7,828	CASITA LOT
12	8,122	CASITA LOT
13	6,275	CASITA LOT
14	7,377	CASITA LOT
15	7,251	CASITA LOT
16	7,552	CASITA LOT

BLOCK R		
LOT #	AREA (SQ. FT.)	USAGE TYPE
17	7,620	CASITA LOT
18	11,620	CASITA LOT
19	11,248	CASITA LOT
20	8,887	CASITA LOT
21	7,392	CASITA LOT
22	6,707	CASITA LOT
23	6,227	CASITA LOT
24	6,362	CASITA LOT
25	6,496	CASITA LOT
26	6,630	CASITA LOT
27	6,765	CASITA LOT
28	6,899	CASITA LOT
29	7,036	CASITA LOT
30	7,048	CASITA LOT
31	6,418	CASITA LOT

BLOCK S		
LOT #	AREA (SQ. FT.)	USAGE TYPE
1	6,650	CASITA LOT
2	7,773	CASITA LOT
3	9,045	CASITA LOT
4	8,237	CASITA LOT
5	6,152	CASITA LOT
6	6,152	CASITA LOT
7	6,152	CASITA LOT
8	6,152	CASITA LOT
9	6,152	CASITA LOT
10	8,667	CASITA LOT
16	7,182	CASITA LOT
17	7,206	CASITA LOT
18	6,791	CASITA LOT

BLOCK T		
LOT #	AREA (SQ. FT.)	USAGE TYPE
9	6,231	CASITA LOT
10	7,343	CASITA LOT
11	6,780	CASITA LOT
12	5,713	CASITA LOT
13	5,830	CASITA LOT
14	5,883	CASITA LOT
15	5,858	CASITA LOT
16	5,856	CASITA LOT
17	5,848	CASITA LOT
18	5,949	CASITA LOT
19	9,248	CASITA LOT

BLOCK U		
LOT #	AREA (SQ. FT.)	USAGE TYPE
16	6,144	CASITA LOT
17	7,423	CASITA LOT
18	1,232	LANDSCAPE LOT

BLOCK V		
LOT #	AREA (SQ. FT.)	USAGE TYPE
9	7,772	CASITA LOT
10	6,485	CASITA LOT
11	7,303	CASITA LOT
12	7,781	CASITA LOT

BLOCK W		
LOT #	AREA (SQ. FT.)	USAGE TYPE
12	8,339	STANDARD LOT
13	7,054	STANDARD LOT

BLOCK X		
LOT #	AREA (SQ. FT.)	USAGE TYPE
26	6,957	CASITA LOT
27	6,778	CASITA LOT
28	6,599	CASITA LOT
29	6,420	CASITA LOT
30	6,242	CASITA LOT
31	6,077	CASITA LOT
32	5,884	CASITA LOT
33	6,048	CASITA LOT
34	5,618	CASITA LOT
35	5,616	CASITA LOT
36	5,615	CASITA LOT
37	5,615	CASITA LOT
38	5,615	CASITA LOT
39	5,615	CASITA LOT
40	5,614	CASITA LOT
41	5,614	CASITA LOT
42	5,614	CASITA LOT
43	5,614	CASITA LOT
44	5,613	CASITA LOT
45	5,613	CASITA LOT
46	5,613	CASITA LOT
47	5,613	CASITA LOT
48	5,612	CASITA LOT
49	5,612	CASITA LOT
50	6,976	CASITA LOT



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FINAL PLAT  
OF  
VIZCAYA, PHASE 4E

A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES  
FOR

A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 SITUATED IN THE JOSEPH MOTT SURVEY NO. 427, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS. SAID 17.584 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 northwest terminus of Corelli Falls, a 50' right-of-way recorded in Vizcaya, Phase 4D, a subdivision according to the plat recorded in Document No. 2018113595 of the Plat Records of Williamson County, Texas, same being a southeast ell corner of the Remnant Portion of said 63.581 acre tract for a point of non-tangent curvature, the southeast ell corner and POINT OF BEGINNING hereof;

THENCE with the north and west line of said Vizcaya, Phase 4D, same being the south and east line of the Remnant Portion of said 63.581 acre tract the following seven (7) courses and distances:

1. along the arc of a curve to the left curve having a radius of 325.00 feet, a central angle of 09°53'04", a chord bearing and distance of S 25°54'37" E, 56.00 feet, for an arc length of 56.07 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
2. S 30°51'09" E, a distance of 15.86 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
3. S 59°08'51" W, a distance of 136.83 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
4. S 30°51'09" E, a distance of 260.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
5. S 59°08'51" W, a distance of 104.47 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
6. S 30°51'08" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature, and
7. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 131°28'38", a chord bearing and distance of S 06°35'30" E, 27.35 feet, for an arc length of 34.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of reverse curvature,

THENCE along the arc of a curve to the right, continuing with the south line of the Remnant Portion of said 63.581 acre tract, in part with the east line of said Vizcaya, Phase 4D, with the north line of Vizcaya, Phase 3C, a subdivision according to the plat recorded in Document No. 2018080057 of the Official Public Records of Williamson County, Texas, said curve having a radius of 50.00 feet, a central angle of 191°53'01", a chord bearing and distance of S 23°36'44" W, 99.46 feet, for an arc length of 167.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,

THENCE continuing with the south line of the Remnant Portion of said 63.581 acre tract, same being the north line of said Vizcaya, Phase 3C the following three (3) courses and distances:

1. S 59°08'51" W, a distance of 85.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 72°16'01" W, a distance of 42.99 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency curvature, and
3. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 86°08'16", a chord bearing and distance of N 64°39'51" W, 20.49 feet, for an arc length of 22.55 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northeast terminus of Pietra Lane, an 80' right-of-way recorded in said Vizcaya, Phase 3C, said point being a north corner of said Vizcaya, Phase 3C, same being the southeast 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 for the southwest corner and point of reverse curvature hereof;

THENCE along the arc of a curve to the left, with the west line of the Remnant Portion of said 63.581 acre tract, same being the east line of said Vizcaya, Phase 5B, said curve having a radius of 950.00 feet, a central angle of 05°55'15", a chord bearing and distance of N 24°33'20" W, 98.13 feet, for an arc length of 98.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency,

THENCE N 27°30'58" W, continuing with the west line of the Remnant Portion of said 63.581 acre tract, same being the east line of said Vizcaya, Phase 5B, at a distance of 373.78 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northeast corner of said Vizcaya, Phase 5B, same being the southeast corner of Vizcaya, Phase 5D & 7B, a subdivision according to the plat recorded in Document No. 2019068907 of the Official Public Records of Williamson County, Texas, continuing with the west line of the Remnant Portion of said 63.581 acre tract, same being the east line of said Vizcaya, Phase 5D & 7B for a total distance of 416.46 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,

THENCE continuing with the west line of the Remnant Portion of said 63.581 acre tract, being the east line of said Vizcaya, Phase 5D & 7B the following six (6) courses and distances:

1. along the arc of a curve to the left, said curve having a radius of 830.00 feet, a central angle of 16°54'35", a chord bearing and distance of N 35°58'16" W, 244.07 feet, for an arc length of 244.96 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency,
2. N 44°25'33" W, a distance of 86.87 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

3. along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 19°27'21", a chord bearing and distance of N 35°49'51" E, 5.07 feet, for an arc length of 5.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency,

4. N 44°25'17" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

5. along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 19°28'16", a chord bearing and distance of S 55°18'35" W, 5.07 feet, for an arc length of 5.10 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency, and

6. N 44°25'33" W, a distance of 115.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the east line of said Vizcaya, Phase 5D & 7B for the northwest corner hereof;

THENCE departing the east line of said Vizcaya, Phase 5D & 7B, through the interior of said 63.581 acre tract and through the interior of said 70.811 acre tract the following thirteen (13) courses and distances:

1. N 45°34'27" E, a distance of 288.80 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. N 55°07'05" E, a distance of 105.57 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. N 60°57'37" E, a distance of 94.64 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. N 70°04'18" E, a distance of 94.60 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. N 17°39'01" W, a distance of 167.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. N 72°34'48" E, a distance of 7.44 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
7. N 16°31'23" W, a distance of 87.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
8. N 19°48'05" W, a distance of 164.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
9. S 70°11'55" W, a distance of 1.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
10. N 19°48'05" W, a distance of 183.12 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
11. N 70°12'15" E, a distance of 116.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
12. N 19°42'43" W, a distance of 6.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
13. N 70°11'55" E, a distance of 196.78 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, in the west line of a called 23.65 acre tract conveyed to Tripleplay Sportsplex LP recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas for the northeast corner hereof;

THENCE S 15°21'52" E, with the east line of the Remnant Portion of said 70.811 acre tract and in part with the east line of said 63.581 acre tract, same being the west line of said 23.65 acre tract and in part with the west line of a called 10.40 acre tract conveyed to Tripleplay Sportsplex LP recorded in Document No. 2005003974 of the Official Public Records of Williamson County, Texas, with the a distance of 728.69 feet to ½" iron rod with yellow cap marked "Pape-Dawson" set,

THENCE S 15°21'50" E, with the east line of said 63.581 acre tract, same being the west line of said 10.40 acre tract, and with the west line of said Vizcaya, Phase 4D, a distance of 442.90 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northernmost northwest corner of said Vizcaya, Phase 4D, same being a southeast corner of the Remnant Portion of said 63.581 acre tract for a southeast corner hereof;

THENCE with the south line of the Remnant Portion of said 63.581 acre tract, same being the north line of said Vizcaya, Phase 4D the following three (3) courses and distances:

1. S 03°12'35" E, a distance of 36.77 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
2. S 59°08'51" W, a distance of 111.92 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
3. S 69°01'55" W, a distance of 50.00 feet the POINT OF BEGINNING and containing 17.584 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.



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FINAL PLAT  
OF  
VIZCAYA, PHASE 4E

A 17.584 ACRE TRACT BEING OUT OF THE REMNANT PORTION 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, AND 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 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, and a called 63.581 acre tract recorded in Document No. 2018007528 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 4E 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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